

# Considered at the April 6, 2021 Council Meeting

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## City of Port Moody Report/Recommendation to Council

Date: March 5, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Zoning Amendment Bylaw – Mosaic (3015, 3033, 3093 Murray Street)

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### Purpose

To present for consideration of First and Second Reading of a Zoning Amendment Bylaw for a six-storey mixed-use development, with 2,719.6m<sup>2</sup> (29,274ft<sup>2</sup>) of commercial space and 215 residential units at 3015-3093 Murray Street.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a first time as recommended in the report dated March 5 2021 from the Community Development Department – Development Planning Division regarding Zoning Amendment Bylaw – Mosaic (3015, 3033, 3093 Murray Street);**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a second time;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be referred to a Public Hearing.**

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### Executive Summary

An Official Community Plan (OCP) amendment and rezoning application was submitted by Mosaic, for the property at 3015-3093 Murray Street in December 2019. A location map is included as **Attachment 1**. The application was first reviewed by Council at a Committee of the Whole meeting in May 2020. In response to staff comments and input from the Community Planning Advisory Committee and Council, an updated proposal was submitted, which includes a number of substantial changes from the original proposal. The changes are summarized in the following table:

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PLAN ELEMENT	INITIAL SUBMISSION	REVISED SUBMISSION	CHANGE
Total Units	204	215 (138 one-bed + den and 77 two-bed)	+11 units
Total Market Rental Units	0	50	+50 units
Total Below Market Rental Units	0	5	+5 units
Adaptable Units	26% of units	40% of units, along with 'Aging in Place' features for the other 60%	+14% (adaptable units)
Employment Generating Floor Area	1,666.8m <sup>2</sup> (17,942ft <sup>2</sup> )	2,719.6m <sup>2</sup> (29,274ft <sup>2</sup> ) at occupancy, with potential for an additional 130m <sup>2</sup> (1,400ft <sup>2</sup> )	+ 1,052.8m <sup>2</sup> , or 63%
Parking Spaces	301 spaces compared to the Zoning Bylaw requirement of 327	355 spaces compared to the Zoning Bylaw requirement of 350	+54 spaces

On balance, the project has addressed many of the concerns and comments raised as part of the initial staff review and review by CPAC and Council at COTW, including:

- the increased and more flexible employment generating space which is more in keeping with the intent of the 'Mixed Employment' OCP land use designation;
- the market-rental and below-market rental as a positive addition that will increase the City's rental stock;
- the increase to the amount of adaptable units to 40%, closer to the Zoning Bylaw requirement of 50%, and that the remaining 60% of units will have 'Aging in Place' features; and
- parking will meet the overall Zoning Bylaw requirement;

Consideration of the above items as well as building locations/setbacks and unit mix should all be considered and are discussed in more detail in the main body of the report below. On the basis of the changes made to the proposal as part of this resubmission, staff recommend first reading and second reading of the related rezoning Bylaw and referral to a Public Hearing.

## Background

The following are the key milestones in the development review process to date:

- the application was accepted on December 19, 2019;
- Early Input opportunity at Committee of the Whole (COTW) on May 19, 2020;
- Community Planning Advisory Committee (CPAC) consideration of the application took place on June 8, 2020; and
- a Community Information Meeting (online) was held on November 18 and 19, 2020.

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At the above referenced meeting, COTW passed the following resolution:

## CW20/053

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on May 19, 2020 regarding the Rezoning application presented in the report dated March 31, 2020 from the Planning and Development Department - Development Planning Division regarding Early Input - Rezoning (Mixed-Use) 3015-3093 Murray Street (Mosaic Ave Developments).

At the above referenced meeting, CPAC passed the following resolution:

## CPAC20/028

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting of June 8, 2020 regarding the rezoning application presented in the report dated May 15, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 3015-3093 Murray Street (Mosaic Ave Developments).

**Attachment 2** provides an excerpt of the CPAC minutes.

Since the last time Council saw this proposal as Committee of the Whole for early input, the following key changes have been made by the developer:

1. Increased employment space  $1,666.8m^2$  ( $17,942ft^2$ ) to a minimum of  $2,719.6m^2$  ( $29,274ft^2$ ) at occupancy; from 10% to 14.5% of saleable floor area, through the addition of a second floor/mezzanine office floor area. It is noted that the unit layout may also allow for an additional  $130m^2$  ( $1,400ft^2$ ) of mezzanine space to be built in the future;
2. Redesigned commercial spaces to accommodate a wider range of businesses specifically catering to light industrial uses with higher ceilings, extra deep units, mezzanine lofts, and new streetscape design;
3. Dedication of Building #1 for rental housing, which represents 26% of the total number of units, including 50 market-rental units and five below-market rental units;
4. Revised parking design, which meets the overall Zoning Bylaw requirement, though proposes changes to the allocation between uses to provide additional parking for employment generating uses; and
5. Increased share of adaptable homes, now totalling 40% of units, combined with aging-in-place features in all other homes.

If this report's recommendations are supported by Council, the next steps will be:

- Public Hearing followed by consideration of third reading;
- drafting of and Council Consideration of Housing Agreement Bylaw;
- detailed design review for Development Permit; and
- Adoption of Bylaws (Rezoning and Housing Agreement) and issuance of Development Permits (form and character and hazardous conditions).

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## Discussion

### Property Description and Neighbourhood Context

The subject site at 3015-3093 Murray Street, as shown on the Location Plan (**Attachment 1**), is approximately 9,352m<sup>2</sup> (100,665ft<sup>2</sup>) in area and is currently vacant with no buildings on the site. The OCP designates the subject lands as Mixed-Employment, allowing for development up to six storeys. The subject lands lie within Development Permit Area 2: Moody Centre and the Evergreen Line Sub-Area – Murray Street Boulevard, which regulates the form and character of mixed-use (employment) development, and Development Permit Area 5: Hazardous Lands due to the potential for earthquake soil liquefaction. The subject lands are presently zoned Light Industrial (M1).

Surrounding development includes:

- North: across Murray Street properties are zoned Civic Service (P1) including Inlet Field and Light Industrial (M1). These properties are designated Parks and Open Space in the OCP;
- East: across Electronic Avenue, the property is zoned CD73 allowing for a mixed-use development and is designated Mixed Use – Moody Centre in the OCP;
- South: across the CP rail line, properties are zoned Light Industrial (M1) and are designated Moody Centre Transit Oriented Development; and
- West: properties are zoned Light Industrial (M1) and also designated Mixed Employment in the OCP.

The OCP designation and Zoning maps are included as **Attachments 3 and 4**.

### Development Proposal

The applicant is proposing to rezone the subject lands from Light Industrial (M1) Zone to a Comprehensive Development (CD82) Zone based on the Six-Storey Mixed-Use (CRM2) Zone and a limited number of light industrial uses. A project fact sheet is included as **Attachment 5**, Architectural Renderings, Architectural Plans, and Landscape Plans are included as **Attachments 6, 7, and 8**, and the draft CD Zoning Bylaw as **Attachment 9**.

The development proposal consists of:

- three six-storey mixed-use (residential, commercial, and low-impact light industrial) buildings;
- 2.27 total Floor Area Ratio;
- a total of 215 residential units;
- 50 market rental units and five below-market rental units;
- 40% of units as adaptable units, with the other 60% including elements that allow for aging in place;
- 3,177m<sup>2</sup> (34,196ft<sup>2</sup>) of outdoor amenity space;
- 161m<sup>2</sup> (1,740ft<sup>2</sup>) of indoor amenity space;
- a minimum of 2,719.6m<sup>2</sup> (29,274ft<sup>2</sup>), up to a maximum of 2,849.7m<sup>2</sup> (30,674ft<sup>2</sup>), of employment (commercial and low-impact light industrial) space with units fronting onto Murray Street and Electronic Avenue;



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- a two-storey parkade that acts as a podium to the south abutting the CP rail line; and
- vehicular access and loading from Electronic Avenue.

## Unit Design

A total of 215 one- and two-bedroom residential units are being proposed with the following breakdown:

UNIT TYPE	UNIT COUNT	PERCENTAGE OF OVERALL UNITS	UNIT SIZE RANGE
One-Bedroom and den	138	64%	65m <sup>2</sup> - 75m <sup>2</sup> (694ft <sup>2</sup> - 834ft <sup>2</sup> )
Two-Bedroom	77	36%	79m <sup>2</sup> - 82m <sup>2</sup> (849ft <sup>2</sup> - 883ft <sup>2</sup> )

The developer is not proposing any three-bedroom units with this project and has stated that market conditions are such that households needing three bedrooms prefer and have better options in townhouse projects.

## Key Considerations

This proposal is brought forward for consideration of first and second reading. The key project elements for Council consideration at this time are:

- alignment of the proposed land use in relation to the OCP land use designation;
- the affordable housing component the project; and
- the current building locations/setbacks and unit mix.

These three key items are expanded on below:

## Alignment with OCP Mixed Employment Designation

The following are the highlights regarding the employment floor area in the project:

- permitted uses that allow for a mix of light industrial, commercial, and retail service uses;
- a minimum of 2,719.6m<sup>2</sup> (29,274ft<sup>2</sup>) at occupancy, up to a maximum of 2,849.7m<sup>2</sup> (30,674ft<sup>2</sup>) of employment space, including second floor (mezzanine) office space, representing a minimum of 14.5% of total saleable floor area of the project;
- over-height ceilings for the units, which have allowed for the inclusion of mezzanine;
- units with greater depth than standard units; and
- projected number of jobs ranging from 93 to 144.

The OCP's Mixed-Employment land use designation applies to the south side of Murray Street between Mary Street and Electronic Avenue. This land use category intends for a combination of uses, including light industrial, commercial, office, and residential. Building forms up to six storeys are permitted provided that the first storey consists of employment-related non-residential uses, and second-storey job space is strongly encouraged where feasible and where such uses are compatible with adjacent residential uses.

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The Council Strategic Plan priorities associated with economic prosperity highlight:

1) supporting the growth of businesses and business neighbourhood development; and  
2) attracting well-paid jobs and new businesses in key sectors. The intent of the OCP's Mixed-Employment designation is to encourage substantial employment and a crossover between traditional industry and other business activities. The proposed zone specifically mixes commercial and industrial uses to address this vision for the area.

The proposed Draft CD Zoning Bylaw in **Attachment 9** includes a mix of low-impact industrial and commercial uses. This list of land uses has been extensively reviewed by the applicant and staff, and is based on a consensus of a mix of employment-creating land uses that is expected to be compatible with the residential use in the remainder of the project. In staff's view, it is also reflective of the intent of the Mixed Employment designation in the OCP.

## Affordable Housing options

The application pre-dated the March 2020 Interim Affordable Housing Policy, which would have requested 15% of the units to be below market rental housing. Previously, the project did not include any designated affordable housing options. The updated proposal designates building #1 (on Electronic Avenue) for rental housing. This amounts to 55 out of 215 units (26%). Moreover, this includes five below-market rental homes as defined in Interim Affordable Housing Policy, based on rents derived from BC Housing's Housing Income Limits (HILs) rates. All rental units are proposed to be managed by Mosaic in perpetuity. The addition of the proposed below market and market rental housing offers a diversification of the housing options in the project. Details of this component will be established through a Housing Agreement Bylaw.

## Buildings – Locations/Setbacks

Building #1, designated for market rental and mixed employment uses, is located along Electronic Avenue and borders the rail corridor for CPR heavy rail as well as SkyTrain. This building, at a distance of 5.78m (approx. 19ft.) from the rail corridor, is much closer to the rail corridor than adjacent recent development, such as 50 Electronic Avenue (16m or approx. 53ft) and Klahanie (minimum setback of approximately 14m or 46ft.). It is noted that the orientation of the units in Building #1 are such that they primarily face east and west rather than south to the railway corridor.

An acoustic review has been completed and provides specific recommendations for the detailed building design to meet acceptable levels of livability from a noise and vibration perspective. A thermal comfort analysis has also been provided in support of this element. As part of any future Development Permit process and Building Permit, additional design work will be required to demonstrate that the project meets acceptable livability standards

## Buildings – Unit Mix (Adaptable Design)

The developer is proposing 40% of the units to be adaptable units combined with aging-in-place features for the remaining 60% of units. The Zoning Bylaw requires a minimum of 50% of the units to be fully adaptable while not requiring any measures on the remaining units. The aging-in-place measures include blocking for future grab bar installation, pre-wiring for future power door opener, and providing wider than minimum doorways. However, other adaptability features such as strobes, switch heights, and bathroom fixture requirements are not included. The benefit of this alternative approach is that it extends some adaptability features to all units,

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though ensuring that these features are included may add complexity to the Development Permit and Building Permit process. Staff are generally supportive of this flexible approach, which will see all units having the ability to allow for aging in place.

## Buildings – Unit Mix (Dens/“In-Board” Bedrooms)

The developer is proposing larger than usual one-bedroom units as 135 of 138 of the one-bedroom units have a den and two bathrooms. Of these units, the applicant is proposing 100 units (47% of the total units) of Unit Type “H” which have dens that are 7.5m<sup>2</sup> (81ft<sup>2</sup>) in size without natural light from a window, and which could be considered as “in-board” bedrooms (bedroom without windows). While this allows for flexibility for different living situations such as people looking for home offices, it is likely that the units would mostly be used as a two-bedroom unit with one in-board bedroom.

The main concern with this layout is that the in-board bedroom limits direct access to natural light and fresh air. It is noted that one potential benefit within this project is that the in-board bedroom would be afforded additional mitigation from noise impacts from the rail corridor. In-board bedrooms are allowed under the Building Code, and the City has no specific bylaw or policy governing either in-board bedrooms or dens; however, staff have recommended that the proponent consider minimizing the number of unit layouts (e.g. Type H) that would lend themselves to being used as in-board bedrooms. The applicant has indicated this unit design is a trade-off between building dimensions that allow for better sunlight exposure to the living room and other bedrooms, and the desire to keep the price level of the units affordable. Moreover, the current design allows for larger outdoor amenity areas for the units.

## **Additional Matters**

### Traffic and Parking

As part of new development, OCP policies state that focus will be placed on improving Murray Street so that it is more accessible, safe, and attractive for pedestrians and cyclists. Required road improvements for this project include a new sidewalk, curb and gutter, buffered bike lane, and a cash contribution for 50% of the cost of signalisation of the Murray-Electronic intersection.

A Traffic Impact Assessment has been provided, and no major concerns have been identified. Parking for the three buildings is provided through two separated levels of parking in a parkade that extends throughout the site. Providing two separate entrances off Electronic Avenue has allowed the applicant to maximize usage of the parkade levels. One level will be reserved for the residential condominiums, the other level is for all the visitor parking, residential rental apartments, and the employment generating uses. This allows for clarity on the day-to-day management for the separate future strata Councils that will be managing the building.

On a project level, the project would offer 355 stalls parking beyond the 350 required under the Zoning Bylaw; however, the project is proposing offering additional parking for the employment uses, and slightly fewer for some of the residential units. Rates are set out in the draft CD Zoning Bylaw (**Attachment 9**).

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## Site Contamination

The site has historically been under industrial use, and this has left contamination in the soil and groundwater. This has been studied at different points in time, and it has been determined that the contamination primarily consists of hydrocarbons. The remediation of this contamination requires the removal of approximately 1,400m<sup>3</sup> of soil and post-remediation monitoring. The City has reviewed the environmental reports and can accept the outlined remediation plans.

The provincial Ministry of Environment oversees remediation planning and results, and has provided written confirmation that rezoning, subdivision, and Development Permits may be considered by the City prior to completion of the remediation.

## Development Potential of Neighbouring Property

One of the concerns that was raised through the review process was the potential future re-development of the property to the west. This property potentially would be located between this proposal and a tentative proposal for a development further west that could see Dallas/Slaughterhouse Creek be daylighted. The applicant has provided a high-level review (**Attachment 10**), which confirms that access can still be provided to this neighbouring property if the proposed development were to proceed as planned. The assessment also considered the recently installed traffic lights. The assessment suggests that the neighbouring property does have re-development potential as a freestanding site.

## Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 11**, and the following table summarizes the scoring for the current proposal.

Sustainability Pillar / Application	Cultural	Economic	Environmental	Social	Overall Total
3015-3093 Murray Street	45% (5 out of 11)	81% (13 out of 16)	61% (32.5 out of 53)	65% (24.5 out of 38)	64%

Based on the provision of a significant amount of commercial and low-impact light-industrial space, the application scores well under the economic sustainability section of the report card. The current proposal includes a commitment for Step Code Level 3 for the residential portions and Step Code Level 2 for other uses. This follows the Step Code Policy for rezoning applications from 2020, as well as the Building Bylaw requirements for 2021 – 2024. In addition, it is noted that the applicant is proposing 50 market-rental units and five below-market rental units, as well as 40% of units being adaptable and the other 60% having features that allow for aging-in-place. All residential units will have access to a total of 3,177m<sup>2</sup> (34,196ft<sup>2</sup>) of outdoor amenity space located above the parkade podium.

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## Other Option(s)

If Council would prefer that the applicant consider substantial changes to the project, staff would suggest limiting the reading of the bylaw to first reading, combined with recommendations that identify specific Council direction.

## Financial Implications

### Community Amenity Contributions (CACs)

The CAC amount will be established at the development permit stage once the final residential floor area is confirmed and prior to the adoption of the rezoning bylaw. Based on the proposed residential floor area of 18,296m<sup>2</sup> (196,934ft<sup>2</sup>) at \$6.00/ft<sup>2</sup>, the contribution would be approximately \$1,181,604. Of that total, approximately \$393,868 would be directed to the Affordable Housing Reserve Fund, and the remaining \$787,736 would go towards general community amenities.

### Public Art Contributions

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on a construction cost estimate of approximately \$39,000,000, the contribution would be \$195,000.

## Communications and Civic Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups was provided at two online community information meeting facilitated by the applicant and attended by staff on November 18 and 19, 2020 to engage the public about the proposal and solicit feedback. A website including information about the project was also available for two weeks prior to and following the information meeting. The general sentiment was positive. Questions were raised about setbacks, building materials, outdoor amenity, adaptability requirements, Commercial Retail Unit uses, and general construction noise and dust.

Should this rezoning application proceed to a Public Hearing, notices will be sent to adjacent properties within a 140m radius of the site and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the *Local Government Act*.

## Council Strategic Plan Objectives

The proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the City's Official Community Plan.

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## Attachments

1. Location Map.
2. Excerpt from June 8, 2020 CPAC Meeting.
3. OCP Map.
4. Zoning Map.
5. Project Fact Sheet.
6. Architectural Renderings.
7. Architectural Plans.
8. Landscape Plans.
9. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82).
10. Development Potential Neighbouring Property.
11. Sustainability Report Card.

## Report Author

Kevin Jones, MCIP, RPP  
Senior Development Planner

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## Report Approval Details

Document Title:	3015, 3033, 3093 Murray Street Zoning Amendment Application.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - Excerpt from June 8, 2020 CPAC Meeting.pdf</li><li>- Attachment 3 - OCP Map.pdf</li><li>- Attachment 4 - Zoning Map.pdf</li><li>- Attachment 5 - Project Fact Sheet.pdf</li><li>- Attachment 6 - Architect Renderings.pdf</li><li>- Attachment 7 - Architectural Plans.pdf</li><li>- Attachment 8 - Landscape Plans.pdf</li><li>- Attachment 9 - Draft CD Bylaw.pdf</li><li>- Attachment 10 - Development Potential Neighbouring Property.pdf</li><li>- Attachment 11 - Sustainability Report Card.pdf</li></ul>
Final Approval Date:	Mar 29, 2021

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - Mar 24, 2021 - 4:47 PM

Dorothy Shermer, Corporate Officer - Mar 25, 2021 - 2:34 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 26, 2021 - 8:10 AM

Paul Rockwood, General Manager of Finance and Technology - Mar 27, 2021 - 6:49 PM

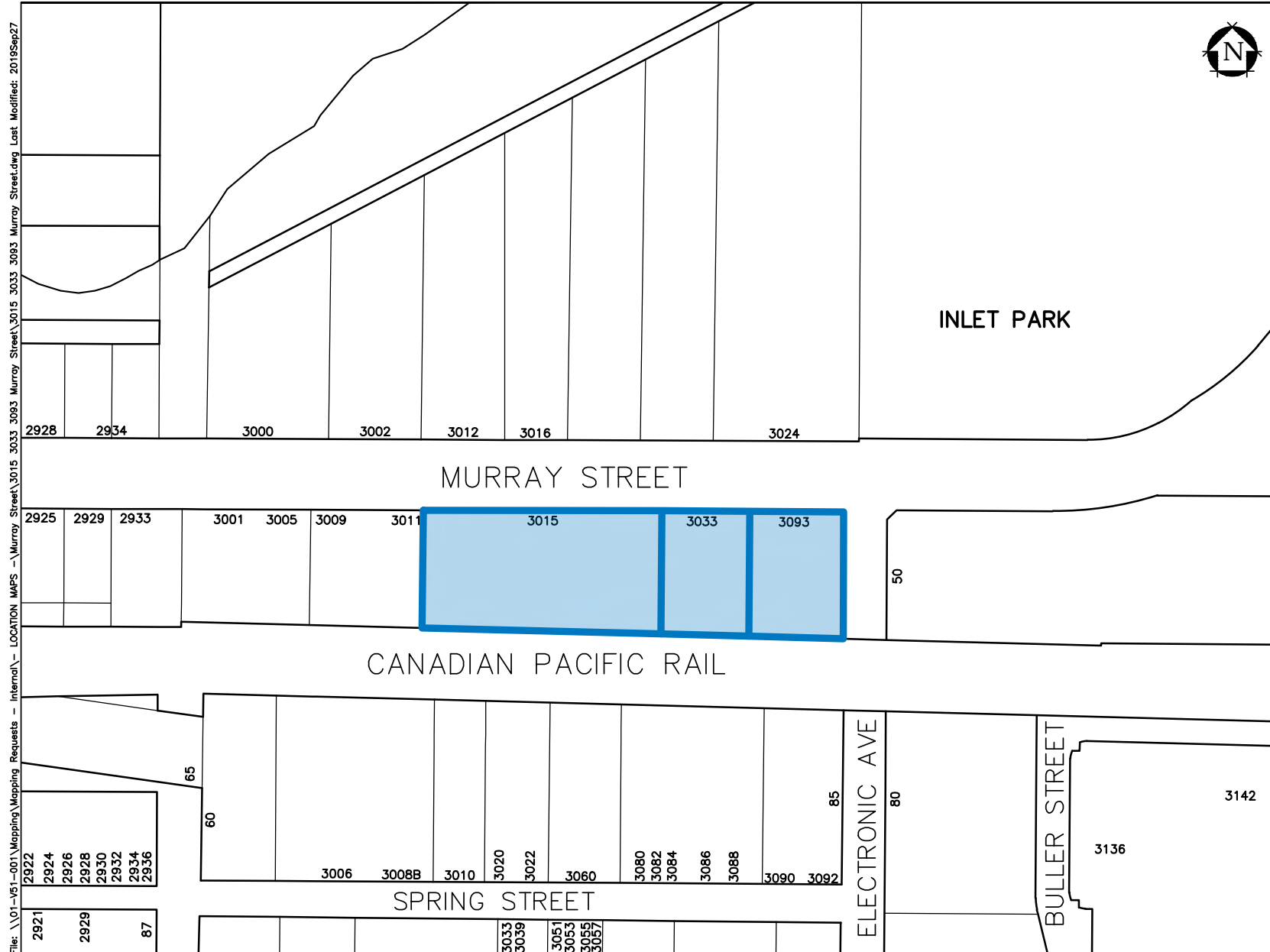
Tim Savoie, City Manager - Mar 29, 2021 - 5:11 AM

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## LOCATION MAP - 3015, 3033, 3093 Murray Street

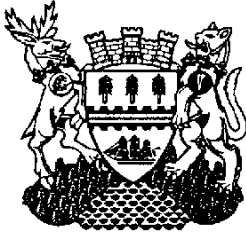
 SUBJECT PROPERTY





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## Excerpt from June 8, 2020 CPAC Meeting

### **Rezoning – 3015-3093 Murray Street (Mosaic Ave Developments)**

#### **4.1 Report: Planning and Development Department – Development Planning Division, dated May 15, 2020**

The Senior Planner gave a presentation regarding the rezoning application, including information on the project site, current land use designations, key features of the proposal, and issues related to the Mixed-Employment designation.

The applicant gave a presentation on the application, including information on project team, site context and programming, commercial units for sale, building form and massing, site influences including proximity to the rail tracks, design and vision, park amenities, building materials, sustainability features, public art and community amenity contributions.

Staff and the applicant answered questions regarding: the potential purchase of the neighbouring industrial property (3011 Murray Street); whether the mixed employment or the residential use is taking precedence in this project; whether the City is targeting this area for the City to increase the amount of employment-generation use; the small percentage of floor space for employment generation use; the removal of the laneway access requirement; the massing setback guidelines in the Official Community Plan (OCP); whether the access to the rooftop amenities is barrier free; the use of reflective roofing; the use and specifications of the reflective roof; the location and purpose of the loading dock and the lack of connecting access to the retail units; traffic impact to Murray Street and Electronic Avenue; the reduced parking requirement; the potential diversion of traffic from Murray Street to St. Johns Street; whether hempcrete has been considered as a construction material; the rationale for not incorporating more solar panels in multi-family dwellings with expansive roofs; incorporation of bird-friendly window treatments; the location of the future bike lane along Murray Street and potential conflict with street loading uses; whether this project will be considered by the Advisory Design Panel after the Panel's reinstatement; the location of the bicycle parking and potential security concerns; allocation of responsibility for maintaining the common area work rooms; bathroom infrastructure for the commercial units; the availability of storage lockers; whether the developer has reached out to the local breweries and area tenants for feedback; the accessibility to the common areas and the parkade; the low number of adaptable units at only 26%; handicap parking allotment; consideration of a potential contribution to the revitalization of Inlet Field; and whether it would be possible to add office space to the second floor.

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The Committee noted the following in discussion:

- there are different statements from the developer and the owner of 3011 Murray Street regarding the potential purchase of that lot; the developer should reach out to the owner of the lot to follow-up;
- some members suggested that this is not be the right project along Murray Street, as this project is primarily residential, and more light industrial spaces and employment generating uses are necessary in the City;
- the lack of light industrial uses for the arts does not support the ecology of the “City of the Arts”;
- consider increasing the number of commercial strata units or commercial floor space to increase the amount of employment generation use;
- residential buildings cannot be easily be adapted to further use, but a commercial use dimensioned structure can be more adaptable over time.
- consider adding office space on the second floor of the project to increase employment generation use;
- one member suggested that this project may require an OCP amendment as this project is primarily residential and does not conform to the OCP’s intent for this site which is mixed employment use;
- the OCP should be reviewed to tighten up the language and words;
- concerns were expressed about the location and functionality of the loading dock;
- more solar panels should be used in multi-family dwellings with expansive roofs;
- concerns were expressed that staff provided a score of 1/4 in the Community Building section of the report card despite community engagement not having been done;
- the architecture should reflect the proximity to the waterfront and the shoreline;
- one member noted that there has been a shift of light industrial uses to include more diverse and non-traditional light industrial uses with street-front presence, and this would be beneficial to the City;
- smaller commercial spaces will be an asset to the City; and
- allowing the commercial units to be purchased provides stability.

CPAC20/027

Moved, seconded, and CARRIED

**THAT the meeting be extended for 30 minutes.**

The Committee continued its discussion, noting the following:

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- one loading bay may not be sufficient for the commercial units;
- the elevated park, like the one currently in Suter Brook, may not be well-used, as trees may not grow properly, and there may be noise issues;
- concerns were expressed about significant and unsustainable increases in strata fees; making the three buildings separate stratas might improve affordability;
- higher water use in higher density dwellings requires durable piping material; copper piping should not be used;
- include more native plants in the planting palette;
- cotoneasters are invasive, and should be replaced with native species that produces berries; Japanese ~~sedge~~ spurge is overused and are semi-invasive; Boston ivy can be substituted with trumpet vine, or something that has pollinator value;
- more innovative approaches to rainwater capture should be included;
- there are too few adaptable units and the developer should aim for 50% adaptable units; converting units into adaptable units later could be expensive;
- accessibility to the common areas and the parkade is too complicated; there should be greater accessibility in the building; and
- consider lighting impacts from Inlet Field and possible mitigation.

## CPAC20/028

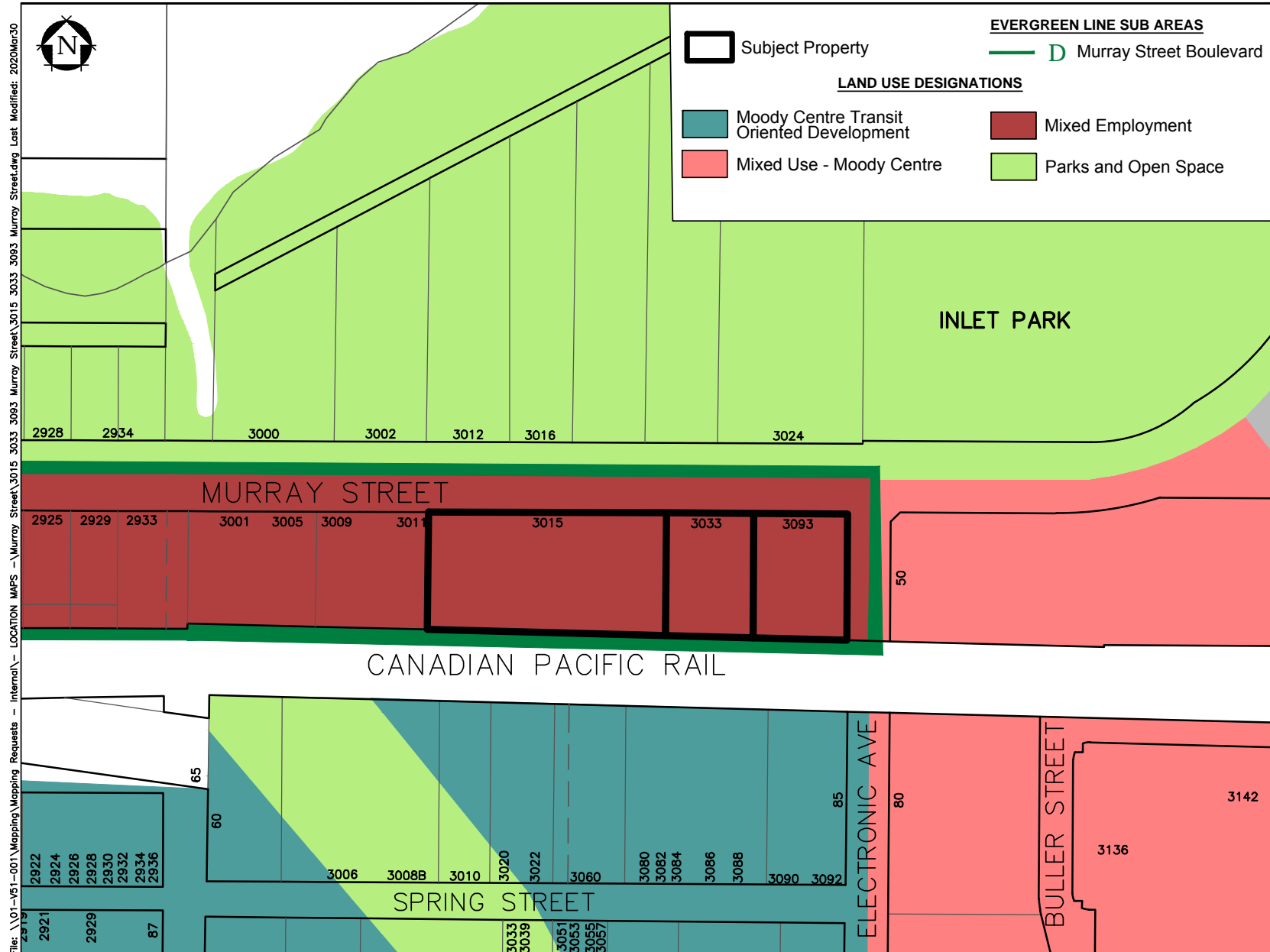
Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting of June 8, 2020 regarding the rezoning application presented in the report dated May 15, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 3015-3093 Murray Street (Mosaic Ave Developments).**

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## OCP Land Use Designations - 3015, 3033, 3093 Murray Street

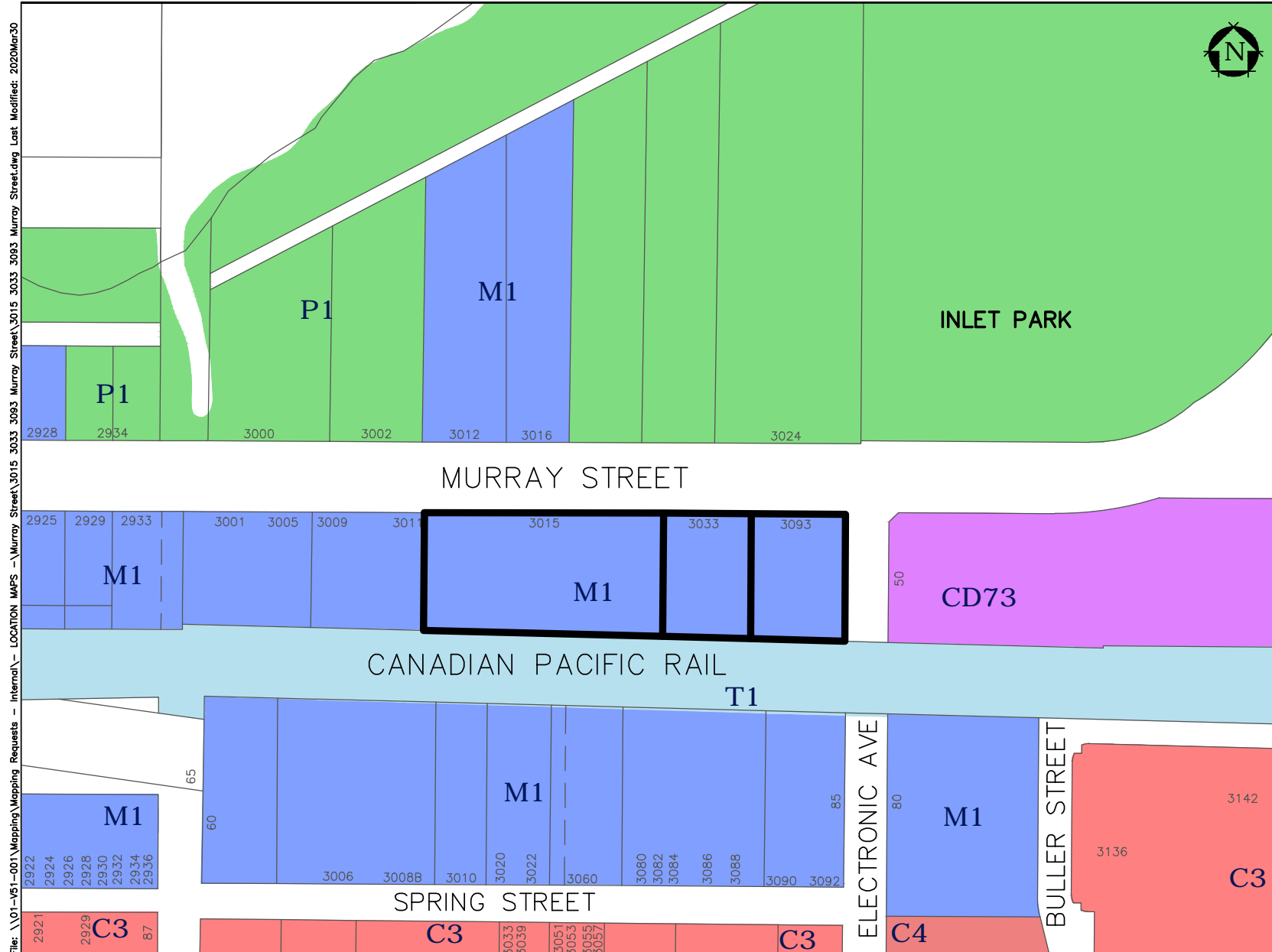


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## ZONING MAP - 3015, 3033, 3093 Murray Street

 SUBJECT PROPERTY



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## Project Fact Sheet

Applicant:	Mosaic Ave Developments
Application Type:	Rezoning
Project Description:	A mixed-use project consisting of 215 residential units in three buildings above a minimum of 2,719m <sup>2</sup> (29,274ft <sup>2</sup> ) of commercial and low impact light industrial uses.
Development Permit Area:	Development Permit Area 2: Moody Centre Development Permit Area 5: Hazardous Lands
Application Number:	6700-20-204
Addresses:	3015, 3033, and 3093 Murray Street
Existing Zoning:	Light Industrial (M1) Zone
Proposed Zoning:	Comprehensive Development (CD82) Zone allowing for a mixed use building containing low impact light industrial, and commercial uses
Existing OCP Designation:	Mixed Employment (mix of light industrial, commercial, office and residential uses, maximum six storeys, first storey to be employment oriented with no residential uses)
Proposed OCP Designation:	No change
Surrounding Development:	North: Across Murray Street properties are zoned Civic Service (P1) including Inlet Field, and Light Industrial (M1). These properties are designated Parks and Open Space in the OCP; East: Across Electronic Avenue the property is zoned CD73 allowing for a mixed-use development and is designated Mixed Use – Moody Centre in the OCP; South: across the CPR rail line properties are zoned Light Industrial (M1) and are designated Moody Centre Transit Oriented Development; and West: Properties are zoned Light Industrial (M1) and also designated Mixed Employment in the OCP.

# Considered at the April 6, 2021 Council Meeting

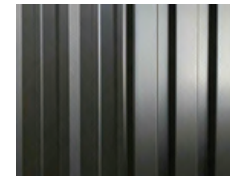
230

## Development Statistics:

	Proposed Development
Number of residential units	215 units including 50 market rental units and 5 below-market rental units
Employment space (low impact light industrial, commercial uses)	A minimum of 2,719m <sup>2</sup> (29,274ft <sup>2</sup> ) at occupancy, with potential for an additional 130m <sup>2</sup> (1,400ft <sup>2</sup> )
Density	2.3 FAR
Parking Spaces	355 total including: <ul style="list-style-type: none"> <li>• 229 residential spaces (1.06 spaces per residential dwelling);</li> <li>• 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and</li> <li>• 94 industrial/commercial parking spaces.</li> </ul>
Bicycle Parking	347 total including <ul style="list-style-type: none"> <li>• 323 long-term residential spaces;</li> <li>• 18 short-term residential spaces;</li> <li>• 4 long-term industrial/commercial spaces; and</li> <li>• 6 short-term industrial/commercial spaces.</li> </ul>

# Considered at the April 6, 2021 Council Meeting

231



1 CORRUGATED METAL CLADDING - TWO PROFILES, VARIOUS WIDTHS



6 FROSTED GLASS PRIVACY SCREEN IN POWDER COATED METAL FRAME



2 PREFINISHED METAL FASCIA



7 VINYL WINDOWS AND DOORS



3 FIBRE CEMENT SMOOTH PANEL - PAINTED



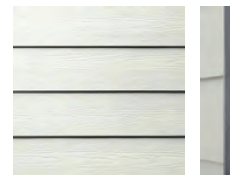
8 PREFINISHED ALUMINUM GUARDRAIL WITH CLEAR GLASS INFILL - NORTH AND EAST ELEVATIONS  
PREFINISHED ALUMINUM GUARDRAIL WITH 1/2" X 1/2" PICKET INFILL - SOUTH AND WEST ELEVATIONS



4 PREFINISHED PRIVACY SCREENS



8 SITE CAST CONCRETE WALL WITH REVEALS



5 PREFINISHED LAP SIDING, VARIOUS WIDTHS

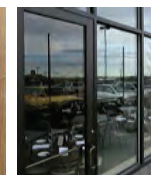


5A

THIN PROFILE METAL MOLD CORNERS + FRAMES



10 NATURAL WOOD SCREEN AND DOORS



11 PREFINISHED ALUMINUM STOREFRONT GLAZING

**MGA**  
CREATED 2018

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

## A205 MATERIALS BOARD

2020-11-15



# Considered at the April 6, 2021 Council Meeting

232



1 ELECTRONIC AVENUE ELEVATION

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A810**  
3D RENDERS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

233



1 NORTHEAST CORNER

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A811**  
3D RENDERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

234



1 PODIUM LANDSCAPE AMENITY SPACE

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A812**  
3D RENDERS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

235



1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
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1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A813**  
3D RENDERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

236



1 MURRAY STREET BUILDING 2 ELEVATION

**MGA**  
CREATED 2019

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A814**  
3D RENDERS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

237



## MOSAIC

### RE-ISSUE FOR REZONING AND DEVELOPMENT PERMIT - NOVEMBER 30 2020

#### DRAWING LIST

##### ARCHITECTURAL

A000 COVER + DRAWING LIST  
A001 PROJECT DATA SHEET  
A002 SITE SURVEY  
A003 SITE PHOTOS  
A004 PROPOSED SITE PLAN  
A005 DEDICATIONS  
A006 not used  
A007 SITE COVERAGE PLAN  
A008 GRADING PLAN  
A009 SHADOW STUDY

A100 LEVEL 1 / LOWER PARADE PLAN  
A101 MEZZ / UPPER PARADE PLAN  
A102 LEVEL 2 PLAN  
A103 LEVELS 3-6 PLAN  
A104 ROOF PLAN  
A105 LEVEL 1 / LOWER PARADE AREA PLAN  
A106 MEZZ / UPPER PARADE AREA PLAN  
A107 LEVEL 2 AREA PLAN  
A108 LEVELS 3-6 AREA PLAN

A200 OVERALL ELEVATIONS  
A201 BUILDING 1 ELEVATIONS  
A202 BUILDING 2 ELEVATIONS  
A203 BUILDING 3 ELEVATIONS  
A204 WINDOW SCHEDULE + ENLARGED ELEV'S  
A205 PROPOSED SITEWORK MATERIALS  
A300 LONG SECTIONS 1-3  
A301 BUILDING 1 SECTIONS 4-5  
A302 BUILDING 2 SECTIONS 6-7  
A303 BUILDING 2 SECTIONS 8-9  
A304 BUILDING 3 SECTIONS 10-11  
A305 BUILDING 3 SECTIONS 12-13

A400 UNIT PLANS  
A401 3D RENDERINGS  
A402 3D RENDERINGS  
A403 3D RENDERINGS  
A404 3D RENDERINGS  
A405 3D RENDERINGS

##### CIVIL

C1 SERVICING KEY PLAN

##### LANDSCAPE

L100 PARKING P1 LANDSCAPE PLAN  
L101 L1 LANDSCAPE PLAN  
L102 PLANTING LIST  
L103 L1 GRADING PLAN  
L104.1 LANDSCAPE SECTIONS  
L104.2 LANDSCAPE SECTIONS  
L104.3 LANDSCAPE SECTIONS  
L105 PRECEDENT IMAGES

#### PROJECT TEAM

**CLIENT**  
MOSAIC HOMES  
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VANCOUVER BC V6H 3H3  
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MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER BC V6J 1B8  
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**STRUCTURAL**  
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1271 W 6TH AVENUE  
VANCOUVER BC V6J 1K3  
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CTSANG@PINCEN.COM

**ELECTRICAL**  
CPAL ENGINEERING  
1340 BARBERY DRIVE  
PORT COQUITLAM BC V3B 1G3  
CONTACT: BLAKE SHANE  
604-346-5131

**ENVELOPE**  
JRS ENGINEERING  
300 - 4555 CANADA WAY  
BURNABY BC V5C 5M4  
CONTACT: SCOTT CROSSDALE  
604-320-1999

**CONTRACTOR**  
MOSAIC HOMES  
500-2609 GRANVILLE STREET  
VANCOUVER BC V6H 3H3  
CONTACT:  
604-685-3888

**ENVIRONMENTAL**  
REYFONE ENVIRONMENTAL LTD.  
220-4400 DOMINION STREET  
BURNABY BC V5G 4G3  
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604-430-0671

**CIVIL**  
TOS GROUP CONSULTANTS  
300-8888 FRASERTON COURT  
BURNABY BC V5J 5H8  
CONTACT: CORNAC NOLAN  
604-299-0605

**GEOTECHNICAL**  
GEOPHYSICAL  
1779 W 75 AVENUE  
VANCOUVER BC V6P 0P2  
CONTACT: MATT KOKAN  
604-439-0922

**LANDSCAPE**  
VAN DER ZAND + ASSOCIATES  
102-355 KINGSWAY  
VANCOUVER BC V6T 3T7  
CONTACT: TRAVIS MARTIN  
604-882-0024

**CODE**  
ETTER ENGINEERING INC.  
500-1801 ROSSER AVENUE  
BURNABY BC V5C 5M4  
CONTACT: SAMIR EDJANI  
604-684-2384

**MGA**  
CMAA 101

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1B8

ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

#### MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

# A000

COVER + DRAWING LIST

2020-11-15







# Considered at the April 6, 2021 Council Meeting

240

**MGA**  
ARCHITECTURE



1 MURRAY STREET LOOKING SOUTH



2 MURRAY STREET LOOKING NORTHEAST



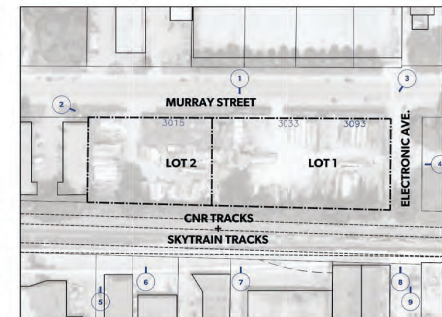
3 MURRAY STREET LOOKING NORTHWEST



4 ELECTRONIC AVENUE LOOKING WEST



5 MURRAY STREET LOOKING EAST



KEY PLAN

**MICHAEL GREEN ARCHITECTURE**  
1535 W 38D AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

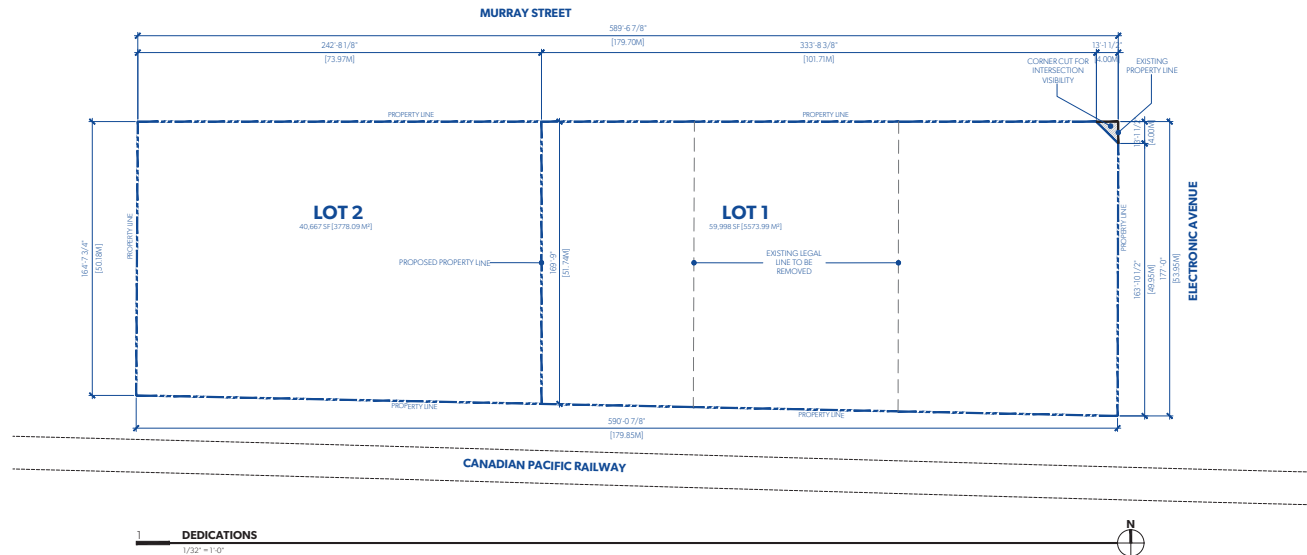
3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A003**  
SITE PHOTOS

2020-11-15



## 242



**MGA**  
© MGA, 2019

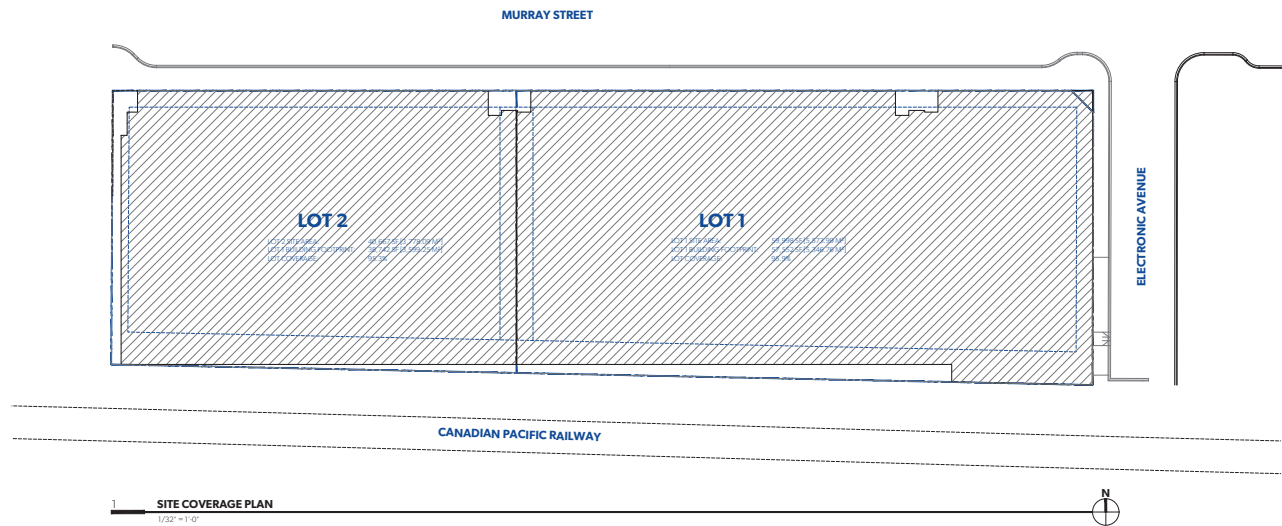
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

2020-11-15

# Considered at the April 6, 2021 Council Meeting

243



**MGA**  
 CONSULTANTS

BUILDING FOOTPRINT

**MICHAEL GREEN ARCHITECTURE**  
 1535 W 3RD AVENUE,  
 VANCOUVER BC  
 CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

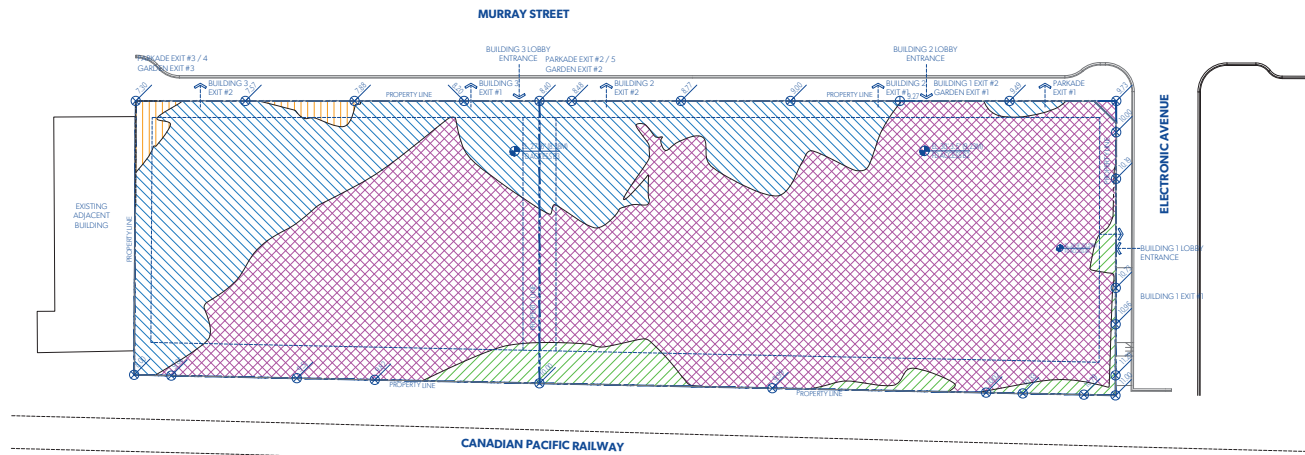
3015, 3033, 3093 MURRAY STREET  
 PORT MOODY, BC V3H 1X3  
 2018-012

**A007**  
 SITE COVERAGE PLAN

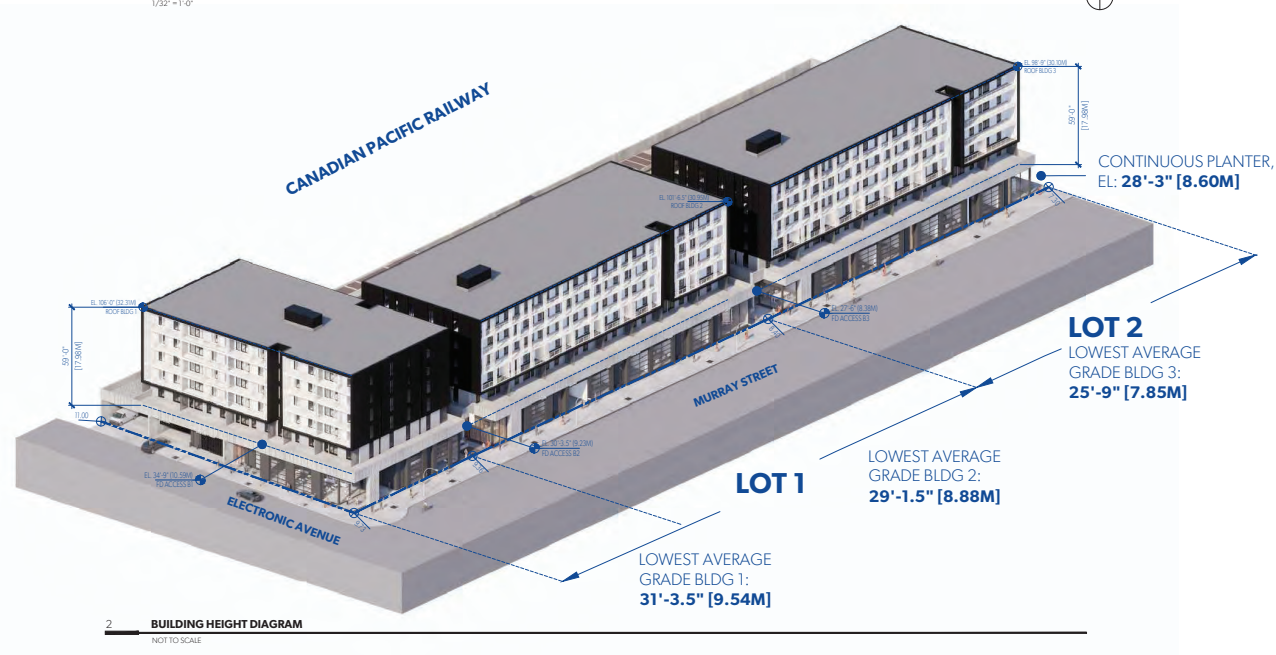
2020-11-15

# Considered at the April 6, 2021 Council Meeting

244



**1 AVERAGE GRADE PLAN**  
1/32" = 1'-0"





# Considered at the April 6, 2021 Council Meeting

245

**MGA**  
CMAA 1078

**MICHAEL GREEN ARCHITECTURE**  
1535 W 38D AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

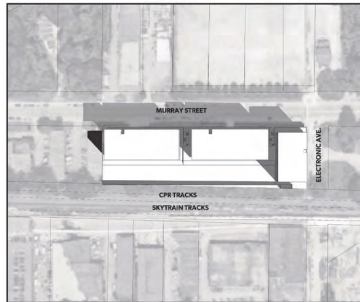
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A009**  
SHADOW STUDY

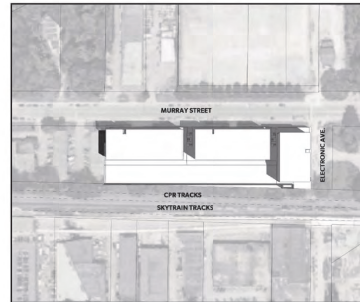
2020-11-15

MARCH 21



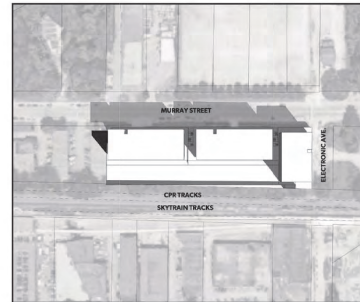
10 AM

JUNE 21



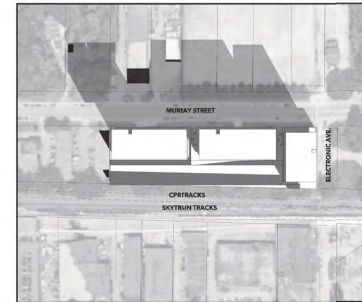
10 AM

SEPTEMBER 21

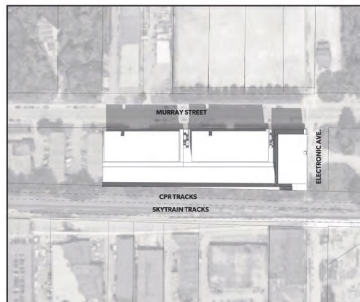


10 AM

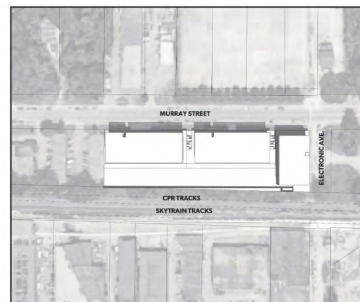
DECEMBER 21



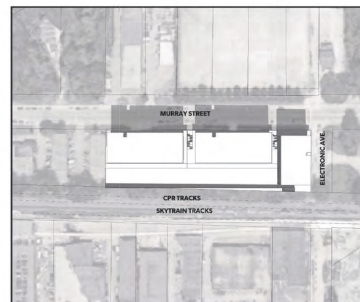
10 AM



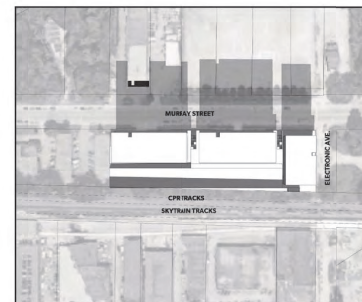
12 PM



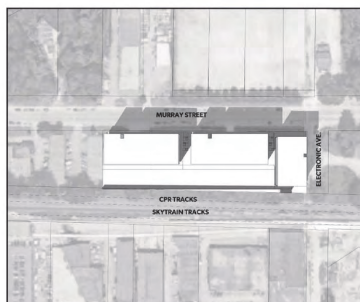
12 PM



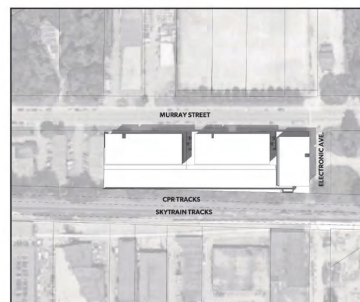
12 PM



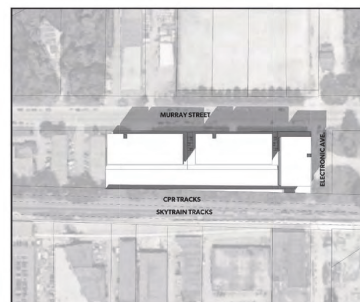
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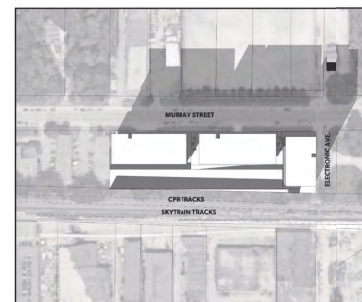
2 PM



2 PM



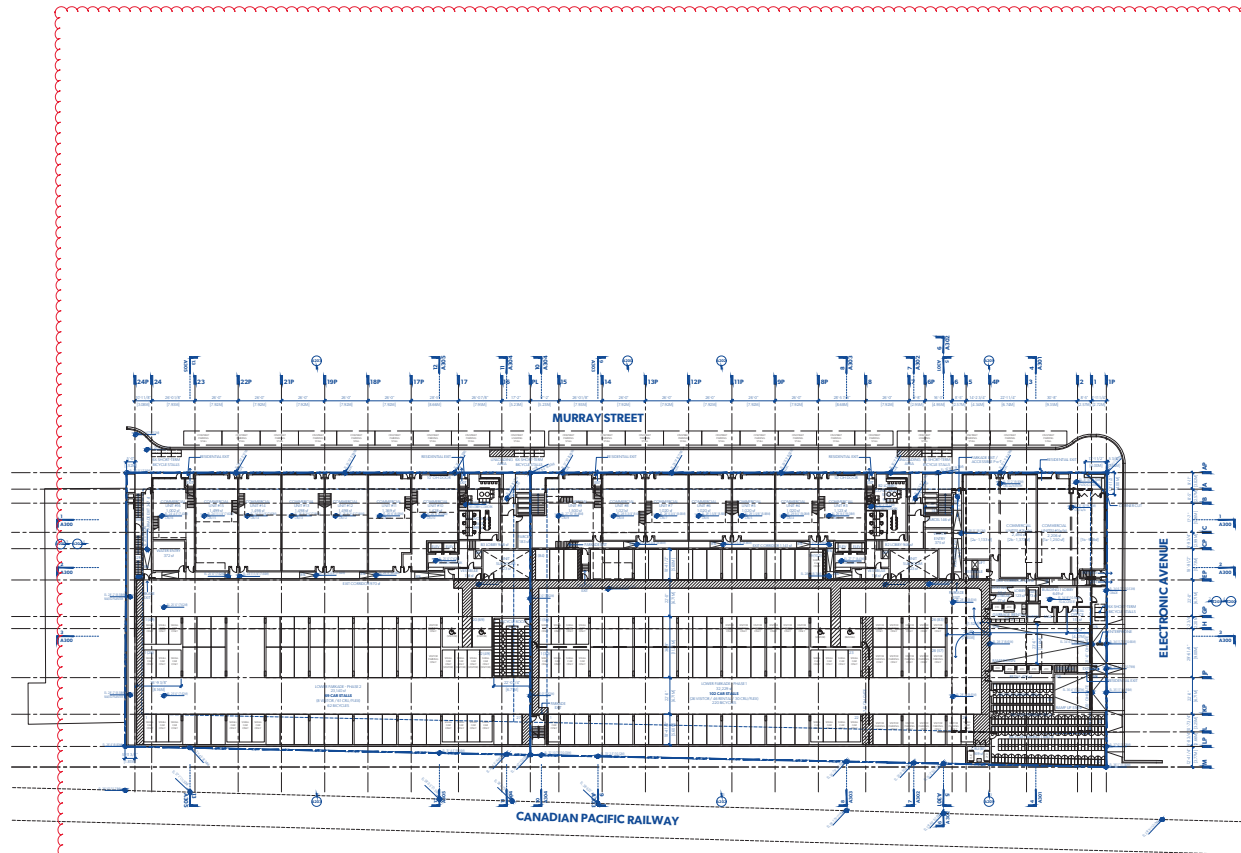
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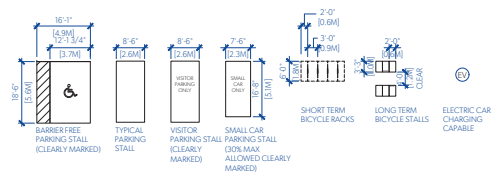
2 PM

# Considered at the April 6, 2021 Council Meeting

246



1 LEVEL 1 / LOWER PARKADE PLAN  
1/32" = 1'-0"



2 PARKING STALL DETAILS  
1/8" = 1'-0"

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
7	2021-03-23	DP RESUBMISSION - ADD 02
6	2020-12-18	DP RESUBMISSION - ADD 01
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

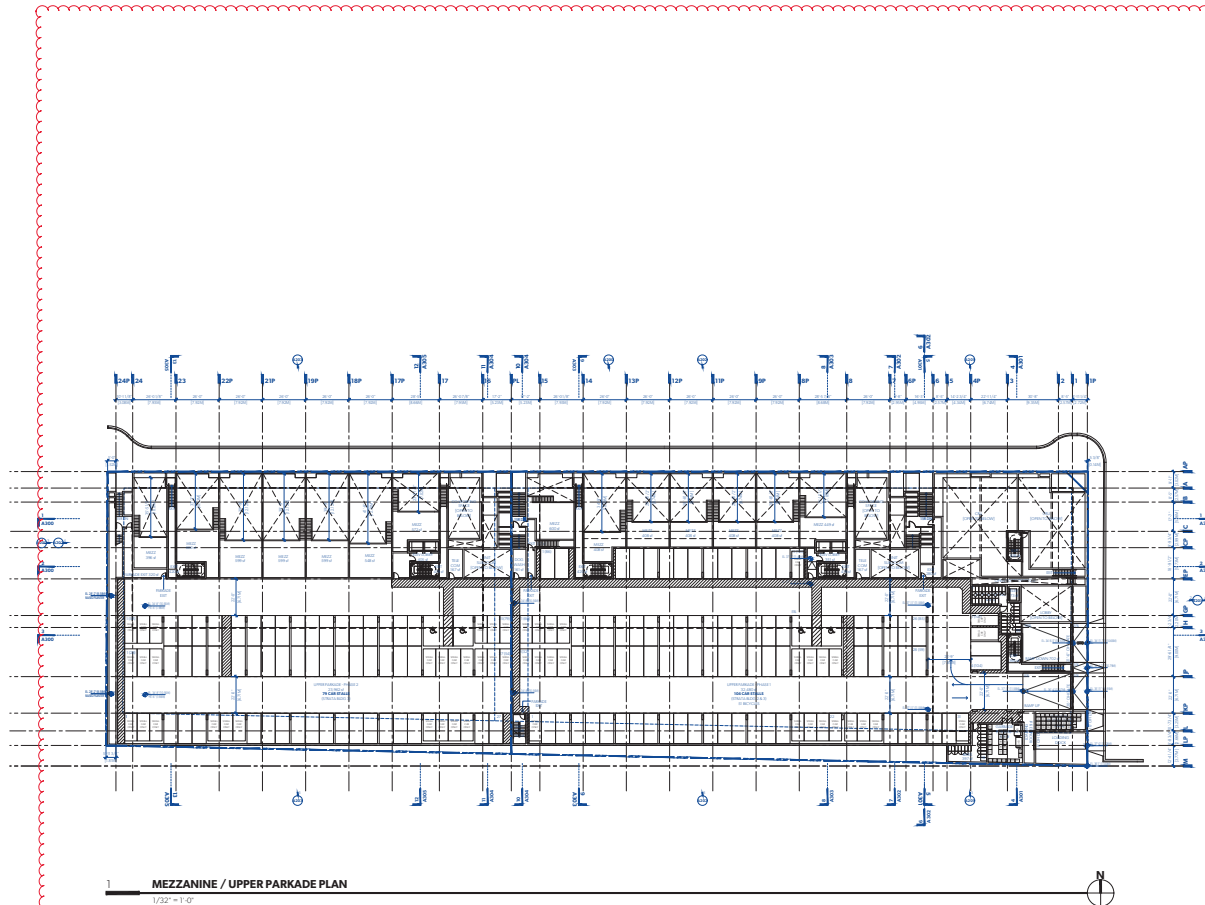
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A100**  
LEVEL 1 / LOWER PARKADE  
OVERALL PLAN  
2020-12-17

# Considered at the April 6, 2021 Council Meeting

247



1 MEZZANINE / UPPER PARKADE PLAN  
1/32" = 1'-0"

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

7	2021-03-23	DP RESUBMISSION - ADD 02
6	2020-12-18	DP RESUBMISSION - ADD 01
5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

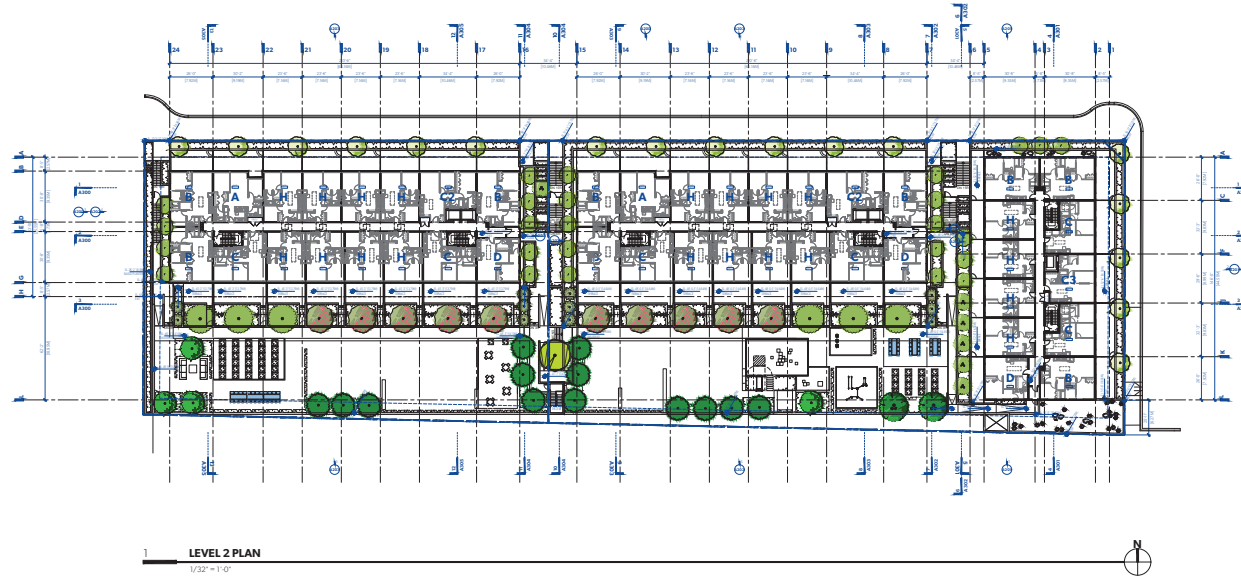
3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A101**  
MEZZ / UPPER PARKADE  
OVERALL PLAN  
2020-12-17



# Considered at the April 6, 2021 Council Meeting

248



**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1P8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

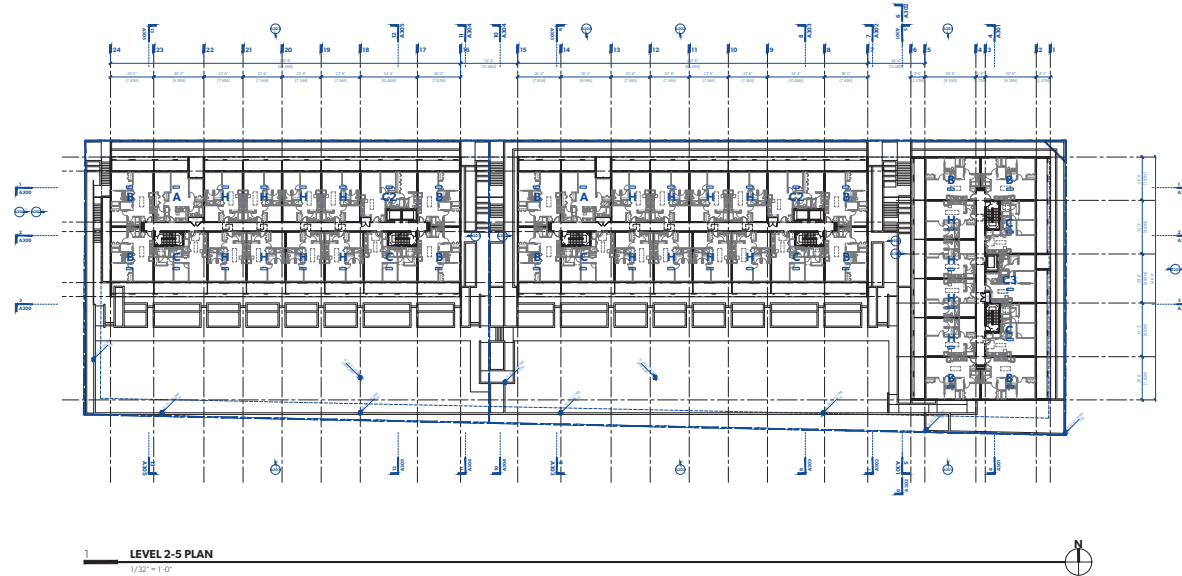
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A102**  
LEVEL 2  
OVERALL PLAN  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

249



**MGA**  
CANADA 1/11

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1P8

5	2020-11-15	DP RESUBMISSION
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1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

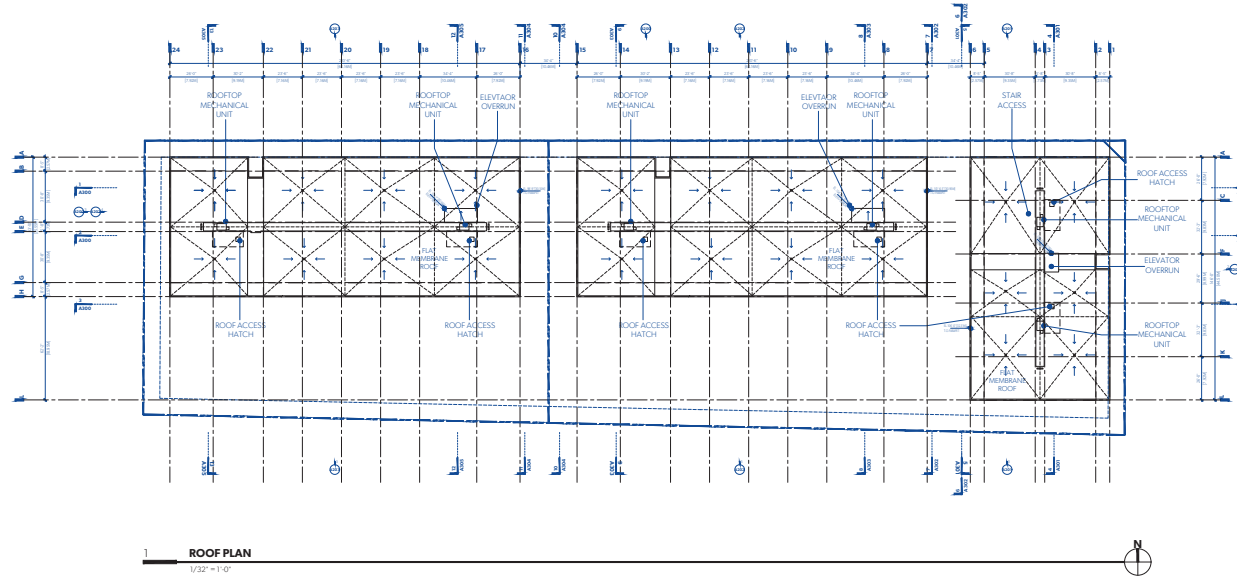
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A103**  
LEVEL 3-6 (TYPICAL)  
OVERALL PLAN  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

250



**MGA**  
CANADA 1071

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

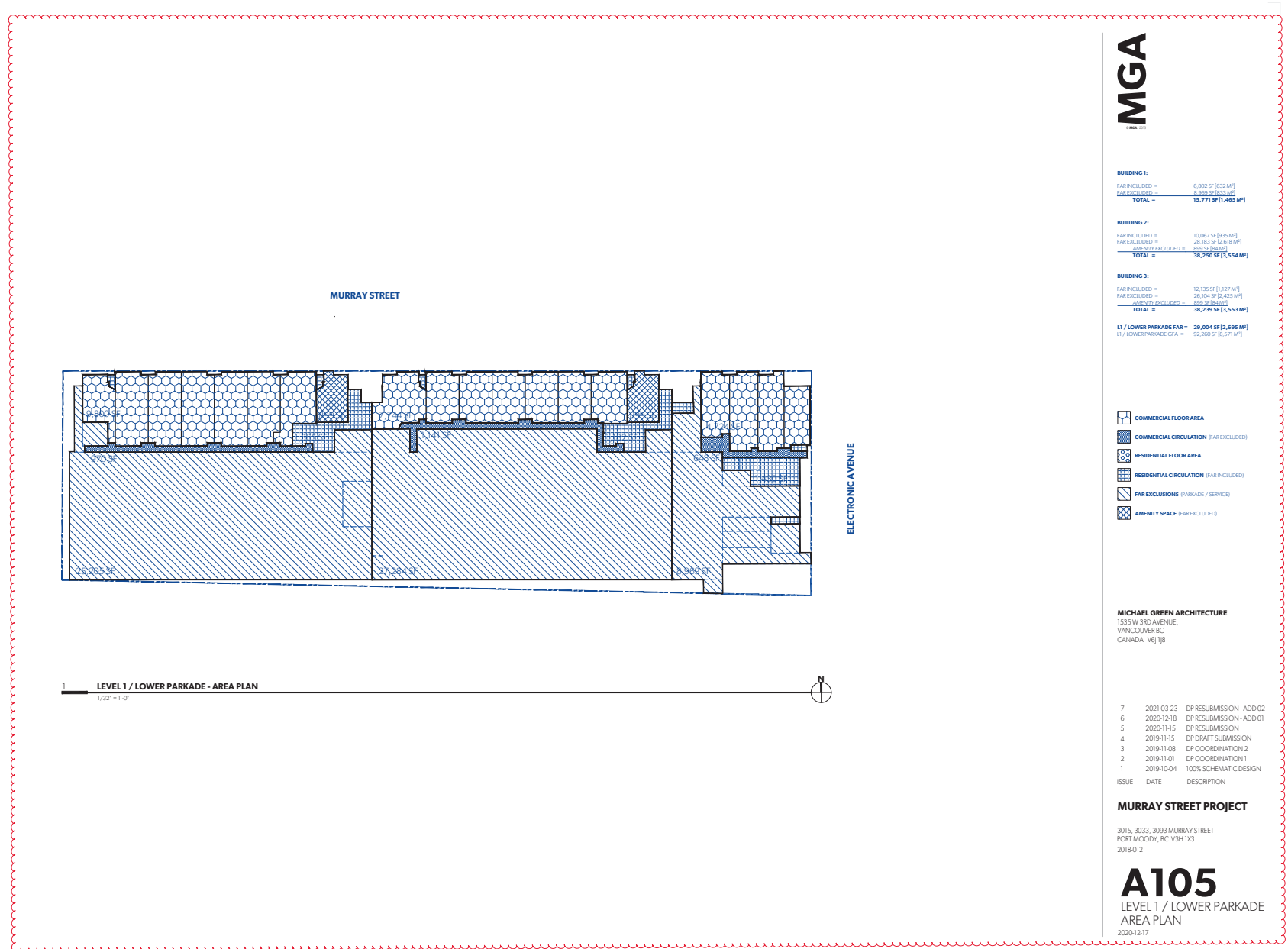
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A104**  
ROOF PLAN  
2020-11-15

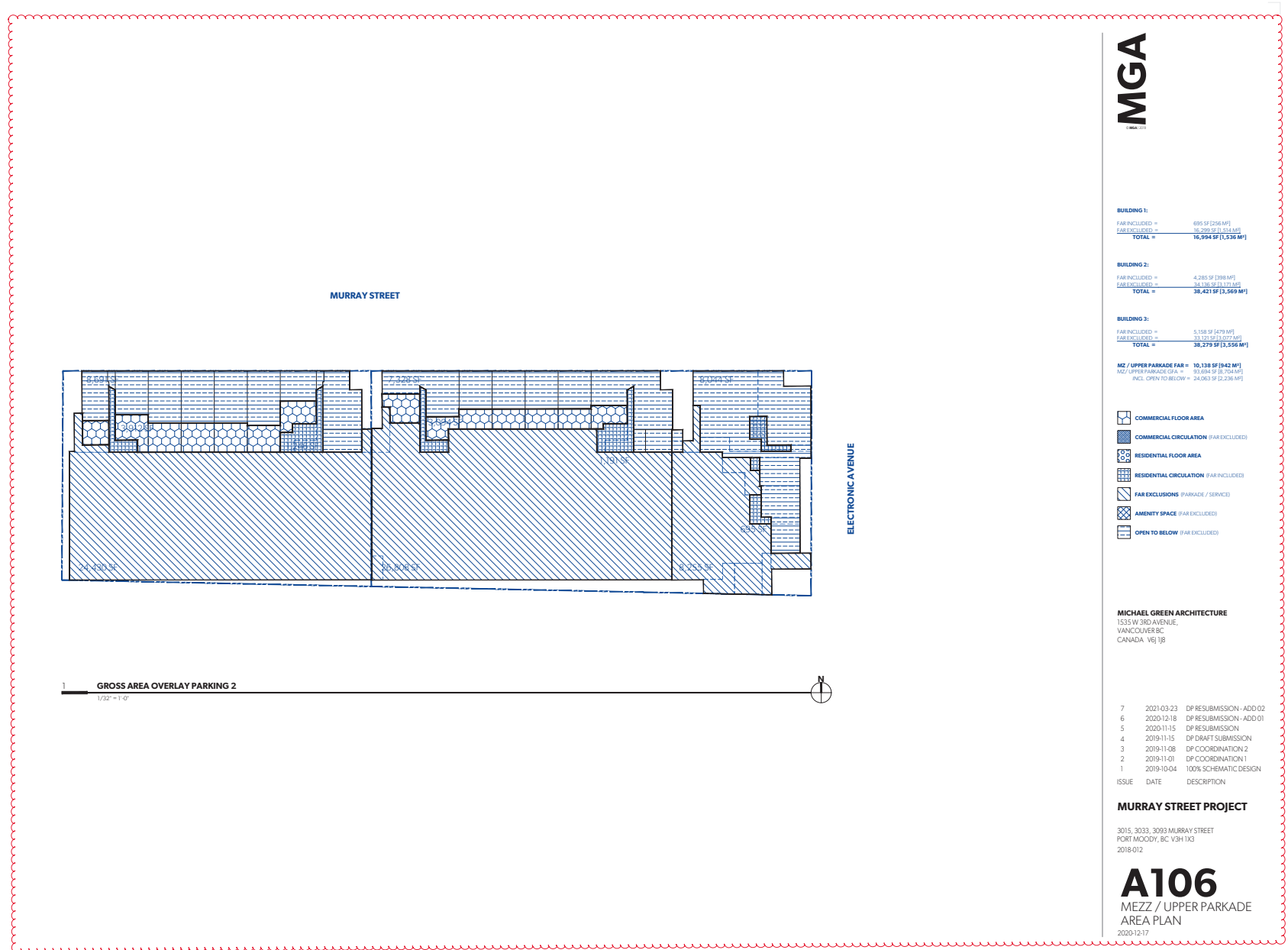
# Considered at the April 6, 2021 Council Meeting

251



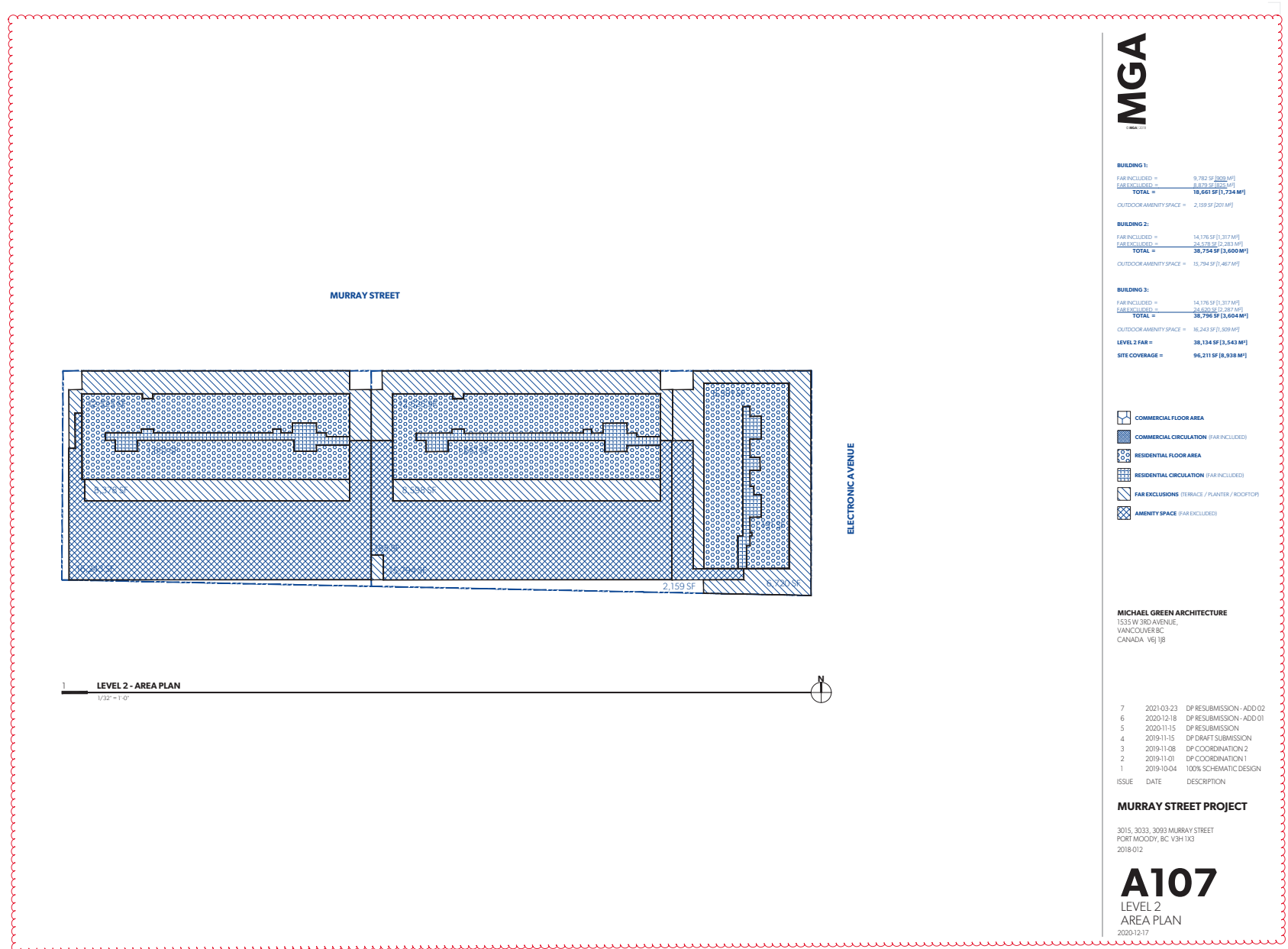
# Considered at the April 6, 2021 Council Meeting

252



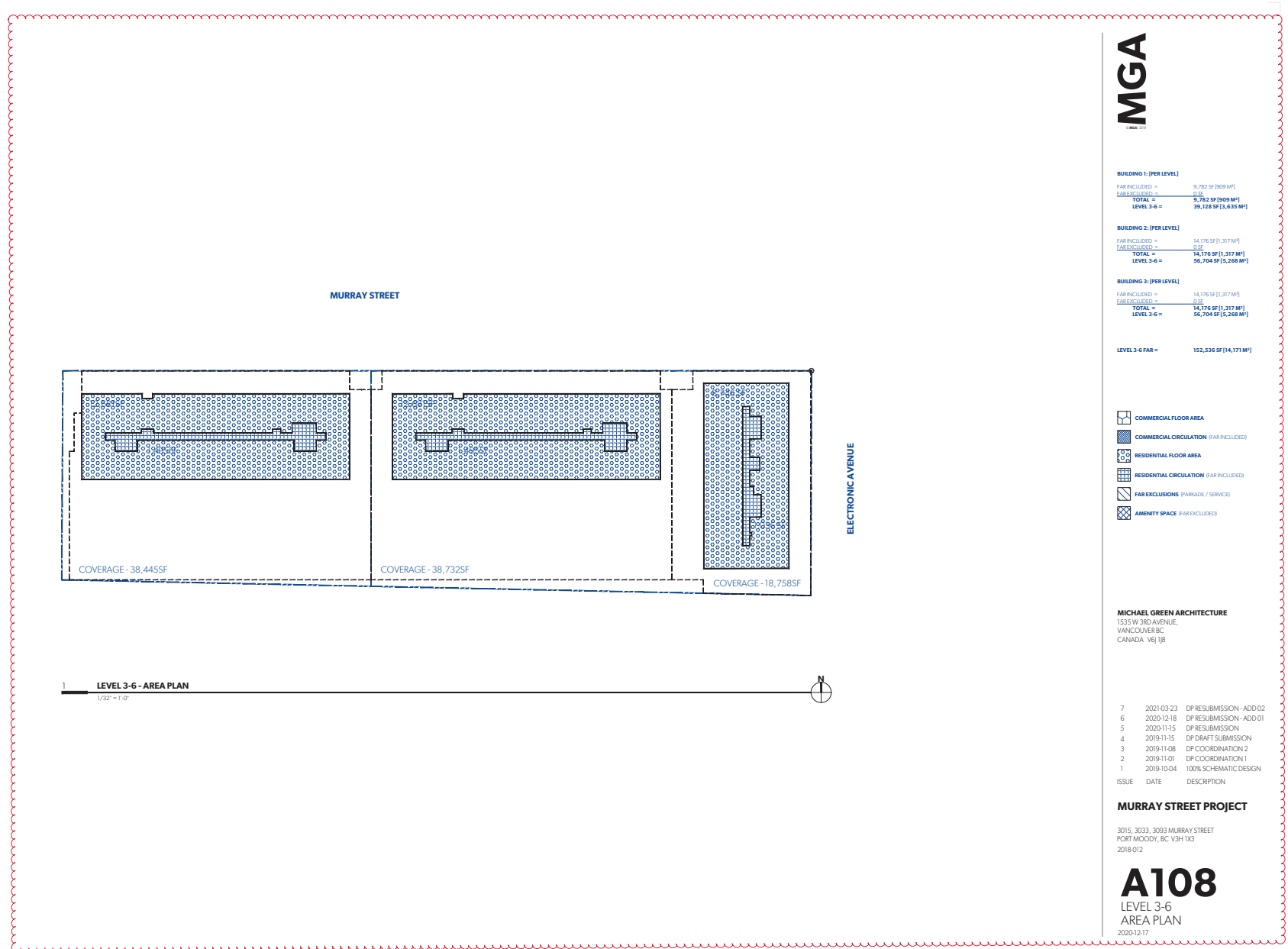
# Considered at the April 6, 2021 Council Meeting

253



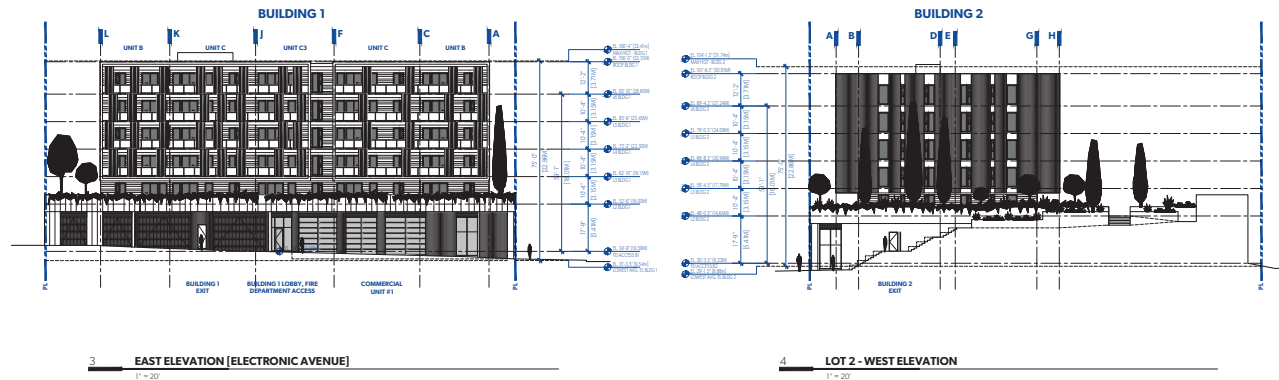
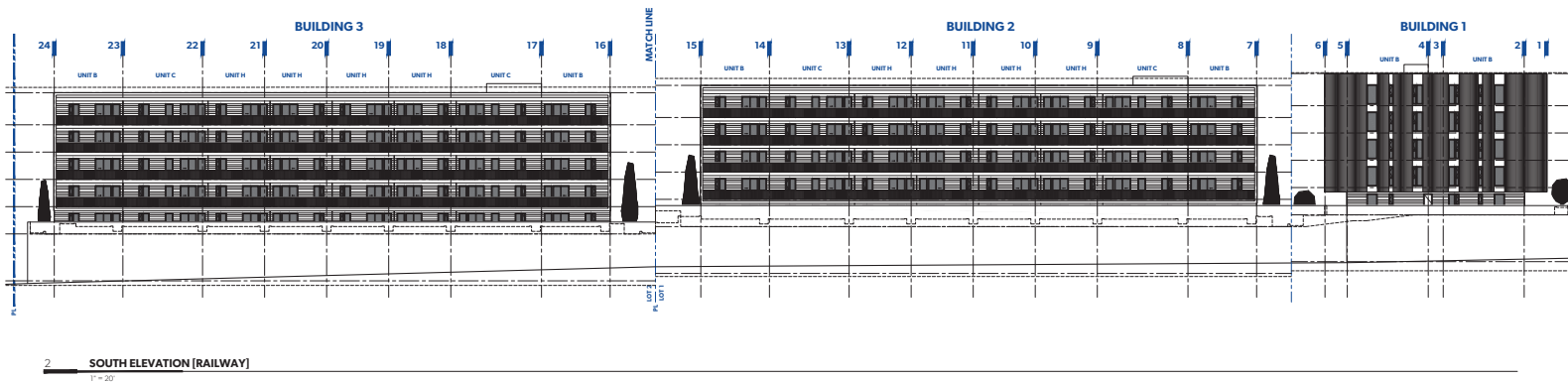
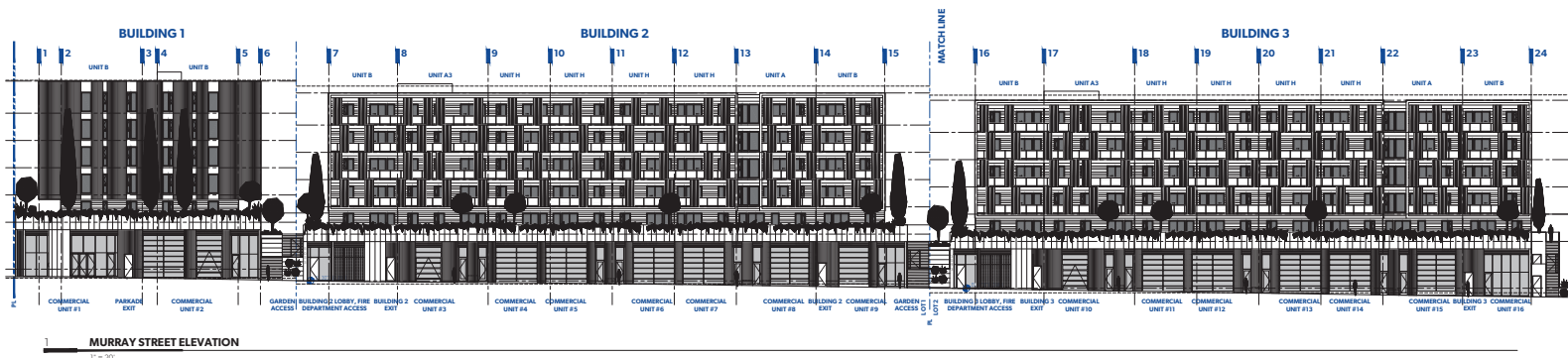
# Considered at the April 6, 2021 Council Meeting

254



# Considered at the April 6, 2021 Council Meeting

255



**MGA**  
CONSULTANTS

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

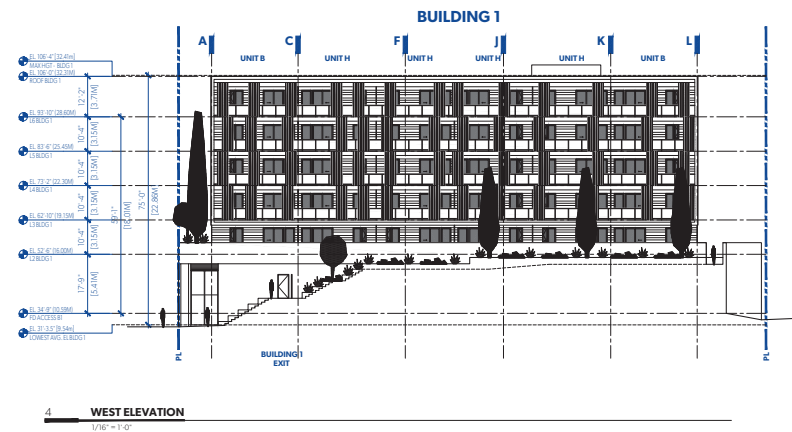
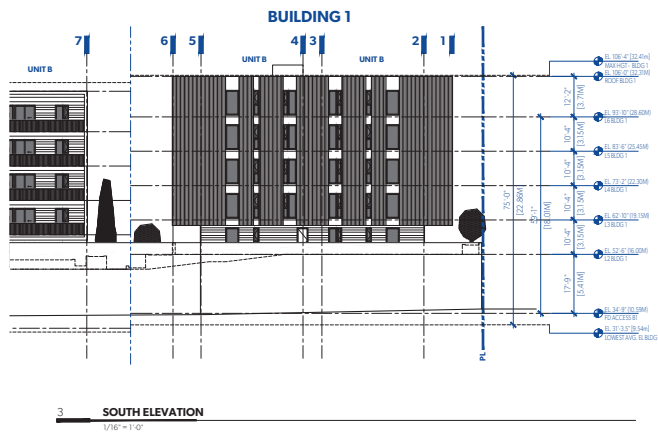
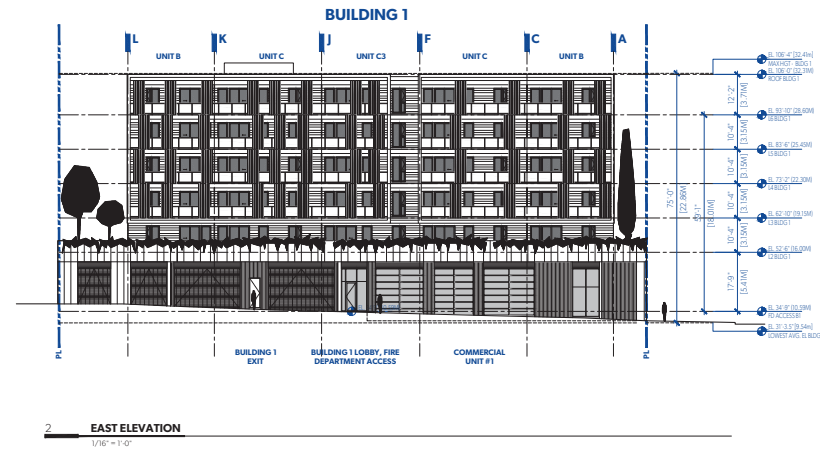
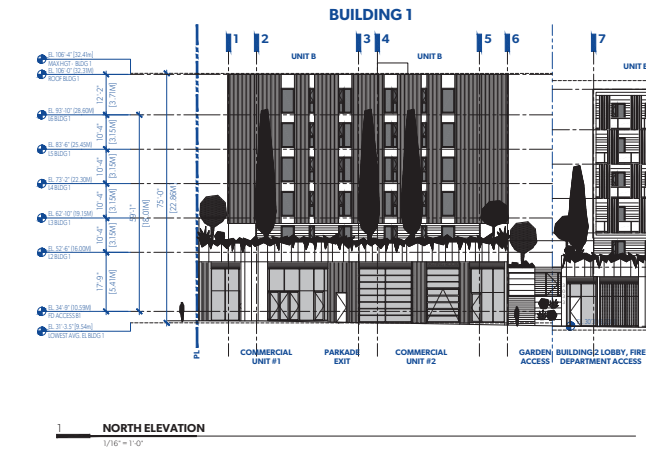
**A200**  
OVERALL ELEVATIONS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

256



**MGA**  
CANADA LTD.

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

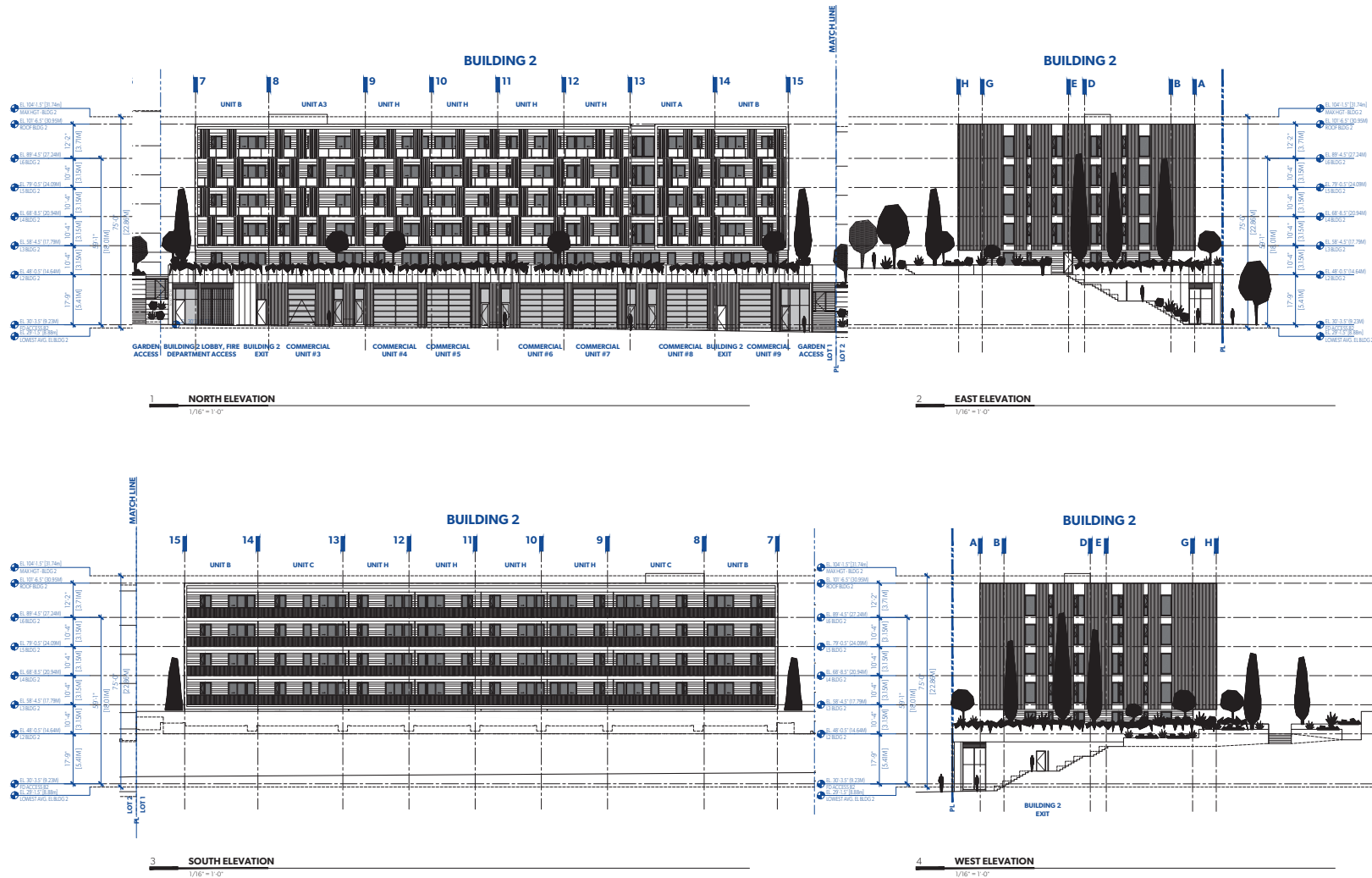
**A201**  
BUILDING 1 ELEVATIONS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

257

**MGA**  
ARCHITECTS



**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

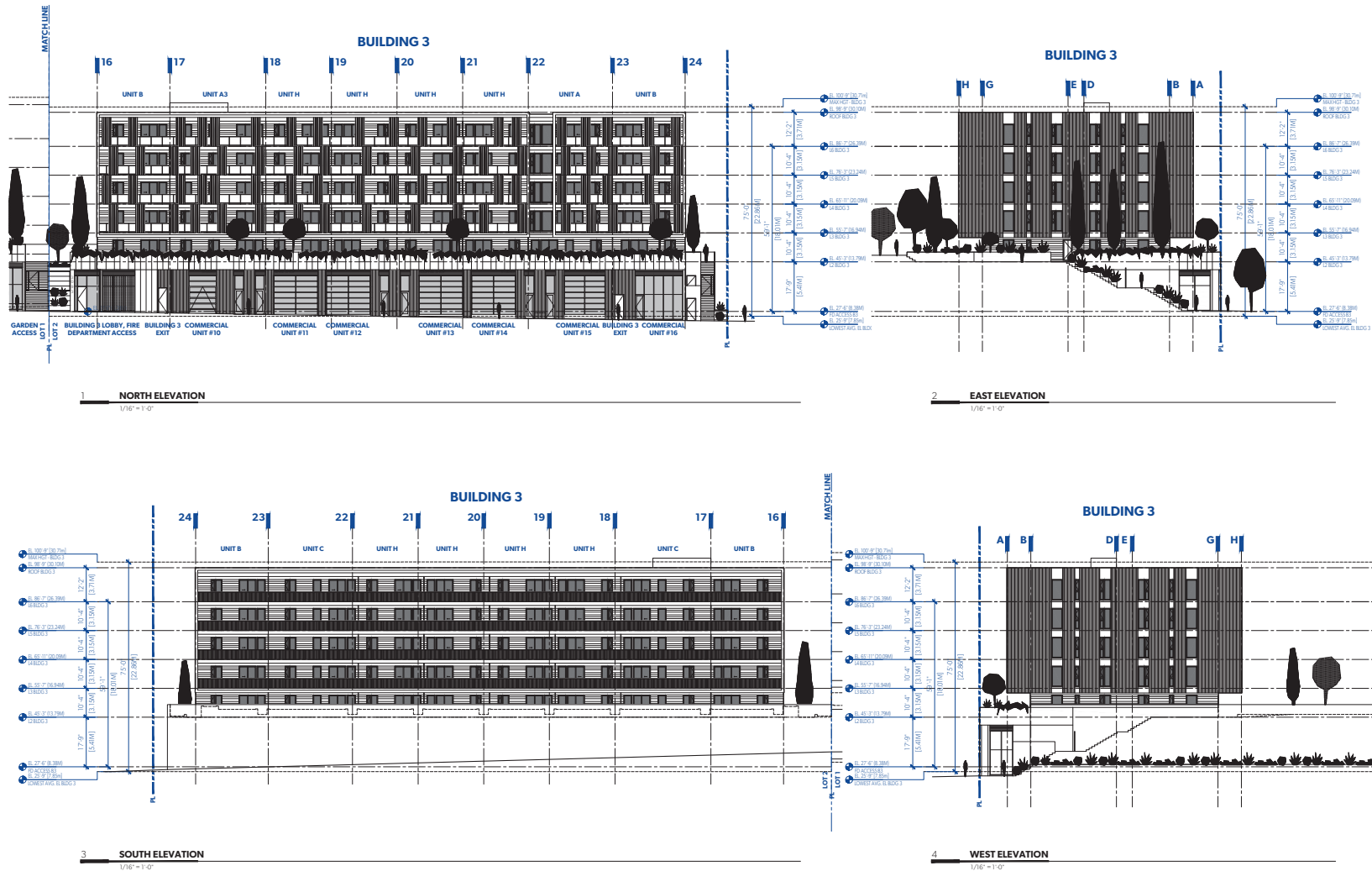
# A202

BUILDING 2 ELEVATIONS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

258



**MGA**  
CONSULTANTS

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

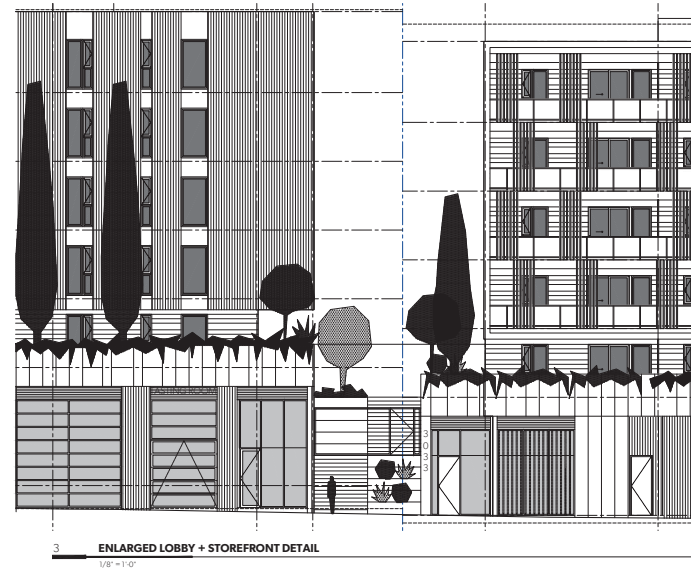
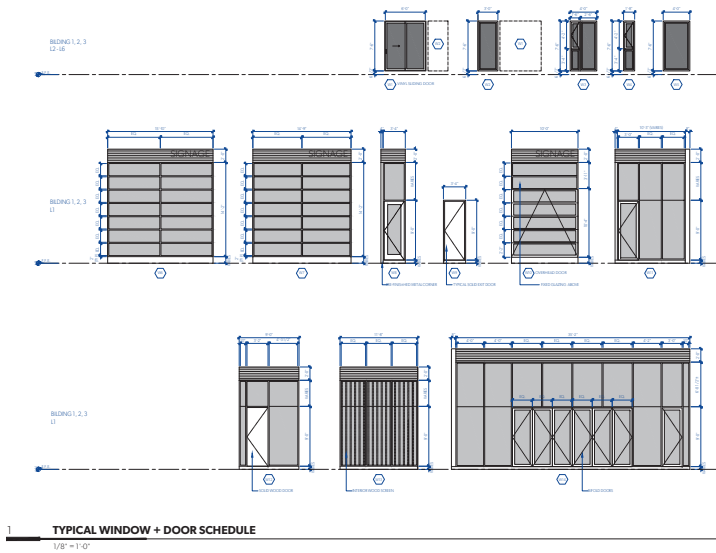
# A203

BUILDING 3 ELEVATIONS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

259



**MGA**  
CREATED BY

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A204**  
WINDOW SCHEDULE +  
ENLARGED ELEVATIONS  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

260



1 CORRUGATED METAL CLADDING - TWO PROFILES, VARIOUS WIDTHS



6 FROSTED GLASS PRIVACY SCREEN IN POWDER COATED METAL FRAME



2 PREFINISHED METAL FASCIA



7 VINYL WINDOWS AND DOORS



3 FIBRE CEMENT SMOOTH PANEL - PAINTED



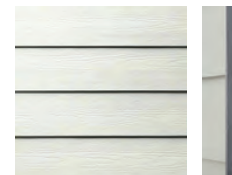
8 PREFINISHED ALUMINUM GUARDRAIL WITH CLEAR GLASS INFILL - NORTH AND EAST ELEVATIONS  
PREFINISHED ALUMINUM GUARDRAIL WITH 1/2" X 1/2" PICKET INFILL - SOUTH AND WEST ELEVATIONS



4 PREFINISHED PRIVACY SCREENS



8 SITE CAST CONCRETE WALL WITH REVEALS



5 PREFINISHED LAP SIDING, VARIOUS WIDTHS



5A

THIN PROFILE METAL MOLD CORNERS + FRAMES

5

10 NATURAL WOOD SCREEN AND DOORS

11 PREFINISHED ALUMINUM STOREFRONT GLAZING

**MGA**  
CREATED 2018

**MICHAEL GREEN ARCHITECTURE**  
1535 W 380 AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

# A205

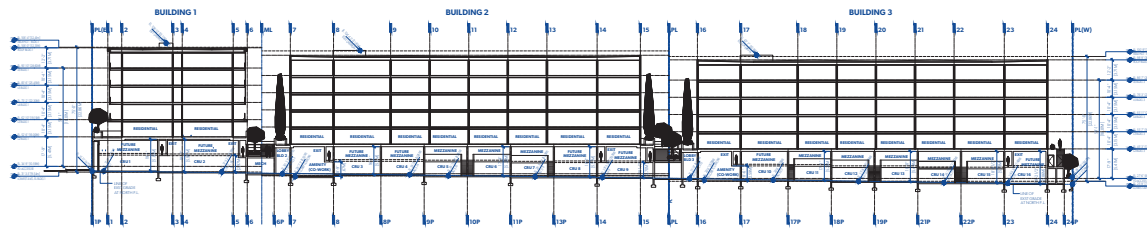
MATERIALS BOARD

2020-11-15



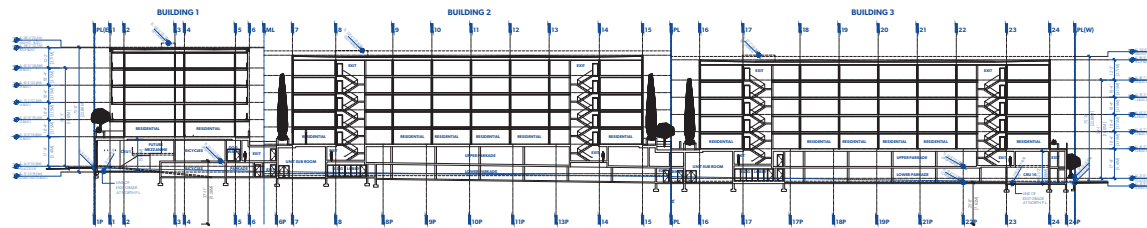
# Considered at the April 6, 2021 Council Meeting

261



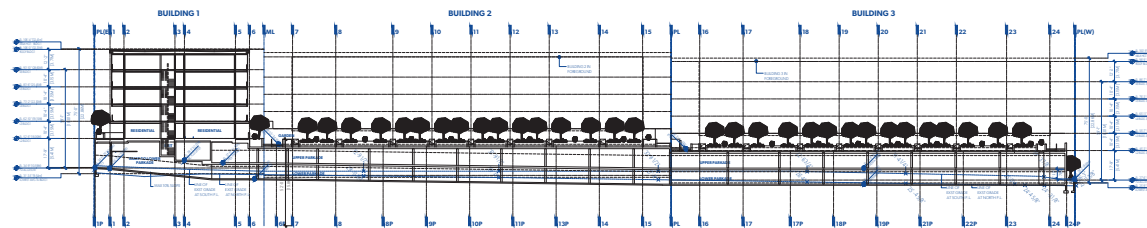
1 SECTION 1 THROUGH COMMERCIAL UNITS

1/32" = 1'-0"



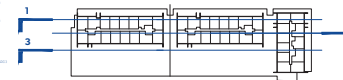
2 SECTION 2 THROUGH BUILDING EXITS

1/32" = 1'-0"



3 SECTION 3 THROUGH GARDEN

1/32" = 1'-0"



KEY PLAN

**MGA**  
ARCHITECTS

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8



5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

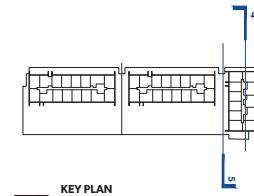
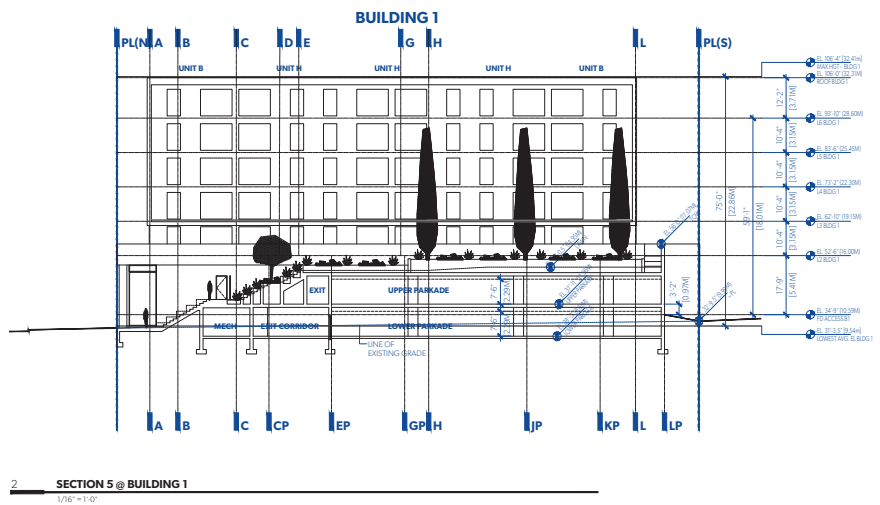
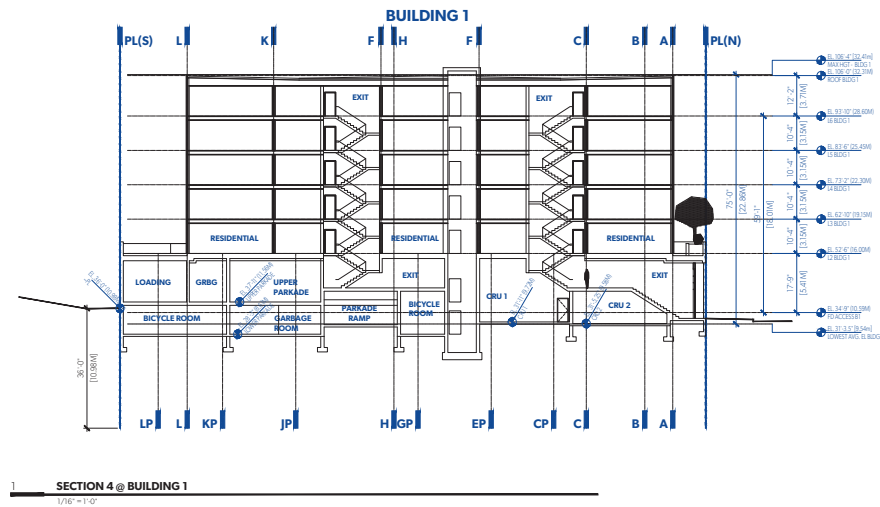
## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A300**  
LONG SECTIONS  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

262



**MGA**

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A301**  
BUILDING 1 SECTIONS  
2020-11-15

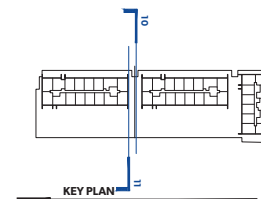
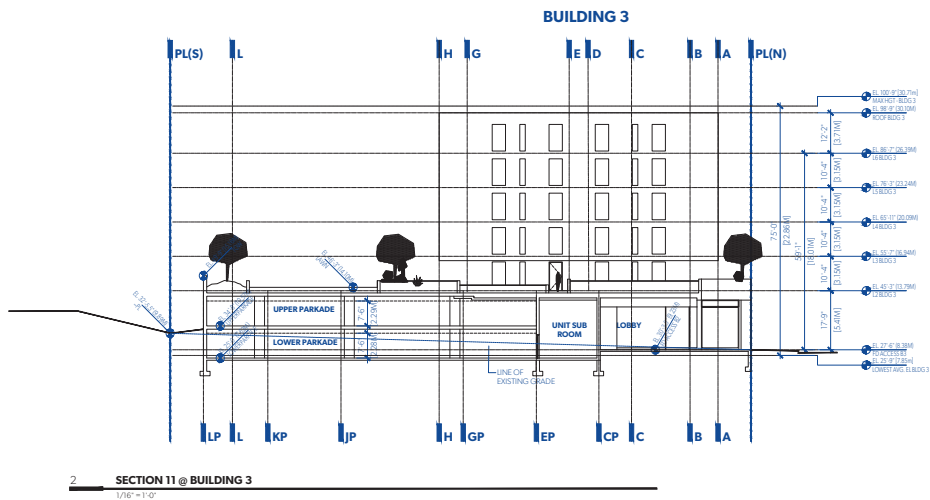
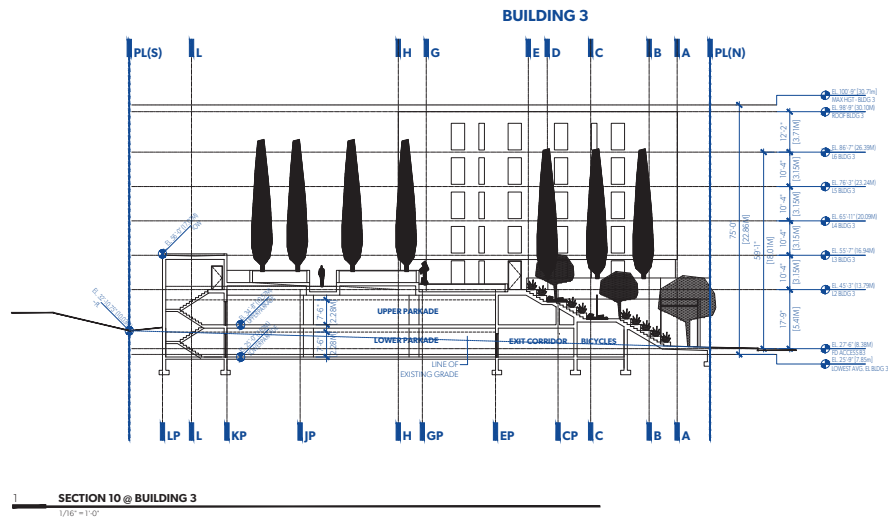






# Considered at the April 6, 2021 Council Meeting

265



**MGA**  
CANADA 111

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8



5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

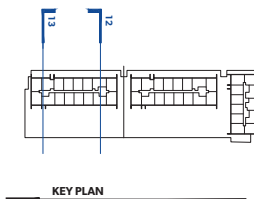
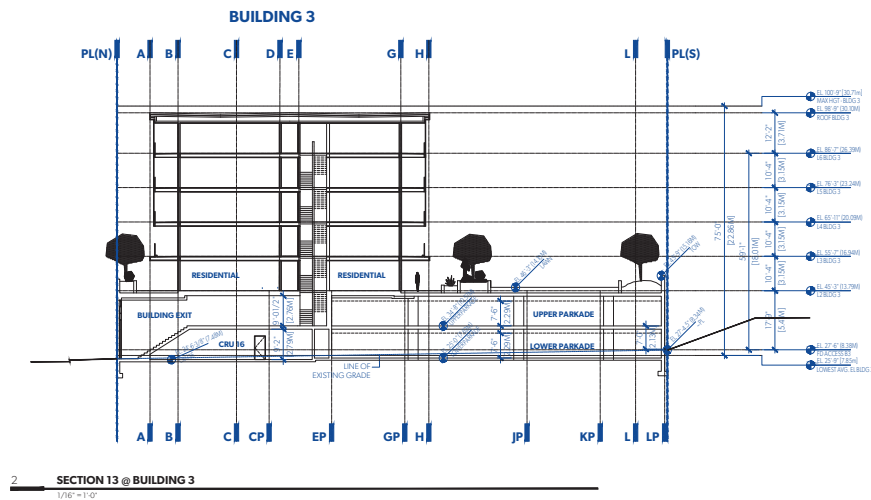
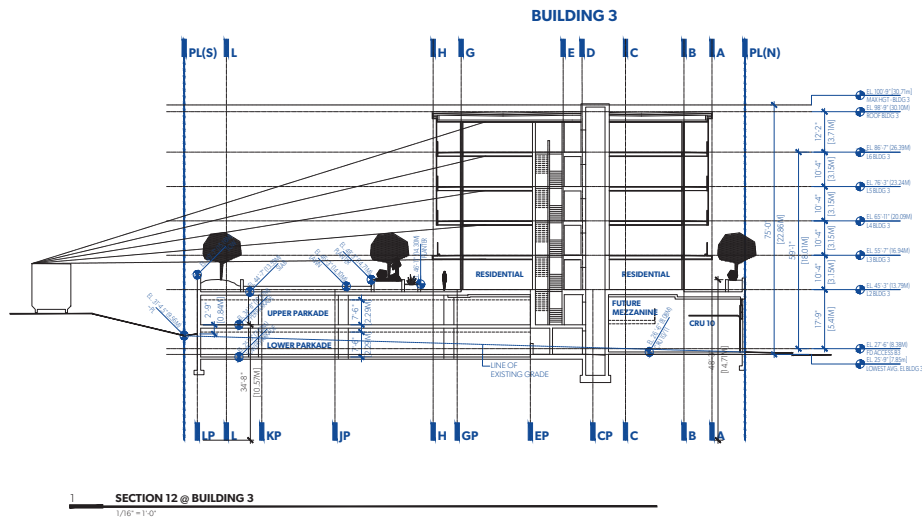
3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A304**  
BUILDING 3 SECTIONS  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

266

**MGA**  
CANADA LTD.



**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1P8



ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A305**  
BUILDING 3 SECTIONS  
2020-11-15

# Considered at the April 6, 2021 Council Meeting

267



**MGA**  
CONSULTANTS

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1P8

ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
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2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A400**  
UNIT PLANS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

268



1 ELECTRONIC AVENUE ELEVATION

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A810**  
3D RENDERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

269



1 NORTHEAST CORNER

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A811**  
3D RENDERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

270



1 PODIUM LANDSCAPE AMENITY SPACE

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
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ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A812**  
3D RENDERS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

271



1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A813**  
3D RENDERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

272



1 MURRAY STREET BUILDING 2 ELEVATION

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A814**  
3D RENDERS

2020-11-15

# Considered at the April 6, 2021 Council Meeting

273



1 REAR GARDEN VIEW

**MGA**  
MICHAEL GREEN ARCHITECTURE

**MICHAEL GREEN ARCHITECTURE**  
1535 W 3RD AVENUE,  
VANCOUVER BC  
CANADA V6J 1J8

5	2020-11-15	DP RESUBMISSION
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3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

## MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

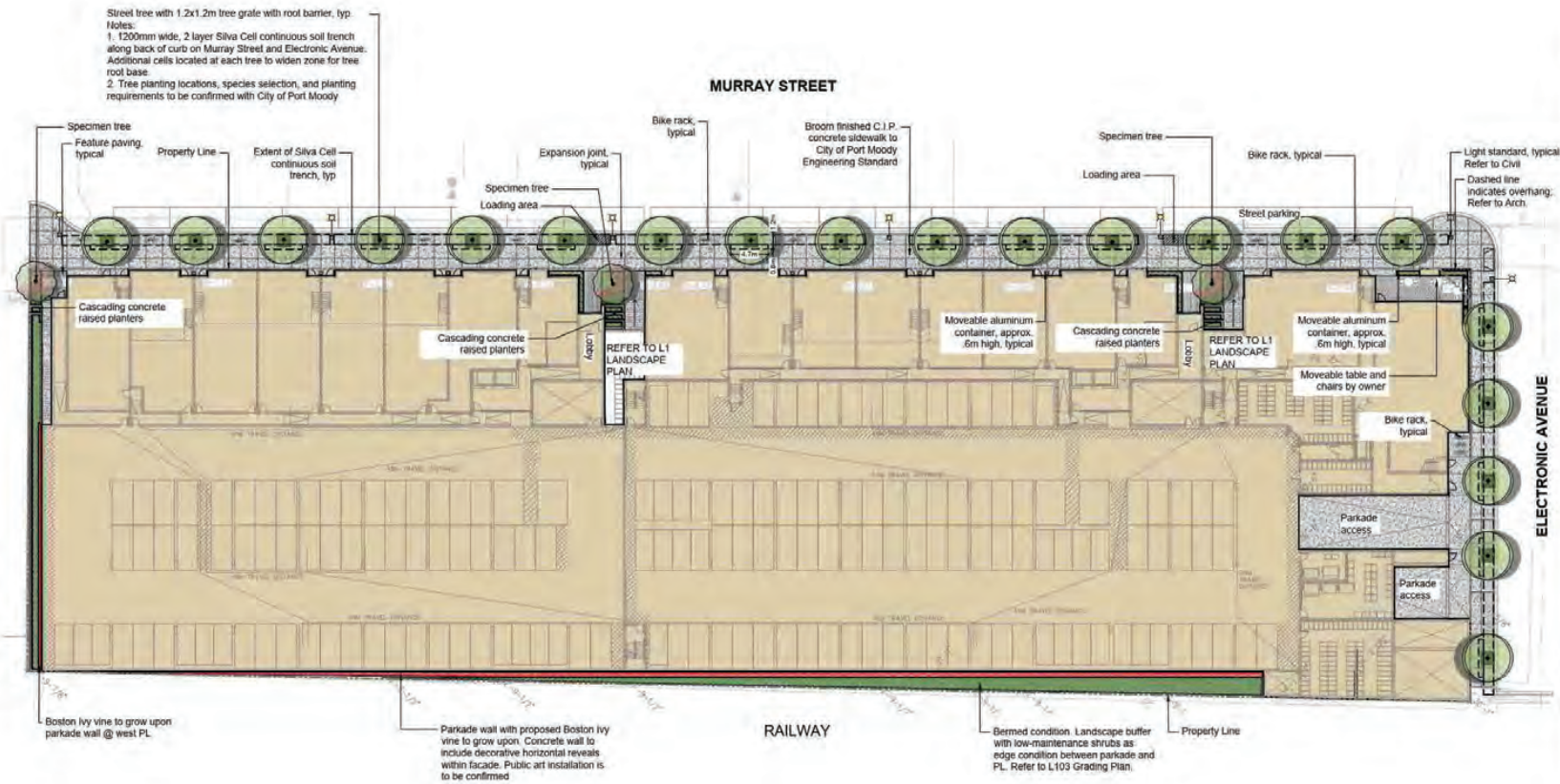
**A815**  
3D RENDERERS

2020-11-15



# Considered at the April 6, 2021 Council Meeting

274



**MGA**

**VDZ+A**  
PORT LANDSCAPE DESIGN GROUP INC. 1000 10th Avenue, Suite 100, Port Moody, BC V3H 2S1  
Tel: 604.947.1111 Fax: 604.947.1112

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER, BC  
CANADA V6J 1J8

7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-04	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE	DATE	DESCRIPTION
<b>MURRAY STREET</b>		
3015, 3033, 3053 MURRAY STREET PORT MOODY, BC 2019-012		

**L100**  
Parking P1 Landscape Plan

## OFFSITE TREE SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	QTY	SIZE	QTY
	Street Tree / Street Tree Location, species, and planting requirements to be confirmed with City of Port Moody			22

## TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY	SIZE	QTY
	Conifer hedge "tallies" / Red Kous Dogwood Uniform branching, nursery grown, dense tree, 1.5m (5') tall	3	8m gal.	3

## SITE FURNISHINGS

KEY	DESCRIPTION
	BIKE RACK Model: Green Bay Area (2019-2020) Manufacturer: Bay Area (2019-2020) Color: Green Size: 1.2m x 1.2m Qty: 10 (10 APPROXIMATE)
	MOVEABLE TABLE AND CHAIRS By owner
	MOVEABLE CONTAINER Model: Green Bay Area (2019-2020) Manufacturer: Bay Area (2019-2020) Color: Green Size: 1.2m x 1.2m Qty: 10 (10 APPROXIMATE)
	MOVEABLE CONTAINER Model: Green Bay Area (2019-2020) Manufacturer: Bay Area (2019-2020) Color: Green Size: 1.2m x 1.2m Qty: 10 (10 APPROXIMATE)

## HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CIP CONCRETE SIDEWALK Broom finish
	LINEAR CONCRETE UNIT PAVERS Fusion paving
	CRUSHED ROCK

## SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	SHRUB PLANTING See Critical Landscape Notes for Specification

1:200 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5



## 275





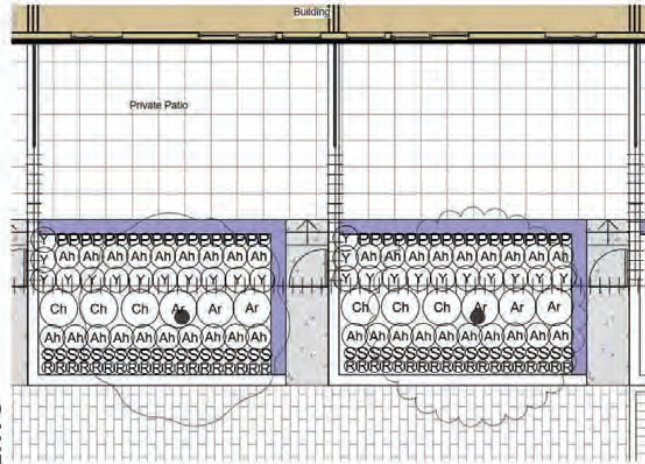
# Considered at the April 6, 2021 Council Meeting

276

PLANT SCHEDULE			
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
A	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	0.90m
Ah	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#3	0.60m
Bg	Buxus s. 'Green Velvet' / Boxwood	#3	0.45m
Ch	Choisya ternata 'Aztec Pearl' / Mexican Orange	#3	0.90m
lc	Ilex crenata 'Soft Touch' / Japanese Holly	#3	0.60m
Ha	Handina domestica 'Gulf Stream' / Gulf Stream Handina	#3	0.30m
Pa	Paclitima myrsinifolia / Oregon boxwood	#2	0.45m
Rh	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.90m
Sh	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m
Y	Taxus x media 'Hicksii' / Hicks Yew	1.2m HL	0.60m
Va	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#2	0.75m
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING
B	Blechnum spicant / Deer Fern	#2	0.45m
F	Polystichum munium / Western Sword Fern	#2	0.45m
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING
Cl	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0.60m
Ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.30m
Da	Deschampsia cespitosa 'Schottland' / Scottish Tufted Hair Grass	#1	0.45m
Ha	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0.30m
M	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.30m
Ph	Penstemon alpestris 'Harmeln' / Harmeln Dwarf Fountain Grass	#1	0.45m
Sa	Sesleria autumnalis / Autumn Moor Grass	#1	0.30m
GROUNDCOVER	BOTANICAL / COMMON NAME	CONT	SPACING
C	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	#2	0.45m
Ma	Mahonia nervosa / Dwarf Oregon Grape	#1	0.45m
P	Pachysandra terminalis 'Green Sheen' / Green Sheen Japanese Spurge	#1	0.30m
R	Rubus corymbosus 'Emerald Carpet' / Creeping Raspberry	#1	0.30m
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING
Aa	Agapanthus africanus / Lily of the Nile	#1	0.30m
An	Anemone x hybrida 'Whirlwind' / Hybrid Japanese Anemone	#1	0.45m
Ec	Euphorbia characias wulfenii / Evergreen Spurge	#1	0.30m
Hr	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.60m
Li	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m
La	Liriodendron 'Big Blue' / Creeping Lily Turf	#1	0.30m
VINES	BOTANICAL / COMMON NAME	CONT	SPACING
Cle ar2	Clematis armandi / Evergreen Clematis	#2	0.75m
Par 1/2	Parthenocissus tricuspidata / Boston Ivy	#2	0.75m

General Notes:  
 1. Assume soil depths of min 150mm for sod, 450mm for shrub beds and 900mm around trees.  
 2. All landscaping, stock and planting must meet the latest Canadian Landscape Standards.  
 3. Irrigation is required for all plantings.  
 4. Regular maintenance is required for all plantings. Gates are provided between private balconies to facilitate maintenance.

## PLANTING STYLE PRECEDENTS



1 TYPICAL GARDEN SUITE PLANTING  
Scale 1:100



## HABITAT PLANTING

The planting design for the Murray project reinforces the strict geometries in the building facade with a series of linear hedgerows. These bands allow us to frame the different gathering spaces in unique ways, creating distinct and memorable planting experiences within each room. The plantings will also be used to signify transitions between the different social amenity spaces, assisting users with wayfinding.

Plants will be grouped by species, allowing us to experiment with varying textures, colours, and heights within the banding. For example, the yellow-green foliage of Choisya ternata will provide the backdrop for rows of white-flowering Anemone 'Whirlwind', the dark green fronds of Polystichum munium, the frothy flowers of Heuchera, and the dark, glossy leaves of Sarcococca hookeriana humilis. All plantings will be complemented by plumes of ornamental grasses, including tall Calamagrostis and Miscanthus, and the shorter native Deschampsia.

These linear bands create visual coherence and a sense of order, but they can also become strong habitat hedgerows providing floral and nesting resources for wildlife. We have selected plants which will provide overlapping bloom time for pollinators and other beneficial insects. For example, Azalea, Mahonia, and Rhododendron provide important early-spring floral resources, and Lavandula, Anemone, and Agapanthus are long-flowering and will provide floral resources into the fall. In addition to pollinators, some of the larger shrubs (Arbutus, Vaccinium) will create hedgerows which might be used by songbird species.

### Pollinator habitat:

Agapanthus africanus  
 Anemone x hybrida 'Whirlwind'  
 Azalea japonica 'Hino White'  
 Choisya ternata  
 Cotoneaster dammeri  
 Lavandula angustifolia  
 Linum catharticum  
 Mahonia nervosa  
 Paxistima myrsinites  
 Rhododendron 'Ramapo'  
 Rubus corymbosus  
 Vaccinium ovatum

### Native plants:

Blechnum spicant  
 Polystichum munium  
 Deschampsia cespitosa  
 Mahonia nervosa  
 Paxistima myrsinites  
 Vaccinium ovatum

## COLUMNAR TREES



## PLANTING PALETTE



MGA

**VDZ+A**  
 VANDERKAM DESIGN & ARCHITECTURE  
 10501 101st Avenue SE  
 Suite 100  
 Richmond, BC V6V 1K1  
 Tel: 604.273.1111  
 Fax: 604.273.1112  
 www.vdz.ca

MICHAEL GREEN ARCHITECTURE  
 1535 W 3RD AVENUE  
 VANCOUVER BC  
 CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

### MURRAY STREET

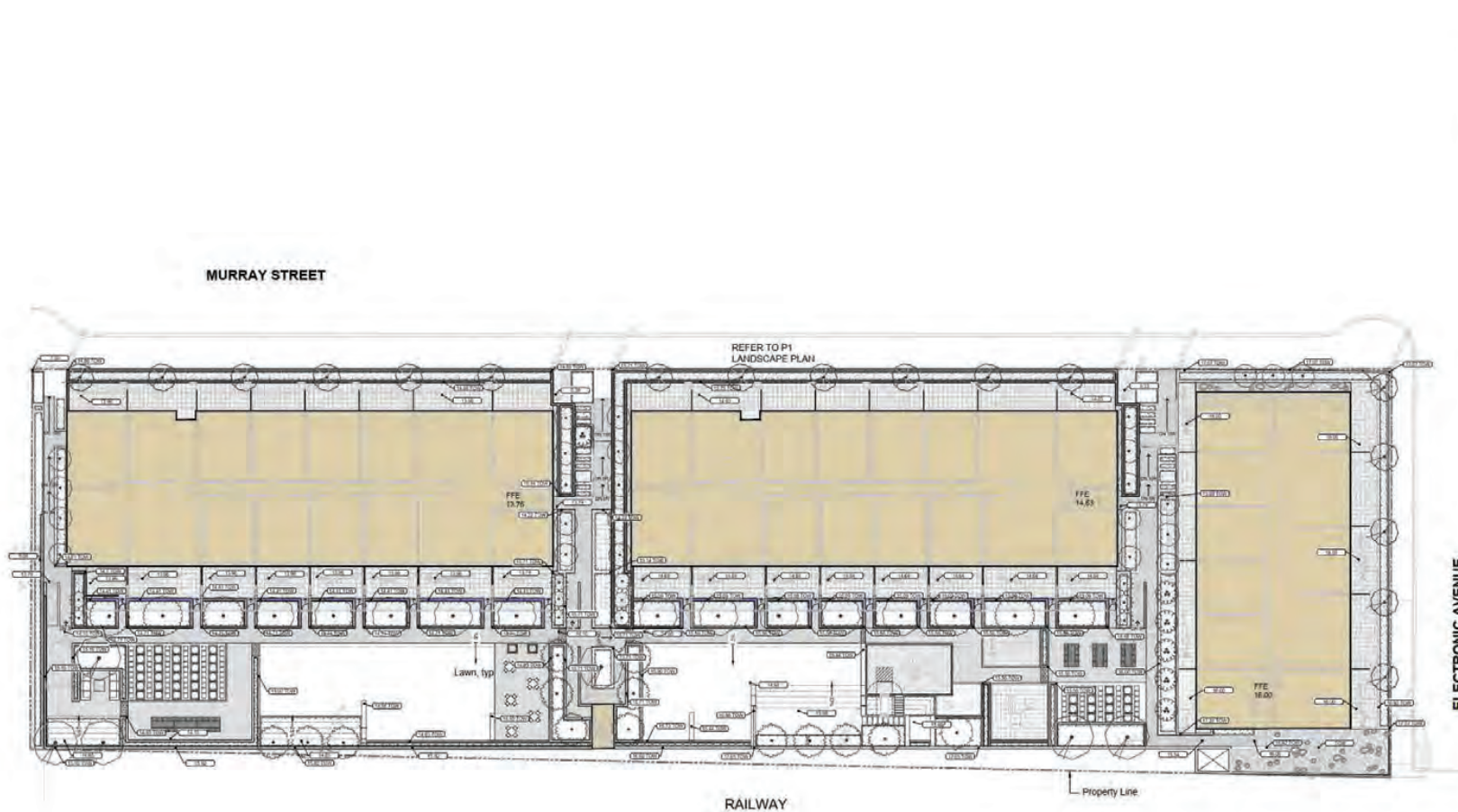
3016, 3030, 3050 MURRAY STREET  
 PORT MOODY, BC  
 2018-012

## L102 Planting List



# Considered at the April 6, 2021 Council Meeting

277



## GRADING

KEY	DESCRIPTION
	PROPOSED GRADE
	PROPOSED TOP OF STEP
	PROPOSED TOP OF WALL

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

MGA

**VDZ+A**  
PORT LANSBY STUDYING DESIGN PRASADY STUDYING  
1000 Burr Street 3rd Floor  
Vancouver, BC V6J 1G1  
Tel: 604.681.1111 Fax: 604.681.1112

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8

- 7 2020-12-01 RE-ISSUED FOR DP
- 6 2020-06-08 ISSUED FOR DP / REZONING
- 5 2019-12-18 ISSUED FOR DP / REZONING
- 4 2019-12-10 DRAFT FOR REVIEW
- 3 2019-11-22 ISSUED FOR DP / REZONING
- 2 2019-11-01 DP COORDINATION
- 1 2019-10-04 100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

**MURRAY STREET**

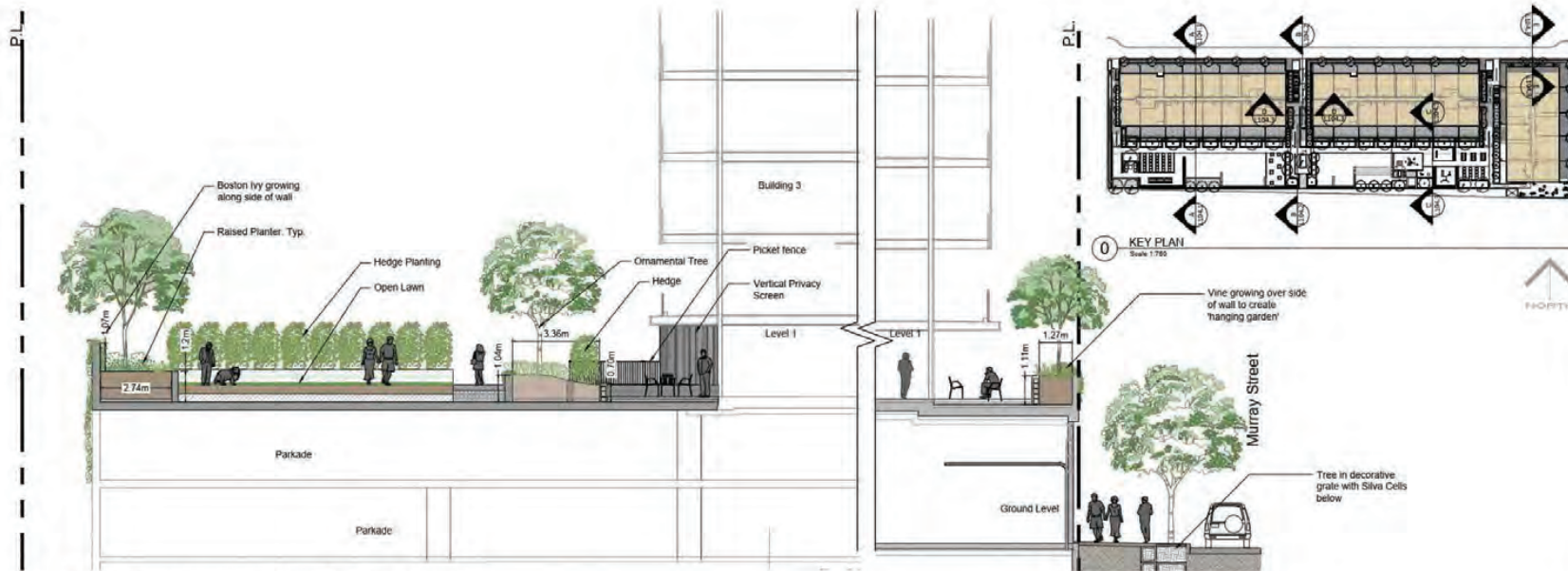
2015, 2020, 2023, 3053 MURRAY STREET  
PORT MOODY, BC  
2015-012

**L103**

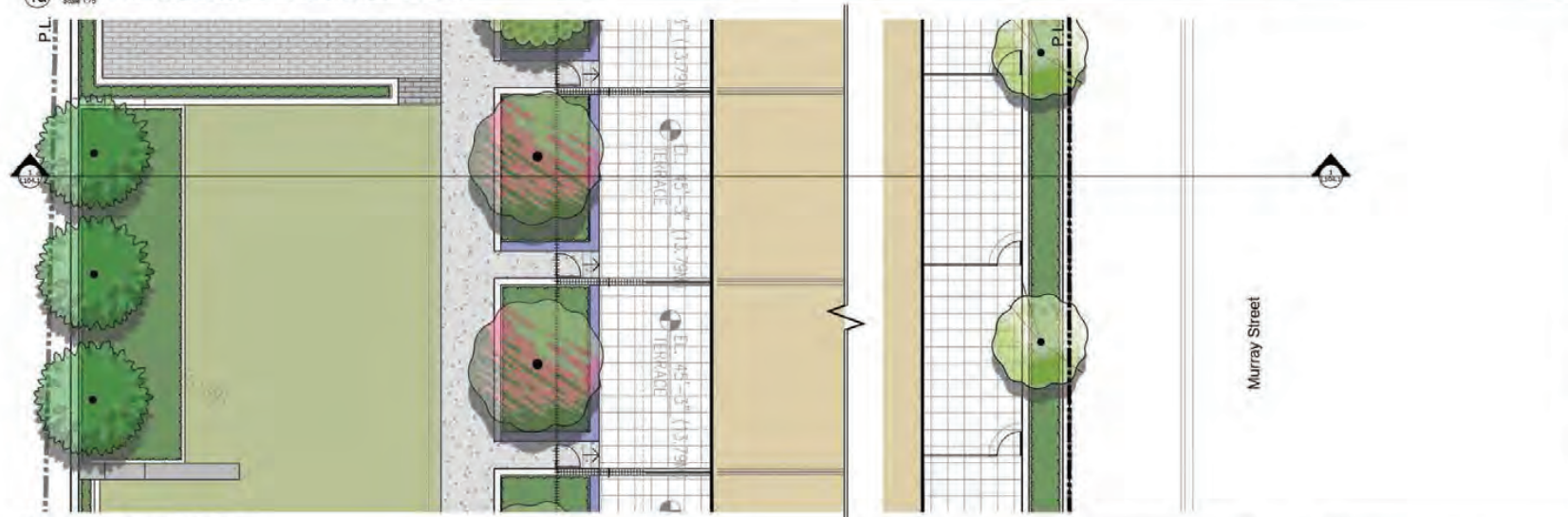
L1 Grading Plan

# Considered at the April 6, 2021 Council Meeting

278



1a SECTION A - SECTION THROUGH GREAT LAWN + MURRAY ST. FRONTAGE  
Scale 1:75



1b PLAN VIEW THROUGH SECTION A  
Scale 1:75

MDA

**VDZ+A**  
PORT LANDSCAPE ARCHITECTURE  
2050 RICHMOND STREET  
VANCOUVER, BC  
V6J 1B8

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER, BC  
CANADA V6J 1B8

7	2020-12-01	RE-ISSUED FOR DP
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5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

3015, 3023, 3053 MURRAY STREET  
PORT MOODY, BC  
2019-012

**L104.1**

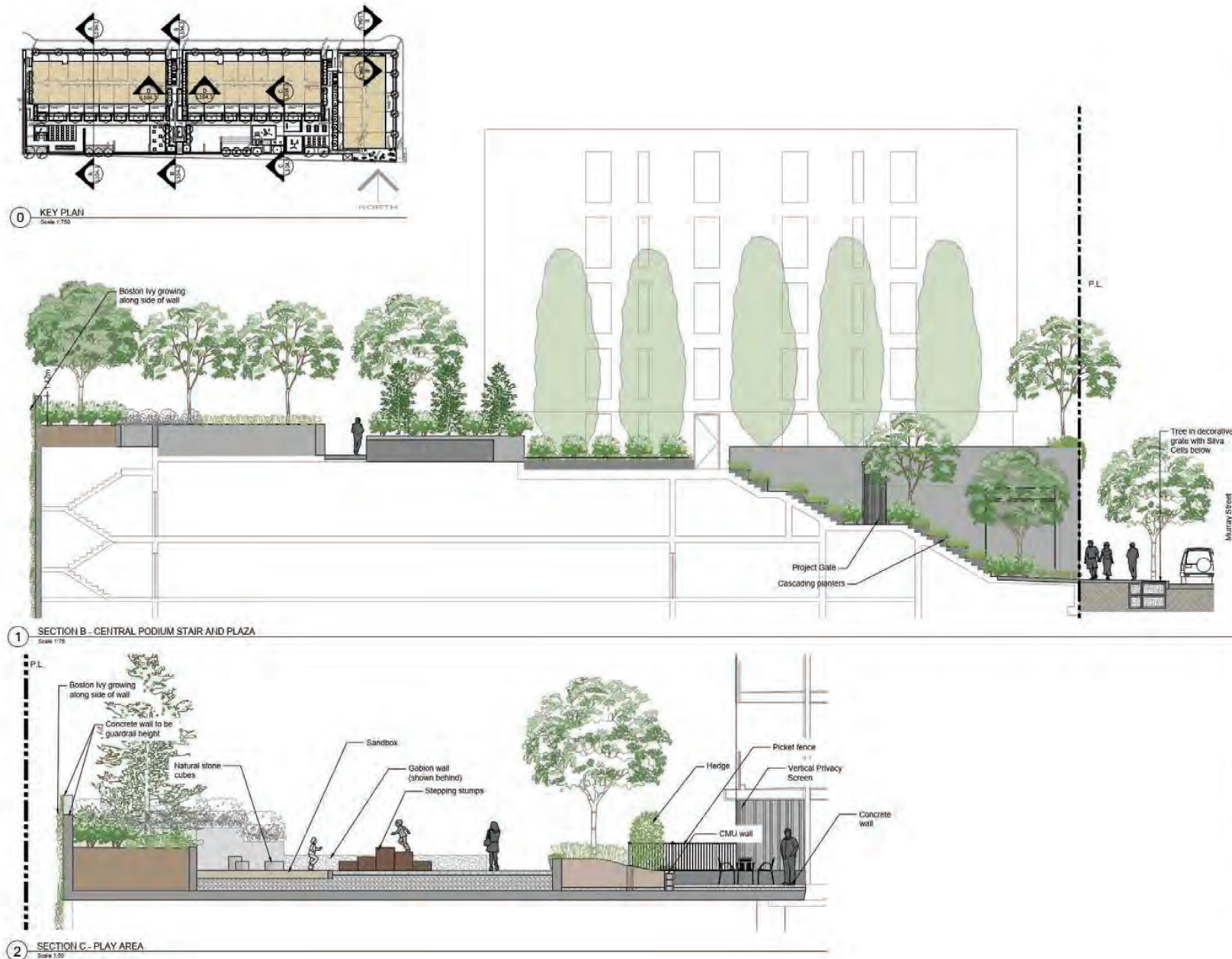
Landscape Sections

1:75



# Considered at the April 6, 2021 Council Meeting

279



MG

**VDZ+A**  
PORT LANDSCAPE DESIGN INCORPORATED PLANNING SERVICES  
255-8033 Church St. 200 800 Kingway  
Vancouver, BC V6J 1G6  
Phone: 604-681-1111 Fax: 604-681-1112

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8

7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

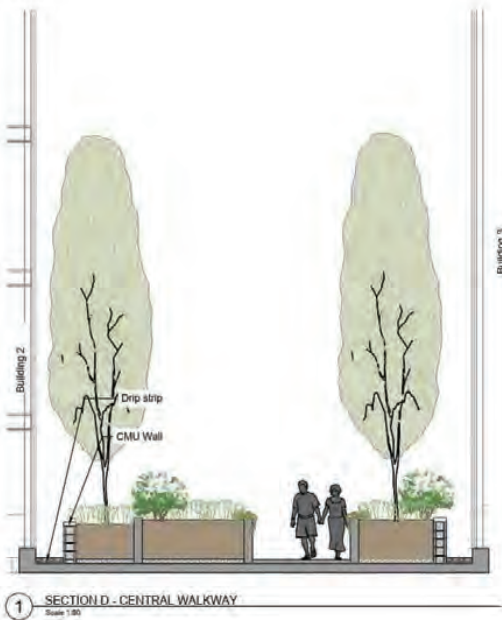
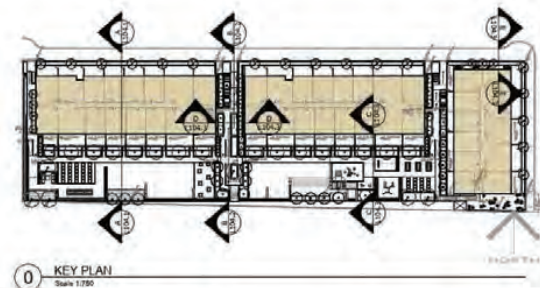
3015, 3033, 3053 MURRAY STREET  
PORT MOODY, BC  
2019-012

**L104.2**

Landscape Sections

# Considered at the April 6, 2021 Council Meeting

280



MG

**VDZ+A**  
APRIL LANDSCAPE DESIGN INCORPORATED  
200-1111 DOWNSIDE BLVD  
VANCOUVER, BC V6L 1A1  
TEL: 604.681.1111 FAX: 604.681.1112  
WWW.VDZ+A.CA

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER, BC  
CANADA V6J 1J8

7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
5	2019-12-18	ISSUED FOR DP / REZONING
4	2019-12-10	DRAFT FOR REVIEW
3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

3015, 3023, 3053 MURRAY STREET  
PORT MOODY, BC  
2018-012

**L104.3**

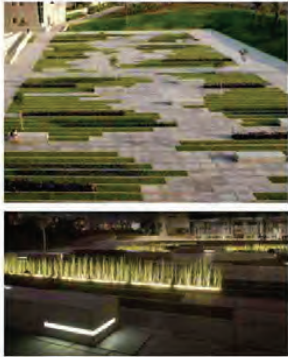
Landscape Sections



# Considered at the April 6, 2021 Council Meeting

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## FORMING CHARACTER



BANDING



LINEAR FORMS



BOLD VEGETATION

## FURNISHINGS + AMENITIES



LOUNGE AREA



URBAN AGRICULTURE



OUTDOOR FITNESS

## MATERIALS + ELEMENTS



CHARCOAL BANDING



SLABS IN GRANULAR



FIRST NATIONS ART



SLOPED LAWN



CONCRETE UNIT PAVING



CATERNARY LIGHTS



HARVEST TABLE



EMBANKMENT SLIDE



TREE GRATE



GABION WALL

MG  
A

**VDZ+A**  
PORT LANDSCAPE ARCHITECTURE + PLANNING  
100-1011 DUNDAS ST. W. 3RD FLOOR  
VANCOUVER, BC V6E 2K6  
604.682.0021

MICHAEL GREEN ARCHITECTURE  
1535 W 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8

ISSUE	DATE	DESCRIPTION
7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
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3	2019-11-22	ISSUED FOR DP / REZONING
2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

### MURRAY STREET

3015, 3023, 3093 MURRAY STREET  
PORT MOODY, BC  
2018-012

### L105

Precedent Images



# Considered at the April 6, 2021 Council Meeting

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## City of Port Moody

### Bylaw No. 3303

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of three mixed-use buildings containing light industrial and commercial uses on the ground floor/mezzanine and residential uses above, all over a common underground/podium parking structure at 3015-3093 Murray Street.

The Council of the City of Port Moody enacts as follows:

#### 1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82)”.

#### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Light Industrial (M1) to Comprehensive Development Zone 82 (CD82):

Lot 78 District Lot 190 Group 1 New Westminster District Plan  
NWP46958  
006-138-616;

Lot 6 Except: Firstly: The East 20 Feet (Plan With Bylaw Filed 37048)  
Secondly: Part Subdivided By Plan 44466 Thirdly: Part Subdivided By  
Plan 46958; District Lot 190 Group 1 New Westminster District Plan 6245  
011-179-805; and

Lot 71 District Lot 190 Group 1 New Westminster District Plan 44466  
007-444-176

as shown on the location map in Schedule A of this Bylaw.

# Considered at the April 6, 2021 Council Meeting

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- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following definitions to section 4:

“ARTIST STUDIO” means the use of a premises for the production or instruction of: dance or live music involving amplified sound; moving or still photography or video which may involve on-site film processing; painting, drawing, pottery, or sculpture which may involve the use of fibreglass, epoxy, and other toxic or hazardous materials; or one or more of the following processes: welding, woodworking, or spray painting.

“LOW IMPACT LIGHT INDUSTRIAL USE” means the manufacturing (including “Table-Top Manufacturing”), fabricating, assembling, storage (excluding public storage), wholesaling, and distribution of goods, film and television production, information technology services, and excludes vehicle and heavy equipment servicing, the wrecking or salvaging of materials or things, metal fabricating and bulk materials processing.

“TABLE-TOP MANUFACTURING” means the research and development and manufacturing associated with electronic and consumer products which may be located in a Building containing Residential use subject to the provisions of the B.C. Building Code.

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD82 to Schedule D:

“CD82. Comprehensive Development Zone (CD82)

## CD82.1 Intent

The intent of this zone is to facilitate the development of one mixed-use building containing low impact light industrial and commercial uses on the ground floor/mezzanine level, and two residential apartment buildings and one market/affordable rental building, all over a common underground/podium parking structure. The development allows for a total maximum of 215 residential units and approximately 2,900m<sup>2</sup> (31,245ft<sup>2</sup>) of low impact light industrial/commercial space.

## CD82.2 Permitted Uses

The following uses are permitted in the CD82 Zone:

### a) Principal Use

- (1) Apartment;
- (2) Artist Studio;
- (3) Artist Studio – Type A;
- (4) Child Care;
- (5) Civic;
- (6) Commercial Athletic and Recreation;
- (7) Community Care;
- (8) Entertainment;

# Considered at the April 6, 2021 Council Meeting

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- (9) Hotel;
- (10) Low Impact Light Industrial Use;
- (11) Office;
- (12) Personal Service;
- (13) Restaurant;
- (14) Retail Food Service;
- (15) Retail; and
- (16) Work-Live.

## b) Secondary Use

- (1) Home Occupation – Type A.

### CD82.3 Conditions of Use

CD82.3.1 Apartment use shall not be permitted on the first storey.

CD82.3.2 Low Impact Light Industrial Uses are subject to the following:

- a) All use and Accessory use thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities;
- b) There is no bulk storage or processing of lime, fertilizer, toxic or corrosive chemicals and acids, flammable liquids or solids, explosives, compressed gas, scrap materials, junk, wood, metal or other waste, fungicides, herbicides, pesticides, paint, varnish, oil, shellac, turpentine, petroleum, bitumen, or tar products, or their derivatives;
- c) There is no bulk materials handling, wrecking, or salvaging of goods and materials, nor the production, refining, processing, or storage of Dangerous Goods as regulated and defined under any Provincial or Federal Act; and
- d) Nothing shall be done which is or shall become an annoyance or nuisance to the surrounding areas by reason of unsightliness nor by the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

# Considered at the April 6, 2021 Council Meeting

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## CD82.4 Floor Area Ratio (FAR)

The maximum permitted Floor Area Ratio in the CD82 Zone shall not exceed 2.3.

## CD82.5 Building Height

Buildings in the CD82 Zone shall not exceed six storeys or 23m, whichever is less.

## CD82.6 Setbacks

Minimum setbacks in the CD82 Zone shall be in accordance with the plans included as Schedule B of Bylaw No. 3303.

## CD82.7 Parking

A total of 355 Parking Spaces in the CD82 Zone shall be provided with the following allocations:

- (a) 228 residential spaces (1.06) spaces per residential dwelling unit);
- (b) 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and
- (c) 94 industrial/commercial parking spaces.

Accessible Parking: a total of 8 accessible parking spaces shall be provided.

A total of 347 bicycle parking spaces shall be provided, with the following allocations:

- (a) 323 long-term residential spaces;
- (b) 18 short-term residential spaces;
- (c) 4 long-term industrial/commercial spaces; and
- (d) 6 short-term industrial/commercial spaces.

## CD82.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

## CD82.9 Common Amenity Space

Amenity spaces in the CD82 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor amenity area is 346m<sup>2</sup>; and
- (b) The minimum amount of outdoor amenity area is 3,176m<sup>2</sup>."

# Considered at the April 6, 2021 Council Meeting

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## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map; and
- Schedule B – Building Setbacks.

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

**Read a first time** this \_\_\_ day of \_\_\_\_, 2021.

**Read a second time** this \_\_\_ day of \_\_\_\_, 2021.

**Read a third time** this \_\_\_ day of \_\_\_\_, 2021.

**Adopted** this \_\_\_ day of \_\_\_\_, 2021.

---

R. Vagramov  
Mayor

---

D. Shermer  
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3303 of the City of Port Moody.

---

D. Shermer  
Corporate Officer



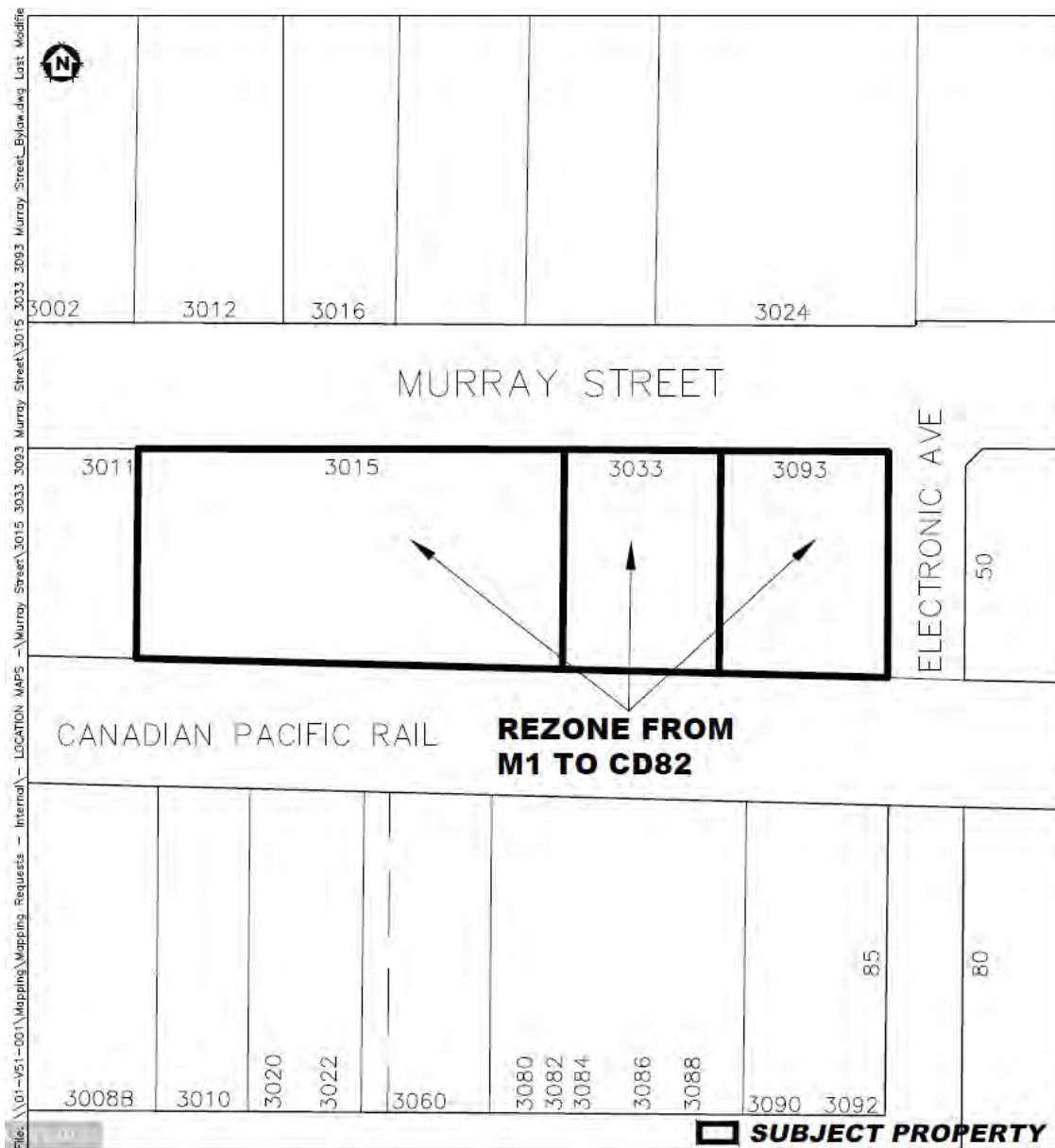
# Considered at the April 6, 2021 Council Meeting

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## Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82).

\_\_\_\_\_  
Corporate Officer



## 288

## Technical Memorandum

**To:** Gerry Reibling, Mosaic Homes Inc.  
**From:** Donna Howes, P.Eng., FEC, Howes Technical Advantage Ltd.  
**Date:** August 19, 2020  
**Re:** **Murray Street Development, Port Moody, BC:  
- 3009-3011 Murray Street - Future access review**

### 1. Introduction

This memorandum provides advice regarding the future access to lots 3009-3011 Murray Street, Port Moody BC. This advice is being prepared as part of the rezoning application for the adjacent Murray Street Development on lots 3033, 3093 and 3015 Murray Street.

The question of the future access to lots 3009-3011 Murray Street (the site) was raised by City of Port Moody staff with the concern that these lots may be orphaned as a result of the Slaughterhouse Creek upgrade to the west of the site. The existing site has a current access onto Murray Street.

### 2. Access Review

The site has been reviewed by Michael Green Architects (MGA) to assess the possible size and massing of a proposed future development on these lots. The proposal includes one access off Murray Street. This is shown in **Attachment 1**.

The Murray Street road alignment was reviewed between Electronic Avenue to the east and Hugh Street to the west. The road improvements on the frontage of the Murray Street Development are such that there will be one general purpose lane in each direction, a parking lane on each side and a central painted median. The intersection of Electronic Avenue/Murray Street will be signalized in the future. The intersection of Hugh Street/Murray Street is located approximately 470m from the intersection of Electronic Avenue/Murray Street. This is shown in **Figure 1**.

The proposed future access is located equidistant between Electronic Avenue and Hugh Street. The painted median along the frontage of the mixed use development can be extended west to allow for a shared turning lane or a designated left turn bay.

This access will allow clear sightlines into the site and with sufficient roadway to allow a turn lane for left turning vehicles into the site. The new signal at the Park East Access, to the west of Hugh Street, and the proposed signal at Electronic Avenue will provide gaps for vehicles exiting the site.

### 3. Summary

The site is located equidistant between two existing intersections of Murray Street and is ~ 230m from each intersection. There is sufficient road space on Murray Street to provide a westbound left turn bay in the future. With the installation of traffic signals at Electronic Avenue and Park East Access, the operation will provide gaps in the traffic flow on Murray Street for exiting traffic. A future access onto Murray Street is feasible and supportable.

# Considered at the April 6, 2021 Council Meeting

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3009-3011 Murray St – Access Review



Figure 1: Site Location, Murray Street



# Considered at the April 6, 2021 Council Meeting

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3009-3011 Murray St – Access Review

## 4. Conclusion

The assessment was undertaken to provide advice for a future access for 3009-3011 Murray Street in relation to the Murray Street Development. This review revealed that a future access onto Murray Street is feasible and supportable.

Respectfully submitted,



Donna Howes, P.Eng., FEC



Certified by Engineers and Geoscientists of BC

This report was prepared by Howes Technical Advantage Ltd. for Mosaic Homes Inc. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.



# Considered at the April 6, 2021 Council Meeting

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3009-3011 Murray St – Access Review

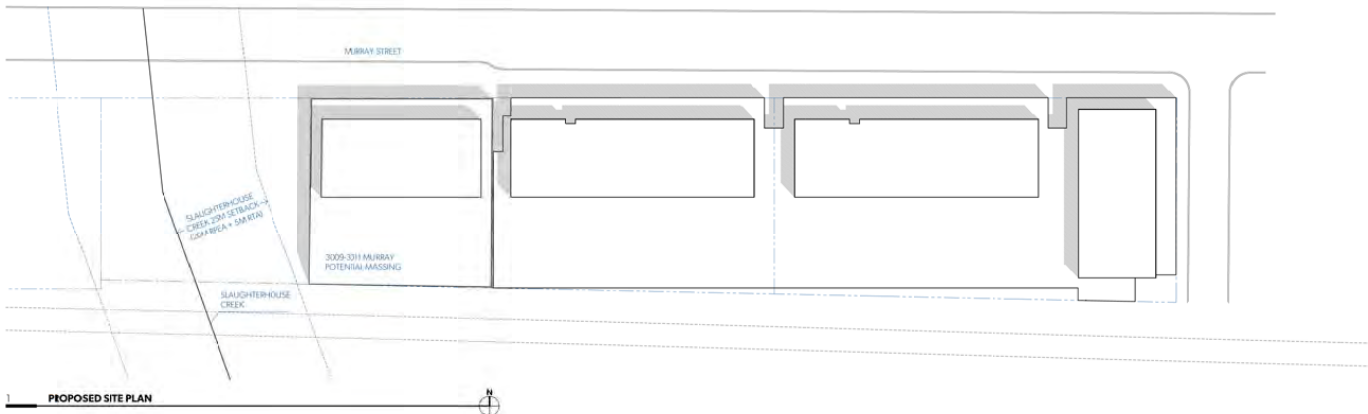
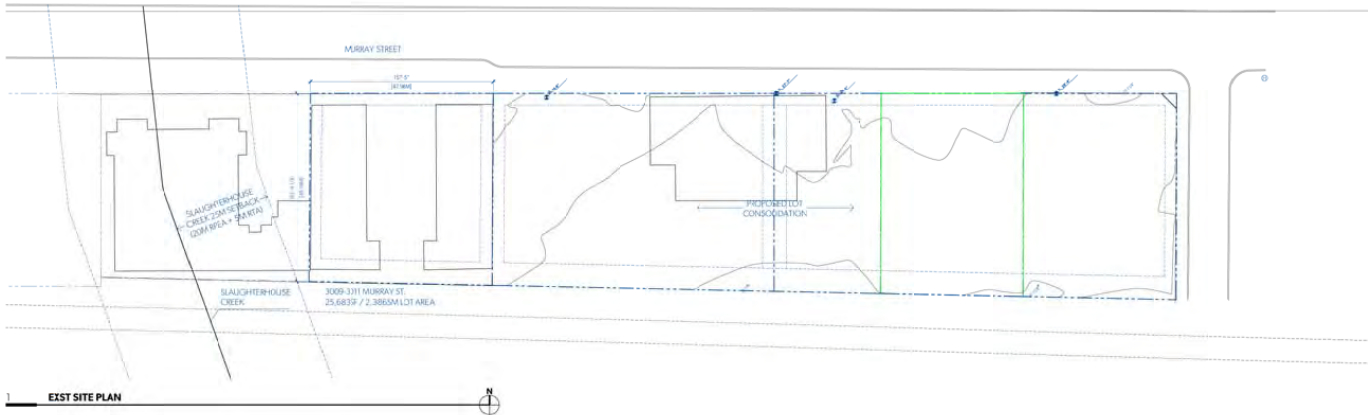
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## **ATTACHMENT 1 MGA Drawings**

DRAFT

# Considered at the April 6, 2021 Council Meeting

293



**MGA**

**MICHAEL GREEN ARCHITECTURE**  
1535 W 2ND AVENUE  
VANCOUVER BC  
CANADA V6J 1H1

ISSUE	DATE	DESCRIPTION
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2019-02-06	AREA CALC	
2019-02-18	AREA CALC	
2019-06-17	AREA CALC	

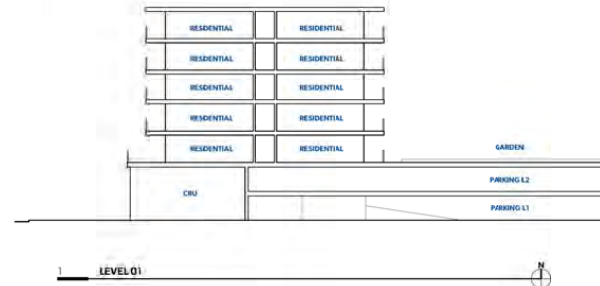
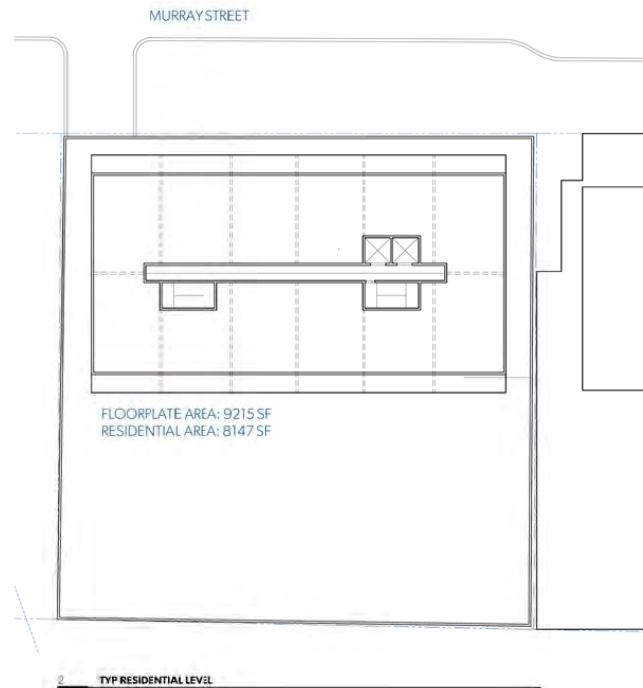
## MURRAY STREET PROJECT

3015, 3023, 3001 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A051**  
ORPHAN LOT  
FEASIBILITY STUDY  
2019-12-18

# Considered at the April 6, 2021 Council Meeting

294



**MGA**

**MICHAEL GREEN ARCHITECTURE**  
1535 W 2ND AVENUE  
VANCOUVER BC  
CANADA V6J 1H1

ISSUE	DATE	DESCRIPTION
200902-18	AREA CALC	
200902-06	AREA CALC	
200902-18	AREA CALC	
200906-17	AREA CALC	

**MURRAY STREET PROJECT**

3015, 3033, 3001 MURRAY STREET  
PORT MOODY, BC V3H 1X3  
2018-012

**A052**  
ORPHAN LOT  
FEASIBILITY STUDY  
2019-12-18

## Mixed-Use Sustainability Report Card

### Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Sustainability involves stewardship of land and environmental resources, as well as green building and a focus on design elements that bring people together and help communities flourish economically, socially, and culturally. Port Moody encourages innovative thinking in community design to achieve a more sustainable community.

To this end, the Report Card is a requirement for rezoning, development permit, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values: these measures are used to evaluate development proposals. The Report Card is intended to be a summary of overall project sustainability. It is a tool to be integrated with all other development approval requirements.

### Process

There are six steps to follow in completing the Sustainability Report Card process:

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a weblink to [portmoody.ca/SRC](http://portmoody.ca/SRC) where you can find a fillable PDF version of the Report Card.
2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.
3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff ([sustainabilityreportcard@portmoody.ca](mailto:sustainabilityreportcard@portmoody.ca)) or deliver to City Hall Planning Department at 100 Newport Drive, along with a completed land use application.
4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.
5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.
6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

### Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.
- Some measures are marked 'EARLY STAGE'. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

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Italicized words are in the [Glossary](#) at the back of this document.

# Considered at the April 6, 2021 Council Meeting

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- Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.
- Italicized terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

## Scoring

- Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.
- Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.
- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.
- Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

## Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the kind of information required for a typical development application. However, to ensure accountability, you can expect the City to request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability measures. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

## Public Information

The public may request a review of any completed Report Card related to a development application. Copies of the Report Card are maintained by the Planning Division. The Development Services Department makes Report Cards available following completion of the project.

## Property and Applicant Information

Applicant Mosaic Murray Master Holdings Ltd	Telephone 604-685-3888	Email adrien.herberts@mosaichomes.com
Registered Owner Chris White	Project Address 3015, 3033, 3093 Murray St	
Proposed Use Mixed-use		

Total Floorspace **21,220** m<sup>2</sup>



# Considered at the April 6, 2021 Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>297</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Arts

#### Performance Measure Description and Scoring

C1 Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).

**OR** Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

See links in Resources under "Examples of Good Public Art".

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

If **yes**, describe:

Mosaic will be providing a public art contribution fund in sum of .05% of construction cost as per the City of Port Moody's public art corporate policy that will go towards the Artwork reserve. The proposal also includes a art installation / mural on the parkade wall (value and scope to be determined). Interim art on site fencing will wrap the site during the course of construction and approval process. Publicly accessible art intended, location and form to be developed throughout approvals process.

Public Art Consultant:  
TBD

Plan reference:  
A810 + A811 + L105

#### Staff Comments

Bonus Score  /1 Score  /3

## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Arts

#### Performance Measure Description and Scoring

C2 Project supports Port Moody's desire to be a "City of the Arts" by integrating artistic design into the site or building form or functionality (2 points).

Examples:

- Creative stormwater management features.
- Creative interaction of the project with the public.
- Artistic panels in entry foyer.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

The project has integrated artistic design by incorporating materials that highlight the sites industrial history. Further, the architectural expression draws from the existing industrial material palette along Murray Ave (cladding, steel) into the landscape features (eg. corrugated steel, wood rails and door surround for residential lobbies, exposed texture concrete found in railway and forestry industry) to bring a new and exciting architecture to Port Moody.

Plan reference:  
A205 + A810 + L104.3

#### Staff Comments

Score  /2

# Considered at the April 6, 2021 Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>298</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

#### Performance Measure Description and Scoring

C3

Project includes reusing an existing heritage structure with heritage value through *heritage restoration* or *heritage rehabilitation* (4 points).

Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location.

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: [historicplaces.ca](http://historicplaces.ca)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: N/A	Staff Comments
Plan reference:	

Score  /4

## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

#### Performance Measure Description and Scoring

C4

Project includes a *statement of significance* prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable).

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: [historicplaces.ca](http://historicplaces.ca)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title: N/A	Staff Comments
Heritage Consultant:	

Bonus Score  /2

Score  /2

# Considered at the April 6, 2021 Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>299</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

#### Performance Measure Description and Scoring

C5

Project salvages materials or artefacts from a historic place, or reuses materials or artefacts from architectural/landscape salvage in a manner which supports the authenticity of the site's *character-defining elements*.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: N/A	<b>Staff Comments</b>
Plan reference:	

Score N/A /3

## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Arts

#### Performance Measure Description and Scoring

C6

Project designates space for the arts or creative enterprise to be retained for the lifetime of the project.  
 Ex. artist studio, gallery space, dance studio, indoor/outdoor theatre, live-work units, plaza, etc.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<input type="text"/> meters <sup>2</sup> / <input type="text"/> feet <sup>2</sup>	<b>Staff Comments</b>
Description of space: The project provides a large amenity courtyard space that could be utilized for outdoor art events, small scale performances or pop up outdoor cinema.  The commercial and industrial space could be used for arts related to businesses such as an art gallery, dance studio, craft tasting room(s).	

Score 1 /4

# Considered at the April 6, 2021 Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>300</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Complete Community Elements

#### Performance Measure Description and Scoring

C7

Project improves the *streetscape* beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's *beautification* impact.

Examples:

- Restores the frontage of an existing building in Historic Moody Centre.
- Proposes artistic paving treatments in the public realm.
- Adds creativity to functional elements of the *streetscape*.
- Benches, bike rack, planter, lighting, etc. upgrades.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

The proposed ground floor commercial retail space proposed along Murray St will create a pedestrian friendly sidewalk that will activate the streetscape and allow for greater accessibility to everyday shopping. The sidewalk will include landscaping elements that will create both a functional and pleasing environment. Further, the sidewalk will reduce the reliance on vehicle transportation and will support greater accessibility to every day shopping needs. The variety of shops provided along the ground floor will offer a mix of uses and provide a range of services to the public. In addition, the bike path, upgraded lighting and contribution to the intersection at Murray St and Electronic will further enhance the streetscape.

Plan reference:

L104.3, A202, A203, A810

Staff Comments

Score 0.5 /2

## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

#### Performance Measure Description and Scoring

C8

Project will apply to be added to the City's Heritage Register.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

☐ Yes ☐ No ☒ N/A

Details:

N/A

Staff Comments

Score N/A /3

# Considered at the April 6, 2021 Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>301</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Innovation

#### Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

The landscape and architectural design allows artists to work in both indoor and outdoor private spaces, such as the large balconies. Or, the option to work among other artists is supplied in the flexibly programmed outdoor courtyard.	Staff Comments
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## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Constraints

#### Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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## Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	23 Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	12 n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	11 Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	5 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	5 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	5 / 11 = 45 % Total Cultural Points    Max    Percent



# Considered at the April 6, 2021 Council Meeting

## ECONOMIC SUSTAINABILITY SECTION

How will the <sup>302</sup>project contribute to a stronger local economy?

### Land Use/Employment

#### Performance Measure Description and Scoring

EC1

Project increases long-term employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan.

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Existing:</b>	<b>Staff Comments</b>
Use(s): Currently a contaminated industrial site that was historically used for cleaning oil drums. Today, it is used as a staging and laydown area for construction materials under a temporary use permit.	
Number of jobs on-site relating to this use in operation: 0	
<b>Proposed:</b>	
Use(s): Mixed-use, commercial (office, light industrial, retail) and residential	
Number of jobs estimate: 158 Total: 141 plus 17 for those working from home	
Assumptions: Assuming all 31,488 sqft are occupied with 17 principal tenants, a range between 90-158 jobs will be created. 17 jobs from home-based businesses based on 413 persons at ratio of .0418 plus 90-158 jobs created from commercial (office / retail / light industrial)	

Score  /3

## ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

### Land Use

#### Performance Measure Description and Scoring

EC2

Project supports walking to shops and services by broadening the current retail/service mix within an 800m radius of the lot.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location: Currently there are limited retail/ service options within 800m radius of the lot. With approx. 31,488 sq.ft. of commercial spaces offering a variety of tenants, local residents will have access to a wide range of shops and services that will enhance the livelihood of the neighborhood, improve walk-ability and positively contribute to the community. The project is within 1.1km from the sky train station providing ease of access and drawing income into the local economy.	<b>Staff Comments</b>
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Score  /1

# Considered at the April 6, 2021 Council Meeting

## ECONOMIC SUSTAINABILITY SECTION <sup>303</sup> How will the project contribute to a stronger local economy?

### Land Use/Employment

#### Performance Measure Description and Scoring

- EC3 Project provides more intensive use of land designated as Mixed Use, *Transit Oriented Development*, Mixed Employment, or Industrial in the City's Official Community Plan that will support neighbourhood businesses (where permitted/appropriate).

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Existing:</b> Building type: vacant  FSR: 0	<b>Staff Comments</b>
<b>Proposed:</b> Building type: Mixed-use - Residential and commercial (CD Zone)	
FSR: 2.27	

Score 3 /3

## ECONOMIC SUSTAINABILITY SECTION How will the project contribute to a stronger local economy?

### Tourism

#### Performance Measure Description and Scoring

- EC4 Project provides regional destination commercial or institutional uses such as specialized training/education, specialty retail, dining, arts, cultural, or recreational opportunities.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Staff Comments</b>
If Yes, explain:  The commercial spaces proposed, will add shopping and dining experiences that will connect to adjacent sites such as Rocky Point Park and Brewers Row. Further, the proposed commercial uses will help connect the area into a fluid strip to offer visitors and residents a one stop shop full destination experience. The project is located within a 15 minute walk (or 1.1km distance) from the Skytrain station, offering greater connectivity through public transportation for tourists and visitors.	

Score 1 /2

# Considered at the April 6, 2021 Council Meeting

## ECONOMIC SUSTAINABILITY SECTION

How will the <sup>304</sup>project contribute to a stronger local economy?

### Economic Development/Energy/Materials/Water Use Efficiency

#### Performance Measure Description and Scoring

EC5 Project participates in or develops an alliance between multiple, co-located uses/businesses, i.e. eco-industrial networking.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p><b>Relationship results in (check all that apply):</b></p> <p><input checked="" type="checkbox"/> Reduced energy consumption</p> <p><input type="checkbox"/> Reduced water consumption</p> <p><input checked="" type="checkbox"/> Reduced materials use</p> <p><input type="checkbox"/> Waste reduction</p> <p>Other efficiency:</p> <p>Infrastructure designed for small scale CRU that support local startups to grow and own in Port Moody. The Mezzanine lofts add flexibility to the CRU, offering the ability for ground floor programming and office space on the second storey above.</p> <p>Description:</p>	<p><b>Staff Comments</b></p>
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Score  /4

## ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

### Land Use

#### Performance Measure Description and Scoring

EC6 Project redevelops and rehabilitates a *brownfield* site.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Describe:</p> <p>The proposed development redevelops and rehabilitates a contaminated, brownfield site. Appropriate documentation will be provided to demonstrate compliance with BC Contaminated Sites regulations prior to occupancy.</p>	<p><b>Staff Comments</b></p>
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Score  /3

# Considered at the April 6, 2021 Council Meeting

## ECONOMIC SUSTAINABILITY SECTION

How will the <sup>305</sup>project contribute to a stronger local economy?

### Innovation

#### Performance Measure Description and Scoring

EC7 Economic sustainability aspects not captured above.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Building 1 and 2 will each have a 870 sq.ft co-work space that will be able to support digital or home based businesses. The spaces will be programmed with office chairs, tables, private meeting rooms and data / wifi capabilities to support a functional work from home environment for residents.	Staff Comments
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## ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

### Constraints

#### Performance Measure Description and Scoring

EC8 Unique site aspects that limit economic sustainability achievement.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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## Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	16 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	16 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	10 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	13 / 16 = 81 % Total Economic Points / Max / Percent

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>306</sup> How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

EN1 Project protects and enhances an *Environmentally Sensitive Area* (ESA) as designated on Map 13 in the City's Official Community Plan, i.e. provides positive net benefit.

See [Map 13: Environmentally Sensitive Areas](#) and [Appendix 2: Development Permit Area Guidelines](#) in the Official Community Plan.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Type of ESA:</b> <input type="radio"/> High ESA <input type="radio"/> Medium ESA <input type="radio"/> Low ESA <input type="radio"/> 30m Stream Buffer (High Value) <input type="radio"/> Special Feature (High Value)	<b>Staff Comments</b>
<b>Features/Species of Value:</b> N/A	
<b>Means of Protection:</b> <input type="radio"/> Covenant <input type="radio"/> Dedication <input type="radio"/> Monitoring	
<input type="radio"/> Other:	
<b>Means of Improvement of ESA:</b> N/A	

Score N/A /4

BASELINE + EARLY STAGE



# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>397</sup>How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

EN2 Project provides bird-friendly development through landscaping that provides habitat to native species and building design that reduces bird collisions.

See [Vancouver Bird Strategy](#)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

List all elements that reduce the impact that urbanization has on birds for this project:

Landscaping Plants will include a variety of native and adaptive vegetation that will provide nesting and foraging habitats for birds. An evaluation of the buildings ventilation grates, drains and pipes will be considered to reduce danger to small birds.

#### Staff Comments

Score  /3

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

EN3 Design of outdoor lighting minimizes the harmful effects of *light pollution* with technology that ensures lighting is:

- Only on when needed
- Only lights the area that needs it
- No brighter than necessary
- Minimizes blue light emissions
- Fully shielded (pointing downward)

See [International Dark Sky Association](#) for Dark Sky Friendly Lighting.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the lighting plan for the site and its dark sky friendly features:

The outdoor lighting has been designed to minimize effects of light pollution through the inclusion of the following strategies;

- exterior lights will be pointed down with shields
- LED bulbs/ low voltage bulbs with dimmer controls
- motion sensors for exterior lights

Residents will also be advised to keep their curtains/blinds at night closed to reduce excessive light spill.

#### Staff Comments

Score  /3

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>308</sup> How well does the project minimize the demands on the environment?

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

- EN4 Project provides alternative transportation facilities for user groups of each land use type, which contributes to reducing Greenhouse Gas Emissions from this development.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces<sup>1</sup></p> <p>Plan references: A101b, A101</p>	<p><b>Staff Comments</b></p>
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Score 2 /3

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations</p> <p><input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails</p> <p><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths</p> <p><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow</p> <p><input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings</p> <p><input checked="" type="checkbox"/> Pedestrian scale lighting</p> <p><input checked="" type="checkbox"/> Pedestrian/bike-only zones</p> <p><input type="checkbox"/> Other:</p> <p>Site circulation plan:</p> <p>Other plan references:</p>	<p><b>Staff Comments</b></p>
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Score 3 /3

<sup>1</sup> See BC Hydro's Electric Vehicle Charging Infrastructure Deployment Guidelines.

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>309</sup> How well does the project minimize the demands on the environment?

### Building | Waste Storage Space

#### Performance Measure Description and Scoring

EN6 Project allocates sufficient and accessible recycling and garbage storage space in multi-family and commercial buildings and complexes compatible with City of Port Moody recycling, green waste, and garbage services.

**Target 1:** Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments.

**Target 2:** Design provides safe and universally accessible access in a secure common area.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Total residential recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text"/> m <sup>2</sup> Garbage: <input type="text"/> m <sup>2</sup> Green Waste: <input type="text"/> m <sup>2</sup>	<b>Staff Comments</b> Meets Metro Vancouver Technical Specifications
<b>Total commercial recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text"/> m <sup>2</sup> Garbage: <input type="text"/> m <sup>2</sup> Green Waste: <input type="text"/> m <sup>2</sup>	
Details regarding design for safety, security, and accessibility: Project complies with centralized waste requirements outlined in Zoning Bylaw. Residential Strata totals 637 sf, Rental 408 sf and commercial 560 sf. Rooms are conveniently accessible through the parking area, well lit and easily maintained and monitored.	

Score  /2

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Urban Forestry

#### Performance Measure Description and Scoring

EN7 Project protects and enhances the *urban forest*, prioritizing native tree species.

See [City of Port Moody Tree Protection Bylaw](#)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Check all that apply:</b> <input type="checkbox"/> Existing mature trees protected (# <input type="text" value="0"/> ) <input checked="" type="checkbox"/> Replacement tree ratio ( <input type="text" value="0"/> : 1) • Native tree species planted on site (# <input type="text"/> ) • Native tree species planted off site (# <input type="text"/> ) <input type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text"/> %)	<b>Staff Comments</b>
Arborist report: There are not trees existing on site. No trees were taken down with this application.	

Score  /3

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>310</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Habitat

#### Performance Measure Description and Scoring

- EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).
- Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).
- See City of Port Moody Naturescape Policy 13-6410-03.
- See also [Invasive Plant Council of BC](#)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m <sup>2</sup>	
<input type="checkbox"/> Removal of <i>invasive plant species</i> Names:	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping <input type="checkbox"/> Watercourse daylighting <input type="checkbox"/> Riparian area restoration	
<input type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: No trees or natural habitat was removed through this development. Urban landscaping features will replace the current vacant site that will support a diverse range of habitat.	

Score  /4

BASELINE

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>311</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Stormwater

#### Performance Measure Description and Scoring

EN9 Project provides for stormwater retention and evaporation, and groundwater protection in the site stormwater management plan.

Targets:

1. Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions.
2. Maximum allowable annual run-off volume is no more than 50% of the total average annual rainfall depth.
3. Remove 80% of total suspended solids based on the post-development imperviousness.

(3 points if all three targets are achieved)

See link in References to Metro Vancouver's Stormwater Source Control Guidelines

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<b>Staff Comments</b>
<b>Means of achieving (check all that apply):</b> <input checked="" type="checkbox"/> Absorbent landscape <input type="checkbox"/> Roof downspout disconnection <input type="checkbox"/> Infiltration swales and/or trenches <input type="checkbox"/> Sub-surface chambers/detention tanks <input type="checkbox"/> Rain gardens with native plantings <input type="checkbox"/> Rainwater harvesting <input type="checkbox"/> Tree well structures <input checked="" type="checkbox"/> Green roof/wall <input type="checkbox"/> Water quality structures <input checked="" type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands	
<input type="checkbox"/> Other:	
References to plans and documents: Please refer to Landscape plans L104.1 confirming soil depth. Landscape terracing is currently proposed to cascade on the back side of the retaining wall to screen the CP Rail line, as well as over the commercial podium and west entrance staircases. Please refer to L104.1 and L101.	

Score  /3

BASELINE



# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>312</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Water Conservation

#### Performance Measure Description and Scoring

- EN10 Project reduces potable water use for irrigation.  
 2 points = 5 actions (from “check all that apply” list)  
 1 point = 3 actions (from “check all that apply” list)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<b>Check all that apply:</b> <input checked="" type="checkbox"/> Drought-tolerant landscaping ( <i>xeriscaping</i> ) with native species <input checked="" type="checkbox"/> Low-maintenance lawn alternatives <input checked="" type="checkbox"/> Non-water dependent materials/features for ground cover treatment <input checked="" type="checkbox"/> Irrigation system with central control and rain sensors <input type="checkbox"/> Captured rainwater irrigation system, e.g. using cisterns/rain barrels <input type="checkbox"/> Other:  Plan reference: <b>L102</b>	<b>Staff Comments</b>
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Score 1.5 /2

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

- EN11 Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected *habitat corridors*.  
 Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Species supported: <b>Native bird species</b>	<b>Staff Comments</b>
Means of supporting: <b>The landscaped podium and courtyard will provide significant greenery that will offer the opportunity for native bird species to nest and forage for food.</b>	
Environmental assessment or site plan reference: <b>L101</b>	

Score 1 /2

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>312</sup> How well does the project minimize the demands on the environment?

### Building | Green Building Rating

#### Performance Measure Description and Scoring

EN12 Project will achieve a recognized industry standard for sustainable design.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p><input type="radio"/> <b>Built Green Level:</b> <input type="text"/></p> <ul style="list-style-type: none"> <li>• Bronze (2 points)</li> <li>• Silver (5 points)</li> <li>• Gold (8 points)</li> <li>• Platinum (10 points)</li> </ul> <p><input type="radio"/> <b>LEED Level:</b> <input type="text"/></p> <ul style="list-style-type: none"> <li>• Certified (2 points)</li> <li>• Silver (5 points)</li> <li>• Gold (8 points)</li> <li>• Platinum (10 points)</li> </ul> <p><input type="radio"/> <b>Canadian Passive House Institute</b> (10 points)</p> <p><input type="radio"/> <b>Living Future Institute</b></p> <ul style="list-style-type: none"> <li>• Living Building Certification (10 points)</li> <li>• Petal Certification (10 points)</li> <li>• Net Zero Energy Certification (10 points)</li> </ul> <p><input checked="" type="radio"/> <b>Other:</b> Step 2+3 of Building Code and Energy Modelling</p>	<p><b>Staff Comments</b></p>
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Score  /10

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Building | Alternative/Renewable Energy

#### Performance Measure Description and Scoring

EN13 Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>HRV system will be installed in every unit. The energy model report conducted by JRS Engineering on October 29th, 2020 confirms that the proposed buildings satisfy the thermal comfort requirements of ASHRAE 55-2004.</p>	<p><b>Staff Comments</b></p>
<p>Specify % of energy generated:</p>	

Score  /4

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>314</sup> How well does the project minimize the demands on the environment?

### Building | Energy Reduction and Indoor Climate

#### Performance Measure Description and Scoring

EN14 Building architecture employs *passive design* strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.

Examples:

- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
- Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
- See [City of Vancouver Passive Design Toolkit](#) for Large Buildings for other examples.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Staff Comments</b>
<p>Key <i>passive design</i> building elements:</p> <p>The buildings achieve thermal comfort compliance with the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy". Glazing is minimized on East and West elevations with a glazing versus cladding ratio less than 50% glazing. HRV's are provided in every unit. Deep balconies and roof on south elevation to limit solar heat gain in summer months. Further, OITC 26,29 and 30 rated windows and doors have been specified to meet acoustic and thermal comfort performance passively without requiring A/C in each unit.</p>	

Score 3 /3

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Smart Technology

#### Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.

Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>LED lighting, HRV, occupancy censored lighting in the common areas. Outdoor automated lighting. Automated security system.</p>	<b>Staff Comments</b>

Score 2 /2

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>315</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping

#### Performance Measure Description and Scoring

EN16 Project provides or designates space for growing food in private or common areas including on-site composting to support the gardening activities.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>Community garden in addition to a composting space.</p>	<p><b>Staff Comments</b></p>
<p>Landscape Plan Reference: L105</p>	

Score  /2

## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Building Energy Performance

#### Performance Measure Description and Scoring

EN17 Building design incorporates Port Moody Building Energy Performance Design Guidelines.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p><b>BC Energy Step Code:</b></p> <p><input type="radio"/> Tier 1 (1 point)</p> <p><input checked="" type="radio"/> Tier 2 (2 points)      <b>Commercial</b></p> <p><input type="radio"/> Tier 3 (3 points)      <b>Residential</b></p> <p><input type="radio"/> Tier 4 (4 points)</p> <p>Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.</p>	<p><b>Staff Comments</b></p>

Score  /4

# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>316</sup>How well does the project minimize the demands on the environment?

### Stormwater and Ecology/Water Conservation

#### Performance Measure Description and Scoring

EN18 Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.

OR

Project includes on-site grey water reuse.

**2 BONUS POINTS EACH**

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>The landscaped area will incorporate a variety of native plant. Terrestrial animals benefit from landscaping and ground floor level, while native bird specie will benefit from the courtyard as a place to nest and forage for food.</p>	<p><b>Staff Comments</b></p>
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Bonus Score  /2

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>316</sup>How well does the project minimize the demands on the environment?

### Environmental Monitoring

#### Performance Measure Description and Scoring

EN19 Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.

OR

Project employs an energy efficiency consultant.

**2 BONUS POINTS EACH**

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details of Work Overseen/Contribution:</p> <p>The project has engaged a Mechanical and Building Envelope Consultant to produce a building energy model to evaluate the performance levels of the project. Please refer to Energy Model report conducted by JRS Engineering further detailing Thermal comfort compliance.</p>	<p><b>Staff Comments</b></p>
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Bonus Score  /2



# Considered at the April 6, 2021 Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>317</sup> How well does the project minimize the demands on the environment?

### Innovation

#### Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

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## ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

### Constraints

#### Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

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## Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	4 n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	53 Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	30 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	29 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	32.5 / 53 61 % Total Environmental Points Max Percent

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

<sup>318</sup>How well does the project address community health and wellness?

### Accessibility

#### Performance Measure Description and Scoring

- S1 For single-storey units in multi-family residential development:  
 (a) a minimum of 40% are *adaptable units* (2 points) and, of those units,  
 (b) *accessible unit(s)* providing full wheelchair accessibility are provided (2 points).  
 Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential	Staff Comments
% of Adaptable Units: <input type="text" value="40%"/>  Details:	The developer is proposing 40% of the units to be adaptable units combined with 'aging in place' features for the remaining 60% of units. The Zoning Bylaw requires a minimum of 50% of the units to be fully adaptable while not requiring any measures on the remaining units. The 'aging in place' measures include blocking for future grab bar installation, pre-wiring for future power door opener, and providing wider than minimum doorways. However, other adaptability features such as strobes, switch heights, bathroom fixture requirements, are not included.
Number of Accessible Units: <input type="text" value="n/a"/>  Details: <p>Additional adaptability is included in the remaining 60% of units with 'aging in place' measures include blocking for future grab bar installation, pre-wiring for future power door opener, and providing wider than minimum doorways.</p>	
Residential Site/Common Areas and Commercial/Industrial/Institutional Uses:	
Details: <p>Common areas including the outdoor amenity space are all accessible. Lobby entry/ elevators, outdoor amenity areas are accessible via low profile thresholds. CRU bathrooms will also be accessible. Ground level Commercial spaces are designated to be fully accessible.</p>	

Score  /6

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Complete Community Design

#### Performance Measure Description and Scoring

- S2 Project design is adapted to minimize shadow or privacy impacts to adjacent buildings.

#### AND/OR

Project design integrates the results of a *viewscape* study with respect to water and mountain views.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>Shadow study has been done to demonstrate the design has no impact beyond the local vicinity or neighbouring buildings.</p> <p>Design and landscaping has been incorporated to maximize privacy from the railway line as well as abutting sites.</p>	Staff Comments
<p>Plan/document references:</p> <p>A009</p>	

Score  /1

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Diversity of Use

#### Performance Measure Description and Scoring

- S3 Development provides diversification by increasing the mix of uses for the particular site and its neighbourhood.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Existing use(s):</p> <p>Vacant</p>	Staff Comments													
<p>Proposed uses:</p> <table border="1"> <thead> <tr> <th></th> <th>% Total Floorspace/Site Area</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td><input type="text" value="90%"/></td> </tr> <tr> <td>Commercial</td> <td><input type="text" value="10%"/></td> </tr> <tr> <td>Industrial</td> <td><input type="text"/></td> </tr> <tr> <td>Institutional</td> <td><input type="text"/></td> </tr> <tr> <td>Park (Note Type)</td> <td><input type="text" value="Significant Green Space included"/></td> </tr> <tr> <td>Gathering Space</td> <td><input type="text"/></td> </tr> </tbody> </table>			% Total Floorspace/Site Area	Residential	<input type="text" value="90%"/>	Commercial	<input type="text" value="10%"/>	Industrial	<input type="text"/>	Institutional	<input type="text"/>	Park (Note Type)	<input type="text" value="Significant Green Space included"/>	Gathering Space
	% Total Floorspace/Site Area													
Residential	<input type="text" value="90%"/>													
Commercial	<input type="text" value="10%"/>													
Industrial	<input type="text"/>													
Institutional	<input type="text"/>													
Park (Note Type)	<input type="text" value="Significant Green Space included"/>													
Gathering Space	<input type="text"/>													

Score  /3

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Diversity

#### Performance Measure Description and Scoring

- S4 Development includes a mix of housing types.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	Staff Comments
Live-work units	<input type="text"/>	<div></div>
Ground-oriented units	<input type="text" value="16"/>	
Apartment units	<input type="text" value="215"/>	

Score  /3

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Diversity

#### Performance Measure Description and Scoring

- S5 Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e. den can easily become another bedroom.

#### Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<div>138</div>	<div>64</div>	
2-bedroom	<div>77</div>	<div>35</div> (1 pt)	
3+ -bedroom	<div></div>	<div></div> (2 pts)	
Flexible design features: 1-bed and 1-bed + den allows for easier market entry for first time homebuyers			

Score  /3

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Affordability

#### Performance Measure Description and Scoring

- S6 Project provides new purpose-built *market rental housing* (2 points) or affordable *market rental housing* (3 points) or *non-market rental housing* (4 points).

OR

Development contributes to the City's Affordable Housing Reserve Fund in lieu of provision of affordable housing (2 points).

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Types:	Staff Comments
Description: +/- \$392,023 will be contributed via the Community Amenity Contribution AHRF allocation	
% of total housing units: <input type="text"/> %	
Plan reference:	

Score  /4

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Amenities

#### Performance Measure Description and Scoring

- S7 Project provides voluntary public amenities.  
Examples:
- Child care facility
  - Space for growing food
  - Child play areas
  - Gathering place/space
  - Park/greenspace
  - Public contribution in lieu (CACs), i.e., school, library, arts, etc.
- (5 Points = any approved option)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: 6,460 (sq.ft.) of green space on site	Staff Comments
Plan reference: L101	

Score  /5



# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Amenities

#### Performance Measure Description and Scoring

S8 Project provides voluntary private amenities.

Examples:

- Accessible green roof
- Communal garden
- Dog runs
- Play areas
- Social gathering place

(1 point per approved amenity item – maximum of 3 points)

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Approx. 34,000 sq.ft. amenity space is proposed:

Large landscaped podium comprising of play area and slide, outdoor dining, outdoor fitness, large open lawn, community garden, urban agriculture plots, bosk, central plaza as well as a potential performance space.

Plan reference:

L101

Staff Comments

Score 3 /3

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Inclusive Community

#### Performance Measure Description and Scoring

S9 The proposal supports aging-in-place with adult care, assisted living space, and/or independent senior living space.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Adaptable units supporting aging in place. Variety of unit sizes, accessible community spaces.

Staff Comments

Score 2 /4

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Community Building

#### Performance Measure Description and Scoring

S10 Project provides *urban vitalization* by involving land owners and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets, i.e. goes above and beyond standard notification and consultation.

Examples:

- Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design.

Staff will advise on notification requirements and appropriate stakeholder consultation

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Please identify stakeholders and explain their involvement:

Host a community meeting to meet with local brewers, tenants and homeowners to explain the project, the development process as well as listen to comments and take questions and concerns.

#### Staff Comments

Identify actions taken in response to stakeholder input:

Plan references:

Score 1/4

EARLY STAGE

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Safety

#### Performance Measure Description and Scoring

S11 The design of the site incorporates *Crime Prevention Through Environmental Design* principles (CPTED).

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Please explain:  
CPTED measures are met through video surveillance of the exterior courtyard and entry and exit points of the building. Maintenance will ensure the common areas and landscaped grounds are kept clean, safe and user friendly. The programmed spaces of the courtyard encourage the intended uses of the space by residents. The design encourages human interaction, and separates the spaces from public to private spaces.

Plan references:  
A205

#### Staff Comments

Score 1 /1

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Education and Awareness

#### Performance Measure Description and Scoring

S12 Project provides education and awareness of the sustainable features of the project for owners/occupants.

Examples:

- Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws
- Signage/display/art recognizing design, etc.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:  
At the time of sale, homeowners will be provided a package detailing the sustainable features of the building, including maintenance, usage hours, and security.

#### Staff Comments

Score 1 /1

# Considered at the April 6, 2021 Council Meeting

## SOCIAL SUSTAINABILITY SECTION

<sup>325</sup>How well does the project address community health and wellness?

### Innovation

#### Performance Measure Description and Scoring

S13 Social sustainability aspects not captured above.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Constraints

#### Performance Measure Description and Scoring

S14 Unique site aspects that limit social sustainability achievement.

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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## Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	38 Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	38 Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	14 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	22.5 / 38 = 59 % Total Social Points Max Percent

# Considered at the April 6, 2021 Council Meeting

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## Project Report Card Summary FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER

Project Address/Name:	File No:
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PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
<b>Total Pillar Points Available</b>	<b>23</b>	<b>16</b>	<b>57</b>	<b>38</b>
<b>Sum Of Items Not Applicable</b>	Cultural na 12	Economic na 0	Enviro na 4	Social na 0
<b>Maximum Achievable Score</b> (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable 11	Maximum Economic Achievable 16	Maximum Enviro Achievable 53	Maximum Social Achievable 38
<b>Minimum Score</b> (Sum of Applicable Baseline Items)	Minimum Cultural Score 5	Minimum Economic Score 7	Minimum Enviro Score 30	Minimum Social Score 7
<b>Missed Points</b> (Sum of Applicable Items Not Achieved)	Missed Cultural Points 6	Missed Economic Points 3	Missed Enviro Points 20.5	Missed Social Points 15.5
<b>TOTAL PILLAR SCORE ACHIEVED</b> (Total Points Achieved out of Applicable Items)	<div>5 / 11</div> <div>Total Cultural # / Possible Cultural #</div> <div>45 %</div> <div>Total Cultural Percent</div>	<div>13 / 16</div> <div>Total Economic # / Possible Economic #</div> <div>81 %</div> <div>Total Economic Percent</div>	<div>32.5 / 53</div> <div>Total Enviro # / Possible Enviro #</div> <div>61 %</div> <div>Total Enviro Percent</div>	<div>22.5 / 38</div> <div>Total Social # / Possible Social #</div> <div>59 %</div> <div>Total Social Percent</div>
<b>OVERALL SUSTAINABILITY SCORE</b> (Sum of Four Pillars)	<div>73 / 118</div> <div>Overall # / Overall Possible #</div>		<div>62 %</div> <div>Overall Percent</div>	
SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
<b>+</b> Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural Contribution to City's Artowkr Reserve and also installation of Public Art on-site Streetscape enhancement.	+ Economic Intensification on currently vacant site	+ Environmental Restoration of contaminated site	+ Social +/- \$352,023 will be contributed via the CAC Affordable Housing Reserve Fund allocation Large on-site amenity space
<b>-</b> Priority Items (Score ≥3) Missed and Confirmed Constraints	- Cultural	- Economic	- Environmental	- Social



# Considered at the April 6, 2021 Council Meeting

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## Report Card Glossary

**Accessible housing** – Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

**Adaptable unit** – A dwelling unit that provides flexible design features that meet BC Building Code minimum requirements; it can be adapted to meet the changing needs of any occupant for reasons of disability, lack of stamina, and progressing through different life stages to support independent living.

**Accessible housing/unit** – Housing with fixed design features to enable independent living for persons with disabilities, such as those in wheelchairs.

**Affordable market housing** – Housing that is affordable to moderate income households achieved through tenure, location, reduced parking, modesty in unit size, level of finishing, and design and durability over time as the buildings age.

**BC Energy Step Code** – BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.

**Beautification** – The process of making visual improvements appropriate to a specific place, including but not limited to building facades, landscaping, decorative or historic-style street elements, selection of paving/fencing materials and their treatment, etc. Improvements contribute to Port Moody's reputation as City of the Arts in a sustainable manner.

**Brownfield** – A term used in urban planning to describe land previously used for industrial purposes or some commercial uses where the expansion, redevelopment, or reuse of the property may be complicated by the potential presence of a hazardous substance, pollutant, or contaminant.

**Car/Bike share network** – Arrangements between two or more persons to share the use of a vehicle or bicycle for a specified cost and period of time.

**Character-defining elements** – The materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

**Crime Prevention Through Environmental Design (CPTED)** – The design and effective use of the built environment to reduce the incidence of crime and improve the quality of life.

**District energy systems** – A system that uses renewable energy to pipe energy to buildings within a specified area for space heating, hot water, and air conditioning.

**Ecological inventory** – An inventory that identifies the ecological values in a natural habitat, and is usually the first step in an environmental impact assessment.

**Electric vehicle (EV)** – An automobile that uses one or more electric motors or traction motors for propulsion. An electric vehicle may be powered through a collector system by electricity from off-vehicle sources, or may be self-contained with a battery or generator to convert fuel to electricity.

**Environmentally Sensitive Areas** – Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to [Map 13 of OCP](#).

# Considered at the April 6, 2021 Council Meeting

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## Report Card Glossary – continued

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**Greenfield** – Undeveloped land in a city or rural area either used for agriculture or landscape design, or left to evolve naturally. These areas of land are usually agricultural or amenity properties being considered for urban development.

**Greyfield** – Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

**Greywater** – Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

**Habitat corridor** – Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

**Heat island effect** – Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun's heat, causing surface temperatures and overall ambient temperatures to rise.

**Heritage rehabilitation** – The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

**Heritage restoration** – Returning a historic place back to how it looked at any time in its past.

**Invasive plant species** – An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

**Light pollution** – Brightening of the night sky caused by street lights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

**Market rental housing** – Private, market rental rate housing units.

**Naturescape planting** – Landscaping with species that are naturally adapted to local climate, soils, predators, pollinators, and disease and, once established, require minimal maintenance.

**Non-market rental housing** – Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

**On-site power generation** – The ability to generate power without transporting it from its source to where it can be utilized.

**On-site renewable energy generation** – The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.

**Passive design** – An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

**Public space** – A social space that is generally open and accessible to people.

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## Report Card Glossary – continued

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**R-2000-Certified New Home** – Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

**Smart technology** – Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

**Statement of significance** – The first essential step in any conservation project, which involves identifying and describing the *character-defining elements*; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

**Streetscape** – The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

**Storm water management plan** – The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

**Transit oriented development (TOD)** – A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for *walkability*.

**Universal access** – This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

**Urban infill** – An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

**Urban forest** – The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.

**Urban vitalization** – The urban planning process of rehabilitating a place or “taking a place to a higher level” using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community's assets, most often in accordance with approved City plans.

**Viewscape** – The natural and built environment that is visible from a viewing point.

**Walkability** – The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

**Xeriscaping** – This term refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

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## Resources

### **Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management**

[atfiles.org](http://atfiles.org)

### **BC Climate Exchange**

[bcclimatexchange.ca](http://bcclimatexchange.ca)

### **BC Energy Step Code Technical Requirements**

[bclaws.ca](http://bclaws.ca)

### **Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia**

[env.gov.bc.ca](http://env.gov.bc.ca)

### **Bird-Friendly Development Guidelines – City of Toronto**

[toronto.ca/lightstout/guidelines](http://toronto.ca/lightstout/guidelines)

### **Canada Green Building Council**

[cagbc.org](http://cagbc.org)

### **City of Port Moody: Official Community Plan (2014)**

[portmoody.ca](http://portmoody.ca)

### **Stream and Drainage System Protection Bylaw No. 2470**

[portmoody.ca](http://portmoody.ca)

### **City of Port Moody Waste Management Bylaw No. 2822**

[portmoody.ca](http://portmoody.ca)

### **City of Vancouver *Passive Design* Toolkit for Large Buildings**

[vancouver.ca](http://vancouver.ca)

### **Community Green Ways Linking Communities to Country and People to Nature**

[evergreen.ca](http://evergreen.ca)

### **Design Centre for CPTED (*Crime Prevention Through Environmental Design*)**

[designcentreforcpted.org](http://designcentreforcpted.org)

### **Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia**

[env.gov.bc.ca/wld/documents/bmp/devwithcare/](http://env.gov.bc.ca/wld/documents/bmp/devwithcare/)

### **EnerGuide Rating System**

[nrcan.gc.ca/energy/efficiency/housing/new-homes/5035](http://nrcan.gc.ca/energy/efficiency/housing/new-homes/5035)

### **Environmentally Sensitive Areas, Best Practices**

[env.gov.bc.ca](http://env.gov.bc.ca)

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## Resources – continued

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### Examples of Good Public Art

[City of Port Moody Public Art](#)

### Fatal Light Awareness Program (FLAP)

[flap.org](#)

### Invasive Species Council of Metro Vancouver

[iscmv.ca](#)

### International Dark Sky Association

[darksky.org](#)

### Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

### Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

[metrovancover.org/services](#)

### Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

### Naturescape BC

[naturescapebc.ca](#)

### Project for *Public Spaces*

[pps.org](#)

### Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

### Standards and Best Management Practices for Instream Works

[env.gov.bc.ca](#)

### Standards and Guidelines for the Conservation of Historic Places in Canada

[historicplaces.ca](#)

### Stream Stewardship: A Guide for Planners and Developers

[stewardshipcentrebc.ca](#)

### Translink: Transit Oriented Communities

[translink.ca/transit-oriented-communities](#)

### Vancouver Bird Strategy – City of Vancouver (2015)

[vancouver.ca](#)