City of Port Moody
Report/Recommendation to Council

Date: June 3, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading

Purpose

To present for Council consideration of second reading of Zoning Amendment Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 for a six-storey mixed-use development with 2,714.6m^2 (29,220ft^2) of commercial space and 215 residential units at 3015-3093 Murray Street.

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 second time as amended as recommended in the report dated June 3, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading;

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.

Background

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. **Attachment 1** is the first reading report considered by Council at the Committee of the Whole meeting held on April 6, 2021; it provides a summary of the project. **Attachment 2** is the draft CD Zoning Bylaw.

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;
- a Community Information Meeting (online) was held on November 18 and 19, 2020; and
- first reading was given on April 6, 2021 at COTW.

At the April 6, 2021 COTW meeting, the following resolution was passed:

> *CW21/040*
> THAT prior to the application returning for consideration of second reading, staff and the applicant be directed to address the following items:
>
> - increased job space;
> - increased below-market housing;
> - increased light industrial space; and
> - increased bedroom space that has windows.

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

- Public Hearing followed by consideration of third reading;
- drafting of Housing Agreement Bylaw for Council consideration;
- 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).

Discussion

In response to Council direction, an updated proposal has been submitted. The applicant has submitted a letter summarizing the application changes (**Attachment 3**). The development proposal, as amended, includes:

- three six-storey mixed-use (residential, commercial, and low-impact light industrial) buildings;
- 2.28 total Floor Area Ratio;
- a total of 215 residential units;
- 39 market rental units and 16 below-market rental units;
- 40% of units as adaptable units, with the other 60% including elements that allow for aging in place;
- 3,176.9m^2 (34,196ft^2) of outdoor amenity space;
- 162.0m^2 (1,744ft^2) of indoor amenity space;
- 1,274.0m² (13,713ft²) of light industrial space and 1,440.6m² (15,507ft²) of commercial space for a total of 2,714.6m² (29,220ft²), with units fronting onto Murray Street and Electronic Avenue; and
- a two-storey parkade that acts as a podium to the south abutting the CP rail line with vehicular access and loading from Electronic Avenue.

The application changes are summarized as follows:

REQUESTED CHANGE	FIRST READING SUBMISSION	REVISED SUBMISSION	STAFF COMMENTS
Increase in job space	2,714.6m^2 (29,220ft^2)	Addition of 16 units on the second floor of each of buildings 2 and 3, for a total of 32 units, designed to allow Home Occupation Use, Type B	The addition of Home Occupation, Type B uses will provide future owners of these 32 units with the option to operate an approved business from their unit. The use would also allow for the business owner to employ up to two additional employees. This will provide up to 64 additional employment opportunities and is providing a use not found in multi-family or mixed-use buildings of this type elsewhere in Port Moody.
Below Market Housing – with rents derived from BC Housing's HILs rates	5 below-market rental (2%) 50 market rental (23%)	16 below-market rental (7%) 39 market rental (28%)	The net rental units are remaining the same, but the number of below-market rental units has increased: +11 units below-market rental -11 units of market rental
Increase designated light industrial space	Combined commercial/light industrial units designated as allowed uses throughout	Building 3 is now designated specifically for light industrial as the primary use (e.g. similar to the General Industrial (M1) zone)	1,274.0m^2 (13,713 ft^2) equating to 47% of overall employment space designated for light industrial use.
Increase in den / bedrooms with windows	100 H Plan units at 66.9 m^2 (720ft^2) each	Addition of skylights for 20 of the units on the sixth storey. For other units, mitigating measures are proposed to increase access to light in dens.	No change to floor plans, but 20 sixth storey units include skylights. Other additional elements for all units will include a glass door for the den, natural spectrum LED lighting, and HRV system for improved airflow.

<u>Increased Job Space</u>

The applicant has stated that ground-oriented employment space has been maximized within the physical and zoning limitations of the property. However, given that the intensity of job generation is projected to be higher than a comparable, traditional industrial use and coupled with home-based business opportunities in the residential component, the projected number of jobs on site is estimated to be 179. As 473 residents are estimated to live in the development when it is fully completed, this would translate into a projected jobs-to-population ratio of 0.38.

Summary Employment Projections

Employment Category	Projected Number of Job Opportunities
Previous Employment	8
Industrial/Commercial Units	124
Home-Based Businesses, Type A	25
Home-Based Businesses, Type B	30
Total Employment Opportunities	179
Jobs to Population Ratio	0.38

Additional office space was also deemed unviable because of parking requirements that would be challenging to comply with due to the water table, and that the conversion of a level of residential into office would trigger *Building Code* and design complications related to elevator access and security.

The applicant is designing 16 units on each of the second floors of buildings 2 and 3 for a total of 32 units that would allow Type B Home Occupation Use. This change will accommodate a broader list of home occupations such as small-scale professional offices or personal service businesses to operate their business from their unit. This approach, which differs from a standard live-work unit format, is one that is not currently provided for in Port Moody in a mixed-use or multi-family building. Designing these units to allow this type of home occupation use provides flexibility by allowing commercial uses without having the same compliance challenges an outright office use would pose. While there is potential for up to 96 additional jobs (1 resident employee and 2 non-resident employee for each of the 32 applicable units), given that this is a new concept and that it is unknown to what degree each unit would generate full employment, the table above is including an estimate of 30 jobs.

Moving forward, the City would likely need to review regulations related to business size and type to accommodate Type B Home Occupation in multi-family dwellings as existing Zoning Bylaw provisions for Home Occupation use are based on this use being located in single-family homes. As proposed, each of the designated units will be able to accommodate the universal washroom requirements.

In terms of parking, the Zoning Bylaw requires one space per non-resident employee, which in the case of 32 units may require 64 spaces for the maximum of two non-resident employees permitted. In total, this would mean that a maximum of 414 spaces would be required for the project with 352 currently proposed. Of the 352 spaces proposed, 87 are for the industrial/commercial component and 32 are visitor spaces, with these spaces proposed to be shared for flexibility of use. Based on the existing industrial/commercial parking provision, the shared parking component and that it is anticipated not all residential units would include businesses at any given time, staff are supportive of the proposed parking provision.

Changes to the permitted uses and proposed parking rates are set out in the draft CD Zoning Bylaw (**Attachment 2**).

<u>Increased Below-Market Housing</u>
The application was submitted before the City's Interim Affordable Housing Policy was adopted. However, in response to Council direction, the developer is proposing the following revisions:

- increase in below-market units to 16 (29% of total rental units) and 39 market units for a total of 55 rental units (26% of project) that will be maintained as rental in perpetuity;
- at least 11 of 16 below-market units will be two-bedroom homes ranging in size from 800ft^2 to 834ft^2, with rents derived from BC Housing's Housing Income Limits (HILs) rates;
- increase in two-bedroom rental units to 34 units with 21 one-bedroom plus den homes; and

- total number of units, including strata and rental units, consist of 123 one-bedroom units (57% of project), 92 two-bedroom units (43%), and zero three-bedroom units.

Increased Light Industrial Space

The applicant is proposing Building 3 to be limited to light industrial uses totalling 13,713ft^2 in gross floor area. This gross floor area would constitute approximately 47% of the overall job space. Building 3 would be located on the western portion of the development to align with the industrial uses westward on Murray Street.

Given the presence of light industrial space in a mixed-use building and in a modern, urban industrial form, modifications are being proposed for allowable commercial uses. While the development will be a CD zone, the zoning regulations for Building 3 will parallel the existing M1 zone regulations where possible, with the following adjustments:

- allowing Artist Studio as a primary use (currently allowed as a secondary use);
- addition of Low-Impact Light Industrial as a definition and Table-Top Manufacturing as definitions within the Zoning Bylaw, which would include industrial activities that would be appropriate in a mixed-use building;
- addition of Creative Industry Use as a definition in the Zoning Bylaw, which would include uses with a focus on high-skill employment businesses that involve small-scale physical or digital production;
- Retail or Retail Food Services permitted only as a secondary use, but limited to goods manufactured, stored, or wholesaled at the same location;
- Office permitted only as a secondary use;
- Office, Retail, and Retail Food Service in any combination shall not exceed 50% of the total floor area of the business;
- Personal Services, which include medical clinics and other health practitioners, would not be permitted; and
- Animal Daycare would not be permitted.

Changes to the permitted uses and conditions of use are set out in the draft CD Zoning Bylaw (**Attachment 2**).

Increased Den / Bedroom Space with Windows

The applicant has stated they are challenged in redesigning the den size for H Plan units. They expressed that the current den size in these units provides, for example, a young couple or a small family with flexibility to respond to a change in household circumstances. Removing the H Plan altogether for two-bedroom units would compromise affordability by adding upwards of $80,000 per unit in cost.

Alternatively, the applicant is proposing a number of mitigating measures for the dens:

- through the HVAC system, all H Plan dens will be serviced with air supply and circulation;
- sixth floor units (20 out of the total 100 H Plan units) will allow natural light through a skylight (approximately 2ft by 4ft);

- all H Plan dens will have a translucent or frosted glass sliding door instead of a wood swing door; and
- all light fixtures will have variable spectrum light that will allow occupants to adjust lighting across a spectrum of temperatures including natural light equivalence.

Other Option(s)

THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- list issues.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement 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.

Should this rezoning application proceed to a Public Hearing, notices will be sent to adjacent properties within a 140m radius of the site, and the Public Hearing 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.

Attachment(s)

1. April 6, 2021 Staff Report for 3015-3093 Murray Street.
2. Draft Zoning Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82).
3. Application Letter – Summary of Changes for 3015-3093 Murray Street.

Report Author

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Report Approval Details

Document Title:	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading.docx
Attachments:	- Attachment 1 - April 6, 2021 Staff Report for 3015-3093 Murray Street.pdf - Attachment 2 - DRAFT Zoning Amendment Bylaw No. 3303 (3015-3093 Murray Street).pdf - Attachment 3 - Application Letter - Summary of Changes for 3015-3093 Murray Street.pdf
Final Approval Date:	Jun 29, 2021

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

André Boel, City Planner - Jun 24, 2021 - 1:25 PM

Mary De Paoli for Kate Zanon, General Manager of Community Development - Jun 24, 2021 - 5:03 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jun 25, 2021 - 4:53 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 26, 2021 - 9:25 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 28, 2021 - 9:38 AM

Tim Savoie, City Manager - Jun 29, 2021 - 7:51 AM

Considered at the July 6, 2021 Council meeting

103

Considered at the April 6, 2021 Council Meeting

212

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)

Purpose

To present for consideration of First and Second Reading of a Zoning Amendment Bylaw for a six-storey mixed-use development, with 2,719.6m² (29,274ft²) of commercial space and 215 residential units at 3015-3093 Murray Street.

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.

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:

Considered at the July 6, 2021 Council meeting

104

Considered at the April 6, 2021 Council Meeting

213

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	1,666.8m² (17,942ft²)	2,719.6m² (29,274ft²) at occupancy, with potential for an additional 130m² (1,400ft²)	+ 1,052.8m², 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.

Considered at the July 6, 2021 Council meeting

105

Considered at the April 6, 2021 Council Meeting

214

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 *1,666.8m² (17,942ft²)* to a minimum of 2,719.6m² (29,274ft²) 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 130m² (1,400ft²) 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).

Discussion

Property Description and Neighbourhood Context

The subject site at 3015-3093 Murray Street, as shown on the Location Plan (**Attachment 1**), is approximately 9,352m² (100,665ft²) 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^2 (34,196ft^2) of outdoor amenity space;
- 161m^2 (1,740ft^2) of indoor amenity space;
- a minimum of 2,719.6m² (29,274ft²), up to a maximum of 2,849.7m² (30,674ft²), of employment (commercial and low-impact light industrial) space with units fronting onto Murray Street and Electronic Avenue;

- 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%	$65m^2$ - $75m^2$ ($694ft^2$ - $834ft^2$)
Two-Bedroom	77	36%	$79m^2$ – $82m^2$ ($849ft^2$ – $883ft^2$)

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 2,719.6m² (29,274ft²) at occupancy, up to a maximum of 2,849.7m² (30,674ft²) 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.

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,

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^2 (81ft^2) 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**).

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 1,400m³ 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^2 (34,196ft^2) of outdoor amenity space located above the parkade podium.

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^2 (196,934ft^2) at \$6.00/ft^2, 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.

Considered at the July 6, 2021 Council meeting

112

Considered at the April 6, 2021 Council Meeting

221

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

Considered at the July 6, 2021 Council meeting

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Considered at the April 6, 2021 Council Meeting

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Report Approval Details

Document Title:	3015, 3033, 3093 Murray Street Zoning Amendment Application.docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - Excerpt from June 8, 2020 CPAC Meeting.pdf - Attachment 3 - OCP Map.pdf - Attachment 4 - Zoning Map.pdf - Attachment 5 - Project Fact Sheet.pdf - Attachment 6 - Architect Renderings.pdf - Attachment 7 - Architectural Plans.pdf - Attachment 8 - Landscape Plans.pdf - Attachment 9 - Draft CD Bylaw.pdf - Attachment 10 - Development Potential Neighbouring Property.pdf - Attachment 11 - Sustainability Report Card.pdf
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

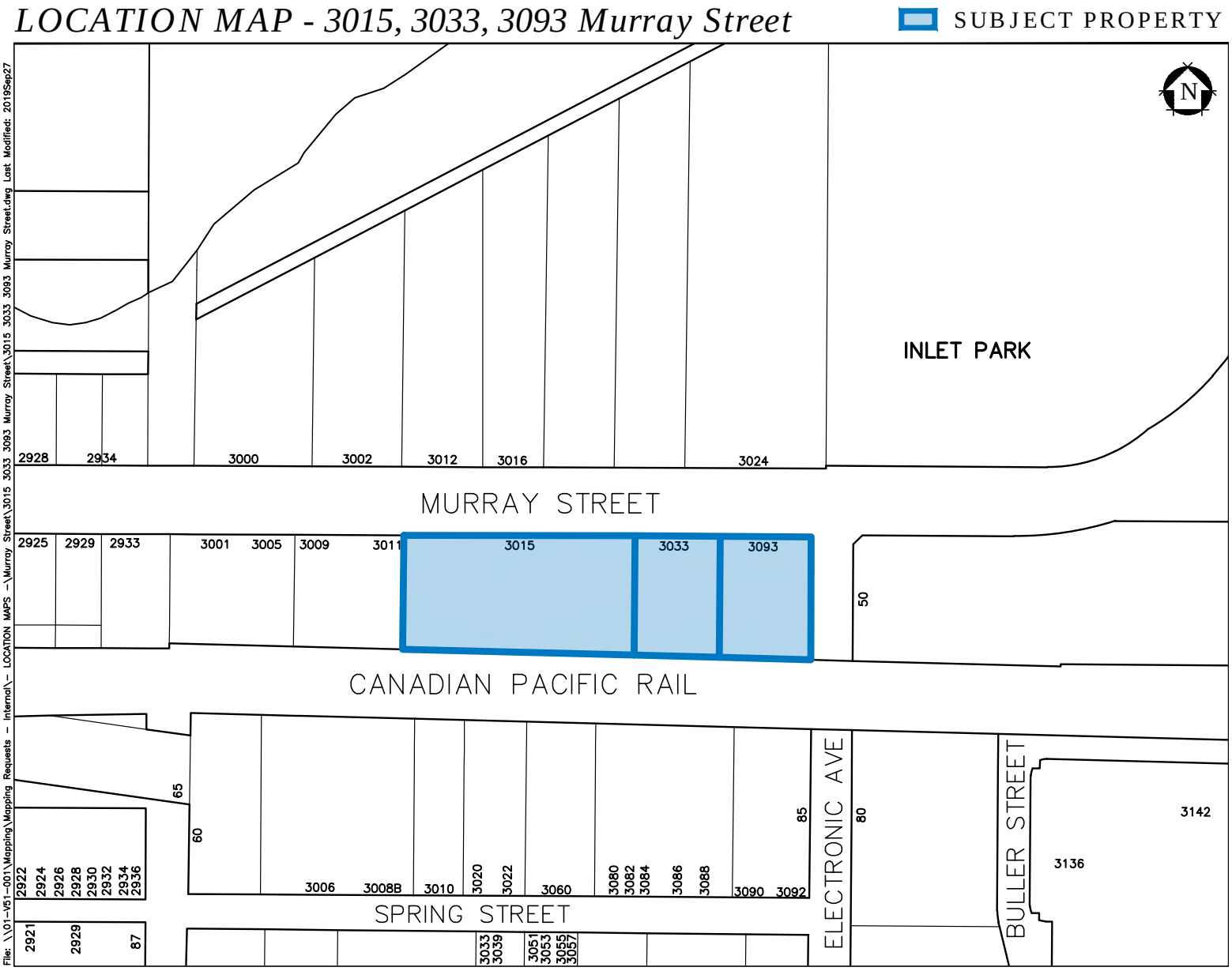
Tim Savoie, City Manager - Mar 29, 2021 - 5:11 AM

Considered at the July 6, 2021 Council meeting

114

Considered at the April 6, 2021 Council Meeting

223



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.

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:

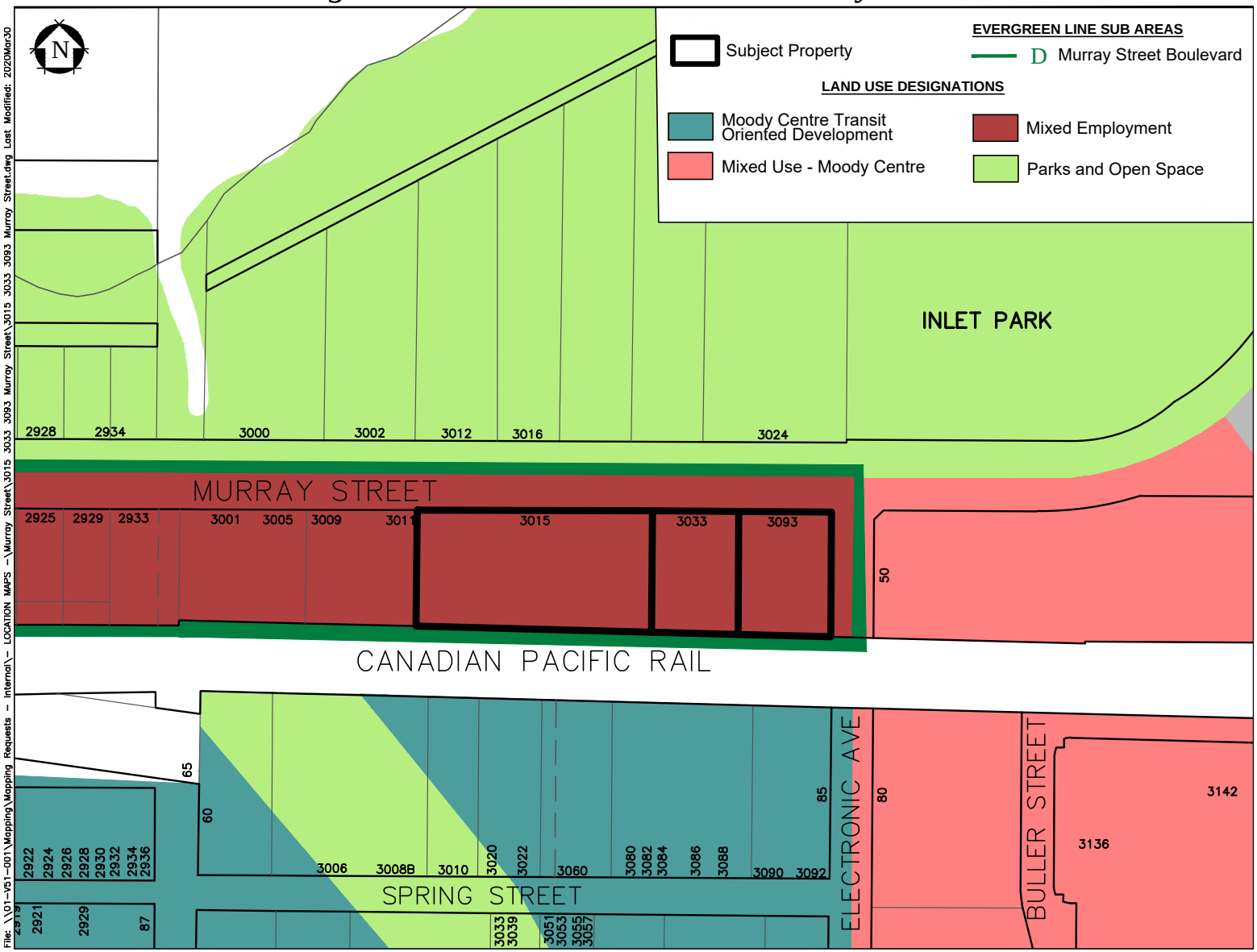
- one loading bay may not be sufficient for the commercial units;
- the elevated park, like the one currently in Suter Brook, may not be well-used, as trees may not grow properly, and there may be noise issues;
- concerns were expressed about significant and unsustainable increases in strata fees; making 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.

Amended by resolution CPAC20/029

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).

Considered at the April 6, 2021 Council Meeting

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



Considered at the July 6, 2021 Council meeting

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Considered at the April 6, 2021 Council Meeting

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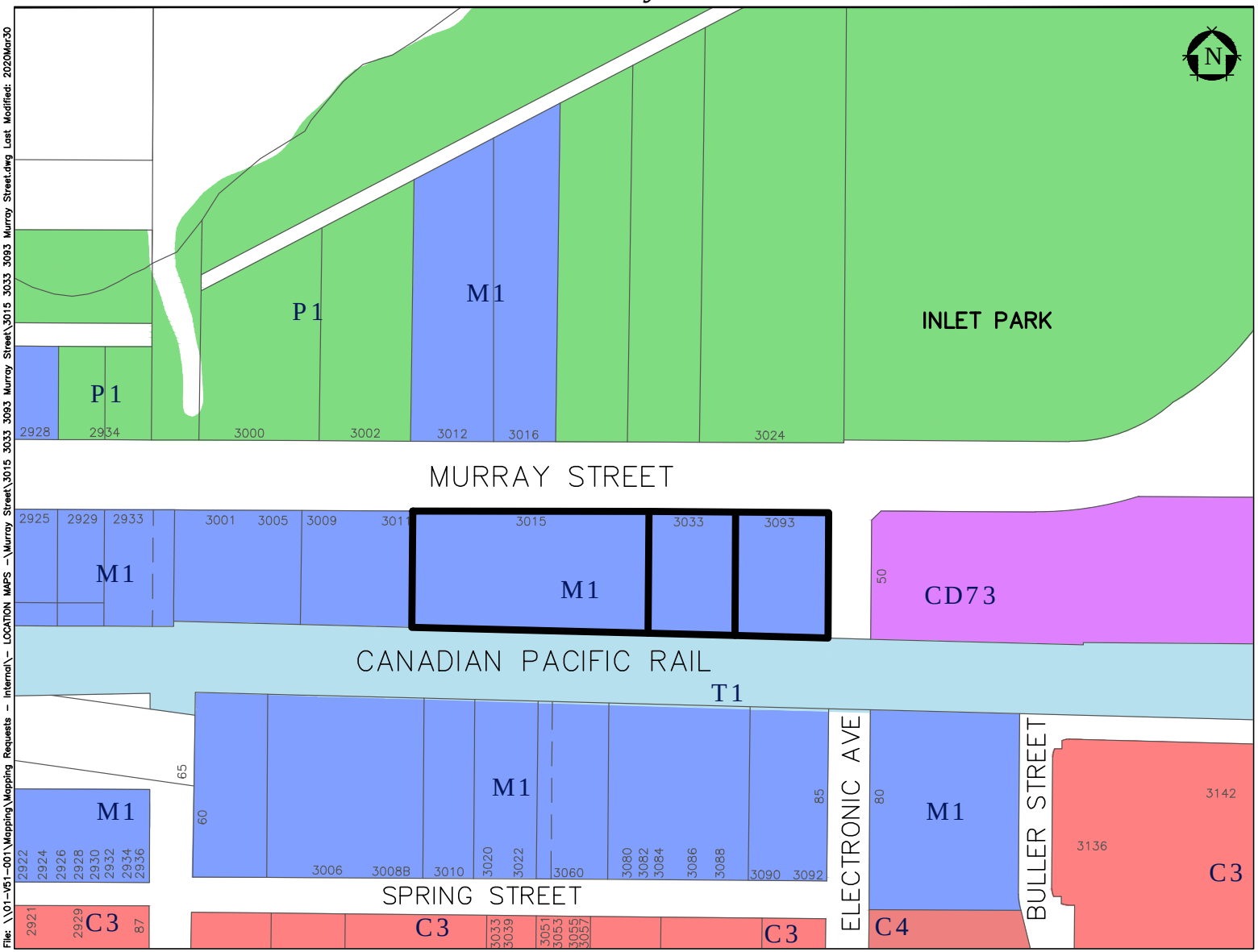
ZONING MAP - 3015, 3033, 3093 Murray Street

SUBJECT PROPERTY



Considered at the April 6, 2021 Council Meeting

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^2 (29,274ft^2) 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 July 6, 2021 Council meeting

121

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^2 (29,274ft^2) at occupancy, with potential for an additional 130m^2 (1,400ft^2)
Density	2.3 FAR
Parking Spaces	355 total including: • 229 residential spaces (1.06 spaces per residential dwelling); • 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and • 94 industrial/commercial parking spaces.
Bicycle Parking	347 total including • 323 long-term residential spaces; • 18 short-term residential spaces; • 4 long-term industrial/commercial spaces; and • 6 short-term industrial/commercial spaces.

1 CORRUGATED METAL CLADDING - TWO PROFILES, VARIOUS WIDTHS

6 FROSTED GLASS PRIVACY SCREEN IN POWDER COATED METAL FRAME

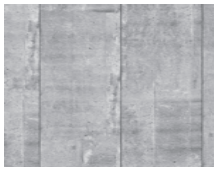
2 PREFINISHED METAL FASCIA

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



9 SITE CAST CONCRETE WALL WITH REVEALS

5 PREFINISHED LAP SIDING, VARIOUS WIDTHS

5A THIN PROFILE METAL J-MOLD CORNERS + FRAMES

10 NATURAL WOOD SCREEN AND DOORS

11 PREFINISHED ALUMINUM STOREFRONT GLAZING

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

A205
MATERIALS BOARD

2020-11-15

Considered at the July 6, 2021 Council meeting

123

Considered at the April 6, 2021 Council Meeting

232

1 ELECTRONIC AVENUE ELEVATION

MGA

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

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1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A810
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

124

Considered at the April 6, 2021 Council Meeting

233

1 NORTHEAST CORNER

MGA

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

ISSUE	DATE	DESCRIPTION
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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

A811
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

125

Considered at the April 6, 2021 Council Meeting

234

1 PODIUM LANDSCAPE AMENITY SPACE

MGA

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

ISSUE	DATE	DESCRIPTION
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1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A812
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

126

Considered at the April 6, 2021 Council Meeting

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1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE

MGA

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

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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

A813
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

127

Considered at the April 6, 2021 Council Meeting

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1 MURRAY STREET BUILDING 2 ELEVATION

MGA

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

ISSUE	DATE	DESCRIPTION
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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

MURRAY STREET PROJECT

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

A814
3D RENDERS

2020-11-15

MGA

MOSAIC

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

DRAWING LIST

ARCHITECTURAL

A000	COVER + DRAWING LIST	A100	LEVEL 1 / LOWER PARKADE PLAN	A200	OVERALL ELEVATIONS	A400	UNIT PLANS		
A001	PROJECT DATA SHEET	A101	MEZZ / UPPER PARKADE PLAN	A201	BUILDING 1 ELEVATIONS			CIVIL	
	SITE SURVEY	A102	LEVEL 2 PLAN	A202	BUILDING 2 ELEVATIONS	A810	3D RENDERINGS	C1	SERVICING KEY PLAN
A003	SITE PHOTOS	A103	LEVELS 3-6 PLAN	A203	BUILDING 3 ELEVATIONS	A811	3D RENDERINGS		
A004	PROPOSED SITE PLAN	A104	ROOF PLAN	A204	WINDOW SCHEDULE + ENLARGED ELEV'S	A812	3D RENDERINGS	LANDSCAPE	
A005	DEDICATIONS	A105	LEVEL 1 / LOWER PARKADE AREA PLAN	A205	PROPOSED EXTERIOR MATERIALS	A813	3D RENDERINGS	L100	PARKING P1 LANDSCAPE PLAN
A006	not used	A106	MEZZ / UPPER PARKADE AREA PLAN			A814	3D RENDERINGS	L101	L1 LANDSCAPE PLAN
A007	SITE COVERAGE PLAN	A107	LEVEL 2 AREA PLAN	A300	LONG SECTIONS 1-3	A815	3D RENDERINGS	L102	PLANTING LIST
A008	GRADING PLAN	A108	LEVELS 3-6 AREA PLAN	A301	BUILDING 1 SECTIONS 4-5			L103	L1 GRADING PLAN
A009	SHADOW STUDY			A302	BUILDING 2 SECTIONS 6-7			L104.1	LANDSCAPE SECTIONS
				A303	BUILDING 2 SECTIONS 8-9			L104.2	LANDSCAPE SECTIONS
				A304	BUILDING 3 SECTIONS 10-11			L104.3	LANDSCAPE SECTIONS
				A305	BUILDING 3 SECTIONS 12-13			L105	PRECEDENT IMAGES

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CORE GROUP CONSULTANTS
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BURNABY BC V5J 5H8
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VANCOUVER BC V6P 6P2
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VAN DER ZALM + ASSOCIATES
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VANCOUVER BC V5T 3J7
CONTACT: TRAVIS MARTIN
604-882-0024

CODE
CFT ENGINEERING INC.
500-1901 ROSSER AVENUE
BURNABY BC V5C 6R4
CONTACT: SAMIR EIDNANI
604-684-2384

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

ISSUE	DATE	DESCRIPTION
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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 July 6, 2021 Council meeting

129

Considered at the April 6, 2021 Council Meeting

238

PROJECT STATS:

MURRAY STREET DATA SHEET

MARCH 23 2021

ZONING
EXISTING ZONING M2
PROPOSED ZONING CD-1 Based on CRM-2 and M-1
CD-1 MURRAY STREET HOUSING
LOT MURRAY STREET HOUSING

HEIGHT
MAXIMUM STORIES 6
PROPOSED 6
HEIGHT 74.83' ft 22.76 M
PROPOSED 59.05'ft

SETBACKS

	REQ'D	PROPOSED
NORTH	0	0m [0'-0"]
EAST	0	0m [0'-0"]
SOUTH	0	6m [19'-8"]
WEST	3M [9'-10"]	5m [16'-5"]
INTERIOR LOT LINES	1.5M [5']	1.22m [3'-11"]

SITE AREA

LOT 1 - NET	59,998 ft²	5,573.09 SM	
LOT 2 - NET	40,667 ft²	3,776.99 SM	
TOTAL SITE AREA	100,665 ft²	9,352.08 SM	
BUILDING 1	18,758 ft²	1,742.67 SM	
BUILDING 2	18,732 ft²	1,740.26 SM	
TOTAL	37,490 ft²	3,482.93 SM	
% OF LOT 1		58.8%	
LOT 2			
BUILDING 3	38,445 ft²	3,571.66 SM	
% OF LOT 2		94.5%	

LOT COVERAGE

BUILDING 1	18,758 ft²	1,742.67 SM
BUILDING 2	18,732 ft²	1,740.26 SM
TOTAL	37,490 ft²	3,482.93 SM
% OF LOT 1		58.8%
LOT 2		
BUILDING 3	38,445 ft²	3,571.66 SM
% OF LOT 2		94.5%

FLOOR AREA RATIO (FAR)

SITE AREA	100,665 ft²	9,352.08 SM
GFA	276,395 ft²	34,988.22 SM
MAXIMUM GFA	140,617 ft²	13,062.28 SM
GFA REMAINING	223,583 ft²	21,233.93 SM
FAR	2.39	
ALLOWABLE FAR	2.5	

OUTDOOR AMENITY SPACE

LOT 1			
BUILDING 1	2,159 ft²	200.58 SM	
BUILDING 2	15,784 ft²	1,467.31 SM	
TOTAL	17,953 ft²	1,667.89 SM	
LOT 2			
BUILDING 3	16,243 ft²	1,509.02 SM	
TOTAL LOT 1 + 2	34,196 ft²	3,176.91 SM	

INDOOR AMENITY SPACE

LOT 1			
BUILDING 1	0 ft²	-	SM
BUILDING 2	899 ft²	83.52	SM
TOTAL	899 ft²	83.52	SM
LOT 2			
BUILDING 3	899 ft²	83.52	SM
TOTAL LOT 1 + 2	1,798 ft²	167.04	SM

BUILDING 1 - MARKET RENTAL

UNIT TYPE	LEVEL				TOTAL QTY	AREA / UNIT (SF)	TOTAL UNIT AREA (SF)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
	L1/P2	M2/P1	L2	L3-6					
A	0	0	1	1	2	860.3	1,720.6	1.39	2.78
A1	0	0	1	1	2	849.0	1,698.0	1.39	2.78
A1 ADAPTABLE	0	0	1	1	2	833.9	1,667.8	1.00	2.00
C1	0	0	1	1	3	863.3	2,589.9	1.39	4.17
C2	0	0	1	1	3	863.3	2,589.9	1.39	4.17
C3	0	0	0	0	1	800.9	800.9	1.00	1.00
D	0	0	1	0	1	694.1	694.1	1.00	1.00
D1	0	0	1	1	3	720.7	2,162.0	1.00	3.00
RESIDENTIAL UNIT TOTAL	0	0	6	6	17		12,723.1		20
RESIDENTIAL CIRCULATION	968	1,321	1,651	1,651	5,591				
RESIDENTIAL UNIT GFA	0	0	12,325	12,681	37,006				
RESIDENTIAL GFA TOTAL	968	1,321	14,176	14,176	42,597				
COMMERCIAL UNIT TOTAL	7,744	3,094	0	0	10,838				
COMMERCIAL CIRCULATION	1,141	0	0	0	1,141				
COMMERCIAL GFA TOTAL	8,885	3,094	0	0	11,979				

BUILDING 2 - STRATA RESIDENTIAL

UNIT TYPE	LEVEL				TOTAL QTY	AREA / UNIT (SF)	TOTAL UNIT AREA (SF)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
	L1/P2	M2/P1	L2	L3-6					
A	0	0	1	1	2	860.3	1,720.6	1.39	2.78
A1	0	0	1	1	2	849.0	16,131.0	1.39	26.41
A1 ADAPTABLE	0	0	1	1	2	833.9	8,339.0	1.00	10.00
C1	0	0	1	1	3	863.3	4,416.5	1.39	5.95
C2	0	0	0	0	1	800.9	0.0	1.00	0.00
D	0	0	1	0	1	694.1	694.1	1.00	1.00
D1	0	0	1	1	3	720.7	29,629.0	1.00	40.00
RESIDENTIAL UNIT TOTAL	0	0	16	64	84		82,715.1		91
RESIDENTIAL CIRCULATION	968	1,321	1,651	1,651	5,591				
RESIDENTIAL UNIT GFA	0	0	12,325	12,681	37,006				
RESIDENTIAL GFA TOTAL	968	1,321	14,176	14,176	42,597				
COMMERCIAL UNIT TOTAL	7,744	3,094	0	0	10,838				
COMMERCIAL CIRCULATION	1,141	0	0	0	1,141				
COMMERCIAL GFA TOTAL	8,885	3,094	0	0	11,979				

BUILDING 3 - STRATA RESIDENTIAL

UNIT TYPE	LEVEL				TOTAL QTY	AREA / UNIT (SF)	TOTAL UNIT AREA (SF)	PARKING REQ'D PER UNIT TYPE	TOTAL REQ'D
	L1/P2	M2/P1	L2	L3-6					
A	0	0	1	1	2	860.3	4,306.5	1.39	5.95
A1	0	0	1	1	2	849.0	16,131.0	1.39	26.41
A1 ADAPTABLE	0	0	1	1	2	833.9	8,339.0	1.00	10.00
C1	0	0	1	1	3	863.3	4,416.5	1.39	5.95
C2	0	0	0	0	1	800.9	0.0	1.00	0.00
D	0	0	1	0	1	694.1	694.1	1.00	1.00
D1	0	0	1	1	3	720.7	29,629.0	1.00	40.00
RESIDENTIAL UNIT TOTAL	0	0	16	64	84		82,715.1		91
RESIDENTIAL CIRCULATION	1,091	1,375	1,651	1,651	6,297				
RESIDENTIAL UNIT GFA	0	0	12,325	12,681	37,006				
RESIDENTIAL GFA TOTAL	1,091	1,375	14,176	14,176	43,496				
COMMERCIAL UNIT TOTAL	9,800	3,912	0	0	13,712				
COMMERCIAL CIRCULATION	970	0	0	0	970				
COMMERCIAL GFA TOTAL	10,770	3,912	0	0	14,682				

COMMERCIAL UNIT SUMMARY

COMMERCIAL UNIT TOTAL	22,368	7,006	0	0	29,374
COMMERCIAL CIRCULATION	2,759	0	0	0	2,759
COMMERCIAL GFA TOTAL	25,027	7,006	0	0	31,033

UNIT TOTALS

	BUILDING 1	BUILDING 2	BUILDING 3	% OF TOTAL
A	0	3	3	5%
A1	0	0	0	0%
A1 ADAPTABLE	0	0	0	0%
C1	0	0	0	0%
C2	0	0	0	0%
C3	0	0	0	0%
D	0	0	0	0%
D1	0	0	0	0%
1 BED + DEN	0	0	0	0%
2 BED + DEN	0	0	0	0%
TOTAL UNITS	0	0	0	0%

UNIT MIX

	TOTAL UNITS	% OF TOTAL
1 BED	1	1%
1 BED + DEN	0	0%
2 BED	0	0%
2 BED + DEN	0	0%
TOTAL UNITS	0	0%

ADAPTABLE UNITS

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
TOTAL ADAPTABLE	0	0	0	0
% OF TOTAL	0%	0%	0%	0%

GFA | RESIDENTIAL + COMMERCIAL

LEVEL	BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	TOTAL SF
P2				
P1 / LOWER PARKADE	8,802	9,853	17,661	36,316
MEZZANINE / UPPER PARKADE	655	4,415	5,287	10,397
L2	9,782	14,176	14,176	38,134
L3	9,782	14,176	14,176	38,134
L4	9,782	14,176	14,176	38,134
L5	9,782	14,176	14,176	38,134
L6	9,782	14,176	14,176	38,134
TOTAL	58,407	85,148	89,028	232,583

SALEABLE / LEASEABLE AREA SUMMARY

	BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	TOTAL SF
RESIDENTIAL - STRATA	0	62,715	62,715	125,430
RESIDENTIAL - MARKET RENTAL	43,580	0	0	43,580
COMMERCIAL - L1	8,724	7,744	9,660	26,128
COMMERCIAL - MEZZANINE	0	3,094	3,912	7,006
COMMERCIAL TOTAL	8,724	10,838	13,572	29,274
TOTAL SALEABLE / LEASEABLE AREA	48,304	73,553	76,427	198,284
INTERIOR GFA (ALL AMENITY)	58,407	85,047	89,027	232,381
FAR EXCLUSIONS (INTERIOR)	0	899	899	1,798

PARKADE + MECHANICAL / SERVICE AREA

	BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	TOTAL SF
L1 / LOWER PARKADE	8,969	27,284	25,205	61,458
MEZZANINE / UPPER PARKADE	8,255	20,808	24,430	53,493
	17,224	54,093	49,635	120,951

DOUBLE HEIGHT SPACE

	BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	TOTAL SF
MEZZANINE / UPPER PARKADE	8,044	7,328	8,691	24,063
	8,044	7,328	8,691	24,063

TOTAL FAR EXCLUSIONS (INCL. PARKADE / DBL HEIGHT)

	BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	TOTAL SF
PARKADE / MECHANICAL	17,224	54,093	49,635	120,951
DOUBLE HEIGHT SPACE	8,044	7,328	8,691	24,063
INDOOR AMENITY	0	899	899	1,798
				146,812

PORT MOODY PARKING BYLAW - REQUIREMENTS BY POTENTIAL USE

APARTMENT, STUDIO UNIT	1 SPACE PER DWELLING UNIT
APARTMENT, 1 BEDROOM UNIT	1 SPACE PER DWELLING UNIT
APARTMENT, 2 BEDROOM UNIT	1.5 SPACE PER DWELLING UNIT
APARTMENT, 3 BEDROOM UNIT	2 SPACE PER DWELLING UNIT
RESTAURANT	1 SPACE PER 4 PERSONS SEATING CAPACITY
RETAIL - ACCESSORY	1 SPACE PER 46M² GROSS FLOOR AREA
RETAIL - FOOD PRIMARY	1 SPACE PER 10M² GROSS FLOOR AREA
RETAIL - GENERAL	1 SPACE PER 30M² GROSS FLOOR AREA
OFFICE	1 SPACE PER 46M² GROSS FLOOR AREA
COMMERCIAL, MEDICAL/DENTAL	1 SPACE PER 30M² GROSS FLOOR AREA
COMMERCIAL, MEDICAL/DENTAL W/ 4+ 1 SPACE PER 30M² GROSS FLOOR AREA	
RESIDENTIAL RATES	1 SPACE PER STUDIO UNIT
	1 SPACE PER 1 BEDROOM UNIT
	1.5 SPACE PER 2 BEDROOM UNIT
	2 SPACE PER 3 BEDROOM UNIT
TOTAL UNITS	215

CAR PARKING REQUIRED

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
	27	54	51	129
	19	40	40	99
TOTAL RESIDENTIAL REQ'D PER BUILDING	46	94	91	228
RESIDENTIAL VISITOR PARKING REQ'D	8	16	8	32
COMMERCIAL PARKING REQ'D	11	18	23	52
COMMERCIAL MEZZANINE PARKING REQ'D	0	6	7	13
TOTAL RESIDENTIAL & COMMERCIAL REQ'D	65	131	129	325
	LOT 1		LOT 2	
	196		129	325

CAR PARKING PROVIDED

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
LOWER PARKADE	102		69	171
UPPER PARKADE	104		79	183
TOTAL PARKING STALLS PROVIDED	206		148	354
SMALL CARS ALLOWED (30% OF TOTAL)				106
LOWER PARKADE	19		20	39
UPPER PARKADE	24		26	50
TOTAL SMALL CARS PROVIDED	43		46	89
ACCESSIBLE STALLS REQ'D				8
ACCESSIBLE STALLS PROVIDED				
LOWER PARKADE	2	2		4
UPPER PARKADE	2	2		4
TOTAL ACCESSIBLE STALLS PROVIDED	4	4		8
RESIDENT VISITOR STALLS PROVIDED	24	8		32
RESIDENTIAL STALLS PROVIDED (@ PHASE 1)	137	N/A		137
RESIDENTIAL STALLS PROVIDED	150	78		228
PARKING AREA				
LOWER PARKADE	32,229	33,140		65,369
UPPER PARKADE	32,480	23,862		56,442
TOTAL PARKING AREA	64,708	47,102		111,811

RESIDENTIAL BIKE PARKING

	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
LONG TERM REQUIRED	193	130	130	323
LONG TERM PROVIDED	267	0	62	329
SHORT TERM REQ'D	6	6	6	18
SHORT TERM PROVIDED	6	6	6	18
TOTAL RESIDENTIAL BICYCLE PARKING	273	6	68	347

CRU BIKE PARKING

	PHASE 1	PHASE 2	TOTAL
CRU LONG TERM BIKE PARKING REQ'D	2	2	4
CRU LONG TERM BIKE PARKING PROVIDED	4	0	4
CRU SHORT TERM BIKE PARKING REQ'D	N/A	6	6
CRU SHORT TERM BIKE PARKING PROVIDED	2	3	10

1 CONTEXT PLAN

2 PROJECT DATA

PROJECT NAME:
MURRAY STREET HOUSING

PROJECT ADDRESS:
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3

LEGAL DESCRIPTION:
LOT 78 DL 190 G, 1 NWD PLAN 46958;
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;
DL 19 G, 1 NWD PLAN 6245; AND LOT 71
DL 190 G, 1 NWD PLAN 44466

PROPOSED ZONING:
CD-1 BASED ON CRM-2 AND M-1

SITE AREA:
LOT 1: 60,003 SF [5,574.46 M²]
LOT 2: 40,670 SF [3,778.37 M²]

AVERAGE GRADE:
BUILDING 1: 31'-3½" [9.54m]
BUILDING 2: 29'-1½" [8.88m]
BUILDING 3: 25'-9" [7.85m]

FIRE DEPT ACCESS (REFER ALT SOL):
BUILDING 1: 34'-9" [10.59m] (+1.05m)
BUILDING 2: 30'-3½" [9.23m] (+0.35m)
BUILDING 3: 27'-6" [8.38m] (+0.53m)

ALLOWABLE FAR:
2.5

PROPOSED FAR:
2.28

BUILDING HEIGHT (UPPER FLOOR):
59'-0" [18M]

MAXIMUM BUILDING HEIGHT (ROOF):
74'-8" [22.76M] RELATIVE TO AVG GRADE

APPLICABLE BUILDING CODE:
BCBC 2018
PORT MOODY BYLAW

STREETS FACING:
MURRAY STREET BLVD TO THE NORTH
ELECTRONIC AVENUE TO THE EAST

(CODE EXCERPTS)
MAJOR OCCUPANCIES:
GROUP A, DIVISION 2 - ASSEMBLY
GROUP C - RESIDENTIAL
GROUP E - RETAIL
GROUP F - DIVISION 2 - PARKADE

CONSTRUCTION ARTICLES:
3.2.2.23 - NONCOMBUSTIBLE RESTAURANT
3.2.2.50 - COMBUSTIBLE RESIDENTIAL
3.2.2.64 - NONCOMBUSTIBLE RETAIL
3.2.2.80 - NONCOMBUSTIBLE PARKADE

CONSTRUCTION TYPE:
NONCOMBUSTIBLE -
LOWER & UPPER PARKADE
COMMERCIAL PODIUM LEVEL 1 & MEZZANINE
COMBUSTIBLE - RESIDENTIAL LEVELS 2 TO 6

FLOOR FIRE RATING:
2H WITH 2HR FT FIRESTOPPING BETWEEN COMBUSTIBLE
+ NON COMBUSTIBLE PORTIONS OF THE PROJECT.
2 HR PARKADE + RETAIL (PODIUM)
1 HR COMBUSTIBLE RESIDENTIAL TO RESIDENTIAL

ROOF FIRE RATINGS:
2 HR ROOF ABOVE NONCOMBUSTIBLE PODIUM
1 HR ROOF ABOVE RESIDENTIAL OCCUPANCIES

SPRINKLER:
SPRINKLER SYSTEM REQUIRED - NFPA 13-2013
FIRE ALARM SYSTEM REQUIRED - STAGED EVACUATION
STANDPIPE SYSTEM REQUIRED - NFPA 14-2013

MGA

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

A001
PROJECT DATA SHEET

2020-12-17

Considered at the April 6, 2021 Council Meeting

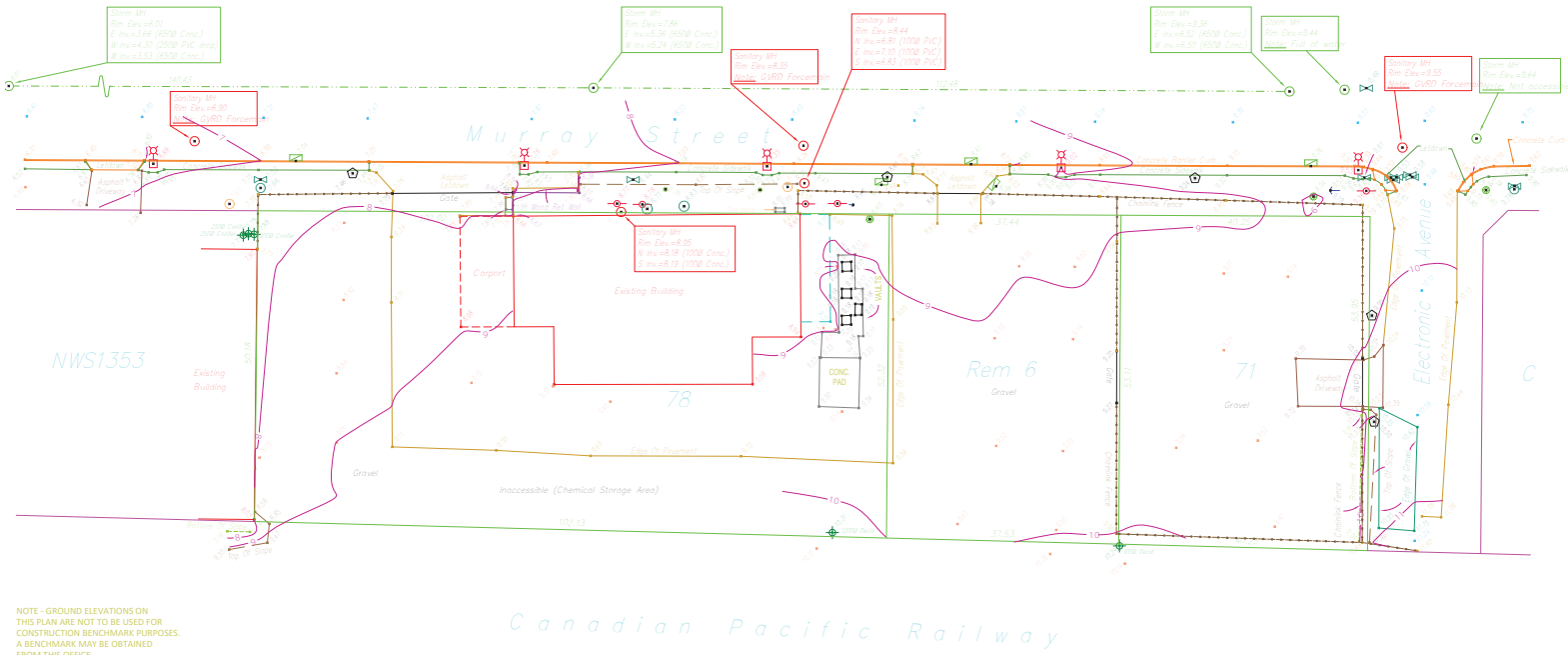
BC LAND SURVEYORS TOPOGRAPHIC PLAN OF : Lot 78 DL 190 G. 1 NWD Plan 46958; Lot 6 Except: Firstly: The East 20 Feet (Plan With Bylaw Filed 37048), Secondly: Part Subdivided By Plan 44466, Thirdly: Part Subdivided by Plan 46958; DL 19 G. 1 NWD Plan 6245; And Lot 71 DL 190 G. 1 NWD Plan 44466

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE : 604-531-4067 Fax : 604-531-5811
email: info@olsensurveying.ca
File No 17954T

10 0 10 20 30

The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:500

N



NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

THIS PLAN DOES NOT CONSTITUTE A RESURVEY OF THE LEGAL BOUNDARIES OF THE TITLED LOT OR LOTS, IT IS COMPILED FROM FIELD TIES AND LAND TITLE OFFICE RECORDS.

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Monitoring Well
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter

NOTE :
ELEVATIONS ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM CITY OF PORT MOODY BENCHMARK #80H3138 LOCATED AT MURRAY ST 340m EAST OF MOODY ST. ELEVATION = 5.664m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.

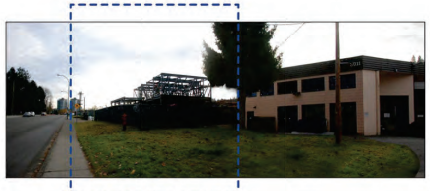
CERTIFIED CORRECT B.C.L.S.

Dated this _____ day of _____ , 2017

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. ©

File No 17954T

1 MURRAY STREET LOOKING SOUTH

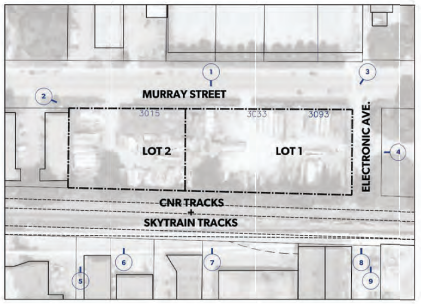


2 MURRAY STREET LOOKING NORTHEAST

3 MURRAY STREET LOOKING NORTHWEST

4 ELECTRONIC AVENUE LOOKING WEST

5 MURRAY STREET LOOKING EAST



KEY PLAN

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

A003
SITE PHOTOS

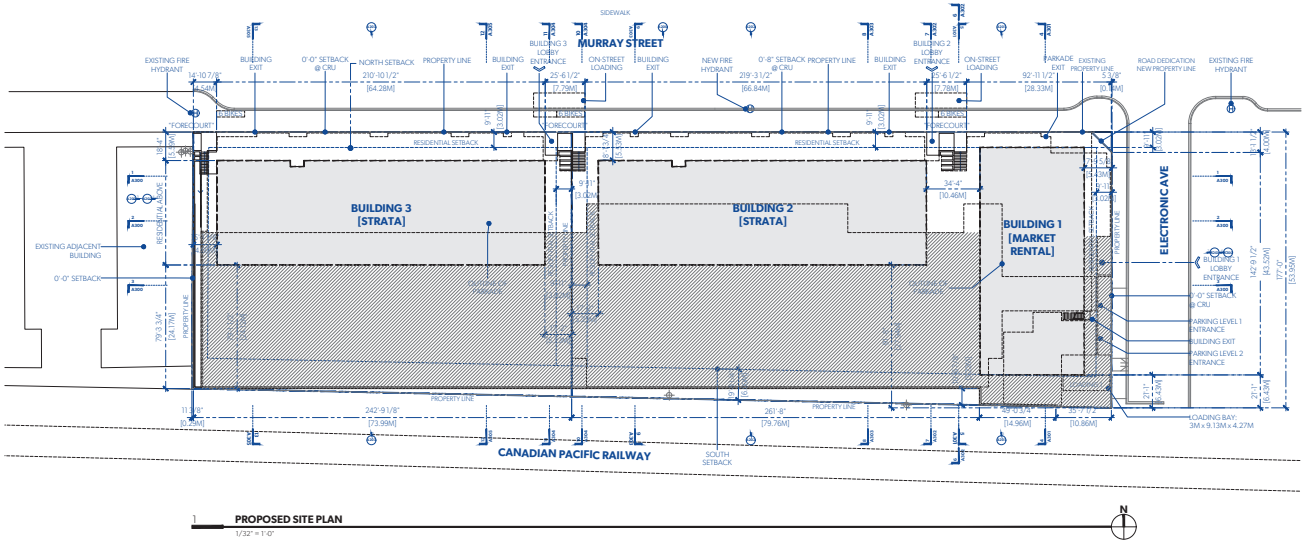
2020-11-15

Considered at the July 6, 2021 Council meeting

132

Considered at the April 6, 2021 Council Meeting

241



1 PROPOSED SITE PLAN
1/32" = 1'-0"

MGA

RESIDENTIAL BUILDING ABOVE
PARKING BELOW
OUTLINE OF PARKADE

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

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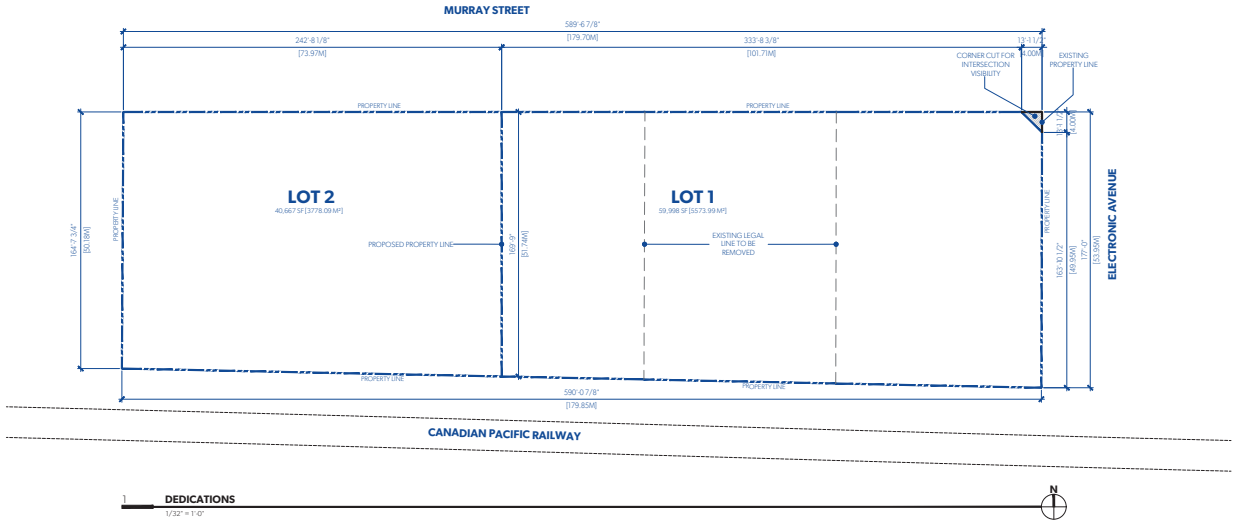
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A004
PROPOSED SITE PLAN

2020-11-15



MGA

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

ISSUE	DATE	DESCRIPTION
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1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A005
DEDICATIONS

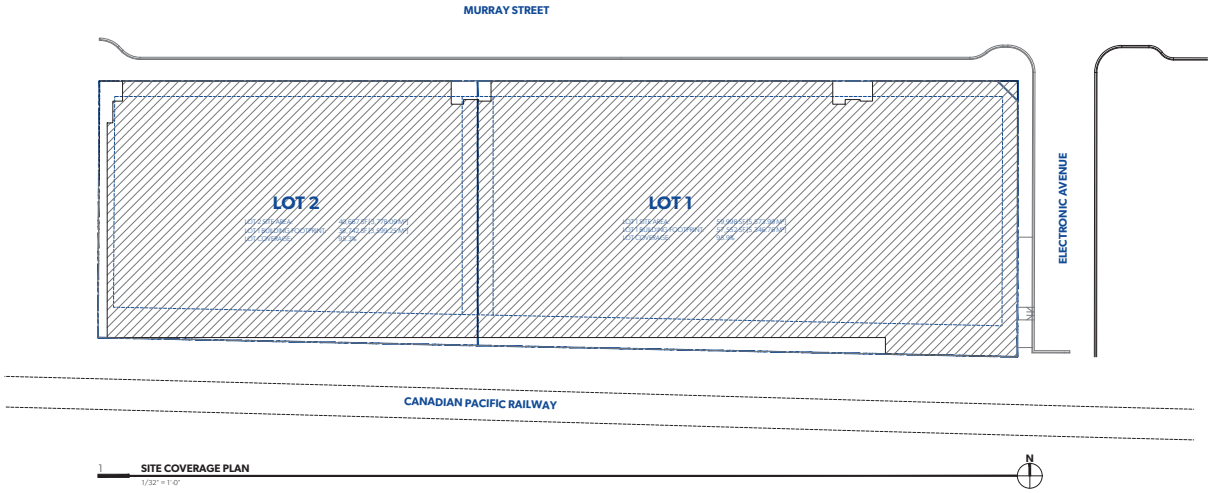
2020-11-15

Considered at the July 6, 2021 Council meeting

134

Considered at the April 6, 2021 Council Meeting

243



1 SITE COVERAGE PLAN
1/32" = 1'-0"

MGA

BUILDING FOOTPRINT

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

ISSUE	DATE	DESCRIPTION
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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

MURRAY STREET PROJECT

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

A007
SITE COVERAGE PLAN

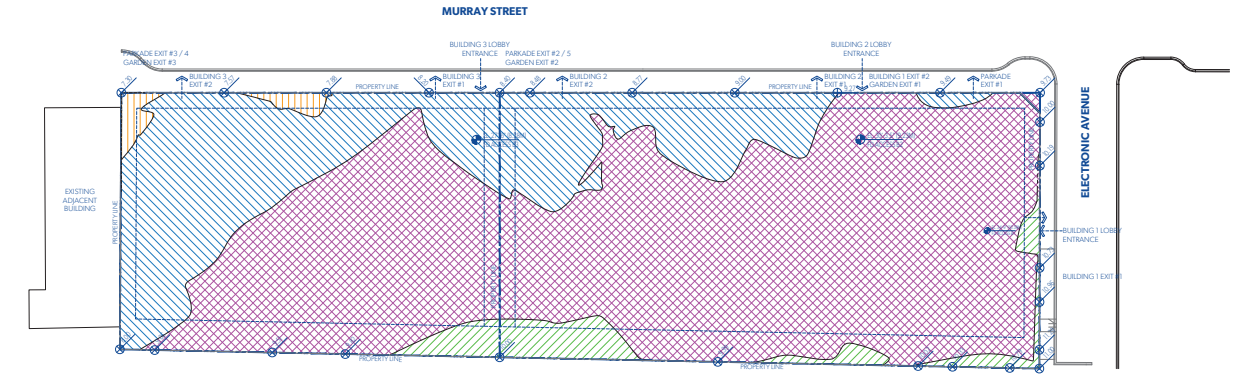
2020-11-15

Considered at the July 6, 2021 Council meeting

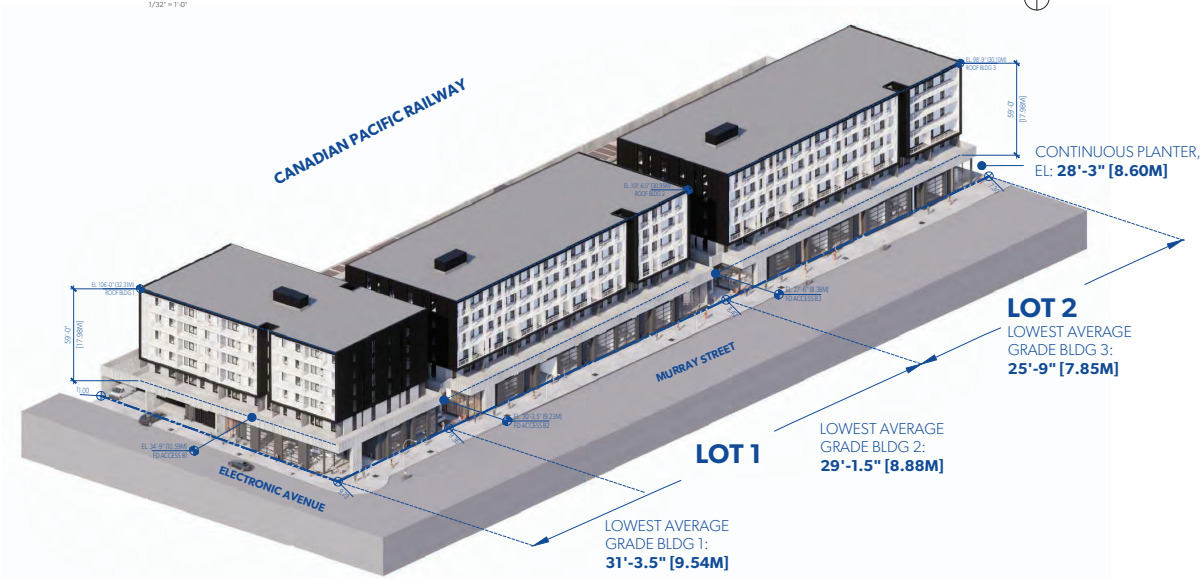
135

Considered at the April 6, 2021 Council Meeting

244



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



2 BUILDING HEIGHT DIAGRAM
NOT TO SCALE

MGA

EXISTING GRADE: LESS THAN 8M
EXISTING GRADE: 8M - 9M
EXISTING GRADE: 9M - 10M
EXISTING GRADE: GREATER THAN 10M
EL. XXM PROPOSED ELEVATION
EL. XX EXISTING GRADE
HEIGHT MEASURED TO HIGHEST OCCUPIABLE FLOOR

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

ISSUE	DATE	DESCRIPTION
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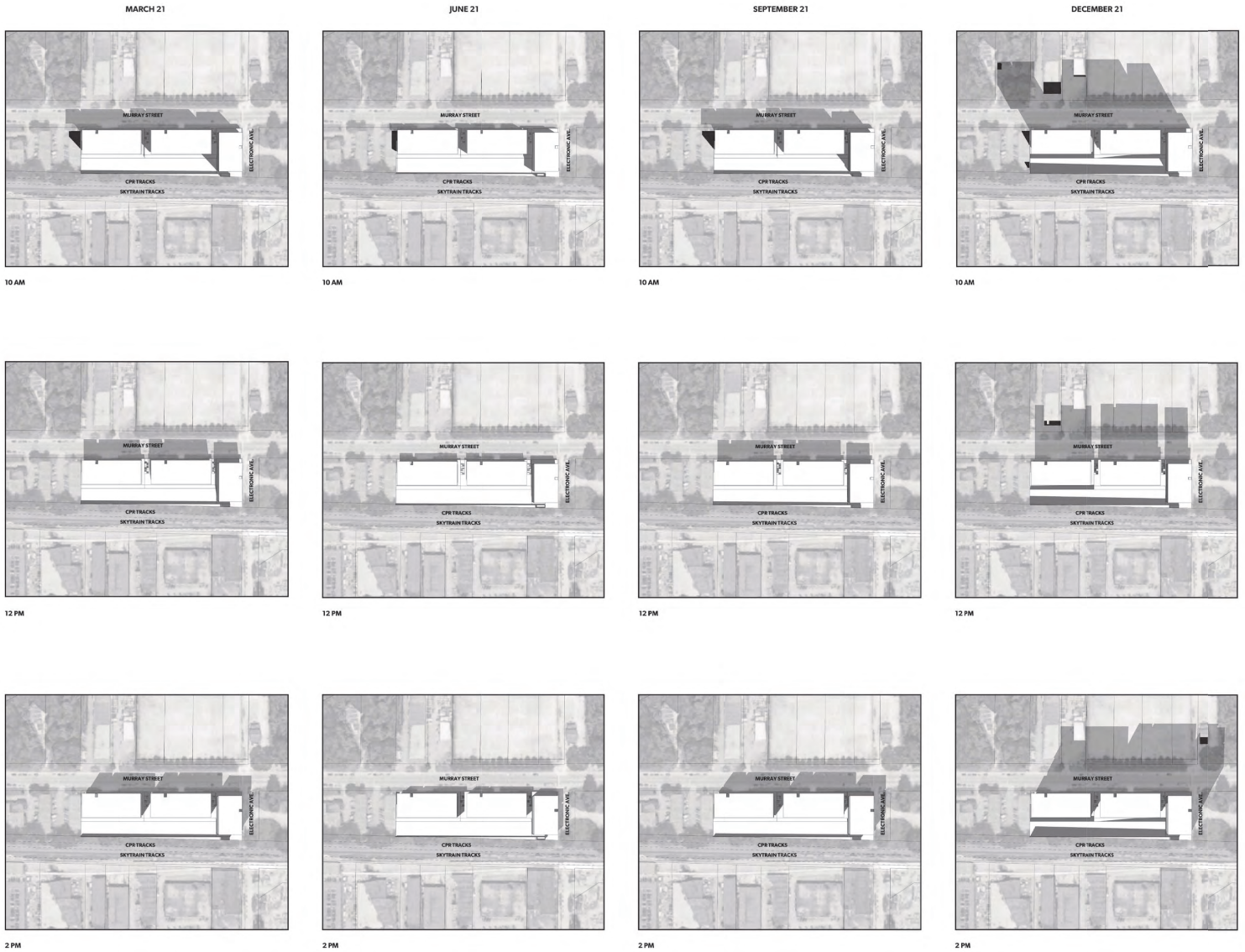
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A008
AVERAGE GRADE PLAN

2020-11-15



MGA

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

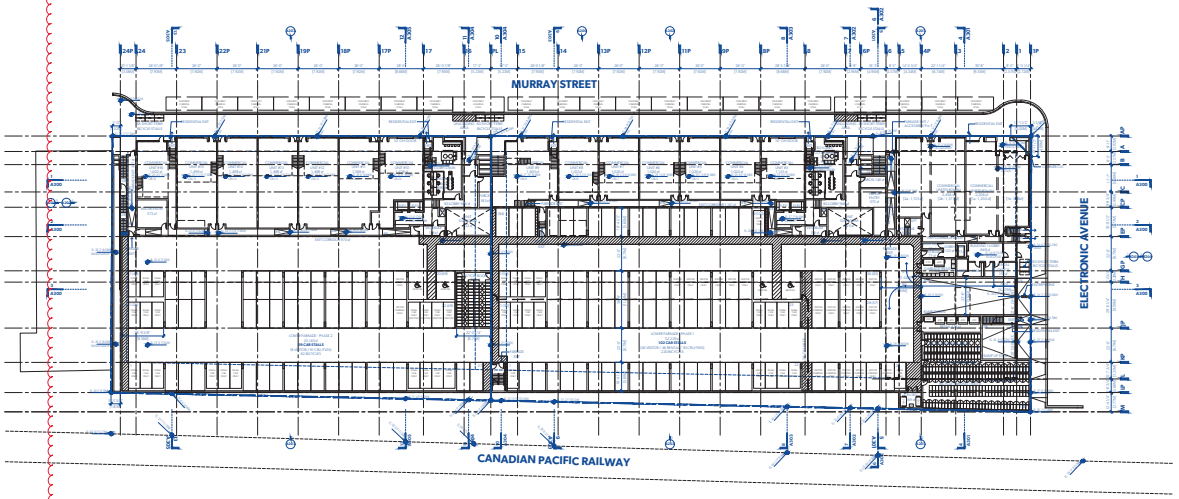
ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

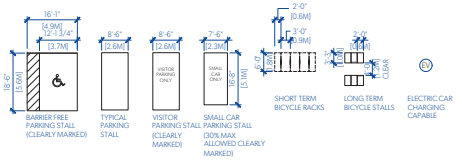
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A009
SHADOW STUDY

2020-11-15



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



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

MGA

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

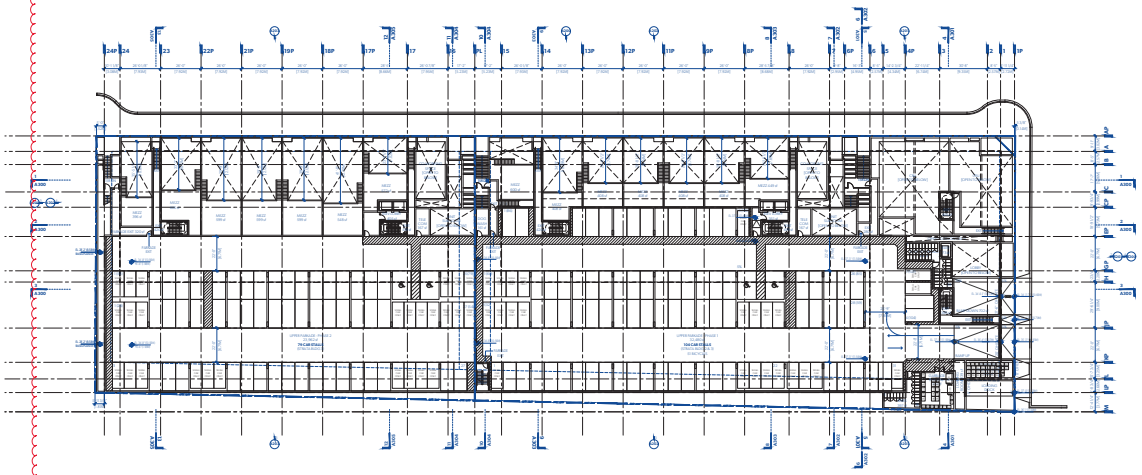
A100
LEVEL 1 / LOWER PARKADE OVERALL PLAN
2020-12-17

Considered at the July 6, 2021 Council meeting

138

Considered at the April 6, 2021 Council Meeting

247



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

N

MGA

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

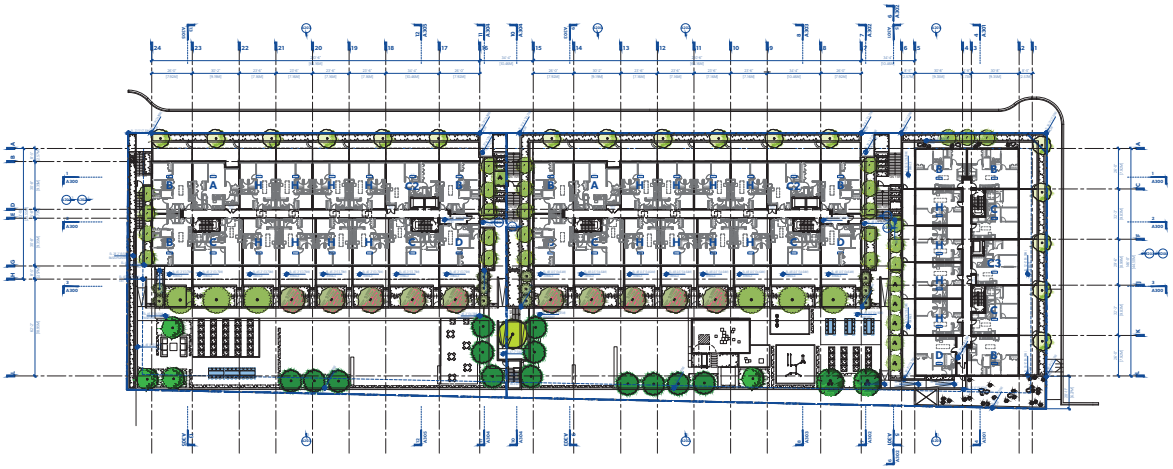
A101
MEZZ / UPPER PARKADE
OVERALL PLAN
2020-12-17

Considered at the July 6, 2021 Council meeting

139

Considered at the April 6, 2021 Council Meeting

248



1 LEVEL 2 PLAN
1/32" = 1'-0"

N

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

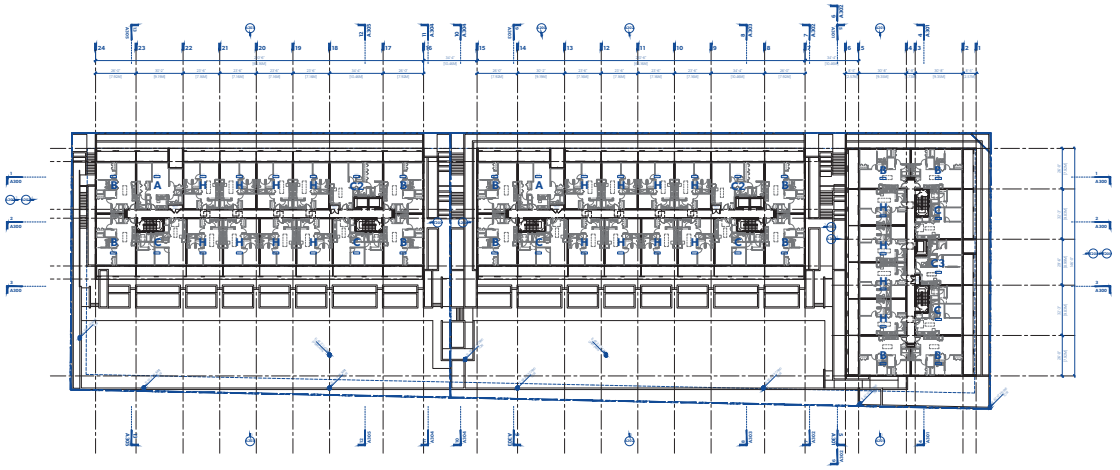
A102
LEVEL 2
OVERALL PLAN
2020-11-15

Considered at the July 6, 2021 Council meeting

140

Considered at the April 6, 2021 Council Meeting

249



1 LEVEL 2-5 PLAN
1/32" = 1'-0"

MGA

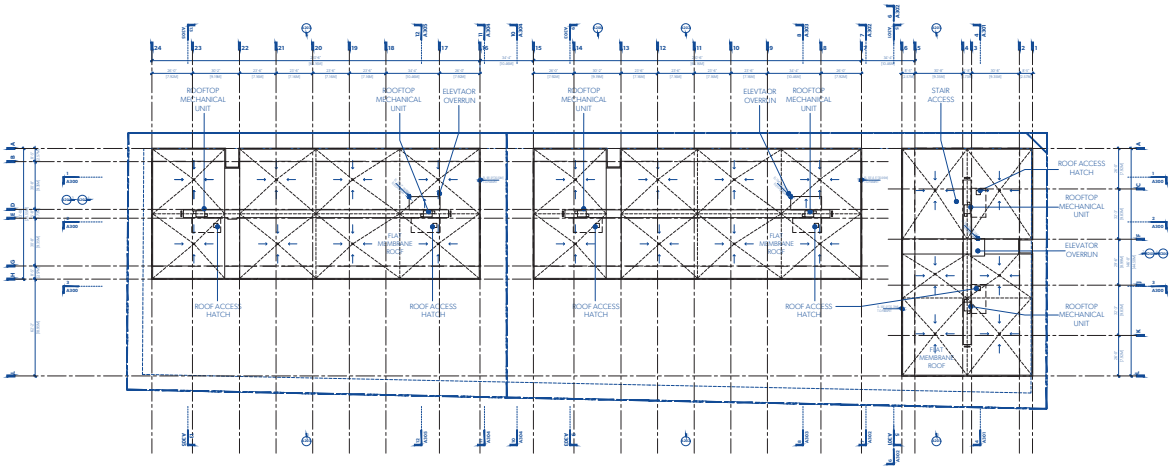
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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

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



1 ROOF PLAN
1/32" = 1'-0"

MGA

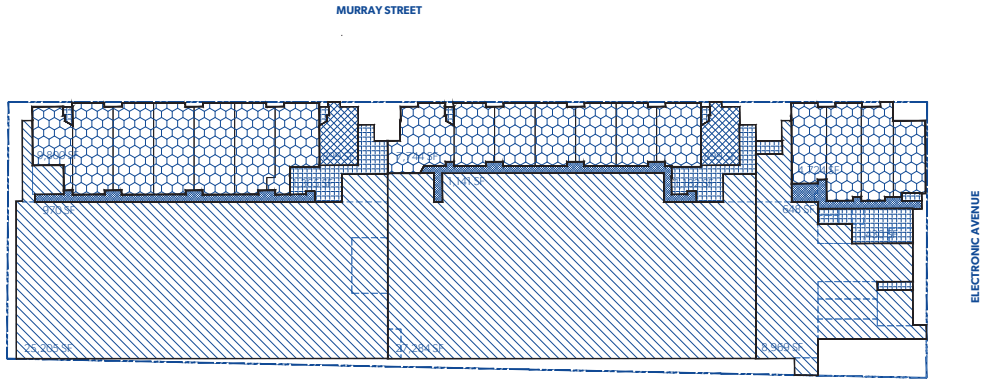
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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

A104
ROOF PLAN
2020-11-15



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

MGA

BUILDING 1:

FAR INCLUDED =	6,802 SF [632 M²]
FAR EXCLUDED =	8,969 SF [833 M²]
TOTAL =	**15,771 SF [1,465 M²]**

BUILDING 2:

FAR INCLUDED =	10,067 SF [935 M²]
FAR EXCLUDED =	28,183 SF [2,618 M²]
AMENITY EXCLUDED =	899 SF [84 M²]
TOTAL =	**38,250 SF [3,554 M²]**

BUILDING 3:

FAR INCLUDED =	12,135 SF [1,127 M²]
FAR EXCLUDED =	26,104 SF [2,425 M²]
AMENITY EXCLUDED =	899 SF [84 M²]
TOTAL =	**38,239 SF [3,553 M²]**

L1 / LOWER PARKADE FAR = 29,004 SF [2,695 M²]
L1 / LOWER PARKADE GFA = 92,260 SF [8,571 M²]

- COMMERCIAL FLOOR AREA
- COMMERCIAL CIRCULATION (FAR EXCLUDED)
- RESIDENTIAL FLOOR AREA
- RESIDENTIAL CIRCULATION (FAR INCLUDED)
- FAR EXCLUSIONS (PARKADE / SERVICE)
- AMENITY SPACE (FAR EXCLUDED)

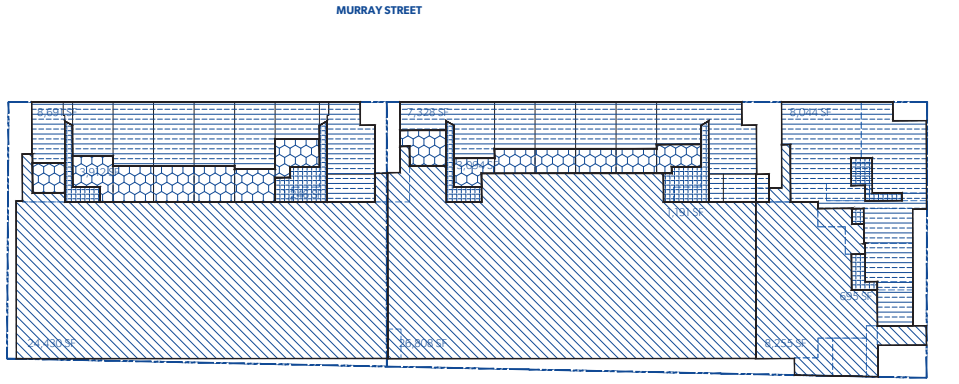
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

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

A105
LEVEL 1 / LOWER PARKADE AREA PLAN
2020-12-17



1 GROSS AREA OVERLAY PARKING 2
1/32" = 1'-0"

MGA

BUILDING 1:

FAR INCLUDED =	695 SF [256 M²]
FAR EXCLUDED =	16,299 SF [1,514 M²]
TOTAL =	**16,994 SF [1,536 M²]**

BUILDING 2:

FAR INCLUDED =	4,285 SF [398 M²]
FAR EXCLUDED =	34,136 SF [3,171 M²]
TOTAL =	**38,421 SF [3,569 M²]**

BUILDING 3:

FAR INCLUDED =	5,158 SF [479 M²]
FAR EXCLUDED =	33,121 SF [3,077 M²]
TOTAL =	**38,279 SF [3,556 M²]**

MZ / UPPER PARKADE FAR = 10,138 SF [942 M²]
MZ / UPPER PARKADE GFA = 93,694 SF [8,704 M²]
INCL. OPEN TO BELOW = 24,063 SF [2,236 M²]

- COMMERCIAL FLOOR AREA
- COMMERCIAL CIRCULATION (FAR EXCLUDED)
- RESIDENTIAL FLOOR AREA
- RESIDENTIAL CIRCULATION (FAR INCLUDED)
- FAR EXCLUSIONS (PARKADE / SERVICE)
- AMENITY SPACE (FAR EXCLUDED)
- OPEN TO BELOW (FAR EXCLUDED)

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

ISSUE	DATE	DESCRIPTION
7	2021-03-23	DP RESUBMISSION - ADD 02
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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

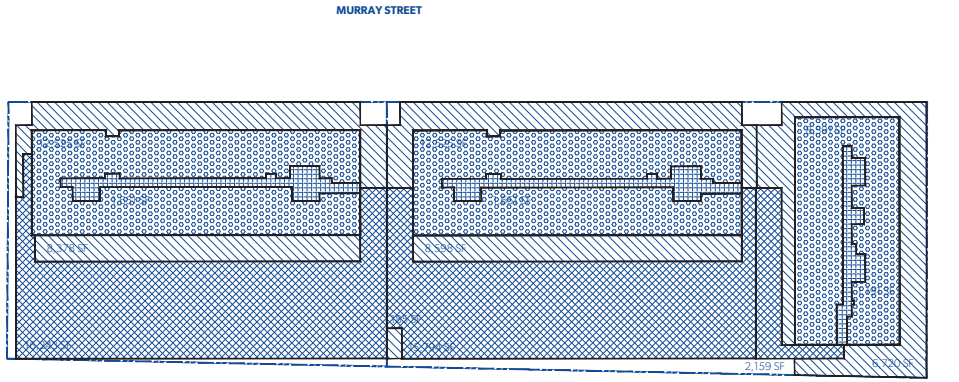
A106
MEZZ / UPPER PARKADE AREA PLAN
2020-12-17

Considered at the July 6, 2021 Council meeting

144

Considered at the April 6, 2021 Council Meeting

253



1 LEVEL 2 - AREA PLAN
1/32" = 1'-0"

MGA

BUILDING 1:

FAR INCLUDED =	9,782 SF [909 M²]
FAR EXCLUDED =	8,879 SF [825 M²]
TOTAL =	**18,661 SF [1,734 M²]**
OUTDOOR AMENITY SPACE =	*2,159 SF [201 M²]*

BUILDING 2:

FAR INCLUDED =	14,176 SF [1,317 M²]
FAR EXCLUDED =	24,578 SF [2,283 M²]
TOTAL =	**38,754 SF [3,600 M²]**
OUTDOOR AMENITY SPACE =	*15,794 SF [1,467 M²]*

BUILDING 3:

FAR INCLUDED =	14,176 SF [1,317 M²]
FAR EXCLUDED =	24,620 SF [2,287 M²]
TOTAL =	**38,796 SF [3,604 M²]**
OUTDOOR AMENITY SPACE =	*16,243 SF [1,509 M²]*
LEVEL 2 FAR =	**38,134 SF [3,543 M²]**
SITE COVERAGE =	**96,211 SF [8,938 M²]**

- COMMERCIAL FLOOR AREA
- COMMERCIAL CIRCULATION (FAR INCLUDED)
- RESIDENTIAL FLOOR AREA
- RESIDENTIAL CIRCULATION (FAR INCLUDED)
- FAR EXCLUSIONS (TERRACE / PLANTER / ROOFTOP)
- AMENITY SPACE (FAR EXCLUDED)

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
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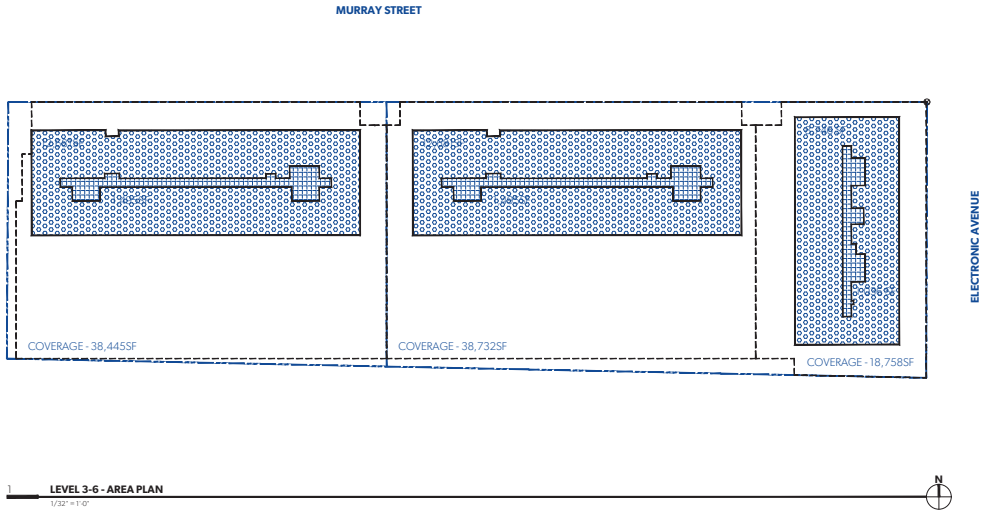
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

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

A107
LEVEL 2
AREA PLAN
2020-12-17



1 LEVEL 3-6 - AREA PLAN
1/32" = 1'-0"

MGA

BUILDING 1: [PER LEVEL]

FAR INCLUDED =	9,782 SF [909 M²]
FAR EXCLUDED =	0 SF
TOTAL =	9,782 SF [909 M²]
LEVEL 3-6 =	39,128 SF [3,635 M²]

BUILDING 2: [PER LEVEL]

FAR INCLUDED =	14,176 SF [1,317 M²]
FAR EXCLUDED =	0 SF
TOTAL =	14,176 SF [1,317 M²]
LEVEL 3-6 =	56,704 SF [5,268 M²]

BUILDING 3: [PER LEVEL]

FAR INCLUDED =	14,176 SF [1,317 M²]
FAR EXCLUDED =	0 SF
TOTAL =	14,176 SF [1,317 M²]
LEVEL 3-6 =	56,704 SF [5,268 M²]

LEVEL 3-6 FAR = 152,536 SF [14,171 M²]

COMMERCIAL FLOOR AREA
COMMERCIAL CIRCULATION (FAR INCLUDED)
RESIDENTIAL FLOOR AREA
RESIDENTIAL CIRCULATION (FAR INCLUDED)
FAR EXCLUSIONS (PARKADE / SERVICE)
AMENITY SPACE (FAR EXCLUDED)

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

ISSUE	DATE	DESCRIPTION
7	2021-03-23	DP RESUBMISSION - ADD 02
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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

MURRAY STREET PROJECT

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

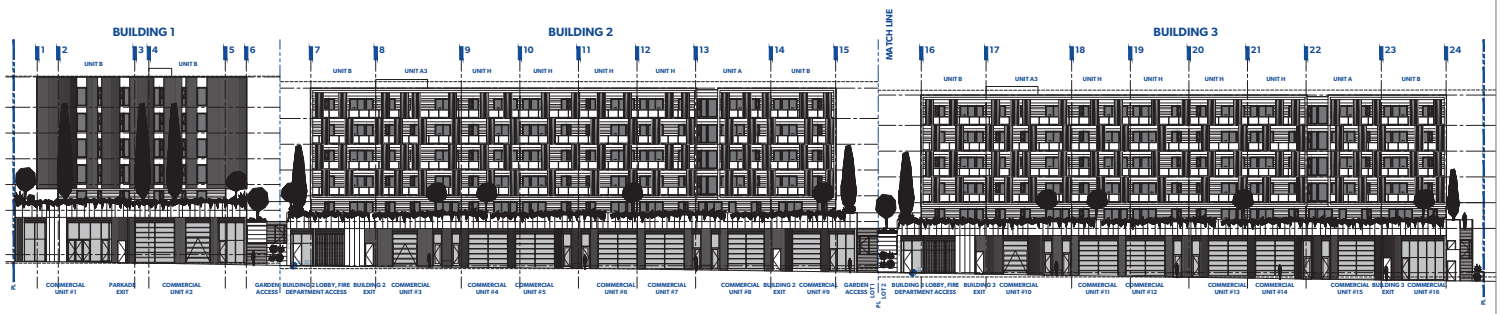
A108
LEVEL 3-6
AREA PLAN
2020-12-17

Considered at the July 6, 2021 Council meeting

146

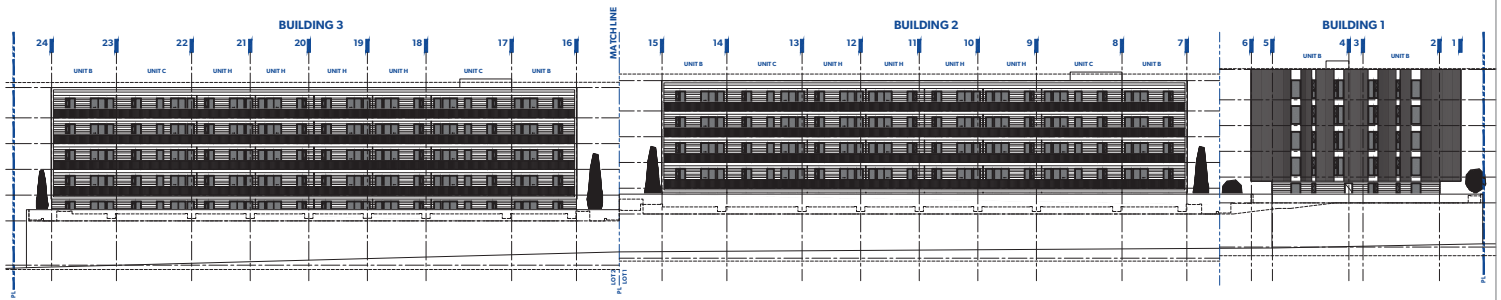
Considered at the April 6, 2021 Council Meeting

255



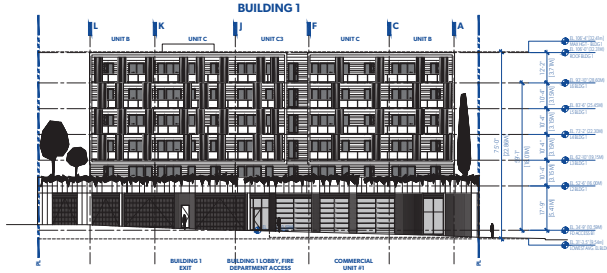
1 MURRAY STREET ELEVATION

1" = 20'



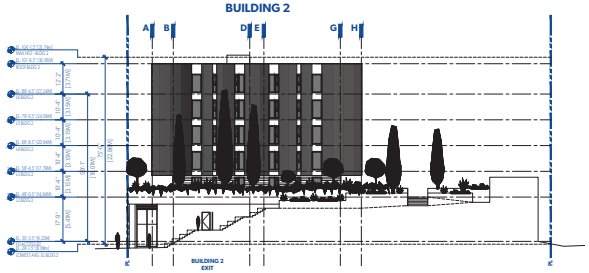
2 SOUTH ELEVATION [RAILWAY]

1" = 20'



3 EAST ELEVATION [ELECTRONIC AVENUE]

1" = 20'



4 LOT 2 - WEST ELEVATION

1" = 20'

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

A200
OVERALL ELEVATIONS

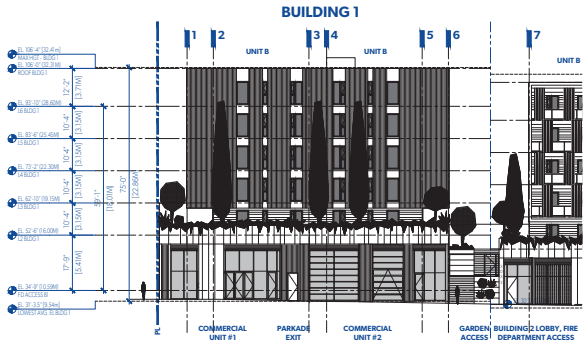
2020-11-15

Considered at the July 6, 2021 Council meeting

147

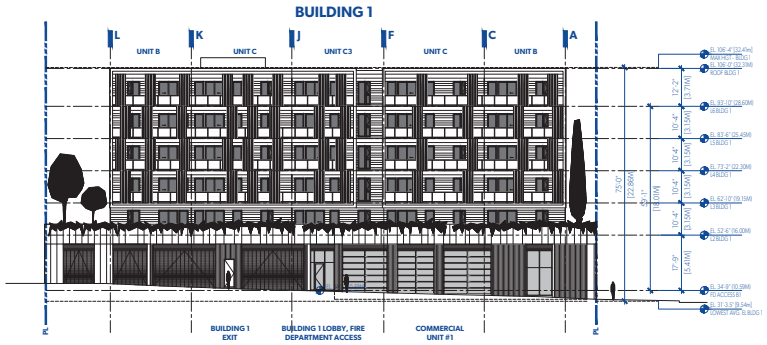
Considered at the April 6, 2021 Council Meeting

256



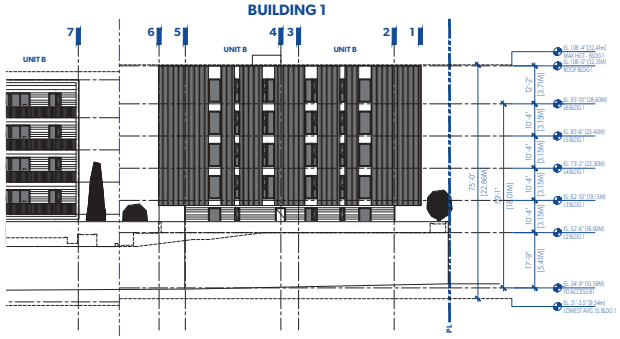
1 NORTH ELEVATION

1/16" = 1'-0"



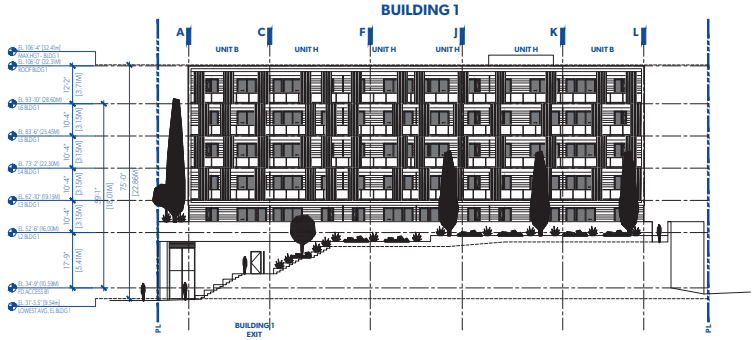
2 EAST ELEVATION

1/16" = 1'-0"



3 SOUTH ELEVATION

1/16" = 1'-0"



4 WEST ELEVATION

1/16" = 1'-0"

MGA

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

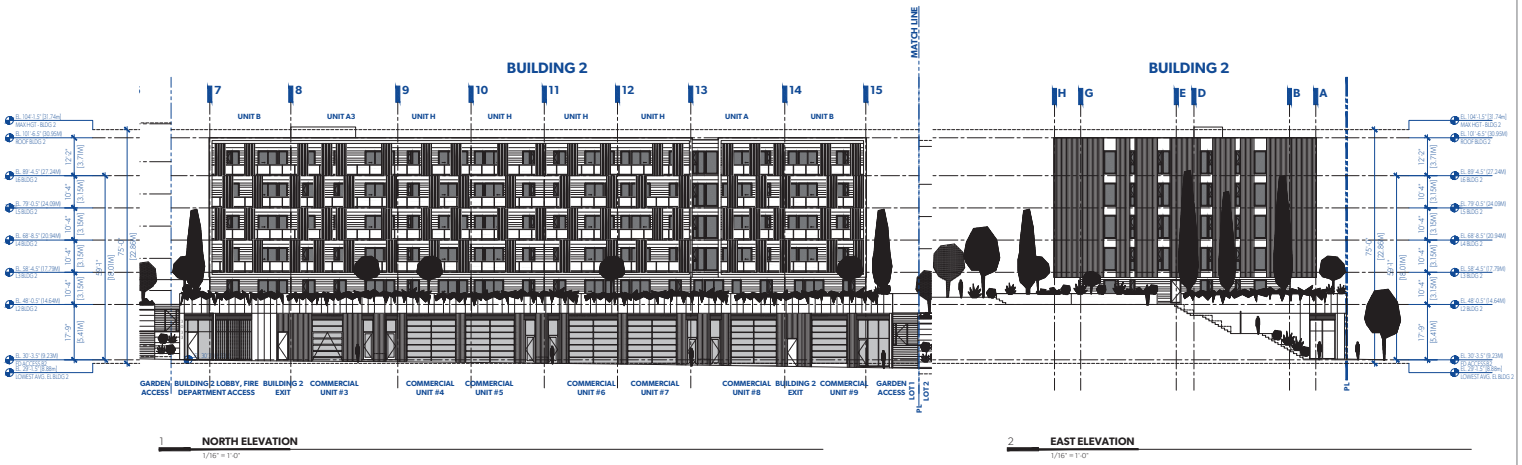
ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

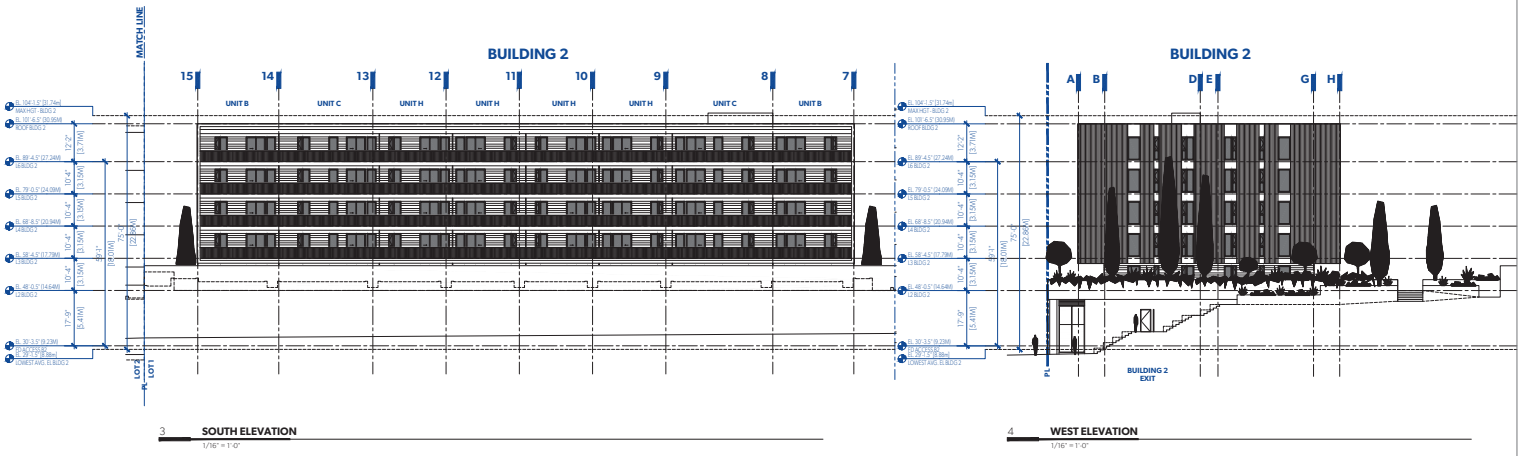
MURRAY STREET PROJECT

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

A201
BUILDING 1 ELEVATIONS

2020-11-15





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

A202
BUILDING 2 ELEVATIONS

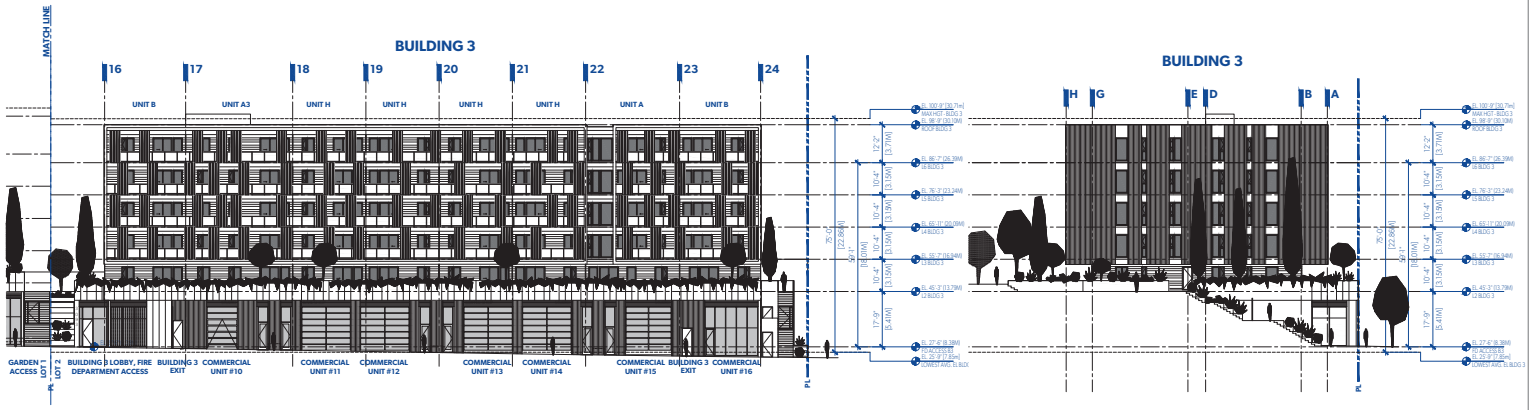
2020-11-15

Considered at the July 6, 2021 Council meeting

149

Considered at the April 6, 2021 Council Meeting

258



MGA

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

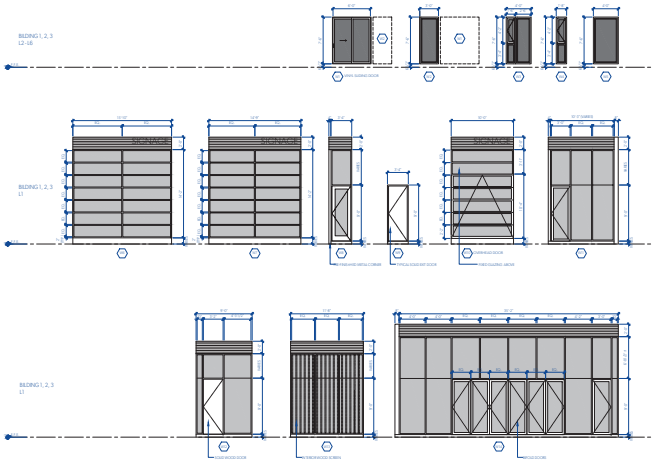
ISSUE	DATE	DESCRIPTION
5	2020-11-15	DP RESUBMISSION
4	2019-11-15	DP DRAFT SUBMISSION
3	2019-11-08	DP COORDINATION 2
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

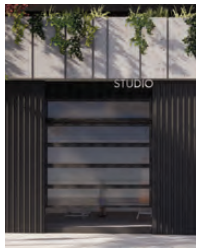
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

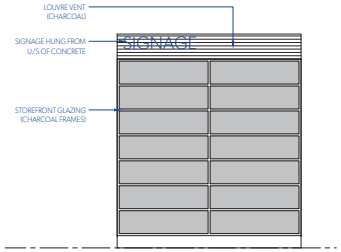
A203
BUILDING 3 ELEVATIONS

2020-11-15



1 TYPICAL WINDOW + DOOR SCHEDULE
1/8" = 1'-0"





2 SIGNAGE
1/4" = 1'-0"

3 ENLARGED LOBBY + STOREFRONT DETAIL
1/8" = 1'-0"

4 ENLARGED LOBBY + STOREFRONT DETAIL
1/8" = 1'-0"

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

A204
WINDOW SCHEDULE + ENLARGED ELEVATIONS
2020-11-15

1 CORRUGATED METAL CLADDING - TWO PROFILES, VARIOUS WIDTHS

6 FROSTED GLASS PRIVACY SCREEN IN POWDER COATED METAL FRAME

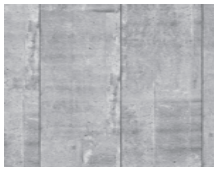
2 PREFINISHED METAL FASCIA

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



9 SITE CAST CONCRETE WALL WITH REVEALS

5 PREFINISHED LAP SIDING, VARIOUS WIDTHS

5A THIN PROFILE METAL J-MOLD CORNERS + FRAMES

10 NATURAL WOOD SCREEN AND DOORS

11 PREFINISHED ALUMINUM STOREFRONT GLAZING

MGA

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

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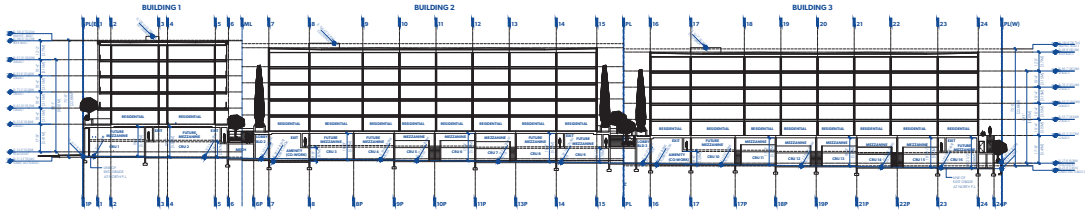
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET PROJECT

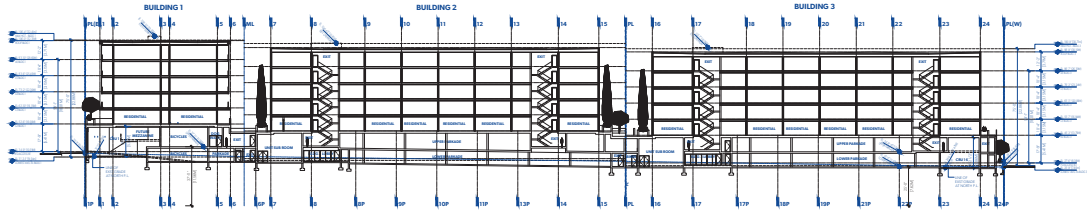
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A205
MATERIALS BOARD

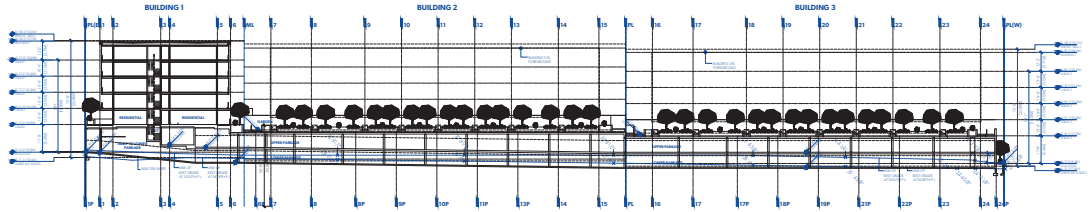
2020-11-15



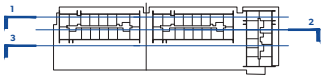
1 SECTION 1 THROUGH COMMERCIAL UNITS
1/32" = 1'-0"



2 SECTION 2 THROUGH BUILDING EXITS
1/32" = 1'-0"



3 SECTION 3 THROUGH GARDEN
1/32" = 1'-0"



KEY PLAN

MGA

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

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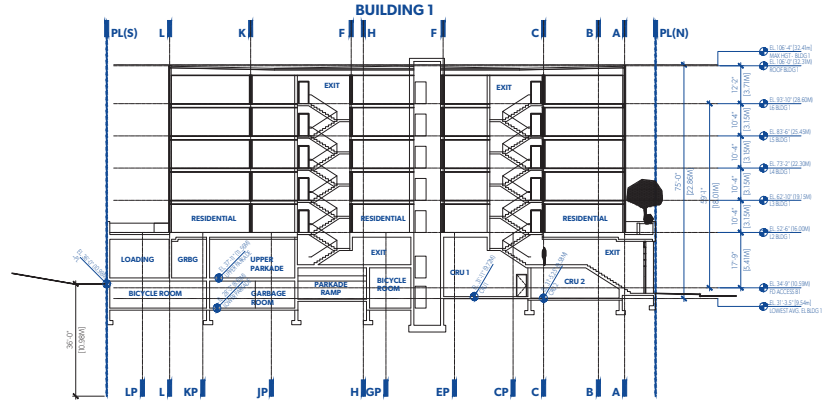
1	2019-10-04	100% SCHEMATIC DESIGN

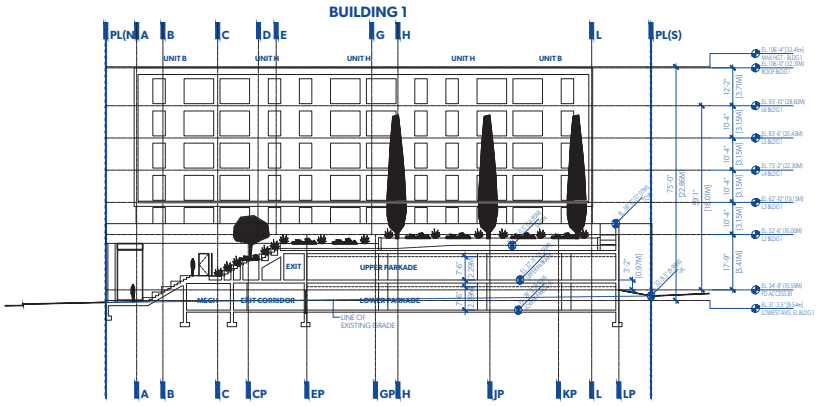
MURRAY STREET PROJECT

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

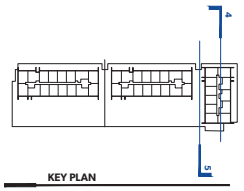
A300
LONG SECTIONS
2020-11-15



1 SECTION 4 @ BUILDING 1
1/16" = 1'-0"



2 SECTION 5 @ BUILDING 1
1/16" = 1'-0"



MGA

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

ISSUE	DATE	DESCRIPTION
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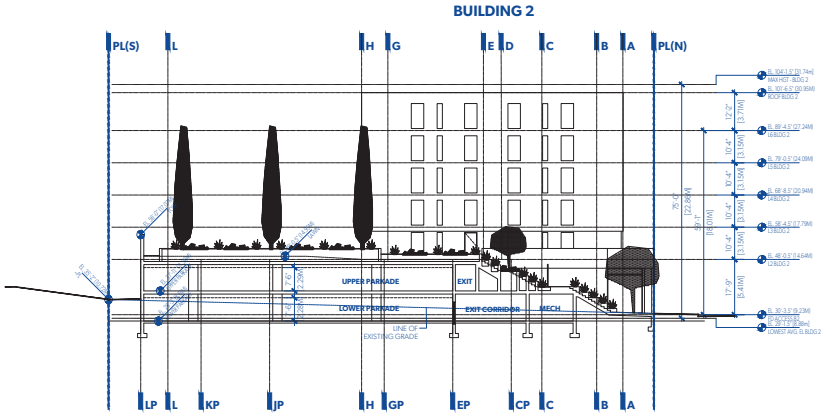
1	2019-10-04	100% SCHEMATIC DESIGN

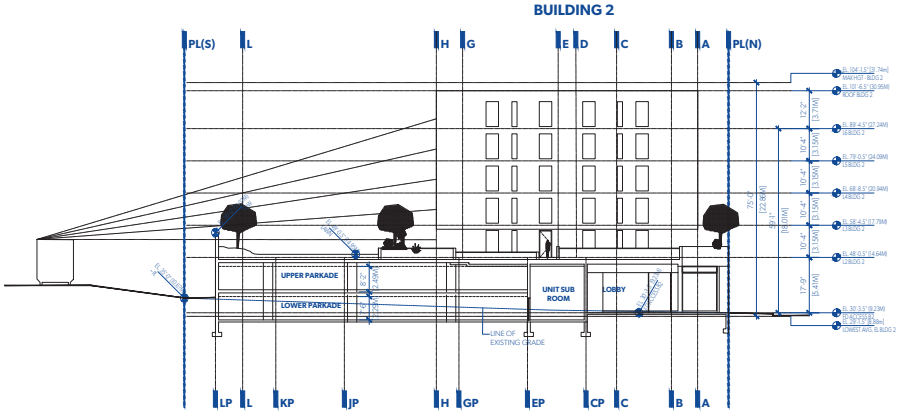
MURRAY STREET PROJECT

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

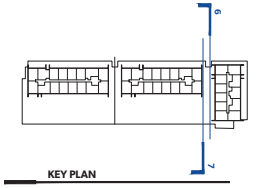
A301
BUILDING 1 SECTIONS
2020-11-15



1 SECTION 6 @ BUILDING 2
1/16" = 1'-0"



2 SECTION 7 @ BUILDING 2
1/16" = 1'-0"



MGA

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

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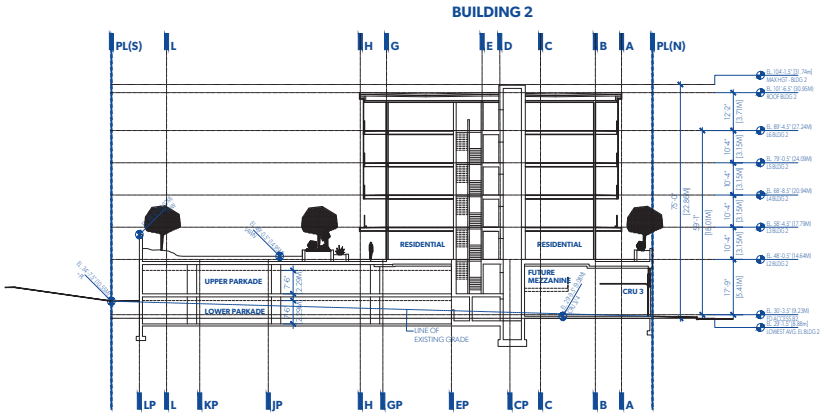
2	2019-11-01	DP COORDINATION 1
1	2019-10-04	100% SCHEMATIC DESIGN

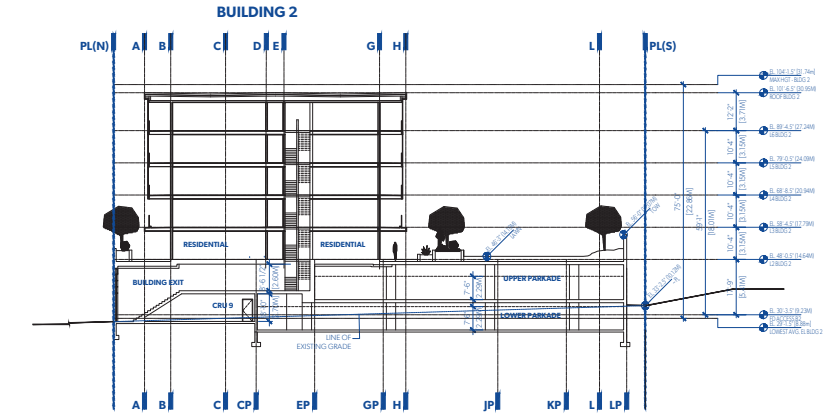
MURRAY STREET PROJECT

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

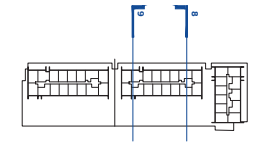
A302
BUILDING 2 SECTIONS
2020-11-15



1 SECTION 8 @ BUILDING 2
1/16" = 1'-0"



2 SECTION 9 @ BUILDING 2
1/16" = 1'-0"



KEY PLAN

MGA

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

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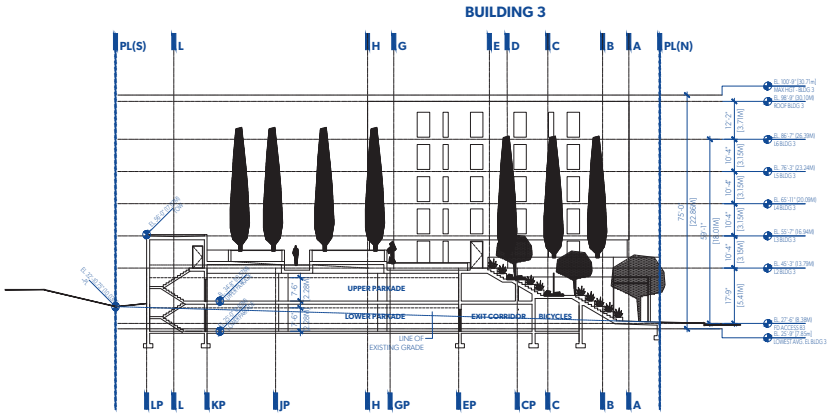
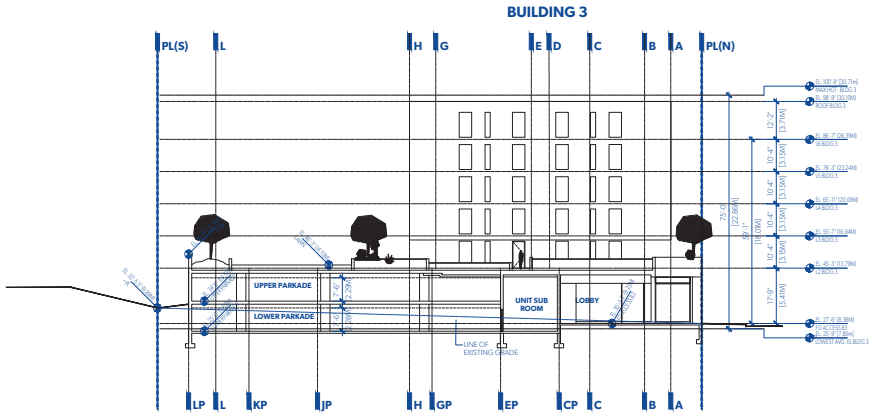
MURRAY STREET PROJECT

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

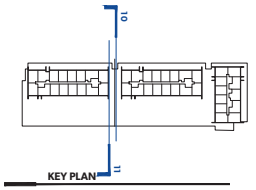
A303
BUILDING 2 SECTIONS
2020-11-15



1 SECTION 10 @ BUILDING 3
1/16" = 1'-0"



2 SECTION 11 @ BUILDING 3
1/16" = 1'-0"



MGA

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

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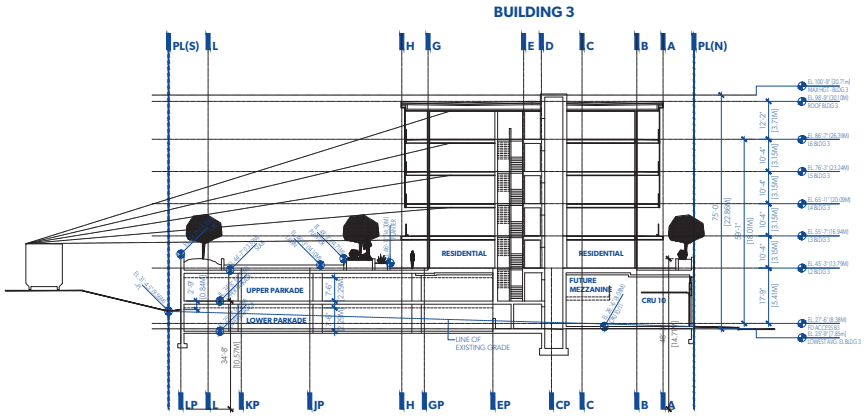
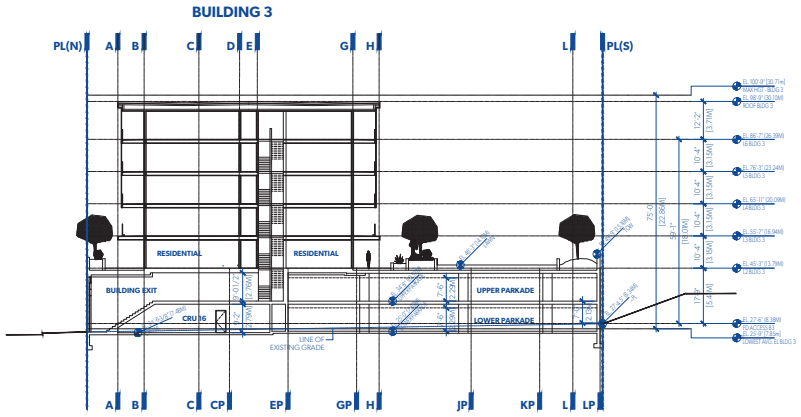
MURRAY STREET PROJECT

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

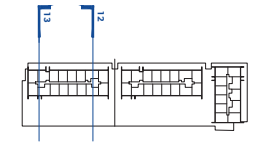
A304
BUILDING 3 SECTIONS
2020-11-15



1 SECTION 12 @ BUILDING 3
1/16" = 1'-0"



2 SECTION 13 @ BUILDING 3
1/16" = 1'-0"



KEY PLAN

MGA

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

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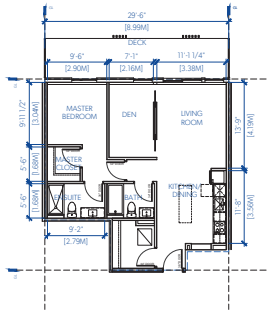
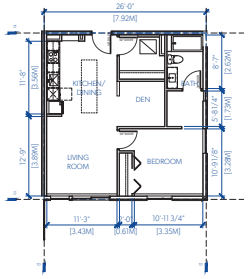
MURRAY STREET PROJECT

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

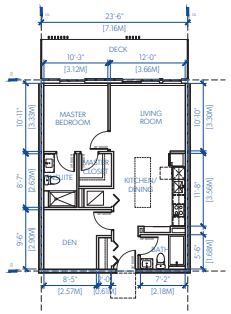
A305
BUILDING 3 SECTIONS
2020-11-15



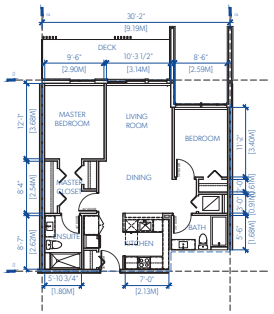
5 **UNIT C3** 800.3 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



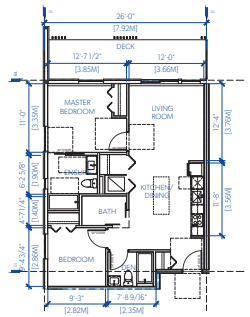
6 **UNIT D** 694.1 SQ FT
1 BED, 1 DEN, 1 BATH
1/8" = 1'-0"



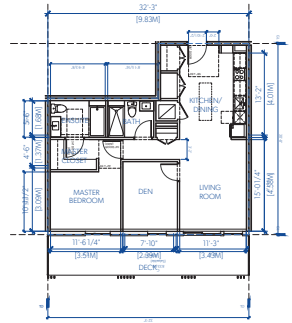
7 **UNIT H** 720.7 - 721.7 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



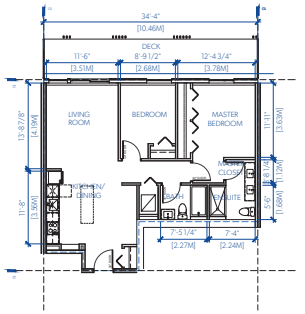
1 **UNIT A** 861.3 SQ FT
2 BED, 2 BATH
1/8" = 1'-0"



2 **UNIT B (ACCESSIBLE)** 849.0 SQ FT
2 BED, 2 BATH
1/8" = 1'-0"



3 **UNIT C (ADAPTABLE)** 833.9 SQ FT
1 BED, 1 DEN, 2 BATH
1/8" = 1'-0"



4 **UNIT C2** 883.3 SQ FT
2 BED, 2 BATH
1/8" = 1'-0"

MGA

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

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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 July 6, 2021 Council meeting

159

Considered at the April 6, 2021 Council Meeting

268

1 ELECTRONIC AVENUE ELEVATION

MGA

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

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MURRAY STREET PROJECT

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

A810
3D RENDERS

2020-11-15

1 NORTHEAST CORNER

MGA

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

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MURRAY STREET PROJECT

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

A811
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

161

Considered at the April 6, 2021 Council Meeting

270

1 PODIUM LANDSCAPE AMENITY SPACE

MGA

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

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MURRAY STREET PROJECT

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

A812
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

162

Considered at the April 6, 2021 Council Meeting

271

1 DETAIL @ RESIDENTIAL MURRAY STREET ENTRANCE

MGA

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

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MURRAY STREET PROJECT

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

A813
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

163

Considered at the April 6, 2021 Council Meeting

272

1 MURRAY STREET BUILDING 2 ELEVATION

MGA

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

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MURRAY STREET PROJECT

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

A814
3D RENDERS

2020-11-15

Considered at the July 6, 2021 Council meeting

164

Considered at the April 6, 2021 Council Meeting

273

1 REAR GARDEN VIEW

MGA

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

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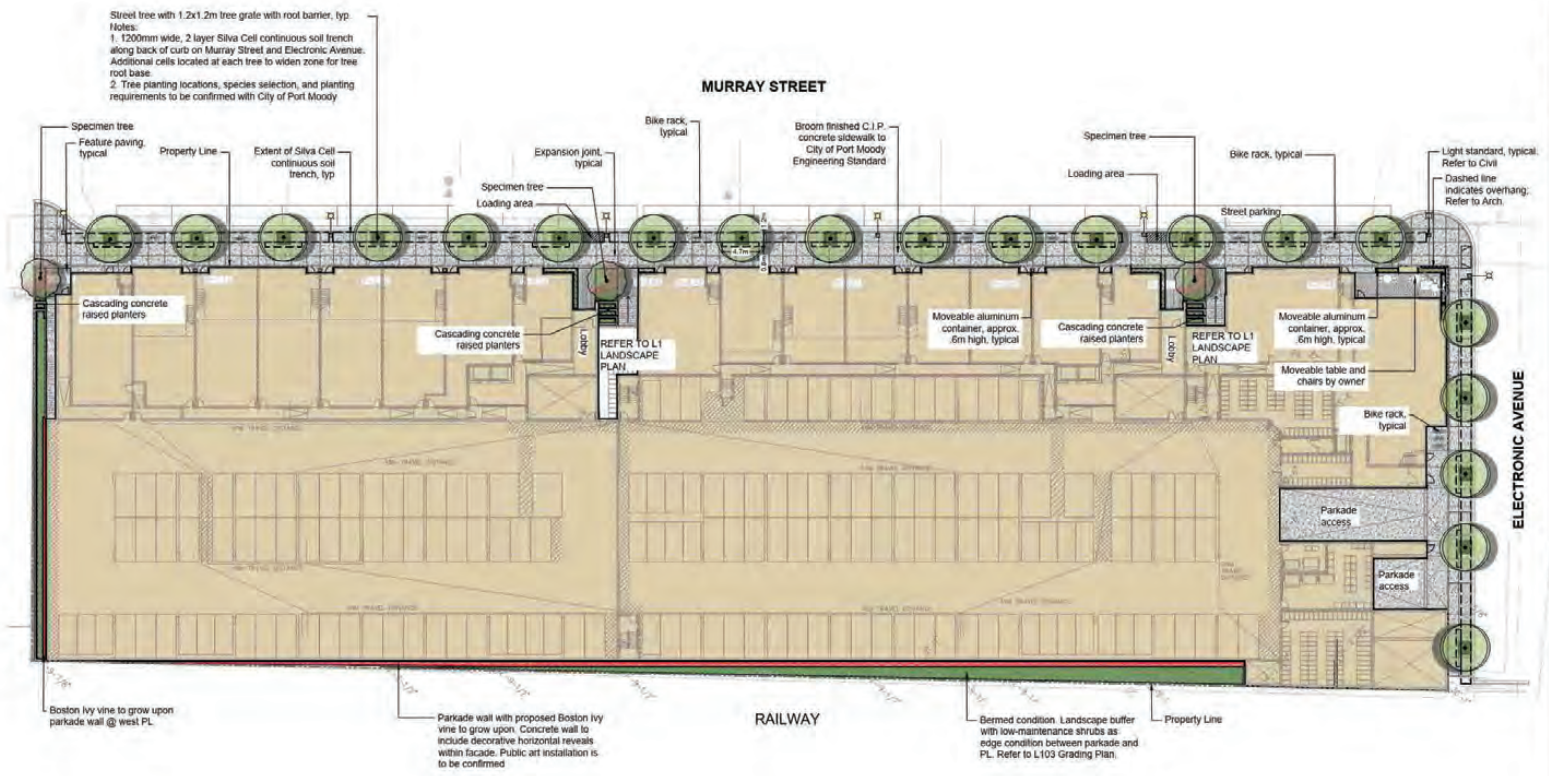
MURRAY STREET PROJECT

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

A815
3D RENDERS

2020-11-15



MGA

VDZ+A

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

OFFSITE TREE SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Street Tree / Street Tree Location, species, and planting requirements to be confirmed with City of Port Moody			20

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Cornus kousa 'Satomi' / Red Kousa Dogwood Uniform branching, nursery grown, dense tree. 1.5m (5') std.	B&B	6cm cal.	3

SITE FURNISHINGS

KEY	DESCRIPTION
	BIKE RACK Model: Ironic Bike Rack SKBR-2200-0001 Manufacturer: Maple Site Furnishings Colour: Satin Finish: Surface OR APPROVED EQUAL
	MOVEABLE TABLE AND CHAIRS By owner
	MOVEABLE CONTAINER Model: Square Manufacturer: CS Commercial Metal Planters Colour: Night Size: 24 x 24 x 24 OR APPROVED EQUAL
	MOVEABLE CONTAINER Model: Rectangular - custom Manufacturer: CS Commercial Metal Planters Colour: Night Size: Varies. Refer to plan OR APPROVED EQUAL

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CIP CONCRETE SIDEWALK Broom finish
	LINEAR CONCRETE UNIT PAVERS Feature coping
	CRUSHED ROCK

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	SHRUB PLANTING See Critical Landscape Notes for Specifications

ISSUE	DATE	DESCRIPTION
7	2020-12-01	RE-ISSUED FOR DP
6	2020-06-08	ISSUED FOR DP / REZONING
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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

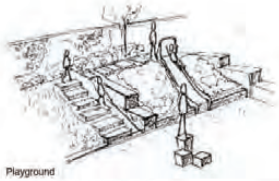
MURRAY STREET

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

L100
Parking P1 Landscape Plan

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

THE MURRAY LANDSCAPE CONCEPT


Playground

Urban Agriculture and Tables

Description
The Murray building design has a strong contemporary form that that takes materials from the industrial past and reworks them into visually aesthetic and functional elements. There is a verticality in the building facade that is reinforced by the reveals in the concrete of the first floor commercial, the vertical steel curtain in the upper residential floors, and the fastigiate trees of the landscape. The structure is broken up with three monumental staircases that invite residents from Murray Street up to the outdoor podium greenspace. This greenspace is an expansive and significant south facing space that has been designed as a linear park and compartmentalized in harmony with the spacing of the individual residential units. The vertical nature of the facade is reflected across the landscape to bring the two elements together as one composition. Landscape walls and structures, hardscape materials, trees and mass planting work together to reinforce this linear aesthetic.

The first phase includes social space for lounging, urban gardening and outdoor eating, a play space, open lawn and central social plaza. The second phase includes similar spaces, creating a spatial experience with variety and personal space to different users.

The residential units on the podium all have a personal outdoor patio. Along the Murray frontage this includes mostly paved balcony with planting along the edges that will spill over the building facade. The units along the podium space enjoy a terraced planted buffer and hedge that expands the feeling of personal space, while maintaining privacy from the shared outdoor amenity.

L1 TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
	Abies koreana / Korean Fir	B&B	2.5m ht	12	Nursery grown, dense tree
	Acer circinatum / Vine Maple	B&B	2.5m ht	17	Uniform branching, nursery grown, dense tree, minimum 3 stems.
	Acer griseum / Paperbark Maple	B&B	6cm cal.	13	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Acer palmatum 'Sango Kaku' / Sango Kaku Maple	B&B	2.5m ht	8	Specimen quality, densely branched
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal.	10	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B&B	8cm cal.	1	Uniform branching, nursery grown, dense tree, 1.5m (6') std.
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	6	Uniform branching, nursery grown, dense tree, 1.5m (6') std.
	Pinus nigra 'Green Sweet' / Green Sweet Pine	B&B	2.5m ht	4	nursery grown, dense tree
	Populus eremula 'Erema' / European Columnar Aspen	B&B	6cm cal.	28	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm cal	2	Uniform branching, nursery grown, dense tree, specimen quality

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CIP CONCRETE
	HYDRAPRESSED SLABS ON PEDESTALS
	LINEAR CONCRETE UNIT PAVERS
	CRUSHED GRANULAR
	ENGINEERED FIBRE SAFETY SURFACING
	DRIP STRIP

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	PROPOSED TREE
	SOD See Critical Landscape Notes for Specifications
	SHRUB PLANTING See Critical Landscape Notes for Specifications

SITE FURNISHINGS

KEY	DESCRIPTION
	MOVEABLE TABLE AND CHAIRS
	LOUNGE SEATING
	HARVEST TABLE
	URBAN AGRICULTURE PLOTS

	CONCRETE SEAT WALL
	CORTEN STEEL SQUARE PLANTER
	CONCRETE WALL
	CMU 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

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

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2	2019-11-01	DP COORDINATION
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET

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

L101
L1 Landscape Plan

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
Ar	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	0.90m
Ah	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#3	0.60m
Bg	Buxus x 'Green Velvet' / Boxwood	#3	0.45m
Ch	Choisya ternata 'Aztec Pearl' / Mexican Orange	#3	0.90m
Ic	Ilex crenata 'Soft Touch' / Japanese Holly	#3	0.60m
Nd	Nandina domestica 'Gulf Stream' / Gulf Stream Nandina	#3	0.30m
Pa	Paxistima myrsinites / Oregon boxwood	#2	0.45m
Rr	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 ht.	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
P	Polystichum munitum / Western Sword Fern	#2	0.45m

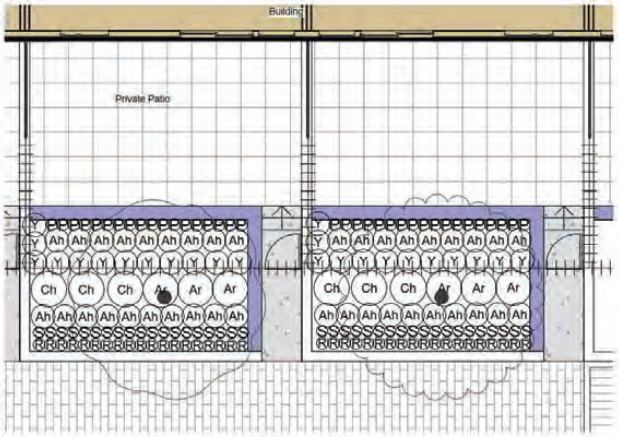
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING
Ck	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0.60m
Cl	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.30m
Ds	Deschampsia cespitosa 'Schottland' / Scottish Tufted Hair Grass	#1	0.45m
Ha	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0.30m
Ml	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.30m
Ph	Pennisetum alopecuroides 'Hameln' / Hameln 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 Grap	#1	0.45m
P	Pachysandra terminalis 'Green Sheen' / Green Sheen Japanese Spurge	#1	0.30m
R	Rubus calycinoides '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
Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.60m
La	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m
Ls	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.30m

VINES	BOTANICAL / COMMON NAME	CONT	SPACING
Cle ar2	Clematis armandii / Evergreen Clematis	#2	0.75m
Par tr2	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 planlings. Gates are provided between private balconies to facilitate maintenance.



1 TYPICAL GARDEN SUITE PLANTING
Scale: 1:100

HABITAT PLANTING

The planting design for the Murray project reinforces the strict geometries in the building façade 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 munitum, the frothy-flowers of Heuchera, and the dark, glossy leaves of Sarcococca humilis. All plantings will be complemented by plumes of ornamental grasses, including tall Calamagrostis and Miscanthus, and the shorter native Deschampsia.

These lineal 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
Liriope spicata
Mahonia nervosa
Paxistima myrsinites
Rhododendron 'Ramapo'
Rubus calycinoides
Vaccinium ovatum

Native plants:
Blechnum spicant
Polystichum munitum
Deschampsia cespitosa
Mahonia nervosa
Paxistima myrsinites
Vaccinium ovatum

MGA

PLANTING STYLE PRECEDENTS

COLUMNAR TREES

PLANTING PALETTE

Taxus x media 'Hicksii' — Hick's Yew
Parthenocissus tricuspidata — Boston Ivy
Sarcococca hookeriana var. humilis — Dwarf Sweetbox
Sarcococca hookeriana var. humilis — Dwarf Sweetbox
Ilex crenata 'Soft Touch' — Compact Japanese Holly
Anemone 'Whirlwind' — Windflower

Deschampsia caespitosa — Tufted hairgrass
Carex testacea — Golden Carex
Calamagrostis 'Karl Foerster' — Feather reed grass
Miscanthus 'Little Kitten' — Maiden silver grass
Sesleria autumnalis — Autumn moor grass
Miscanthus 'Purpurascens' — Maiden silver grass
Carex 'Ice Dance' — Ice Dance Japanese Sedge

VDZ+A

MICHAEL GREEN ARCHITECTURE
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VANCOUVER BC
CANADA V6J 1J8

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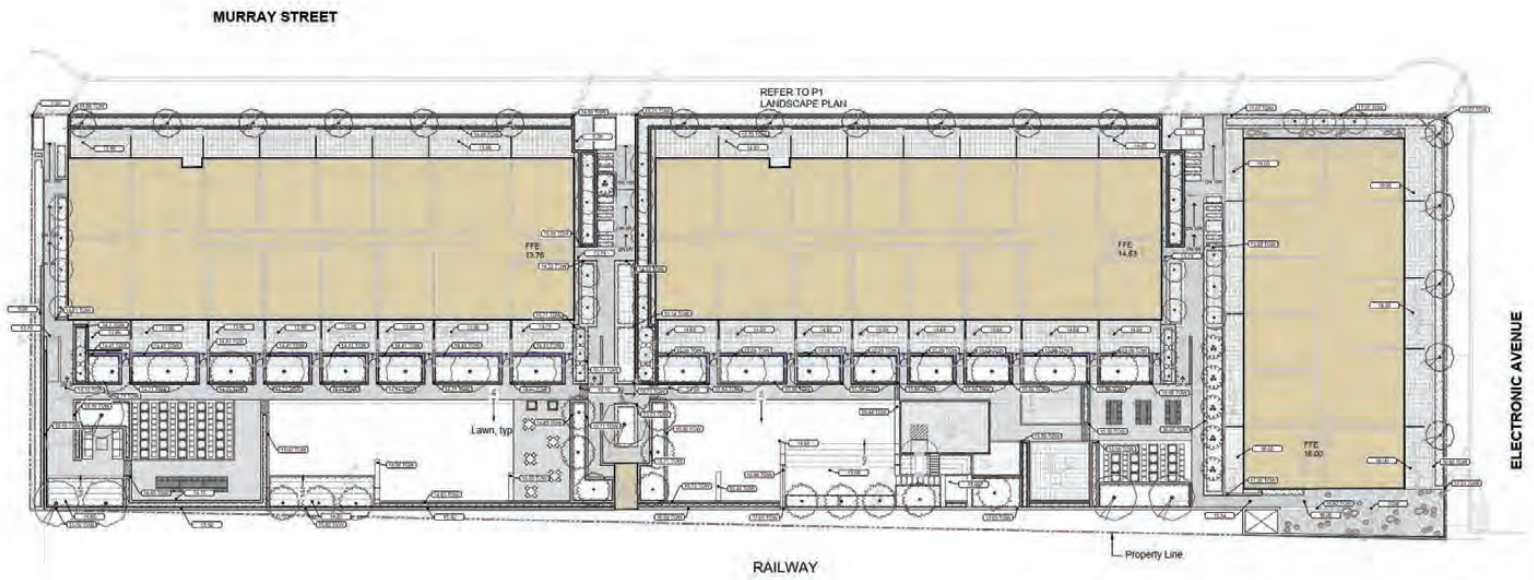
1	2019-10-04	100% SCHEMATIC DESIGN

MURRAY STREET

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

L102
Planting List



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

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

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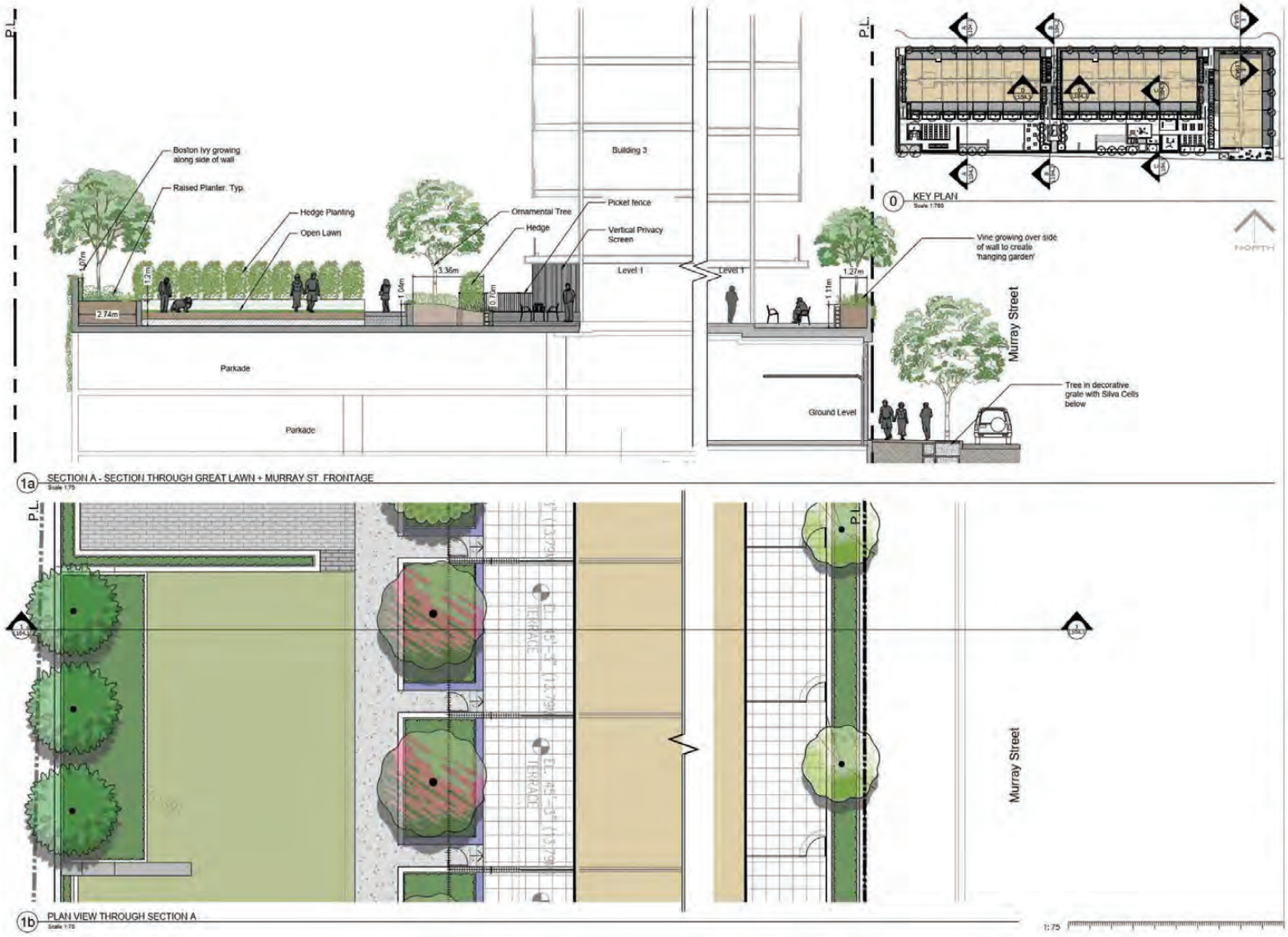
1	2019-10-04	100% SCHEMATIC DESIGN

ISSUE DATE DESCRIPTION

MURRAY STREET

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

L103
L1 Grading Plan



VDZ+A

MICHAEL GREEN ARCHITECTURE
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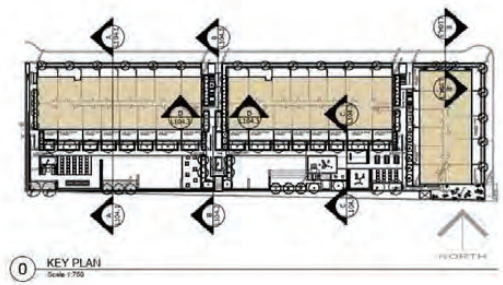
MURRAY STREET

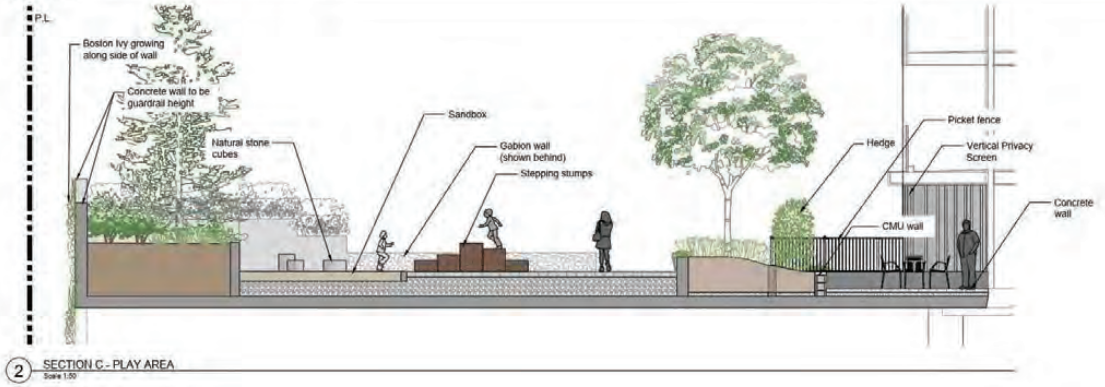
3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC
2018-012

L104.1
Landscape Sections



0 KEY PLAN
Scale 1:750

1 SECTION B - CENTRAL PODIUM STAIR AND PLAZA
Scale 1:75



2 SECTION C - PLAY AREA
Scale 1:50

MGA

VDZ+A

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

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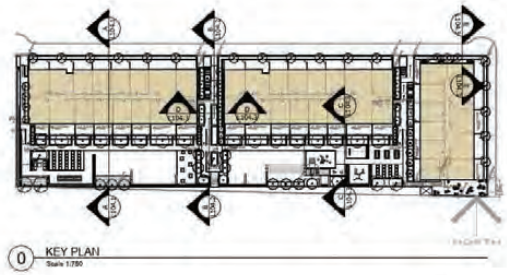
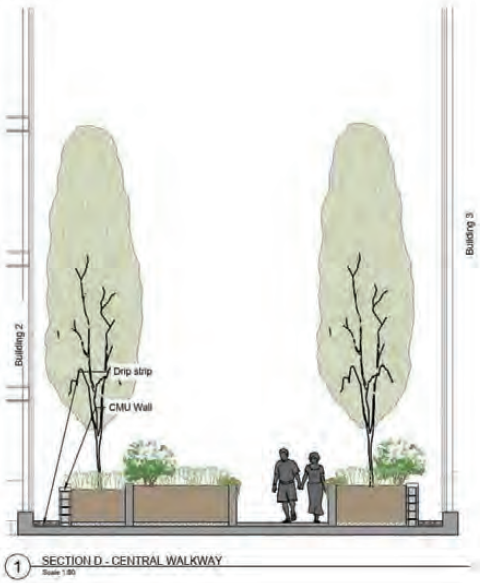
MURRAY STREET

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

L104.2
Landscape Sections



0 KEY PLAN



1 SECTION D - CENTRAL WALKWAY

2 SECTION E - COMMERCIAL PATIO

MGA

VDZ+A

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE
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ISSUE DATE DESCRIPTION

MURRAY STREET

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

L104.3
Landscape Sections

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

HARVEST TABLE

EMBANKMENT SLIDE

TREE GRATE

GABION WALL

CONCRETE UNIT PAVING

CATENARY LIGHTS

MGA

VDZ+A

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE
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MURRAY STREET

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

L105
Precedent Images

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.

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^2 (31,245ft^2) 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;

(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.

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^2; and
(b) The minimum amount of outdoor amenity area is 3,176m^2."

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.

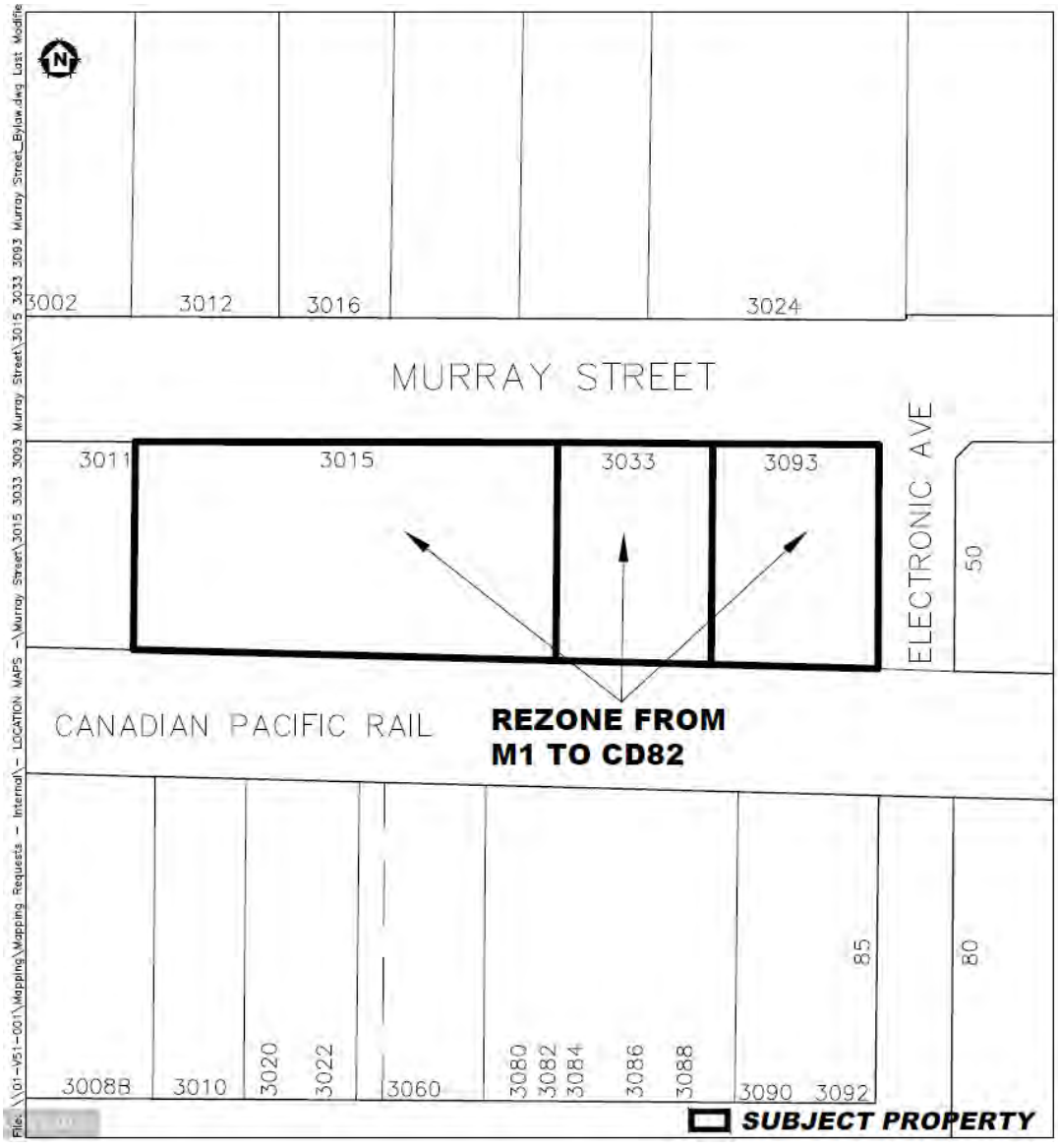
D. Shermer
Corporate Officer

Considered at the April 6, 2021 Council Meeting

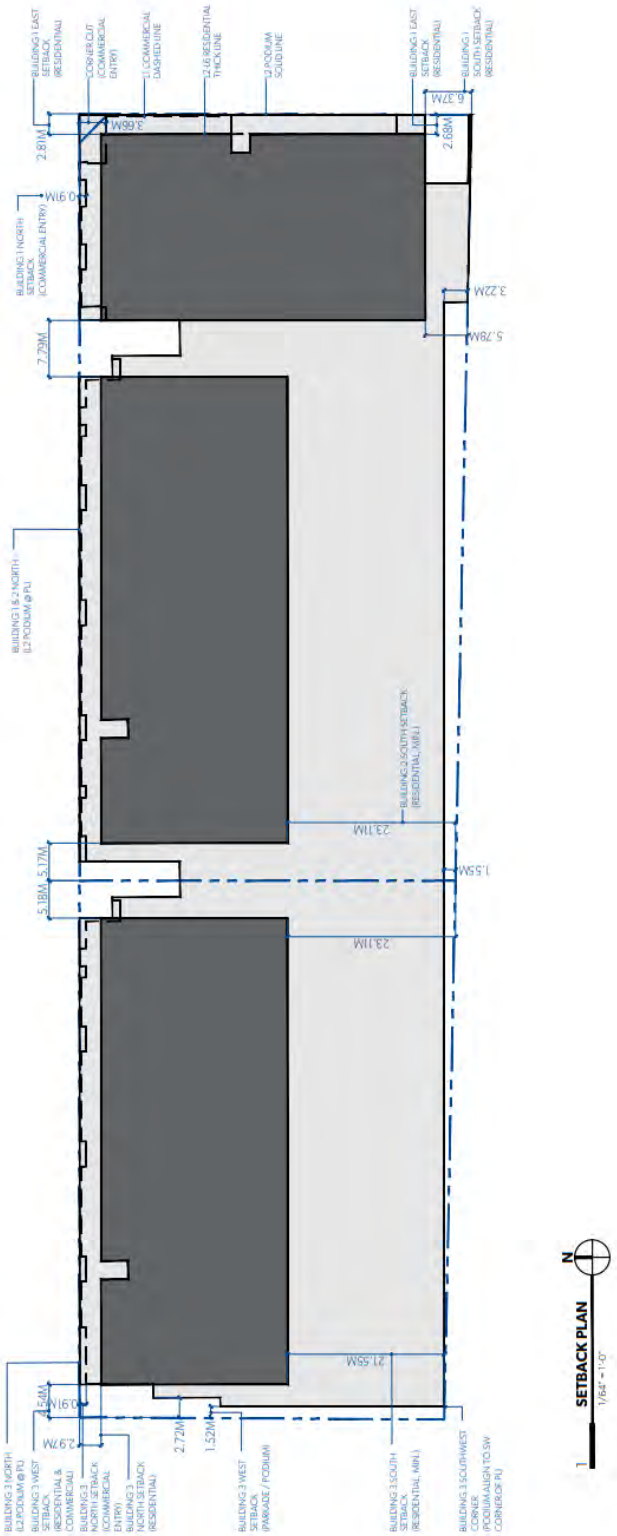
Schedule A – Location Map

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



Schedule B – Building Setbacks



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

DRAFT

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.

Figure 1: Site Location, Murray Street

DRAFT

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

OQM CERTIFIED

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.

DRAFT

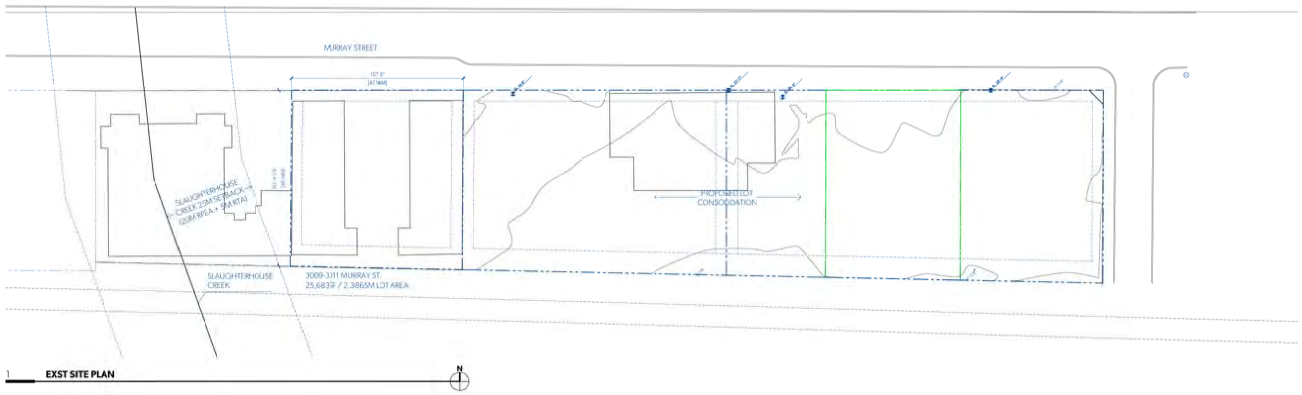
Considered at the July 6, 2021 Council meeting
183

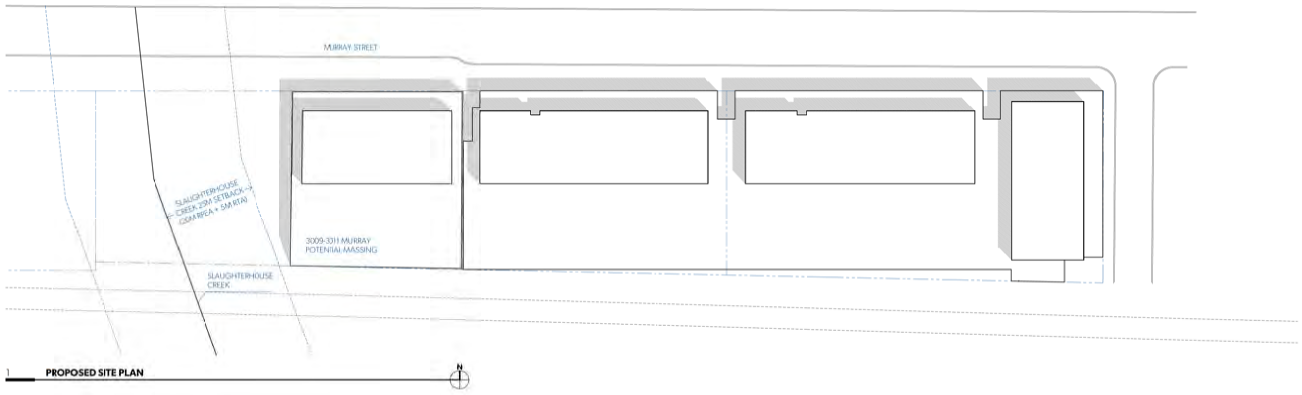
Considered at the April 6, 2021 Council Meeting
292

ATTACHMENT 1
MGA Drawings

DRAFT

Considered at the April 6, 2021 Council Meeting





MGA

MICHAEL GREEN ARCHITECTURE
1525 W 3RD AVENUE
VANCOUVER BC
CANADA V6J 1J8

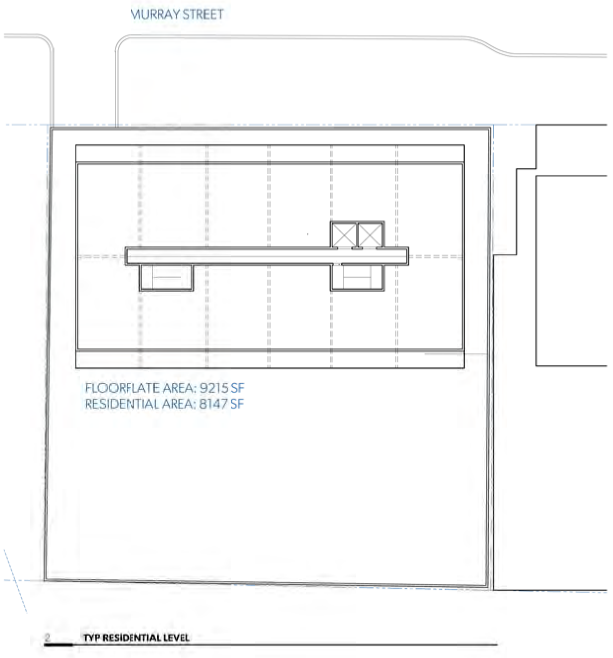
ISSUE	DATE	DESCRIPTION
1	2020-02-13	AREA CALCS
2	2020-03-06	AREA CALCS
3	2020-03-19	AREA CALCS
4	2020-06-17	AREA CALCS

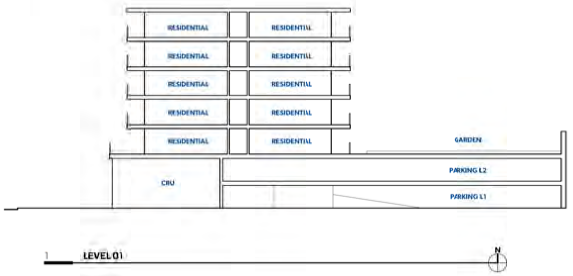
MURRAY STREET PROJECT

3015, 3033, 3061 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





MGA

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

ISSUE	DATE	DESCRIPTION
1	2020-02-13	AREA CALCS
2	2020-03-06	AREA CALCS
3	2020-03-19	AREA CALCS
4	2020-08-17	AREA CALCS

MURRAY STREET PROJECT

3015, 3033, 3063 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 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 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.

Italicized words are in the Glossary at the back of this document.

- 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^2

Considered at the April 6, 2021 Council Meeting

297

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

BASELINE + EARLY STAGE

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:	**Staff Comments**
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	

Bonus Score [ ] /1 **Score** [3] /3

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

BASELINE

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:	**Staff Comments**
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	

Score [0.5] /2

Considered at the April 6, 2021 Council Meeting

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

BASELINE FOR HRA + EARLY STAGE

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: N/A	**Staff Comments**
Plan reference:	

Score N/A **/4**

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

EARLY STAGE

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title: N/A	**Staff Comments**
Heritage Consultant:	

Bonus Score ____ **/2** **Score** N/A **/2**

Considered at the April 6, 2021 Council Meeting

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

EARLY STAGE

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	**Staff Comments**
Plan reference:	

Score N/A **/3**

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

EARLY STAGE

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

____ meters^2/____ feet^2	**Staff Comments**
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**

CULTURAL SUSTAINABILITY SECTION *How will the 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:	Staff Comments
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 with 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	

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

	Staff Comments
◯ Yes ◯ No ◉ N/A	
Details: N/A	

Score N/A **/3**

Considered at the July 6, 2021 Council meeting
192
Considered at the April 6, 2021 Council Meeting
301

CULTURAL SUSTAINABILITY SECTION *How will the 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**

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

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 Total Cultural Points / 11 Max — 45 % Percent

Considered at the April 6, 2021 Council Meeting

302

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

Land Use/Employment

Performance Measure Description and Scoring

BASELINE

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

Existing:	
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.	**Staff Comments**
Number of jobs on-site relating to this use in operation: 0	
Proposed:	
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 **/3**

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

Land Use

Performance Measure Description and Scoring

BASELINE + EARLY STAGE

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.	**Staff Comments**

Score 1 **/1**

Considered at the April 6, 2021 Council Meeting

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

303

BASELINE + EARLY STAGE

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

	Staff Comments
Existing:	
Building type: vacant	
FSR: 0	
Proposed:	
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?*

EARLY STAGE

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

	Staff Comments
(●) Yes ( ) No	
If Yes, explain: The commercial spaces proposed, will add shopping and dinning 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

304

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

Economic Development/Energy/Materials/Water Use Efficiency

Performance Measure Description and Scoring

EARLY STAGE

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

Relationship results in (check all that apply):	**Staff Comments**
☑ Reduced energy consumption ☐ Reduced water consumption ☑ Reduced materials use ☐ Waste reduction	
Other efficiency: 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.	
Description:	

Score 2 /4

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

Land Use

Performance Measure Description and Scoring

EARLY STAGE

EC6 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:	**Staff Comments**
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.	

Score 3 /3

ECONOMIC SUSTAINABILITY SECTION *How will the 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**

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

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 Total Economic Points / 16 Max — 81 % Percent

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

BASELINE + EARLY STAGE

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

Type of ESA:	**Staff Comments**
◯ High ESA ◯ Medium ESA ◯ Low ESA ◯ 30m Stream Buffer (High Value) ◯ Special Feature (High Value)	
Features/Species of Value: N/A	
Means of Protection: ◯ Covenant ◯ Dedication ◯ Monitoring	
◯ Other:	
Means of Improvement of ESA: N/A	

Score N/A **/4**

Considered at the April 6, 2021 Council Meeting

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

307

Site Context | Ecology

Performance Measure Description and Scoring

BASELINE

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:	**Staff Comments**
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.	

Score 1 **/3**

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

Site Context | Ecology

Performance Measure Description and Scoring

BASELINE

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:	**Staff Comments**
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.	

Score 3 **/3**

Considered at the April 6, 2021 Council Meeting

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

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

BASELINE + EARLY STAGE

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

Check all that apply:	**Staff Comments**
☑ Short-Term Bicycle parking ☑ Long-Term Bicycle parking	
☐ End-of-Trip Bicycle Facilities:	
☐ Bike share and assigned parking ☐ Co-op vehicle and assigned parking space provision ☑ *Electric Vehicle* plug-ins and designated spaces[1]	
Plan references: A101b, A101	

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

BASELINE + EARLY STAGE

EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	**Staff Comments**
☑ Connects to existing pedestrian/cycling routes and priority destinations ☑ Improves local pedestrian routes, local bike networks/trails ☑ Safe, secure, accessible, and sustainable footpaths ☑ Pedestrian clearway sufficient to accommodate pedestrian flow ☑ Covered outdoor waiting areas, overhangs, or awnings ☑ Pedestrian scale lighting ☑ Pedestrian/bike-only zones	
☐ Other:	
Site circulation plan:	
Other plan references:	

Score 3 **/3**

1 See BC Hydro's *Electric Vehicle* Charging Infrastructure Deployment Guidelines.

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

BASELINE + EARLY STAGE

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

Total residential recycling, garbage, and green waste space proposed: Recycling: ____ m^2 Garbage: ____ m^2 Green Waste: ____ m^2	**Staff Comments** Meets Metro Vancouver Technical Specifications
Total commercial recycling, garbage, and green waste space proposed: Recycling: ____ m^2 Garbage: ____ m^2 Green Waste: ____ m^2	
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 **/2**

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

BASELINE

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

Check all that apply: ☐ Existing mature trees protected (# 0) ☑ Replacement tree ratio (0 : 1) • Native tree species planted on site (# ____) • Native tree species planted off site (# ____) ☐ Protected/natural park areas added on site (% of total site area: ____ %)	**Staff Comments**
Arborist report: There are not trees existing on site. No trees were taken down with this application.	

Score 0 **/3**

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

BASELINE

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
☐ Salvage replanting ☐ Reduction to existing impervious area ____ m^2	
☐ Removal of *invasive plant species* Names:	
☑ Native/"naturescape" landscaping ☐ Watercourse daylighting ☐ Riparian area restoration	
☐ 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 1 **/4**

Considered at the April 6, 2021 Council Meeting

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

BASELINE

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: ☐ 1 ☐ 2 ☐ 3

Means of achieving (check all that apply):

- ☑ Absorbent landscape
- ☐ Roof downspout disconnection
- ☐ Infiltration swales and/or trenches
- ☐ Sub-surface chambers/detention tanks
- ☐ Rain gardens with native plantings
- ☐ Rainwater harvesting
- ☐ Tree well structures
- ☑ Green roof/wall
- ☐ Water quality structures
- ☑ Pervious paving
- ☐ Daylighted streams
- ☐ Constructed wetlands

☐ 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.

Staff Comments

Score 1 **/3**

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

Site | Sustainable Landscaping – Water Conservation

Performance Measure Description and Scoring

BASELINE

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

Check all that apply:	**Staff Comments**
☑ Drought-tolerant landscaping *(xeriscaping)* with native species ☑ Low-maintenance lawn alternatives ☑ Non-water dependent materials/features for ground cover treatment ☑ Irrigation system with central control and rain sensors ☐ Captured rainwater irrigation system, e.g. using cisterns/rain barrels	
☐ Other:	
Plan reference: L102	

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

EARLY STAGE

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

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

Score 1 **/2**

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

Building | Green Building Rating

Performance Measure Description and Scoring

EARLY STAGE

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

◯ **Built Green Level:** ☐ • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) ◯ **LEED Level:** ☐ • Certified (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) ◯ **Canadian Passive House Institute** (10 points) ◯ **Living Future Institute** • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points)	**Staff Comments**
◉ Other: Step 2+3 of Building Code and Energy Modelling	

Score 3 **/10**

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

Building | Alternative/Renewable Energy

Performance Measure Description and Scoring

EARLY STAGE

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

Details: 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.	**Staff Comments**
Specify % of energy generated:	

Score 2 **/4**

Considered at the April 6, 2021 Council Meeting
314

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

Building | Energy Reduction and Indoor Climate

Performance Measure Description and Scoring

EARLY STAGE

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

	Staff Comments
(●) Yes ( ) No	
Key *passive design* building elements: 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 verse 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.	

Score 3 **/3**

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

Smart Technology

Performance Measure Description and Scoring

EARLY STAGE

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

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

Score 2 **/2**

Considered at the April 6, 2021 Council Meeting

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

315

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

Details:	**Staff Comments**
Community garden in addition to a composing space.	
Landscape Plan Reference: L105	

Score 2 **/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

BC Energy Step Code:	**Staff Comments**
○ Tier 1 (1 point) ◉ Tier 2 (2 points) Commercial ○ Tier 3 (3 points) Residential ○ Tier 4 (4 points) *Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.*	

Score 2 **/4**

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

BONUS

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

Details: 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.	**Staff Comments**

Bonus Score 1 **/2**

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

BONUS

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

Details of Work Overseen/Contribution: 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.	**Staff Comments**

Bonus Score 2 **/2**

Considered at the April 6, 2021 Council Meeting
317

ENVIRONMENTAL SUSTAINABILITY SECTION *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

	Staff Comments

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

	Staff Comments

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 Total Environmental Points / 53 Max — 61 % Percent

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

BASELINE + EARLY STAGE

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

% of *Adaptable Units*: 40%

Details:

Number of *Accessible Units*: n/a

Details:

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.

Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses:

Details:

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.

Staff Comments

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.

Score 4 **/6**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

BASELINE + EARLY STAGE

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

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

Score 1 **/1**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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

Existing use(s):	Staff Comments
Vacant	

Proposed uses:

	% Total Floorspace/Site Area
Residential	90%
Commercial	10%
Industrial	
Institutional	
Park (Note Type)	Significant Green Space included
Gathering Space	

Score 0.5 **/3**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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		
Ground-oriented units	16	
Apartment units	215	

Score 1 **/3**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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	138	64	
2-bedroom	77	35 (1 pt)	
3+ -bedroom		(2 pts)	

Flexible design features:
1-bed and 1-bed + den allows for easier market entry for first time homebuyers

Score 1 **/3**

Considered at the April 6, 2021 Council Meeting
321

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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: ____ %	
Plan reference:	

Score 2 **/4**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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 **/5**

Considered at the April 6, 2021 Council Meeting

322

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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:	Staff Comments
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	

Score 3 **/3**

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

EARLY STAGE

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

Score 2 **/4**

Considered at the July 6, 2021 Council meeting
214

Considered at the April 6, 2021 Council Meeting
323

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

Community Building

Performance Measure Description and Scoring

EARLY STAGE

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

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:	**Staff Comments**
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	

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

Score 1 /1

Considered at the April 6, 2021 Council Meeting

SOCIAL SUSTAINABILITY SECTION *How well does the project address community health and wellness?*

325

Innovation

Performance Measure Description and Scoring

S13 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

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

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 Total Social Points / 38 Max — 59 % Percent

Considered at the July 6, 2021 Council meeting
217

Considered at the April 6, 2021 Council Meeting
326

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

Project Address/Name:	File No:

PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
Total Pillar Points Available	**23**	**16**	**57**	**38**
Sum Of Items Not Applicable	Cultural na: 12	Economic na: 0	Enviro na: 4	Social na: 0
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable: 11	Maximum Economic Achievable: 16	Maximum Enviro Achievable: 53	Maximum Social Achievable: 38
Minimum Score (Sum of Applicable Baseline Items)	Minimum Cultural Score: 5	Minimum Economic Score: 7	Minimum Enviro Score: 30	Minimum Social Score: 7
Missed Points (Sum of Applicable Items Not Achieved)	Missed Cultural Points: 6	Missed Economic Points: 3	Missed EnviroPoints: 20.5	Missed Social Points: 15.5
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	5 / 11 (Total Cultural # / Possible Cultural #); 45 % Total Cultural Percent	13 / 16 (Total Economic # / Possible Economic #); 81 % Total Economic Percent	32.5 / 53 (Total Enviro # / Possible Enviro #); 61 % Total Enviro Percent	22.5 / 38 (Total Social # / Possible Social #); 59 % Total Social Percent

OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	
73 / 118 (Overall # / Overall Possible #)	62 % Overall Percent

SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ 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
– Priority Items (Score ≥3) Missed and Confirmed Constraints	– Cultural	– Economic	– Environmental	– Social

Considered at the July 6, 2021 Council meeting
218

Considered at the April 6, 2021 Council Meeting
327

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.

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Report Card Glossary – continued

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

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 terms 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

BC Climate Exchange
bcclimateexchange.ca

***BC Energy Step Code* Technical Requirements**
bclaws.ca

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia
env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto
toronto.ca/lightsout/guidelines

Canada Green Building Council
cagbc.org

City of Port Moody: Official Community Plan (2014)
portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470
portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822
portmoody.ca

City of Vancouver *Passive Design* Toolkit for Large Buildings
vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature
evergreen.ca

Design Centre for *CPTED (Crime Prevention Through Environmental Design)*
designcentreforcpted.org

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia
env.gov.bc.ca/wld/documents/bmp/devwithcare/

EnerGuide Rating System
nrcan.gc.ca/energy/efficiency/housing/new-homes/5035

Environmentally Sensitive Areas, Best Practices
env.gov.bc.ca

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Resources – continued

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
metrovancouver.org

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments
metrovancouver.org/services

Metro Vancouver's Stormwater Source Control Guideline
metrovancouver.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

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.

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, data centre 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.

"CREATIVE INDUSTRY USE" means a business which may include information technology services, digital production, film or television production or other high-skill professional work but excludes professional or office uses such as notary, legal services, real estate services, travel, accounting, or other personal services.

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^2 (31,245ft^2) of low impact light industrial/commercial space.

CD82.2 Permitted Uses

The following uses are permitted in the CD82 Zone:

Building 1 & 2 (as identified in Schedule B)

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;
(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; and
(2) Home Occupation – Type B, limited to the first residential storey of Building 2.

Building 3 (as identified in Schedule B)

a) Principal Use

(1) Apartment;
(2) Artist Studio;
(3) Artist Studio – Type A;
(4) Commercial Athletic and Recreation;
(5) Creative Industry Use;
(6) Laboratory; and
(7) Low Impact Light Industrial Use.

b) Secondary Use

(1) Home Occupation – Type A;
(2) Home Occupation – Type B, limited to the first residential storey of Building 3;
(3) Office;
(4) Retail; and
(5) Retail Food Service.

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) Office, Retail and Retail Food Service uses, shall:

(1) in any combination, be limited to a Floor Area not exceeding 50% of the total Floor Area used by the business on the premises,

(2) for Retail and Retail Food Service use, be limited to goods manufactured, stored, or Wholesaled at the same location; and

(3) not have the remaining Floor Area open to the public.

b) All use and Accessory use thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities;

c) 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;

d) 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

e) 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.

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 23.3m, 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 352 Parking Spaces in the CD82 Zone shall be provided with the following allocations:

(a) 233 residential spaces (1.08) spaces per residential dwelling unit);
(b) 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and
(c) 87 industrial/commercial parking spaces.

Parking spaces for visitor and industrial/commercial parking spaces shall be combined in the form of shared/flexible parking.

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 162m^2; and
(b) The minimum amount of outdoor amenity area is 3,176m^2."

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 6th day of April, 2021.

Read a second time as amended this ___ day of _____, 2021.

Public Hearing held this ___ day of _____, 2021.

Read a third time this ___ day of _____, 2021.

Adopted this ___ day of _____, 2021.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

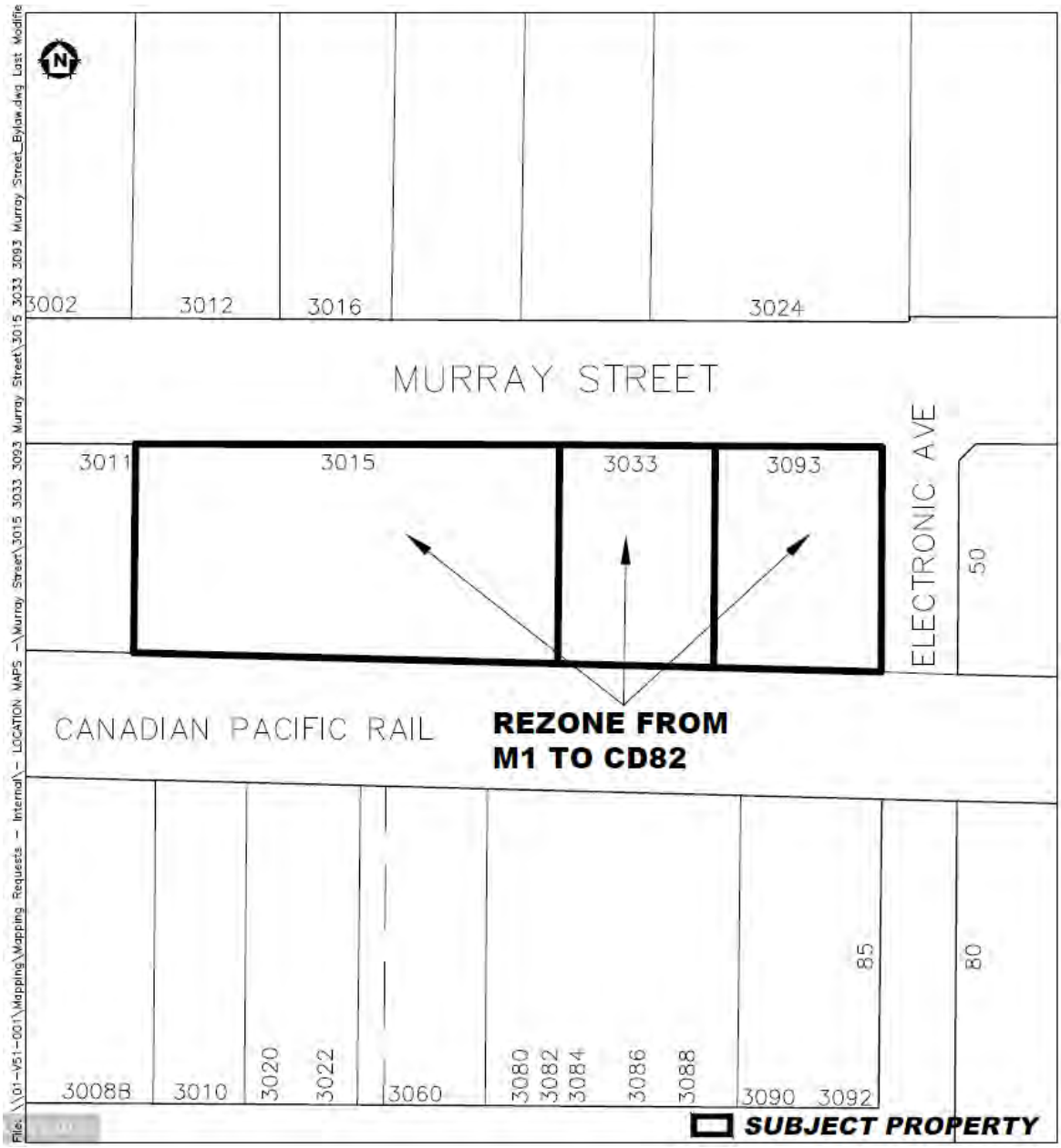
I hereby certify that the above is a true copy of Bylaw No. 3303 of the City of Port Moody.

D. Shermer
Corporate Officer

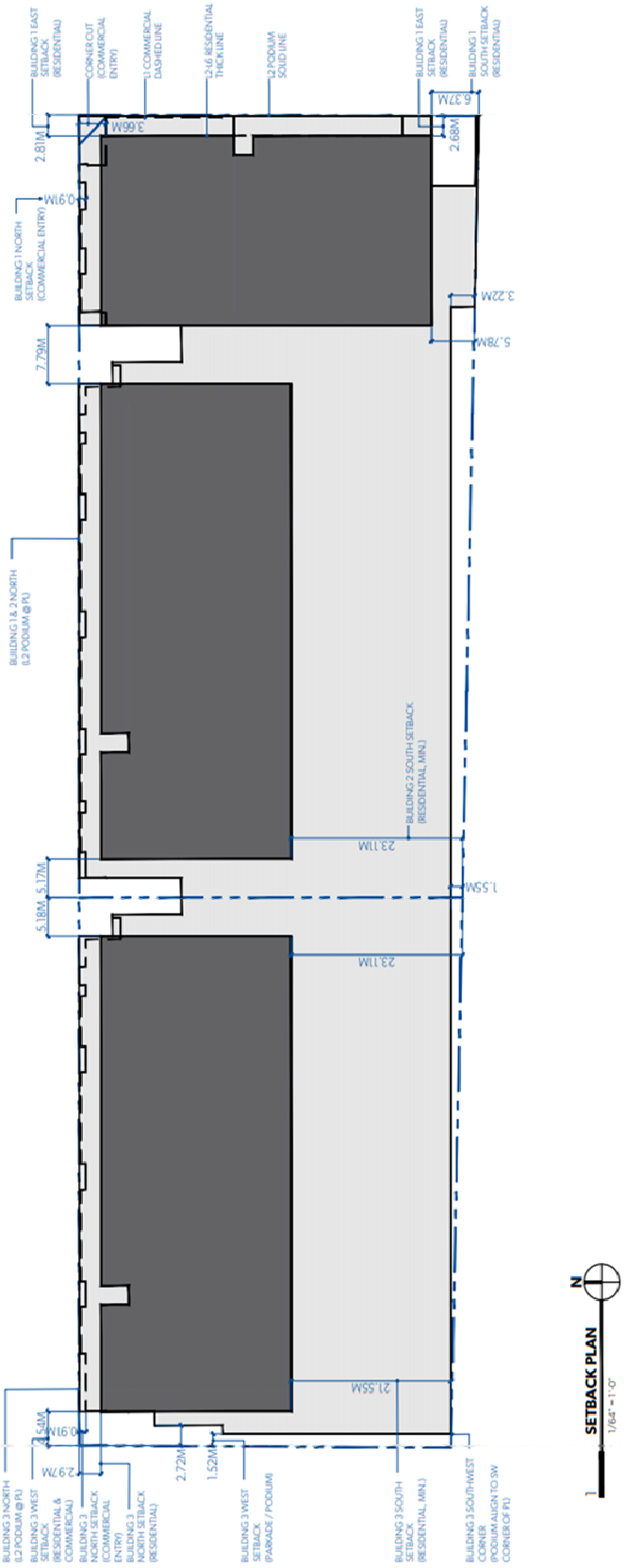
Schedule A – Location Map

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



Schedule B – Building Setbacks



June 14th, 2021

BY EMAIL

Kevin Jones, Senior Development Planner
Port Moody City Hall,
Planning Division
100 Newport Drive, Port Moody, BC, V3H 5C3

Re: 3015-3093 Murray Street First Reading Response and Resubmission

Dear Mr. Jones:

Please find below a detailed response addressing the motions put forward by Council at First Reading April 6th, 2021. This letter has been updated after the May 5th, 2021 submission to Staff to incorporate extensive work with Staff this most recent month to further respond to Council's comments. A summary of the changes are as follows:

Second Reading Proposal Revisions – Summary

1. **Increase bedroom space with 'windows'**: All "H" Plans are revised to improve access to natural spectrum light and increase the flexibility of den use. 20 of 100 H Plans now include a skylight.

2. **Increase light industrial space**: Building 3 will be zoned for Light Industrial only, meaning 47% of the project's total commercial area will be limited to Light Industrial uses.

3. **Increase job space**: Building 2 and 3 include second-floor job space through zoning Home Occupation Use (Type B). This zoning creates the potential for 64 additional jobs. 179 jobs are projected with potential for up to 213 jobs, resulting in a jobs to population ratio of 0.38 to 0.45 for the project.

4. **Increase below-market housing**: Affordable rental will be increased from 5 to 16 homes (7.4% of project) while retaining 39 market rental (18.1%) for 55 rental homes total (25.6%). Most affordable rental homes will be two-bed homes (at least 11/16). Floorplans were changing in the rental building for more two-bed rental homes; 34 two-beds and 21 one & dens from 20 two-beds and 35 one & dens previously.

Please find enclosed appendices to support this letter. The most recent drawing set (sent to Staff May 5th) is valid and can be slip-sheeted at Staff's request for 3rd Reading. The project statistics are under update to reflect the minor revisions discussed herein. We look forward to advancing to 2nd Reading and Public Hearing shortly.

Sincerely,

Mosaic Murray Master LP, by its general partner,
Mosaic Murray Master Holdings Ltd.

Adrien Herberts VP Land & Development

CC *Kate Zanon, General Manager Community Development.*
Andre Boel, City Planner

First Reading Responses and Second Reading Proposal Revisions

1. FIRST READING MOTION: Increase bedroom space with 'windows'.

Concern: Council raised concerns about livability of the "H" Plan with regards to natural light and ventilation, under the presumption some dens may be used as bedrooms. There are 100 H plans proposed (46.5% of all units).

Response: We agree natural light is integral to a better home, which is evident of many aspects of the proposal; 9'+ ceilings, expansive living room windows, and a building orientation which minimizes view/light blockage from other buildings. The proposal does not maximize the allowed OCP density in favour of orienting the buildings to allow for a large continuous outdoor area, few interrupted views, and limited internal shadowing.

Mosaic is confident the H floorplan (720 square feet) offers a great housing option for the community. We have built hundreds of similar homes with positive feedback. This home is in between the typical one-bedroom (~600 square feet) and typical two-bedroom (~800-900 square feet) which gives couples or young families the ability to have longer tenure than in a one bedroom, while spending less than on a typical two bedroom. The typical two bedroom may be larger by 100 square feet or more, which in Port Moody can add $80,000+ in cost. We heard from select Council members the motion is not intended to change unit mix or decrease affordability by swapping H Plans for larger, less affordable two beds. The concern on the number of rooms without natural light.

To address the concerns from Staff and Council we do not feel reducing the den size or decreasing affordability (removing H plans for traditional two-bed homes with external windows) are desirable options. The resubmission has the same number of H plans as before but with detailed design revisions to mitigate the livability concerns in the event some of these spaces are used as second bedrooms.

Proposed Revisions Summary:

A. H Plans on the 6th floor will have a skylight (approx. 2 x 4 feet) which allows natural light into the den. The skylight will be strategically located to allow natural light to bounce off walls and radiate through the room. 20 H plans (out of 100) will have a skylight.

B. All H Plans will now have a slider door for the den, with a translucent or frosted glass, instead of a wood swing door. This door allows light to radiate from the home into the den. It adds to the flexibility of the space and preserves the ability for occupants to use the den as they see fit; office, nursery, or in some circumstances as bedroom.

C. All H plan dens will be specified in Building Permit Drawings to have an LED lamp in the light fixture of either natural spectrum or variable spectrum light (eg wifi smart bulbs). This will provide a light temperature equivalent to natural light or the ability to vary the temperature to the occupant's desires.

D. All H Plans include a supply air to the den as part of the heat recovery system (HVAC) which ensures air circulation in the den (unchanged).

2. **FIRST READING MOTION: Increase below-market housing.**

Concern: Council expressed dissatisfaction with the proposed 5 affordable rental units. We heard from some Council members is affordable rental is more of a priority than market rental.

Response: The application was submitted before Port Moody's interim affordable housing policy was adopted and included no affordable housing. At the December 2020 resubmission, one building was dedicated to pet-friendly rental housing for a total of 55 rental units, with 5 below-market rental and 50 market-rental, to remain in perpetuity. We presume Staff supported the overall proposal given their recommendation for 1st and 2nd Reading.

The policy notes affordable rental is preferred but other tenures/types of the housing spectrum have value which will be considered (other tenures/types defined as rent-to-own, affordable ownership, or market rental). *"Where options other than affordable rental are proposed, the City would expect the number of units to be greater than if affordable rental units were proposed to be included".* The policy assumes most proposals will offer predominantly studio/one-bed plans as affordable homes and sets the limit of maximum 70% affordable units being studio/one-bed units.

In response to Council's request for increased affordable housing, we will include 16 non-market rental homes (7.4% of project) and 39 market-rental homes (18.1% of project) in building one. Building One will be a rental building in perpetuity. Most affordable rental homes will be two-bedroom units (at least 11 of 16), greatly exceeding the policy floorplan expectations. Building 1 has been revised to make the majority of rental homes in Building One two-bedroom homes as opposed to one bedroom & den homes.

The application is not an OCP amendment and is grandfathered from full compliance from the Affordable Housing Policy. We feel the combined proposal merits exceed the interim expectations by offering both market rental and affordable rental in perpetuity, in a combined amount of 25.5% of the project, and a focus on affordability in desirable homes types which exceeds the minimum requirements.

Proposed Revisions Summary:

A. The project will include 55 rental homes (25.5%); 16 below-market (7.4%) and 39 market (18.1%) homes.
B. Affordable rental units will consist of at least 11/16 being two-bed units (800-834 square feet).
C. Floorplan changes to increase the number of two-bedroom rentals from one & dens; the building will now consist of 21 one & dens and 34 two-bedroom rentals. *Note: this resulted in a minor parking count change.*

Render of Rental Building 1

3. FIRST READING MOTION: Increase job space.

Concern: Council requested more job space.

Response: The proposal meets the OCP definition of mixed-employment area with ground level commercial, including Light Industrial (see Motion 4), and some office (in a second-level type mezzanine space). It provides far more employment than previously took place on the property and more than would take place if the property was developed as a typical Light Industrial building. The OCP has no requirements for a 'jobs to population' or an 'employment area to residential area ratio' target by which projects are individually evaluated.

We believe the proposal reviewed by Council at First Reading fully met the OCP requirements for job generation. To respond to Council's request further study was done on potential additional employment areas. The physical and zoning limitations have been maximized for commercial/industrial area on the frontage of Murray Street /Electronic Avenue. The only opportunity for more job space is the first storey of the residential building. There are two challenges with converting the first storey of the residential building to office use as suggest at First Reading:

1. Code/Security: full office use within a residential building requires additional elevators (one per building) and larger universal washrooms in all offices. It complicates security, access, and utility/cost sharing between residential Owners above and the hypothetical office level within their building.

2. Market: Mosaic does not believe office is viable in this location, beyond what has already been provided within the commercial/industrial units. Office real estate brokers support this opinion, advocating for larger consolidated offices (whether in one building or in a 'business district').

The revised proposal includes zoning the first storey residential units of Building 2 + 3 as Home Occupation Use (Type B). Thanks to extensive collaboration with Staff, this zoning allows Owners to register a business to their home address and have up to two employees work from their home-based business. The units are residential primary with the flexibility of secondary business use. This strategy avoids the code and market concerns involved with converting a storey within the residential building to permanent office primary use. To support this zoning a common universal/accessible washroom is added on the ground floor, satisfying code/Building Department requirements for potential employees. This zoning is a perfect complement to the proposed co-work amenity areas on the ground floor which includes work alcoves and technology features to further support work from home businesses. There are parking stalls set aside in the Below-Grade Parkade to accommodate Commercial, Industrial, and Home Occupation uses in line with Staff input (see Parking Table in appendices).

The revised proposal includes diverse employment opportunities which are adaptable to a changing economy. There are a variety of employment spaces, both in size and height, which can be used by food manufacturers, personal services, offices, light industrial, or creative industry. The residential buildings allow and support a variety of home-based businesses (25 projected) including some with additional employees onsite (a range of 30-64 potential home-based employees). This is a progressive mix of employment options which is appropriate for the site location and changing neighbourhood.

In total, there are 179 projected jobs with potential for up to 213. This is superior to the 102 projected jobs for a typical M1 light industrial building. The project jobs to population ratio ranges from 0.38 up to 0.45, which supports Port Moody's recently discussed city-wide target of 0.35-0.42 jobs to population.

For Context, Comparison to Past Use: The property today provides 0 jobs to the community. For the past 20 years, employment has ranged from up to 20 employees in the early 2000's to 8 at the time of closing. The former use resulted in contamination and development involves remediation of the lands to today's environmental standards.

For Context, Comparison to Light Industrial Development: A Light Industrial development (under the M1 zone) would generate an estimated 102 jobs; 71 from the light industrial and 31 from mezzanine office (if built). This assumes standard concrete tilt-up small-bay warehouse (0.40 FSR) on the site area of 100,643 square feet. In comparison, the proposal is projected to generate 179 jobs; 124 jobs from the employment area, 25 jobs from

home-based businesses (per Port Moody Ec Dev projections) and an estimated 30 from employees for Home Based Business on the residential first storey of 32 units in Building 2 + 3 (potential 64 jobs). That is 77 more jobs than a M1 Light Industrial development in the current zoning. The proposal has a far greater projected jobs intensity with 4.23 jobs per square foot of commercial area compared to 2.52 for typical light industrial. The project has more office mezzanine area and projected office employment than a Light Industrial development.

Proposed Revisions Summary:

A. First storey of residential building 2 and 3 zoned for Home Occupation Use (Type B). Allows up to 64 employees for the 32 designated units allow this type of home-based business.
B. 22 parking stalls in the below-grade/lower parkade will be required in the rezoning for the potential Home Occupation Use employees.

Render of Building 1 / 2 streetscape; including commercial storefront, co-work amenity area beside residential lobby, and five storey residential building (first storey being Home Occupation Use).

4. **FIRST READING MOTION: Increase light industrial space.**

Concern: Council desires Light Industrial and/or high-skill employment space/jobs along Murray Street. The concern we heard is rezoning the properties without limitation on use types will result in the loss of Light Industrial space as other users (eg retail or service) out-pay for limited space. Our understanding is the concern is focused on preserving Light Industrial space rather than adding more Light Industrial area to what was proposed.

Response: The physical design has been extensively considered to create space which is adaptable and appealing to a variety of potential Light Industrial or creative industry businesses, with features like over-height ceilings (similar to some tilt-up industrial), extra depth, mezzanine offices, and garage doors. Light Industrial users occupying historical industrial areas is an emerging trend and despite appealing design the overall demand is unknown. Overly prescriptive zoning may not be viable or could lead to vacant space.

Today the property is zoned M1 Light Industrial. In response to the concern about rezoning resulting in a loss of Light Industrial space it is proposed the CD zone 'preserve' the M1 zone on the western half of the development (future legal Lot 2, Building 3). The demarcation is logical and establishes a gradient of mixed-use types moving East to West on Murray Street, from retail/commercial-style mixed-use near Electronic Avenue (including the eastern half of Mosaic's proposal) to light industry mixed-use on the western portion of Mosaic's proposal and potentially further west along Murray Street. Building 3 is 13,713 square feet of employment area (of the project total 29,212 square feet).

Minor modifications are proposed to update the M1 Zone to be applicable for denser mixed-use projects as contemplated. The CD Zone has been extensive discussed with Staff; find a summary below of the proposed uses for Building 3:

1. *Low Impact Light Industrial* (replaces M1's 'Light Industrial' with uses more appropriate for mixed-use buildings with residential up above).
2. *Creative Industry Use* (a new definition, specifically focused on high-skill employment business which involve some digital and/or physical production).
3. Commercial Athletic/Recreation (allowed in M1).
4. Laboratory (allowed in M1).
5. Artist Studio (allowed as a secondary use in M1, proposed as primary use)

Artist render of Creative Industry in Building 3

Retail or Office would be allowed as secondary uses. The existing M1 zone also allows these secondary uses with conditions. The following uses would not be allowed on Lot 2 / Building 3:

1. Restaurant, Retail (primary), Retail Food Service (primary).
2. Personal Service (eg Medical Clinc, Chiro/Physio, etc).
3. Office (primary) (eg Notary, Legal, Real Estate, Accounting, etc.)

We feel the above response directly addresses the concern about a rezoning causing the loss of Light Industrial designed space.

Artist render of a Low Impact Industrial business in Building 3. Assembly, fabrication (primary) and some office and retail use (secondary).

Proposed Revisions Summary:

A. Building 3 will be limited through zoning to Light Industrial uses only (approx. 47% of overall job space).
B. Light Industrial uses will be based on the M1 zone precedent, as the property is zoned for today.
    a. Namely: Low Impact Light Industrial, Creative Industry Use, Commercial Athletic/Recreation, Laboratory, Artist Studio.
C. Specific use definitions detailed in Rezoning with Staff for modernity and appropriateness in mixed-use.
D. Mosaic will offer local Light Industrial businesses a 6-month exclusive marketing period for the space in Building 3.

Mosaic
3015-3093 Murray Street

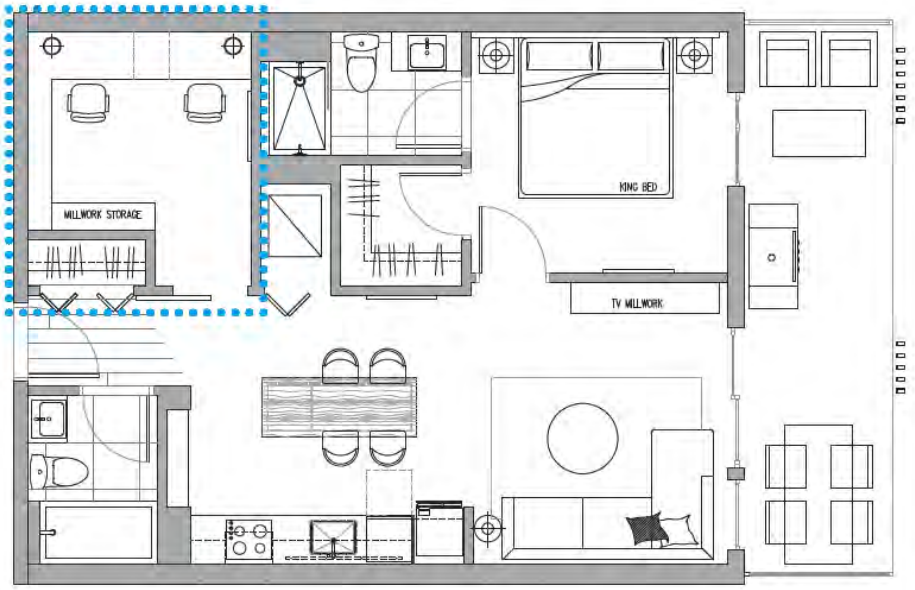
List of Appendices:

1.	Appendix A	H Plan Revised Floorplan & Furniture Diagram
2.	Appendix B	H Plan Den, Precedent Imagery
3.	Appendix C	Precedent Imagery of H Plan Updates
4.	Appendix D	Light Industrial Job Comparison
5.	Appendix E	Previous Site Employment Letter
6.	Appendix F	Artist's Rendering #1, Building 3 Commercial Space
7.	Appendix G	Artist's Rendering #2, Building Entry
8.	Appendix H	Artist's Rendering #3, Building Architecture
9.	Appendix I	Rezoning Proposed Parking Allocation

Appendix A – H Plan Revised Floorplan & Furniture Diagram

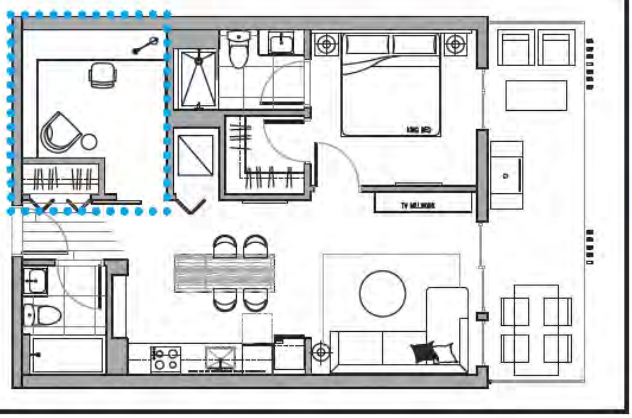
The den is a flexible space that can adapt to a growing resident's evolving needs. All made possible at a more affordable price.

Sky lights for all Level 6 homes also adds an additional 20 windows to the top floor dens.



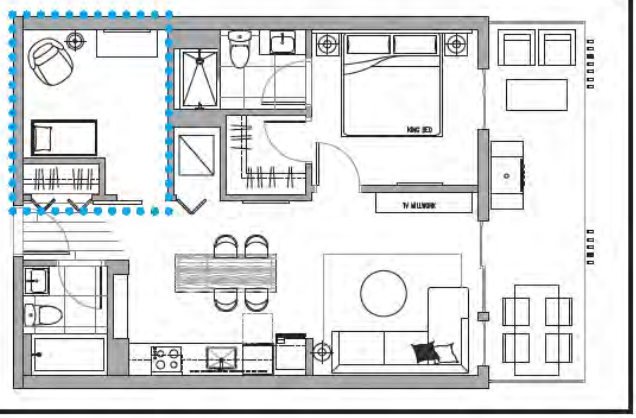
Home Office

Large space for full size desk
Sectioned off from rest of home for privacy



Baby Nursery

Nearby the 2nd bathroom with tub
Easily accessible for young parents



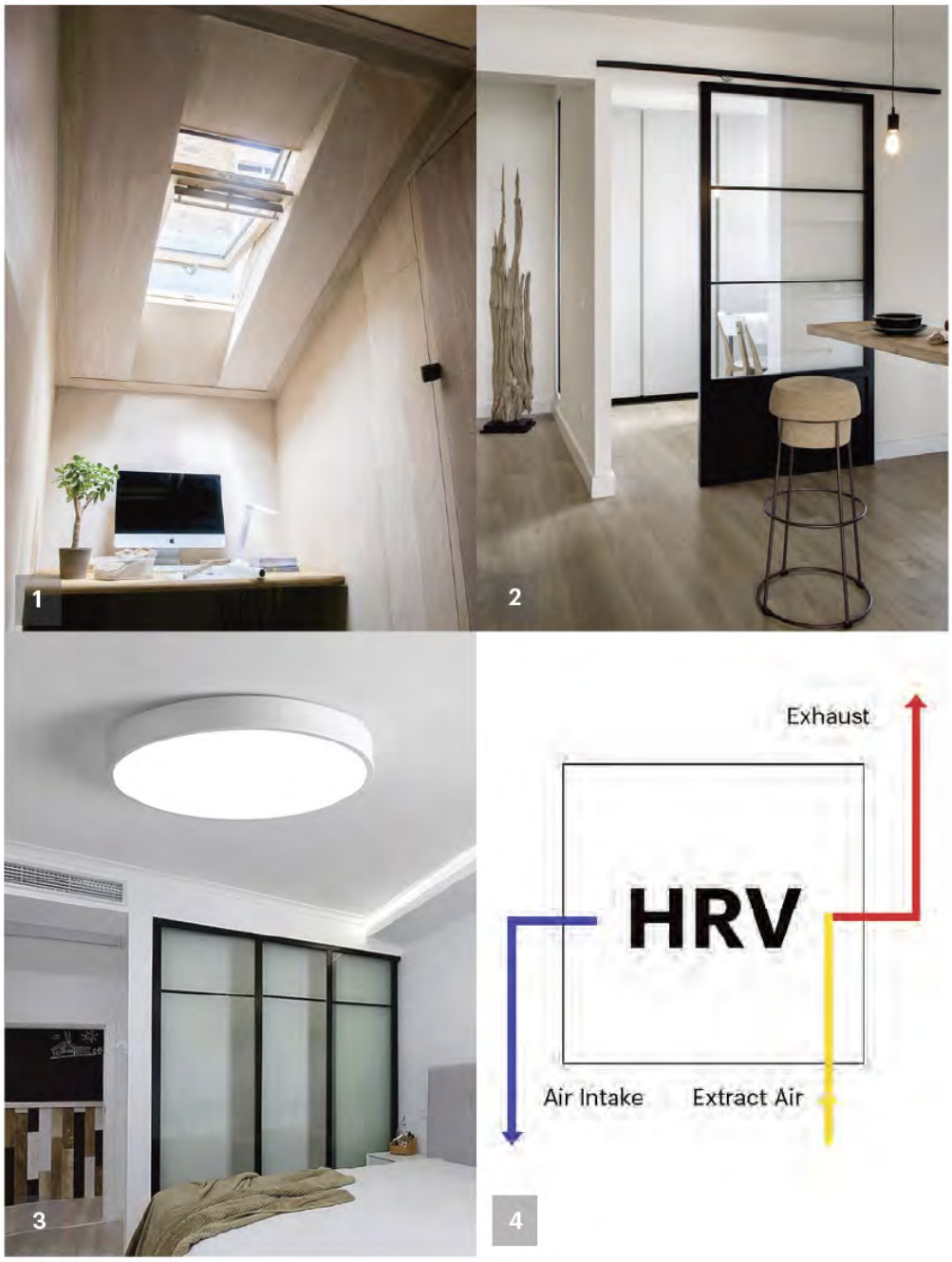
Appendix B – H Plan Den, Precedent Imagery

Our 1-bedroom & den layouts have been a very popular floorplan across different municipalities. The flexibility of the space fits many different needs, and allows for the home to evolve with each resident's long term needs. The most common uses are a home office or nursery.

Appendix C – Precedent Imagery of H Plan Updates

Included are precedent images to show what the den space will be like:

1. Skylights added to all Level 6 homes
2. Glass door for den
3. Natural spectrum LED lighting
4. HRV system for better airflow



Appendix D – Light Industrial Job Comparison

3015-3093 Murray: Job Projections
June 14th 2021

		Previous Use (approximate)	Hypothetical Light Industrial Tilt-Up	Revised Mosaic Proposal
1	Site Area (SF)	100,643	100,643	100,643
2	FSR Permitted		2.5	2.5
3	FSR Proposed	-	0.4	2.3
4	Gross Buildable		40,257	228,460
5	Light Industrial GFA		35,225	9,788
6	Office/Mezzanine GFA		5,032	7,086
7	Commercial/Retail GFA		0	12,456
	Total Employment GFA		40,257	29,330
8	Light Industrial Jobs / 1 per 350-550 SF	20	71	25
9	Office Jobs / 1 per 162 SF (in mezzanine)		31	44
10	Retail or Service Jobs / 1 per 225 SF		0	55
11	Home Occupation Businesses (Type A, no employees)		0	25
11a	Home Occupation Businesses (Type B, up to 2 employees)			30
	Total Jobs	20	102	179
12	Jobs per 1,000 sqft Employment Area		2.52	4.23
13	Number of Homes		0	215
14	Total Population (2.2/home)		0	473
15	Projected Jobs to Population Ratio			0.38
	Potential Jobs to Population Ratio			0.45

Notes

3 M1 Zone does not designate a max FSR but limits height. Typical 24ft tilt-up is 0.30-0.50 FSR.
4 Mosaic's proposal assumes Builidng #3 is limited to M1 Light Industrial zone uses.
6 Mosaic office space is per mezzanine area proposed. Light industrial office mezzanine typically 10-15% of GFA.
8-10 Jobs/SF averages per PM. Light industrial uses vary; assumed 500sf/job in traditional warehouse and 400sf/job in new space.
11 Based on PM Staff provided figure of 0.1155 home-based businesses per apartment.
11a Building 2 + 3 first residential storey 2 non-resident employees allowed per unit. Potential 64 total jobs not including owner. Assumed less than 50%.
12 Job intensity in mixed used proposal is higher per square foot. Excluded HBB in the apartments above.
14 Metro Vancouver assumptions 1.9 residents per apartment. 2.2 residents per apartment from Port Moody.
15 City of Port Moody Target range for community between 0.35-0.42.

Appendix E – Previous Site Employment Letter

From: Clinton Stewart <FIPPA s. 22 >
Sent: Thursday, April 8, 2021 5:55 PM
To: Adrien Herberts
Cc: Adam Perry
Subject: Labour Force at Can- Am Containers

Good Day Adrien ,

In reference to our phone conversation yesterday , let me put my thoughts in writing for you .

I was employed by Can-Am and then went on to become the Owner .

The time period was August 1975 - February 2010 , when I sold the Business to a Corporation and then I was employed by that Corporation to oversee all Reconditioning Operations in Canada until December 2015 .

At the Peak of the Can - Am Operations we employed 36 people - this was in the 1990's .

With the Closure of most of the Oil Refineries we scaled back to 15 - 20 people . This was in the Year 2000 .

At the time of the Plants closing there were only 8 Employees.

All of the work that was done at Can-Am is now done in Edmonton and Seattle .

I believe this is the jist of our Conversation.

Have a very pleasant day.

Rod Stewart

1

Appendix F – Artist's Rendering #1

View from the street level of Building #3 light industrial use.

Appendix G – Artist's Rendering #2

Entry way between Building #1 and Building #2.

Appendix H – Artist's Rendering #3

View from Murray Street of Building #1 & #2's architectural design.

Appendix I – Rezoning Proposed Parking Allocation

	Parkade Provisions (updated to align with May 3rd RZ/DP Drawing Submission and 2nd Reading Revision Intent)							
	Unit Type	Units	Bylaw Ratio	Bylaw Required	Proposed Ratio	Proposed Required	Variance Total	
	Residential							
Upper Parkade	One Beds	102	1.0 / Unit	102	1.0 / Unit	102	none	
Upper Parkade	Two Beds	58	1.5 / Unit	87	1.39 / Unit	81	-6	*Variance*
Below Grade Parkade	Rental One Beds (market & affordable)	21	1.1 / Unit	23	0.75/ Unit	16	-7	*Variance*
Below Grade Parkade	Rental Two Beds (market & affordable)	34	1.1 / Unit	37	1.0 / Unit	34	-3	*Variance*
	Total Units	*215*						
Below Grade Parkade	Residential/Commercial Visitor Flex			32		32	none	(0.2/unit first 100 then 0.1/unit)
	Commercial / Industrial / Home Business							
Below Grade Parkade	Home Occupation Type B/Commercial*	32*	*	64	*	22	-42	*TBD # of Businesses**
Below Grade Parkade	Comm & Indust. (Sq.Ft) Ground	22213	1 / 431sf	52	1 / 431sf	52	0	
Below Grade Parkade	Comm & Indust. (Sq.Ft) Pre-Built Mezzanine	7007	1 / 538 sf	13	1 / 538 sf	13	none	
	Total Stalls			410		352	-58	

Changes from March 9th 2021 Parking Table

1. Total parking count decreased by 3 stalls in recent resubmission (2 in drawings and 1 further to accommodate universal washroom for Home Occupation B).
2. Rental unit mix changed in recent resubmission to increase the # of two bedroom rental or affordable rental homes.
*3. *Home Occupation Type B allowed for 32 units. Bylaw requires 1 stalls per employee, meaning a potential 64 employees / stalls required at maximum. Stalls to be available for general commercial visitor use until a business license is registered. Through licensing businessess can reserve stalls for employee use.*
4. Formerly, 29 'surplus' stalls were allocated to Comm/Ind to exceed Bylaw min. Currently, 22 surplus stalls are allocated to be commercial and/or Home Occupation Type B.

	Physical Stalls	*Bylaw Req.*	Proposed Req	
Upper Parkade	183	*189*	183	*Market Homes*
Below Grade Parkade	169	*221**	169	*Visitor/Rental/Comm & Ind*/Home Occupation
	352	*410*	**352**	