

# Considered at the June 22, 2021 Council meeting

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## City of Port Moody Report/Recommendation to Council

Date: May 10, 2021

Submitted by: Community Development Department – Development Planning Division

Subject: Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street  
(Springcreek Development Ltd.)

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### Purpose

To present for Council consideration Rezoning Bylaw, No. 3316 to facilitate the redevelopment of six properties on Clarke Street and St. Johns Street on the east side of Barnet Highway.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a first time as recommended in the report dated May 10, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).**

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### Background

At the January 12, 2021 Regular Council meeting, Council defeated first readings of the Official Community Plan (OCP) amendment and rezoning bylaws. Council expressed an interest for the applicant to address a number of concerns as laid out in the section below. The applicant has now resubmitted a new proposal, which no longer requires an OCP amendment. Thus, only a new draft rezoning bylaw is being presented with this report (**Attachment 1**). A copy of the January 12, 2021 Council report is included as **Attachment 2**.

### Key Changes by Applicant

The applicant has made several changes to the application based on the feedback provided at the January 12, 2021 Regular Council meeting. A summary of the key concerns from Council has been provided below, including the applicant's response and how it is being addressed:

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<u>Council Concern</u>	<u>Applicant Response</u>
Density	<ul style="list-style-type: none"><li>• Reduced building height from eight to six storeys</li><li>• Reduced number of units by approximately 46% from 83 to 45</li><li>• Reduced total floor area by approximately 25% from 8,367m<sup>2</sup> (90,060ft<sup>2</sup>) to 6,246m<sup>2</sup> (67,231ft<sup>2</sup>)</li><li>• Reduced number of parking spaces from 121 to 73</li></ul>
Affordable housing	<ul style="list-style-type: none"><li>• Modification of 5% below market rental units to a rent-to-own program for 15% of the residential units</li></ul>
Unit mix (not family-friendly enough)	<ul style="list-style-type: none"><li>• Decreased proportion of one-bedroom units.</li><li>• Introduced ten two-storey townhouses and 14 three-bedroom units</li><li>• Unit mix now includes 62% of units having two or more bedrooms</li></ul>
Height	<ul style="list-style-type: none"><li>• OCP amendment for height change is no longer requested</li><li>• Building has been reduced to six storeys, the maximum height permitted in the OCP</li></ul>
Greenspace	<ul style="list-style-type: none"><li>• Overall greenspace slightly increased from 1210m<sup>2</sup> (13,021ft<sup>2</sup>) to 1,216m<sup>2</sup> (13,085ft<sup>2</sup>)</li></ul>
Building is too close to the corner of Barnet Highway and St. Johns Street	<ul style="list-style-type: none"><li>• Proposed purchase of City right-of-way is no longer being requested, leaving a larger space between the building and road</li></ul>

## Discussion

### Property Description:

The development site consists of six vacant parcels between St. Johns Street and Clarke Street on the east side of the Barnet Highway, as shown on the Location Plan included as **Attachment 3**. A section of South Schoolhouse Creek crosses the east side of the site. The gross development parcel is 3,437m<sup>2</sup> (36,994ft<sup>2</sup>) in size, and slopes down by approximately 5.5m (18ft) from St. Johns Street north towards Clarke Street.

The Application Fact Sheet (**Attachment 4**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning Designations, the prevailing Development Permit Area designations, and the neighbourhood context (**Attachment 5**).

### Development Proposal Description:

The revised development proposal reduces the building size with nearly half the number of units and fewer storeys, as the project now complies with the OCP. The total floor area of the building is reduced by approximately 25% and a significant increase was made to the proportion of units consisting of two or more bedrooms. The proposal still includes childcare uses but also includes additional office uses. The overall greenspace has slightly increased from the previous proposal. Even though the overall greenspace only slightly increased, the rooftop amenity space significantly increased from 665m<sup>2</sup> (7,153ft<sup>2</sup>) to 1,216m<sup>2</sup> (13,085ft<sup>2</sup>). Project Plans and Landscape Plans are included as **Attachment 6** and **Attachment 7**. Perspective renderings are included as **Attachment 8**.



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## *Residential Unit Mix*

The applicant has significantly altered the unit mix from the previous proposal. The majority of units included now have two or more bedrooms with the following mix:

Unit Type	Unit Count	Percentage of Overall Units	Size Range	Average Unit Size
<b>Studio</b>	6	13%	33m <sup>2</sup> - 46m <sup>2</sup> (360ft <sup>2</sup> - 480ft <sup>2</sup> )	37m <sup>2</sup> (400ft <sup>2</sup> )
<b>One-Bedroom</b>	10	22%	58m <sup>2</sup> - 100m <sup>2</sup> (620ft <sup>2</sup> - 1,074ft <sup>2</sup> )	77m <sup>2</sup> (826ft <sup>2</sup> )
<b>Two-Bedroom</b>	4	9%	87m <sup>2</sup> (935ft <sup>2</sup> )	87m <sup>2</sup> (935ft <sup>2</sup> )
<b>Three-Bedroom</b>	14	31%	105m <sup>2</sup> - 138m <sup>2</sup> (981ft <sup>2</sup> - 1,481ft <sup>2</sup> )	105m <sup>2</sup> (1,125ft <sup>2</sup> )
<b>One-Bedroom Townhouse Loft</b>	1	2%	86m <sup>2</sup> (924ft <sup>2</sup> )	86m <sup>2</sup> (924ft <sup>2</sup> )
<b>Two-Bedroom Townhouse</b>	10	22%	119m <sup>2</sup> - 155m <sup>2</sup> (1,280ft <sup>2</sup> - 1,665ft <sup>2</sup> )	127m <sup>2</sup> (1,363ft <sup>2</sup> )

Combining the apartment units and townhouse units together, the overall unit mix provides for:

- 38% studio or one-bedroom units;
- 31% two-bedroom units; and
- 31% three-bedroom units.

## *Affordable Housing Component*

The application previously proposed eight (9.6%) of the 83 units to be affordable rental at 5% below market rates. This has been replaced with a rent-to-own program for six units, equivalent to 13% of the total units. The developer has indicated that the six unit types would include two studio units, three one-bedroom units, and one two-bedroom unit. Rents would range from \$1,300 to \$2,000 per month, which at the end of two years, would go towards the down payment on the purchase of the unit.

## *South Schoolhouse Creek Setback*

The proposed plan continues to comply with the required 15m riparian protection and enhancement area (RPEA) setback as measured from the top of bank of South Schoolhouse Creek. However, the site plan does not accommodate the full 5m (16.4 ft) Riparian Transition Area (RTA) Zoning Bylaw setback and proposes a 0.6m (2ft) RTA. To address the reduced area in the event of building maintenance, the developer is proposing to add anchors on the roof of the building to allow for floating scaffolding to be utilized, similar to high-rise buildings. While this is a solution that could work in some cases, staff still recommend that an area of 3m (9.8ft) from the building be included for any maintenance purposes that cannot be completed using the floating scaffolding. This would require an access easement to be registered over a 3m (9.8ft) wide area along and inside of the RPEA setback. While this area would be registered as an easement, it would be restored with an appropriate planting plan and remain in a natural state.

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## *Density*

The floor area ratio (FAR) for the overall project is 1.82. The City has requested the South Schoolhouse Creek RPEA land be dedicated to the City rather than maintained by the Strata. The implication of this land dedication is once the dedication is complete, the overall FAR for the remaining site increases to 3.15 as the RPEA is a significant portion of the site. For this reason, a CD zone is being proposed as the applicable CRM2 Zone has a maximum FAR of 2.5.

The OCP specifically identifies environmental enhancements as an important amenity for the City and one that is appropriate compensation for an increase in density. Given the RPEA enhancement, and restoration, and dedication of the RPEA, TRA, and ESA lands to the City, staff recommends that the intent of the Zoning Bylaw, and OCP policy are being met. Staff also recommends that density bonusing is not applicable in this circumstance.

## *Building Height*

The revised plans have been reviewed by staff, who noted that the building does not exceed six storeys. As a result, an OCP amendment is no longer requested with this application.

## *Parking and Loading*

The Zoning Bylaw requires a total of 91 parking spaces for all uses. A total of 73 parking spaces are provided, including 42 residential spaces, eight residential visitor spaces, eight commercial/office spaces, and 15 parking spaces devoted to the childcare use. The shortfall of 18 parking spaces is made up of 17 residential spaces fewer and one residential visitor space fewer. The office and childcare uses fully meet the parking requirements. To make up for the shortfall, the developer is proposing to provide two dedicated parking spaces and vehicles for Modo car share. The CD Zone also proposes that 39% of the parking spaces be "Small Car" spaces, which exceeds the Zoning Bylaw maximum of 30%. These proposed variances to the parking requirements are being reviewed by staff at this time.

In addition to the childcare use, the applicant has added a small amount of office space as part of this proposal. Although the Zoning Bylaw requires off-street loading for commercial uses or an office building, it would not apply to this development as general commercial uses are not being proposed in the CD Zone.

As the site is bordered by three arterial roads, garbage and recycling pickup for the building is still to be resolved with this site plan. Acceptable solutions for garbage pickup are also being reviewed by staff at this time.

## *Childcare*

Consistent with current childcare policies in the OCP, the proposal includes a 456m<sup>2</sup> (4,909ft<sup>2</sup>) childcare space which could support a range of programs. At this time, the applicant has indicated that this space would allow up to 79 childcare spaces, and is proposing multiple childcare programs for infant and toddlers, three-to-five-year-olds, pre-school, and after school. That said, the maximum number of spaces would depend on the outdoor play space requirements of Fraser Health as well as the operator of the daycare itself. It should be noted that two private play spaces are being included at the north and south sides of the site, adjacent to the riparian area.

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## *Accessibility*

Of the total 34 single-storey units, the developer is proposing four adaptable units and two accessible units. This would be a variance to the Zoning Bylaw, which requires 50% of single-storey units to be adaptable. In this case, the Zoning Bylaw would require 17 adaptable units.

## *Sustainability Report Card*

The completed Sustainability Report Card for the development proposal is included as **Attachment 9**. The following table summarizes the scoring. The scoring will be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2101 Clarke Street	58% (7 out of 12)	67% (9 out of 16)	75% (43 out of 57)	63% (24 out of 38)	67%

## Other Option(s)

Council may consider both first and second reading of the Bylaws, which would initiate an information meeting by the developer and a Public Hearing organised by the City; the Public Hearing would be held after the information meeting. The alternative motions are as follows:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a first and second time;

AND THAT Bylaw No. 3316 be referred to a Public Hearing.

## Financial Implications

### Community Amenity Contribution (CAC)

Per the City's CAC Policy, the applicant will be requested to make a contribution based on \$6.00/ft<sup>2</sup> of residential floor area, up to a maximum of \$6,000/unit. Given a total residential floor area of 5,374m<sup>2</sup> (57,850ft<sup>2</sup>), the total owing will be \$270,000 at \$6,000/unit. However, the final amount will be dependent upon the final floor area.

### Public Art Contribution

The applicant has committed to provide a waterfall element as part of the building design rather than making a financial contribution to the Public Art Reserve Fund. The value of the art component will be based on 0.5% of the total construction cost.

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## Communications and Civic Engagement Initiatives

### Community Engagement

If the project proceeds, the applicant will be required to hold a community information meeting to obtain the public's feedback on the project. The results of this input opportunity will be provided to Council for information either at second reading, or at a public hearing if Council chooses to proceed with an alternative option.

### Public Notification

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Later in the process, if the project proceeds through bylaw readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

## Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

## Attachment(s)

1. Draft Zoning Amendment Bylaw 3316 (2101 Clarke Street and 2102-2106 St. Johns Street).
2. Previous Report to Council – January 12, 2021.
3. Location Map.
4. Application Fact Sheet.
5. OCP Land Use and Zoning Designation Maps.
6. Project Plans.
7. Landscape Plans.
8. Perspective Renderings.
9. Sustainability Report Card.

## Report Author

Wesley Woo, MCIP, RPP  
Development Planner

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## Report Approval Details

Document Title:	Rezoning (Mixed Use) - 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft Zoning Amendment Bylaw No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street).pdf</li><li>- Attachment 2 - Previous Report to Council - January 12, 2021.pdf</li><li>- Attachment 3 - Location Map.pdf</li><li>- Attachment 4 - Application Fact Sheet.pdf</li><li>- Attachment 5 - OCP Land Use and Zoning Designation Maps.pdf</li><li>- Attachment 6 - Project Plans.PDF</li><li>- Attachment 7 - Landscape Plans.pdf</li><li>- Attachment 8 - Perspective Renderings.pdf</li><li>- Attachment 9 - Sustainability Report Card.pdf</li></ul>
Final Approval Date:	Jun 7, 2021

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

André Boel, City Planner - Jun 2, 2021 - 10:23 AM

Kate Zanon, General Manager of Community Development - Jun 2, 2021 - 1:54 PM

Dorothy Shermer, Corporate Officer - Jun 2, 2021 - 2:37 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 2, 2021 - 3:04 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 3, 2021 - 9:50 AM

Tim Savoie, City Manager - Jun 7, 2021 - 10:36 AM



## City of Port Moody

### Bylaw No. 3316

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of an eight-storey mixed-use commercial/residential project at 2101 Clarke Street and 2102-2106 St. Johns 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. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1)”.

#### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Semi-Detached Residential (RT) to Comprehensive Development Zone 86 (CD86):

LOT 34 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138,  
BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN 55  
003-991-644

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

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Comprehensive Development Zone 86 (CD86):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN 55  
003-991-563

A portion of WEST HALF LOT 32 BLOCK 3 DISTRICT LOT 202 GROUP  
1 NEW WESTMINSTER DISTRICT PLAN 55  
003-991-474

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

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- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Comprehensive Development Zone 86 (CD86):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
013-589-717

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

- 2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Service Station Commercial (C4) to Comprehensive Development Zone 86 (CD86):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
003-991-318

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

- 2.5 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Civic Institutional (P1):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
003-991-563

A portion of WEST HALF LOT 32 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
003-991-474

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

- 2.6 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Civic Institutional (P1):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55  
013-589-717

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

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- 2.7 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (C4) to Civic Institutional (P1):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN  
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN 55  
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN  
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN 55  
003-991-318

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

- 2.8 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD86 to Schedule D:

“CD86. Comprehensive Development Zone (CD86)

CD86.1 Intent

The intent of this zone is to facilitate the development of a mixed-use building containing commercial and residential uses. The development allows for a total maximum of 45 residential units and approximately 479m<sup>2</sup> for childcare uses and 405m<sup>2</sup> for office uses.

CD86.2 Permitted Uses

The following uses are permitted in the CD86 Zone:

- (1) Multiple-Residential;
- (2) Accessory Home Occupation Use –Type A;
- (3) Accessory Off-Street Parking;
- (4) Child Care; and
- (5) Office.

CD86.3 Conditions of Use

Child Care and Office Uses are only permitted on the ground floor and second floor levels.

CD86.4 Floor Area Ratio (FAR)

CD86.4.1 The maximum permitted Floor Area Ratio in the CD86 Zone shall not exceed 3.15.

CD86.4.2 Section 7.0 of the Zoning Bylaw shall not apply to this CD Zone.



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## CD86.5 Unit Density

The maximum permitted number of residential units shall not exceed 45.

## CD86.6 Building Height

Buildings in the CD86 Zone shall not exceed six storeys, nor 21m, whichever is less.

## CD86.7 Setbacks

North: 0.15m

South: 0.3m

East: 0m

West: 0.9m

## CD86.8 Parking

CD86.8.1 A total of 73 parking spaces in the CD86 Zone shall be provided with the following allocations:

- i) a minimum of 42 residential spaces;
- ii) a minimum of 8 visitor spaces;
- iii) a minimum of 8 spaces for office uses; and
- iv) a minimum of 15 spaces for childcare uses.

CD86.8.2 A minimum of 3 accessible spaces are required.

CD86.8.3 A maximum of 39% of the total parking spaces may be small car spaces.

CD86.8.4 Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

CD86.8.5 No on-site loading space will be required.

## CD86.9 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

## CD86.10 Common Amenity Space

Amenity space in the CD86 Zone shall be in accordance with the following:

The minimum amount of outdoor amenity area required in the CD86 Zone is 1,215m<sup>2</sup>."

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## 3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

## 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.

**Public Hearing held** this \_\_\_ day of \_\_\_\_, 2021.

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

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

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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3316 of the City of Port Moody.

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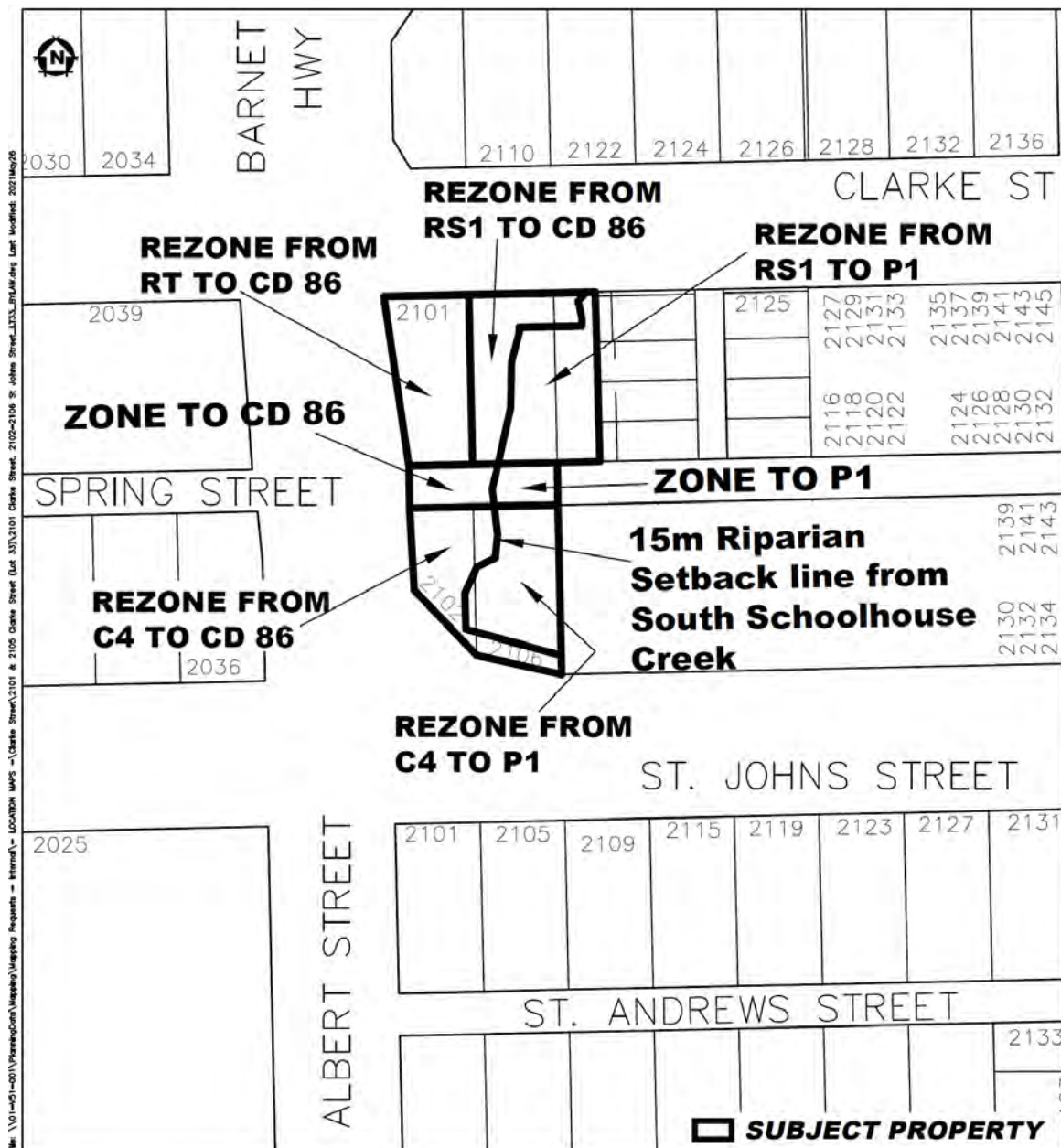
D. Shermer  
Corporate Officer

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## Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street 2102-2106 St. Johns Street) (CD86 and P1).

Corporate Officer



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## Considered at the January 12, 2021 Council Meeting

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### City of Port Moody Report/Recommendation to Council

Date: December 16, 2020  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment and Rezoning Application – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.)

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#### Purpose

To present for Council consideration Official Community Plan (OCP) Amendment Bylaw No. 3288 and Rezoning Bylaw No. 3289 to facilitate the redevelopment of six properties on Clarke and St. Johns Streets on the east side of the Barnet Highway.

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#### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 29, 2021, No. 3288 (2101 Clarke Street and 2102-2106 St. Johns Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 48, 2021, No. 3289 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD79 and P1) be read a first time as recommended in the report dated December 16, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.);**

**AND THAT the applicant be requested to continue working with staff on further details of the proposal based on Council's tentative support of the proposed creek setback as well as a building form of six to eight storeys.**

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#### Executive Summary

In November 2017, Springcreek Development Ltd. submitted an OCP amendment and rezoning application for six properties located at 2101 Clarke Street and 2102-2106 St. Johns Street, plus three abutting vacant parcels as shown on the Location Plan (**Attachment 1**). The application involves the development of an eight storey mixed-use residential and commercial building containing a total of 83 apartment units and a 518.6m<sup>2</sup> (5,582ft<sup>2</sup>) child care facility. The site is traversed by a reach of South Schoolhouse Creek. The creek and associated riparian area will be restored, enhanced, and dedicated to the City. Over the past three years, the setback to the creek has been reviewed extensively as it constitutes a major constraint to the OCP-envisioned six-storey mixed use for this site. In response, the applicant proposes to acquire a strip of land from the St. Johns Street and Barnet Highway road allowances to enable the building to be sited outside of the 15m riparian area. An application fact sheet summarizing the key components of the project is included as **Attachment 2**.

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## Considered at the January 12, 2021 Council Meeting

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Implementation of the proposal would involve:

- an amendment to the OCP to change the land use designation on the land to be dedicated to the City from Mixed Use – Moody Centre to Parks and Open Space and to allow for an increase in the maximum height of the building from six storeys to eight storeys;
- rezoning of the developable portion of the site from C4 (Service Station Commercial), RS1 (Single Detached Residential), and RT ((Semi-Detached Residential) to a new Comprehensive Development 79 Zone and the dedicated land from C4, RS1, and RT to P1 (Civic Institutional);
- adoption of a housing agreement bylaw to establish the provisions for the proposed affordable rental units;
- adoption of a road closure bylaw for the land to be acquired, and completion of a Land Sale and Purchase Agreement; and
- issuance of a development permit.

At this stage, staff are recommending that the OCP Amendment and Rezoning Bylaws receive first reading. If this proposal is supported, staff will continue to work with the applicant to develop the housing agreement and the Land Sale and Purchase Agreement, and the applicant will hold a community information meeting in accordance with the Policy on *'Public and Stakeholder Consultation for Major Development Projects or Area Plans'*. At that point, the OCP amendment and Rezoning bylaws will be returned to Council for consideration of second reading and referral to a public hearing, and the Housing Agreement Bylaw and the Road Closure Bylaw will be presented for consideration of first three readings.

Key issues that have been considered by staff during the review include: the siting of the building relative to the required riparian area; the proposed building height; the affordable housing program; the child care component; and the proposed acquisition of portions of the St. Johns Street and Barnet Highway road allowances.

### Background

In December 2015, staff received a Preliminary Application for the redevelopment of the site that involved a mixed-use residential/commercial building seven storeys in height, consisting of 78 units and 827.5m<sup>2</sup> (8,900ft<sup>2</sup>) of commercial floor space. The proposed building was situated parallel to the Barnet Highway and maintained a 15m riparian setback. The Preliminary Application review was completed in March 2016. Following the Preliminary Application, staff and the applicants worked to develop a riparian area setback scenario that was based on the City's then 15m setback, but allowed for some flexing where the setback was less than 15m in some areas and greater in others. In November 2017, based on the above flexed approach to the riparian setback, the owners submitted a Detailed Planning Application that involved an eight storey multi-family residential building containing 90 apartment units with an FAR of 3.0. The site plan was based on meeting and exceeding the 15m setback on the south half of the site with a reduced 12.2m setback on the remainder of the site.

The application was reviewed by the Community Planning Advisory Committee (CPAC) on October 2, 2018, at which time, the following resolution was passed:

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## Considered at the January 12, 2021 Council Meeting

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### CPAC18/040

THAT the proposal as presented in the report dated September 13, 2018 from Planning and Development Department – Development Planning Division not be endorsed for the following reasons:

- Excess in density;
- Environmental considerations; and
- Significant deviation from the Official Community Plan.

As a result of the CPAC comments regarding the flexed riparian area setback approach, staff and the applicants continued to develop an alternate siting approach that would maintain, to the greatest extent possible, the full 15m riparian setback. Staff suggested that the applicants explore acquiring a portion of the St. Johns Street and Barnet Highway road allowances, which was considered to be surplus to the City's needs, with the intention that the building could be shifted west on the site such that there would be no encroachment into the creek riparian area.

Council has previously supported the sale of the road allowance in principle, contingent on conditions being met.

Since the proposal was considered by CPAC, which, at the time, consisted of volunteers and all of the previous Council, a revised proposal was submitted consisting of an eight-storey building with 83 residential units, a 518.61m<sup>2</sup> (5,582ft<sup>2</sup>) child care facility, and 121 underground parking spaces. The site plan is based on the building maintaining the minimum 15m riparian area setback from South Schoolhouse Creek, and is predicated upon the developer acquiring a portion of the St. Johns Street and Barnet Highway road allowances.

### Discussion

#### Property Description:

The development site consists of six vacant parcels between St. Johns Street and Clarke Street on the east side of the Barnet Highway, as shown on the Location Plan included as

**Attachment 1.** A section of South Schoolhouse Creek crosses the east side of the site. The gross development parcel is 3,437m<sup>2</sup> (36,994ft<sup>2</sup>) in size, and slopes down by approximately 5.5m (18ft) from St. Johns Street north towards Clarke Street.

The Application Fact Sheet (**Attachment 2**) outlines the current OCP Land Use and Zoning Designations (illustrated on **Attachment 3**), the prevailing Development Permit Area designations, and the neighbourhood context.

#### Development Proposal Description:

The project consists of a mixed residential commercial building, eight storeys in height, which comprises 83 residential units and a child care facility over underground parking. The total residential and child care floor area is 8,367m<sup>2</sup> (90,060ft<sup>2</sup>). Based on the gross site area, excluding the land proposed to be acquired, the FAR is 2.2. After dedication of the creek and riparian land, which reduces the site area by approximately 53%, and with the addition of the road allowances, the site area becomes 2,207m<sup>2</sup> (23,756.94 ft<sup>2</sup>), which results in an increase in the FAR to 3.79

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### *Residential Units*

As outlined on the Fact Sheet (**Attachment 2**), the residential units consist of one studio unit 36.3m<sup>2</sup> (391ft<sup>2</sup>) in size, with 49 one-bedroom units, 27 two-bedroom units, and six three-bedroom units. Aside from the studio unit, the other units range between 47m<sup>2</sup> (506ft<sup>2</sup>) to 105.1m<sup>2</sup> (1,454ft<sup>2</sup>) in size.

### *Affordable Rental Units*

While the detailed application was submitted prior to the adoption of the *Interim Affordable Housing Guideline Policy*, the applicant has proposed that eight (9.6%) of the 83 units be affordable rental units at 5% below market rent units. The developer has proposed to sell the rental units either to BC Housing or a non-profit society, and will continue discussions with BC Housing if there is support for the project. Staff have recommended that the applicant increase the number of rental units and refine the proposed rent reduction proposal and report back with further program details at the time of second reading if the bylaws proceed.

### *Site Plan/Creek Setback*

In the earlier iterations of the project, the site plans were based on a reduction in the width of the riparian area to approximately 12.2m (40ft). However, with the acquisition of the road allowance, the proposed building now complies with the 15m setback as measured from the top of bank. However, the Site Plan (**Attachment 4**) does not make provisions for the additional 5m riparian transition area. The principal purpose of the 5m transition area is to integrate riparian protection zones with upland development and to support corridor uses (e.g. trails, servicing infrastructure, etc.), ensuring that there is a reasonable separation between buildings and sensitive eco-systems, and that there is working room for building maintenance. In this case, staff acknowledge that the restoration and enhancement work proposed for the South Schoolhouse Creek channel and riparian area and support the required zoning bylaw variance to eliminate the 5m transition area requirement. An access easement of 3m (10ft) in width will be required over the dedicated riparian area to enable future building maintenance if required.

### *Building Height*

While the building terraces down the site following the existing grade, it is defined under the Zoning Bylaw—and per the City's practice in recent years—as an eight-storey building, which exceeds the six storey maximum height permitted under the OCP. This is based on an interpretation that looks at the cross section of the building to determine the number of floors above the lowest site grades. Staff note that the proposed building form does step down towards Clarke Street, resulting in a building façade of eight storeys. Given that the riparian area has eliminated much of the site from development and taking into consideration the height of the proposed high-rise buildings in the Westport development on the north side of Clarke Street, which vary between 16 and 36 storeys), staff support this minor height increase.

### *Parking*

The Zoning Bylaw requires a total of 133 parking spaces for all uses. A total of 121 parking spaces are provided, including 100 residential spaces, 16 residential visitor spaces, and five spaces devoted to the child care use. The five child care parking spaces do not meet the Zoning Bylaw requirement of 17 spaces. The applicant proposes to make up the difference by sharing the use of 12 residential visitor spaces to enable the short-term drop-off and pick-up of children. The sharing of spaces, while not directly addressed in the Child Care Plan, reduces

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costs, and, to a degree, may result in more child care affordability. Given the short-term nature of the proposed sharing of parking, this approach is supported by staff and is built into the proposed CD79 Zone.

### *Child Care*

Consistent with current child care policies in the OCP, the proposal includes a 518.6m<sup>2</sup> (5,582ft<sup>2</sup>) child care space which could support a range of programs, including infant and toddler space for approximately 24 children, a daycare for about 25 children of ages three to five, 20 pre-school children, and an after school program for 30 school age children for a total of 99 spaces. Of these spaces, 54 (54.5%) are infant, toddler, and school age children spaces, which supports the Child Care Plan recommendation to prioritize the creation of spaces for children of these ages. The developer's preference is to turn the space over to a non-profit operator, but if there is no uptake, the space will be available for a for-profit business.

The child care use also includes dedicated indoor activity space, approximately 73.8m<sup>2</sup> (795ft<sup>2</sup>) in size, located on the first level of the parkade. This indoor space is augmented by a fenced outdoor play space, 162.4m<sup>2</sup> (1,748ft<sup>2</sup>) in size, located on the south end of the site as illustrated on the Child Care Outdoor Amenity Plan (**Attachment 5**).

### *Road Acquisition*

As noted, to provide some additional land and enable the building to be sited entirely outside of the riparian area, the developer proposes to acquire a strip of land along a portion of the St. Johns Street and Barnet Highway road allowances, which the Engineering Department has deemed to be surplus to future road widening requirements. This area amounts to 367.6m<sup>2</sup> (3,956.8ft<sup>2</sup>), and is illustrated on the Road Acquisition Plan included as **Attachment 6**.

At present, staff are awaiting the results of a land appraisal to establish the value of the land to be purchased and will prepare a Land Sale and Purchase Agreement which will be executed if the project proceeds to bylaw adoption and development permit issuance. This process will also require the adoption of a Road Closure Bylaw, which will be submitted for consideration at the time of second reading of the OCP amendment and rezoning bylaws.

Proposed site and architectural plans are included as **Attachment 7**, and the landscape plans are included as **Attachment 8**.

### Planning Analysis

The following project elements will require further analysis and development provided there is Council support for the current site plan, creek setback, and proposed height:

- the affordable rental housing program;
- the child care component;
- creek restoration and enhancement details;
- the building design; and
- building energy performance.



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### *Sustainability Report Card*

The completed Sustainability Report Card for the development proposal is included as **Attachment 9**. The following table summarizes the initial scoring. The scoring will be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2101 Clarke Street	45% (5 out of 9)	67% (8 out of 12)	67% (38 out of 53)	63% (24 out of 38)	65%

### Implementation

For this project to move forward, the following Bylaw amendments are required:

- an OCP amendment bylaw to change the land use designation on the creek riparian area to be dedicated to the City from Mixed Use- Moody Centre to Parks and Open Space, and to permit an increase in the maximum height of the building from six to eight storeys (Bylaw No. 3288 – **Attachment 10**); and
- rezoning of the creek channel and riparian area from C4 (Service Station Commercial) and RS1 (Single Detached Residential) to P1 (Civic Institutional) and the remainder of the developable portion of the site as Comprehensive Development Zone CD79 (Bylaw No. 3289 – **Attachment 11**). In addition to establishing multi-family residential and child care as permitted uses, Bylaw No. 3289 also establishes the development regulations for the project.

If the project proceeds, the following additional processes will be required:

- a Housing Agreement Bylaw to implement the final affordable housing program;
- completion of the Land Sale and Purchase Agreement and road closure bylaw process; and
- issuance of a Development Permit.

### **Other Option**

Council may consider both First and Second Reading of the Bylaws, which would initiate an information meeting by the developer and a Public Hearing organised by the City; the Public Hearing would be held after the information meeting. The alternate motions are as follows:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 29, 2021, No. 3288 (2101 Clarke Street and 2102-2106 St. Johns Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 48, 2021, No. 3289 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD79 and P1) be read a first and second time;

AND THAT Bylaw No. 3288 and Bylaw No. 3289 be referred to a Public Hearing.

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### Financial Implications

#### Community Amenity Contribution (CAC)

Per the City's CAC Policy, the applicant will be requested to make a contribution based on \$6.00/ft<sup>2</sup> of residential floor area, up to a maximum of \$6,000/unit. Given a total residential floor area of 7,848.3m<sup>2</sup> (84,478ft<sup>2</sup>), the total owing will be \$498,000 at \$6,000/unit. However, the final amount will be dependent upon the final floor area.

#### Public Art Contribution

The applicant has committed to provide a waterfall element as part of the building design rather than making a financial contribution to the Public Art Reserve Fund. The value of the art component will be based on 0.5% of the total construction cost, but further discussions on this approach is required between staff and the applicant.

### Communications and Civic Engagement Initiatives

#### Community Engagement

If the project proceeds, the applicant will be required to hold a community information meeting to obtain the public's feedback on the project. The meeting will be an on-line forum of some type, but the details of the meeting have not yet been established. As with other meetings of this type, information that would normally be provided will be available on-line to the public. The results of this input opportunity will be provided to Council for information either at second reading, or at a public hearing if Council chooses to proceed with the Other Option.

#### Public Notification

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Should the alternative recommendation be passed (that OCP and zoning amending bylaws be given first and second readings), the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

### Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

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### Attachments

1. Location Plan.
2. Application Fact Sheet.
3. OCP Land Use Designation and Zoning Designations Map.
4. Site Plan.
5. Child Care Outdoor Amenity Plan.
6. Road Acquisition Plan.
7. Site and Architectural Plans.
8. Landscape Plans.
9. Sustainability Report Card.
10. Draft OCP Amendment Bylaw No. 3288.
11. Draft Rezoning Bylaw No. 3289.

### Report Author

Doug Allan, MCIP, RPP  
Senior Planner

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### Report Approval Details

Document Title:	OCP Amendment and Rezoning Application - 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - Application fact Sheet.pdf</li><li>- Attachment 3 - OCP Land use Designation and Zoning Designation Maps.pdf</li><li>- Attachment 4 - Site Plan.pdf</li><li>- Attachment 5 - child care outdoor amenity plan.pdf</li><li>- Attachment 6 - Road Acquisition Plan.pdf</li><li>- Attachment 7 - Site and Architectural plans.pdf</li><li>- Attachment 8 - Landscape plans.pdf</li><li>- Attachment 9 - Sustainability Report Card.pdf</li><li>- Attachment 10 - Draft Bylaw No. 3288.pdf</li><li>- Attachment 11 - Draft Bylaw No. 3289.pdf</li></ul>
Final Approval Date:	Jan 6, 2021

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

André Boel, City Planner - Jan 4, 2021 - 7:05 PM

Kate Zanon, General Manager of Community Development - Jan 5, 2021 - 9:15 AM

Dorothy Shermer, Corporate Officer - Jan 5, 2021 - 9:57 AM

Rosemary Lodge, Manager of Communications and Engagement - Jan 5, 2021 - 2:50 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 5, 2021 - 3:23 PM

Tim Savoie, City Manager - Jan 6, 2021 - 10:58 AM

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*Location Map - 2101 Clarke Street, 2102-2106 St Johns Street*

 SUBJECT PROPERTY



File: \\01-161-001\Mapping\Mapping Requests - Internal\LOCATION MAPS - Clarke Street\2101 & 2105 Clarke Street (Lot 33)\2101 Clarke Street, 2102-2106 St. Johns Street.dwg Last Modified: 2020Dec22



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## APPLICATION FACT SHEET

<b>Applicant:</b>	Springcreek Development Ltd.
<b>Application Type:</b>	Rezoning and Development Permit
<b>Application Number:</b>	6700-20-171
<b>Addresses:</b>	2102-2106 St. Johns Street, 2101 Clarke Street, and three adjoining vacant parcels
<b>Project Description:</b>	A mixed-use residential commercial project consisting of 45 apartment and townhouse units, office space, and a childcare facility
<b>Development Permit Areas:</b>	DPA 2: Moody Centre DPA 5: Hazardous Conditions (flooding)
<b>Existing OCP Designation</b>	Mixed Use – Moody Centre
<b>Proposed OCP Designation</b>	No change
<b>Existing Zoning:</b>	RS1, RT and C4
<b>Proposed Zoning</b>	P1 and CD
<b>Neighbourhood Context:</b>	<p>North – properties owned by Andres Wines (RS1, RT and M2)</p> <p>South – a vacant RS1 parcel owned by the ministry of Transportation and Infrastructure</p> <p>East – a City-owned parcel (RS1), a park (P1) and developed townhouse projects (CD20, CD22, CD37 and CD66)</p> <p>West – an auto repair business (C5 and developed multi-family projects (RM4 and CD35)</p>

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## Development Statistics

Number of Residential Units	45		
Size of Child Care	456m <sup>2</sup> (4,909ft <sup>2</sup> )		
Density (FAR)	3.15 <sup>1</sup> after dedication of riparian lands to the City		
Unit Mix	Unit Type	Unit Count	
	Studio	6	
	One-Bedroom	10	
	Two-Bedroom	4	
	Three-Bedroom	14	
	One-Bedroom Townhouse Loft	1	
	Two-Bedroom Townhouse	10	
Building Height	6 storeys		
Parking	73 spaces total (shortfall of 18 spaces)		

<sup>1</sup> this is based on the net site area and excludes the lands to be dedicated to the City for environmental purposes.

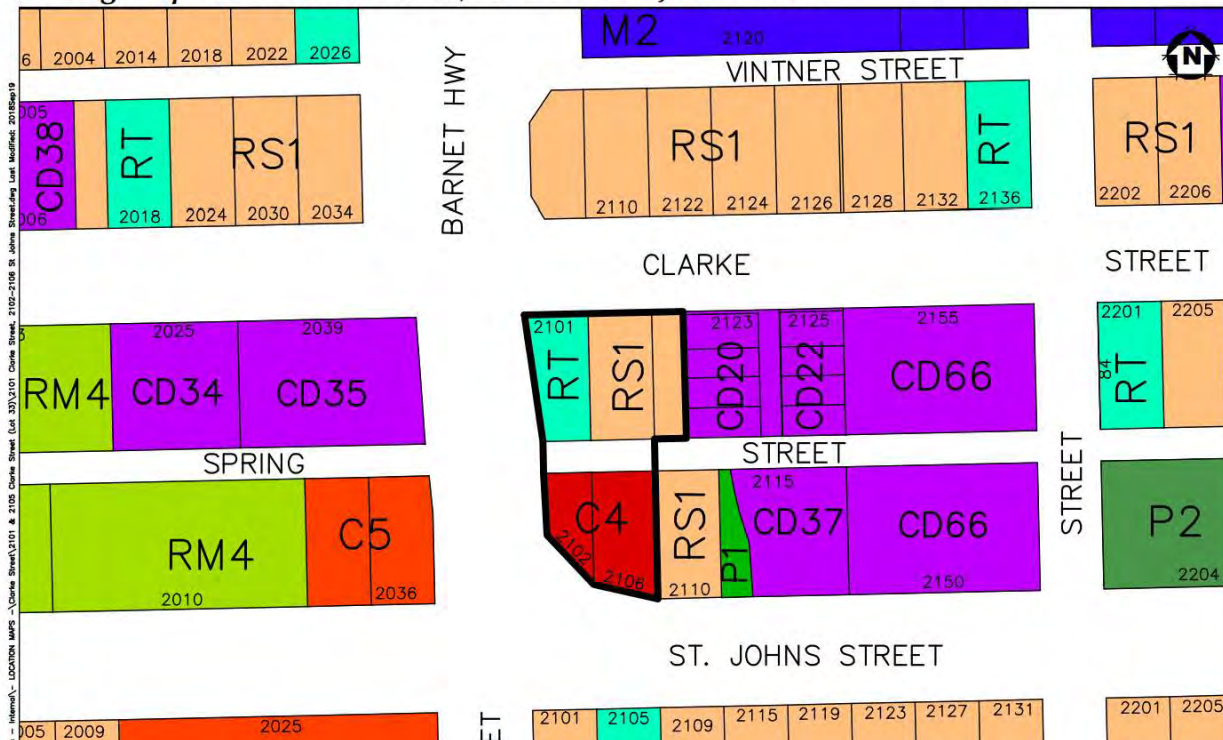
## OCP LAND USE DESIGNATIONS

*OCP Land Use - 2101 Clarke Street, 2102-2106 St Johns Street*  **SUBJECT PROPERTY**



## ZONING DESIGNATIONS

*Zoning Map- 2101 Clarke Street, 2102-2106 St Johns Street*  **SUBJECT PROPERTY**





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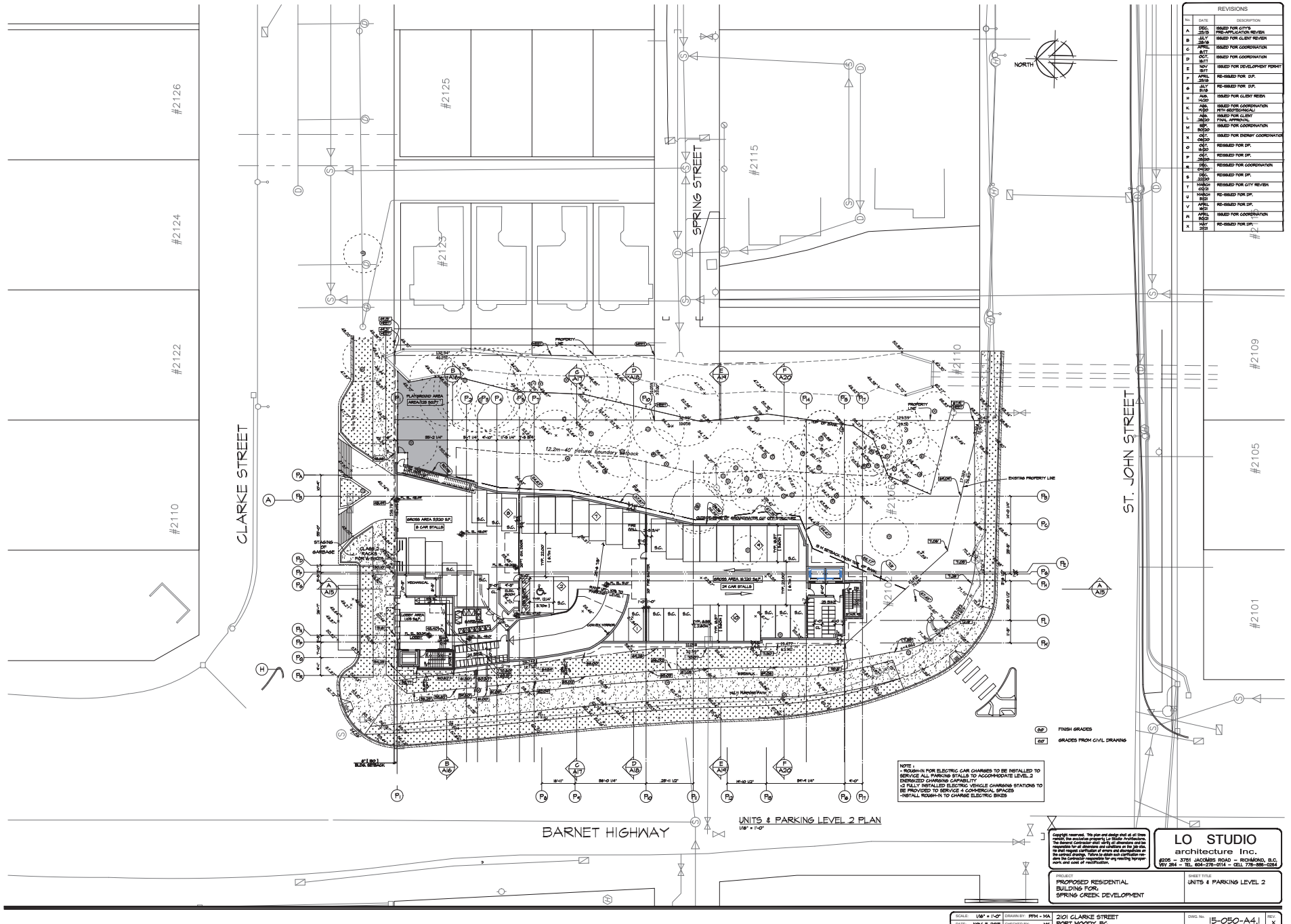
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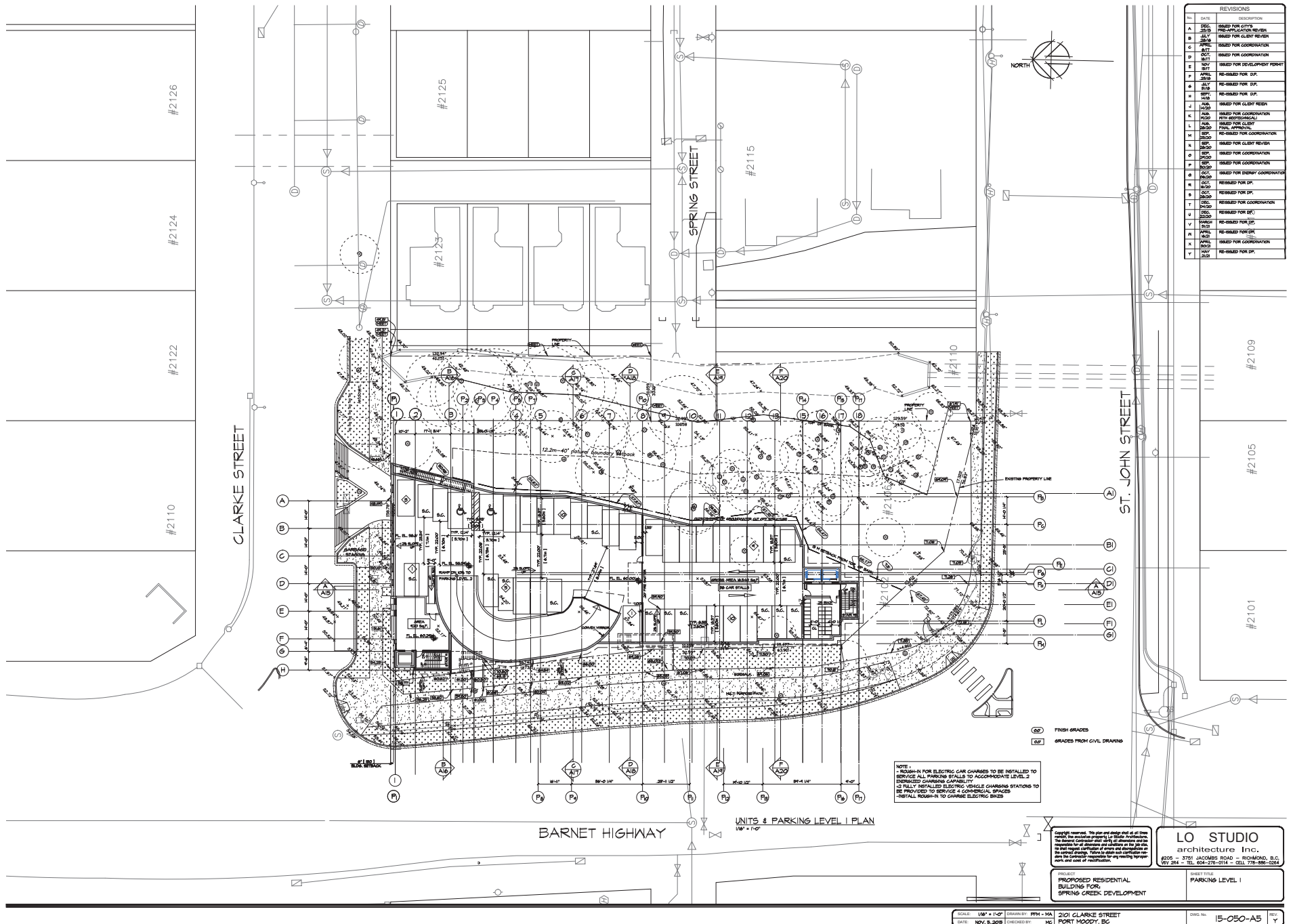
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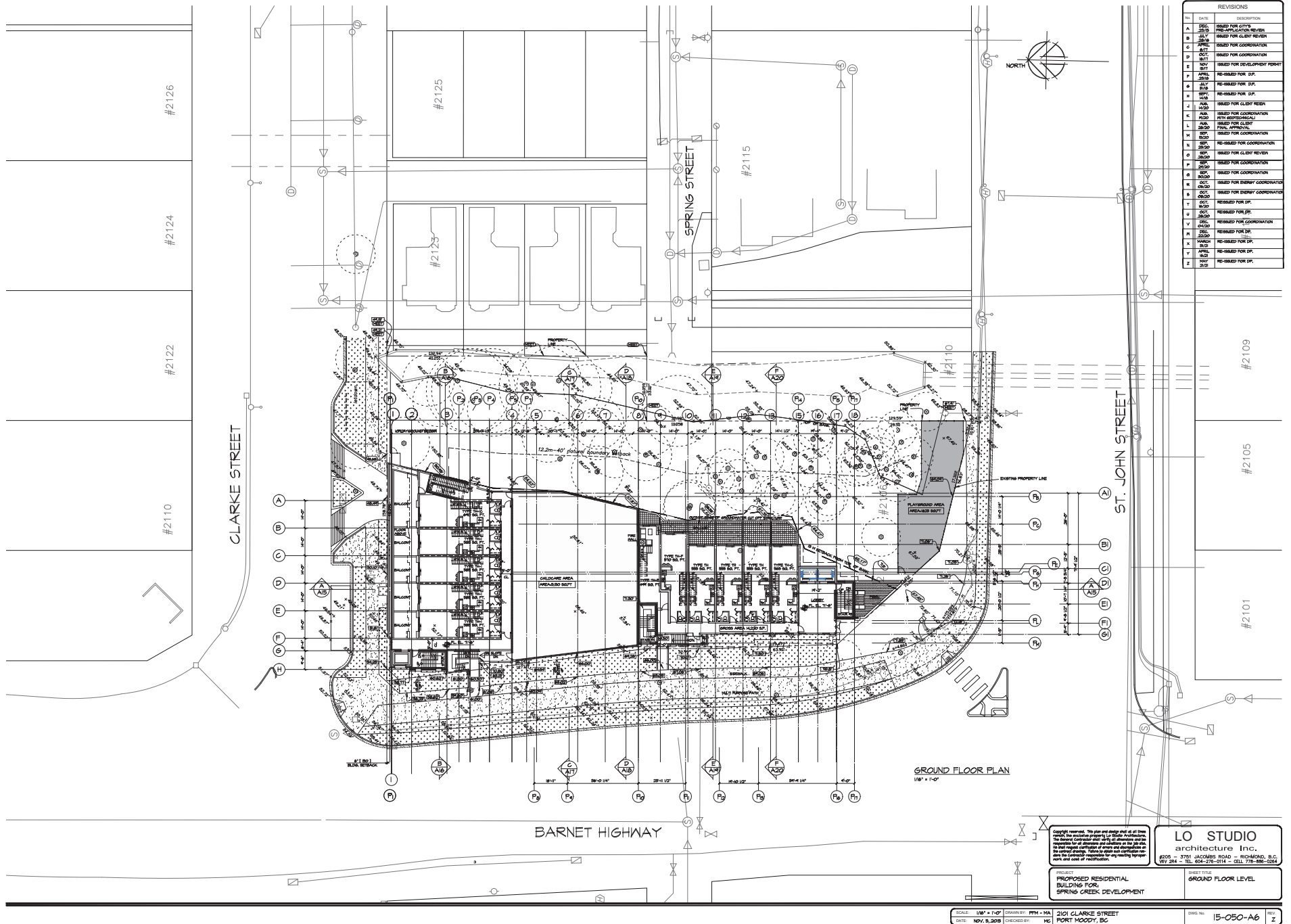


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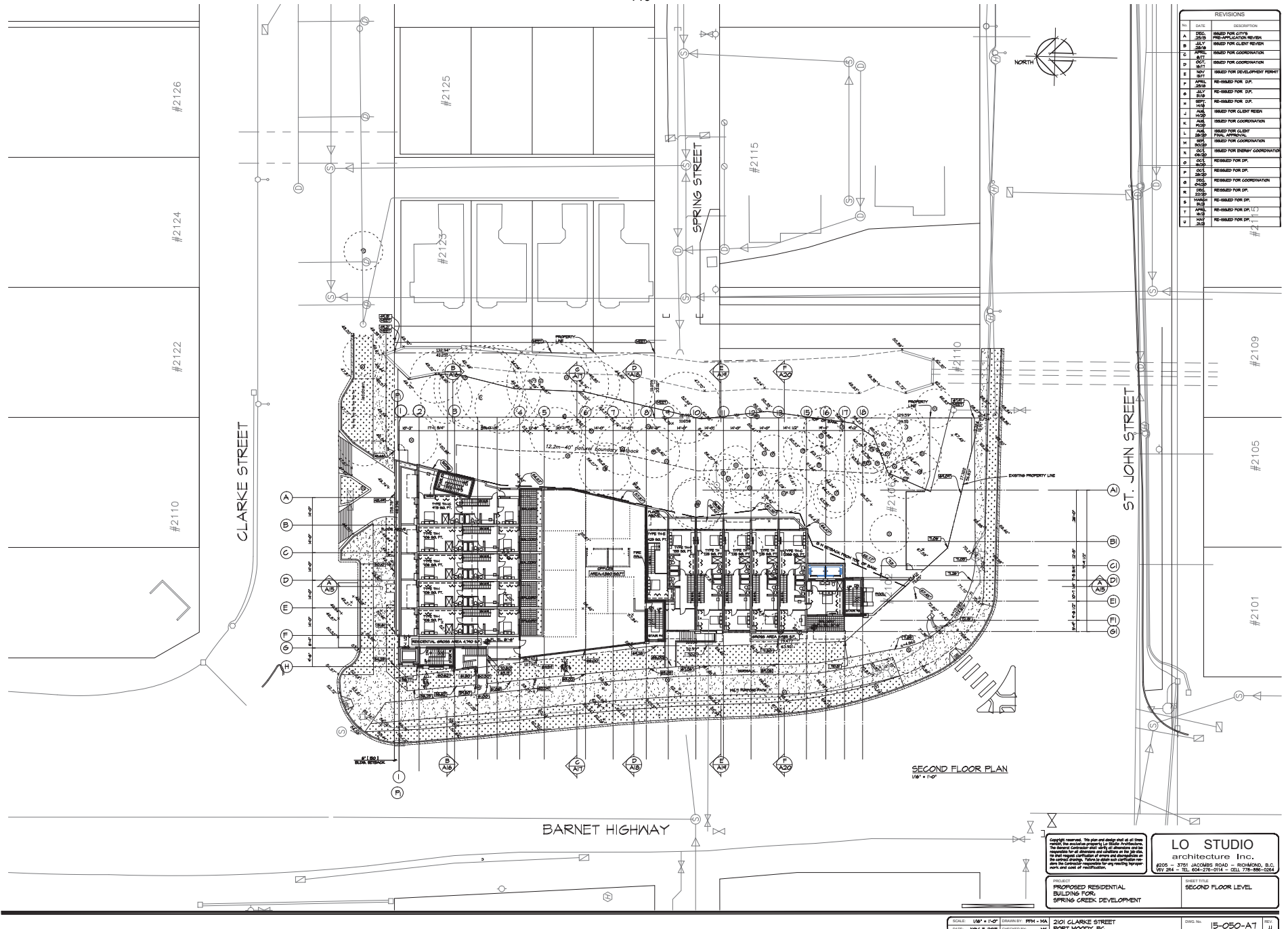
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PROPOSED  
RESIDENTIAL  
BUILDING FOR  
SPRING CREEK DEVELOPMENT

LO STUDIO  
architecture Inc.  
8005 - 3751 JACOBS ROAD - RICHMOND, B.C.  
V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0284

SECOND FLOOR LEVEL

DATE: NOV. 8, 2018 DRAWN BY: PPM - MA CHECKED BY: HC

SCALE: 1/8" = 1'-0"

2101 CLARKE STREET  
PORT MOODY, BC

DATE: NOV. 8, 2018

15-050-A7

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# Considered at the June 22, 2021 Council meeting

441



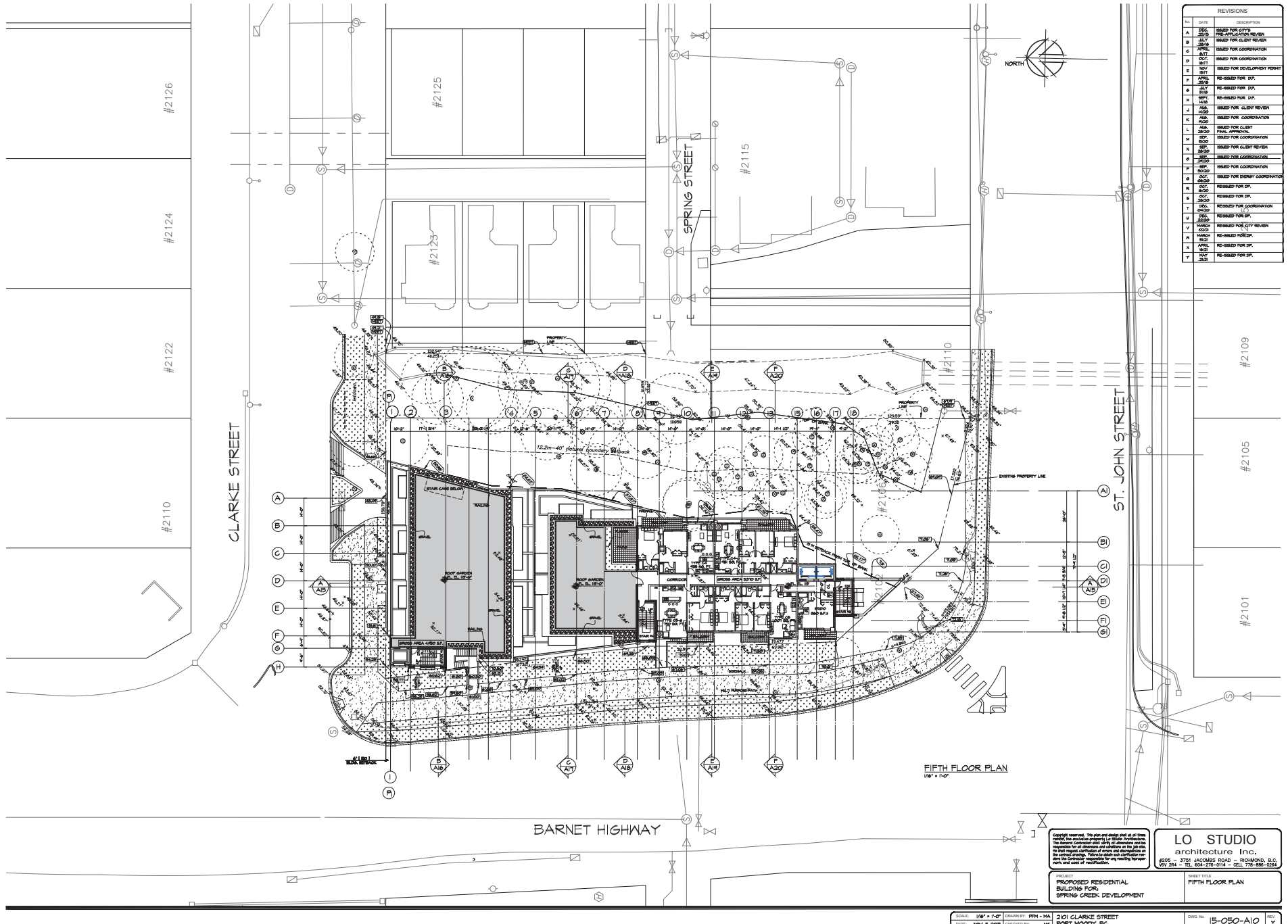
## 442





# Considered at the June 22, 2021 Council meeting

443



REVISIONS	
NO.	DESCRIPTION
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PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

FIFTH FLOOR PLAN

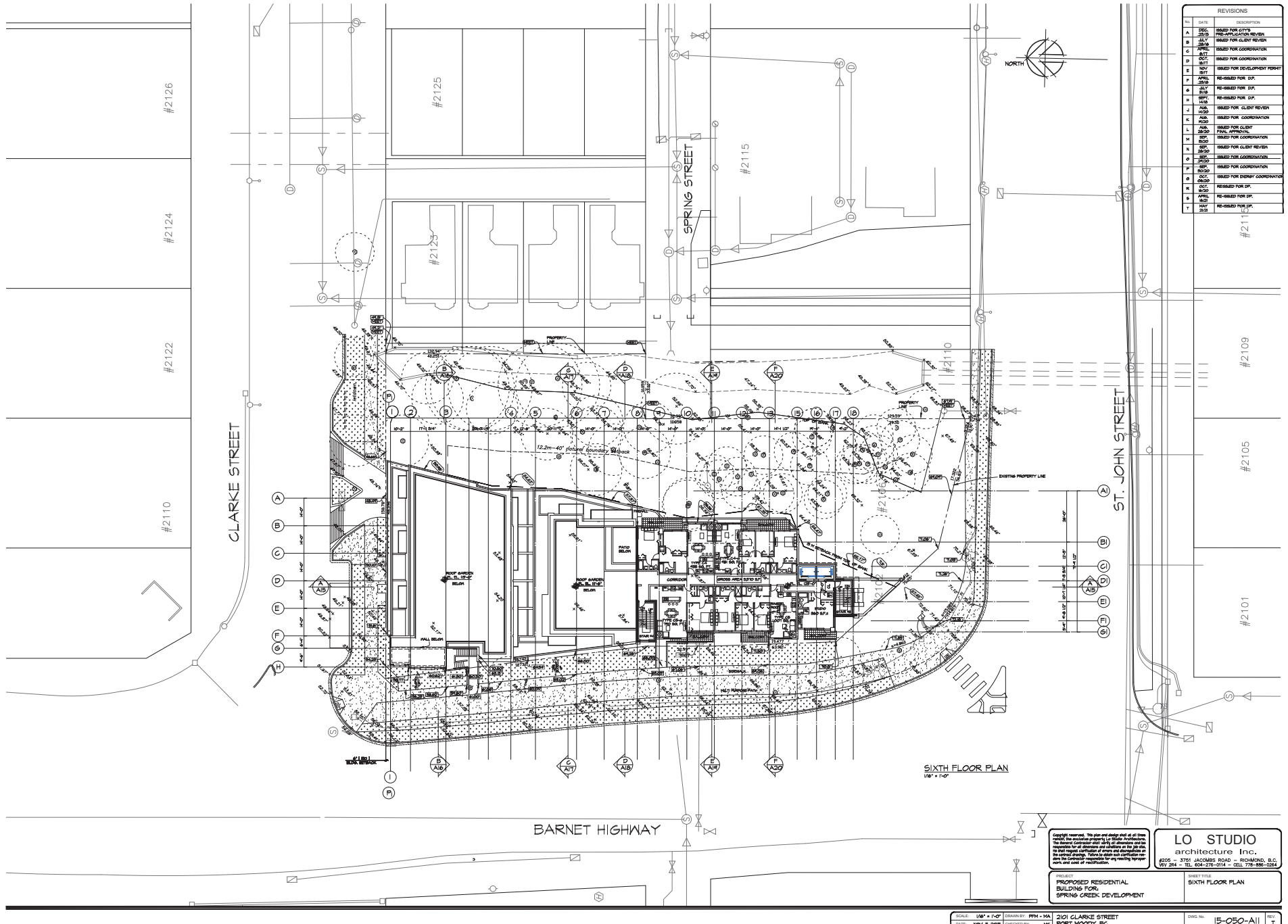
LO STUDIO architecture Inc.

8005 - 3751 JACQUES ROAD - RICHMOND, B.C. V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0261

15-050-A10

# Considered at the June 22, 2021 Council meeting

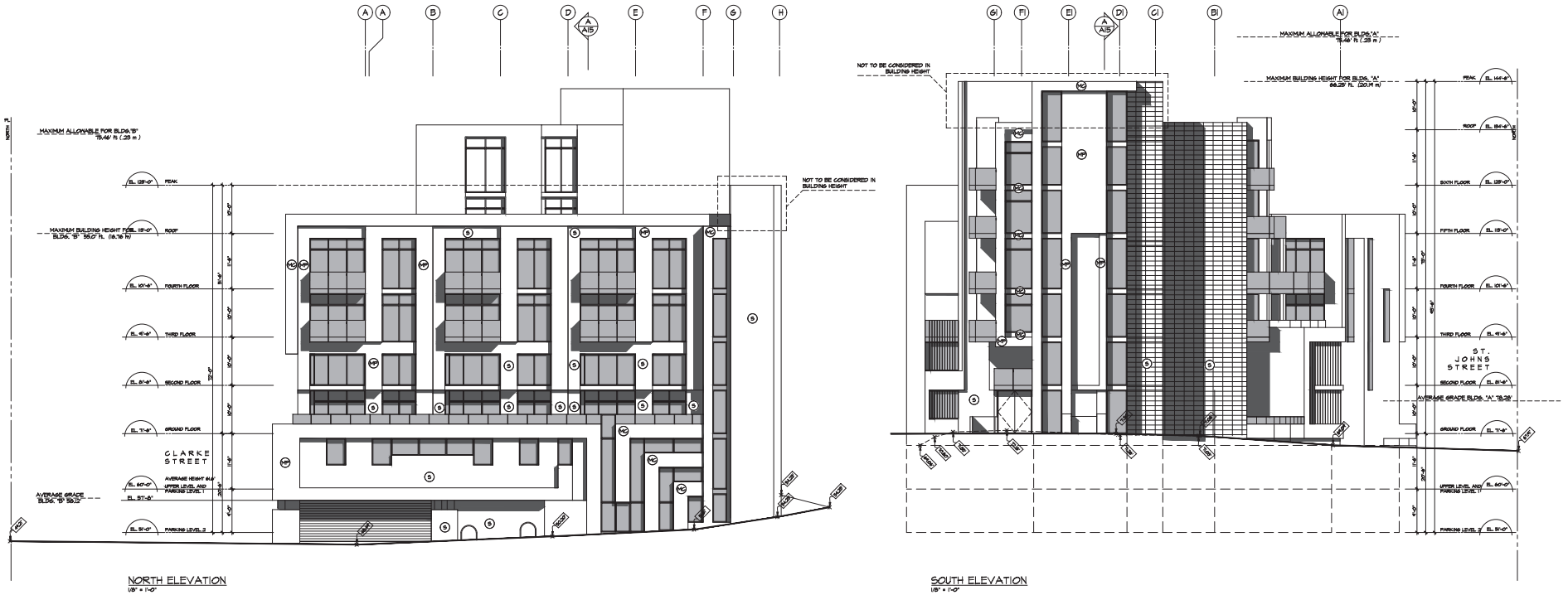
444



# Considered at the June 22, 2021 Council meeting

445

REVISIONS	
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## LEGEND

- 1. CONCRETE
- 2. PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- 3. 1X2 PEAKED-CHISEL-CONCRETE
- 4. METAL CLADDING
- 5. INSULATED METAL PANEL
- 6. SHIMAZUR ROOF - COLORED RED
- 7. SHIMAZUR ROOF - COLORED BLACK
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- 100. SHIMAZUR ROOF - COLORED GREY

## GLAZING SCHEDULE

- 1. EXTERIOR LITE - 8MM PVB CLEAR TEMPERED
- 2. INTERIOR LITE - 8MM PVB CLEAR GLASS LAMINATE 10 LANE 10 SURFACE
- 3. 1/2\"/>

NOTES: GLAZING SHOP DRAWINGS MAY BE REVIEWED BY THE BUILDING DEVELOPER/ENGINEER

REVISIONS PROVIDED BY CIVIL ENGINEER/DESIGNER/ARCHITECT

## EXTERIOR FINISH SCHEDULE

- 1. CONCRETE
- 2. PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- 3. 1X2 PEAKED-CHISEL-CONCRETE
- 4. METAL CLADDING
- 5. INSULATED METAL PANEL
- 6. SHIMAZUR ROOF - COLORED RED
- 7. SHIMAZUR ROOF - COLORED BLACK
- 8. SHIMAZUR ROOF - COLORED GREY
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- 100. SHIMAZUR ROOF - COLORED GREY

## GLAZING SCHEDULE

- 1. EXTERIOR LITE - 8MM PVB CLEAR TEMPERED
- 2. INTERIOR LITE - 8MM PVB CLEAR GLASS LAMINATE 10 LANE 10 SURFACE
- 3. 1/2\"/>

NOTES: GLAZING SHOP DRAWINGS MAY BE REVIEWED BY THE BUILDING DEVELOPER/ENGINEER

REVISIONS PROVIDED BY CIVIL ENGINEER/DESIGNER/ARCHITECT

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LO STUDIO  
architecture Inc.

8005 - 3751 JACQUES ROAD - RICHMOND, B.C.  
V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0284

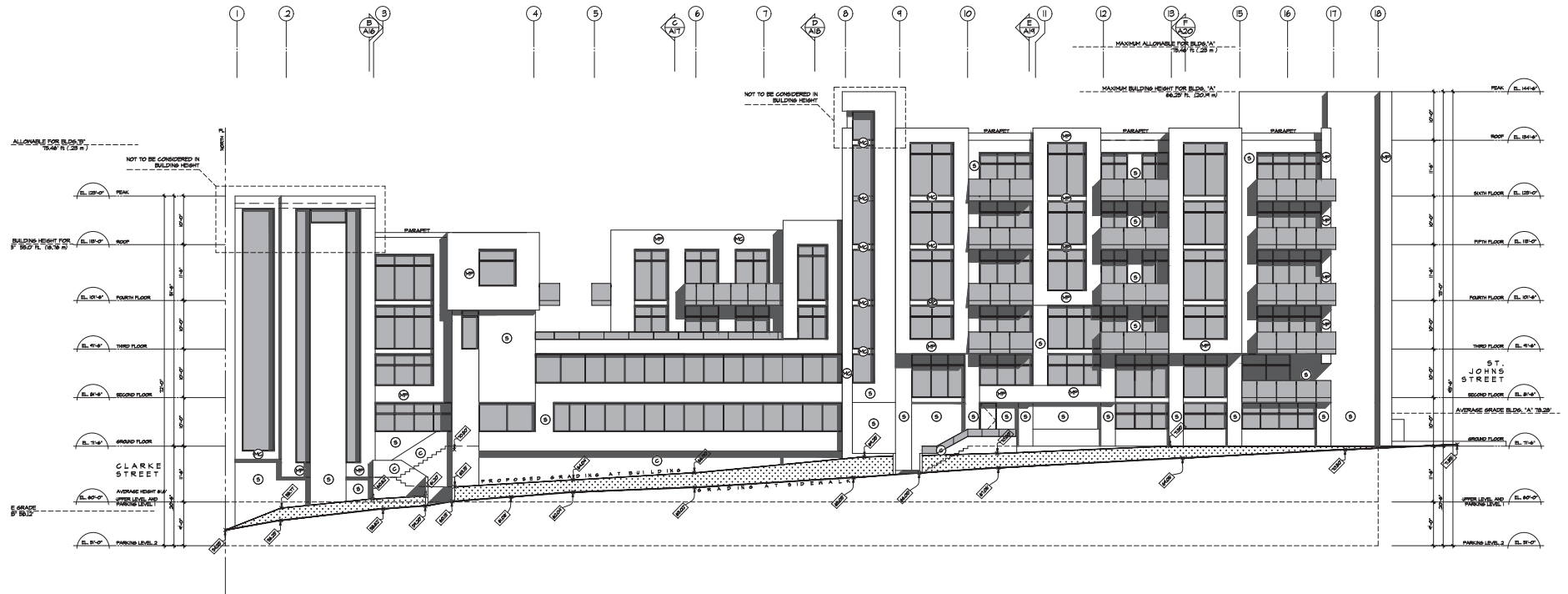
PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

SOUTH & NORTH ELEVATIONS

# Considered at the June 22, 2021 Council meeting

446

REVISIONS		
NO.	DATE	DESCRIPTION
A	NOV 2021	MAILED FOR DEVELOPMENT PERMIT
B	NOV 2021	RE-MAILED FOR D.P.
C	NOV 2021	MAILED FOR COORDINATION
D	NOV 2021	MAILED FOR DENSITY COORDINATION
E	NOV 2021	RE-MAILED FOR D.P.
F	NOV 2021	RE-MAILED FOR D.P.
G	NOV 2021	RE-MAILED FOR D.P.
H	NOV 2021	RE-MAILED FOR D.P.
I	NOV 2021	RE-MAILED FOR D.P.
J	NOV 2021	RE-MAILED FOR D.P.
K	NOV 2021	RE-MAILED FOR D.P.
L	NOV 2021	RE-MAILED FOR D.P.



## LEGEND

- 1 GLAZING FRAME AND / OR REINFORCING
- 2 GLAZING FRAME OR REINFORCING, ALIGNED TO TOP OF WINDOW
- 3 GLAZING FRAME OR REINFORCING, ALIGNED TO BOTTOM OF WINDOW
- 4 FILL COMPONENT
- 5 PANEL JOINT
- 6 ROOF SUPPORT
- 7 ROOF JOINT
- 8 TAG, TO TOP OF CONCRETE
- 9 TAG, TO TOP OF CONCRETE
- 10 TAG, TO TOP OF CONCRETE
- 11 TAG, TO TOP OF CONCRETE
- 12 TAG, TO TOP OF CONCRETE
- 13 TAG, TO TOP OF CONCRETE
- 14 TAG, TO TOP OF CONCRETE
- 15 TAG, TO TOP OF CONCRETE
- 16 TAG, TO TOP OF CONCRETE
- 17 TAG, TO TOP OF CONCRETE
- 18 TAG, TO TOP OF CONCRETE

NOTE: GLAZING SHOP PANELS MUST BE RE-PAINTED TO MATCH BUILDING DEVELOPER'S

## EXTERIOR FINISH SCHEDULE

- 1 CONCRETE
- 2 PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- 3 1/2" R AGGREGATE-CONCRETE-STONE
- 4 METAL CLADDING
- 5 INSULATED METAL PANEL
- 6 SHIMMERS 200 - COLORED RED
- 7 SHIMMERS 200 - COLORED BLACK
- 8 SHIMMERS 200 - ASH GREY
- 9 SHIMMERS 200 - SLATE GREY
- 10 PRE-FINISHED METAL FLASHING AND FINISHED PRIMER AND PAINTED TO MATCH COLOUR OF WALL

## GLAZING SCHEDULE

- 1 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 2 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 3 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 4 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 5 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 6 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 7 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 8 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 9 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 10 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 11 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 12 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 13 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 14 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 15 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 16 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 17 EXTERIOR LITE - 4mm PVB CLEAR, THERMO
- 18 EXTERIOR LITE - 4mm PVB CLEAR, THERMO

NOTE: GLAZING SHOP PANELS MUST BE RE-PAINTED TO MATCH BUILDING DEVELOPER'S

NOTE: GLAZING SHOP PANELS MUST BE RE-PAINTED TO MATCH BUILDING DEVELOPER'S

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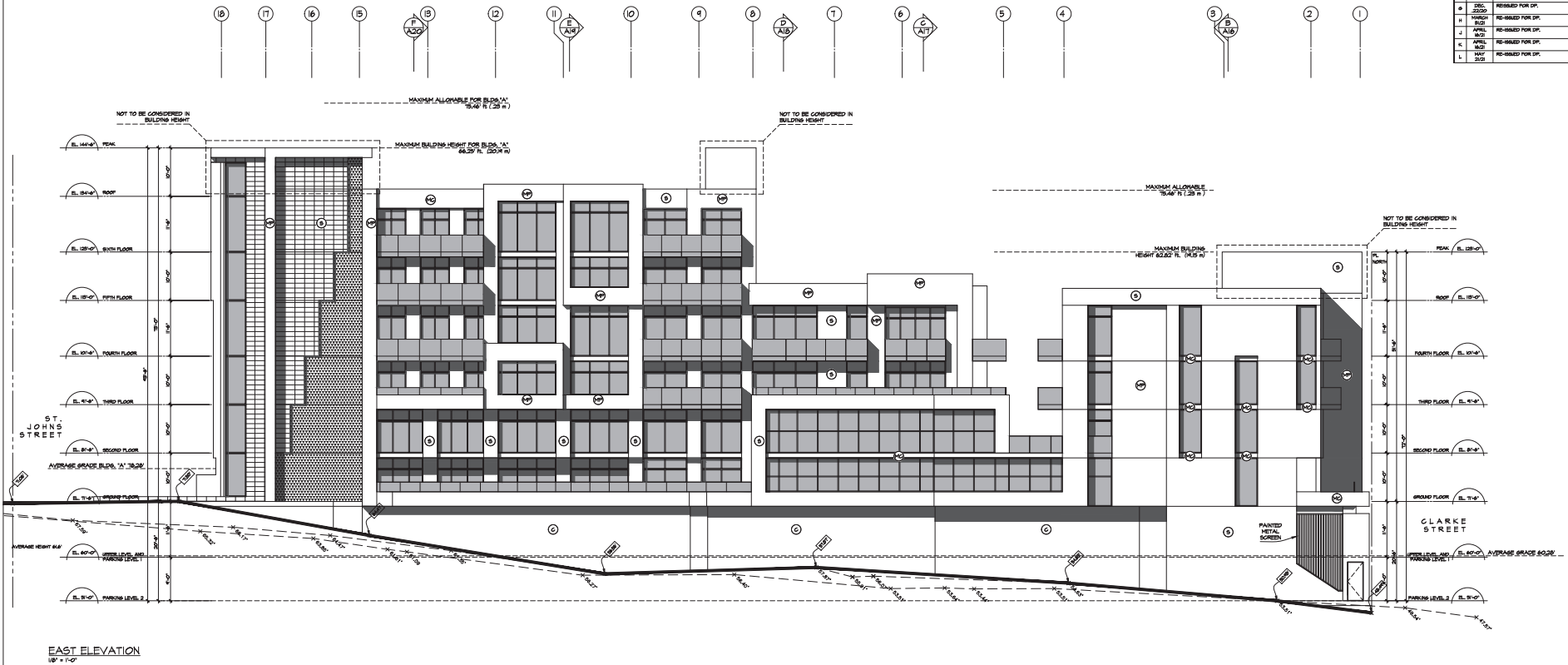
LO STUDIO  
architecture Inc.  
8005 - 3751 JACQUES ROAD - RICHMOND, B.C.  
V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0284

PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT

WEST ELEVATION


447

REVISIONS		
NO.	DATE	DESCRIPTION
A	NOV. 15/17	ISSUED FOR DEVELOPMENT PERMIT
B	APRIL 28/18	RE-ISSUED FOR D.P.
C	SEP 30/20	ISSUED FOR COORDINATION
D	OCT. 06/20	ISSUED FOR ENERGY COORDINATION
E	OCT. 18/20	RE-ISSUED FOR D.P.
F	OCT. 23/20	RE-ISSUED FOR D.P.
G	DEC. 22/20	RE-ISSUED FOR D.P.
H	MARCH 8/21	RE-ISSUED FOR D.P.
J	APRIL 16/21	RE-ISSUED FOR D.P.
K	APRIL 16/21	RE-ISSUED FOR D.P.
L	MAY 21/21	RE-ISSUED FOR D.P.



EAST ELEVATION  
1/8" = 1'-0"

### LEGEND

- 5 CONTINUE OF GLAZING FRAME AND / OR REVEAL  
 6 GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING  
 7 GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING  
 8 FIRE COMPARTMENT  
 9 PANEL - JOINT  
 10 REVEAL  
 11 ROOF SCUPPER  
 12 ELEVATION  
 13 DAY LINE  
 14 TO TOP OF CONCRETE  
 15 UNO. UNLESS NOTED OTHERWISE  
 16 RATED DOOR  
 17 PANEL No.
- 
- R  
 A

## GLAZING

- EXTERIOR LITE - 6mm PPG CLEAR TEMPERED,  
1/2" AIRSPACE  
INTERIOR LITE - 6mm PPG CLEAR C/S SOLARBAN 60 LOW-E HS SURFACE,  
3/4" X 4 1/2" THERMALLY BROKEN METAL FRAMES.

NOTE: GLAZING SHOP DRWG. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GRADING PROVIDED BY CIVIL ENGINEER (SEE  
DRAWINGS AND SURVEY)

### EXTERIOR FINISH SCHEDULE

- ☐ C CONCRETE
  - ☐ F PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
  - ☐ S 1X2" ANCHORED DIMENSION-STORE
  - ☐ M<sub>1</sub> METAL GLAZING
  - ☐ M<sub>2</sub> INSULATED METAL PANEL
- 
- ☐ G<sub>1</sub> SIGNATURE 500 - COLONIAL RED
  - ☐ G<sub>2</sub> SIGNATURE 200 - COAL BLACK
  - ☐ G<sub>3</sub> SIGNATURE 200 - ASH GREY
  - ☐ G<sub>4</sub> SIGNATURE 500 - SLATE GREY

NOTE: PAINTING  
PROVIDE SAMPLES ON WALL AS  
PER GENERAL NOTES -  
ELEVATIONS

PAINT COLOR TO BE CONFIRMED WITH  
OWNER PRIOR TO CONSTRUCTION

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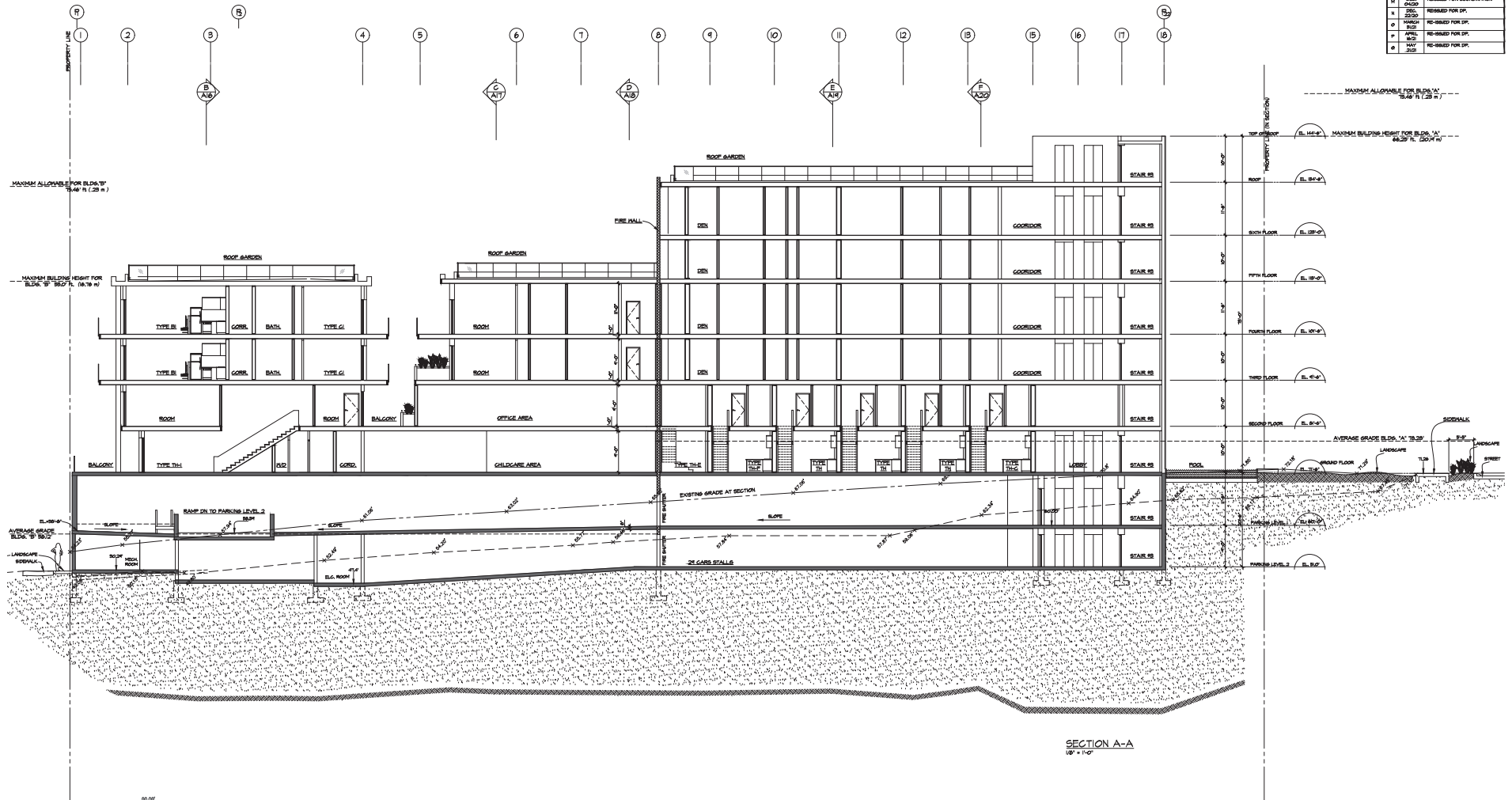
#205 - 3751 JACOBS ROAD - RICHMOND, B.C.  
VEV 2B4 - TEL. 604-276-0114 - CELL 778-886-0264

PROJECT PROPOSED RESIDENTIAL BUILDING FOR SPRING CREEK DEVELOPMENT	SHEET TITLE EAST ELEVATION
---	-------------------------------

SCALE: 1/8" = 1'-0"	DRAWN BY: PFM	2101 CLARKE STREET	DWG. No.	15-050-A14	REV.	L
DATE: OCT. 24, 2017	CHECKED BY: MC	PORT MOODY, BC				

448

REVISIONS		
No.	DATE	DESCRIPTION
A	DEC. 1982	ISSUED FOR CITY'S PRE-APPLICATION REVIEW
B	JAN. 1983	ISSUED FOR CLIENT'S REVIEW
C	APRIL 1983	ISSUED FOR COORDINATION
D	MAY 1983	ISSUED FOR DEVELOPMENT PERMIT
E	JUN. 1983	RE-ISSUED FOR D.P.
F	JULY 1983	RE-ISSUED FOR D.P.
G	SEP. 1983	RE-ISSUED FOR D.P.
H	SEPT. 1983	ISSUED FOR COORDINATION
I	OCT. 1983	ISSUED FOR ENERGY COORDINATION
J	NOV. 1983	REISSUED FOR D.P.
K	DEC. 1983	REISSUED FOR D.P.
L	JAN. 1984	REISSUED FOR COORDINATION
M	FEB. 1984	REISSUED FOR D.P.
N	MARCH 1984	RE-ISSUED FOR D.P.
P	APRIL 1984	RE-ISSUED FOR D.P.
Q	MAY 1984	RE-ISSUED FOR D.P.



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#205 - 3751 JACQUES ROAD - RICHMOND, B.C.  
V6V 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

PROJECT  
PROPOSED RESIDENTIAL & RETAIL  
BUILDING FOR:  
SPRING CREEK DEVELOPMENT

SHEET TITLE  
**SECTION A-A**

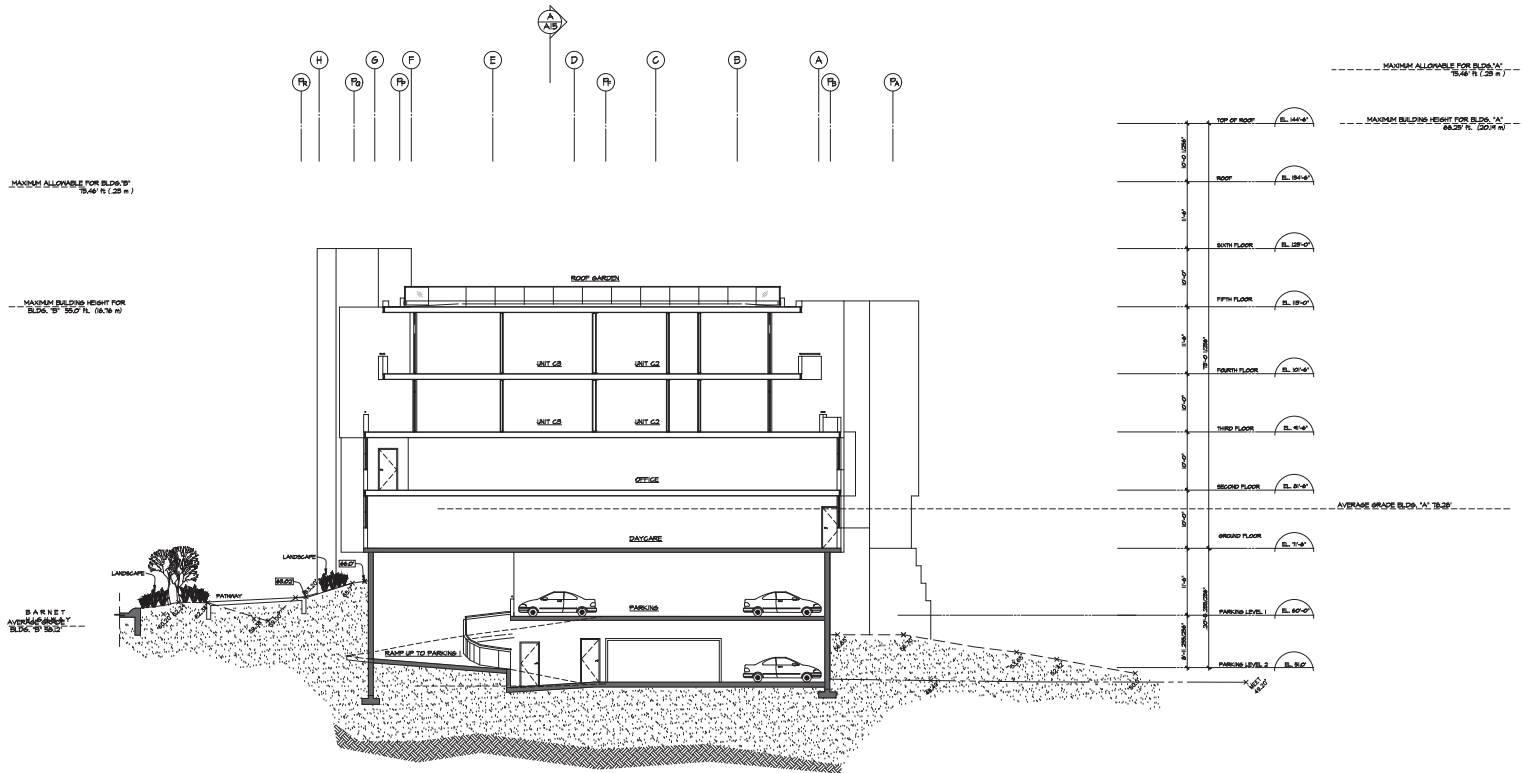
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DATE: DEC. 09, 2015	CHECKED BY: MC	

DWG. No.	15-050-A15	REV.	9
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Considered at the June 22, 2021 Council meeting

449



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC 2020	BASED FOR CITY PRE-APPLICATION REVIEW
B	JULY 2021	BASED FOR CLIENT & REVIEW
C	DEC 2020	BASED FOR COORDINATION
D	JUNE 2021	BASED FOR DEVELOPMENT PERMIT
E	APRIL 2021	RE-BASED FOR D.P.
F	JULY 2021	RE-BASED FOR D.P.
G	DEC 2020	BASED FOR COORDINATION
H	DEC 2020	BASED FOR ENERGY COORDINATION
I	DEC 2020	RE-BASED FOR D.P.
J	DEC 2020	RE-BASED FOR D.P.
K	DEC 2020	RE-BASED FOR COORDINATION
L	DEC 2020	RE-BASED FOR D.P.
M	DEC 2020	RE-BASED FOR D.P.
N	DEC 2020	RE-BASED FOR D.P.
O	APRIL 2021	RE-BASED FOR D.P.
P	APRIL 2021	RE-BASED FOR D.P.
Q	APRIL 2021	RE-BASED FOR D.P.

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V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0281

PROJECT:  
PROPOSED RESIDENTIAL & RETAIL  
BUILDING FOR  
SPRING CREEK DEVELOPMENT

SCHEMATIC SECTIONS

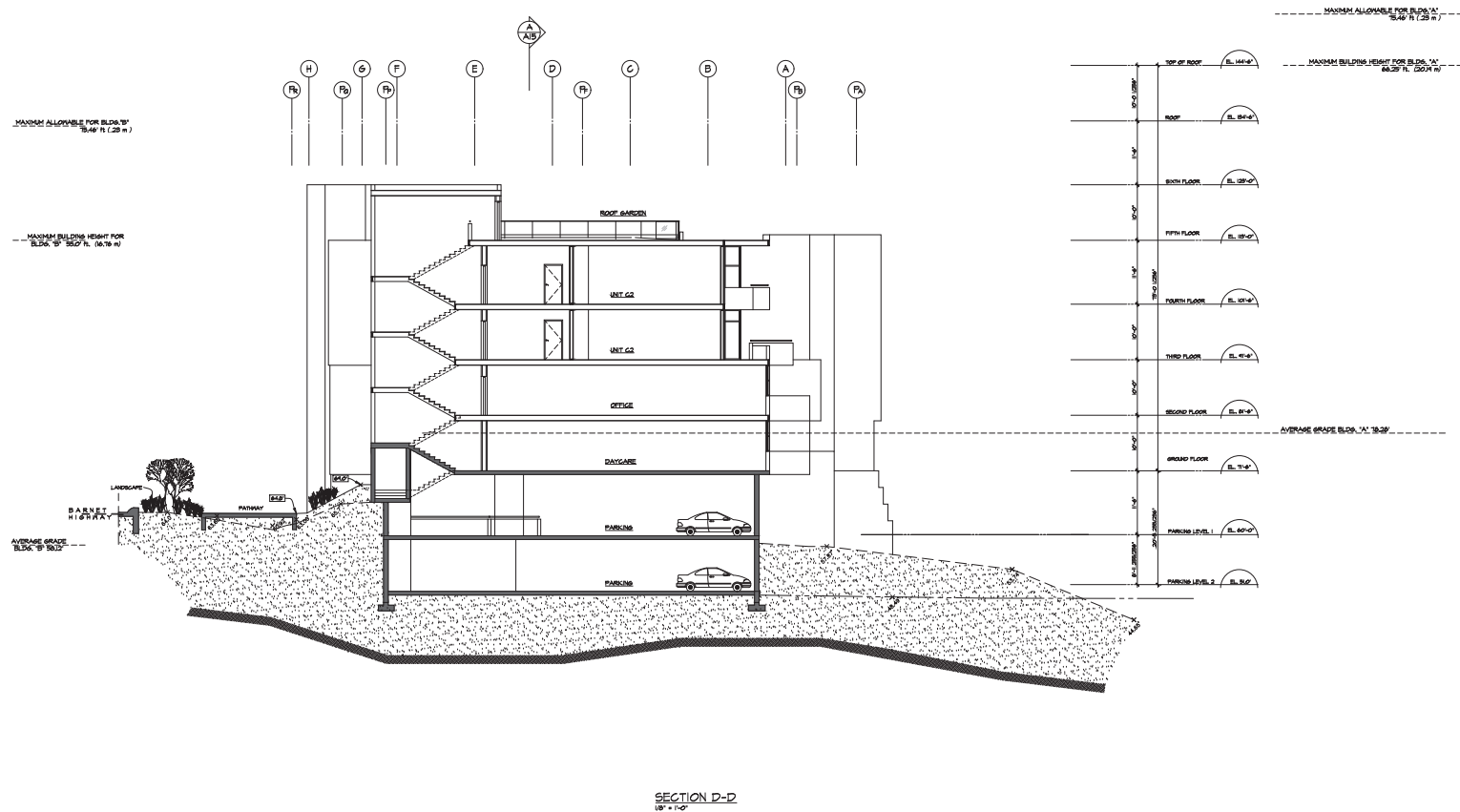
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DATE: DEC. 08, 2020  
DRAWN BY: PFM  
CHECKED BY: HC

201 CLARKE STREET  
PORT MOODY, BC

SHEET NO: 15-050-A17

Considered at the June 22, 2021 Council meeting

450



REVISIONS		
NO.	DATE	DESCRIPTION
A	DEC 2020	BASED FOR CITY PRE-APPLICATION REVIEW
B	JULY 2021	BASED FOR CLIENT & REVIEW
C	DEC 2020	BASED FOR COORDINATION
D	DEC 2020	BASED FOR DEVELOPMENT PERMIT
E	APRIL 2021	RE-BASED FOR D.P.
F	JULY 2021	RE-BASED FOR D.P.
G	DEC 2020	BASED FOR COORDINATION
H	DEC 2020	BASED FOR ENERGY COORDINATION
I	DEC 2020	RE-BASED FOR D.P.
J	DEC 2020	RE-BASED FOR D.P.
K	DEC 2020	RE-BASED FOR COORDINATION
L	DEC 2020	RE-BASED FOR D.P.
M	DEC 2020	RE-BASED FOR D.P.
N	DEC 2020	RE-BASED FOR D.P.
O	DEC 2020	RE-BASED FOR D.P.
P	APRIL 2021	RE-BASED FOR D.P.
Q	APRIL 2021	RE-BASED FOR D.P.

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architecture inc.  
8005 - 3751 JACQUES ROAD - RICHMOND, B.C.  
V6V 2A4 - TEL: 604-278-0114 - CELL: 778-886-0281

PROJECT:  
PROPOSED RESIDENTIAL & RETAIL  
BUILDING FOR  
SPRING CREEK DEVELOPMENT

SCHEMATIC SECTIONS

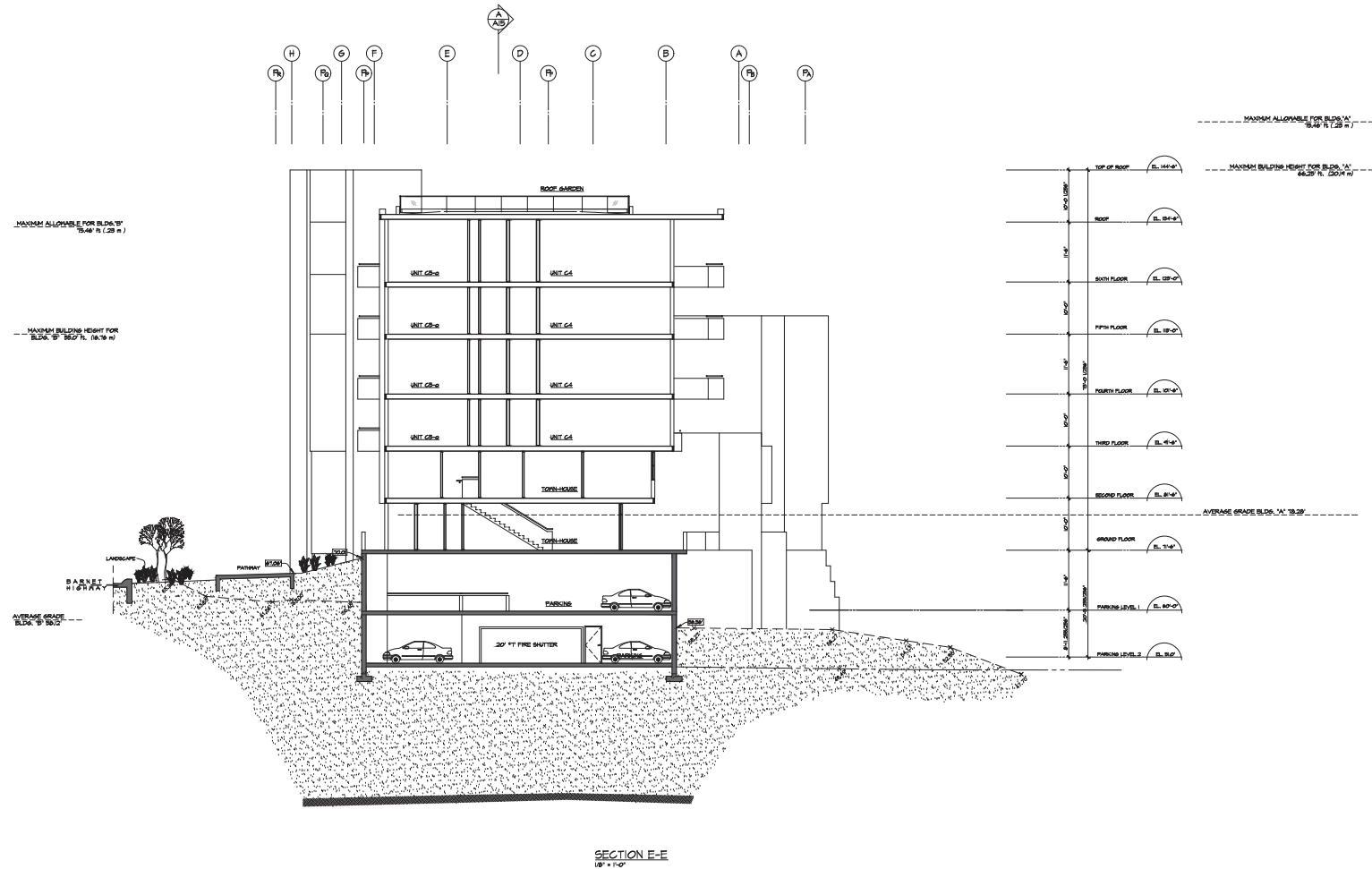
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DATE: DEC. 08, 2018  
DRAWN BY: PFM  
CHECKED BY: HC

201 CLARKE STREET  
PORT MOODY, BC

SHEET NO.  
15-050-A18  
2



451



REVISIONS		
Rev.	DATE	DESCRIPTION
A	DEC-28-89	ISSUED FOR CITY'S RE-APPLICATION FOR REVIEW
B	JAN-9-90	ISSUED FOR CITY'S #1 REVISION
C	NOV-11-90	ISSUED FOR COORDINATION
D	NOV-11-90	ISSUED FOR DEVELOPMENT PERMIT
E	APRIL 8-90	RE-ISSUED FOR D.P.
F	APRIL 8-90	RE-ISSUED FOR D.P.
G	NOV-30-89	ISSUED FOR COORDINATION
H	OCT. 30-89	ISSUED FOR ENERGY COORDINATION
J	OCT. 30-89	RE-ISSUED FOR D.P.
K	OCT. 30-89	RE-ISSUED FOR D.P.
L	OCT. 30-89	RE-ISSUED FOR D.P.
M	OCT. 30-89	RE-ISSUED FOR COORDINATION
N	OCT. 30-89	RE-ISSUED FOR D.P.
O	MARCH 8-90	RE-ISSUED FOR D.P.
P	APRIL 8-90	RE-ISSUED FOR D.P.
Q	MAY 2-90	RE-ISSUED FOR D.P.

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architecture Inc.

#205 - 3751 JACOMBS ROAD - RICHMOND, B.C.  
VEV 2R4 - TEL. 604-276-0114 - CELL 778-886-0284

PROJECT  
PROPOSED RESIDENTIAL & RETAIL  
BUILDING FOR:  
SPRING CREEK DEVELOPMENT

SHEET TITLE  
**SCHEMATIC SECTIONS**

SCALE: 1/8"=1'-0"	DRAWN BY: PFLM	2101 CLARKE STREET PORT MOODY, BC
DATE: DEC. 08, 2015	CHECKED BY: MC	

DWG. No.	15-050-A19	REV.	Q
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# Considered at the June 22, 2021 Council meeting

453

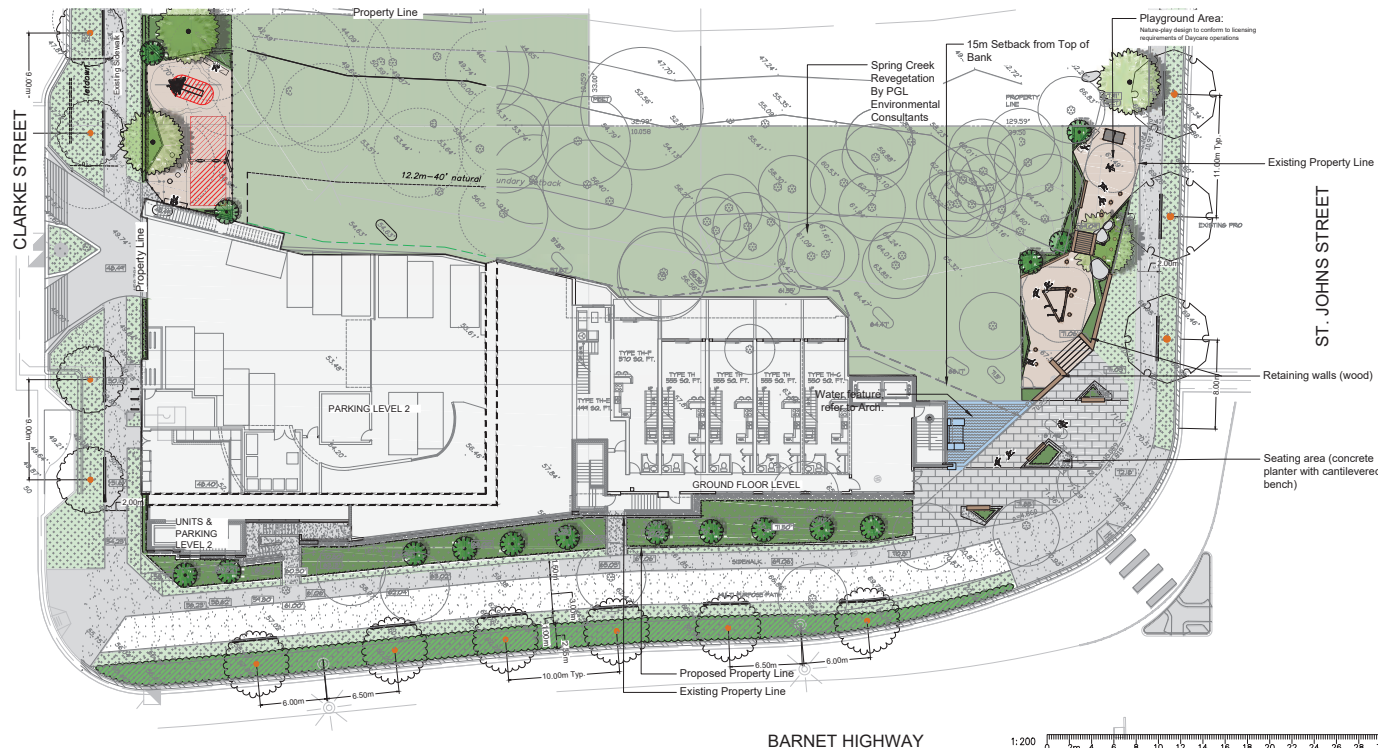
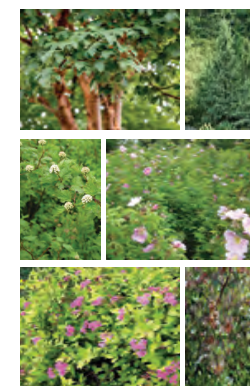
## GROUND-LEVEL MATERIALS / FURNISHINGS

SYMBOL	DESCRIPTION
[1A]	CIP Concrete Light Brown Finish with sawcuts Detail 1-2, LD-01
[2]	Drip Strip Detail 4, LD-01
[3A]	Shrub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-01
[3B]	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02
[4]	Bike Rack Detail 3, LD-02
[6A]	Fiber Safety Surfacing Detail 4-6, LD-02
[6B]	Small Wood Play House Detail 1, LD-03
[6C]	Wood Stepping Stump Detail 2, LD-03
[6D]	Bee Springer Detail 3, LD-03
[6E]	Boulder Detail 4, LD-03
[6F]	Wood Climbing Structure Detail 5, LD-03
[6G]	Log Bench Detail 6, LD-03

## GROUND-LEVEL PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
[1]	Acer glabrum / Paperbark maple Uniform branching, nursery grown, dense tree, 1.5m (5') std.	B & B	6cm cal.	3
[2]	Chamaecyparis nootkensis / Alaskan Yellow Cedar	B & B	3m ht	4
[3]	Tsuga mertensiana / Mountain Hemlock	B & B	2m ht	10
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	
[4]	Azalea x Krin / Krin Azalea	#2	0.65m	
[5]	Escallonia x 'Pink Princess' / Pink Princess Escallonia Nursery grown, well established	#3	0.75m	
[6]	Lonicera nitida 'Red Tips' / Red Tips Box Honeysuckle Nursery grown, well established	#3	0.45m	
[7]	Physocarpus opulifolius / Ninebark	#5	1m	
[8]	Rosa gymnocarpa / Baldhip rose	#3	1m	
[9]	Salix purpurea 'Nana' / Dwarf Arctic Willow Nursery grown, well established	#2	0.75m	
[10]	Spiraea betulifolia 'Tor' / Birchleaf Spiraea Nursery grown, well established	#2	0.75m	
[11]	Taxus x media 'Hill' / Yew		1.2m ht.	0.60m
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	
[12]	Asplenium scolopendrium / Hart's Tongue Fern Nursery grown, well established	#1	0.45m	
[13]	Polystichum munim / Western Sword Fern	#2	0.75m	
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	
[14]	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Nursery grown, well established	#1	0.60m	
[15]	Stipa tenacissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	

## PLANT IMAGES



**VDZ+A**  
 FORT LANGLEY STUDIO / INQUIRY PLEASANT STUDIO  
 100-9581 Church St. 102-355 Kingsway  
 Fort Langley, BC Vancouver, BC  
 1-877-248-2537 VST 337  
 www.vdz.ca 604-882-0024



No.	By	Description	Date
7	DY	Re-issued for DP	Apr 16, 2021
6	MT	Issued for Review	Apr 04, 2021
5	MBS	Re-issued for DP	Oct 16, 2020
4	MBS	Re-issued for DP	July 31, 2020
3	MBS	Issued for DP	Nov 14, 2017
2	MBS	Issued for Client Review	Nov 1, 2017
1	MBS	Issued for Review	May 9, 2017

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
-----	----	-------------	------

REVISIONS TABLE FOR SHEET

Project:  
 Proposed Residential Building for  
 Marzara Venture Ltd.

Location:  
 2101 Clarke Street  
 Port Moody, B.C.

Drawn:  
 MBS

Stamp:

Checked:  
 MVZ

Approved:  
 MVZ

Original Sheet Size:  
 24"x36"

Scale:  
 1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE CONSULTANT AND MUST BE REFERRED AT THE COMPLETION OF THE WORK TO THE ARCHITECT FOR APPROVAL. DIMENSIONS MUST NOT BE FIELD FOR CONSTRUCTION. DIMENSIONS ARE BASED ON THE INFORMATION PROVIDED.

Drawing Title:  
**SITE PLAN**

VDZ Project #:  
**DP2017-21**

Drawing #:  
**L-01**

# Considered at the June 22, 2021 Council meeting

454





# Considered at the June 22, 2021 Council meeting

455

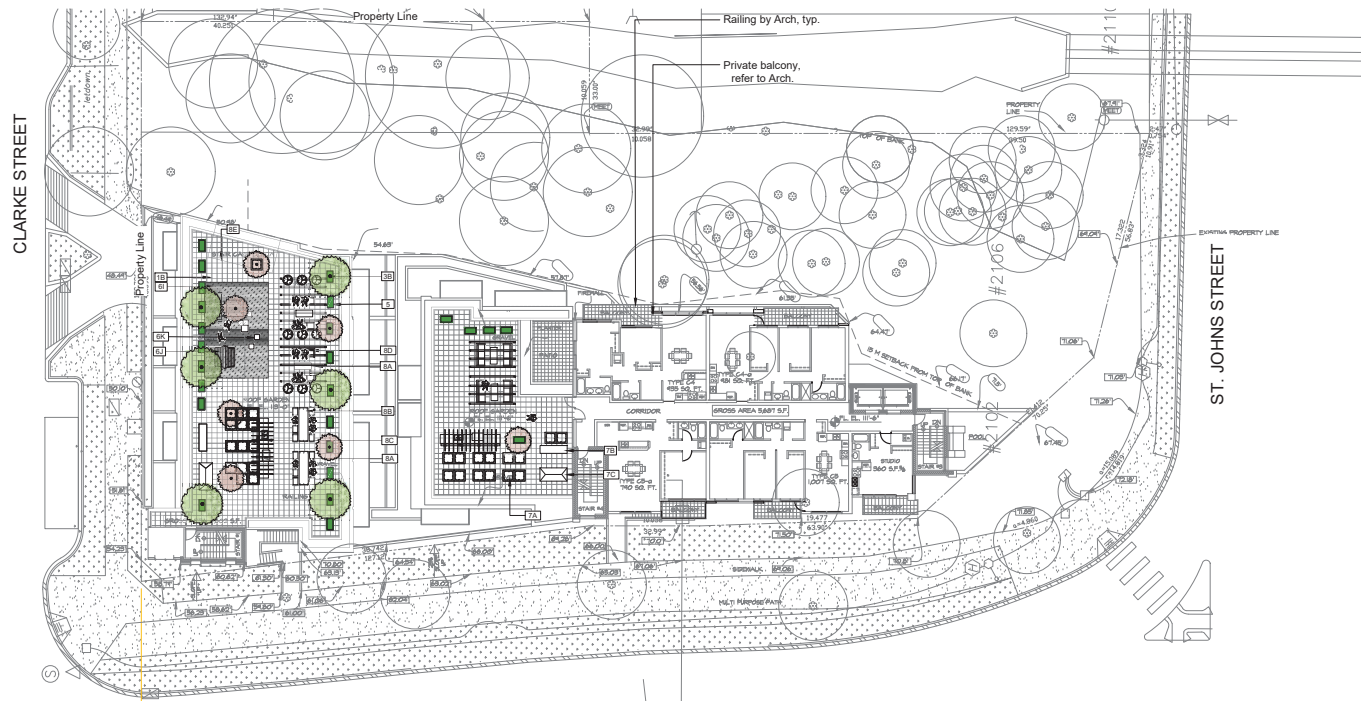
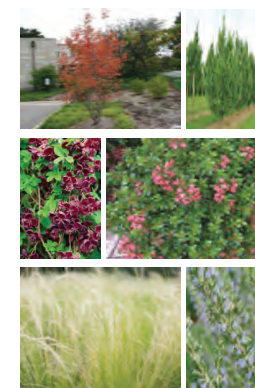
## LEVEL 5 MATERIALS / FURNISHING

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[1B]	24 x 24" Hydrated Slabs Detail 8, LD-01	[1A]	Overhead Wood Trellis Detail 8, LD-04
[2]	Drip Strip Detail 4, LD-01	[1B]	Harvest Table Detail 9, LD-04
[3A]	Strub Planting On slab: Detail 8, LD-01 Off slab: Detail 5-7, LD-01	[1C]	BBQ Counter and Sink Detail 1, LD-05
[1B]	Proposed Tree On slab: Detail 8, LD-01 Off slab: Detail 1-2, LD-02	[1D]	Lounge Furniture
[5]	Raised Aluminum Planter Detail 4, LD-04	[1E]	Table and Chairs
[6]	Rubber Safety Tiles Detail 4, LD-04		
[8J]	Large Wood Play House Detail 2, LD-04		
[8K]	Wood Play Cubes Detail 3, LD-04		
[7A]	Urban Agriculture 1m x 1m Cedar Planter Box Detail 5, LD-04		
[7B]	Potting Table Detail 6, LD-04		
[7C]	Tool Shed Detail 7, LD-04		

## LEVEL 5 PLANT SCHEDULE

UPPER LEVEL TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
[1A]	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Uniform branching, nursery grown, dense tree, 1.5m (5') tall	B&B	5 cm cal.	8
[1B]	Carpinus betulus 'Fastigiate' / 'Fastigiate' European Hornbeam Uniform branching, nursery grown, dense tree	B&B	5 cm cal.	6
[1C]	Malus 'Jewelcole' / Dwarf crabapple tree	B & B	4cm cal.	5
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	
[1D]	Escallonia x 'Pink Princess' / Pink Princess Escallonia Nursery grown, well established	#3	0.75m	
[1E]	Ficus carica 'Brown Turkey' / Common Fig	#5	1.20m	
[1F]	Hebe pinguifolia 'Sutherlandii' / Paege Hebe	#2	0.60m	
[1G]	Rosmarinus officinalis / Rosemary Nursery grown, well established	#3	0.45m	
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	
[1H]	Calamagrostis x acutifolia 'Karl Foerster' / Feather Reed Grass Nursery grown, well established	#1	0.60m	
[1I]	Stipa tenacissima / Mexican Feather Grass Nursery grown, well established	#1	0.45m	
GROUND COVER	BOTANICAL / COMMON NAME	CONT	SPACING	
[1J]	Fragaria x ananassa 'Totem' / Totem Strawberry Nursery grown, well established	#1	0.45m	
[1K]	Vaccinium corymbosum 'Top Hat' / Dwarf Blueberry Nursery grown, well established	#1	0.45m	
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	
[1L]	Allium x 'Millennium' / Millennium Ornamental Onion	#1	0.45m	
[1M]	Origanum vulgare / Oregano Nursery grown, well established	#1	0.30m	
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	
[1N]	Akebia quinata / Chocolate Vine	#1	0.55m	
[1O]	Clematis armandi / Evergreen Clematis Stacked, well established	#1	0.50m	

## PLANT IMAGES



BARNET HIGHWAY

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

**VDZ+A**  
 VANDERKAM DESIGN + ARCHITECTURE  
 PORT LANGLEY STUDIO / INQUIRY PLEASANT STUDIO  
 100-9581 Church St / 102-355 Kingsway  
 Port Langley, BC / Port Moody, BC  
 www.vdz.ca 604-882-0024



No.	By	Description	Date
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1	MBS	Issued for Review	May 9, 2017

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
 Proposed Residential Building for  
 Marzara Venture Ltd.  
 Location:  
 2101 Clarke Street  
 Port Moody, B.C.

Drawn: MBS	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: As noted	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. DIMENSIONS MUST NOT BE FIELD FOR CONSTRUCTION. DIMENSIONS ARE BASED ON THE INFORMATION PROVIDED.

Drawing Title:  
**LEVEL 5 ROOF PLAN**

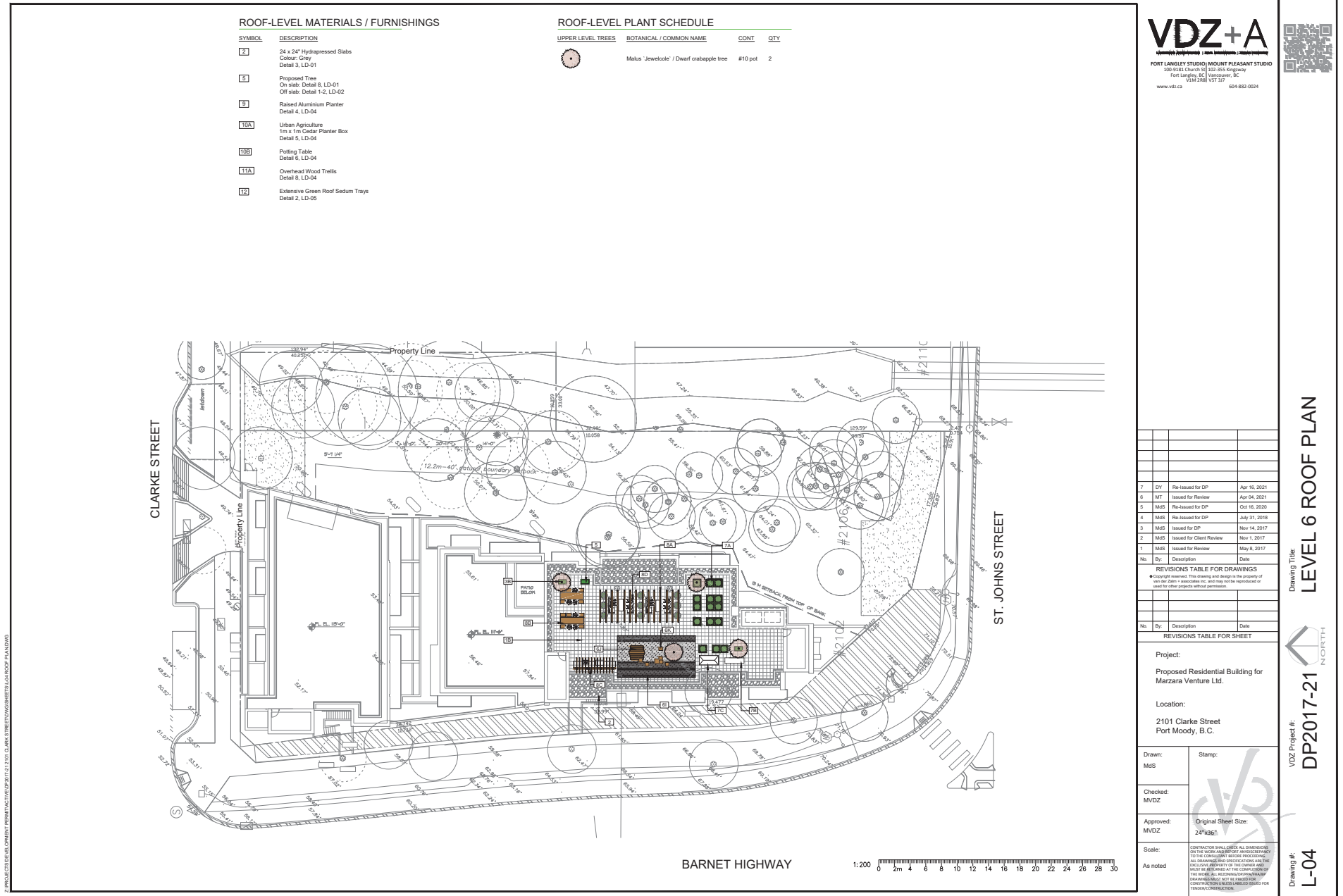
Project #:  
**DP2017-21**

Drawing #:  
**L-03**

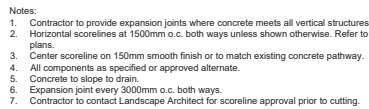


# Considered at the June 22, 2021 Council meeting

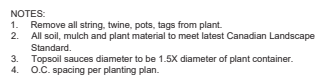
456



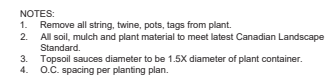
## 457



1 CONCRETE PATHWAY  
Scale 1:10



5 SHRUB PLANTING OFF-SLAB  
Scale 1/32



6 SHRUB PLANTING ON SLOPE OFF-SLAB  
Scale: 1/32



7	DY	Re-issued for DP	Apr 16, 2021
6	MT	Issued for Review	Apr 04, 2021
5	MdS	Re-issued for DP	Oct 16, 2020
4	MdS	Re-issued for DP	July 31, 2018
3	MdS	Issued for DP	Nov 14, 2017
2	MdS	Issued for Client Review	Nov 1, 2017
1	MdS	Issued for Review	May 8, 2017
No.	By:	Description	Date

**REVISIONS TABLE FOR DRAWINGS**

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Location:  
2101 Clarke Street  
Port Moody, B.C.

Drawn: MdS	Stamp:
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Checked: MVDZ	
Approved:	Original Sheet Size:

Approved: MVDZ	Original Sheet Size: 24"x36"
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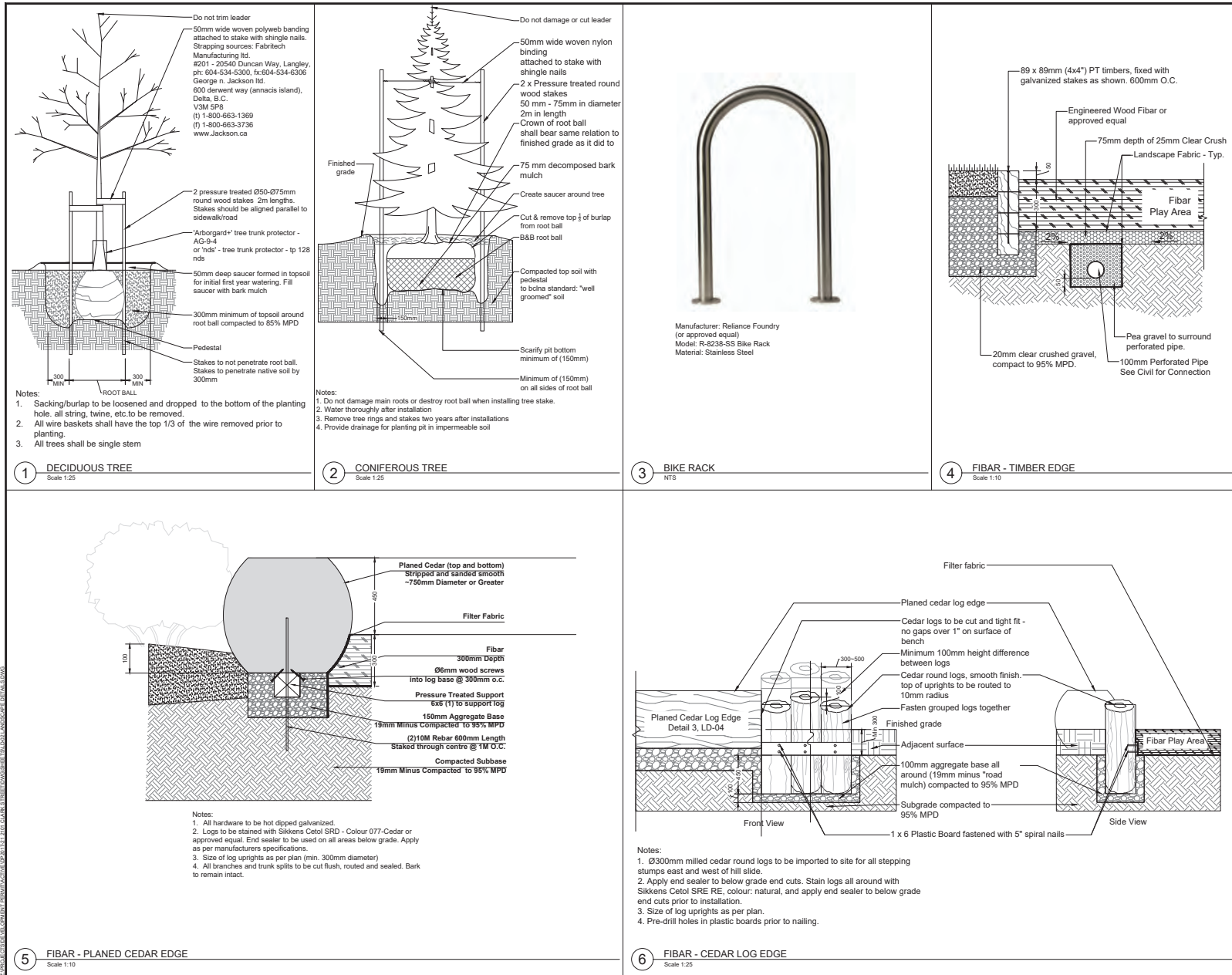
Drawing Title:  
**LANDSCAPE DETAILS**

VDZ Project #:  
DP2017-21

Drawing #:  
LD-01

# Considered at the June 22, 2021 Council meeting

458



**VDZ+A**  
FORT LANGLEY STUDIO / FORT LANGLEY STUDIO  
100-9183 Church St. 100-9183 Kingsway  
Fort Langley, BC Vancouver, BC  
V3M 2B6 V3T 3J7  
www.vdz.ca 604-882-0024



Drawing Title:  
**LANDSCAPE DETAILS**

VDZ Project #:  
**DP2017-21**

Drawing #:  
**LD-02**

No.	By	Description	Date
7	DY	Re-issued for DP	Apr 18, 2021
6	MT	Issued for Review	Apr 04, 2020
5	MBS	Re-issued for DP	Oct 16, 2020
4	MBS	Re-issued for DP	July 31, 2018
3	MBS	Issued for DP	Nov 14, 2017
2	MBS	Issued for Client Review	Nov 1, 2017
1	MBS	Issued for Review	May 6, 2017

No.	By	Description	Date
7	DY	Re-issued for DP	Apr 18, 2021
6	MT	Issued for Review	Apr 04, 2020
5	MBS	Re-issued for DP	Oct 16, 2020
4	MBS	Re-issued for DP	July 31, 2018
3	MBS	Issued for DP	Nov 14, 2017
2	MBS	Issued for Client Review	Nov 1, 2017
1	MBS	Issued for Review	May 6, 2017

Project:  
Proposed Residential Building for  
Marzara Venture Ltd.

Location:  
2101 Clarke Street  
Port Moody, B.C.

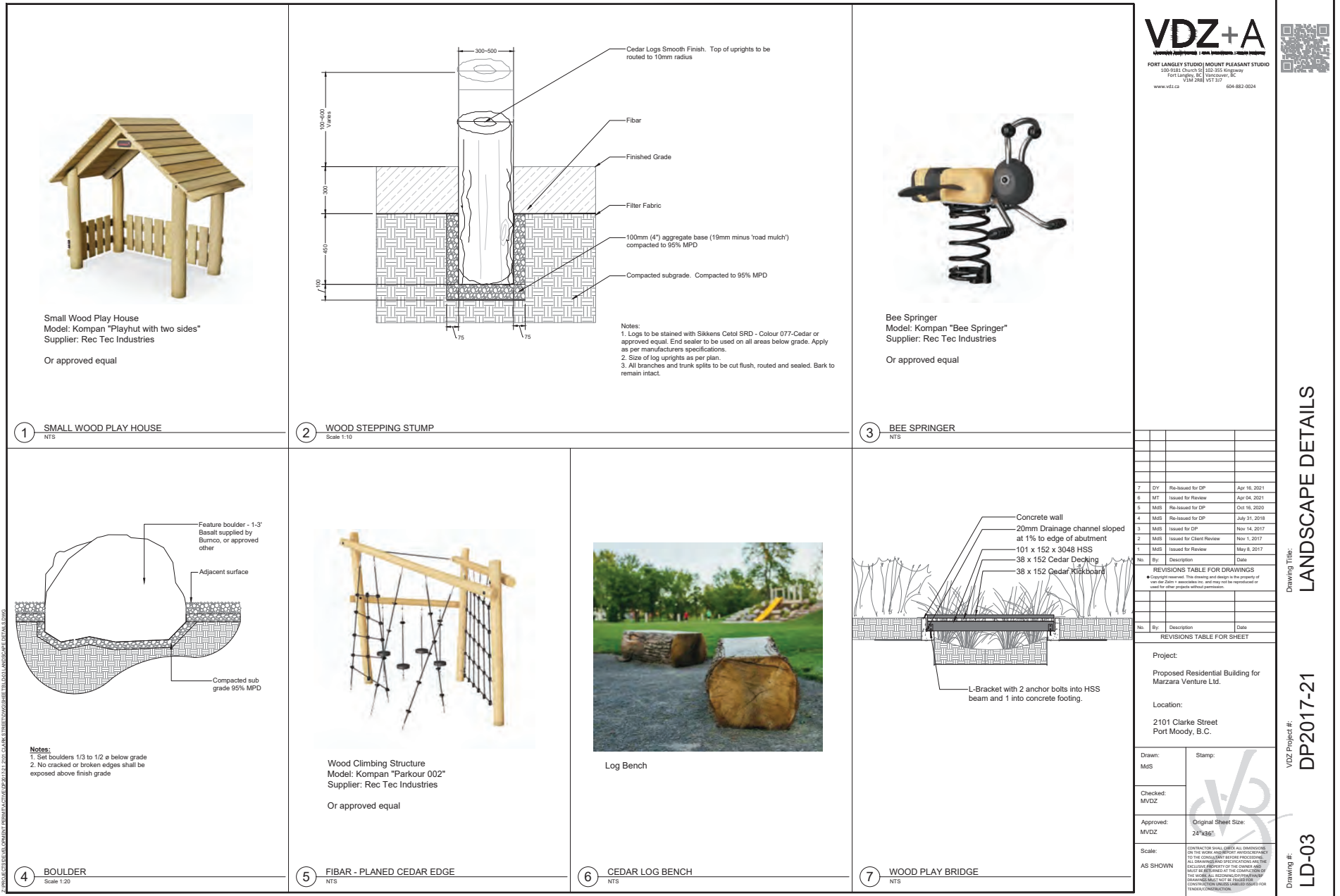
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Mds	
Checked:	
MVZ	
Approved:	
MVZ	
Scale:	
AS SHOWN	

Original Sheet Size:  
24"x36"



# Considered at the June 22, 2021 Council meeting

459



# Considered at the June 22, 2021 Council meeting

460

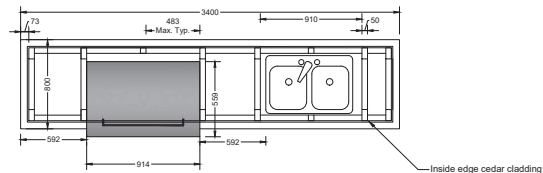
<p>Roof Membrane (refer to Architecture)</p> <p>NuDrain DN50 series Waterproofing Membrane. Install as per manufacturers instructions.</p> <p>"SoftTile Kroll-LOCK" DuraSAFE Series 2.25 (82.5mm) Rigid Insulation (refer to Architecture)</p> <p>Plywood on engineered joists (refer to Architecture)</p> <p><b>1 RUBBER SAFETY SURFACING</b> Scale 1:10</p>	<p>Large Wood Play House Model: Kompan "Village Shop" Supplier: Rec Tec Industries</p> <p>Or approved equal</p> <p><b>2 LARGE WOOD PLAY HOUSE</b> NTS</p>	<p>Wood Stepping Cubes</p> <p><b>3 WOOD STEPPING CUBES</b> NTS</p>	<p>Manufacturer: C3 Commercial Metal Planters (or approved equal) Model: 72 x 20 x 42"H Colour: Slate</p> <p><b>4 ALUMINIUM PLANTER</b> NTS</p>	<div> <p><b>VDZ+A</b> FORT LANGLEY STUDIO   MOUNT PLEASANT STUDIO 100-9183 Church St   602-353 Kingsway Fort Langley, BC   Vancouver, BC V3M 2B6   V5T 3J7 www.vdz.ca   604-882-0024</p> </div>																																																																								
<p>2x6 Rough Cedar Cap</p> <p>4x4 Rough Cedar</p> <p>4x4 Cross Support</p> <p>Fabric</p> <p>19mm Clear Crush set on Hydrapressed Slabs</p> <p>Drill Holes in Slabs to Drain</p> <p><b>5 URBAN AGRICULTURE PLANTER</b> Scale 1:10</p> <p>NOTES: 1. Cap to be sanded smooth. 2. Cap and exterior of planter to be treated with Sikksens Cetol WB SRD, Colour: #0777 (Cedar) 3. All fasteners to be hot dipped galvanized.</p>	<p><b>6 POTTING TABLE</b> NTS</p> <p><b>7 TOOL SHED</b> NTS</p>	<p><b>8 OVERHEAD WOOD STRUCTURE</b> NTS</p>	<p>Harvest Table Manufacturer: Landscape Forms Model: Harpo Table</p> <p>Or approved equal</p> <p><b>9 HARVEST TABLE</b> NTS</p>	<table border="1"> <tr> <th>No.</th> <th>By</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>7</td> <td>DY</td> <td>Re-issued for DP</td> <td>Apr 16, 2021</td> </tr> <tr> <td>6</td> <td>MT</td> <td>Issued for Review</td> <td>Apr 04, 2021</td> </tr> <tr> <td>5</td> <td>MIS</td> <td>Re-issued for DP</td> <td>Oct 16, 2020</td> </tr> <tr> <td>4</td> <td>MIS</td> <td>Re-issued for DP</td> <td>July 31, 2018</td> </tr> <tr> <td>3</td> <td>MIS</td> <td>Issued for DP</td> <td>Nov 1, 2017</td> </tr> <tr> <td>2</td> <td>MIS</td> <td>Issued for Client Review</td> <td>May 6, 2017</td> </tr> <tr> <td>1</td> <td>MIS</td> <td>Issued for Review</td> <td>May 6, 2017</td> </tr> <tr> <td colspan="4">REVISIONS TABLE FOR DRAWINGS</td> </tr> <tr> <td colspan="4">© Copyright reserved. This drawing and design is the property of Vdz+A Inc. and may not be reproduced or used for other projects without permission.</td> </tr> <tr> <th>No.</th> <th>By</th> <th>Description</th> <th>Date</th> </tr> <tr> <td colspan="4">REVISIONS TABLE FOR SHEET</td> </tr> <tr> <td colspan="4">Project: Proposed Residential Building for Marzara Venture Ltd.</td> </tr> <tr> <td colspan="4">Location: 2101 Clarke Street Port Moody, B.C.</td> </tr> <tr> <td>Drawn: MIS</td> <td colspan="3">Stamp:</td> </tr> <tr> <td>Checked: MVZ</td> <td colspan="3"></td> </tr> <tr> <td>Approved: MVZ</td> <td colspan="3">Original Sheet Size: 24"x36"</td> </tr> <tr> <td>Scale: AS SHOWN</td> <td colspan="3">CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK AGREEMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DIMENSIONS AND PROPORTIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE OBSERVED AT THE CONSTRUCTION OF THE WORK. ALL DIMENSIONS OF CONSTRUCTION SHALL NOT BE FIELD DIMENSIONS. CONSTRUCTION DIMENSIONS SHALL BE FIELD DIMENSIONS.</td> </tr> </table>	No.	By	Description	Date	7	DY	Re-issued for DP	Apr 16, 2021	6	MT	Issued for Review	Apr 04, 2021	5	MIS	Re-issued for DP	Oct 16, 2020	4	MIS	Re-issued for DP	July 31, 2018	3	MIS	Issued for DP	Nov 1, 2017	2	MIS	Issued for Client Review	May 6, 2017	1	MIS	Issued for Review	May 6, 2017	REVISIONS TABLE FOR DRAWINGS				© Copyright reserved. This drawing and design is the property of Vdz+A Inc. and may not be reproduced or used for other projects without permission.				No.	By	Description	Date	REVISIONS TABLE FOR SHEET				Project: Proposed Residential Building for Marzara Venture Ltd.				Location: 2101 Clarke Street Port Moody, B.C.				Drawn: MIS	Stamp:			Checked: MVZ				Approved: MVZ	Original Sheet Size: 24"x36"			Scale: AS SHOWN	CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK AGREEMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DIMENSIONS AND PROPORTIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE OBSERVED AT THE CONSTRUCTION OF THE WORK. ALL DIMENSIONS OF CONSTRUCTION SHALL NOT BE FIELD DIMENSIONS. CONSTRUCTION DIMENSIONS SHALL BE FIELD DIMENSIONS.		
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Drawing Title: LANDSCAPE DETAILS

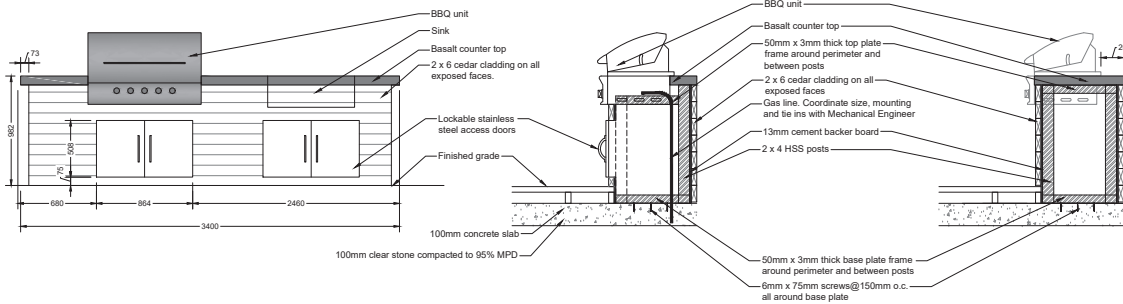
VDZ Project #: DP2017-21

Drawing #: LD-04

461



- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
  2. Contractor to submit shop drawings for approval.
  3. BBQ grill to be installed per manufacturers specifications.
  4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
  5. BBQ Unit model Fire Magic Auroa A790i, or approved equal.



**1** BBQ COUNTER  
Scale 1:20



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No.	By:	Description	Date
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Project:  
Proposed Residential Building for  
Marzara Venture Ltd.

Location:  
2101 Clarke Street  
Port Moody, B.C.

Drawn: MdS	Stamp:
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Drawing Title:  
**LANDSCAPE DETAILS**

VDZ Project #:  
DP2017-21

Drawing #:  
LD-05



Considered at the June 22, 2021 Council meeting

462





Considered at the June 22, 2021 Council meeting

463





Considered at the June 22, 2021 Council meeting

464





Considered at the June 22, 2021 Council meeting

465





Considered at the June 22, 2021 Council meeting

466





Considered at the June 22, 2021 Council meeting

467





Considered at the June 22, 2021 Council meeting

468





Considered at the June 22, 2021 Council meeting

469





Considered at the June 22, 2021 Council meeting

470





Considered at the June 22, 2021 Council meeting

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## Mixed-Use Sustainability Report Card

### Purpose

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

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

### Process

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

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

### Instructions

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

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



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

## Scoring

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

## Monitoring

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

## Public Information

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

## Property and Applicant Information

Applicant Spring Creek Development	Telephone 604 - 617-9696	Email gmarzara@hotmail.com
Registered Owner Ghol Marzara	Project Address 2101 Clarke Street - Port Moody	
Proposed Use Residential/Commercial		

Total Floorspace **6,258** m<sup>2</sup>



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## CULTURAL SUSTAINABILITY SECTION

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

### Arts

#### Performance Measure Description and Scoring

C1

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

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

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

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

If **yes**, describe:

The development has a public-facing waterfall art feature and reflection ponds at the south of the site, creating an animated gateway to the City of Port Moody. the waterfall will become a landmark art fixture for the City. The public will be able to enjoy the feature both day and night as lighting will enhance the sense of place. The public will have full access to the reflection pond.

Public Art Consultant:

Plan reference:

South Elevation, Ground Floor Plan, Rendering

#### Staff Comments

Art feature as part of waterfall to be determined.

Bonus Score  /1

Score  /3

## CULTURAL SUSTAINABILITY SECTION

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

### Arts

#### Performance Measure Description and Scoring

C2

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

Examples:

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

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

Describe:

The project has three components that strongly support the City of the Arts:

- 1) Public Facing Artistic Gateway Waterfall, with lighting
- 2) Publicly accessible Reflection Pond
- 3) Artistic Panel in Building Entrance - The extensive glazing surrounding the entry allows to see the panel also from the exterior space fronting the building

Plan reference:

Ground Floor Plan - Saint John Street Entry

#### Staff Comments

Score  /2

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## CULTURAL SUSTAINABILITY SECTION

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

### Heritage

#### Performance Measure Description and Scoring

C3 Project includes reusing an existing heritage structure with heritage value through *heritage restoration* or *heritage rehabilitation* (4 points).

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

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

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

Describe: Not Applicable	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'?

### Heritage

#### Performance Measure Description and Scoring

C4 Project includes a *statement of significance* prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable).

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

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

Report title: Not Applicable	Staff Comments
Heritage Consultant:	

Bonus Score  /2

Score N/A /2

# Considered at the June 22, 2021 Council meeting

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## CULTURAL SUSTAINABILITY SECTION

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

### Heritage

#### Performance Measure Description and Scoring

C5

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

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

Details: Not Applicable	<b>Staff Comments</b>
Plan reference:	

Score  /3

## CULTURAL SUSTAINABILITY SECTION

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

### Arts

#### Performance Measure Description and Scoring

C6

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

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

<input type="text" value="664"/> meters <sup>2</sup> / <input type="text" value="7150"/> feet <sup>2</sup>	<b>Staff Comments</b>
Description of space:  The Plaza (2000 sf <sup>2</sup> creates an Urban Open Space that can be utilized, art for Yoga and other art studies - The 5150 sf <sup>2</sup> Childcare Facility will support the arts through children classes and education.	

Score  /4

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## 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:

The waterfall will provide an animated attraction and will become a landmark - Lighting will enhance the sense of place - The Plaza will extend the sense of the Building Entry - The Individual Patios at the ground floor will animate the street - Planters, Benches will provide functionally and esthetically pleasing elements that will enhance the urban livability. Exterior Bike Racks will allow visitors to use bikes to visit the location. Pavers will be very effective in highlighting places of special interest.

Plan reference:

Ground Floor Plan, Elevations, Renderings, Landscape Drawings

Staff Comments

Score 2 /2

## CULTURAL SUSTAINABILITY SECTION

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

### Heritage

#### Performance Measure Description and Scoring

C8

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

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

☐ Yes ☐ No ☒ N/A

Details:

Not Applicable

Staff Comments

Score N/A /3

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## 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

	Staff Comments
Roof and Decks will encourage interaction and art expression	

## 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
Site environmental restrictions limit area and geometry	

## 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)	7 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	7 / 11 = 64 % Total Cultural Points Max Percent

# Considered at the June 22, 2021 Council meeting

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## ECONOMIC SUSTAINABILITY SECTION

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

### Land Use/Employment

#### Performance Measure Description and Scoring

EC1

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

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

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

<b>Existing:</b>	
Use(s): None	<b>Staff Comments</b>
Number of jobs on-site relating to this use in operation: None	
<b>Proposed:</b>	
Use(s): 5150 sf2 educational Childcare Facility to support the Neighborhood 4360 sf2 Office space	
Number of jobs estimate: Childcare and office staff approximately 30+	
Assumptions: The Facility is expected to be fully subscribed. Extreme demand for Childcare in this neighborhood and with the over 1100 units planned the demand will increase further	

Score 2 /3

## ECONOMIC SUSTAINABILITY SECTION

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

### Land Use

#### Performance Measure Description and Scoring

EC2

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

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

Describe the diversification and how it is appropriate to this particular location:  The Proposed Childcare Facility and office space provides much needed services in this area (considering the number of upcoming developments) and supports the ability for residents to live,work and play all within walking distance. - In addition the Building houses a variety of Unit Types,Townhouses, which will create a social milieu related to different needs. This rich social microcosm will support a multitude of Business and Services	<b>Staff Comments</b>
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Score 1 /1

# Considered at the June 22, 2021 Council meeting

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## ECONOMIC SUSTAINABILITY SECTION

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

### Land Use/Employment

#### Performance Measure Description and Scoring

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

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

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

<b>Existing:</b>		<b>Staff Comments</b>
Building type:	Not Applicable	
FSR:	Not Applicable	
<b>Proposed:</b>		
Building type:	Mix-use Commercial/residential	
FSR:	1.82	

Score  /3

## ECONOMIC SUSTAINABILITY SECTION

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

### Tourism

#### Performance Measure Description and Scoring

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

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

<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Staff Comments</b>
If Yes, explain:  The childcare will be providing practicum places for trainee Early Childhood Educators and Infant Toddler Diploma students in each of the programs each month. Up to a maximum of 4 students per month. Students can come from various colleges (Career Colleges, Sprott Shaw, Stenberg and School District).	

Score  /2



# Considered at the June 22, 2021 Council meeting

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## 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

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

<b>Relationship results in (check all that apply):</b> <input checked="" type="checkbox"/> Reduced energy consumption <input checked="" type="checkbox"/> Reduced water consumption <input checked="" type="checkbox"/> Reduced materials use <input checked="" type="checkbox"/> Waste reduction  <b>Other efficiency:</b> <p>The building to be roughed-in ready for future solar power panels to help achieve future environmental goals.</p> <b>Description:</b> <p>The project will include: Energy star appliances and LED exterior and interior light fixtures, fly ashes to reduce concrete material, insulation and Drywall with Recycling content, low Flow fixtures rated for Built-Green and LEED water savings as well as Faucets at Ultra-low Water efficiency and, during construction, separation of materials at the Yard for Recycling.</p>	<b>Staff Comments</b> <p>Does not consider alliance between multiple co-located uses/businesses.</p>
--	---

Score  /4

## ECONOMIC SUSTAINABILITY SECTION

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

### Land Use

#### Performance Measure Description and Scoring

EC6 Project redevelops and rehabilitates a *brownfield* site.

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

<b>Describe:</b> <p>This gas station site can be seen as a brown-field site. PGL Environmental Consultant were appointed to deal with the potential contamination. The ministry has approved the remedial program to clean the site. Notice from the ministry has been sent to Port Moody City Hall. Cost to date is \$48,901 and total budget to remediate the site is close to \$500,000.</p>	<b>Staff Comments</b>
--	-----------------------

Score  /3

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## 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

	Staff Comments
Commercial - allows both parents to work increasing income a	

## 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
Riparian protected area Limits the number of Businesses.	

## 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)	9 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	9 / 16 = 56 % Total Economic Points / Max Percent

# Considered at the June 22, 2021 Council meeting

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

<b>Type of ESA:</b> <input checked="" type="radio"/> High ESA <input type="radio"/> Medium ESA <input type="radio"/> Low ESA <input type="radio"/> 30m Stream Buffer (High Value) <input type="radio"/> Special Feature (High Value)	<b>Staff Comments</b>  Requires variance to Riparian Transition Zone.
<b>Features/Species of Value:</b>  Fish, Amphibians, Reptiles, Small Mammals, Birds and their Habitats	
<b>Means of Protection:</b> <input type="radio"/> Covenant <input checked="" type="radio"/> Dedication <input type="radio"/> Monitoring	
<input type="radio"/> Other:	
<b>Means of Improvement of ESA:</b>  Riparian Restoration/Native Planting Plan will regenerate the area to a natural state (see Arborist Report/Tree Planting Plan) Invasive Plant Management Plan (note that Japanese Knotweed at the site is currently been treated with stem injection) will ensure indigenous plant materials thrive on the site. Fencing will protect the ESA	

Score 3 /4

BASELINE + EARLY STAGE

# Considered at the June 22, 2021 Council meeting

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

See [Vancouver Bird Strategy](#)

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

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

The Glazing will be enhanced with specialized treatments designed to significantly reducing Birds colliding - The considerable Natural Area preserved on site will provide a large habitat for Birds

#### Staff Comments

Score  /3

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

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

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

Passive Lighting will be located along Paths and at Entrances, along with Patios, Balconies and Decks. Limited Lighting will highlight Landscape Features. All Lighting will be shielded and directed Downwards, with minimum lighting levels. Lights will be on only when needed and where needed and of the type that minimizes Blue Emissions

#### Staff Comments

Score  /3

# Considered at the June 22, 2021 Council meeting

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

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

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

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

Score  /3

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

EN5 Project incorporates measures to support pedestrians and cyclists.

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations</p> <p><input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails</p> <p><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths</p> <p><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow</p> <p><input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings</p> <p><input checked="" type="checkbox"/> Pedestrian scale lighting</p> <p><input checked="" type="checkbox"/> Pedestrian/bike-only zones</p> <p><input type="checkbox"/> Other:</p> <p>Site circulation plan:</p> <p>Other plan references: Site, Ground Floor, Parking Level 1 &amp; 2</p>	Staff Comments
--	----------------

Score  /3

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

# Considered at the June 22, 2021 Council meeting

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

### Building | Waste Storage Space

#### Performance Measure Description and Scoring

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

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

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

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

<b>Total residential recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text" value="5.1"/> m <sup>2</sup> Garbage: <input type="text" value="8.1"/> m <sup>2</sup> Green Waste: <input type="text" value="0.5"/> m <sup>2</sup>	<b>Staff Comments</b> Residential garbage/recycling does not meet technical specifications from Metro Vancouver
<b>Total commercial recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text" value="21"/> m <sup>2</sup> Garbage: <input type="text" value="18"/> m <sup>2</sup> Green Waste: <input type="text" value="1"/> m <sup>2</sup>	
Details regarding design for safety, security, and accessibility: Lockable and secured Bin inside the underground parking area accessible from within the building.	

Score  /2

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

### Site | Sustainable Landscaping – Urban Forestry

#### Performance Measure Description and Scoring

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

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

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

<b>Check all that apply:</b> <input checked="" type="checkbox"/> Existing mature trees protected (# <input type="text" value="51"/> ) <input checked="" type="checkbox"/> Replacement tree ratio ( <input type="text" value="2:1"/> : 1) • Native tree species planted on site (# <input type="text" value="20"/> ) • Native tree species planted off site (# <input type="text" value="17"/> ) <input checked="" type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text" value="49.9"/> %)	<b>Staff Comments</b>
Arborist report: See Arborist Report	

Score  /3

# Considered at the June 22, 2021 Council meeting

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

### Site | Sustainable Landscaping – Habitat

#### Performance Measure Description and Scoring

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

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

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m <sup>2</sup>	
<input checked="" type="checkbox"/> Removal of <i>invasive plant species</i> Names: Japanese Knotweed, Himalayan Blackberries, English Ivy, English Holly, Scotch Broom, Cherry-Laurel, Yellow Arch Angel	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping <input type="checkbox"/> Watercourse daylighting <input checked="" type="checkbox"/> Riparian area restoration	
<input checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Preparation and implementation of a Riparian Restoration/Native Planting Plan and invasive Plant Management Plan along with 5-year vegetation success monitoring plan will preserve and enhance the site for the future	

Score  /4

BASELINE



# Considered at the June 22, 2021 Council meeting

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

### Site | Sustainable Landscaping – Stormwater

#### Performance Measure Description and Scoring

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

Targets:

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

(3 points if all three targets are achieved)

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

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

Target(s) reached: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<b>Staff Comments</b> Please indicate targets reached.
<b>Means of achieving (check all that apply):</b> <input checked="" type="checkbox"/> Absorbent landscape <input checked="" type="checkbox"/> Roof downspout disconnection <input checked="" type="checkbox"/> Infiltration swales and/or trenches <input checked="" type="checkbox"/> Sub-surface chambers/detention tanks <input checked="" type="checkbox"/> Rain gardens with native plantings <input checked="" type="checkbox"/> Rainwater harvesting <input checked="" type="checkbox"/> Tree well structures <input checked="" type="checkbox"/> Green roof/wall <input checked="" type="checkbox"/> Water quality structures <input checked="" type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands	
<input checked="" type="checkbox"/> Other: Playground to only use absorbent materials with rain garden	
References to plans and documents: Civil Drawings, Landscape Drawings	

Score  /3

BASELINE

# Considered at the June 22, 2021 Council meeting

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

### Site | Sustainable Landscaping – Water Conservation

#### Performance Measure Description and Scoring

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

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

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

Score 2 /2

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

Species supported:	Staff Comments
Native Pollinator, Song Bird - Large and small Mammals, Amphibians, Reptiles	
Means of supporting: Planting and Planting Location demonstrates how native pollinator and Song Birds habitat is provided through the Riparian Restoration/Native Planting Plan	
Environmental assessment or site plan reference: Landsc Drwgs - PGL Env. Imp. Ass. , PGL Const. Env. Man. Plan	

Score 1 /2

# Considered at the June 22, 2021 Council meeting

490

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

### Building | Green Building Rating

#### Performance Measure Description and Scoring

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

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

<input checked="" type="radio"/> <b>Built Green Level:</b> <input type="text" value="Gold"/> <ul style="list-style-type: none"> <li>• Bronze (2 points)</li> <li>• Silver (5 points)</li> <li>• Gold (8 points)</li> <li>• Platinum (10 points)</li> </ul> <input type="radio"/> <b>LEED Level:</b> <input type="text"/> <ul style="list-style-type: none"> <li>• Certified (2 points)</li> <li>• Silver (5 points)</li> <li>• Gold (8 points)</li> <li>• Platinum (10 points)</li> </ul> <input type="radio"/> <b>Canadian Passive House Institute</b> (10 points) <input type="radio"/> <b>Living Future Institute</b> <ul style="list-style-type: none"> <li>• Living Building Certification (10 points)</li> <li>• Petal Certification (10 points)</li> <li>• Net Zero Energy Certification (10 points)</li> </ul>	<b>Staff Comments</b> Built Green Gold to be confirmed
<input type="radio"/> <b>Other:</b>	

Score  /10

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

### Building | Alternative/Renewable Energy

#### Performance Measure Description and Scoring

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

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

Details:  Heat Recovery Ventilation system with Bypass will minimize energy use	<b>Staff Comments</b>
Specify % of energy generated: 100% with Electric Space Heating	

Score  /4

# Considered at the June 22, 2021 Council meeting

491

## 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

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

Examples:

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

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

<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Staff Comments</b>
<p>Key <i>passive design</i> building elements:</p> <p>Maximizing Insulation - Combination of Heat Recovery Ventilation with Bypass along with Natural Ventilation by Operable Windows - 40% of windows on East Elevation - East side shielded by existing vegetation which reduces Solar Gain - On West Facade 46% are Windows. On the South Facade the windows are 13% and on the North Facade are 42%</p>	

Score  /3

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

### Smart Technology

#### Performance Measure Description and Scoring

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

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

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

<p>Details:</p> <p>Low Flow Plumbing Fixtures, Smart Thermostat for HVAC system, and Automated Lighting will reduce energy consumption</p>	<b>Staff Comments</b>
--	-----------------------

Score  /2

# Considered at the June 22, 2021 Council meeting

492

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

### Site | Sustainable Landscaping

#### Performance Measure Description and Scoring

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

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

<p>Details:</p> <p>Green roof top decks provide communal gathering space for Relaxing, Benches, BBQs and 42( 1m2 = 42m2 total) urban agriculture.</p>	<b>Staff Comments</b>
<p>Landscape Plan Reference: See green rooftop plan &amp; Architect Plans</p>	

Score  /2

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

### Building Energy Performance

#### Performance Measure Description and Scoring

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

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

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

Score  /4



# Considered at the June 22, 2021 Council meeting

493

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

### Stormwater and Ecology/Water Conservation

#### Performance Measure Description and Scoring

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

OR

Project includes on-site grey water reuse.

**2 BONUS POINTS EACH**

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

Details:

The 13085 sf2 Green Roof with urban agriculture will provide habitat and food for native species

Staff Comments

Bonus Score  /2

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

### Environmental Monitoring

#### Performance Measure Description and Scoring

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

OR

Project employs an energy efficiency consultant.

**2 BONUS POINTS EACH**

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

Details of Work Overseen/Contribution:

An Energy Efficiency Consultant will be providing oversight on implementation of environmental enhancement

Staff Comments

Bonus Score  /2

# Considered at the June 22, 2021 Council meeting

494

## 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
None	

## 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
Substantial Dedication for E.S.A.	

## 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)	0 n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	57 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)	43 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	43 / 57 = 75 % Total Environmental Points / Max / Percent

# Considered at the June 22, 2021 Council meeting

495

## SOCIAL SUSTAINABILITY SECTION

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

### Accessibility

#### Performance Measure Description and Scoring

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

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

Residential	Staff Comments
% of <i>Adaptable Units</i> : <input type="text" value="11.25"/>	
Details: The Project incorporates 4 Adaptable Units: Apartments = 35 Townhouses = 10 Total = 45	
Number of <i>Accessible Units</i> : <input type="text" value="2"/>	
Details: Two apartment units	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses: Childcare & office space	
Details: Common Areas and Commercial Area are accessible	

Score  /6

BASELINE + EARLY STAGE

# Considered at the June 22, 2021 Council meeting

496

## SOCIAL SUSTAINABILITY SECTION

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

### Complete Community Design

#### Performance Measure Description and Scoring

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

#### AND/OR

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

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

<p>Details:</p> <p>The Building is surrounded on three sides by streets and there will be limited impacts on privacy and shadowing - The existing developments east of the site will be heavily screened by the trees and vegetation in the Riparian Area The geometry is such that the North/South view corridors of the preserved natural environment are maintained</p>	<p><b>Staff Comments</b></p>
<p>Plan/document references:</p> <p>Site Plan</p>	

Score  /1

## SOCIAL SUSTAINABILITY SECTION

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

### Diversity of Use

#### Performance Measure Description and Scoring

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

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

<p>Existing use(s):</p> <p>None</p>	<p><b>Staff Comments</b></p>													
<p>Proposed uses:</p> <table border="1"> <thead> <tr> <th></th> <th>% Total Floorspace/Site Area</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td><input type="text" value="1.56"/></td> </tr> <tr> <td>Commercial</td> <td><input type="text" value="0.26"/></td> </tr> <tr> <td>Industrial</td> <td><input type="text"/></td> </tr> <tr> <td>Institutional</td> <td><input type="text"/></td> </tr> <tr> <td>Park (Note Type)</td> <td><input type="text" value="0.39 Riparian Area"/></td> </tr> <tr> <td>Gathering Space</td> <td><input type="text" value="0.48"/></td> </tr> </tbody> </table>			% Total Floorspace/Site Area	Residential	<input type="text" value="1.56"/>	Commercial	<input type="text" value="0.26"/>	Industrial	<input type="text"/>	Institutional	<input type="text"/>	Park (Note Type)	<input type="text" value="0.39 Riparian Area"/>	Gathering Space
	% Total Floorspace/Site Area													
Residential	<input type="text" value="1.56"/>													
Commercial	<input type="text" value="0.26"/>													
Industrial	<input type="text"/>													
Institutional	<input type="text"/>													
Park (Note Type)	<input type="text" value="0.39 Riparian Area"/>													
Gathering Space	<input type="text" value="0.48"/>													

Score  /3



# Considered at the June 22, 2021 Council meeting

497

## SOCIAL SUSTAINABILITY SECTION

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

### Housing Diversity

#### Performance Measure Description and Scoring

S4 Development includes a mix of housing types.

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

	Number of Units	Staff Comments
Live-work units	None	
Ground-oriented units	6	
Apartment units	39	

Score  /3

## SOCIAL SUSTAINABILITY SECTION

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

### Housing Diversity

#### Performance Measure Description and Scoring

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

#### Targets:

2-bedroom minimum 25% of units  
3-bedroom minimum 10% of units

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

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<input type="text" value="17"/>	<input type="text" value="37.78"/>	
2-bedroom	<input type="text" value="27"/>	<input type="text" value="31.11"/> (1 pt)	
3+ -bedroom	<input type="text" value="6"/>	<input type="text" value="31.11"/> (2 pts)	
Flexible design features: 4 Adaptable + 2 Accessible Units have been included in the design. The definition is as per BCBC 2018. Design is flexible: 25 out of 45 of the Units have a den (can be used as a bedrooms) 45 units have a total of 79 bathrooms(Average per unit 1.76) Diversity - 10(22%) Town homes provided			

Score  /3

# Considered at the June 22, 2021 Council meeting

498

## SOCIAL SUSTAINABILITY SECTION

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

### Housing Affordability

#### Performance Measure Description and Scoring

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

OR

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

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

Types: <b>Rent to own affordable housing provided</b>	<b>Staff Comments</b>
Description: <b>The size and type of the Units are of great variety - Studio - 1 Bed - 1 Bed plus Den - 2 Bed -</b>	
% of total housing units: <input type="text" value="15"/> %	
Plan reference: <b>Architect Plans</b>	

Score  /4

## SOCIAL SUSTAINABILITY SECTION

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

### Amenities

#### Performance Measure Description and Scoring

S7 Project provides voluntary public amenities.

Examples:

- Child care facility
- Space for growing food
- Child play areas
- Gathering place/space
- Park/greenspace
- Public contribution in lieu (CACs), i.e., school, library, arts, etc.

(5 Points = any approved option)

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

Details: <b>This project provides a number of public amenities including Plaza (2000 sf2) significant Green Space (including the Riparian Area 14445 sf2), Rooftop (13085 sf2) and Deck areas for Urban Agriculture(45x 10.83 sf2 plots for growing food), a Child Play Area (2750 sf2) and a Childcare Facility(5150 sf2)</b>	<b>Staff Comments</b>
Plan reference: <b>Parking P1, Ground, Fifth &amp; Sixth, Roof Plans</b>	

Score  /5

# Considered at the June 22, 2021 Council meeting

499

## SOCIAL SUSTAINABILITY SECTION

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

### Amenities

#### Performance Measure Description and Scoring

S8 Project provides voluntary private amenities.

Examples:

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

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

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

Details:

This Project provides a number of public amenities including a Social Gathering Place(Plaza 2000 sf2), an Accessible Green Roof(13085 sf2), Communal Gardens(45 x 10.83 SF2 garden plots) and a Play Areas (2750 sf2)

Plan reference:

Parking P1, Ground, Fifth & Sixth, Roof Plans

Staff Comments

Score  /3

## SOCIAL SUSTAINABILITY SECTION

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

### Inclusive Community

#### Performance Measure Description and Scoring

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

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

Details:

The Project supports Independent Senior Living Space through the inclusion in 4 Adaptable and a 2ccessible Units

Staff Comments

Score  /4

# Considered at the June 22, 2021 Council meeting

500

## SOCIAL SUSTAINABILITY SECTION

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

### Community Building

#### Performance Measure Description and Scoring

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

Examples:

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

Staff will advise on notification requirements and appropriate stakeholder consultation

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

Please identify stakeholders and explain their involvement:

A number of meetings were held with local Stream Keepers groups who have provided support for returning the riparian area to a natural state and to ensure long term environmental sustainability

Identify actions taken in response to stakeholder input:

Protected the riparian area for the last 6 years by putting up a fence

Regular treatment of invasive species for the last 6 years

Suggestions made by the stream keepers group:

-Use windows that minimizes bird collision

-Use a Green Roof

Plan references:

Elevations - Roof Plan

#### Staff Comments

Score 2 /4

EARLY STAGE



# Considered at the June 22, 2021 Council meeting

501

## 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:

Cepted principles have been followed through the design of Public, Semi-public and Private Spaces lighting and configuration. There is high visibility and access is well restricted. Residents of the upper floors can monitor the complete site and visually police the surroundings - The Access to the Building is secured and well identified

Plan references:

Floor Plans and Elevations

#### Staff Comments

Score  /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:

A comprehensive Manual will be provided to the Owners identifying the environmental components of the site and proper long-term maintenance requirements

#### Staff Comments

Score  /1

# Considered at the June 22, 2021 Council meeting

502

## SOCIAL SUSTAINABILITY SECTION

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

### Innovation

#### Performance Measure Description and Scoring

S13 Social sustainability aspects not captured above.

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

	Staff Comments
Urban Agriculture sensitize individual towards the environment	

## 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
None	

## 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)	24 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	24 / 38 = 63 % Total Social Points / Max / Percent

# Considered at the June 22, 2021 Council meeting

503

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

Project Address/Name:	File No:
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PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
<b>Total Pillar Points Available</b>	<b>23</b>	<b>16</b>	<b>57</b>	<b>38</b>
<b>Sum Of Items Not Applicable</b>	Cultural na 12	Economic na 0	Enviro na 0	Social na 0
<b>Maximum Achievable Score</b> (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable 11	Maximum Economic Achievable 16	Maximum Enviro Achievable 57	Maximum Social Achievable 38
<b>Minimum Score</b> (Sum of Applicable Baseline Items)	Minimum Cultural Score 5	Minimum Economic Score 7	Minimum Enviro Score 30	Minimum Social Score 7
<b>Missed Points</b> (Sum of Applicable Items Not Achieved)	Missed Cultural Points 4	Missed Economic Points 7	Missed EnviroPoints 14	Missed Social Points 14
<b>TOTAL PILLAR SCORE ACHIEVED</b> (Total Points Achieved out of Applicable Items)	<div>7 / 12</div> <div>Total Cultural # / Possible Cultural #</div> <div>58 %</div> <div>Total Cultural Percent</div>	<div>9 / 16</div> <div>Total Economic # / Possible Economic #</div> <div>56 %</div> <div>Total Economic Percent</div>	<div>43 / 57</div> <div>Total Enviro # / Possible Enviro #</div> <div>75 %</div> <div>Total Enviro Percent</div>	<div>24 / 38</div> <div>Total Social # / Possible Social #</div> <div>63 %</div> <div>Total Social Percent</div>
<b>OVERALL SUSTAINABILITY SCORE</b> (Sum of Four Pillars)	<div>83 / 123</div> <div>Overall # / Overall Possible #</div>			<div>67 %</div> <div>Overall Percent</div>
SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
<b>+ Priority Items (Score ≥3) Achieved and Confirmed Innovations</b>	+ Cultural	+ Economic More intensive use	+ Environmental Riparian dedication, LEED Gold	+ Social
<b>- Priority Items (Score ≥3) Missed and Confirmed Constraints</b>	- Cultural	- Economic	- Environmental	- Social Adaptable Units

## Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# Considered at the June 22, 2021 Council meeting

505

## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Considered at the June 22, 2021 Council meeting

506

## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

## Resources

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

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

### **BC Climate Exchange**

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

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

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

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

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

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

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

### **Canada Green Building Council**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **EnerGuide Rating System**

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

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

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

## Resources – continued

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### Examples of Good Public Art

[City of Port Moody Public Art](#)

### Fatal Light Awareness Program (FLAP)

[flap.org](#)

### Invasive Species Council of Metro Vancouver

[ismv.ca](#)

### International Dark Sky Association

[darksky.org](#)

### Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

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

[metrovancover.org/services](#)

### Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

### Naturescape BC

[naturescapebc.ca](#)

### Project for Public Spaces

[pps.org](#)

### Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

### Standards and Best Management Practices for Instream Works

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

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

[historicplaces.ca](#)

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

[stewardshipcentrebc.ca](#)

### Translink: Transit Oriented Communities

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

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

[vancouver.ca](#)