

# 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.

- 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 Kate O'Neill	Telephone 6043315285	Email koneill@pci-group.com
Registered Owner PCI Port Moody Development Corp.	Project Address 2933, 3001, 3005 Murray Street	
Proposed Use Mixed Use (Rental Residential and Mixed Employment)		

Total Floorspace **(FAR) 12,619** m<sup>2</sup>

## 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 proposal includes an artistic feature element that separates the three building masses and extends from the exterior corridors and stairs at the exterior resident courtyard to ground level at the Murray St. North facade. This feature element will consist of guardrails and feature stairs with perforated metal panels with a pattern to be developed in collaboration with an artist.

Public Art Consultant:

No public art consultant

Plan reference:

RZ-300, RZ-301, RZ-302 and 3D views

## Staff Comments

Good potential to qualify as public art, with a few key considerations. Main consideration would be that the design is bold enough to be easily identified. A call for public art should be considered to get a broad range of ideas for the space.

Bonus Score  /1

Score  /3

## 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 proposal includes an art feature that will be highly visible from the future transit plaza south of the proposed development as well as along Murray St. Further description provided in response to C1.

Plan reference:

RZ-300, RZ-301, RZ-302 and 3D views

## Staff Comments

Score  /2

## 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:

No existing heritage structure on the site.

Staff Comments

Plan reference:

N/A

Score N/A /4

## 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:

No heritage components

Staff Comments

Heritage Consultant:

N/A

Bonus Score  /2 Score N/A /2

## 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:

No heritage components

## Staff Comments

Plan reference:

N/A

Score N/A /3

## 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

95 meters<sup>2</sup> / 1,018 feet<sup>2</sup>

Description of space:

The proposal includes an artist studio space at the ground floor level. This space is accessible from the East side of the building, further encouraging activity and public engagement at the ground level. The artist studio is also located directly adjacent to the new riparian area, creating a connection with the natural environment.

## Staff Comments

Score 4 /4

**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 proposal intends to improve the streetscape with several upgrades to the Murray St frontage. The proposal intends to provide an extension of the activity of Brewery Row along Murray St. New paving, seating, bike racks, and visibility to the riparian area and daylit creek will be provided. Interpretive components will be integrated into the landscape design to provide the opportunity for public interaction and understanding of the new riparian area and daylit creek.

Plan reference:

RZ-016, Landscape plans, 3D views

**Staff Comments**Score 2 /2**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:

The project does not intend to be added to the City's Heritage Register.

**Staff Comments**Score N/A /3

Innovation

Performance Measure Description and Scoring

C9

Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

The proposal intends to support the Port Moody outdoors culture by providing bike and kayak storage and democratic resident access to view and daylight. By providing mass timber as the primary structural material, the project also intends to provide a sustainable development that enhances residents connection to the natural environment.	Staff Comments
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Constraints

Performance Measure Description and Scoring

C10

Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

N/A	Staff Comments
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Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	<div>23</div> <div>Total</div>
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>12</div> <div>n/a</div>
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	<div>11</div> <div>Maximum</div>
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>5</div> <div>Cultural Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>9</div> <div>Total Cultural Points</div>
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div><div>9</div><div>/</div><div>11</div><div>82</div><div>%</div></div> <div>Total Cultural PointsMaxPercent</div>

## 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): Light Industrial (M1)	<b>Staff Comments</b> This development, as proposed, would have a net loss in employment space.
Number of jobs on-site relating to this use in operation: 58 jobs	
<b>Proposed:</b>	
Use(s): Mixed Employment and Residential (CD) - Mixed Use	
Number of jobs estimate: TBC	
Assumptions:	

Score 0 /3

## 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 project intends to intensify the public realm along Murray St by providing active program at the ground level. A highly transparent ground level will reveal the activity of the Mixed Employment space. The activity also intends to extend to the exterior along Murray St and the Metro Vancouver maintenance corridor with temporary furnishings. The project intends to provide a significant addition to the public realm of Murray Street.	<b>Staff Comments</b>
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Score 1 /1



**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:	Light Industrial (M1)	
FSR:	0.70	
<b>Proposed:</b>		
Building type:	Mixed Use (Mixed Employment, Rental Residential)	
FSR:	3.01	

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 type="radio"/> Yes <input checked="" type="radio"/> No	<b>Staff Comments</b>
If Yes, explain:	

Score  /2

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

## Performance Measure Description and Scoring

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

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

<p><b>Relationship results in (check all that apply):</b></p> <p><input type="checkbox"/> Reduced energy consumption</p> <p><input type="checkbox"/> Reduced water consumption</p> <p><input type="checkbox"/> Reduced materials use</p> <p><input type="checkbox"/> Waste reduction</p> <p>Other efficiency:</p> <p>Description:</p> <p>Although the proposal does not intend to connect to neighbouring buildings, the proposal intends to demonstrate leadership in reduced energy (both embodied and operational) as well as water use.</p>	<p><b>Staff Comments</b></p>
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Score  /4

## Land Use

## Performance Measure Description and Scoring

EC6 Project redevelops and rehabilitates a *brownfield* site.

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

<p>Describe:</p> <p>Contamination identified on the property will be removed in conjunction with the bulk excavation for the parkade. The remediation will be conducted and documented in accordance with the Ministry of Environment standards so that a Certificate of Compliance may be issued for the redevelopment indicating that remediation has been completed.</p>	<p><b>Staff Comments</b></p>
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Score  /3

## ECONOMIC SUSTAINABILITY SECTION

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

### Innovation

#### Performance Measure Description and Scoring

EC7 Economic sustainability aspects not captured above.

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

The proposal intends to support the future of Murray Street in creating a 'destination street' in Port Moody. With the active mixed employment space at the ground floor, and new rental residential homes above, the proposal will be a positive addition to the neighbourhood.

#### Staff Comments

## ECONOMIC SUSTAINABILITY SECTION

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

### Constraints

#### Performance Measure Description and Scoring

EC8 Unique site aspects that limit economic sustainability achievement.

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

Because the project intends to contribute a new daylight section of creek with adjacent riparian area and relocate a section of Metro Vancouver sewer pipe, the proposed building will have a limited lot coverage of 44.92%.

#### Staff Comments

## Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	16 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	16 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	7 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	7 / 16 = 44 % Total Economic Points Max Percent

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

<p><b>Type of ESA:</b></p> <p><input type="radio"/> High ESA</p> <p><input type="radio"/> Medium ESA</p> <p><input type="radio"/> Low ESA</p> <p><input checked="" type="radio"/> 30m Stream Buffer (High Value)</p> <p><input type="radio"/> Special Feature (High Value)</p>	<p><b>Staff Comments</b></p>
<p>Features/Species of Value:</p> <p>The proposal intends to daylight a section of Dallas Creek. The channel shall be 4m wide, with 13m riparian setbacks on either side (determined as an average across the length of the riparian area). Daylighting of the creek to extend riparian habitat into the site, with associated environmentally protected area, and connection of urban forestry canopy between existing trees on street frontage to those buffering the Translink rail corridor.</p>	
<p><b>Means of Protection:</b></p> <p><input type="radio"/> Covenant</p> <p><input type="radio"/> Dedication</p> <p><input type="radio"/> Monitoring</p>	
<p><input checked="" type="radio"/> Other: Statutory right of way for access</p>	
<p>Means of Improvement of ESA:</p>	

Score 4 /4

BASELINE + EARLY STAGE

## 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 project intends to support habitat for a diversity of native birds by creating an area of daylight creek with adjacent riparian area including habitat plantings. At rooftops, the project also intends to incorporate bird-friendly planting species.

#### 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:

Fully shielded, use specific, low blue light, low intensity lighting can be provided, with reliance of adjacent building process lighting for adjacent public areas.

#### Staff Comments

Score  /3

BASELINE

BASELINE

## 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 checked="" type="checkbox"/> End-of-Trip Bicycle Facilities: Wash station</p> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces<sup>1</sup></p> <p>Plan references: RZ-100, RZ-101, RZ-102, RZ-103</p>	<p><b>Staff Comments</b></p>
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Score 3 /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><b>Check all that apply:</b></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: RZ-106, Landscape plans</p> <p>Other plan references:</p>	<p><b>Staff Comments</b></p>
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Score 3 /3

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

## 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="38"/> m <sup>2</sup> Garbage: <input type="text" value="13"/> m <sup>2</sup> Green Waste: <input type="text" value="7"/> m <sup>2</sup>	<b>Staff Comments</b>  Larger than most buildings but does not meet Metro Vancouver's specifications.
<b>Total commercial recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text" value="30.5"/> m <sup>2</sup> Garbage: <input type="text" value="13.5"/> m <sup>2</sup> Green Waste: <input type="text" value="3.5"/> m <sup>2</sup>	
Details regarding design for safety, security, and accessibility: Accessible path to both commercial and residential waste room is provided. See attached Waste Management "Proposed Waste Management Strategy" for further information.	

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="8"/> ) <input checked="" type="checkbox"/> Replacement tree ratio ( <input type="text" value="5:1"/> : 1) <span style="color: red;">5:1 with creek creation, plus trees at rooftop levels</span> • Native tree species planted on site (# <input type="text"/> ) • Native tree species planted off site (# <input type="text"/> ) <input checked="" type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text" value="35"/> %)	<b>Staff Comments</b>
Arborist report: See attached report from Diamond Head.	

Score  /3

BASELINE + EARLY STAGE

BASELINE

**Site | Sustainable Landscaping – Habitat**

**Performance Measure Description and Scoring**

EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).  
Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).

See *City of Port Moody Naturescape Policy 13-6410-03*.

See also [Invasive Plant Council of BC](#)

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

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m <sup>2</sup>	
<input type="checkbox"/> Removal of <i>invasive plant species</i> Names:	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping <input checked="" type="checkbox"/> Watercourse daylighting <input type="checkbox"/> Riparian area restoration	
<input checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Native landscape typology to be provided alongside creek daylighting initiative.	

Score  /4



**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 checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<b>Staff Comments</b>
<b>Means of achieving (check all that apply):</b> <input checked="" type="checkbox"/> Absorbent landscape <input 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 checked="" type="checkbox"/> Daylighted streams <input checked="" type="checkbox"/> Constructed wetlands	
<input type="checkbox"/> Other:	
References to plans and documents: <b>See landscape plans</b>	

Score  /3

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

### Site | Sustainable Landscaping – Water Conservation

#### Performance Measure Description and Scoring

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:

- ☒ Drought-tolerant landscaping (*xeriscaping*) with native species
- ☒ Low-maintenance lawn alternatives
- ☒ Non-water dependent materials/features for ground cover treatment
- ☒ Irrigation system with central control and rain sensors
- ☒ Captured rainwater irrigation system, e.g. using cisterns/rain barrels

☐ Other:

Plan reference:

See landscape plans

##### Staff Comments

Score  /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:

Salmon

Means of supporting:

The project intends to daylight a section of Dallas Creek, and support this salmon-bearing creek. The project will pursue Salmon-safe Certification.

Environmental assessment or site plan reference:

See Keystone's site profile, landscape plans

##### Staff Comments

Score  /2

BASILINE

EARLY STAGE

## 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

☐ Built Green Level:

- Bronze (2 points)
- Silver (5 points)
- Gold (8 points)
- Platinum (10 points)

☐ LEED Level:

- Certified (2 points)
- Silver (5 points)
- Gold (8 points)
- Platinum (10 points)

☐ Canadian Passive House Institute (10 points)

☐ Living Future Institute

- Living Building Certification (10 points)
- Petal Certification (10 points)
- Net Zero Energy Certification (10 points)

☒ Other: BC Step Code 3, with low carbon system

#### Staff Comments

Step 3 is minimum bylaw requirement.

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:

The HVAC system will consist of Heat Recovery Air Source VRF for cooling and heating - one of the most efficient systems, because it uses BC's low carbon electricity with no reliance on natural gas. Each residential suite will be equipped with Energy Recovery Ventilators to satisfy the ventilation requirements for residential suites. For DHW Condensing gas-fired boilers with low flow plumbing fixtures will be used to reduce energy consumption pertaining to domestic hot water by at least 20%.

Specify % of energy generated: 70% (approx.)

#### Staff Comments

Score  /4

## 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

☒ Yes ☐ No

Key *passive design* building elements:

The project provides solar shading to the East and West facades through the use of outboard balconies.

The project is designed to optimize natural ventilation, with thru units at the East and West 'wings' of the residential levels of the building.

The project provides a window to wall ratio of 50%, optimizing placement of windows to maximize views at the public sides of the homes.

#### Staff Comments

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

Details:

To be considered during the next more detailed stage of project work.

#### Staff Comments

Score  /2

**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>Urban agriculture for residents will be integrated into the design of the rooftop outdoor amenity area.</p>	<p><b>Staff Comments</b></p>
<p>Landscape Plan Reference: <b>Landscape roof plans</b></p>	

Score 2 /2

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

**Building Energy Performance**

**Performance Measure Description and Scoring**

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

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

<p><b>BC Energy Step Code:</b></p> <p><input type="radio"/> Tier 1 (1 point)</p> <p><input type="radio"/> Tier 2 (2 points)</p> <p><input checked="" type="radio"/> Tier 3 (3 points) <span style="border: 1px solid red; padding: 2px;">with low carbon system</span></p> <p><input type="radio"/> Tier 4 (4 points)</p> <p><i>Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.</i></p>	<p><b>Staff Comments</b></p>
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Score 3 /4

**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 project incorporates landscaped roofs at both the resident courtyard level as well as the building rooftop level.  
Food / native habitat species to be incorporated in daylighted creek corridor design.

**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:

The project team includes several key consultants who will ensure the design and implementation of environmental sustainability measures.  
Mantle Development is on board as a sustainability consultant (specifically related to embodied carbon), Integral Group is the mechanical consultant (who will be working on an energy model), and Entuitive is the envelope consultant for the project.  
Keystone is the environmental consultant on board (who will be working on the brownsite rehabilitation and riparian area / daylit creek).

**Staff Comments**

Bonus Score  /2

**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**

The project intends to be a leader in terms of embodied carbon. The team has conducted a preliminary LCA assessment, which is included in this Rezoning and OCP Amendment application. The preliminary LCA indicates a 20% reduction in embodied carbon, with the selection of mass timber vs concrete as the primary structure for levels 3 - 12.	<b>Staff Comments</b>
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**ENVIRONMENTAL SUSTAINABILITY SECTION** *How well does the project minimize the demands on the environment?*

**Constraints**  
**Performance Measure Description and Scoring**

EN21 Unique site aspects that limit environmental sustainability achievement.

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

	<b>Staff Comments</b>
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**Environmental Sustainability Score Summary**

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	<div>57</div> <div>Total</div>
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>0</div> <div>n/a</div>
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	<div>57</div> <div>Maximum</div>
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>30</div> <div>Enviro Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>45</div> <div>Total Environmental Points</div>
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>45</div> / <div>57</div> = <div>79</div> % <div>Total Environmental Points</div> <div>Max</div> <div>Percent</div>

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

<div>Residential</div> <div>% of <i>Adaptable Units</i>: 40</div>	<div>Staff Comments</div> <div>Note: While the Sustainability Report Card asks for 40% adaptable homes, the Zoning Bylaw requires 50% of single storey homes to be adaptable.</div>
<div>Details:</div> <div>The project intends to provide 40% adaptable homes.</div>	
<div>Number of <i>Accessible Units</i>: 2 units</div>	
<div>Details:</div> <div>At the 2nd floor, there are 2 units that are slightly larger than standard units, and will be designed and provided as accessible units.</div>	
<div>Residential Site/Common Areas and Commercial/Industrial/Institutional Uses:</div> <div>Interior Amenity spaces and Mixed Employment space</div>	
<div>Details:</div> <div>Site and building circulation will all be accessible, and bathrooms in public space (ie interior amenity spaces for residents) will all be accessible.</div>	

Score 5 /6



**Complete Community Design****Performance Measure Description and Scoring**

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

**AND/OR**

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

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

Details:

The submission includes a shadow analysis that indicates there will be minimal impact to adjacent buildings.

**Staff Comments**

Plan/document references:

RZ-030

Score  /1

**Diversity of Use****Performance Measure Description and Scoring**

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

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

Existing use(s):

Light Industrial

**Staff Comments**

Net loss in light industrial uses.

Proposed uses:

**% Total Floorspace/Site Area**

Residential

FAR AREA

Commercial

FAR AREA

Industrial

Institutional

Park (Note Type)

Gathering Space

Score  /3

## Housing Diversity

## Performance Measure Description and Scoring

S4 Development includes a mix of housing types.

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

	Number of Units	Staff Comments
Live-work units	<input type="text"/>	
Ground-oriented units	<input type="text"/>	
Apartment units	207	

Score  /3

## Housing Diversity

## Performance Measure Description and Scoring

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

## Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

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

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<div>156</div>	<div>75.4</div>	Does not meet the indicated targets.
2-bedroom	<div>48</div>	<div>23.2</div> (1 pt)	
3+ -bedroom	<div>3</div>	<div>1.4</div> (2 pts)	
Flexible design features: All units are designed with bedroom spaces, rather than dens, all of which have windows. This allows for 2 bedroom homes to act either as 2 bedrooms, or as 1 bedroom + office.			

Score  /3

**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>Affordable market rental and market rental</b>	<b>Staff Comments</b>
Description: <b>10% of rental units will be affordable housing</b>	
% of total housing units: <input type="text" value="10"/> %	
Plan reference:	

Score  /4

**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>The daylighting of Dallas Creek, with adjacent riparian area, will provide an environmental and educational benefit to the community.</b>	<b>Staff Comments</b>
Plan reference: <b>Site plan, ground floor plan and landscape plan</b>	

Score  /5

**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:

The proposal includes two accessible green roofs for residents. The courtyard level green roof includes a children's play area, social gathering places with seating, and adjacent indoor amenity space. The 12th floor rooftop level includes urban agriculture plots for residents, as well as outdoor social gather space and indoor amenity space. The proposal also includes a fitness space for residents at the 2nd floor level, as well as bike and kayak storage at the parking levels.

Plan reference:

RZ-103, RZ-104, RZ-105, RZ-108

**Staff Comments**

Score 3 /3

**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 proposal includes 40% adaptable units, which provide flexible homes for all ages.

**Staff Comments**

Score 1 /4

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:	Staff Comments
Identify actions taken in response to stakeholder input:	
Plan references:	

Score

0

/4

EARLY STAGE

**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:

The proposal incorporates the CPTED concepts of social cohesion, community culture, connectivity and threshold capacity. By creating a shared courtyard space at the 3rd level, as well as exterior corridors facing this courtyard, a sense of connectivity and community is developed. Casual social collisions are more likely to occur with the integration of these features, ensuring a greater sense of social cohesion. The proposal intends to fit within the neighbourhood, provided necessary rental homes and mixed employment space, to ensure land use and demographic diversity.

Plan references:

Ground floor and site plans, 3rd floor plan, building sections

**Staff Comments**

Score  /1

**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:

To provide awareness of the new daylight creek and riparian area, interpretive elements will be included throughout the site design. A key sustainable feature of the proposal is the use of mass timber as a primary structural material. The proposal intends to expose as much mass timber as possible, creating awareness of the use of this sustainable material.

**Staff Comments**

Score  /1

Innovation

Performance Measure Description and Scoring

S13

Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<div>The proposal supports and provides multiple social sustainability aspects. The proximity to nature and public transportation will encourage alternative transportation methods and support active lifestyles. The use of mass timber will further enhance this connection to the natural environment, and support the health of residents, users, and the environment.</div>	<div>Staff Comments</div>
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Constraints

Performance Measure Description and Scoring

S14

Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	<div>Staff Comments</div>
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Social Sustainability Score Summary

	<div>Score</div>
<div>Total Social Pillar Points (Total Points Available – Not Including Bonus Points)</div>	<div>38</div> <div>Total</div>
<div>Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)</div>	<div>0</div> <div>n/a</div>
<div>Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)</div>	<div>38</div> <div>Maximum</div>
<div>Social Pillar Minimum Score (Sum of Applicable Baseline Items)</div>	<div>7</div> <div>Social Baseline</div>
<div>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</div>	<div>21</div> <div>Total Social Points</div>
<div>Social Pillar Score (Total Points Achieved/Maximum Achievable Score)</div>	<div>21 / 38 = 55 %</div> <div>Total Social PointsMaxPercent</div>

# Project Report Card Summary

## FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER

Project Address/Name:

File No:

### PROJECT SCORE SUMMARY

#### Cultural

#### Economic

#### Environmental

#### Social

**Total Pillar Points Available**

**23**

**16**

**57**

**38**

**Sum Of Items Not Applicable**

Cultural na  
12

Economic na  
0

Enviro na  
0

Social na  
0

**Maximum Achievable Score**

(Total Pillar Points – Sum of Items N/A)

Maximum Cultural Achievable  
11

Maximum Economic Achievable  
16

Maximum Enviro Achievable  
57

Maximum Social Achievable  
38

**Minimum Score**

(Sum of Applicable Baseline Items)

Minimum Cultural Score  
5

Minimum Economic Score  
7

Minimum Enviro Score  
30

Minimum Social Score  
7

**Missed Points**

(Sum of Applicable Items Not Achieved)

Missed Cultural Points  
2

Missed Economic Points  
9

Missed Enviro Points  
12

Missed Social Points  
17

**TOTAL PILLAR SCORE ACHIEVED**

(Total Points Achieved out of Applicable Items)

9 / 11  
Total Cultural # Possible Cultural #  
82 %  
Total Cultural Percent

7 / 16  
Total Economic # Possible Economic #  
44 %  
Total Economic Percent

45 / 57  
Total Enviro # Possible Enviro #  
79 %  
Total Enviro Percent

21 / 38  
Total Social # Possible Social #  
55 %  
Total Social Percent

**OVERALL SUSTAINABILITY SCORE**

(Sum of Four Pillars)

82 / 122  
Overall # Overall Possible #

67 %  
Overall Percent

### SUSTAINABILITY HIGHLIGHTS

#### Cultural

#### Economic

#### Environmental

#### Social

**+** Priority Items (Score ≥3) Achieved and Confirmed Innovations

+ Cultural  
Includes Artist Studio Space

+ Economic  
Rehabilitates brownfield site

+ Environmental  
Daylighting of creek, replanting

+ Social  
Amenities

**–** Priority Items (Score ≥3) Missed and Confirmed Constraints

– Cultural  
Loss of light industrial space

– Economic  
Loss of light industrial space

– Environmental  
Green building rating

– Social  
Housing diversity



## 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](#).

## 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.

## 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/lightsoout/guidelines](http://toronto.ca/lightsoout/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

[iscmv.ca](#)

### International Dark Sky Association

[darksky.org](#)

### Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

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

[metrovancover.org/services](#)

### Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

### Naturescape BC

[naturescapebc.ca](#)

### Project for *Public Spaces*

[pps.org](#)

### Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

### Standards and Best Management Practices for Instream Works

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

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

[historicplaces.ca](#)

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

[stewardshipcentrebc.ca](#)

### Translink: Transit Oriented Communities

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

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

[vancouver.ca](#)