

Multi-Family Sustainability Report Card

Purpose

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

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

Process

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

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

Instructions

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

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

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

Scoring

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

Monitoring

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

Public Information

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

Property and Applicant Information

Applicant Bill Laidler	Telephone 778.886.3300	Email bill@thelaidlergroup.ca
Registered Owner Dulex Laidler Sitka House Ltd	Project Address 148 and 154 James Road, Port Moody, BC, V3H2S4	
Proposed Use Sitka House a 6-storey residential building with 88 units including 15% Non Market Rentals		

Total Floorspace **5,226** m²

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 Registered Owner has committed a \$55,000 contribution to the public art fund.

Staff Comments

Public Art Consultant:

Plan reference:

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:

Rainwater barrels collection on roof to water roof landscape.
No Roof Drains with no water going directly into storm - None.
Roof is sloped to hidden perimeter gutters with increased down pipes with screens at ground floor to remove debris from storm water. Some downpipes will be diverted to splash pads then into landscape, then filtered threw landscape to area drains then into storm. Roof, hidden gutters and parkade tank on P2 will act as storm detention. Gutter drain gaskets, down pipe straining clean outs and landscape assembly will act like storm filters.

Plan reference:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: N / A	Staff Comments
Plan reference:	

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title: N / A Does not apply as current site is has two single family dwellings with no heritage value.	Staff Comments
Heritage Consultant:	

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: N / A	Staff Comments
Plan reference:	

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

<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">515</div> <div style="margin-right: 5px;">meters²/</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">5546</div> <div>feet²</div> </div>	Staff Comments
Description of space: Sitka will provide four interior Amenity rooms and one exterior roof top Amenity Roof top amenity focuses on community connection with seating areas and expressions such as painting, writing, workshops and gardening with urban agriculture Four separate indoor amenities with unique programming defined, including rooms for meetings, library, study, work stations, games, fitness, yoga, exercise, washroom and a flex room with kitchen. Ground floor bike maintenance and with shower for pet wash - bike wash and boot wash.	

Score 2 /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

<p>Details:</p> <p>Sitka will provide 1.8m asphalt path, 11.0m road, 1.8m boulevard and 1.8m sidewalk to add to the street scape creative elements.</p> <p>New road resurfacing, boulevard trees, landscape walls and lighting will enhance the Sitka's beautification.</p> <p>The upgrades will include bike racks, planters and patio pavers.</p> <p>New multi-use asphalt pathway connecting to St Johns and a new traffic signal (estimated \$500,000 investment by developer) and undergrounding BC Hydro will create lasting elements for Port Moody.</p>	Staff Comments
<p>Plan reference:</p> <p>A-1.010 Site Plan, Landscape, current photos</p>	

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

<p> <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A </p>	Staff Comments
<p>Details:</p> <p>N/A</p>	

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

Amenities will provide for cultural social inclusion as well as cultural economic growth in the work and study stations. Providing E Bikes and scooter stalls creates both innovative cultural design and cultural heritage. Providing 50% of units to be adaptable and 15% of the units below market rental reduces cultural poverty. Close proximity to sky-train stations, shopping, daycare, schools and parks provides cultural economic growth. The wide variety of unit sizes will allow for any culture to be a resident regardless of their beliefs or economic situation at Sitka

Staff Comments

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

The use of cement hardi panels and stone works will limit cultural sustainability as these products last longer. The small site reduced the parking stalls thus limiting the culture sustainability towards residents with no vehicles and a planet with scarce natural resources. The small site ground floor aspect limited cultural sustainability for benches, plants and social interaction, so use of the roof top amenity was required as direct result of limited land use.

Staff Comments

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>8</div> <div>Total Cultural Points</div>
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>8 / 11 = 73 %</div> <div>Total Cultural Points Max Percent</div>

Land Use/Employment

Performance Measure Description and Scoring

EC1

Supports walking to shops and services by improving the circulation and connectivity of the site to the retail shops and services of the relevant neighbourhood centre.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Use(s): Two Single Family Dwellings	
Number of jobs on-site relating to this use in operation: 0	
Proposed:	
Use(s): Multi-family building with 50% adaptable and 15% below market rental.	
Number of jobs estimate: 117 bed will increase commercial and require over 100 trade	
Assumptions: The assumption is that there should be at least 10% increase in jobs out of the 88 units or 9 new jobs	

Score /3

Land Use

Performance Measure Description and Scoring

EC2

Provides more intensive use of land to the allowable housing density that supports local businesses.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location: Located within 500m of both Port Moody Skytrain Stations. The smart suites alternative living options for local employers including nearby Eagle Ridge Hospital, Innovative Fitness and Tru Earth.	Staff Comments

Score /1

ECONOMIC SUSTAINABILITY SECTION*How will the project contribute to a stronger local economy?***Land Use/Employment****Performance Measure Description and Scoring**

EC3 Results in net increase in the City's property tax base.

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Existing:	Staff Comments
Building type: 2 Single Family Dwellings	
FSR: less than 0.5	
Proposed:	
Building type: Multi-Family Building	
FSR: 3.13 FSR	

Score 3 /3**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use****Performance Measure Description and Scoring**EC4 Project redevelops and rehabilitates a *brownfield* site.**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Describe: Environmental reports do not indicate concerns. Existing buildings in need to replacement.	Staff Comments
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Score N/A /3

ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

Innovation

Performance Measure Description and Scoring

EC5 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

-Creates more intensive use of land that supports local businesses (more residents), infrastructure.
-Project will result in an increase to the City's property tax base.
-Supports walking to shops, services and transit and in turn strengthens the existing neighbourhood centre.

Staff Comments

ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

Constraints

Performance Measure Description and Scoring

EC6 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

The small site limited the economic sustainability with only 88 units. More units create more jobs for increased kitchens and washrooms while increase the bedroom count that increase the local commercial development.

Staff Comments

Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	<div>10</div> <div>Total</div>
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>3</div> <div>n/a</div>
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	<div>7</div> <div>Maximum</div>
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>7</div> <div>Economic Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>5</div> <div>Total Economic Points</div>
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>5</div> <div>Total Economic Points</div> / <div>7</div> <div>Max</div> = <div>71</div> <div>Percent</div> %

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>Type of ESA:</p> <p><input type="radio"/> High ESA</p> <p><input type="radio"/> Medium ESA</p> <p><input type="radio"/> Low ESA</p> <p><input type="radio"/> 30m Stream Buffer (High Value)</p> <p><input type="radio"/> Special Feature (High Value)</p>	<p>Staff Comments</p>
<p>Features/Species of Value:</p> <p>N / A</p> <p>Does not apply as site is not located in an Environmentally Sensitive Area (Map 13)</p>	
<p>Means of Protection:</p> <p><input type="radio"/> Covenant</p> <p><input type="radio"/> Dedication</p> <p><input type="radio"/> Monitoring</p>	
<p><input type="radio"/> Other:</p>	
<p>Means of Improvement of ESA:</p>	

Score

N/A

 /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: -Planting design includes vegetation around the site to encourage bird habitat. Plantings are integrated in layers to allow for nesting and shelter. Shrub and tree species have been selected to provide food source. -Tree protection to ensure retention of large trees on the adjacent property to the north. Creates bird friendly environment. Bird collision mitigation: Most birds will avoid patterns on glass with vertical stripes or horizontal stripes spaced 2 inches or less apart. Balcony glazing will include horizontal slats. Windows with screens and blinds should be safe for birds. Plan ref :A-4.0 Elevations, Landscape	Staff Comments
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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: Lighting components around the building will be on wall scones with downward shield using Dark Sky standards. Common areas will have minimum lights with motion activation for full lights. Blue light emissions will be reduced from not using incandescent and fluorescent, and using proper LED light bulbs. Landscape lights placement will be coordinate with electrical consultant to reduce lights into locations that only require for life, safety and minimum aesthetic reasons.	Staff Comments
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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

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> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Short-Term Bicycle parking <input checked="" type="checkbox"/> Long-Term Bicycle parking 	Staff Comments
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> End-of-Trip Bicycle Facilities: Bike Wash/Maintenance Tools 	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Bike share and assigned parking <input checked="" type="checkbox"/> Co-op vehicle and assigned parking space provision <input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces¹ 	
<p>Plan references: A-2.002 Parking P2, A-2.010 1st Floor</p>	

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>Check all that apply:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations <input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails <input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths <input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow <input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings <input checked="" type="checkbox"/> Pedestrian scale lighting <input checked="" type="checkbox"/> Pedestrian/bike-only zones 	Staff Comments
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Other: 9 E Bikes supplied by owner, 38 E bike/3 scooter stalls 	
<p>Site circulation plan: A-1.010 Site Plan, A-0.040 Site Location</p>	
<p>Other plan references:</p>	

Score 3 /3

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

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

Building | Waste Storage Space

Performance Measure Description and Scoring

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

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Total residential recycling, garbage, and green waste space proposed: Recycling: <input type="text" value="11.80"/> m ² Garbage: <input type="text" value="11.80"/> m ² Green Waste: <input type="text" value="11.80"/> m ² <div style="text-align: center;">WASTE / RECYCLING 381.05 sq ft</div>	Staff Comments Does not meet Metro Vancouver's Technical Specifications
Total commercial recycling, garbage, and green waste space proposed: Recycling: <input type="text" value="0"/> m ² Garbage: <input type="text" value="0"/> m ² Green Waste: <input type="text" value="0"/> m ²	
Details regarding design for safety, security, and accessibility: Exterior doors with full door astragal, non clutch handles, grade 1 or 2 hardware. Interior common doors with knob guards. Security Parkade gate with plexi, 90 degree angle iron. Building with video cameras. Fob System. Safety Consultant Report	

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

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

Score /3

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

<p>Check all that apply:</p> <div><input type="checkbox"/> Salvage replanting</div> <div><input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m²</div> <div><input checked="" type="checkbox"/> Removal of <i>invasive plant species</i> Names: Two level parkade excavation will effectively ensure the removal of any invasive species. The project will incorporate native and adaptive species to provide habitat in form of groundcover, shrubs, trees.</div> <div><input checked="" type="checkbox"/> Native/"naturescape" landscaping</div> <div><input type="checkbox"/> Watercourse daylighting</div> <div><input type="checkbox"/> Riparian area restoration</div> <div><input type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss:</div>	<p>Staff Comments</p>
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Score /4

BASELINE

Site | Sustainable Landscaping – Stormwater

Performance Measure Description and Scoring

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

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

(3 points if all three targets are achieved)

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached:	1	2	3	Staff Comments Rainwater barrels collection on roof to water roof landscape. No Roof Drains with no water going directly into storm - None. Roof is sloped to hidden perimeter gutters with increased down pipes with screens at ground floor to remove debris from storm water. Some downpipes will be diverted to splash pads then into landscape, then filtered threw landscape to area drains then into storm. Roof, hidden gutters and parkade tank on P2 will act as storm detention. Gutter drain gaskets, down pipe straining clean outs and landscape assembly will act like storm filters. Does not indicate if targets are met
Means of achieving (check all that apply):				
<input checked="" type="checkbox"/> Absorbent landscape <input checked="" type="checkbox"/> Roof downspout disconnection <input type="checkbox"/> Infiltration swales and/or trenches <input checked="" type="checkbox"/> Sub-surface chambers/detention tanks <input type="checkbox"/> Rain gardens with native plantings <input checked="" type="checkbox"/> Rainwater harvesting <input type="checkbox"/> Tree well structures <input type="checkbox"/> Green roof/wall <input checked="" type="checkbox"/> Water quality structures <input type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands				
<input checked="" type="checkbox"/> Other: See staff comments				
References to plans and documents:				

Score **1** /3

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

Site | Sustainable Landscaping – Water Conservation

Performance Measure Description and Scoring

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:

L1 Ground Level Landscape Plan; L2 Ground Level Shrub Plan

Staff Comments

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:

Means of supporting:

Environmental assessment or site plan reference:

Staff Comments

Score 0 /2

BASELINE

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:

Staff Comments

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 sustainability target of the project is to meet Step Code Level 2 for Part 3 Buildings as per Part 10 of BC Building Code 2018.
- Project will have heat recovery ventilation

Specify % of energy generated:

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:

- Window-to-wall ratio is below 40% with double-sealed glass system with Low E glazing.
- HRV system an natural ventilation(operable windows)
- Site constraints North - South building orientation
- Extensive balconies and roof overhangs provide shade on East and West facades. Overhangs
- Energy Modelling to achieve desired energy targets.
- Air tight and sealed building design.

Staff Comments

Continues....

-High performance envelope thermal performance for exterior walls and roofs

Score 3 /3

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

Smart Technology

Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Led lighting,
HRV,
Energy Star Appliances,
Programmable Thermostats for common areas

Staff Comments

Score 2 /2

EARLY STAGE

EARLY STAGE

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> <ul style="list-style-type: none"> - Common areas - urban plots and infrastructure for gardening: including , on-site composing, hose connection... - Private areas - apartment has a large private balcony or patio that could accommodate gardening pots with vegetables. 	<p>Staff Comments</p>
<p>Landscape Plan Reference: L-3 Roof Landscape Plan</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>BC Energy Step Code:</p> <p><input checked="" type="radio"/> Tier 1 (1 point)</p> <p><input 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>	<p>Staff Comments</p> <p>TO BE CONFIRMED</p>
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Score 1 /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:	Staff Comments
<ul style="list-style-type: none">-Partially landscaped decks - planters-Water harvesting - rain barrels-Outdoor amenity area - light colour concrete pavers to minimize heat-island effect (reduced asphalt membrane) <p>REF: A-2.060</p>	

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:	Staff Comments
<p>Energy efficiency consultant will oversee the project.</p>	

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

TO BE CONFIRMED

Staff Comments

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

Constraints
Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

TO BE CONFIRMED

Staff Comments

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>4</div> <div>n/a</div>
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	<div>53</div> <div>Maximum</div>
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>26</div> <div>Enviro Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>27</div> <div>Total Environmental Points</div>
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div><div>27</div><div>Total Environmental Points</div></div> / <div><div>53</div><div>Max</div></div> = <div><div>51</div><div>Percent</div></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

Residential % of Adaptable Units: <input type="text" value="50"/>	Staff Comments
Details: Project provides 44 adaptable units (50%) including optional upgrade to adjustable counters, roll in showers, lower light switches and ramp to patio.	
Number of Accessible Units: <input type="text"/>	
Details:	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses: Adaptable design per BCBC 2018	
Details: - All Common areas - adaptable and accessible design - Parking disability stalls - 3 - Amenity with Universal Washroom - Accessible entry ramp - HandyDart street loading Zone w/ let-down	

Score /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: Project design minimizes privacy impacts to adjacent: -amenity located centrally on the roof away from the edges -Minimized number and reduced size of balconies to the south and north, where the proximity to existing residential is closer. -All balconies have horizontal screens to reduce overlooking -Parking ramp access has full height screens with horizontal bars between columns to minimize visual impact to adjacent. Project design minimizes shadow impacts to adjacent: -6th storey floor plate is set back on the north and south side of the building to reduce massing and shadowing creating transition to lower density -All balconies are reduced at 6th floor	Staff Comments
Plan/document references: A-4.000 Elevations	

Score /1**Housing Diversity****Performance Measure Description and Scoring**

S3 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" value="0"/>	
Ground-oriented units	<input type="text" value="14"/>	
Apartment units	<input type="text" value="88"/>	

Score /3

Housing Diversity**Performance Measure Description and Scoring**

- S4 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	64	72%	
2-bedroom	19	22% (1 pt)	
3+ -bedroom	5	6% (2 pts)	
Flexible design features: The project offers wide range of unit sizes and types. In order to ensure affordability the units have to be very efficient and not to exceed certain sizes. 66 units are design as smart suite dwellings (under 400sf) with space enhancing convertible furniture. A-3.001 to A-3.004 Unit plans			

Score 0 /3

Housing Affordability**Performance Measure Description and Scoring**

- S5 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: affordable ownership or below market rental	Staff Comments
Description: 15% of the units are agreed to be affordable through housing agreement.	
% of total housing units: 15 %	
Plan reference:	

Score 3 /4

Amenities

Performance Measure Description and Scoring

S6

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

<div>Details:</div> <div>2,939 sf rooftop amenity for resident connections and open space and 4 indoor amenities programmed for different resident uses.</div> <div>All usual fees accepted including DCC and CAC</div> <div>\$500,000 multi-use pathway and traffic light upgrades</div>	<div>Staff Comments</div>
<div>Plan reference:</div> <div>A-2.010 to A-2.060</div>	

Score 5 /5

EARLY STAGE

Amenities

Performance Measure Description and Scoring

S7 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:

2,939 sf rooftop amenity for resident connections and open space and 4 indoor amenities programmed for different resident uses.

Plan reference:

A-2.010 1st Floor Plan to A-2.060 Plans, Landscape Plans

Staff Comments

Score 2 /3

Inclusive Community

Performance Measure Description and Scoring

S8 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 provision of adaptable and universal wheelchair units supports aging-in-place for range of residents in different age groups. The features could enable independent living for persons with disabilities or seniors.

The smart suites will be affordable to working professionals and students. These opportunities have been especially desirable for families looking for their children to have home ownership in our community.

Staff Comments

Score 2 /4

Community Building

Performance Measure Description and Scoring

- S9 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

<p>Please identify stakeholders and explain their involvement:</p> <p>A Community Information meeting was held on March 11, 2021 and information available to the public between March 1st and March 12th. There were over 360 respondents with a significant amount of support for this project. As an example Jenny, a care aid at Eagleridge Hospital commented:</p> <p>I've lived in a small studio apartment off St Johns Street for the last five years. It's important to me that I live close to work, I don't own a car and walk everywhere I go. But I've found it next to impossible to afford a home in Port Moody. Sitka House will be an opportunity.</p>	<p>Staff Comments</p>
<p>Identify actions taken in response to stakeholder input:</p> <p>Community feedback suggested that more open space would be beneficial. Previous plans did not include a roof top amenity due to the significant costs.</p> <p>Sitka House has added the 3,000 sf amenity open to all residents. This will provide an opportunity for social connections between the residents while enjoying the open air.</p>	
<p>Plan references:</p>	

Score 4 /4

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Safety****Performance Measure Description and Scoring**

S10 The design of the site incorporates *Crime Prevention Through Environmental Design* principles (CPTED).

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Please explain: Secure site with controlled points of entry/exit.</p> <p>Exits directly to discharge to the street - no hiding places. Residential is all above grade. Parking with security gate (entry phone for visitor parking)</p> <p>The developer is exploring private bike storage lockers and additional storage components utilizing the extra upper depth of parking stalls.</p>	Staff Comments
<p>Plan references:</p>	

Score /1**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Education and Awareness****Performance Measure Description and Scoring**

S11 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

<p>Describe: Document will be given to residents at time of move-in.</p>	Staff Comments

Score /1

Innovation

Performance Measure Description and Scoring

S12

Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Smart suites, universal wheelchair units and 15% affordable.	Staff Comments
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Constraints

Performance Measure Description and Scoring

S13

Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

James road 2.5 meter road widening.	Staff Comments Dedication not provided.
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Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	<div>35</div> <div>Total</div>
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>0</div> <div>n/a</div>
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	<div>35</div> <div>Maximum</div>
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>7</div> <div>Social Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>23</div> <div>Total Social Points</div>
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div><div>23</div><div>/</div><div>35</div><div>%</div></div> <div>Total Social PointsMaxPercent</div>

Project Report Card Summary

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

Project Address/Name:
148-154 James Road

File No:

PROJECT SCORE SUMMARY

Cultural

Economic

Environmental

Social

Total Pillar Points Available

23

10

57

35

Sum Of Items Not Applicable

Cultural na
12

Economic na
3

Enviro na
4

Social na
0

Maximum Achievable Score

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

Maximum Cultural Achievable
11

Maximum Economic Achievable
2

Maximum Enviro Achievable
53

Maximum Social Achievable
35

Minimum Score

(Sum of Applicable Baseline Items)

Minimum Cultural Score
5

Minimum Economic Score
7

Minimum Enviro Score
26

Minimum Social Score
7

Missed Points

(Sum of Applicable Items Not Achieved)

Missed Cultural Points
3

Missed Economic Points
2

Missed Enviro Points
27

Missed Social Points
12

TOTAL PILLAR SCORE ACHIEVED

(Total Points Achieved out of Applicable Items)

8 / 11
Total Cultural # Possible Cultural #
73 %
Total Cultural Percent

5 / 7
Total Economic # Possible Economic #
71 %
Total Economic Percent

27 / 53
Total Enviro # Possible Enviro #
51 %
Total Enviro Percent

23 / 35
Total Social # Possible Social #
66 %
Total Social Percent

OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

63 / 106
Overall # Overall Possible #

59 %
Overall Percent

SUSTAINABILITY HIGHLIGHTS

Cultural

Economic

Environmental

Social

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

+ Cultural

+ Economic
Increase in tax base

+ Environmental

+ Social
15% Affordable Rental

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

– Cultural

– Economic

– Environmental
Removal of trees, no industry standard for green building or energy efficiency

– Social

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

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

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

BC Climate Exchange

bcclimatexchange.ca

BC Energy Step Code Technical Requirements

bclaws.ca

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

env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto

toronto.ca/lightsoout/guidelines

Canada Green Building Council

cagbc.org

City of Port Moody: Official Community Plan (2014)

portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470

portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822

portmoody.ca

City of Vancouver *Passive Design* Toolkit for Large Buildings

vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature

evergreen.ca

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

designcentreforcpted.org

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

env.gov.bc.ca/wld/documents/bmp/devwithcare/

EnerGuide Rating System

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

Environmentally Sensitive Areas, Best Practices

env.gov.bc.ca

Resources – continued

Examples of Good Public Art

[City of Port Moody Public Art](#)

Fatal Light Awareness Program (FLAP)

[flap.org](#)

Invasive Species Council of Metro Vancouver

[iscmv.ca](#)

International Dark Sky Association

[darksky.org](#)

Metro Vancouver's DLC Waste Management Toolkit

[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](#)