

# 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.

---

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

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

## Arts

## Performance Measure Description and Scoring

C1

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

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

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

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

If **yes**, describe:

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

Public Art Consultant:

Plan reference:

South Elevation, Ground Floor Plan, Rendering

## Staff Comments

Art feature as part of waterfall to be determined.

Bonus Score  /1 Score  /3

## Arts

## Performance Measure Description and Scoring

C2

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

Examples:

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

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

Describe:

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

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

Plan reference:

Ground Floor Plan - Saint John Street Entry

## Staff Comments

Score  /2

## Heritage

## Performance Measure Description and Scoring

C3

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

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

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

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

Describe:

Not Applicable

Staff Comments

Plan reference:

Score N/A /4

## Heritage

## Performance Measure Description and Scoring

C4

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

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

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

Report title:

Not Applicable

Staff Comments

Heritage Consultant:

Bonus Score  /2 Score N/A /2

## Heritage

## Performance Measure Description and Scoring

C5

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

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

Details:

Not Applicable

## 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

664 meters<sup>2</sup> / 7150 feet<sup>2</sup>

Description of space:

The Plaza (2000 sf<sup>2</sup> creates an Urban Open Space that can be utilized, art for Yoga and other art studies - The 5150 sf<sup>2</sup> Childcare Facility will support the arts through children classes and education.

## Staff Comments

Score 1 /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 waterfall will provide an animated attraction and will become a landmark - Lighting will enhance the sense of place - The Plaza will extend the sense of the Building Entry - The Individual Patios at the ground floor will animate the street - Planters, Benches will provide functionally and esthetically pleasing elements that will enhance the urban livability. Exterior Bike Racks will allow visitors to use bikes to visit the location. Pavers will be very effective in highlighting places of special interest.

Plan reference:

Ground Floor Plan, Elevations, Renderings, Landscape Drawings

Staff Comments

Score 2 /2

**Heritage****Performance Measure Description and Scoring**

C8

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

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

☐ Yes ☐ No ☒ N/A

Details:

Not Applicable

Staff Comments

Score N/A /3

Innovation

Performance Measure Description and Scoring

C9

Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Roof and Decks will encourage interaction and art expression	

Constraints

Performance Measure Description and Scoring

C10

Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Site environmental restrictions limit area and geometry	

Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	<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>7</div> <div>Total Cultural Points</div>
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div><div>7</div><div>/</div><div>11</div><div>64</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): None	<b>Staff Comments</b>
Number of jobs on-site relating to this use in operation: None	
<b>Proposed:</b>	
Use(s): 5150 sf2 educational Childcare Facility to support the Neighborhood 4360 sf2 Office space	
Number of jobs estimate: Childcare and office staff approximately 30+	
Assumptions: The Facility is expected to be fully subscribed. Extreme demand for Childcare in this neighborhood and with the over 1100 units planned the demand will increase further	

Score 2 /3**Land Use****Performance Measure Description and Scoring**

EC2

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

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

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

Score 1 /1



## Land Use/Employment

## Performance Measure Description and Scoring

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

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

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

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

Score 3 /3

## Tourism

## Performance Measure Description and Scoring

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

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

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

Score 0 /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 checked="" type="checkbox"/> Reduced energy consumption</p> <p><input checked="" type="checkbox"/> Reduced water consumption</p> <p><input checked="" type="checkbox"/> Reduced materials use</p> <p><input checked="" type="checkbox"/> Waste reduction</p>	<p><b>Staff Comments</b></p> <p>Does not consider alliance between multiple co-located uses/businesses.</p>
<p>Other efficiency:</p> <p>The building to be roughed-in ready for future solar power panels to help achieve future environmental goals.</p>	
<p>Description:</p> <p>The project will include: Energy star appliances and LED exterior and interior light fixtures, fly ashes to reduce concrete material, insulation and Drywall with Recycling content, low Flow fixtures rated for Built-Green and LEED water savings as well as Faucets at Ultra-low Water efficiency and, during construction, separation of materials at the Yard for Recycling.</p>	

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

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

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

## ECONOMIC SUSTAINABILITY SECTION

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

### Constraints

#### Performance Measure Description and Scoring

EC8 Unique site aspects that limit economic sustainability achievement.

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

	Staff Comments
Riparian protected area Limits the number of Businesses.	

## Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	<div>16</div> <div>Total</div>
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>0</div> <div>n/a</div>
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	<div>16</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>9</div> <div>Total Economic Points</div>
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>9 / 16 = 56 %</div> <div>Total Economic Points / Max / 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

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

Score

3

/4

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

**Site Context | Ecology**

**Performance Measure Description and Scoring**

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

See [Vancouver Bird Strategy](#)

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

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

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

**Staff Comments**

Score  /3

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

**Site Context | Ecology**

**Performance Measure Description and Scoring**

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

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

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

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

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

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

**Staff Comments**

Score  /3

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

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

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <p><input checked="" type="checkbox"/> Bike share and assigned parking</p> <p><input checked="" type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces<sup>1</sup></p> <p>Plan references: <b>Floor Plans, Parking Plans</b></p>	<p><b>Staff Comments</b></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><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:</p> <p>Other plan references: <b>Site, Ground Floor, Parking Level 1 &amp; 2</b></p>	<p><b>Staff Comments</b></p>
--	------------------------------

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

##### Total residential recycling, garbage, and green waste space proposed:

Recycling:  m<sup>2</sup>

Garbage:  m<sup>2</sup>

Green Waste:  m<sup>2</sup>

##### Total commercial recycling, garbage, and green waste space proposed:

Recycling:  m<sup>2</sup>

Garbage:  m<sup>2</sup>

Green Waste:  m<sup>2</sup>

Details regarding design for safety, security, and accessibility:

Lockable and secured Bin inside the underground parking area accessible from within the building.

##### Staff Comments

Residential garbage/recycling does not meet technical specifications from Metro Vancouver

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:



Existing mature trees protected (# )



Replacement tree ratio (  : 1)

• Native tree species planted on site (# )

• Native tree species planted off site (# )



Protected/natural park areas added on site  
(% of total site area:  %)

Arborist report:

See Arborist Report

##### Staff Comments

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

Score  /4



**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**

<p>Target(s) reached: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3</p>	<p><b>Staff Comments</b></p> <p>Please indicate targets reached.</p>
<p><b>Means of achieving (check all that apply):</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Absorbent landscape</li> <li><input checked="" type="checkbox"/> Roof downspout disconnection</li> <li><input checked="" type="checkbox"/> Infiltration swales and/or trenches</li> <li><input checked="" type="checkbox"/> Sub-surface chambers/detention tanks</li> <li><input checked="" type="checkbox"/> Rain gardens with native plantings</li> <li><input checked="" type="checkbox"/> Rainwater harvesting</li> <li><input checked="" type="checkbox"/> Tree well structures</li> <li><input checked="" type="checkbox"/> Green roof/wall</li> <li><input checked="" type="checkbox"/> Water quality structures</li> <li><input checked="" type="checkbox"/> Pervious paving</li> <li><input type="checkbox"/> Daylighted streams</li> <li><input type="checkbox"/> Constructed wetlands</li> </ul>	
<p><input checked="" type="checkbox"/> Other: Playground to only use absorbent materials with rain garden</p>	
<p>References to plans and documents: Civil Drawings, Landscape Drawings</p>	

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

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

Score 2 /2

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

Score 1 /2

## 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

Built Green Gold to be confirmed

Score  /10

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

### Building | Alternative/Renewable Energy

#### Performance Measure Description and Scoring

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

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

Details:

Heat Recovery Ventilation system with Bypass will minimize energy use

Specify % of energy generated: 100% with Electric Space Heating

#### Staff Comments

Score  /4

EARLY STAGE

EARLY STAGE

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

### Building | Energy Reduction and Indoor Climate

#### Performance Measure Description and Scoring

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

Examples:

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

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

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

Score 3 /3

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

### Smart Technology

#### Performance Measure Description and Scoring

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

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

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

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

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

Score 1 /2

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

**Building Energy Performance**

**Performance Measure Description and Scoring**

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

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

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

Score 2 /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 13085 sf2 Green Roof with urban agriculture will provide habitat and food for native species

**Staff Comments**

Bonus Score  /2

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

**Environmental Monitoring**

**Performance Measure Description and Scoring**

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

**OR**

Project employs an energy efficiency consultant.

**2 BONUS POINTS EACH**

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

Details of Work Overseen/Contribution:

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

**Staff Comments**

Bonus Score  /2

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

Innovation  
Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
None	

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

Constraints  
Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Substantial Dedication for E.S.A.	

Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	<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>43</div> <div>Total Environmental Points</div>
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>43</div> <div>Total Environmental Points</div> / <div>57</div> <div>Max</div> = <div>75</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

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

Score 2 /6



## SOCIAL SUSTAINABILITY SECTION

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

### Complete Community Design

#### Performance Measure Description and Scoring

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

#### AND/OR

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

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

Details:

The Building is surrounded on three sides by streets and there will be limited impacts on privacy and shadowing - The existing developments east of the site will be heavily screened by the trees and vegetation in the Riparian Area The geometry is such that the North/South view corridors of the preserved natural environment are maintained

Plan/document references:

Site Plan

#### Staff Comments

Score  /1

## SOCIAL SUSTAINABILITY SECTION

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

### Diversity of Use

#### Performance Measure Description and Scoring

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

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

Existing use(s):

None

Proposed uses:

#### % Total Floorspace/Site Area

Residential

Commercial

Industrial

Institutional

Park (Note Type)

Gathering Space

#### Staff Comments

Score  /3

BASELINE + EARLY STAGE

EARLY STAGE

## Housing Diversity

## Performance Measure Description and Scoring

S4 Development includes a mix of housing types.

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

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

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

Score  /3

**Housing Affordability****Performance Measure Description and Scoring**

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

**OR**

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

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

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

Score  /4**Amenities****Performance Measure Description and Scoring**

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

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

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

Score  /5

**Amenities****Performance Measure Description and Scoring**

S8 Project provides voluntary private amenities.

Examples:

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

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

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

Details:

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

Plan reference:

Parking P1, Ground, Fifth & Sixth, Roof Plans

**Staff Comments**

Score 3 /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 Project supports Independent Senior Living Space through the inclusion in 4 Adaptable and a 2ccessible Units

**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

<div>Please identify stakeholders and explain their involvement:</div> <div>A number of meetings were held with local Stream Keepers groups who have provided support for returning the riparian area to a natural state and to ensure long term environmental sustainability</div>	<div>Staff Comments</div>
<div>Identify actions taken in response to stakeholder input:</div> <div>Protected the riparian area for the last 6 years by putting up a fence</div> <div>Regular treatment of invasive species for the last 6 years</div> <div>Suggestions made by the stream keepers group:</div> <div>-Use windows that minimizes bird collision</div> <div>-Use a Green Roof</div>	
<div>Plan references:</div> <div>Elevations - Roof Plan</div>	

Score

2

/4

**Safety****Performance Measure Description and Scoring**

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

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

Please explain:

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

Plan references:

Floor Plans and Elevations

**Staff Comments**

Score  /1

**Education and Awareness****Performance Measure Description and Scoring**

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

Examples:

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

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

Describe:

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

**Staff Comments**

Score  /1

Innovation

Performance Measure Description and Scoring

S13

Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Urban Agriculture sensitize individual towards the environment	

Constraints

Performance Measure Description and Scoring

S14

Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
None	

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	<div>38</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>38</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>24</div> <div>Total Social Points</div>
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>24 / 38 = 63 %</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  
4

Missed Economic Points  
7

Missed Enviro Points  
14

Missed Social Points  
14

**TOTAL PILLAR SCORE ACHIEVED**

(Total Points Achieved out of Applicable Items)

7 / 12  
Total Cultural # Possible Cultural #  
58 %  
Total Cultural Percent

9 / 16  
Total Economic # Possible Economic #  
56 %  
Total Economic Percent

43 / 57  
Total Enviro # Possible Enviro #  
75 %  
Total Enviro Percent

24 / 38  
Total Social # Possible Social #  
63 %  
Total Social Percent

**OVERALL SUSTAINABILITY SCORE**

(Sum of Four Pillars)

83 / 123  
Overall # Overall Possible #

67 %  
Overall Percent

### SUSTAINABILITY HIGHLIGHTS

#### Cultural

#### Economic

#### Environmental

#### Social

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

+ Cultural

+ Economic  
More intensive use

+ Environmental  
Riparian dedication,  
LEED Gold

+ Social

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

– Cultural

– Economic

– Environmental

– Social  
Adaptable Units



## Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 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](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

---

### 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](#)