

Institutional 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 Summary Scoresheet.
- 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 Ryan Agrey on behalf of Avenir	Telephone 403 333 9731	Email ragrey@zeidler.com
Registered Owner Various	Project Address 123-129 Mary Street to 2505 St George Street, Port Moody	
Proposed Use Continuum of Care - Seniors Housing		

Total Floorspace **17,179** 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: Kyle Park Senior Living commits to a cash in lieu financial contribution to the City's Public Art Reserve Fund.	Staff Comments Applicant has provided "cash in lieu financial contribution"
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: Architectural Concept: FROM INDUSTRY TO THE ARTS The project exterior pays homage to the history of Port Moody, from the industrial beginnings to the modern 'City of the Arts'. This is expressed through abstract building forms and celebrating local craft through the traditional materials of brick, steel and wood. This layer of artistic expression and craftsmanship softens the building into the context and strengthens the narrative. The project team commits to collaborate with the local communities and craftspeople to bring these stories to life.	Staff Comments Applicant has provided "abstract building form, traditional materials, and collaboration with local communities" as their answer to the question. Many new developments are also demonstrating abstract forms, include the provided materials listed, and conduct collaboration. applicant will need to provide better examples to earn better scores. Please see examples listed for this question to guide your answers.
Plan reference: RZ3.00 - RZ303 BUILDING ELEVATIONS	

 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 Applicant has included NA in their response
Plan reference:	

Score /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	Staff Comments Applicant has included NA in their response
Heritage Consultant:	

Bonus Score /2 Score /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

Applicant has included NA in their response

Plan reference:

Score /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

 meters² / feet²

Description of space:

The project will have the following spaces dedicated to the arts or creative enterprise:

- Beauty Salon (Level 01)
- Multipurpose Room (Level 02)
- Indoor Theatre with lounge (video and live performances) (L2)
- Art Studio (Level 02)
- Library (Level 02)
- Piano Lounge (Level 6)

As the design develops, the team will look for other opportunities to incorporate art engagement into other outdoor and indoor amenity spaces.

Staff Comments

Good elements provided by applicant. However, greater clarification on accessibility to public for listed amenities will be necessary.

Concern that amenities will be inaccessible due to location. Half marks until applicant can address this concern to allow greater accessibility

Score /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:

Kyle Park Senior Living is open to collaboration with the City of Port Moody to upgrade the adjacent Kyle Park. This may include a variety of programming like community garden, gathering space for adults and or children or a viewing platform of the adjacent creek.

Plan reference:

Staff Comments

Applicant will need to address adherence to community garden, accessibility for garden, and use of space for parks in greater detail.
Contingent scoring

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:

Staff Comments

Applicant has included No in their response

Score 0 /3

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Storytelling through architectural features (ex. brickwork)	Staff Comments (Applicant note text box to the left limited to one line)
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Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

N/A	Staff Comments Applicant has included NA in their response
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Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	8 Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	5 n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	18 Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	8 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	8 / 18 = 44 % Total Cultural Points Max Percent

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

Existing:	Staff Comments Of the provided job estimates applicant will need to address if these are jobs after development completion or included in development. Good elements. Full marks contingent on answer
Use(s): RS1 / RM-4	
Number of jobs on-site relating to this use in operation: None	
Proposed:	
Use(s): Continuum of Care Seniors Housing	
Number of jobs estimate: Approx 80 full and part time jobs.	
Assumptions: Two floors of complex and memory care, full care rental units plus a la carte support services for the strata units.	

Score 3 /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: Continuum of Care Seniors Housing will be the first private option for Port Moody residents. It adds Senior Care Services to the community in addition to a complex and memory care serviced that will take pressure off the public health care system.	Staff Comments
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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

Existing:	Staff Comments
Building type: Residential	
FSR: Minimal	
Proposed:	
Building type: Continuum of Care Seniors Housing	
FSR: 4.46	

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	Staff Comments
If Yes, explain: The first Continuum of Care Seniors Housing in Port Moody (allowing for aging in place with strata condos with a la carte service options to full service rentals to complex and memory care floors) that will allow for Port Moody Seniors an option to stay in the community they currently live. The location backed onto the Chines with the common rooftop patio overlooking the Inlet will be a landmark for Seniors Housing.	

Score 2 /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

Relationship results in (check all that apply): <input type="checkbox"/> Reduced energy consumption <input type="checkbox"/> Reduced water consumption <input type="checkbox"/> Reduced materials use <input type="checkbox"/> Waste reduction	Staff Comments Applicant has not included details in their response
Other efficiency:	
Description:	

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

Describe: n/a	Staff Comments Applicant has included NA in their response
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Score /3

ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

Attachment 8

Innovation

Performance Measure Description and Scoring

EC7 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Allows Seniors to age in place with a Continuum of Care model	Staff Comments (Applicant note text box to the left limited to one line)
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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

Senior Care has safety / security concerns, limiting public access	Staff Comments
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Economic Sustainability Score Summary

Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)

Score

9

Total

Total Economic Points Not Applicable
(Total Points for Items Not Relevant to this Application)

3

n/a

Maximum Achievable Score
(Total Economic Pillar Points Minus Total Economic Points Not Applicable)

13

Maximum

Economic Pillar Minimum Score
(Sum of Applicable Baseline Items)

9

Total Economic Points

Total Points Achieved
(Total Points Achieved for Applicable Items for this Application)

Economic Pillar Score
(Total Points Achieved/Maximum Achievable Score)

9

Total
Economic
Points

13

Max

69

Percent

%

Site Context | Ecology

Performance Measure Description and Scoring

EN1

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<div>Type of ESA:</div> <div> <input 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>Applicant has not included a response</div>
<div>Features/Species of Value:</div> <div>n/a</div> <div>Geotechnical report provided</div>	
<div>Means of Protection:</div> <div> <input type="radio"/> Covenant <input type="radio"/> Dedication <input type="radio"/> Monitoring </div>	
<div><input type="radio"/> Other:</div>	
<div>Means of Improvement of ESA:</div> <div>Potential cooperation to upgrade adjacent Kyle Park may provide opportunities to improvement Creek.</div>	

Score

0

/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:

Referencing the UBC Bird Friendly Design Guidelines for Buildings, the design provides the following strategies:

- Where necessary, apply glazing design considerations such as patterns on glass and exterior screens and/or sunshades.
- Avoid clear glass guards and parapets
- Avoid parallel glass
- Placement of living walls to create a barrier
- Plant selection are bird friendly species. Including flowering and fruiting trees and shrubs for food. Canopy trees provide safe nesting and perch locations, whereas, low planting allows for foraging.
- Bird features include bird bath and bird feeders

Staff Comments

Score 3 /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:
Dark sky compliant light fixtures to be used

Staff Comments

Score 1 /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

Check all that apply: <input checked="" type="checkbox"/> Short-Term Bicycle parking <input checked="" type="checkbox"/> Long-Term Bicycle parking <input checked="" type="checkbox"/> End-of-Trip Bicycle Facilities: Charging stations for scooters and electric bikes <input checked="" type="checkbox"/> Bike share and assigned parking <input type="checkbox"/> Co-op vehicle and assigned parking space provision <input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces ¹	Staff Comments
Plan references: RZ2.01 Level 1 & Landscape Drawings	

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

Check all that apply: <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 type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings <input type="checkbox"/> Pedestrian scale lighting <input checked="" type="checkbox"/> Pedestrian/bike-only zones <input type="checkbox"/> Other:	Staff Comments
Site circulation plan: NA	
Other plan references:	

Score **3** /3

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

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***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="30"/> m ² Garbage: <input type="text" value="20"/> m ² Green Waste: <input type="text" value="10"/> m ²	Staff Comments Is institutional space using same garbage disposal as residential? applicant please address
Total commercial recycling, garbage, and green waste space proposed: Recycling: <input type="text"/> m ² Garbage: <input type="text"/> m ² Green Waste: <input type="text"/> m ²	
Details regarding design for safety, security, and accessibility: The Recycling, Garbage and Green Waste Room (60 sm) is located within the building, and accessed through a loading bay. This bay is located out of site from any sidewalk or main road. The size and layout will be designed per Metro Vancouver's Tech Specs	

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"/>) <input checked="" type="checkbox"/> Replacement tree ratio (<input type="text" value="2"/> : 1) • Native tree species planted on site (# <input type="text" value="72"/>) • Native tree species planted off site (# <input type="text" value="14"/>) <input type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text"/> %)	Staff Comments
Arborist report: Arboricultural Inventory and Report by Diamond Head, Oct 20, 22	

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

<div>Check all that apply:</div> <div> <input type="checkbox"/> Salvage replanting </div> <div> <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m² </div> <div> <input type="checkbox"/> Removal of <i>invasive plant species</i> Names: </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 checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Naturescape landscaping have been integrated into the design. As the site sides onto the edge of Kyle Park, the natural vegetation found in Kyle Park has been integrated into the design to offer a transition of the native landscape to a built landscape form. Native species include Douglas-Fir, Cedar, Vine Maples whereas the understorey include Cornus, Mahonia, Ribes, Rosa, Gaultheria, Polystichum to name a few. </div>	<div>Staff Comments</div>
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Score

3

/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

<div>Target(s) reached: <input checked="" type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3</div>	<div>Staff Comments</div> <div>Applicant will need to provide adherence material</div>
<div>Means of achieving (check all that apply):</div> <div> <input checked="" type="checkbox"/> Absorbent landscape <input type="checkbox"/> Roof downspout disconnection <input checked="" type="checkbox"/> Infiltration swales and/or trenches <input checked="" type="checkbox"/> Sub-surface chambers/detention tanks <input checked="" type="checkbox"/> Rain gardens with native plantings <input checked="" type="checkbox"/> Rainwater harvesting <input checked="" type="checkbox"/> Tree well structures <input checked="" type="checkbox"/> Green roof/wall <input type="checkbox"/> Water quality structures <input checked="" type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands </div>	
<div><input type="checkbox"/> Other:</div>	
<div>References to plans and documents:</div> <div>To be confirmed at completion of Stormwater Management Plan</div>	

Score

3

/3

BASELINE

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:

Landscape Drawings. Design in progress.

Staff Comments

partial scoring until applicant addresses following

Score 1 /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:

Along the West edge of the site, Kyle Park, a native landscape corridor is being developed to enhance the current habitat corridor to allow birds and small animals to seek shelter and food. Along the street frontages of St George and Mary Street, canopy trees have been integrated to allow a canopy corridor for birds.

Environmental assessment or site plan reference:

Landscape Drawings

Staff Comments

species supported needs to be thought of and included.

Score 0 /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:** Energy Step Code 3 with a low carbon energy system**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 project team is committed to implementing a low-carbon energy system such as a heat pump system to achieve the requirements of the Energy Step Code 3 with a low carbon energy system.

Staff Comments

Scoring conditional on adherence. half points until adherence through documentation

Specify % of energy generated: Mechanical Eng. to confirm at DP

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:

1. Building orientation minimizes east and west exposure. Glazing is limited on these elevations as well.
2. Green screens applied to east and west elevations to lower the heat gain potential.
3. Landscaping providing in front of windows and on rooftop to prevent solar heat gain.
4. Windows are limited to 40% of any facade.
5. Heat-recovery ventilation during heating season

Staff Comments

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:

The design will incorporate smart systems related to lighting, HVAC and energy/water consumption.

Specifics to be determined once the Electrical and Mechanical Engineers begin design.

Staff Comments

Score 2 /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>Common garden areas provided in the Loop Garden with planters for growing food. Details to be determined as design develops further.</p>	<p>Staff Comments</p>
<p>Landscape Plan Reference: L1</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>BC Energy Step Code:</p> <p><input type="radio"/> Tier 1 (1 point)</p> <p><input type="radio"/> Tier 2 (2 points)</p> <p><input checked="" type="radio"/> Tier 3 (3 points)</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>
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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:

Living screens / walls located on West, South and East Elevations
Landscaping located on rooftop (Level 6)

Staff Comments

Bonus Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Environmental Monitoring****Performance Measure Description and Scoring**

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

OR

Project employs an energy efficiency consultant.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details of Work Overseen/Contribution:

The project will employ an energy efficiency consultant.

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

Material selection criteria heavily weighted towards low carbon	Staff Comments
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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Constraints****Performance Measure Description and Scoring**

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	<div>35</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></div> <div>Enviro Baseline</div>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div></div> <div>Total Environmental Points</div>
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>35 / 57</div> <div>Total Environmental Points / Max</div>
	<div>61 %</div> <div>Percent</div>

Complete Community Design

Performance Measure Description and Scoring

S1 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 midrise build form is proposed to both minimize the view impacts by stepping down to 3 stories on Mary Street. The Southern strata building at 195 Mary Street situated on higher grade and was built in 1969 with OCP designation up to 6 stories. The three stories on Mary also assist with transition to the residential homes to the East.

Further, the midrise is located on West side of the property with protected forest Chines behind.

The shadow study shows the shadowing on Kyle Park to the West ends at approx 12noon in all summer solstice, equinox and witer solstice timeframes.

Plan/document references:

RZ0.31

Staff Comments

Score 1 /1

Amenities

Performance Measure Description and Scoring

S2 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:
As a care facility, access to amenity areas must be controlled. Therefore the amenity spaces are not open to the public. The adjacent park will be the public amenity for the residents.

Plan reference:
RZ2.01, RZ2.02, RZ2.03, RZ2.06

Staff Comments

Score 3 /5

EARLY STAGE

Community Building

Performance Measure Description and Scoring

S4

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

Examples:

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

Staff will advise on notification requirements and appropriate stakeholder consultation

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please identify stakeholders and explain their involvement:	Staff Comments
Identify actions taken in response to stakeholder input:	
Plan references:	

Score

0

/4

Safety

Performance Measure Description and Scoring

S5 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:</p> <p>Passive surveillance to deter anti-social behavior:</p> <ul style="list-style-type: none"> • Windows overlooking public and private areas • Transparency at building entrances and exits • Landscape design that provides surveillance and visibility • Ensuring problem areas are well lit (eg. pathways, stairs, parking) • Provide visibility through screens/fences <p>Natural Access Control</p> <ul style="list-style-type: none"> • Clearly identifiable point of entries <p>Natural Territorial Reinforcement</p> <ul style="list-style-type: none"> • Maintained premises and landscaping such that it communicates an alert and active presence occupying the space. • Display security system signage at access points. 	<p>Staff Comments</p>
<p>Plan references:</p>	

Score /1

Education and Awareness

Performance Measure Description and Scoring

S6 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:</p> <p>The owners will be provided with information regarding the landscape protections and maintenance in place.</p> <p>As the design progresses, the team commits to looking for opportunities to expand on the architectural concept (From Industry to the City of the Arts).</p>	<p>Staff Comments</p>
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Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Attachment 8

Innovation

Performance Measure Description and Scoring

S7 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Applicant Explanation	Staff Comments
Continuum of Care Seniors Housing allowing for aging in place.	

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Constraints

Performance Measure Description and Scoring

S8 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Applicant Explanation	Staff Comments
Senior care safety/security considerations that limit public access	

Social Sustainability Score Summary

Total Social Pillar Points (Total Points Available – Not Including Bonus Points)

Score

6

Total

Total Social Points Not Applicable
(Total Points for Items Not Relevant to this Application)

0

n/a

Maximum Achievable Score
(Total Social Pillar Points Minus Total Social Points Not Applicable)

12

Maximum

Social Pillar Minimum Score
(Sum of Applicable Baseline Items)

Social Baseline

Total Points Achieved
(Total Points Achieved for Applicable Items for this Application)

Total Social Points

Social Pillar Score
(Total Points Achieved/Maximum Achievable Score)

6

Total Social Points

12

Max

50

%

Percent

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

12

Sum Of Items Not Applicable

5

3

0

0

Maximum Achievable Score

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

18

13

57

12

Minimum Score

(Sum of Applicable Baseline Items)

Minimum Cultural Score

Minimum Economic Score

Minimum Enviro Score

Minimum Social Score

Missed Points

(Sum of Applicable Items Not Achieved)

10

4

22

6

TOTAL PILLAR SCORE ACHIEVED

(Total Points Achieved out of Applicable Items)

8 / 18
Total Cultural # Possible Cultural #
44 %
Total Cultural Percent

9 / 13
Total Economic # Possible Economic #
69 %
Total Economic Percent

35 / 57
Total Enviro # Possible Enviro #
61 %
Total Enviro Percent

6 / 12
Total Social # Possible Social #
50 %
Total Social Percent

OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

58 / 100
Overall # Overall Possible #

58 %
Overall Percent

SUSTAINABILITY HIGHLIGHTS

Cultural

Economic

Environmental

Social

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

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

+ Cultural

+ Economic

+ Environmental

+ Social

– Cultural

– Economic

– Environmental

– 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](#)

Checklist

	YES	NO	N/A
1. Building Envelope			
1.1 Exterior Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Thermally broken balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3 Effective R-Value calculation provided, better than: R-9 <input type="checkbox"/> R-11 <input type="checkbox"/> R-15 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4 Windows aligned with insulation layer		<input type="checkbox"/>	<input type="checkbox"/>
1.5 Windows U-Value (W/m2K) provided, better than: U-1.4 <input type="checkbox"/> U-0.8 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Thermal Comfort			
2.1 Continuous air barrier is shown on drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2 Direct ducted ventilation to occupied areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Heat Recovery Ventilation Yes <input type="checkbox"/> 75% <input type="checkbox"/> 85% <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4 Whole building air tightness testing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Passive Cooling			
3.1 Exterior shading on south and west facing windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 Oversized or optimized operable windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3 HRV with bypass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4 Low SHGC windows / Switchable glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Suite Reductions			
4.1 LED Lighting in suites and common areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2 EnergyStar appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Low flow fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4 Drain Water Heat Recovery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5 Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Smart Operation			
5.1 Smart thermostats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Suite metering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Third party commissioning authority (CSA Z320-11 or similar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes

Introduction

Resources

BC Hydro

<https://www.bchydro.com/powersmart/business/types-of-business-customers/builders-developers.html>

Fortis BC

<https://www.fortisbc.com/NaturalGas/BuildingProfessionsTrades/Pages/default.aspx>

Thermal Bridging Guide

<https://www.bchydro.com/powersmart/business/programs/new-construction.html#thermal>

Passive House

<http://www.passivehousecanada.com> or <http://www.passivehouse.ca/>