

Sustainability Report Card

Mixed Use Projects

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. Buildings are a vital part of our community, providing shelter, employment, recreation opportunities, services, shopping and more. With the amount of time we spend in our buildings they play an essential role in how prepared we are for our changing climate, influence the vitality of our community, and shape our everyday lives.

The buildings we build today will be around for the next 60–80 years on average and it is crucial for the evolution of our community that these structures are built to the highest sustainability standards. In 2020 Council adopted the City's Climate Action Plan, a comprehensive strategy laying out a pathway to become a carbon neutral, resilient community by 2050. This Plan includes various building-related actions that project proposals should incorporate to work towards the vision that:

"Port Moody is a resilient community that honours climate justice, leading the urgent response to climate change through collective action."

– Climate Action Committee, 2019

Port Moody encourages innovative thinking in community design to achieve sustainable communities. To this end, the Report Card is a requirement for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values, and these measures are used to evaluate development proposals. The Report Card is a tool that summarizes overall project sustainability and is integrated with all other development approval requirements.

The Report Card focuses on performance criteria within four pillars of sustainability defined by the City as:

1. Cultural Sustainability

Cultural sustainability recognizes the need to honour and transmit cultural beliefs, practices, heritage conservation, and culture for future generations. Cultural sustainability is about fostering cultural rights, local culture and cultural identity in a community. Cultural sustainability can be achieved through innovation and preservation of identity through different forms of creative expressions (e.g., art, events), celebrating cultural customs, and preserving and transmitting cultural heritage and customs through design of culturally inclusive landscapes, architecture, programs, and amenities.

2. Economic Sustainability

Economic sustainability in the Port Moody context means offering a broad range of local employment opportunities that will reduce commute distances and times, encouraging creative and clean industry and jobs, and building a more sustainable financial future for the City. The impacts of this approach will reduce GHG emissions, enable active transportation as a more viable means of getting around, build more resilient local business communities, and strengthen the social fabric of the city.

3. Environmental Sustainability

Environmental sustainability refers to the protection, management, and monitoring of ecosystems and natural assets to ensure the long-term productivity and health of resources to meet future economic and social needs. Environmental sustainability involves protecting, restoring, and connecting environmental systems to maintain function and ecological integrity. It also acknowledges that human civilisation takes resources to sustain our modern way of life, recognizes the elements that place stress on the environment and incorporates how technology will drive our greener future.

4. Social Sustainability

Social sustainability is about inclusive and resilient societies that understand what citizens need from the places where they live, work and play and where citizens feel supported in their well-being and are encouraged to evolve. Social sustainability combines physical design with support mechanisms to enhance social liveability, amenities, and systems that actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities promote diversity, equity and inclusion, foster connectivity and provide a high quality of life.

Process

The Sustainability Report Card forms part of the application materials for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit proposals. There are five steps to follow in completing the Sustainability Report Card process:

1. Consult with City planning staff to discuss your proposal and determine if a Sustainability Report Card must be submitted with your development application.
2. Following the initial conversation with staff, and while preparing your application, complete the Sustainability Report Card by filling in the appropriate information that applies to your application and submit a completed copy to your file manager.
3. The Sustainability Report Card will be marked three times:
 - a. Prior to first reading;
 - b. Prior to Advisory Design Panel and Land Use Committee; and
 - c. Final scoring prior to Development Permit issuance.

At each of these marking intervals Planning staff will review the Report Card for completeness and accuracy and forward to staff in various departments for marking. Staff will make comments, determine a score, and provide the applicant an opportunity to revise the Report Card. The score and comments will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council.

4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability 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. Make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met where appropriate.
- 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. In this case, select N/A and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- Key terms are defined in the [Glossary](#) at the end of the Report Card document.
- Refer to the Resources section in each criteria for links to web-based resources relevant to measures in the Sustainability Report Card.

Scoring

- Scoring of the Report Card reflects a project's overall ability to be a sustainable development. Criteria are assigned points to indicate their significance based on:
 1. the level of difficulty to integrate criteria into project design;
 2. the order-of-magnitude cost added to the project;
 3. alignment with identified City and community priorities;
 4. the level of urgency for Port Moody in terms of achieving community sustainability goals; and
 5. the degree of effectiveness for increasing overall project sustainability.
- Performance measures are ordered based on priority. The first performance measure under each topic area in each pillar is the highest priority. The highest priority performance measures typically offer the highest possible points.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Points for achieving various means are indicated. Where open ended responses are permitted, staff will make a fair assessment of the project's performance for the measure with respect to site conditions.
- Where criteria may not be applicable to your project due to constraints, select the N/A option and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- 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 City Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. Innovation items have a maximum score of 3 points. Constraints are not scored but given specific mention in Council Reports. Applicants are required to provide a narrative of how the project is contributing to each pillar of sustainability.
- Staff will review your completed Report Card and provide feedback to give you the opportunity to achieve the highest score possible by the time the project is considered for adoption or permit approval.

Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the information required for a typical development application. However, to ensure accountability, the City may 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 criteria. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

Public Information

Copies of the Report Card are maintained by the Development Planning Division and are included as an attachment to Council reports related to the application. Therefore, Report Cards are part of the public record.

Property and Applicant Information

Applicant: Urbanics Consultants Ltd.
Telephone: 604 669 2724 **Email:** vpboname@urbanics.com
Registered owner: Andrew Peller Limited Inc.
Project address: 2110 to 2136 CLARKE STREET, 2120 VINTNER STREET, PORT MOODY, BC
Proposed use: Mixed Use Village **Total floor space (m²):** 67500
Building type: Mixed Use **Number of storeys:** 31
Number of units: 500+

Final Score (staff to complete)

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	19	5	32	86
Economic Sustainability	93	0	3	90	97
Environmental Sustainability	172	5	52	115	69
Social Sustainability	165	0	56	106	65

1. Cultural Sustainability

Arts

C1a *(applicants can choose between C1a or C1b)* **(12 points possible)**

Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?

☒ Yes

☐ No

☐ N/A *(applicants can choose between C1a or C1b)*

If yes:

Check all that apply: *(up to 12 points)*

☒ artist studios *(2 points for first studio + 1 point for each additional studio, max 8 points)*

☐ family-size live-work units – sold below market value *(3 points per unit, max 8 points)*

☐ family-size live-work units – sold at market value *(2 points per unit, max 6 points)*

☒ plaza, creative placemaking space, available for public use (e.g., outdoor stage) *(4 points)*

☐ temporary artist spaces on or off the site *(2 points)*

☒ publicly viewable exhibition space *(2 points)*

☐ developer identified need/opportunity *(up to 4 points)*

Please specify: _____

Provide the size and details of the proposed space(s):

6 below market artists live-work townhouses are proposed, 10 total artist live-work townhouses are proposed. The below market units will be priced at a 20% below prevailing rates (rental, ownership or life lease).

For the spaces being provided in this project, how will operation be managed? (e.g., who is responsible for managing tenants, maintenance, etc)?

Sold to owners, as freehold strata, or as life lease or rental.

Resources

[Developer Public Art Guidelines](#)
[Art in Public Spaces Master Plan](#)
[Arts and Culture Master Plan](#)

Enforcement

- Units (market and below market) will be secured through a Housing Agreement.
- Plaza/creative/exhibition space & temporary artist space will be confirmed through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Formal written confirmation of arrangements for managing spaces will be required.

Staff comments

Score **12/12**

Resources

[Developer Public Art Guidelines](#)
[Art in Public Spaces Master Plan](#)
[Arts and Culture Master Plan](#)

Enforcement

- Formal written commitment to engage in a process to include public art will be required. Confirmation of the value of this commitment and securing this commitment through a letter of credit submitted prior to issuance of Development Permit will be required.
- Collection of public art funds prior to issuance of development permit will be required.

Staff comments

Applicant to ensure commitment to C1b and demonstration of steps taken

Response:
Public Art Consultant has been hired to provide a Public Art Plan and engage a Public Art Selection Process

C1b *(applicants can choose between C1a or C1b)* **(6 points possible)**

Does the project include artwork which is aligned with the Art in Public Spaces Master Plan and located in a publicly accessible or publicly owned space? *(Note: Public Art Policy encourages at least 0.5% of construction costs)*
(4 points)

- ☒ **Yes**
☐ **No**
☐ **N/A** *(applicants can choose between C1a or C1b)*

Applicants are encouraged to work with artists and/or art consultants early so that artworks can be incorporated in meaningful and creative ways. **Has an artist or art consultant been engaged for this project?** **(2 points)**

- ☒ **Yes**
☐ **No**

OR

Does the project provide an in lieu financial contribution to the City's Artwork Reserve Fund in accordance with the City's Public Art Policy? **(4 points)**

- ☐ **Yes**
☐ **No**
☒ **N/A** *(applicants can choose between C1a or C1b)*

What is the proposed contribution to the City's Artwork Reserve Fund? **(up to 2 points)**
(Note: Public Art Policy encourages at least 0.5% of construction costs)
(2 points if contribution is at least 10% greater than recommendation)

\$ amount: _____ **% of construction budget:** _____

Score **6** /6

C2**(2 points possible)**

Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?

☒ Yes

☐ No

If yes, describe how:

Architectural materials have been selected and detailed to align with the concept of the overall development - the incorporation of industrial inspired materials and colour palette. The incorporation of green roof and planters on the buildings contributes to the overall visual appeal of the project and adds to the pedestrian experience. The Artist Village is oriented on an active Arts oriented plaza as well as several other plazas celebrating the legacy of prominent citizens in Port Moody (Ann Kitching and Andrew Peller). Spanish steps on the western edge of the site leading to the School House Creel Trail

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff commentsScore **2** /2**C3****(2 points possible)**

Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)? *(Note: consider maintenance and replacement of furniture/enhancements)*

☒ Yes

☐ No

☐ N/A

If yes, describe the furniture/enhancements and how they will be maintained:

The Artist Village will have custom designed street furniture, trees and benches etc...
The Artist Village uses decorative metal panels with lazer cut text as signage and address panels throughout and custom paving patterns have been designed to reflect the creel and salmon

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.

Staff comments

Elements provided in response will need to be confirmed by applicant (referring to "custom designed street furniture, trees and benches")

Score **2** /2

C4**(2 points possible)**

Describe how your project aligns with the Art in Public Spaces and/or Arts and Culture Master Plans, or otherwise contributes to the overall cultural and artistic vitality of Port Moody:

Westport Village was originally designed to reflect the artistic heritage of Port Moody as the "City of the Arts." The Arts Centre is intended to support the needs of the community. The first floor will have an Art's Cafe, a multi-function gallery and adjacent room that can be programed for a variety of art's events, community events and displays, retail spaces are provided and a restaurant space along with the main entry to the second floor performance/multifunction space. The second floor will have a black box space, a multi-function space and lobby that can be programed for large performances or events as well as smaller events, this is a space that will feature dance, performing arts, lectures, seminars, galas, etc. The Artist Village will have 10 live-work townhouses with retail and fabrication studios on the first floor and 2 storey residential suites above each studio, 6 of live-work will be reserved as 20% below market rates for artist.

Resources
[Art in Public Spaces Master Plan](#)
[Arts and Culture Master Plan](#)
Enforcement

- N/A

Staff comments

is the second floor publicly accessible for the community and public to use and be in involved? What are the hours it is publicly accessible?
Applicant to confirm.

Score 2 /2**C5****(1 point possible)**

Does the project include artistic elements for the benefit of the residents/ occupants (e.g., artistic features in a private courtyard or main entryway)?

☒ **Yes**
☐ **No**

If yes, please describe:

The project consists of multiple plazas/courtyards that are linked together along an axial pedestrian connection that will create an engaging pedestrian experience. These plazas/courtyards are programmable to create the framework for active outdoor spaces, ie: the Westport Commons, Ann Kitching Plaza, interactive projector wall etc...

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments**Score** 1 /1

Heritage

C6

(3 points possible)

Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?

- ☒ Yes
☐ No
☐ N/A

If yes, does the project include a statement of significance for heritage structures not listed on Heritage Register, prepared by a heritage conservation specialist where potential heritage value is observed?

- ☐ Yes
☐ No
☒ N/A

Resources

[Heritage Register](#)

Enforcement

- Submission of Statement of Significance with application will be required.

Staff comments

Score 0 /3

C7

(3 points possible)

Does the project include a heritage conservation plan prepared by a heritage conservation professional for a structure on the property of the application or on another property in the City?

- ☐ Yes
☐ No
☒ N/A

If yes, provide the address of the structure included in the heritage conservation plan:

Address: _____

Enforcement

- Submission of a conservation plan will be required with application.

Staff comments

Applicant Selected N/A to C7

Score 0 /3

C8**(3 points possible)**

Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? (3 points)

- ☐ Yes
- ☐ No
- ☒ N/A

Enforcement

- Details will be included in Heritage Conservation Plan and formalized in a Heritage Revitalization Agreement or Development Permit. Formal protection typically involves heritage designation following completion of conservation work.

Staff comments

Applicant Selected N/A to C8

Score 0 /3

C9**(2 points possible)**

Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.

Does this project include heritage relocation within Port Moody? (2 points)

- ☐ Yes
- ☐ No
- ☒ N/A

Resources

Conservation of Historic Places in Canada: historicplaces.ca

Enforcement

- Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.

Staff comments

Applicant Selected N/A to C9

Score 0 /2

C10**(2 points possible)**

Does the project salvage materials or artefacts from a historic place in Port Moody, or reuse materials or artifacts from architectural/landscape salvage in a manner which supports the authenticity of the site's character-defining elements?

☐ Yes☒ No☐ N/A

If yes, please explain:

(up to 2 points)

Enforcement

- Depending on what is proposed, incorporating these elements could be shown on landscape and/or architectural plans included in the Development Permit.
- Landscaped elements will be subject to securities. If the artifacts are used in public art then they will be secured through Public Art Securities.

Staff comments
Score /2**C11****(2 points possible)**

Does the project involve the addition of a heritage structure to the City's Heritage Register? This only applies to a structure with heritage value that is NOT already on the City's Heritage Register.

☐ Yes☐ No☒ N/A**Resources**[Heritage Register](#)**Enforcement**

- Confirmation of intention to add the heritage structure to the Heritage Register will be required.

Staff comments
Score /2

C12**(2 points possible)**

Does the project incorporate acknowledgement of historical or cultural connections to the site (e.g., historical naming of the site, people, events, structures, architectural inspiration etc.)?

☒ Yes

☐ No

If yes, please explain:

(up to 2 points)

Potential plaza/courtyard names could be: The Ann Kitching plaza at the middle of the Artist Village paying homage to a champion of the arts in Port Moody, and the Peller Plaza reflects the legacy that the Peller family wishes to leave for Port Moody.
In addition the site design is focused on the School House Creek important environment and landscape

Enforcement

- Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff.

Staff comments
Score **2** / 2**Public Realm****C13****(8 points possible)**

Does the project improve the streetscape beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's beautification impact?

☒ Yes

☐ No

If yes, check all that apply:

(up to 4 points)

- ☒ Artistic stormwater management features *(1 point)*
- ☐ Restores the frontage of an existing building in Historic Moody Centre *(2 points)*
- ☒ Proposed artistic paving treatments *(1 point)*
- ☒ Adds aesthetics to functional elements of the streetscape *(1 point)*
- ☒ Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades *(1 point)*
- ☒ Interaction of the project with the public e.g., edible landscape/foilage *(1 point)*
- ☒ Artistic panels in entry foyer *(1 point)*
- ☐ Other *(up to 1 point)*

Are the streetscape elements designed by a local artist?

(4 points)
☐ Yes

☒ No
Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Artistic elements will be secured through Public Art securities.

Staff comments

What artistic Storm water management features (5/8)

Score **6** / 8

C14**(3 points possible)**

Does your project include any innovative cultural sustainability aspects not captured in the Report Card?

☒ Yes

☐ N/A

If yes, please explain:

(up to 3 points)

Community oriented office space has been provided on the third floor of the Arts Centre, multi-functional spaces have also been provided within the Arts Centre for the immediate community.

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

Office space is not a cultural sustainable aspect.

points for Foyer with bar area and top floor outdoor space for Art Centre (2/3)

Score **2** /3

C15

Does your project face any unique site constraints that limit cultural sustainability achievement?

☐ Yes

☒ No

If yes, please explain:

Enforcement

– N/A

Staff comments

C16**(3 points possible)**

Summarize the project's cultural sustainability contributions, including the performance criteria in this Report Card and additional elements not previously captured here.

Between the Arts Centre and the Artist village, Westport Village will be a community oriented space and become a destination for a variety of local artists as well as artists from the Metro Vancouver region, this will result in drawing public from local and farther regions. We intend to incorporate the industrial, environmental and historical legacies of the site into a unique aesthetic flavour, that would serve as a magnet for all residents of the lower mainland to enjoy and recreate on site. Opportunities for farmers markets, flower markets, children's toy markets, Christmas markets, movies under the stars nights as well as many other things can be accommodated at the central Westport Commons. The platform overlooking the creek is also intended to be a highly attractive spot for wedding and celebratory photos.

Enforcement

– Highlighted in Council reports

Staff commentsScore **3** /3Total Cultural Sustainability Pillar Points = **38** /56

2. Economic Sustainability

Complete Community

EC1

(13 points possible)

Does the project support active transportation to access shops and services by improving the circulation and connectivity of the site to retail shops, services, and employment near the project site?

☐ Yes

☒ No

If yes, check all that apply for how this is achieved: (up to 13 points)

- ☒ Creates connectivity to existing active transportation network (up to 3 points)
- ☒ Eliminates barriers to access for active transportation (e.g., improving let-downs, accessibility) (up to 3 points)
- ☒ Enhances trails and bike paths (1 point)
- ☒ Creates public amenity space (1 point)
- ☒ Use of greenery and landscaping to serve pedestrians and to direct patrons to storefront entrances and transit (1 point)
- ☒ Wide sidewalks and separation from the road to encourage and promote pedestrian movement (1 point)
- ☒ Blade or tab signs are incorporated as appropriate (up to 2 points)
- ☒ Seating, public art, and other amenities are incorporated into design of retail storefront area (up to 3 points)
- ☒ Receiving/shipping areas are located off pedestrian routes (1 point)
- ☐ Other – please explain: (up to 3 points)

Resources

[Master Transportation Plan Examples](#)

Enforcement

- Architectural elements are secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Signage will be confirmed through the Signage Plan.

Staff comments

applicant to confirm where wide sidewalks especially on clarke street. and address additional signage needed

Discussion with Eric Vance needed
Response:
Signage package submitted, MUP on Clarke incorporated

Score **13** /13

EC2**(12 points possible)**

Does the project increase access to daily services or supplement the existing business composition?

☐ Yes

☐ No

If yes:

Check all that apply:

(up to 12 points)

- ☒ Contiguous retail frontage to maintain continuity of retail storefronts *(2 points)*
- ☒ Enhances existing businesses through agglomeration as appropriate *(2 points)*
- ☒ Provides a variety of store widths or opportunity for a variety of storefront widths through combining individual units *(2 points)*
- ☐ Provides daily goods and services that are missing or underserved in the current local area business composition *(2 points)*

Please explain missing/underserved goods and services identified:

- ☐ Supports expansion of and/or leverages the existing business community in the area *(2 points)*

Please explain how:

- ☐ Other – please explain: *(up to 2 points)*

What is the Walk Score of the proposed project?

Resources

[WalkScore](#)

Enforcement

- Architectural elements will be secured through the Development Permit.
- Specific uses will be incorporated into the project zoning.

Staff comments

Contingent points. Last checked option asks how the development...

"Supports expansion of and/or leverages the existing business community in the area"

Applicant needs to address this in greater detail how the project supports expansion of and/or leverages the existing business community in the area. What is provided for an answer is not sufficient.

Score **10** /12

EC3**(5 points possible)**

What is the estimated increase to the current and proposed property assessed value, as would be determined by BC Assessment (market value) for each property classification?

(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)

Current (Land & Improvement)

Class 1 – residential assessed value: \$13 million

Class 2 – utilities assessed value: N/A

Class 3 – supportive housing assessed value: 0

Class 4 – major industry assessed value: 0

Class 5 – light industry assessed value: \$18 million

Class 6 – business other assessed value: 0

Estimated Proposed (Land & Improvement)

Class 1 – residential assessed value: \$300 million+

Class 2 – utilities assessed value: 0

Class 3 – supportive housing assessed value: 0

Class 4 – major industry assessed value: 0

Class 5 – light industry assessed value: \$20 million+

Class 6 – business other assessed value: \$50 million+

Project provides more assessed value in a non-residential class (2,4,5,6) = 3 points

Proposed assessed value is higher than current assessed value = 2 points

Proposed assessed value is the same as current assessed value = 1 point

Proposed assessed value is lower than current assessed value = 0 points

Resources

[Official Community Plan land use plan map](#)

[BC Assessment Property Classification](#)

Enforcement

– N/A

Staff comments

Existing winery site and residential

Score **5** /5

Local Economy

EC4

(20 points possible)

Does the project increase the number of and variety of skilled employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan?

☒ Yes

☐ No

If yes:

List the estimated number of jobs: (up to 5 points)

of existing jobs on site: 50

of proposed jobs on site: 500+

% of jobs retained: no retention of jobs as land use is changing

If # of existing jobs is not retained = 0 points

If # of existing jobs is retained = 3 points

If # of jobs is increased beyond existing = 5 points

Using the North American Industry Classification System (NAICS), list the type of jobs created. Classification to the Sector (first) level is sufficient.

44-45,48-49,51,52,53,54,55,61,62,71,72,81

List the jobs to population ratio on site: (up to 15 points)

Up to 0.5, each 0.1 = 1 point; Above 0.5, each 0.1 = 2 points

over 500 jobs, and approximately 700 residents. 5:7, so 14 points

Are the Industrial, Mixed Employment, or Mixed Use areas leased or owned?

☐ Leased

☐ Owned

☒ Other – please describe:

A mix of leased and owned

Have you identified potential occupants for each land use?

☒ Yes

☐ No

If yes, list all potential occupants identified and their intended use:

On a preliminary basis, we have identified nearly all our desired retail occupants, as well as most of our healthcare, and industrial tenants.

Resources

[Official community Plan Overall Land Use Plan Map](#)

[NAICS](#)

[Metro Vancouver Industrial Lands Strategy](#)

Enforcement

– Commitment confirmed through Building Permit Plans re: space/occupant designation

– For owner spaces, proof of registration of the Strata Plan at Land Title & Survey Authority submitted.

Staff comments

please be advised of NAICS in context of development

Please be advised that # of jobs score is subject to adherence as no jobs are being retained due to land use changes. (5)

Applicant needs to properly address last question if 'YES'. List some examples of occupants.

Applicant has given general examples of identified occupants. However, better transparency will be necessary for staff to provide scores in the future.

Below scores are contingent on applicants ability to fulfill the above commitment

Score 19 /20

EC5**(12 points possible)****Does the project retain industrial uses on site?**

- ☒ Yes
- ☐ No
- ☐ N/A

If yes:**Will the zoning restrict a portion of the project to light industrial uses?***(5 points)*

- ☒ Yes
- ☐ No

Will the industrial use(s) be multi-level (E.g., mezzanine)? *(up to 5 points)*

- ☒ Yes
- ☐ No

Will the proposed tenants intensify the use of industrial space? *(2 points)*

- ☒ Yes
- ☐ No

What is the industrial floor space ratio (FSR)? 0.06**Enforcement**

- Architectural elements will be secured through the Development Permit.
- Occupancy will be confirmed as a part of the Building Permit.

Staff comments

Will require verification of multi-level industrial uses and adherence to elements.

Please expand on how occupants/ tenants will intensify industrial space? scoring is contingent on ability to expand upon this later

Score 12 /12**EC6****(7 points possible)****Do the sizes and configuration of retail units in the project support a variety of occupants, employment, and uses for those units?**

- ☒ Yes
- ☐ No
- ☐ N/A

If yes, check all that will be incorporated:**(up to 7 points)**

- ☒ Ceiling heights of at least 12' (floor to ceiling, not floor to slab) *(1 point)*
- ☐ Appropriate setbacks to allow for seating, patios, public art, and other streetscape features and amenities *(1 point)*
- ☒ For corner developments, a corner retail storefront with wraparound glazing *(1 point)*
- ☒ Variety of storefront widths, depths, ventilation, and glazing treatments etc. to meet the needs of different tenants *(1 point)*
- ☒ Exterior lighting is positioned and integrated to enhance architecture and storefront design *(1 point)*
- ☒ Storefronts are adaptable to accommodate different signage types to support tenant's branding while maintaining neighbourhood character *(1 point)*
- ☒ Adaptable to emerging retail trends e.g., online orders *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.

Staff comments

Store front dimensions are not particularly "varied" based on architectural drawings.

Revisions and elements provided are promising but applicant should expand on steps they are taking to address the concern of "varied" storefront dimensions.

Score 7 /7

EC7**(6 points possible)****Does the project contribute to a circular economy?**☒ **Yes**☐ **No****If yes, check all the circular economy initiatives: (up to 6 points)**

- ☐ re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) (2 points)
- ☐ local repair café (2 points)
- ☒ collaboration between local enterprises/industry (2 points)
- ☐ design for the future/design for deconstruction (2 points)
- ☒ maker-space/tool library (2 points)
- ☒ foster a sharing initiative (e.g., car share, bike share etc.) (2 points)
- ☐ Other – please describe: (up to 2 points)

Resources[Canadian Circular Economy](#)**Enforcement**

- Architectural elements will be secured through the Development Permit.
- Waste related initiatives may be subject to securities.
- Other elements may be secured with a Section 219 Covenant.

Staff comments

applicant to expand upon collaboration and sharing. Marks provided based on adherence

Response:

Items checked to be Provided in Phase 2. Staff will check for this

Score 6 /6**EC8****(5 points possible)****Is the project expected to contribute to the daytime economy (i.e. daytime population comprised of workers and students) and/or the nighttime economy of Port Moody (i.e. commercial activities in the evening e.g., restaurant, entertainment, sports, culture, shops, etc.)?**☒ **Yes**☐ **No****If yes, check any of the following sectors that you may be targeting: (up to 5 points)**

- ☒ Incorporate office, institutional or light industrial space (5 points)
- ☒ Food and beverage establishment (e.g., restaurant, coffee shop, etc.) (3 points)
- ☒ Tourism business (1 point)

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements related to occupancies will be confirmed through the Building Permit.

Staff comments

Plans detail theaters, amenity space, offices, Kitchens, multiple area for retail, and much more.

Please see drawings for supporting documents detailing answers. Elements are promising.

Score 5 /5

EC9**(4 points possible)**

Does the project provide a regional destination for commercial or institutional land uses?

☒ Yes

☐ No

If yes, please check all that apply:

(up to 4 points)

☒ specialized training/education *(2 points)*

☒ specialized art *(2 points)*

☒ culture/heritage *(2 points)*

☐ recreational opportunities (e.g., high performance training centre) *(2 points)*

☐ Other – please describe: *(up to 2 points)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements related to occupancies will be confirmed through the Building Permit.

Staff comments

Applicant will need to expand upon recreational opportunities. Provided spaces could lend to these. Staff would like clarification

Score **4** /4

EC10**(3 points possible)**

Will the project attempt to source local (Port Moody) labour, supply and materials?

☒ Yes

☐ No

If yes, check all that apply:

(up to 3 points)

☒ Local supply of materials *(1 point)*

☒ Local labour *(1 point)*

☒ Local contractors *(1 point)*

☒ Local professional services *(1 point)*

☐ Other – please describe: *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Contractors will be confirmed through the Building Permit.

Staff comments

Staff will need some documentation or explanation at a later date. Scoring is contingent

Score **3** /3

EC11**(3 points possible)**

Does your project include any innovative economic sustainability aspects not captured?

☒ Yes

☐ N/A

If yes, please describe:

(up to 3 points)

The Wellness Centre, the Art Centre and the housing continuum for all type of different tenants (single, couple and larger families) will contribute to the economic sustainability of the entire community.

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Score **3** /3

EC12

Does your project face any unique site constraints unique that limit economic sustainability achievement?

☐ Yes

☒ No

If yes, please describe:

Enforcement

- N/A

Staff comments

EC13**(3 points possible)**

Summarize the project's economic sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The Westport Village will actively support transportation to access shops and services by improving the circulation and connectivity of the entire site. A series of public plazas, greenery areas, seating and public amenities will promote the pedestrian and cyclist movements. In addition, the project will be strongly connected to the existing transportation network.

Thanks to a variety of uses and new local businesses, the project will provide daily services and goods that are currently missing, such as grocery store + pharmacy and healthcare facilities.

From the current 50 existing jobs and 0 residents on site, the development will have more than 500 proposed jobs in a variety of employment categories and approximately 700 residents. The current property assessed value will be highly improved, for example the residential assessed value will be increased by approx. \$290 millions. The project has also been designed to incorporate two levels of light industrial uses, totaling nearly 44,000 sq ft.

The retail units have been designed with a variety of widths, depths to meet the needs of different tenants and businesses. In addition to this, appropriate setbacks with seating and public amenity with integrated exterior lighting will highly encourage the public on site.

Westport Village will definitely contribute to a circular economy through a series of initiatives like the collaboration between local enterprises and car/bike sharing options. While the office, institutional and commercial component will contribute to the daytime economy, the restaurants, the night public events in the main plazas and the Arts Centre will support the night-time and day-time economy of Port Moody. The hotel component will also be responsive to the needs of both on-site and off-site demands, such as the tourist and visitors to the Tri-City area and the other local/regional needs.

The performance space of the Arts Centre and the cultural aspect of the Artist Village will make Westport Village a regional destination. The Artist Village will also create a unique educational experience, with specialized courses and workshops.

As a final note, the project will attempt to source locally the materials, labour, supply and professional services.

Enforcement

- Highlighted in Council report

Staff commentsScore **3** /3Total Economic Sustainability Pillar Points = **90**/93

3.Environmental Sustainability

Natural Environment

EN1

(20 points possible)

Does the project protect and enhance the urban forest, prioritizing tree retention and planting of native or adaptive tree species which provide multi-storey habitat (groundcover, shrubs and trees) to increase ecological value, biodiversity, and resilience to climate change impacts?

☒ Yes

☐ No

☐ N/A

If yes:

Outline the following:

Number of existing significant mature trees protected on site
(i.e., mature trees over 40 cm DBH):

Refer to Riparian Area Environmental report (up to 5 points)

Number of existing trees over 10 cm protected on site:

Refer to Riparian Area Environmental report (up to 5 points)

Replacement tree ratio: Refer to Riparian Area Environmental (up to 5 points)

(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)

- Trees planted on-site: to be determined with 2nd phasing
- Trees planted off-site: + 10000 plants - Riparian Area
- Cash-in-lieu: to be determined with 2nd phasing

Existing canopy cover (%): to be determined with 2nd phasing

Proposed canopy cover at 20 years post development (%): to be determined v

If canopy cover is the same = 3 points

If proposed canopy cover exceeds existing = up to 5 points

Demonstrate ability of trees to reach full maturity.

Check all that apply:

(up to 5 points)

- ☒ Adequate soil volume as determined by the Canadian Landscape Standard (2 points)
- ☒ Designated space for significant trees/stand of trees to reach full maturity (2 points)
- ☒ Proximity to infrastructure (e.g., Building(s), power lines) (1 point)

Resources

[Tree Protection Bylaw](#)

[I-tree Canopy](#)

[Canadian Landscape Standard](#)

New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.

Large Canopy Trees provide 125 m² per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)

Medium Canopy Trees provide 50 m² per tree (e.g., Evergreen magnolia, Honey locust)

Small Canopy Trees provide 25 m² per tree (e.g., Japanese maple, Giant Dogwood)

Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Tree Protection Covenants may be applied.

Staff comments

5 points based on applicants ability to adhere to Riparian Plan. Applicant is required to defer specifically to questions concerning existing, trees planted on/off site, canopy cover, and cash in lieu for remaining points. "Refer to Riparian Area Environmental report" is not sufficient.

Score **5** /20

EN2**(15 points possible)**

Does the site stormwater management plan provide adequate stormwater quality, volume and groundwater protection to address the relevant senior and municipal government requirements for future rainfall expected with climate change?

☒ Yes

☐ No

If yes:

Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? **(2 points)**

☒ Yes

☐ No

Indicate which of these approaches the project will use:

A. Nature-based Green Infrastructure solutions

Check all that apply: **(up to 9 points)**

☐ Watercourse daylighting **(3 points)**

☐ Constructed wetlands **(3 points)**

☐ Rain gardens **(up to 3 points)**

☐ Bioswales **(up to 3 points)**

☒ Green roof/wall **(up to 3 points)**

☐ Other – please describe: **(up to 2 points)**

B. Engineered Green Infrastructure solutions

Check all that apply: **(up to 4 points)**

☒ Rainwater harvesting **(2 points)**

☒ Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) **(1 point)**

☒ Roof downspout disconnection to Green Infrastructure **(1 point)**

☐ Water quality structures **(1 point)**

☒ Absorbent landscaping **(1 point)**

☐ Other – please describe: **(up to 2 points)**

Resources

[Metro Vancouver's Stormwater Source Control Guidelines](#)

[Climate Action Plan](#)

[The Chines Integrated Stormwater Management Report \(metrovancover.org\)](#)

[DFO Land Development Guidelines](#)

[2018 KWL IDF Curves for Climate Change](#)

Enforcement

- Submission of stormwater management plan that addresses the goals indicated will be required.
- Elements on Landscape Plans will be subject to securities.
- Elements included on Civil Plans will be secured through the Servicing Agreement.

Staff comments

EN2-2A .
Storm water management plan provides details. points given for rain gardens and green roofs based conditionally on adherence. (8)

Please specify Rainwater harvesting. Conditional Full marks for answers provided.

Score **9** /15

EN3 (applicants choose A or B)

(15 or 6 points possible)

A. Does the project protect, restore and/or compensate for site ecology on-site?☒ Yes☐ No☐ N/A (applicants choose A or B)**If yes, check all that apply:****(up to 15 points)**☐ Watercourse daylighting**(5 points)**☐ Constructed wetlands**(3 points)**☐ No increase in existing impervious area**(4 points)**Area (m²): _____☒ Riparian Area Restoration**(up to 3 points)**☐ Aquatic restoration**(2 points)**☐ Non-riparian forest restoration**(2 points)**☒ Native/"naturescape" landscaping**(2 points)**☒ Removal of invasive plant species from natural areas**(2 points)**☒ Other biodiversity and habitat enhancement**(1 point)**☐ Salvage replanting**(1 point)**☐ Other – please describe:**(up to 3 points)****OR****B. Does the project provide other biodiversity enhancement in an urban setting?**☐ Yes☐ No☒ N/A (applicants choose A or B)**If yes, check all that apply:****(up to 6 points)**☐ Other biodiversity and habitat enhancement**(1 point)**☐ Native/"naturescape" landscaping**(2 points)**☐ Other – please describe:**(up to 3 points)****Resources**[Naturescape Policy 13-6410-03](#)**Enforcement**

– Elements on Landscape Plans will be subject to securities.

Staff comments (A)

Full marks contingent on applicants adherence and commitment throughout phases. Additionally, applicant to choose options A or B, not both.

(8/15) for A
(2/6)Response by applicant:
Option A selected

Response by staff: Please expand upon "other biodiversity enhancement choice" scoring of (8/15) contingent on ability to provide this)

Staff comments (B)Score **8** /15 or 6

EN4**(10 points possible)**

Is the proposed property located in an Environmentally Sensitive Area (ESA)?

☒ Yes

☐ N/A

If yes:

i. What is the designation of the ESA?

30 m Stream Buffer - ESA Value High

ii. What are the means of ESA protection?

(up to 8 points)

☒ Dedication

(3 points)

☐ Covenant

(1 point)

☒ Monitoring

(up to 2 points)

☐ Other – please explain:

(up to 2 points)

iii. How is the ESA being improved?

(up to 2 points)

The entire riparian area of the site will be restored to meet best management practices, which will result in a net positive gain over current conditions. Invasive plant species will be treated and controlled to ensure the success of the Streamside Protection and Enhancement Areas (SPEA) restoration activities. Interpretive signage (about School House Creek and Salmon Environment) will be part of the light touch viewing structure overlooking the creek

Resources

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

Enforcement

– Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.

Staff comments

Score **7** /10

EN5**(5 points possible)**

Does the project reduce potable water use from existing site conditions and/or per capita?

☒ Yes

☐ No

If yes, check all that apply:

(up to 5 points)

☒ Drought tolerant landscaping (xeriscaping) with native species *(0.5 points)*

☒ Installation of a water meter display to show consumption for occupants more frequently than billing *(0.5 points)*

☒ Non-water dependent materials/features for ground cover treatment *(0.5 points)*

☒ Irrigation system with central control, rain sensors, and drip irrigation on and off-site *(0.5 points)*

☒ Captured rainwater irrigation or greywater system *(0.5 points)*

☐ Other – please explain: *(up to 2 points)*

Resources

[Water meter Specifications](#)

Enforcement

- Elements included on Civil Plans will be secured through the Servicing Agreement.
- Elements on Landscape Plans will be subject to securities.
- Low flow/flush and greywater systems will be confirmed through the Building Permit.
- Elements noted on Mechanical Drawings will be confirmed through the Building Permit.

Staff comments

Elements to be confirmed moving forward. Applicant will need to secure in future. current documentation lends credence. Future grading based on commitment.

Score **2** /5

EN6**(5 points possible)**

Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?

☐ Yes

☒ N/A

If yes, describe how the project will mitigate risks and impacts of coastal flooding events in current and future climate scenarios: *(up to 5 points)*

Resources

[Green Shores](#)

[Port Moody Zoning Bylaw Section 5.3.5](#)

Enforcement

- Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit.

Staff comments

Applicant has marked section as NA

Score **0** /5

EN7**(5 points possible)**

Does the project redevelop and rehabilitate a brownfield site? (5 points)

☒ Yes☐ N/A**Resources**[Brownfields](#)[Contaminated Sites Regulations](#)**Enforcement**

– Proof of compliance with provincial contaminated sites regulations will be required.

Staff comments

please see enforcement method above.

Score **5** /5**EN8****(4 points possible)**

Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?

☒ Yes☐ No

Check all that apply to ensure that lights are:

(up to 4 points)

- ☒ Only on when needed (0.5 points)
- ☒ Only light the area that needs it (0.5 points)
- ☒ No brighter than necessary (0.5 points)
- ☒ Minimizes blue light emissions (0.5 points)
- ☒ Fully shielded (pointing downward) (0.5 points)
- ☒ LED lights (0.5 points)
- ☒ Non-reflective pavement surface (0.5 points)

☐ Other – describe the lighting plan for the site and its dark sky friendly features: (up to 0.5 points)

Resources

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

Enforcement

– Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.

Staff comments

lighting details not found in landscape plans for phase 1. full marks for provided answers conditionally. Applicant to provide documented steps taken

Response:
Landscape Arch has provided details: L5.0 through 7.05

Score **3** /4

EN9**(3 points possible)**

Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?

☒ Yes

☐ No

If yes, check all that apply:

(up to 3 points)

- ☐ Building design minimizes the quantity of glass *(0.5 points)*
- ☒ Incorporation of visual markers *(0.5 points)*
- ☒ Incorporation of features to block reflections *(0.5 points)*
- ☐ Landscaping is appropriate distance from glass features *(0.5 points)*
- ☒ Reduces light pollution *(0.5 points)*
- ☒ Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds *(0.5 points)*
- ☒ Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year *(0.5 points)*
- ☒ Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern *(0.5 points)*
- ☐ Other – please explain: *(0.5 points)*

Resources
[Vancouver Bird Strategy](#)
Enforcement

- Elements included on Landscape Plans will be subject to securities.
- Architectural elements will be secured through the Development Permit.

Staff comments

Please see the Port Moody Climate Resilient Landscaping Standards. Items will be need to be demonstrated in future documents

Score **3** /3**EN10****(2 points possible)**

Does the project include forest fire prevention measures or fire smart building features?

☒ Yes

☐ No

If yes, list all features:

(up to 2 points)

Firefighter standpipe connection has been provided adjacent to the riparian area to be able to fight forest fires in the riparian area

Resources
[Fire Smart Canada](#)
Enforcement

- Materials will be confirmed through the Building Permit.

Staff comments

Provided feature does not fall under any of the Fire Smart Canada recommendations 1 point awarded

Score **1** /2

EN11**(2 points possible)**

Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?

- ☐ Yes
- ☒ No
- ☐ N/A

Resources

[Salmon Safe BC Certification](#)

Enforcement

- Certification will be confirmed through Section 219 Covenant.

Staff comments
Score /2**Air Quality – Low Carbon Mobility****EN12****(12 points possible)**

Does the project provide sustainable transportation infrastructure for user groups of each land use type, which contributes to reducing greenhouse gas emissions from this development beyond requirements in the Zoning Bylaw?

- ☒ Yes
- ☐ No

If yes, check all that apply:

(up to 12 points)

- ☒ Unbundled and/or district parking (2 points)
- ☒ Level 2 EVSE installed (as defined in technical bulletin) (2 points)
- ☒ Public EV DC Fast Charging EVSE installed (2 points)
- ☐ More than 20% of commercial EV charging infrastructure provided (1 point)
- ☒ Subsidized transit pass and transit information package (1 point)
- ☒ Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g., e-bicycle, e-scooter) (1 point)
- ☒ Energized EV Charging for visitor parking (1 point)
- ☒ End of trip bicycle facilities (1 point)
- ☒ Bike share and assigned parking (1 point)
- ☒ Car share and assigned parking space provision in nearby on-street/public parking (1 point)
- ☐ Other – please describe: (up to 2 points)

Resources

[Port Moody Zoning Bylaw](#)

[Port Moody Electric Vehicle charging Infrastructure Bulletin](#)

Enforcement

- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.
- Transit passes/unbundled & district parking will be secured through a Section 219 Covenant.
- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.

Staff comments

Infrastructure to be confirmed by applicant.
Response:
See Arch parking plans

Score /12

EN13**(11 points possible)**

Does the project incorporate measures to support and increase active transportation?

☒ Yes

☐ No

If yes, check all that apply:

(up to 11 points):

- ☒ Connects to existing pedestrian/cycling routes and priority destinations (1 point)
- ☒ Improved crossings of busy streets (1 point)
- ☒ Improved local pedestrian routes, local bike networks/trails (1 point)
- ☒ Safe, secure, accessible, and sustainable footpaths (1 point)
- ☒ Pedestrian clearway sufficient to accommodate pedestrian flow (1 point)
- ☒ Covered outdoor waiting areas, overhangs, or awnings (1 point)
- ☒ Pedestrian scale lighting (1 point)
- ☒ Pedestrian/bike only zones (1 point)
- ☒ Improves connections to transit (bus/SkyTrain/West Coast Express) (1 point)
- ☐ Other – please describe: (up to 2 points)

Resources

[Port Moody Master Transportation Plan](#)

Enforcement

- Elements included in Civil Plans will be included in Servicing Agreement.
- Elements included in Architectural Plans will be secured through Development Permit.

Staff comments

Score **9** /11

Greenhouse Gas Emissions and Energy Reductions

EN14

(12 points possible)

Does the project provide a low carbon energy system (LCES), which prioritizes on-site local energy systems that provide heating, cooling and hot water heating? (Note: systems should meet a Coefficient of Performance of 2 or greater) Examples include: solar; district energy; heat pump; or geo exchange.

☒ Yes

☐ No

If yes:

Describe the system type:

(up to 10 points)

- Heating mechanical system (up to 5 points)
 - Description: VRF Heat Recovery System
 - Fuel source (e.g., electricity, renewable etc.): electricity
- Hot water mechanical system (up to 3 points)
 - Description: Air Source Heat Pump
 - Fuel source (e.g., electricity, renewable etc.): electricity
- Cooling mechanical system (up to 2 points)
 - Description: VRF Heat Recovery System
 - Fuel source (e.g., electricity, renewable etc.): electricity

Does the system use refrigerants with low global warming potential (GWP)?

☒ Yes

☐ No

☐ N/A

If yes, check the low GWP system being installed: (up to 2 points)

- ☐ Centralized system (e.g., communal heat pump) using ammonia, R744, water, CO2, R1234ze, or R1234yf, R454b, R513a, R32, R410a, R407c, R134a (2 points)
- ☒ Distributed system (e.g., VRF) using R32 or equivalent (2 points)
- ☐ Individual system (e.g., split or individual heat pump) using R290 propane, R744, or R134a (2 points)
- ☐ Other (up to 2 points)

How will the project mitigate refrigerant leakage?

Using Hybrid VRF to reduce distribution length, installed and maintained by manufacturer registered technician, provide leak detection systems such as refrigerant leak sensors.

Resources

[Energy Step Code Corporate Policy](#)

[Vancouver low carbon energy system policy](#)

[Refrigerants & Environmental Impacts: A Best Practice Guide - Integral Group](#)

Enforcement

- LCES confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.
- Mechanical systems confirmed through Building Permit Plans.

Staff comments

Applicant to confirm through documentation

Score 11 /12

EN15**(11 points possible)**

Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration?

(Note that projects should aim to have total embodied carbon emissions below 500 kgCO₂e/m²)

☒ **Yes**

☐ **No**

If yes:

Check all that apply:

(up to 10 points)

- ☐ Tracking and reporting project embodied emissions (1 point)
- ☐ Embodied emissions third-party certification: (1 point)
List the certification: _____
- ☐ Wood frame construction (2 points)
- ☒ Low carbon concrete construction (1 point)
- ☒ materials sourced locally to reduce transportation emissions (1 point)
- ☒ labour sourced locally to reduce transportation emissions (1 point)
- ☒ Selecting materials with environmental product declarations (1 point)
- ☒ Low embodied emissions disposal of materials (1 point)
- ☐ Utilization of natural insulation products (1 point)
- ☐ Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 (2 points)
- ☐ Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: (2 points)
% reduction committed to: _____
- ☐ Submission of pre- and post-construction lifecycle assessment (1 point)
- ☐ Low embodied emissions material selection policy (1 point)
- ☐ Benchmarking embodied emissions performance (1 point)
- ☐ Other – please describe: (1 point)

Please state the estimated embodied emissions of the project: (1 point)

- over the building's estimated lifespan: _____
- in kgCO₂e/m²: _____

Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:

Resources

[Life Cycle Assessment \(LCA\) Practice Guide \[Carbon Leadership Forum\]](#)
[CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum](#)
[lcm-public-sector-guide.pdf \(gov.bc.ca\)](#)
[Methodology to Calculate Embodied Carbon of Materials \[RICS\] \(PDF\)](#)
[Whole Building Life Cycle Assessment: Reference Building Structure and Strategies \[ASCE\]](#)
[Zero Code – Off-Site Procurement of Renewable Energy \[Architecture 2030\] \(PDF\)](#)
[Carbon Smart Materials Palette \[Architecture 2030\]](#)
[Athena Impact Estimator](#)
[Environment Agency's Carbon Calculator for Construction Activities](#)
[eTool](#)
[One Click LCA](#)
[Tally](#)

Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment

Enforcement

- Commitment will be secured through Section 219 Covenant.

Staff comments

commitment to the following to be determined

Score 5 /11

EN16**(10 points possible)**

Will the project achieve a recognized industry standard for sustainable design? (Note that the City does not accept equivalencies and applicants must complete full certification)

☒ Yes

☐ No

☐ N/A

If yes, check all that apply:

☐ Built Green Canada – certification level: (10 points)

☐ LEED – certification level: (10 points)

☐ Zero Carbon Building Standard (10 points)

☒ Energy Star (10 points)

☐ BOMA BEST (10 points)

☐ Canadian Passive House Institute (10 points)

☐ International Living Future Institute – Zero Carbon Certification (10 points)

☒ Other – please describe: (up to 10 points)

Step Code 3

Resources
[Built Green Canada](#)
[LEED Canada](#)
[Zero Carbon Building Standard](#)
[Energy Star](#)
[BOMA BEST](#)
[Canadian Passive House Institute](#)
[ILFI – Zero Carbon Certification](#)
Enforcement

– Commitment will be secured through Section 219 Covenant.

Staff comments

Applicant to provide supporting documents detailing Energy Star application and implementation

Score **10** /10

EN17**(8 points possible)**

Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?

☒ Yes

☐ No

If yes, check all that apply:

☒ Natural/passive ventilation (1 point)

☐ Stacked windows (1 point)

☐ Earth tempering ducting (1 point)

☐ Passive evaporative cooling (1 point)

☒ Fixed/operable external shading (1 point)

☒ Natural shading (1 point)

☐ Low window to wall area ratio (1 point)

☐ Thermal massing (1 point)

☒ Building Energy Model using future climate weather files (1 point)

☒ High-efficiency low carbon mechanical cooling (1 point)

☒ Other – please describe: (up to 2 points)

Fully air conditioned spaces with capacities sized for 2050 climate

Resources
[Pacific Climate Impacts](#)
[Consortium future weather files](#)
[City of Vancouver Passive Design Toolkit](#)
Enforcement

– Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.

Staff comments

Score **6** /8

EN18**(8 points possible)**

Does the project reduce the heat island effect on the site?

☒ Yes☐ No

If yes, check all that apply:

(up to 8 points)

- ☐ Water features on site (1 point)
- ☒ Natural shade around the structures (trees, climbing plants) (1 point)
- ☒ Increase canopy cover compared to existing canopy cover (1 point)
- ☒ Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. (1 point)
- ☒ Use of low-albedo materials (1 point)
- ☒ Reducing waste heat production through energy efficiency and active transportation (1 point)
- ☐ Other – please describe: (up to 2 points)

Resources
[Reducing Urban Heat Islands to Protect Health in Canada](#)
Enforcement

- Landscaped elements will be subject to securities.
- Elements included in Architectural Plans will be secured through the Development Permit.
- Active transportation commitments will be confirmed through the Servicing Agreement and Development Permit as noted on Civil Plans and other plans noted above.

Staff comments

See landscape & architectural drawings

Score 8 /8**EN19****(6 points possible)**

Which Step of the Energy Step Code will the project be designed to comply with?

Part 9

- ☒ Step 3 (0 points)
- ☐ Step 4 (2 points)
- ☐ Step 5 (3 points)

Part 3

- ☐ Step 2 (0 points)
- ☒ Step 3 (2 points for large residential, 3 points for commercial)
- ☐ Step 4 (3 points)

Resources
[Building Bylaw](#)
[BC Energy Step Code](#)
[Energy Step Code Corporate Policy](#)
Enforcement

- Step Code commitment will be confirmed through the Building Permit and a Section 219 Covenant.

Staff comments

Part 3, (3) marks as project includes both residential and commercial

Score 3 /6

EN20**(2 points possible)**

Does the project allocate sufficient and accessible recycling and garbage storage space in multi-residential and commercial buildings and complexes compatible with Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi Family and Commercial Developments?

(1 point)
☒ Yes

☐ No

If yes, outline the space provided for each (m²):

Residential recycling: varies - based on number of housing units

Residential garbage: varies - based on number of housing units

Residential green waste: varies - based on number of housing units

Commercial recycling: varies - based on development size threshold

Commercial garbage: varies - based on development size threshold

Commercial green waste: varies - based on development size threshold

Does the design of the waste area provide safe and universally accessible access in a secure common area?

(1 point)
☒ Yes

☐ No

If yes – please explain:

All the waste areas of the development will have a safe and universal access from the building cores. The rooms will be separated by uses and fully enclosed.

Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers?

☒ Yes

☐ No
Resources
[Zoning Bylaw](#)
[Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments](#)
[Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers](#)
Enforcement

– Elements included on the Architectural Plans will be secured through the Development Permit.

Staff comments

to be determined at future date

Response:
Refer to Architectural parking plans

Score **2** /2

EN21**(3 points possible)**

Does your project include any innovative environmental sustainability aspects not captured?

☒ Yes

☐ N/A

If yes, please describe:

Green roofs, daycare open space, 65% of the total site area being open space, restoration of Schoolhouse Creek

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

project includes diversity of used space

Score **3** /3

EN22

Does your project face any unique site constraints unique that limit environmental sustainability achievement?

☐ Yes

☒ No

If yes, please describe:

Enforcement

– Highlighted in Council reports.

Staff comments

EN23**(3 points possible)**

Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The Westport Village will redevelop a brownfield site currently located in a high value Environmental Sensitive Area. The ESA will be improved by restoring the entire riparian area of the site. Invasive plant species will be treated and controlled to ensure the success of the SPEA restoration activities. Native landscaping will be replanted on site to reinforce the local habitat. 65% of the total site area will be open space.

Adopting solutions like rain gardens, green roof, green and absorbent landscaping, the site stormwater management plan will provide adequate stormwater quality and volume. It will also address the requirements for future rainfall.

In order to minimize the effects of the light pollution, the outdoor lighting system will be designed to be on only when needed and to have LED lights and reduced blue light emissions.

The project provides sustainable transportation infrastructure such as Level 2 EVSE, Public EV DC fast charging, end of trip facilities and bike/car share options. A series of public plazas, greenery areas, seating and public amenities will promote the pedestrian and cyclist movements.

Westport Village will be designed to comply with Step 3 of the Energy Step Code and it will use heat-pump mechanical system for heating and cooling. Thanks to solutions like natural shades, green roofs, rain gardens, absorbent landscaping, the project will reduce the heat island effect on the site.

The development will have sufficient and fully accessible recycling and garbage storage spaces, divided by uses and close to the building cores to facilitate a safe access to them. The sizes of the garbage rooms will respect the requirements of the Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi Family and Commercial Developments.

Enforcement

- Highlighted in Council reports.

Staff commentsScore **3** /3Total Environmental Sustainability Pillar Points = **115** /172

4. Social Sustainability

S1

(30 points possible)

Does the project provide voluntary amenities?

☒ Yes

☐ No

☐ N/A (select if making contribution to the City's amenity reserve)

If yes:

Check all that apply:

(up to 15 points)

- ☒ Community centre/facility (15 points)
- ☒ Space for growing food (3 points)
- ☒ Child play areas (1 point)
- ☒ Gathering place/space (1 point)
- ☒ Usable public park/greenspace (10 points)
- ☒ Community facilities (3 points)
- ☒ Arts and cultural facilities (3 points)
- ☒ Streetscape and pedestrian improvements (2 points)
- ☒ Accessible landscaped roof deck (3 points)
- ☒ Dog runs/ dog wash station (2 points)
- ☒ Work space (2 points)
- ☐ Other – please describe: (up to 3 points)

Does the project provide dedicated space for childcare? (10 points)

☒ Yes

☐ No

If yes, is the dedicated space for childcare being operated by a non-profit? (5 points)

☒ Yes

☐ No

OR

Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy? (2 points)

☐ Yes

☐ No

☐ N/A (select if amenities are provided on site)

If yes, what is the \$ amount contributed: _____

Resources

[Community Amenity Contribution Policy](#)

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Section 219 Covenant relating to childcare spaces and community + arts and cultural facilities will be required.
- Housing related amenities will be included in the Housing Agreement.
- Public Art Securities will be applied to any public art amenities.
- Parkland contributions to the City will be formalized through the subdivision and parkland dedication process.

Staff comments

space does not feature Community Centre/ facility. however, applicant has marked this. Applicant needs to address space for growing food

Response:

Multi-purpose space on L1 of the Arts Centre is available for community use, L3 offices space will be available for not-for-profit community groups to rent.

Urban agriculture spaces provided on residential tower rooftop amenity

Score 30 /30

S2**(25 points possible)**

Does the project provide new purpose-built market rental housing or affordable rental housing or contributes to the city's affordable housing reserve fund in lieu of provision of affordable housing?

Check all that apply:

- ☐ 5% shelter rate housing (up to 25 points)
- ☐ 15% Affordable rental housing (up to 15 points)
- ☒ 20% Purpose-built market rental housing (up to 5 points)
- ☐ 15% Rent to own (up to 2 points)
- ☐ Affordable housing fund contribution (1 point)
- ☐ None (0 points)

If none, describe other measures or amenities provided in lieu of provision of affordable housing:

If purpose-built/affordable rental, provide the following information:

Types (e.g., purpose-built or affordable): Purpose built market rental

Description (bedroom number breakdown): 200+ units

% of total housing units: 40%

If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? _____

Does this amount exceed the \$2/sqft requirement? (1 point)

- ☐ Yes
- ☐ No

Resources

[Port Moody Affordable Housing Reserve Fund Policy](#)

[Interim Affordable Housing Guidelines](#)

[Community Amenity Contribution Policy](#)

Enforcement

- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.

Staff comments

Score **5** /25

S3**(23 points possible)**

Does the project provide accessible residential unit(s) and accessible project design features for multi-residential developments beyond City requirements?

☒ Yes

☐ No

If yes, check all the residential unit feature options: **(up to 21 points)**

(Note: adaptable and accessible units are as defined in the BC Building Code)

- | | |
|--|------------|
| ☐ 60% of single storey residential units are adaptable units | (1 point) |
| ☐ 70% of single storey residential units are adaptable units | (1 point) |
| ☐ 80% of single storey residential units are adaptable units | (1 point) |
| ☐ 90% of single storey residential units are adaptable units | (1 point) |
| ☐ 100% of single storey residential units are adaptable units | (1 point) |
| ☐ 10% of single storey residential units are accessible units | (2 points) |
| ☐ 20% of single storey residential units are accessible units | (2 points) |
| ☐ 30% of single storey residential units are accessible units | (2 points) |
| ☐ 40% of single storey residential units are accessible units | (2 points) |
| ☐ 50% of single storey residential units are accessible units | (2 points) |
| ☐ 60% of single storey residential units are accessible units | (2 points) |
| ☐ 70% of single storey residential units are accessible units | (2 points) |
| ☐ 80% of single storey residential units are accessible units | (2 points) |
| ☐ 90% of single storey residential units are accessible units | (2 points) |
| ☐ 100% of single storey residential units are accessible units | (2 points) |
| ☒ Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses | (1 point) |

If no, list any additional accessible features provided that are not already required by the BC Building Code: **(up to 2 points)**

Examples include:

- Accessible amenity features
- Number of elevators exceeds Building Code requirement
- Automated door opening

Westport Village incorporates all the following:

Accessible amenity features
Number of elevators exceeds Building Code requirement
Where required automatic door openers

Resources

[BC Building Code Accessibility Handbook](#)

Enforcement

– Architectural elements will be secured through the Development Permit and Building Permit.

Staff comments

Score **3** /23

S4**(10 points possible)**

Does the project include a range of unit sizes for a variety of household types?

☒ Yes

☐ No

If yes: *(maximum of 10 points for mixed tenure)*

For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:

☒ At least 30% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

☐ At least 10% of the total project units be 3-bedrooms or more *(up to 5 Points)*

OR

For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:

☒ At least 25% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

☐ At least 5% of the total project units be 3-bedrooms or more *(up to 5 Points)*

Enforcement

- Unit types will be secured through the Housing Agreement.

Staff comments

Score **5** /10

S5**(10 points possible)**

Does the project contain a rental housing component where the rental units are secured for at least 60 years or the lifespan of the building?

☒ Yes

☐ No

If yes, list the % of units secured for 60 years or the lifespan of the building:

40%+ or 200+ of all residential units are purpose built rentals *(up to 10 points)*

Resources

[Interim affordable housing Policy](#)

Enforcement

- Commitment will be secured through the Housing Agreement.

Staff comments

Score **10** /10

S6**(10 points possible)**

Does the project support aging in place? (Refer to Age Friendly Plan recommendations) (i.e., adult care, assisted living space, independent senior living space)

☒ **Yes**

☐ **No**

☐ **N/A**

If yes, list all the supports for aging in place: (up to 10 points)

Note: this criterion does not include adaptable and/or accessible units.

At least 40 units of seniors housing is proposed for the site at a variety of care needs, from independent living, to assisted care.

Resources

[Age Friendly Plan](#)

[Fraser Health Family Guide to Services for Seniors](#)

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

contingent if included back into development agreement for housing types. Scoring at a later date may be below based on this.

Score 10 /10

S7**(9 points possible)**

Does the development include a mix of housing types?

☒ **Yes**

☐ **No**

If yes, list the number of units per housing type: (up to 9 points)

- Live-work units: 10 (3 points)
- Ground-oriented units: 10 (3 points)
- Lock-off units _____ (3 points)

Enforcement

- Elements on Architectural Plans will be secured through Development Permit and Building Permit.
- Rental units will be secured through the Housing Agreement.

Staff comments

Prior listed was 16+ for "Live-work units:" & "Ground-oriented units:"
Response:
10 live-work units provided with 6 for 20% below market rates

Score 6 /9

S8**(7 points possible)**

Will the project ensure occupants have clean, cool air during times of poor air quality and/or wildfire events beyond Building Code requirements?

☒ Yes

☐ No

If yes, check all that apply:

(up to 7 points)

- ☒ Improved mechanical ventilation
(e.g., proper commissioning, increase outdoor air intake) (1 point)
- ☒ Improved air filtration (e.g., HEPA particulate air filtration) (1 point)
- ☐ Airtightness better than ACH of 2 (1 point)
- ☐ No indoor combustion appliances (e.g., gas stove or fireplace) (1 point)
- ☐ Homeowner/occupant health and safety information (1 point)
- ☐ Other – please describe: (up to 2 points)

Resources

[Guidance for Cleaner Air Spaces During Wildfire Smoke Events](#)
[Guide to Air Cleaners in the Home](#)

Enforcement

– Commitment will be secured through Building Permit.

Staff comments

Score 2 /7

S9**(7 points possible)**

Does the design of the project help to facilitate mental health, wellness and social connectedness?

☒ Yes

☐ No

If yes:

Check all that apply:

(up to 7 points)

- ☒ Semi-public gathering space with comfortable seating (1 point)
- ☒ All weather recreation areas/wellness space (1 point)
- ☒ Pet friendly units / amenities (e.g., dog run) (1 point)
- ☒ Greenspace that facilitates socialization (1 point)
- ☒ Prioritizing pedestrians (1 point)
- ☒ Creative design to promote social interaction (1 point)
- ☐ Other – please describe: (up to 2 points)

Reference to plans (e.g., landscape plans/architectural plans, etc.)

Resources

[Strengthening Neighbourhood Resilience](#)

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Pet friendly units will be secured through a Section 219 Covenant.

Staff comments

Applicant has listed units as pet friendly but no amenities

Response:
A broad range of amenities have been provided within the residential tower on L1, Mezzanine and at the tower top

Score **6** /7

S10**(6 points possible)**

Does the project provide urban vitalization by involving land owner 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)?

Example: 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

☒ Yes

☐ No

If yes:

List all the stakeholders and their involvement:

(1 point)

HUB Tri-Cities, Port Moody Rotary, Port Moody Heritage Society, Tri-Cities Soroptimist, SHARE Family Services, Sunrise Coquitlam Rotary, Kinsight, Tri-Cities Chamber of Commerce Coquitlam Farmer Market Crossroads Hospice Eagle Ridge Hospital Foundation Port Moody Art Association Port Moody Ecological Society Port Moody Legion Port Moody Library Port Moody Pottery Club Port Moody Seniors Friendship Society Port Moody Station Museum Ruben's Shoes Society Womens Collaborative Hub

Identify actions taken in response to stakeholder input

(up to 5 points)

The stakeholder inputs have been reflected in the floorplans.

Resources

[A Guide to Community Revitalization](#)

Enforcement

– Summary of community engagement will be required.

Staff comments

Please be advised of consultation and engagement with public as well intended steps taken moving forward.

full marks based on continuing engagement

Score **6** /6

S11**(5 points possible)**

Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?

☒ Yes

☐ No

☐ N/A

If yes:

Check all that apply:

(up to 5 points)

☐ Community garden

(2 points)

☐ Secure on-site community compost

(2 point)

☐ Secure features

(e.g., fencing to prevent wildlife access, tool storage etc.)

(1 point)

☐ Other – please describe:

(up to 2 points)

Urban agriculture plots have been provided for residents at the Phase 1 residential tower roof-top amenity

Resources

City of Vancouver [Bulletin: Sustainable Large Development](#) (PDF)

Applies to large developments (2+ Acres).

Enforcement

– Elements on Architectural Plans will be secured through Development Permit.

– Elements on Landscape Plans will be subject to securities.

Staff comments

To be determined by applicant in greater detail. Unsure what they eluding to.

Response:
Urban Agriculture provided

Score **2** /5

S12**(3 points possible)**

Will the project undertake any of the following analysis?

☒ Acoustic analysis

(1 point)

☒ Thermal comfort analysis

(1 point)

☐ CPTED analysis

(1 point)

Enforcement

– Acoustic analysis identified as a Development Permit application requirement, as appropriate to the project location.

– Requirement for Thermal Comfort Analysis would be identified through the rezoning process.

Staff comments

No supporting documentation available. Applicant needs to provide necessary evidence
Response:
Acoustic report to be provided, heating/AC provided and thermal building envelope analysis provided

Score **2** /3

S13**(3 points possible)**

Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?

☒ Yes

☐ No

If yes, describe the crime prevention design measures: *(up to 3 points)*

The Westport Village has been developed based on the principles that the design of buildings and public spaces has an impact on perceptions of safety and security, as well as against actual opportunities for crime. When development is appropriately designed, it can reduce the likelihood of crimes being committed.

The crime prevention design principles we based our design on are:

- natural surveillance: e.g. Clear building entrance not obscured by vegetation and avoiding blind corners in pathways, stairwells, hallways and car parks
- access control: e.g. Controlled access, clear sight lines, security cameras
- territorial reinforcement: e.g. Distinct transitions/boundaries between the public and private areas and clear identification of units
- space management: e.g. Encouraging design that promotes pride and a sense of place for the community.

Resources

[CPTED](#)

Enforcement

- A CPTED analysis is required for submission.
- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Require supporting CPTED analysis doc. Graded with intent that applicant provides detailed documents

Response: design factors in CPTED initiatives

Score **3** /3

S14**(3 points possible)**

Will the project allow for pet friendly rental units?

☒ Yes

☐ No

If yes, describe how the project will allow for pet friendly rental units and any other pet friendly details of the project (e.g., dog run, pet wash station etc.): *(3 points)*

The secured rental building will allow pets.
Dog wash stations have been located in the parkade.

Resources

[Pets OK BC](#)

Enforcement

- A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required.

Staff comments

confirmed by developer, but will require covenants

Score **3** /3

S15**(2 points possible)**

Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?

☒ Yes

☐ No

If yes, describe the proposed uses: *(up to 2 points for 3 uses)*

- Residential % total floorspace/site area: 10%
- Commercial % total floorspace/site area: 10%
- Industrial % total floorspace/site area: 5%
- Institutional % total floorspace/site area: 5%
- Park (note type) % total floorspace/site area: 65%
- Gathering space % total floorspace/site area: 5%

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.

Staff commentsScore **2** /2**S16****(2 points possible)**

Climate change is expected to bring more frequent and intense weather that may result in increased and prolonged power outages. Will this project be designed to provide occupants basic needs amid prolonged power outage and extreme weather? (e.g., back-up power supply, energy independent features)

☒ Yes

☐ No

If yes, list all measures: *(up to 2 points)*

Emergency generators will be within the parkade to provide emergency power for emergency lighting and emergency power to all elevators and emergency power for all building services

Enforcement

- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Energy and mechanical systems will be confirmed through the Building Permit.

Staff comments

Please provide more detail of the measures taken. Not just "Back-up power supply". points given but conditionally

Response:
Building Code Report calls out all where Emergency Power will be supplied to

Score **2** /2

S17**(2 points possible)**

Does the project provide education and awareness of the sustainable features of the project for owners/occupants?

Examples include:

- 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.

☒ Yes

☐ No

If yes, list all the education and awareness initiatives: *(up to 2 points)*

The viewing platform over-looking Schoolhouse Creek will create a unique educational experience, informing the public on the fauna and flora of the creek and the sustainability components of the Westport site. In addition to this, the new homeowners guide will be provided to all condo buyers as well as info-graphics relating to sustainability initiatives will be shared with all tenants.

Enforcement

- Written commitment from applicant detailing education and awareness.
- Common property features are required to be included in Strata Bylaws.

Staff comments

full marks based on carried out commitment

Score **2** /2

S18**(2 points possible)**

Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings?

(1 point)

☐ Yes

☐ No

☒ N/A

AND / OR

Does the project design integrate the results of a viewscape study with respect to water and mountain views?

(1 point)

☒ Yes

☐ No

☐ N/A

Enforcement

- A shadow/viewscape study is required through the Development Permit.

Staff comments

applicant must provide shadow/viewscape study to demonstrate steps taken

Response:
Shadow analysis proved

Score **1** /2

S19**(3 points possible)**

Does your project include any innovative social sustainability aspects not captured?

☒ Yes

☐ N/A

If yes, please describe:

(up to 3 points)

Between the Arts Centre, the Artist Village and the various plazas, Westport Village is sure to be a marquee destination for Port Moody and Metro Vancouver residents, with high social value and attracting artists and the public at large. In addition, the Arts Centre will include a variety of spaces dedicated to performance and multi-functional gathering venues

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

Score **3** /3

S20

Does your project face any unique site constraints that limit social sustainability achievement?

☐ Yes

☒ No

If yes, please explain:

Enforcement

– N/A

Staff comments

S21**(3 points possible)**

Summarize the project's social sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The Westport Village will highly contribute to the social sustainability of the City. The new residents and employees in the area will have plenty of voluntary amenities such as dedicated play areas for children, a day care facility with a spacious outdoor play area, arts and cultural facilities in the Artist Village and a Arts Centre building that will also provide office space for the local not for profit community. Accessible landscaped roof decks for the new residents have also been designed through the development.

The project includes a range of unit sizes for a variety of household types, a minimum 30% of the total market strata units are 2 and 3 bedroom units and at least 25% of the market rental units are 2 and 3 bedroom units.

60% of the total unit number will be designed to be adaptable, following the BCBC adaptable requirements. In addition to this, accessible features such as accessible amenity features and automated door openers where required will be included.

The project will also have a senior housing components with +/- 40 units and a variety of care needs, from independent living to assisted care.

40% purpose-built market rental housing that consist of more than 200 units in total will be provided.

The proposed rental building will have pet friendly units and dog wash station have been designed in the parking levels.

The indoor comfort of the occupants will be taken under consideration with improved ventilation system. Also, the creative design of the entire development will help the mental wellness and social connectedness of the occupants, promoting and facilitating socialization and social interaction.

The development has been designed to improve the streetscapes and pedestrian connection, creating a vibrant space of usable public plazas and green-spaces.

The project will undertake an acoustic analysis and has been designed following the crime prevention design principles.

A variety of stakeholders have been consulted and involved in the development of this site. Their inputs have been incorporated in the design and reflected in the floorplans.

The Westport Village will also create a new educational experience thanks to the viewing platform overlooking Schoolhouse Creek. A unique opportunity to inform the public on the flora and fauna but also on the future climate challenges we will face.

In conclusion, between the public plazas, the art components, the performance space, the unique mix of uses, Westport Village will become a social hub for the area and for the entire City of Port Moody.

Enforcement

- Highlighted in Council reports.

Staff comments

Applicant has identified intentions it "will" carry out but is missing important reports and analysis to warrant valid marks

Response:

Architectural and landscape drawings along with Code Consultant and Mechanical Consultant drawings/reports provided

Score **3** /3

Total Social Sustainability Pillar Points = 106 /165

Glossary of Terms

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.

ACH: Air changes per hour.

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.

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.

BC Energy Step Code: BC Energy Step Code is a voluntary provincial 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.

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.

Coastal Flooding: A flood is a general and temporary inundation of normally dry land areas. When a coastal process—such as waves, tides, storm surge, or heavy rainfall from coastal storms—produces that flood, it is called a coastal flood. Coastal areas, like all areas, can also flood from high rainfall or overflowing streams.

Coefficient of Performance (COP): Is a ratio of useful heating or cooling provided to work (energy) required. Higher COPs equate to higher efficiency, lower energy (power) consumption and thus lower operating costs.

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.

Embodied greenhouse gas emissions: Embodied emissions refers to the greenhouse gas emissions created in various phases of a building or piece of infrastructure's full life cycle (e.g., material extraction, manufacturing, construction, maintenance, and end of life/disposal).

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.

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 streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

Market rental housing: market rent is the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, and amenities.

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

Non-human companion: Means any domestic or feral pet under the care, custody, or ownership of a person.

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.

Lock-off suites: Lock-off units are self-contained units which are smaller than the principal dwelling unit. Each unit must have direct access to a hallway, corridor or the outside, and a shared internal door which can be locked enabling both units to be independent.

Low albedo: Albedo is the measure of the reflectivity of a material. A high albedo means it reflects a lot of light and a low albedo means it absorbs a lot of light.

Low Carbon Energy System: Low carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings seeking to achieve low greenhouse gas emissions. These systems may also provide domestic hot water and cooling service.

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.

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.

Sea Level Rise: Sea level rise is an increase in the level of the world's oceans due to the effects of global warming.

Sequestered carbon: a natural or artificial process by which carbon dioxide is removed from the atmosphere and stored.

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.

Triangulation: Triangulation is spatial design that gives people a reason to be in the space. In order to promote public interaction, common areas should contain amenities people don't have in their private residences such as a splash pad or play structure with triangular configuration in mind.

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: 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.