

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: Beedie Living
Telephone: 604-436-7888 **Email:** jeremy.golden@beedie.ca
Registered owner: Jeremy Golden
Project address: 2806 Spring St. 3060-3092 Spring St. and 80-85 Electronic Ave.
Proposed use: Mixed use Res + Commercial **Total floor space (m²):** 84,532+ 3,116 (2806 Spring St.)
Building type: Concrete **Number of storeys:** 40
Number of units: 975 + 40 (2806 Spring St.)

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	27	5	24	82
Economic Sustainability	93	12	22	59	72
Environmental Sustainability	172	22	60	90	60
Social Sustainability	165	14	81	70	46

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):

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

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

Applicant has mared N/A for this question

Score /12

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?
(Note: Public Art Policy encourages at least 0.5% of construction costs)
(up to 2 points)
(2 points if contribution is at least 10% greater than recommendation)

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

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

Ballard Fine Art identified as project Art Consultant. Public Art Budget of \$2,600,000

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:

Rezoning landscape plan is considering a water feature accessible to the public. The feature will establish fountain heads for a splash-pad like experience. When not in use the feature remains accessible plaza space.

The project team is coordinating with adjacent developments to establish a strong identity for the site which aligns well with the surrounding developments. Art Strategy will reflect indigenous heritage of the land, engage community, and support creative placemaking.

Enforcement

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

Staff comments
Score **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:

In line with the approach above the project team has developed a framework for creating unique and engaging streetscapes cohesive with the other developments in the area while providing space for artistic expression. Creating a framework to support more diverse seating and expression areas.

Street enhancements in the form of various details and seating and will reflect the site history and community culture. The rezoning application includes examples of this in the form of playful 'railway spike' seating elements to reference the connection to the Golden Spike Lane and serve as a wayfinding element.

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 can be found in documentation

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:

The project's arts strategy is in development in coordination with other communities proposed for the area. By collaborating on a consolidated arts strategy, a more distinct culture can be created for the Port Moody Center community.

The site itself is providing several plaza spaces including a central plaza (Living Room), the East & West Plazas in line with the 2017 OCP Policy. Each plaza will feature ways to support the goals outlined in the City of Port Moody Arts and Culture Master Plan (2017), and the City's Art in Public Places Master Plan (2021) for public art. Further design development will determine which of these spaces are best suited to the art strategy.

Resources

[Art in Public Spaces Master Plan](#)

[Arts and Culture Master Plan](#)

Enforcement

– N/A

Staff comments

Applicant responded with detailed information per staffs request

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 majority of art works will be public realm oriented. Residents will have access to the public plaza spaces and the artistic elements therein. Residents will further benefit from the vibrancy of programming like the "Living Room" where community events and gatherings.

The building will include select art pieces in private resident amenity spaces like main lobbies (entryways) and amenity rooms.

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

Applicant has selected N/A

Score /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 has selected N/A

Score /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 has selected N/A

Score /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 has selected N/A

Score /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)*

Site not of historical or heritage value so no artifacts available to salvage.

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

Applicant has selected N/A

Score 0 /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

Applicant has selected N/A

Score 0 /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)

Several workshops have been conducted with staff and the surrounding community to discuss public realm, programming, and the site's integration. The project incorporates where possible elements of the sites historical industrial uses in the form of railway themed seating. The sites pre-industrial history is something the team will continue to review and develop through the detailed art plan.

Enforcement

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

Staff comments

Large improvement over earlier response.

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

Sunken Plaza, Water Feature, Nature Node, Entry Plaza, and Flex Areas may include different hardscape treatments. Rainwater gardens are proposed to buffer Spring

Score **4** /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)

The project team and ownership group has fostered a working relationship with the developments proposed immediately adjacent to the site. The goal of the relationship is to help establish a more uniform approach to community making in line with OCP 2017 guidelines.

Relative to the sites current condition (an underutilized parking lot), the project will vastly improve the access, amenity, and livability for the surrounding area.

Enforcement

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

Staff comments

Score /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.

As a part of the 2017 OCP, the Project plays a vital role in the revitalization and proposed vibrancy of the area. The OCP and project look to substantially improve upon the current site condition which is severely underutilized as a parking lot. There are no existing amenities, seating, green spaces, engagement on the current site making it a difficult space to stay and enjoy the area.

The project's design of the pedestrian level has been developed with community and culture in mind. Mid-block pedestrian links break up the former parking lot to encourage connection through the district in the North-South direction. This creates pedestrian 'collision' zones within the public realm which fosters social interaction and cohesion in the community. The primary collision zone for the project includes a water feature, plaza space and play spaces surrounded by food retail intended to active the area and make it a thriving destination.

Public art plays a vital role in the building of complete communities and further enhancement of the pedestrian level. In line with the City's Art in Public Places Master Plan (2021), Beedie will uphold Port Moody's status as "City of the Arts" by animating the development's public spaces with an inspiring public art program that:

1. Reflects the heritage of the land
2. Engages its community
3. Leads innovative creative place-making practice

In addition to public art, a large community plaza all of which will act as welcoming gathering places for community residents of all backgrounds which is vital to the creation and evolution of a complete and inclusive community.

Further, public area will be developed in coordination with the surrounding developments proposed. As part of both the Spring St improvements, the site will better connect the the surrounding area than ever before supporting enhanced non-motorized connections to the whole neighborhood contributing to a car-free culture. This will provide a better community feel and identity for the neighborhood.

Enforcement

– Highlighted in Council reports

Staff comments

Applicant effort and edits are a large improvement in contrast to earlier report cards.

Score **3** /3Total Cultural Sustainability Pillar Points = **24** /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

proposed connecting lane allow for pedestrian and cyclist connection through the site/ establishing tree-lined streets and places to rest/ "All buildings surrounded with wide accessible side-walks. "

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

"Proposed Retail plan includes multiple configurations ranging from micro units to large format retail."/ "Connecting Lane, Spring Street, Electronic Ave, and Buller Street all have retail frontage. In no instance is there a single unit. "

Score **7** /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: \$15,000,000+\$2,000,000+\$31,000,000

Class 2 – utilities assessed value: _____

Class 3 – supportive housing assessed value: _____

Class 4 – major industry assessed value: _____

Class 5 – light industry assessed value: _____

Class 6 – business other assessed value: _____

Estimated Proposed (Land & Improvement)

Class 1 – residential assessed value: \$740,000,000

Class 2 – utilities assessed value: _____

Class 3 – supportive housing assessed value: _____

Class 4 – major industry assessed value: _____

Class 5 – light industry assessed value: _____

Class 6 – business other assessed value: _____

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

Applicant responded and provided full answers

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: 0- blank parking lot

of proposed jobs on site: 152- Based on Default ASHRAE intensities

% of jobs retained: 100

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.

Project is proposing Childcare (6244), Office (53,54,or55), Food and Beverage (445) and Retail spaces likely to be a Pharmacy (45611).

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

Estimated Residential Population- 2500

Estimated Full time Jobs- 152

Job to Population Ratio= 1:16.4

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

☒ Leased

☐ Owned

☐ Other – please describe:

Have you identified potential occupants for each land use?

☒ Yes

☐ No

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

Anchor Retail space is expected to be a pharmacy or other retail intended to suite the needs of the community. Office will likely be a small scale service provider like Dentist, Doctors, and lawyer, real-estate, etc.

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

Score 15 /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)?** _____**Enforcement**

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

Staff comments

Applicant has marked NA

Score 0 /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

"Ground Floor Retail floor to Floor proposed"/ "Retail Units on the corners surrounding Sunken Plaza and Water Feature Will have have wrap-around Glazing. "

Score 5 /7

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

"Rebar and metals will seek to have a recycled content of at least 25%. Concrete aggregates will be sought from reclaimed concretes SCM mixes will be explored as well. "

Score /6

Enforcement

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

Staff comments

"18,600fs of Office Space proposed in addition tot he proposed 46,500sf of retail spaces. " / "shops adjacent to Sunken Plaza and an additional Retail unit Adjacent to "Flex Plaza likely candidates for Food and Beverage."

Score /5

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)

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)

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

Score /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

Items will have to be provided with more detail at a later date. Scoring conditional

Score /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)

Relative to its current condition the proposed development proposes to offer more services for its residents and its surrounding community. The proposal includes plaza spaces capable of conversion for larger programs such as local markets or performances further drawing people into the site. The proposed Childcare supports working families.

Enforcement

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

Staff comments

Score /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 project represents a massive revitalization to the site increasing the assessed property value substantially through the addition of the proposed density and addition of retail space. This project represents approximately 2,500 additional residents living, paying taxes, and spending in the area. In the context of the larger 2017 OCP for the Area, the development represents a major amount of growth for the City of Port Moody.

The development incorporates greenery and wide sidewalks to encourage pedestrian movement in order to prioritize walking, cycling, and transit-use over single occupancy vehicle use. Locating services in close proximity to public transit represents an opportunity for the development to serve as a regional destination that attracts people and contributes to the local economic growth of Port Moody. These additional residents help build Port Moody's economy in a sustainable way, locating residents and amenities close to transit to reduce the amount of infrastructure needed by the City of Port Moody to help move all these new residents and visitors.

The area will be a vibrant economic area with opportunities to live, work, and play keeping money within the community. Relative to the current site condition with an employment ratio of 0:0 the proposed Job to Population ratio of 1:16. The project's economic contribution will begin as soon as ground breaks for construction immediately contributing local employment for trades and laborers from within Port moody and the Lower Land for some time.

Enforcement

– Highlighted in Council report

Staff comments

Improved report card compare to original version. Staff recognize the difficulty with providing more concrete answers early in the application life cycle. Staff encourage applicant to revisit the application and explore potential ideas that might bring more value (Economic Pillar Value).

Score **3** /3Total Economic Sustainability Pillar Points = **59** /93

3.Environmental Sustainability

Natural Environment	
<p>EN1 (20 points possible)</p> <p>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?</p> <p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A </p> <p>If yes:</p> <p>Outline the following:</p> <p>Number of existing significant mature trees protected on site (i.e., mature trees over 40 cm DBH): <u>0- None within site</u> (up to 5 points) </p> <p>Number of existing trees over 10 cm protected on site: <u>0- None within site</u> (up to 5 points) </p> <p>Replacement tree ratio: <u>>93:1 (93 proposed trees)</u> (up to 5 points) <i>(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)</i> </p> <ul style="list-style-type: none"> Trees planted on-site: <u>93</u> Trees planted off-site: <u>Under review through land swap</u> Cash-in-lieu: _____ <p>Existing canopy cover (%): <u>0</u></p> <p>Proposed canopy cover at 20 years post development (%): <u>19%- Targeted</u> <i>If canopy cover is the same = 3 points</i> <i>If proposed canopy cover exceeds existing = up to 5 points</i> </p> <p>Demonstrate ability of trees to reach full maturity. Check all that apply: (up to 5 points) </p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adequate soil volume as determined by the Canadian Landscape Standard (2 points) <input checked="" type="checkbox"/> Designated space for significant trees/stand of trees to reach full maturity (2 points) <input checked="" type="checkbox"/> Proximity to infrastructure (e.g., Building(s), power lines) (1 point) 	<p>Resources</p> <p>Tree Protection Bylaw</p> <p>I-tree Canopy</p> <p>Canadian Landscape Standard</p> <p>New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.</p> <p>Large Canopy Trees provide 125 m² per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)</p> <p>Medium Canopy Trees provide 50 m² per tree (e.g., Evergreen magnolia, Honey locust)</p> <p>Small Canopy Trees provide 25 m² per tree (e.g., Japanese maple, Giant Dogwood)</p> <p>Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage</p> <p>Enforcement</p> <ul style="list-style-type: none"> Elements on Landscape Plans will be subject to securities. Tree Protection Covenants may be applied. <p>Staff comments</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>"Site is a blank parking lot with no existing landscape" / "Final tree count and canopy subject to further design. "</p> </div> <p style="text-align: right;">Score 10 /20</p>

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

"Rain Gardens located at the corners of Spring St. And Connecting Lane, Electronic Av. and Spring St. and Connecting Lane and Golden Spike Lane"/ "Extensive Greenroof identified for the L2 Lounge Roof"/ "The landscape design includes absorbent landscape throughout the site at the podium and street levels to help manage rainwater"

Score **8** /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)**

Project landscape design provides "Nature Nodes" and tree canopy networks to aide in the movement of animals establishing ecological corridors along Spring Street and Connecting Lane.

Resources[Naturescape Policy 13-6410-03](#)**Enforcement**

– Elements on Landscape Plans will be subject to securities.

Staff comments (A)

"Site contains no existing ecologies and no such covenant has been proposed by the CoPM"

Applicant has selected N/A

Staff comments (B)

"Planting species will strive to delicately balance native species and species resilient to a changing climate. "/ "Current site condition is so devoid of biodiversity "

Score 6 /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?

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)

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

Applicant has selected N/A

Score 0 /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)*

Landscape maintenance plan will include a soil health maintenance and management program intended to keep mulches and other materials onto of soils to help limit evaporation of water from soils. Mulching is a proven passive strategy for increasing soil moisture retention and reducing irrigation demand.

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

"Drought tolerant species will be considered for landscape design with the principal goal of reducing irrigation demand and being resilient to changing climate. " / "Landscape contains a mix of hardscapes which do not require any irrigation"

Score **3** /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 selected N/A

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

Applicant has selected N/A

Score /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)

All lighting fixtures will be specified to be dark sky compliant.

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 commentsScore /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)

Spring Street and Connecting Lane lines with trees to provide continuous tree canopy corridor.

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

Larger trees and shrubs generally located on far side of sidewalks approximately 6-10 ft from retail frontage. "See light pollution measures detailed under EN8" Detailed design will limit penetrations. Where unavoidable grates and screen will be provided.

Score /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)

Building cladding and structure will be non-combustible.

Building will be maintained to avoid build-up of any flammable materials (leaves etc., flammable materials in vents)

Tower roofs will be paver or stone (non combustible [Class A]) Lower level landscapes will be cleaned of debris.

Resources

[Fire Smart Canada](#)

Enforcement

- Materials will be confirmed through the Building Permit.

Staff comments

Score /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

Applicant has selected N/A

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

"Existing Modo carshare parking located at St George and William. Multiple Developments in the area considering the provision of additional carsharing provisions."

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)*

Primary bike route on St. Johns connected through Electronic Ave and Buller St- Spring Street Street improvements contribute to larger network enhancement planned through 2017 OCP.

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 /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: Centralized Heat Recovery ASHP
 - Fuel source (e.g., electricity, renewable etc.): Electric
- Hot water mechanical system (up to 3 points)
 - Description: ASHP w. nat gas back-up (auc + Top Up)
 - Fuel source (e.g., electricity, renewable etc.): Elect w. gas back-up
- Cooling mechanical system (up to 2 points)
 - Description: Centralized ASHP
 - 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?

Centralized system should help keep refrigerants concentrated and contained to a single area easier to identify and maintain leaks.

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

Score **12** /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: To be provided
- in kgCO₂e/m²: To be provided

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

OneClick LCA Analysis developed by Introba.

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

"LCA under development. Planned completion after initial rezoning application. " / "Wood frame construction under consideration for 2806 Spring. Wood Frame construction not feasible for higher towers due to code limitations. " / Relative to national concrete embodied carbon intensities BC concrete mixes generally contain less embodied carbon"

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)**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 commentsScore /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)

Building massing and form generally supportive of balcony-based exterior shading strategy.

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

Building will include operable windows to provide control of addition outdoor air in addition to mechanical ventilation/"Window to Wall Ratio under review with energy modeling team expected to be available after initial rezoning"

Score /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)

Consideration of low albedo materials to be evaluated through rezoning application.
Addition of a Pergola to help shade substantial portion of L2 outdoor space

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**Score** 5 /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**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: 4,156sf (split recycling, garbage and green)

Residential garbage: Design to be developed

Residential green waste: Design to be developed

Commercial recycling: Design to be developed

Commercial garbage: Design to be developed

Commercial green waste: Design to be developed

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:

Waste rooms are located at grade within building footprint. Waste rooms access from Golden Spike Lane

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

thank you for clarifying access.

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:

Ecologically, the project is taking substantial steps to reestablish greenspace on the site. Given the project's unique location this additional of greenspace supports a growing urban network vegetation to support the movement and longevity of species in Port Moody.

Enforcement

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

Staff comments

Score **2** /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 project transforms the site from asphalt parking lots to a vibrant mixed-use community. The development enhances the urban forest through reintroduction of native or adaptive plant species that provide multi-story habitat in addition to increasing biodiversity. Bird-friendly principles will be integrated in the project's landscape design. The tree canopy cover is increased, and natural shading elements and greenroofs are integrated into the overall site design, contributing to the reduction of localized heat island effect.

The project is designed with a high-performance envelope that prioritizes passive design strategies to reduce overall building energy demand. It will do this using strategies like reducing window-to wall ratio, providing operable windows, using the building's larger structure to help regulate fluctuations in outdoor air temperatures. When energy is needed for space conditioning, it will be conserved through utilization of a Low Carbon Energy System.

Embodied carbon will be reduced by optimizing the structural design to reduce the size of elements where possible and eliminate transfers. In addition to structure, low carbon envelope materials will be explored using the OneClick LCA tool and incorporated into the final design where viable. The project team will seek locally sourced recycled materials and products with EPDs to help prompt demand for responsible sourced materials in the Port Moody market. The bulk of the project's embodied carbon will come from concrete so use of BC sourced concretes (known to have lower Global Warming Potential than national average) will be important to the team.

The development promotes active transportation by designing a pedestrian oriented neighborhood. Active and public transportation including walking, cycling, and transit is encouraged in order to reduce greenhouse gas emissions from transportation. The project's alignment with the 2017 OCP aims to enhance the Spring Street frontage to expand the City of Port Moody's larger active transportation network. The project is within a 5 minute walk to the Evergreen Skytrain line making it a true transit-oriented development.

Designing for resilience is a priority. The development will explore potential risks and integrate design measures associated with coastal flooding, overheating, wildfire smoke, and increased rainfall which are typical risk factors for the Port Moody area.

Enforcement

– Highlighted in Council reports.

Staff commentsScore **3** /3Total Environmental Sustainability Pillar Points = **90** /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

Podium roof amenity space includes resident garden spaces inclusive of tool storage and hose bibs to improve usability."/ "Outdoor amenities include play spaces. At-grade water feature expected to be engaging and fun "splash-pad-like" environment."

Score 14 /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:

Project is providing 40 Non-market Rental Housing units in a dedicated building adjacent to the site. The total area of the project is 33,500sf

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

Types (e.g., purpose-built or affordable): Purpose built seperate building

Description (bedroom number breakdown): 15- Std, 10-1 Bdr, 10-2 Bdr, 5-3 Bc

% of total housing units: 100

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

application provides 3.8% of the total residential floor area as non-market. The City's Inclusionary Zoning Policy requires at least 6% of the floor area to be designated as non-market, or 15% of the floor area as below-market.

Score **12** /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)

- | | |
|--|------------|
| <input type="checkbox"/> 60% of single storey residential units are adaptable units | (1 point) |
| <input type="checkbox"/> 70% of single storey residential units are adaptable units | (1 point) |
| <input type="checkbox"/> 80% of single storey residential units are adaptable units | (1 point) |
| <input type="checkbox"/> 90% of single storey residential units are adaptable units | (1 point) |
| <input type="checkbox"/> 100% of single storey residential units are adaptable units | (1 point) |
| <input checked="" type="checkbox"/> 10% of single storey residential units are accessible units | (2 points) |
| <input checked="" type="checkbox"/> 20% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 30% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 40% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 50% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 60% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 70% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 80% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 90% of single storey residential units are accessible units | (2 points) |
| <input type="checkbox"/> 100% of single storey residential units are accessible units | (2 points) |
| <input checked="" type="checkbox"/> 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

Resources

[BC Building Code Accessibility Handbook](#)

Enforcement

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

Staff comments

Score 5 /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:

6%- in separate dedicated building *(up to 10 points)*

Resources

[Interim affordable housing Policy](#)

Enforcement

– Commitment will be secured through the Housing Agreement.

Staff comments

Score **5** /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.

Project is focused on providing Family residential units and non-market residential housing. It is not intended to be a seniors facility. Units will be accessible and adaptable in line with code requirements.

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

Applicant has selected N/A

Score /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:** _____ (3 points)
- **Ground-oriented units:** _____ (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 commentsScore /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

Items to be provided later in the application phase. Applicant will need to show evidence.

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)

The project is strongly focused on providing spaces for play for residents and families as well. On each tower podium is a dedicated play area in addition to the proposed water feature which is expected to be ve

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

See section 4.4.10 Podium Level Landscape Plan for details on podium and ground-level landscape.

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

"Both buildings include indoor and outdoor amenities. Spaces"/ Proposed public plaza water feature should provide a create space for the community to gather. Whether as spray heads or trickling feature water feature should provide an interest and engaging space for children to play and cool down leading to a gather of families"

Score **7** /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)

The project team have continually engaged with community groups throughout the early design and rezoning application development. Business leaders and other vendors were consulted to help understand demand for office and retail space in the area and form the retail unit sizes and configuration.

Identify actions taken in response to stakeholder input *(up to 5 points)*

Resources

[A Guide to Community Revitalization](#)

Enforcement

– Summary of community engagement will be required.

Staff comments

Score /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)

Composting systems will be identified and coordinated in design later in detailed design.

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

Community gardens proposed on both tower amenity roof decks. Both proposed 24 (48 if partitioned differently) garden plots per building. "/ garden plot includes a potting table and tool storage space

Score **5** /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

Acoustic analysis provided in section 4.6.3 CPTED will need to be provided later

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)*

Appropriate lighting in all public spaces and back of house areas. Ground level designed to avoid any deep recesses without public line of site. Areas around each tower have been activated by providing retail. Back of house loading and parkade ramps kept in close proximity and make securing and monitoring spaces easier.

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

staff have been informed of CPTED analysis applicant will need to follow through for full marks

Score /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)*

All units will permit pets. The project will provide pet-oriented amenities like a dog wash.

Resources

[Pets OK BC](#)

Enforcement

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

Staff comments

Score /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: 92%
- Commercial % total floorspace/site area: 8%
- Industrial % total floorspace/site area: _____
- Institutional % total floorspace/site area: _____
- Park (note type) % total floorspace/site area: _____
- Gathering space % total floorspace/site area: _____

Enforcement

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

Staff comments

6-8% for commercial space
94-92 for residential space

Score **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)*

The Building's passive design strategies (high performance envelope, low Window to Wall Ratio, and operable windows) will allow the building to remain thermally comfortable longer in the event of a sustained power outage. The Building's structure will act as a thermal battery helping to maintain indoor temperatures for residents during ongoing power outages.

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 commentsScore **1** /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)*

Eco Concierge will be considered to offer long-term resources to residents looking to lessen their environmental impact. Concierge will be able to offer guidance to residents on proper recycling practices, and in-unit controls.

The project will develop a operational manual for residents to further advise on how to use the controls systems (thermostats, lights, etc.) and operable windows to optimize their thermal comfort and in unit experience.

Enforcement

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

Staff commentsScore **1** /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

"Project density and rough massing developed in line with 2017 OCP guidance. OCP governance around building heights assumed to be inclusive of community consultation and views analysis. "

Score **1** /2

<div><div>S19</div><div>(3 points possible)</div><div>Does your project include any innovative social sustainability aspects not captured?</div><div><div><input type="checkbox"/> Yes</div><div><input checked="" type="checkbox"/> N/A</div></div><div><div>If yes, please describe:</div><div>(up to 3 points)</div><div></div></div></div>	<div>Enforcement</div> <div><div>– Will depend on the type of innovation, determined by staff.</div></div> <div>Staff comments</div> <div><div>Applicant has selected N/A</div></div> <div>Score <div>0</div> /3</div>
<div><div>S20</div><div>Does your project face any unique site constraints that limit social sustainability achievement?</div><div><div><input type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div><div><div>If yes, please explain:</div><div></div></div></div>	<div>Enforcement</div> <div><div>– N/A</div></div> <div>Staff comments</div> <div><div></div></div>

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 project transforms the site from asphalt parking lots to a vibrant mixed-use community. The programming proposed at grade and on top of podiums supports a community-focused and amenity rich lifestyle with an element intended to address resident's unique interests.

The project provides play spaces for families in both private amenity spaces and in more public plaza areas. The plaza themselves vary in size and configuration to offer larger open format gather areas for larger community events and smaller quieter gather places for connecting with people. The proposed mix of space types support social connectivity in building and in community in the ways intended through the original 2017 OCP.

The project is proposing to contribute to the City of Port Moody's goals around housing equity and accessibility through a completely stand-alone building (2806 Spring St.). This project will contribute 40 additional non-market units of varying configurations to support the City's growing needs for housing. This is a provision unique to the project as it is done as a completed- turn-key building for the City in lieu of a financial contribution or smaller in-building accommodation of non-market housing establishing more of a community for those residents as well.

Social and physical wellness is promoted through construction of high-quality private amenities like fitness spaces and community gardens. Pair with lots of opportunities to use active transportation the residents here will be able to live their healthiest most active life!!

Enforcement

– Highlighted in Council reports.

Staff comments

Compared to previous response, this is much better.

Score **2** /3Total Social Sustainability Pillar Points = **70** /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.