

# 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

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- 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

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- 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

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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

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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:** Scott Kennedy  
**Telephone:** 604-253-8800 **Email:** skennedy@cornerarch.com  
**Registered owner:** Benedet Properties (St Johns) LTS. [Inc#: BC1355917]  
**Project address:** 2331, 2335 St. Johns Street  
**Proposed use:** Mixed-Use Moody Centre **Total floor space (m<sup>2</sup>):** 4789.17  
**Building type:** Wood frame and Concrete **Number of storeys:** 6  
**Number of units:** 48

## 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	9	18	19	40
Economic Sustainability	93	15	40	38	48
Environmental Sustainability	172	20	77	75	49
Social Sustainability	165	3	98	64	39

# 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

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**

applicant states in following question that Doug Taylor (an artist) is working with them, but applicant has selected "No"

Applicant changed answer to "yes" earning additional 2 score.

**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:**

We are working with an artist (Doug Taylor) to develop a concept design for the project. [www.dougtaylor.co](http://www.dougtaylor.co)

**Enforcement**

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

**Staff comments**

Score  /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:**

Planters are designed to complement the architectural style of the surrounding buildings. The benches are incorporated into the planters to create a cohesive and visually interesting design. We are working with an artist to develop a concept design for the project.

**Enforcement**

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

**Staff comments**

Score  /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 Bosa Foods project aligns with this program by providing a space for cultural activities that will be open to the public. The project's focus on Italian culture and cuisine will add to the city's cultural diversity and provide an opportunity for residents to learn about and experience different cultures. The demo kitchen will allow residents to learn new culinary skills and explore the flavours of Italy. By doing so, the project will be contributing to the overall cultural and culinary landscape of Port Moody. Bosa Foods will also work with an artist to provide a kinetic sculpture.

**Resources**

[Art in Public Spaces Master Plan](#)

[Arts and Culture Master Plan](#)

**Enforcement**

– N/A

**Staff comments**

previous report card included "The perforated panels on site can allow for artistic inputs and designs." are these being removed?

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:**

**Enforcement**

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

**Staff comments**

Score **0** /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**
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](http://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**
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)***Enforcement**

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

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

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

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

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

**Staff comments**
Score  /2

**C12****(2 points possible)**

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

☐ Yes

☒ No

If yes, please explain:

(up to 2 points)

**Enforcement**

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

**Staff comments**

Score  /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**

artistic side panels are not included compared to last time. Is applicant walking back on this?

Score  /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)

**Enforcement**

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

**Staff comments**

Applicant has selected N/A

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.

The Bosa Foods project contributes to the cultural sustainability of Port Moody by providing a space for Italian cultural activities that will promote cultural diversity and add to the city's cultural and culinary landscape. The project's demo kitchen will allow residents to learn new culinary skills and explore the flavours of Italy, while the artistic elements in the children's play area and streetscape enhancements will create a visually interesting and dynamic environment. Additionally, the planters, screens, and benches are designed to complement the architectural style and define different spaces within the streetscape while providing privacy and adding a decorative element. We are currently working with an artist to develop a concept art piece design for the project. Overall, the project aligns with the city's Arts and Culture Master Plan and contributes to the overall cultural and artistic vitality of Port Moody.

Enforcement

– Highlighted in Council reports

Staff comments

Score 2 /3

Total Cultural Sustainability Pillar Points = 19 /56

## 2. Economic Sustainability

### Complete Community

#### EC1

(13 points possible)

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

☒ Yes

☐ No

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

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

#### Resources

[Master Transportation Plan Examples](#)

#### Enforcement

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

#### Staff comments

Applicant should clarify how development "Enhances trails and bike paths" scoring conditional

The patio and seating along the multi-use path allows for public use and creates a safe rest area

Score **11** /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**

4 of 6 due to applicant selection.

Applicant removed "Provides a variety of store widths or opportunity for a variety of storefront widths through combining individual units" applicant is proposing grocery store but nothing more. Please clarify

**Score**  /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: \$2,440,000 + \$2,225,000

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: \$750,000

**Estimated Proposed (Land & Improvement)**

Class 1 – residential assessed value: \$5,000,000

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: \$1,500,000

*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**

Score  /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: 2

# of proposed jobs on site: 16

% 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.

445298

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*

16/48 = 0.33

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:

Bosa Foods Store

#### 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 6 /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 N/A

**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**

applicant has removed some choices that did not make sense for this application.

this was removed "Variety of storefront widths, depths, ventilation, and glazing treatments etc. to meet the needs of different tenants"

this is questionable: Storefronts are adaptable to accommodate different signage types to support tenant's branding while maintaining neighbourhood character.

**Score** 6 /7

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

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

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

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

**Staff comments**

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

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

**Enforcement**

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

**Staff comments**

**Score**  /5

**EC9****(4 points possible)**

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

☒ **Yes**

☐ **No**

**If yes, please check all that apply:**

**(up to 4 points)**

☒ specialized training/education

*(2 points)*

☐ specialized art

*(2 points)*

☒ culture/heritage

*(2 points)*

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

☒ Other – please describe:

*(up to 2 points)*

-Bosa Foods may host events and cooking classes  
-The Food store provide specialty Italian products

**Enforcement**

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

**Staff comments**

Applicant needs to address the selected choices. How does the development provide from your selection?

Applicant has selected "Perhaps in the "other" category" (satisfactory)

**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**

**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)

**Enforcement**

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

**Staff comments**

Applicant has marked N/A

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 Bosa Foods project contributes to the economic sustainability of Port Moody in several ways. It creates connectivity to the existing active transportation network and eliminates barriers to access for active transportation, improving let-downs and accessibility. Additionally, it enhances trails and bike paths with the installation of the St. Johns Street multi-use path. The project also creates public amenity spaces, such as the rooftop garden and children's play area, and incorporates greenery and landscaping to serve pedestrians and direct patrons to commercial areas and transit. Wide sidewalks and separation from the road encourage and promote pedestrian movement, while seating, public art, and other amenities are incorporated into the design of the retail storefront area. Finally, the receiving and shipping areas are located off pedestrian routes from Queen Street. Overall, these contributions promote economic sustainability by creating a vibrant and accessible commercial and public space that benefits residents and visitors alike.

**Enforcement**

– Highlighted in Council report

**Staff comments**

Score  /3

**Total Economic Sustainability Pillar Points =  /93**



### 3.Environmental Sustainability

#### Natural Environment

##### EN1

(20 points possible)

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

☒ Yes

☐ No

☐ N/A

If yes:

Outline the following:

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

0 (up to 5 points)

Number of existing trees over 10 cm protected on site:

0 (up to 5 points)

Replacement tree ratio: 1.57:1 (total), 1.65:1 (onsite) (up to 5 points)

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

- Trees planted on-site: 13
- Trees planted off-site: 9
- Cash-in-lieu: \_\_\_\_\_

Existing canopy cover (%): 43%

Proposed canopy cover at 20 years post development (%): 40% (\*)

If canopy cover is the same = 3 points  
If proposed canopy cover exceeds existing = up to 5 points

Demonstrate ability of trees to reach full maturity.

Check all that apply: (up to 5 points)

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

#### Resources

[Tree Protection Bylaw](#)

[I-tree Canopy](#)

[Canadian Landscape Standard](#)

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

Large Canopy Trees provide 125 m<sup>2</sup> per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)

Medium Canopy Trees provide 50 m<sup>2</sup> per tree (e.g., Evergreen magnolia, Honey locust)

Small Canopy Trees provide 25 m<sup>2</sup> per tree (e.g., Japanese maple, Giant Dogwood)

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

#### Enforcement

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

#### Staff comments

Applicant Changed to "Yes (\*) 40% (Does not include offsite replanting)"

Scoring for replacement trees and selected choices. Staff are providing contingent scoring on applicants ability to follow through with bottom selection

Score 8 /20

**EN2****(15 points possible)**

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

☒ Yes

☐ No

If yes:

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

☒ Yes

☐ No

Indicate which of these approaches the project will use:

**A. Nature-based Green Infrastructure solutions**

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

☐ Watercourse daylighting **(3 points)**

☐ Constructed wetlands **(3 points)**

☐ Rain gardens **(up to 3 points)**

☐ Bioswales **(up to 3 points)**

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

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

**B. Engineered Green Infrastructure solutions**

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

☐ Rainwater harvesting **(2 points)**

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

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

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

☒ Absorbent landscaping **(1 point)**

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

## Resources

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

[Climate Action Plan](#)

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

[DFO Land Development Guidelines](#)

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

## Enforcement

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

## Staff comments

Score **6** /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 (m<sup>2</sup>): \_\_\_\_\_☐ Riparian Area Restoration**(up to 3 points)**☐ Aquatic restoration**(2 points)**☐ Non-riparian forest restoration**(2 points)**☐ Native/"naturescape" landscaping**(2 points)**☐ Removal of invasive plant species from natural areas**(2 points)**☐ Other biodiversity and habitat enhancement**(1 point)**☐ Salvage replanting**(1 point)**☐ Other – please describe:**(up to 3 points)**

**OR****B. Does the project provide other biodiversity enhancement in an urban setting?**☒ Yes☐ No☐ N/A (applicants choose A or B)**If yes, check all that apply:****(up to 6 points)**☒ Other biodiversity and habitat enhancement**(1 point)**☒ Native/"naturescape" landscaping**(2 points)**☐ Other – please describe:**(up to 3 points)**

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

– Elements on Landscape Plans will be subject to securities.

**Staff comments (A)**

**Staff comments (B)**

Applicant is encouraged to review selection and naturescape policy in combination with their application.

**Score**  /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  /10

**EN5****(5 points possible)**

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

☒ Yes

☐ No

If yes, check all that apply:

**(up to 5 points)**

- ☒ Drought tolerant landscaping (xeriscaping) with native species (0.5 points)
- ☐ Installation of a water meter display to show consumption for occupants more frequently than billing (0.5 points)
- ☐ Non-water dependent materials/features for ground cover treatment (0.5 points)
- ☒ Irrigation system with central control, rain sensors, and drip irrigation on and off-site (0.5 points)
- ☐ Captured rainwater irrigation or greywater system (0.5 points)
- ☐ Other – please explain: (up to 2 points)

**Resources**

[Water meter Specifications](#)

**Enforcement**

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

**Staff comments**

Applicant will be expected to adhere to proposed selections. Scoring is conditional

Score **1** /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)

**Resources**

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

**Enforcement**

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

**Staff comments**

elements will need to be addressed at later stages.

Score  /4

**EN9****(3 points possible)**

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

☒ Yes

☐ No

If yes, check all that apply:

*(up to 3 points)*

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

**Resources**

[Vancouver Bird Strategy](#)

**Enforcement**

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

**Staff comments**

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)*

**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**
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**
Score  /12



**EN13****(11 points possible)**

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

☒ Yes

☐ No

If yes, check all that apply:

(up to 11 points):

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

**Resources**

[Port Moody Master Transportation Plan](#)

**Enforcement**

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

**Staff comments**

Scoring is conditional. Applicant needs to address staff comments concerning the civil drawings and traffic study. Once File manager is satisfied points will not be conditional

Provided by traffic study and civil

Score **9** /11

## Greenhouse Gas Emissions and Energy Reductions

### EN14

(12 points possible)

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

☒ Yes

☐ No

If yes:

**Describe the system type:** (up to 10 points)

- Heating mechanical system (up to 5 points)
  - Description: In-suite heat pump and HRV combo unit
  - Fuel source (e.g., electricity, renewable etc.): electricity
- Hot water mechanical system (up to 3 points)
  - Description: Centralized CO2 heat pump with electric back-up
  - Fuel source (e.g., electricity, renewable etc.): electricity
- Cooling mechanical system (up to 2 points)
  - Description: In-suite heat pump and HRV combo unit
  - 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?**

Compact all in one in-suite heat pump with factory installed refrigerant charge, will reduce the refrigerant pipe length installation. Units will be installed by a registered installer with the manufacturer of the system.

#### 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

previous report card submission had "How will the project mitigate refrigerant leakage?" answered. Applicant should include previous detailed explanation

Applicant has "Added the previous response back concerning leakage"

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 kgCO<sub>2</sub>e/m<sup>2</sup>)*

☒ **Yes**

☐ **No**

**If yes:**

**Check all that apply:**

**(up to 10 points)**

☐ Tracking and reporting project embodied emissions (1 point)

☐ Embodied emissions third-party certification: (1 point)

List the certification: \_\_\_\_\_

☒ Wood frame construction (2 points)

☒ Low carbon concrete construction (1 point)

☐ materials sourced locally to reduce transportation emissions (1 point)

☐ labour sourced locally to reduce transportation emissions (1 point)

☐ Selecting materials with environmental product declarations (1 point)

☐ Low embodied emissions disposal of materials (1 point)

☐ Utilization of natural insulation products (1 point)

☐ Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 (2 points)

☐ Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: (2 points)

% reduction committed to: \_\_\_\_\_

☒ Submission of pre- and post-construction lifecycle assessment (1 point)

☐ Low embodied emissions material selection policy (1 point)

☐ Benchmarking embodied emissions performance (1 point)

☐ Other – please describe: (1 point)

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

• over the building's estimated lifespan: \_\_\_\_\_

• in kgCO<sub>2</sub>e/m<sup>2</sup>: \_\_\_\_\_

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

**Resources**

[Life Cycle Assessment \(LCA\) Practice Guide \[Carbon Leadership Forum\]](#)

[CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum](#)

[lcm-public-sector-guide.pdf \(gov.bc.ca\)](#)

[Methodology to Calculate Embodied Carbon of Materials \[RICS\] \(PDF\)](#)

[Whole Building Life Cycle Assessment: Reference Building Structure and Strategies \[ASCE\]](#)

[Zero Code – Off-Site Procurement of Renewable Energy \[Architecture 2030\] \(PDF\)](#)

[Carbon Smart Materials Palette \[Architecture 2030\]](#)

[Athena Impact Estimator](#)

[Environment Agency's Carbon Calculator for Construction Activities](#)

[eTool](#)

[One Click LCA](#)

[Tally](#)

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

**Enforcement**

– Commitment will be secured through Section 219 Covenant.

**Staff comments**

**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 comments**Score  /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)

Low-E coating triple glazed windows

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

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

**Staff comments**Score  /8

**EN18****(8 points possible)**

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

☒ Yes☐ No

If yes, check all that apply:

**(up to 8 points)**

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

**Resources**

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

**Enforcement**

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

**Staff comments**

Score  /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  /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 (m<sup>2</sup>):

Residential recycling: 12.68

Residential garbage: (22.88-12.68)/2 = 5.1

Residential green waste: (22.88-12.68)/2 = 5.1

Commercial recycling: 10

Commercial garbage: 5

Commercial green waste: 5

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:

Elevator and leveled access

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**

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:

Waste heat reuse (from freezers), Heat recovery ventilators

**Enforcement**

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

**Staff comments**

Score **3** /3

**EN22**

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

☐ Yes

☒ No

If yes, please describe:

**Enforcement**

– Highlighted in Council reports.

**Staff comments**

EN23

(3 points possible)

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

The project incorporates several environmental sustainability measures, including a site stormwater management plan, biodiversity enhancements with native landscaping, and bird-friendly development through landscaping and building design. The outdoor lighting is designed to minimize light pollution and reduce bird collisions. The project also provides sustainable transportation infrastructure, including EV charging stations and facilities for active transportation. The low carbon energy system prioritizes on-site local energy systems for heating, cooling, and hot water heating. The project also includes strategies to reduce lifecycle greenhouse gas emissions, ensure buildings do not overheat in future climate change scenarios, and reduce the heat island effect. Finally, the project will be designed to step 3 of the energy step code and utilize waste heat from the commercial retail unit's freezers.

Enforcement

– Highlighted in Council reports.

Staff comments

Score 3 /3



## 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)

Bike wash station

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

Applicant is encouraged to review City bylaws and definitions of selected choices here. Some are questionable

Score 18 /30

**S2****(25 points possible)**

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

Check all that apply:

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

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

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

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

Description (bedroom number breakdown): 8-Studio; 21-1B; 12-2B; 7-3B

% 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**


Score **5** /25

**S3****(23 points possible)**

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

☒ **Yes**

☐ **No**

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

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

- |  |            |
|--|------------|
| <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 type="checkbox"/> 10% of single storey residential units are accessible units   | (2 points) |
| <input 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** 1 /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 **10** /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:

100 *(up to 10 points)*

**Resources**

[Interim affordable housing Policy](#)

**Enforcement**

– Commitment will be secured through the Housing Agreement.

**Staff comments**

Score **10** /10

**S6****(10 points possible)**

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

☐ Yes

☒ No

☐ N/A

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

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

**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**
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 comments**
Score  /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**

Applicant was provided scoring earlier for provided selection. However, staff cannot find supporting documentation that supports choices here. this scoring is/ was contingent on ability to provide elements. Scoring will be lost moving forward if nothing is available

**Score** 5 /7

**S9****(7 points possible)**

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

☒ Yes

☐ No

If yes:

Check all that apply:

**(up to 7 points)**

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

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

### Resources

[Strengthening Neighbourhood Resilience](#)

### Enforcement

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

### Staff comments

"All weather recreation areas/wellness space" is questionable.

Applicant states "Rooftop amenity and greenhouse provides indoor and outdoor sheltered area." as all weather. Staff disagree

Score 4 /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)

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 0 /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)**

- Indoor rooftop greenhouse
- Tool storage and access is secured on the rooftop
- Every unit also have private balconies for growing food/gardening

**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**

Applicant needs to clarify selected elements. Scoring is conditional

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**

Applicant needs to address this. Where is the documentation to support this choice Applicant has stated "To be provided". 0 until done.

Score **0** /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)*

**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**
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)*

Dog wash station

**Resources**
[Pets OK BC](#)
**Enforcement**

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

**Staff comments**

Should be 0 based on what question is asking. Dog washing station is only reason for scoring

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: 189%
- Commercial % total floorspace/site area: 49%
- Industrial % total floorspace/site area: 0
- Institutional % total floorspace/site area: 0
- Park (note type) % total floorspace/site area: 0
- Gathering space % total floorspace/site area: 44%

**Enforcement**

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

**Staff comments**
Score **1** /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)*

**Enforcement**

– Elements included in Civil Plans will be secured through the Servicing Agreement.

– Energy and mechanical systems will be confirmed through the Building Permit.

**Staff comments**
Score **0** /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)*

- Documents will be given to new owners which shows the sustainable systems been used on this project

**Enforcement**

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

**Staff comments**

Applicant needs to explain how in the text form field to earn scoring

Score  /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**

Shadow study is available in architectural drawings

Score  /2

**S19****(3 points possible)**

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

☐ Yes

☒ N/A

If yes, please describe:

(up to 3 points)

**Enforcement**

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

**Staff comments**

Applicant has selected N/A

Score  /3

**S20**

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

☐ Yes

☒ No

If yes, please explain:

**Enforcement**

– N/A

**Staff comments**

**S21****(3 points possible)**

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

This project contributes to social sustainability in multiple ways. It offers voluntary amenities such as space for growing food, child play areas, gathering space, streetscape and pedestrian improvements, and an accessible landscaped roof deck. Additionally, it provides 100% new purpose-built market rental housing, including adaptable and accessible design features in the site/building circulation and bathrooms in all other uses. The project offers a range of unit sizes for various household types, with at least 25% of the total project units being 2 and 3-bedroom units, and at least 5% of the total project units being 3-bedrooms or more. The project also goes beyond the Building Code requirements to ensure that occupants have clean, cool air during times of poor air quality and/or wildfire events. The design of the project aims to facilitate mental health, wellness, and social connectedness, with semi-public gathering spaces, all-weather recreation areas/wellness space, green spaces that facilitate socialization, prioritization of pedestrians, and creative design to promote social interaction. Lastly, the project provides or designates spaces for growing food in common areas, such as a community garden with secure features like fencing and tool storage, to support gardening activities.

**Enforcement**

– Highlighted in Council reports.

**Staff comments**

Score  /3

**Total Social Sustainability Pillar Points =  /165**

## Glossary of Terms

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**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.