Considered at the September 10, 2024, Regular Council meeting



# Memorandum

Date: September 10, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading

At the Regular Council meeting held on July 23, 2024, Council considered a report regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472 (**Attachment 1**) and an on-table memo regarding Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) (**Attachment 2**) from the Community Development Department – Development Planning Division. Council passed the following resolution:

*RC24/171-174*
THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a first and second time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472;

AND THAT the on-table memo dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be received for information;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time, as presented in the on-table memo received at the July 23, 2024, Regular Council meeting;

AND THAT Bylaw No. 3470 and Bylaw No. 3471 be referred to Public Hearing;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be read a first, second, and third time;

AND THAT staff work with the applicant to make some two-bedroom units adaptable;

AND THAT staff work with the applicant to improve pedestrian and traffic safety to the west on St. Andrews Street, potentially including extending the width of the road beyond the western property line.

Per Council's direction, staff collaborated with the applicant on adaptable units and road widening. The applicant proposed converting eight (8) of the one-bedroom adaptable units into regular units to allow the conversion of eight (8) regular two-bedroom units into adaptable units, maintaining the overall percentage of adaptable units. Regarding the road widening on St. Andrews Street, the applicant and staff explored possible scenarios and ultimately agreed on a feasible widening to 5.5 metres. The applicant provided the City with a cost estimate of approximately $100,0000 for this purpose. The applicant committed to managing the design and supervision of the work but opted not to contribute financially to the actual improvements. This information has been included in a separate memo (**Attachment 3**) in the September 10, 2024, Public Hearing agenda.

The Public Hearing scheduled for September 10, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw.

If referred from the Public Hearing to be held on September 10, 2024, City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (**Attachment 4**)—*a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys*—and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (**Attachment 5**)—*a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way*—will be before Council for consideration of third reading at the September 10, 2024, Regular Council meeting.

The recommended resolutions are:

> **THAT the memo dated September 10, 2024, from the Community Development Department – Development Services Division regarding OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading be received for information;**
>
> **AND THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a third time;**
>
> **AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a third time.**

If Council would like to direct further improvements to pedestrian and traffic safety to the west on St. Andrews Street, one of the following optional resolutions should be considered:

1. AND THAT the applicant be required to design to City specifications and construct the road width extension of St. Andrews Street to a 5.5-metre width beyond the western property line frontage to the existing sidewalk connection.

   OR

2. AND THAT the applicant be required to design and construct to City specifications the road width extension of St. Andrews Street to a 5.5-metre width beyond the western property line frontage to the existing sidewalk connection and that the City contribute up to $100,000 to the applicant’s construction costs.

Attachment(s)

1. Report considered at the July 23, 2024, Regular Council meeting – Bylaw Nos. 3471 and 3470 (Cornerstone Architecture).
2. On-table memo considered at the July 23, 2024, RC meeting – Bylaw No. 3470.
3. Information memo considered at the September 10, 2024, Public Hearing.
4. Draft OCP Amendment Bylaw No. 3471.
5. Draft Rezoning Bylaw No. 3470.

# Considered at the September 10, 2024, Regular Council meeting



**Report Approval Details**

| | |
|---|---|
| Document Title: | OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading.docx |
| Attachments: | - Attachment 1 - Report considered at the July 23, 2024, RC meeting - Bylaw Nos. 3471 and 3470 (Cornerstone Architecture).pdf<br>- Attachment 2 - On-table memo considered at the July 23, 2024, RC meeting - Bylaw No. 3470.pdf<br>- Attachment 3 - Information memo provided at the September 10, 2024, Public Hearing.pdf<br>- Attachment 4 - Draft OCP Amendment Bylaw No. 3471.pdf<br>- Attachment 5 - Draft Rezoning Bylaw No. 3470.pdf |
| Final Approval Date: | Sep 3, 2024 |

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Aug 29, 2024

Michael Olubiyi, Manager of Development Planning - Aug 30, 2024

Kate Zanon, General Manager of Community Development - Aug 30, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 30, 2024

Lindsay Todd, Manager of Communications and Engagement - Sep 2, 2024

Paul Rockwood, General Manager of Finance and Technology - Sep 3, 2024

Kate Zanon, General Manager of Community Development, for Anna Mathewson, City Manager - Sep 3, 2024

# City of Port Moody
## Report/Recommendation to Council

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472

## Purpose

To present for Council consideration the first and second readings of an application for OCP Amendment and Rezoning to facilitate a six-storey mixed-use development with a rooftop garden within 2231-2335 St. Johns Street (File: ORD00006).

## Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a first and second time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time;**

**AND THAT Bylaw No. 3470 and Bylaw No. 3471 be referred to Public Hearing;**

**AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be read a first, second, and third time.**

## Background

Cornerstone Architecture (On behalf of Benedet Properties Ltd.) submitted a full application in July 2023 to amend the Official Community Plan (OCP) land use and storey designations and to rezone the subject properties at 2331-2335 St. Johns Street to a new Comprehensive Development (CD) zone to allow for the development of a mixed-used project.

The application was presented to the Land Use Committee (LUC) on September 7, 2023. The LUC endorsed the proposed project with a list of concerns for the applicant to address. These concerns included the sufficiency of commercial parking allocations, access, egress, turning radii designs, the need for traffic lights at St. Johns Street intersection, consideration of e-bike

parking, and more information about pedestrian safety at the intersection between the planned multi-use pathway and the stairs.

The application was also presented to the Advisory Design Panel (ADP) on October 26, 2023. The ADP endorsed it, subject to the applicant addressing several items. Some major items included incorporating heritage features and the neighbourhood character, using more vibrant materials or feature colours in the residential massing, and integrating green infrastructure along the streets. Additionally, they recommended investigating the inclusion of native, pollinator-friendly plant species and bird-friendly features on building glass.

In addition, the application was presented to the Council members at the City Initiatives and Planning Committee (CIPC) on November 21, 2023. The discussion included intersection signalizing, St. Andrews Street lane width, traffic and pedestrian flow, family-friendly and rental inclusions, green roofing, architectural design of the upper floors, sustainability inclusions, and a inclusion of fresh produce in the grocery component. Detailed LUC and CIPC meeting minutes are included as **Attachment 1** and **2**. The applicant has made efforts to address above concerns, as well as those provided by staff, in the most recent application resubmission package.

## Discussion

### Property Description

The subject site consists of two lots at the southwest corner of St. Johns Street and Queens Street plus 5.5-metre-wide portion of City land within the Queens Street right-of-way. The location map is included as **Attachment 3**. The site is approximately 1,839m$^2$ (19,800ft$^2$) in size and currently developed with four strata units on the western lot (2331 St. Johns Street) and a Thai restaurant on the eastern lot (2335 St. Johns Street). Neither property has heritage value, although the neighbouring lot on the west side is a protected heritage property (White Residence at 2329 St. Johns Street).

### Official Community Plan (OCP)

The eastern subject lot (2335 St. Johns Street) is designated Mixed Use – Moody Centre in the Official Community Plan, allowing for a maximum height of four storeys, while the western subject lot (2331 St. Johns Street) is designated Multi-Family Residential, which permits up to a maximum of three storeys (**Attachment 4**). The proposal is not consistent with these designations and, therefore, requires an amendment to the OCP Bylaw.

The site falls within Development Permit Area 2 (DPA2) – Moody Centre and both lots are within the Moody Centre Heritage Conservation Area (HCA). The site is also located within Development Permit Area 5: Hazardous Conditions due to steep slopes and the potential of soil liquefaction during an earthquake event. Draft of Bylaw No. 3471 is included as **Attachment 5.**

### Zoning

In terms of Zoning designations, the eastern lot of the subject site is currently zoned as General Commercial (C3), while the western one is Medium Density Townhouse Residential (RM4) (**Attachment 6**). Since the application does not fit with the designation requirements and regulations, the applicant has requested creation of a Comprehensive Development (CD) zone for this development. Draft of Bylaw No. 3470 is included as **Attachment 7.**

### Neighbourhood Context

The subject site fronts onto St. Johns Street and backs onto St. Andrews Street. Surrounding development consists of the following:

- North: A property zoned as General Commercial (C3) that is designated as Mixed Use – Moody Centre, and to its west, a Comprehensive Development Zone 14 (CD14) designated as Multi-Family Residential, permitting development of up to three storeys in accordance with the OCP.
- East: The lot on the east is currently a Shell Gas Station and is zoned Service Station Commercial (C4) in the OCP, allowing for the development of up to four storeys.
- South: Single-Detached Residential (RS1) lots, designated in the OCP as Single-Family Low Density.
- West: A protected heritage property zoned as Medium Density Townhouse Residential (RM4).

Development Proposal Description

The applicant seeks to rezone the subject site to a Comprehensive Development (CD) zone to construct a six-storey mixed-use commercial and residential building and a rooftop garden amenity space on top with enclosed and open space. The first two levels of the building would contain a specialty food store and a parkade for commercial use on the same ground level with a mezzanine and portion of residential parking stalls at the rear on the next floor. Above these levels, there would be a residential parkade and four residential floors proposed to be 100% market rental apartments. Due to the sloping nature of the site, the lowest commercial level facing St. Johns Street is considered to be a "basement" by Zoning Bylaw definition. St. Andrews Street is a full level above St. Johns Street. Additional specifics regarding the proposal are outlined as follows:

- Total gross floor area: 5,206m$^2$ (56,033.5ft$^2$) spread across the following uses:
  - 885m$^2$ (9,525ft$^2$) of commercial space over two floors fronting onto St. Johns Street.
  - 3,473m$^2$ (37,379ft$^2$) of residential space over four upper floors with 48 market rental apartments, including the following unit mix:

| Unit Type | Number of Units | Percentage of Mix |
|---|---|---|
| **Studio** | 8 | 17% |
| **One-Bedroom** | 21 | 44% |
| **Two-Bedroom** | 12 | 25% |
| **Three-Bedroom** | 7 | 14% |

- 50% adaptable dwellings (24 units out of the total 48) meeting Zoning Bylaw requirement for Adaptable Housing Requirements.
- A proposed floor space ratio (FSR) of 2.63.
- A total of 81 parking spaces with the following allocation:
  - 53 residential parking spaces located at the rear of the mezzanine level and parkade level on top of it for the 48 units with entry accessed from St. Andrews Street (48 is required);
  - 23 commercial parking spaces accessed through Queens Street (22 is required);
  - 5 visitor parking spaces for the residential units; and
  - 2 accessible parking for residential and 1 for commercial area.
- 73 long term bicycle spaces and 6 short term stalls for residential portion.
- 1 long term bicycle spaces and 6 short term stalls for commercial portion.

- A patio area of approximately 113.4m$^2$ (1,221ft$^2$) on the St. Johns Street right of way on the south side of the multi-use path.
- A total of 496.6m$^2$ (5,346ft$^2$) rooftop garden and greenhouse space in the form of both indoor and outdoor areas (excluding roof circulation) as a communal amenity for the residents.
- Committed to comply with Energy Step Code 3 with a Low Carbon Energy System (LCES).

Proposed project plans and landscape plans are included as **Attachment 8** and **9**. A project Fact Sheet is provided as **Attachment 10.**

Staff Analysis – Items for Staff Consideration/Review

*Housing*

With the residential component of the project being entirely market rental, the development is exempt from the requirements of the Inclusionary Zoning – Affordable Housing policy. A housing agreement bylaw is required for the market rental component of the development.

*Family Friendly Units Policy*

The proposed bedroom mix for this project meets the current policy, updated on June 18, 2024.

Sustainability Report Card

The completed and scored Sustainability Report Card for the development proposal is included as **Attachment 11**. The development received the highest scores in the economic and environmental sustainability pillars.

Public Art Policy

According to the Public Art Corporate Policy 18-7940-01, amended on September 19, 2017, developer contributions are not required for developments exclusively for rental housing. However, the applicant is proposing to contribute 0.5% of the commercial components' construction budget, approximately $20,240, for a single art piece. The artwork is planned to be hung over the public space under the canopies at the northeast corner, as in **Attachment 12**.

Amenity Spaces/Community Gathering Spaces

The project features a rooftop garden as an amenity space with indoor and outdoor sheltered areas, providing spaces for exercise, relaxation, and community meeting or recreational activities for residents. Additionally, the application proposes a 128.76 m$^2$ (1386 ft$^2$) outdoor kids' play area on the first residential level.

Patio Area

Staff support the proposed patio area on the City property along St. Johns, south of the Multi-Use Path (MUP), considering the potentials for improving the vibrancy and activity along St. Johns Street. Since the applicant has indicated that this area is intended for the exclusive use by Bosa Foods, with discretionary use by the public, staff suggest considering either a Lease or a License of Occupation with an appropriate annual fee. This arrangement would retain the City's authority to request the removal or modification of the patio whenever needed in the future. The final decision will be made with the Development Permit and will be registered on title as part of the permit.

Overhang/weather protection

The applicant proposes a roof overhang/weather protection at the corner of the St. Johns Street and Queens Street for the entrance area of the Bosa Foods store, which encroaches on city

property. An Encroachment Covenant is required which will be identified in the Development Permit requirements, and it will be registered on the building title for this development.

Queens Street Road Closure

This project requires a 5.5-metre-width portion of the Queens Street right-of-way, totalling approximately 216.9m$^2$ (2,334.6ft$^2$) in size, to be closed, purchased by the owner, and consolidated with the development site. If the development is approved, the owner has committed to purchasing this portion of Queens Street at market value. Based on the proposed uses of the development, the market value of the closure area is $930,000, as assessed in the most recent appraisal report. A draft road closure bylaw, Bylaw No. 3472, is included as **Attachment 13**.

Concluding Comments

Overall, the project is well-developed, and staff are supportive of the application as proposed. It provides new commercial opportunities and increases the amount of market rental housing stock in the city. Additionally, it shows potential for enhancement along St. Johns Street with the patio, support for other adjacent public places, and encouraging more vibrancy through greater community presence.

## Other Option(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first time;

AND THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- (list concerns).

## Financial Implications

Community Amenity Contributions (CACs)

The exact CAC amount will be established at the development permit stage once the final residential floor area is confirmed and will be collected prior to the adoption of the rezoning bylaw. Based on the proposed development, the contribution is estimated to be approximately $161,627.34, including deduction based on eligible credits for the existing residential floor area.

Public Art Contribution

The applicant is proposing to contribute 0.5% of the project's construction budget for the commercial component in the form of an artwork, with the approximate budget of $20,240.

Off-Site Improvement Contributions

The development committed to provide a full traffic and pedestrian crosswalk signal at the intersection of St. Johns and Queens Street as required.

Road Closure

The report has been presented to the Council meeting to discuss the sale of the 5.5-metre-wide portion of Queens Street on the basis that the proposed floor area and land uses are distributed as if the road were a portion of the site for density calculation purposes. As part of this development, the applicant would be required to purchase this portion of Queens Street,

contingent upon the rezoning being approved by Council. The assessed value in the most recent appraisal report is $930,000.00.

## Communications and Public Engagement Initiatives

A notification sign informing the public of the development application has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2023, No. 3417. Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing. The public hearing will be noticed by following at least two methods mentioned in the above bylaw and a decal placed on the application notification sign on the subject property.

Prior to adoption of the road closure bylaw, notice of Council's intention to dispose of the road must be given, providing the public with an opportunity to comment on the disposition in accordance with sections 26(3) and 40 of the *Community Charter*.

Developer Consultation

In addition, a Community Information Meeting was held by the applicant on Wednesday, August 30, 2023, from 4-7pm at the POMOARTS center, 2425 St. Johns Street with 30-40 individuals walked through the door. Total 22 comment sheets were submitted at the meeting, with 16 fully supporting, 5 supporting with comments and 1 supporting Bosa Foods but only 2 floors of rental part.

Engage Port Moody

The most recent Engage Port Moody summary report indicates a total of 21 comments were received up to June 26, 2024. Of those, 14 were supportive, 2 were opposed and 5 had a mixed reaction to the proposal. Verbatim comments are included in the summary (**Attachment 14**).

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.1 – Improve the local business climate; and
- Strategic Goal 4.3 – Leverage public spaces.

## Attachment(s)

1. LUC meeting minutes.
2. CIPC meeting minutes.
3. Location map.
4. OCP Designation.
5. Draft Bylaw No. 3471 (OCP Amendment).
6. Zoning Designation.
7. Draft Bylaw No. 3470 (Rezoning).
8. Project plans.
9. Landscape plans.
10. Project Fact Sheet.
11. Scored Sustainability Report Card.
12. Public Art Concept.
13. Draft Bylaw No. 3472 (Road Closure).
14. Engage Port Moody Summary Report.

Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting



Report Author
Armita Afsahi
Development Planner

**Report Approval Details**

| | |
|---|---|
| Document Title: | OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472.docx |
| Attachments: | - Attachment 1 - LUC meeting minutes.pdf<br>- Attachment 2 - CIPC meeting minutes.pdf<br>- Attachment 3 - Location Map - 2331-2335 St. Johns Street.pdf<br>- Attachment 4 - OCP Designation - 2331-2335 St. Johns Street.pdf<br>- Attachment 5 - Draft Bylaw No. 3471 (OCP Amendment) - 2331-2335 St. Johns Street.pdf<br>- Attachment 6 - Zoning Designation - 2331-2335 St. Johns Street.pdf<br>- Attachment 7 - Draft Bylaw No. 3470 (Rezoning) - 2331-2335 St. Johns Street.pdf<br>- Attachment 8 - Project Plans - 2331-2335 St. Johns Street.pdf<br>- Attachment 9 - Landscape plans - 2331-2335 St. Johns Street.pdf<br>- Attachment 10 - Project Fact Sheet - 2331-2335 St. Johns Street.pdf<br>- Attachment 11 - Scored Sustainability Report Card - 2331-2335 St. Johns Street.pdf<br>- Attachment 12 - Public Art Concept - 2331-2335 St. Johns Street.pdf<br>- Attachment 13 - Draft Bylaw No. 3472 (Road Closure) - 2331-2335 St. Johns Street.pdf<br>- Attachment 14 - Engage Port Moody Summary Report.pdf |
| Final Approval Date: | Jul 16, 2024 |

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Jul 11, 2024

Kate Zanon, General Manager of Community Development - Jul 12, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 12, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 12, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 12, 2024

Anna Mathewson, City Manager - Jul 16, 2024

# City of Port Moody

# Minutes

# Land Use Committee

Minutes of the meeting of the Land Use Committee held on Thursday, September 7, 2023, via Zoom.

**Present**

Councillor Kyla Knowles, Chair
Alistair Henry
Barbara Junker
Jonathan Leighs
Jeffery McLellan
Bill Parneta
Jessica Wakeling
Stirling Ward (arrived at 7:09pm)
Sarah Wellman

**Absent**

Councillor Callan Morrison, Vice-Chair
Jillian Eaton (Regrets)
Amanda Welsh (Regrets)

**In Attendance**

Armita Afsahi – Development Planner
Jennifer Mills – Legislative Services Advisor
Michael Olubiyi – Manager of Development Planning
Wesley Woo – Assistant Manager of Planning

## 1. Call to Order

The Chair called the meeting to order at 7:00pm and welcomed new Panel member, Jessica Wakeling.

## 2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

## 3. Adoption of the Agenda

**Agenda**

3.1 *LUC23/013*

Moved, seconded, and CARRIED

**THAT the agenda of the September 7, 2023, Land Use Committee be adopted as circulated.**

4. Adoption of Minutes

**Minutes**

4.1 *LUC23/014*
Moved, seconded, and CARRIED
**THAT the minutes of the Land Use Committee meeting held on July 6, 2023, be adopted.**

5. Unfinished Business

6. New Business

**LUC – OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St. Johns Street (Cornerstone Architecture)**

6.1 Presentation: Development Planning Division
Report: Community Development Department – Development Planning Division, dated September 7, 2023

Staff gave a presentation entitled "2331-2335 St. Johns Street" and referred to slides contained in the on-table package.

Stirling Ward entered the meeting at this point.

Committee discussion ensued regarding the following topics:

- concerns about access and egress points and the need for a traffic light;
- concerns about turning radii and loading areas in the parkade;
- support for the unit mix, market rentals, patio, greenhouse on roof, rental units, adaptable units, and Bosa Foods;
- concerns regarding the design and safety of the stairs located on the corner and the plaza extending into the future multi-use path;
- opportunity to re-align Queens Street and install a traffic light, prior to building completion;
- opportunity to improve overall safety through directing traffic back to Kyle Street by revising St. Andrews Street to a dead end, fire access only, or resident only street;
- concerns regarding the existing limited parking on St. Johns Street and the proposed shared residential and commercial parking;
- opportunity to include more two-bedroom units in the unit mix;
- concerns that the commercial parking allocation may not be adequate as Bosa Foods is a specialty grocer that will attract visitors from outside of Port Moody who will most likely travel in a vehicle;

- opportunity to implement a green wave system to synchronize traffic lights and facilitate smoother functioning of traffic; and
- opportunity for secure commercial bike parking areas to encourage micromobility.

Staff noted the following in response to Committee member questions:

- the need for a traffic light has been raised by staff and supported at public information meetings, and is being considered to ensure the intersection operates safely and efficiently;
- the applicant has been asked to provide more details about the shared parking plan, including security coverage;
- the developer would typically be responsible for the installation and construction of a traffic light if warranted; and
- the residential and commercial parking are separate and have two different entrances.

*LUC23/015*
Moved, seconded, and CARRIED
**THAT the Land Use Committee endorse the proposed project as presented in the report dated September 7, 2023, regarding LUC – OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St. Johns Street (Cornerstone Architecture), subject to the applicant addressing the following specific items:**

- **the sufficiency of the current commercial parking allocation;**
- **the sufficiency of the access, egress, and turning radii designs;**
- **the need for a traffic light at the St. Johns Street intersection, prior to project completion;**
- **the consideration of e-bike parking;**
- **the need for review and information about the intersection between the planned multi-use pathway and the stairs, including information about pedestrian safety.**

## 7. Information

**Staff Updates**

7.1 There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 7:57pm.

Councillor Kyla Knowles,
Chair

Jennifer Mills,
Legislative Services Advisor

# City of Port Moody

# Minutes

# City Initiatives and Planning Committee

**Tuesday, November 21, 2023**
**5:05 pm**
**Electronic Webinar via Zoom**

| | |
|---|---|
| Present: | Councillor S. Agtarap, Chairperson<br>Mayor M. Lahti<br>Councillor D. Dilworth<br>Councillor K. Knowles<br>Councillor A. Lubik<br>Councillor H. Lurbiecki<br>Councillor C. Morrison |
| In Attendance: | Tim Savoie – City Manager<br>Mary De Paoli – Manager of Policy Planning<br>Tyson Ganske – Manager of Financial Planning and Deputy CFO<br>Stephanie Lam – City Clerk and Manager of Legislative Services<br>Anna Mathewson – General Manager of Community Services<br>Jeff Moi – General Manager of Engineering and Operations<br>Angie Parnell – General Manager of Corporate Services<br>Julie Pavey-Tomlinson – Director of Environment and Parks<br>Paul Rockwood – General Manager of Finance and Technology<br>Adam Shroff – Legislative Services Coordinator<br>Marta Taylor – Manager of Corporate Planning<br>Wesley Woo – Assistant Manager of Planning |

## 1. Call to Order

Chairperson Agtarap called the meeting to order at 5:05pm.

## 2. Adoption of the Agenda

### 2.1 Agenda

*CIPC23/048*
*THAT the agenda of the November 21, 2023, City Initiatives and Planning Committee meeting be adopted as circulated.*

CARRIED

**3. Adoption of Minutes**

**3.1 Minutes**

*CIPC23/049*
*THAT the minutes of the City Initiatives and Planning Committee meeting of October 17, 2023, be adopted.*

CARRIED

**4. New Business**

**4.1 Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture)**

Report: Community Development Department – Development Planning Division

Staff gave a presentation entitled "2331-2335 St. Johns Street – OCP Amendment, Rezoning, and Development Permit – Early Input" and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- intersection signalling;
- St. Andrews Street lane width; and
- traffic and pedestrian flow.

Discussion ensued regarding the following topics:

- the need for fresh produce;
- the family-friendly and rental inclusions;
- the green roof;
- the architectural design of the upper floors; and
- the sustainability inclusions.

*CIPC23/050*
*THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).*

CARRIED

**4.2 Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments)**

Report: Community Development Department – Development Planning Division

*Amended by resolution CIPC24/002*

Councillor Agtarap declared a conflict of interest due to *potential business interests in the subject property* ~~the proximity of their business to the subject area~~ and left the meeting at this point.

Councillor Dilworth assumed the role of Presiding Member at this point.

Staff gave a presentation entitled "60 Williams Street and 3006-3020 Spring Street" and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- the building height in storeys;
- the new OCP and framework in relation to this approval process;
- the location and time restrictions of access to the overpass, and the future impact to developments;
- the density transfer and inclusion in the current site's calculations;
- the City's affordability requirements for rental buildings; and
- the Floor-Area Ratio in relation to other developments in the City.

Discussion ensued regarding the following topics:

- the inclusion of additional native plants and vegetation;
- affordability, below-market, and family-friendly units;
- parking inclusion;
- traffic impacts;
- architecture and the spacing of the buildings;
- the importance of careful design to accommodate density;
- unit mix;
- district energy systems;
- implementation of the overpass;
- consultation with property owners in the area; and
- housing in high-transit infrastructure areas.

*CIPC23/051*
*THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments).*

CARRIED

*CIPC23/052*
*THAT staff report back on a revised inclusionary zoning policy that includes 100% rental buildings and review exceptions towards meeting the city's affordable housing needs.*

CARRIED

**5. Rise and Report**

**5.1 Referral of City Initiatives and Planning Committee Resolutions**

Councillor Agtarap returned to the meeting at this point and resumed the role of Presiding Member.

*CIPC23/053*
*THAT the recommendations approved at the City Initiatives and Planning Committee meeting of November 21, 2023, be referred to the Council Standing Committee meeting of November 21, 2023, for ratification.*

CARRIED

**6. Adjournment**

Chairperson Agtarap adjourned the meeting at 6:23pm.

Certified correct on the 20th day of February, 2024, in accordance with section 148(a) of the *Community Charter*.

Councillor S. Agtarap, Chairperson

S. Lam, City Clerk

# Considered at the September 10, 2024, Regular Council meeting

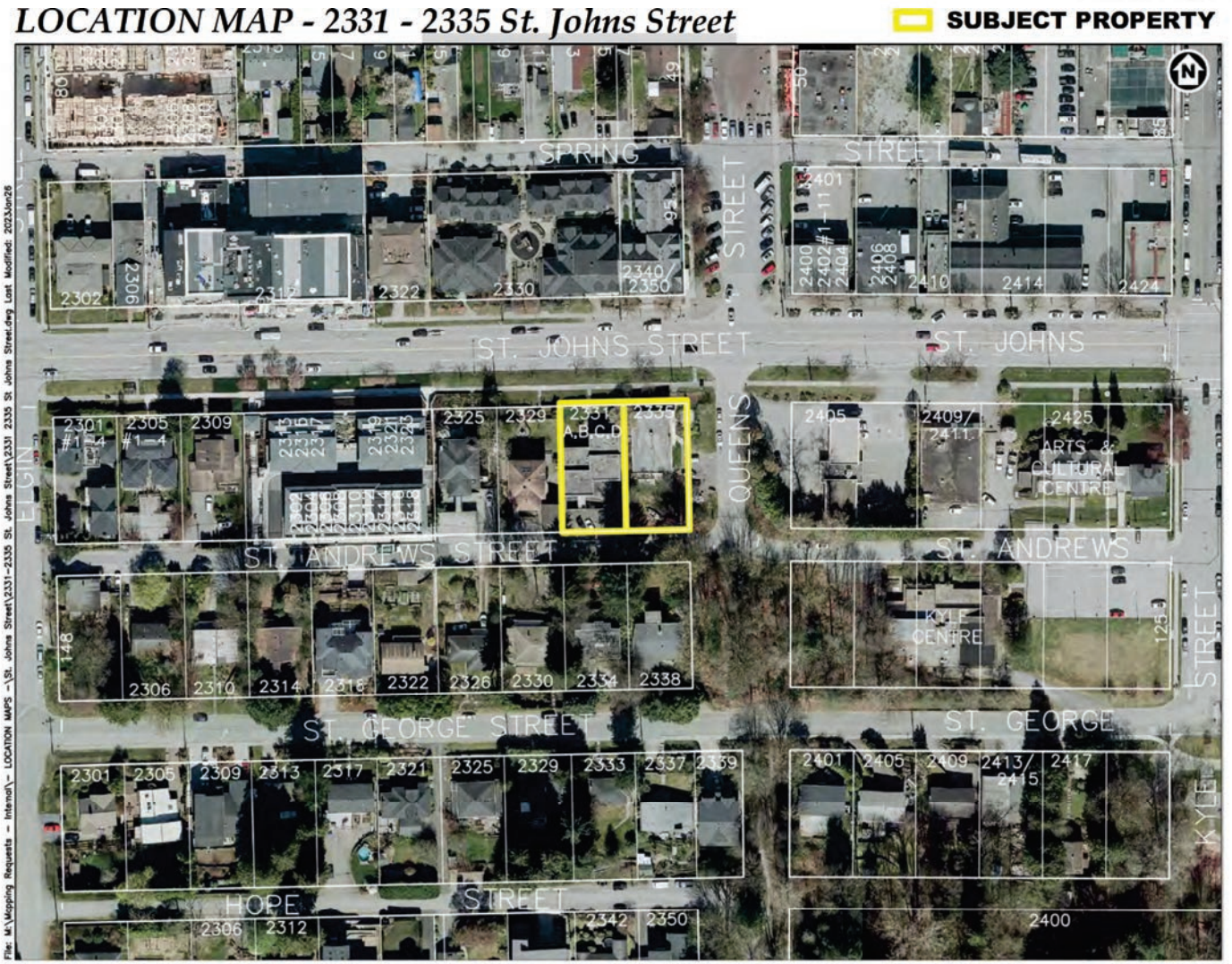




Considered at the July 23, 2024, Regular Council meeting



Attachment 3



# Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting





## OCP Land Use Designations - 2331 - 2335 St. Johns Street



# City of Port Moody

## Bylaw No. 3471

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys.

The Council of the City of Port Moody enacts as follows:

## 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way)".

## 2. Amendments

2.1 The Official Community Plan Overall Land Use Plan – Map 1 in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended as indicated on Schedule A of this Bylaw, to change the land use designation of the following properties from Multi-Family Residential to Mixed Use – Moody Centre:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

DRAFT

2.2 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the maximum number of storeys permitted from three and four to six for the following properties as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

2.3 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by designating the maximum number of six storeys for the 5.5-metre-wide portion of Queens Street right-of-way as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C.

## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map
- Schedule B – Map 11 – Evergreen Line Sub-Areas Map
- Schedule C – Detail Map

DRAFT

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this ___ day of _____, 2024.

**Read a second time** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3471 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Schedule A to Bylaw No. 3471 – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way).

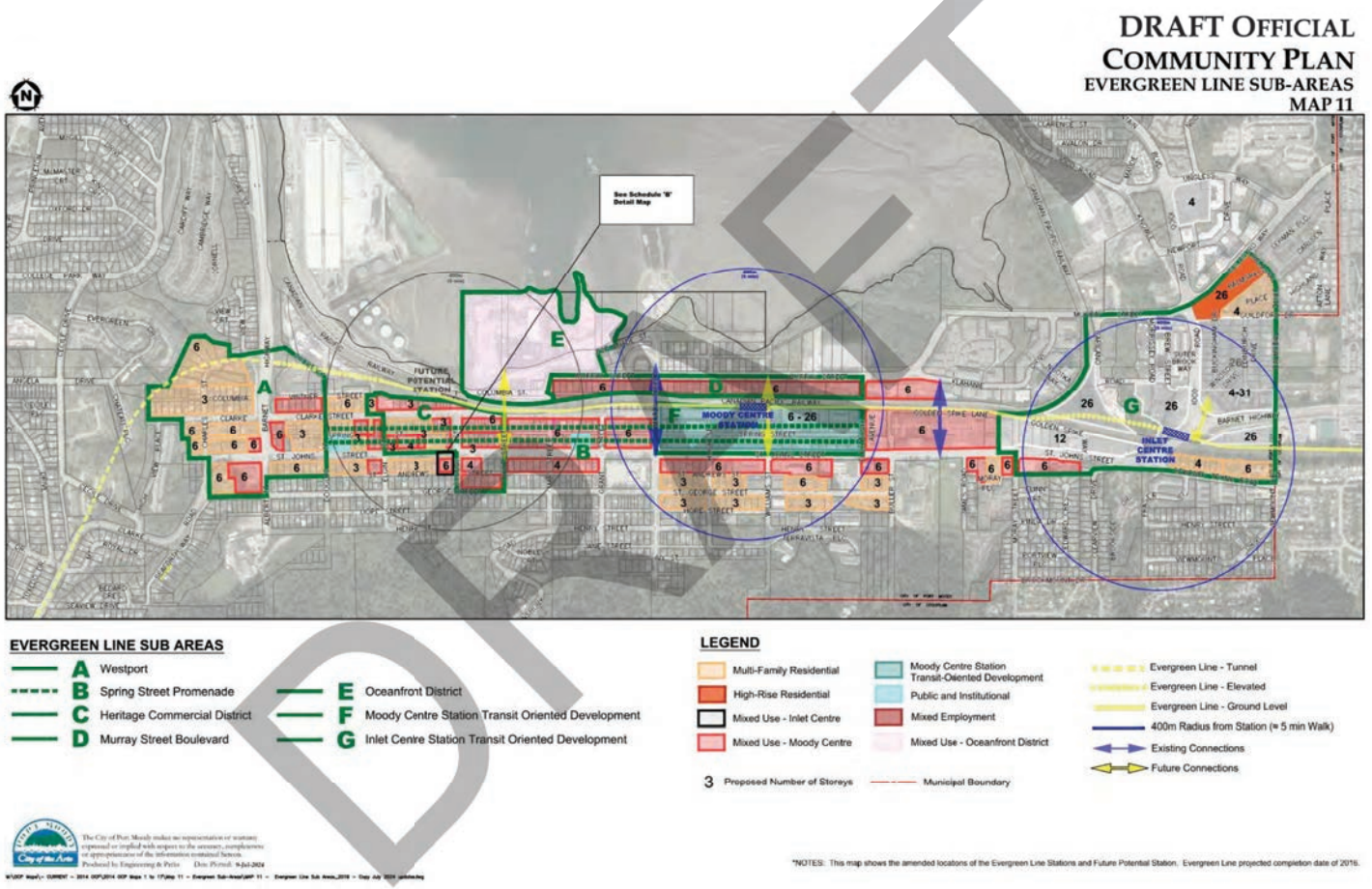
_____

Corporate Officer

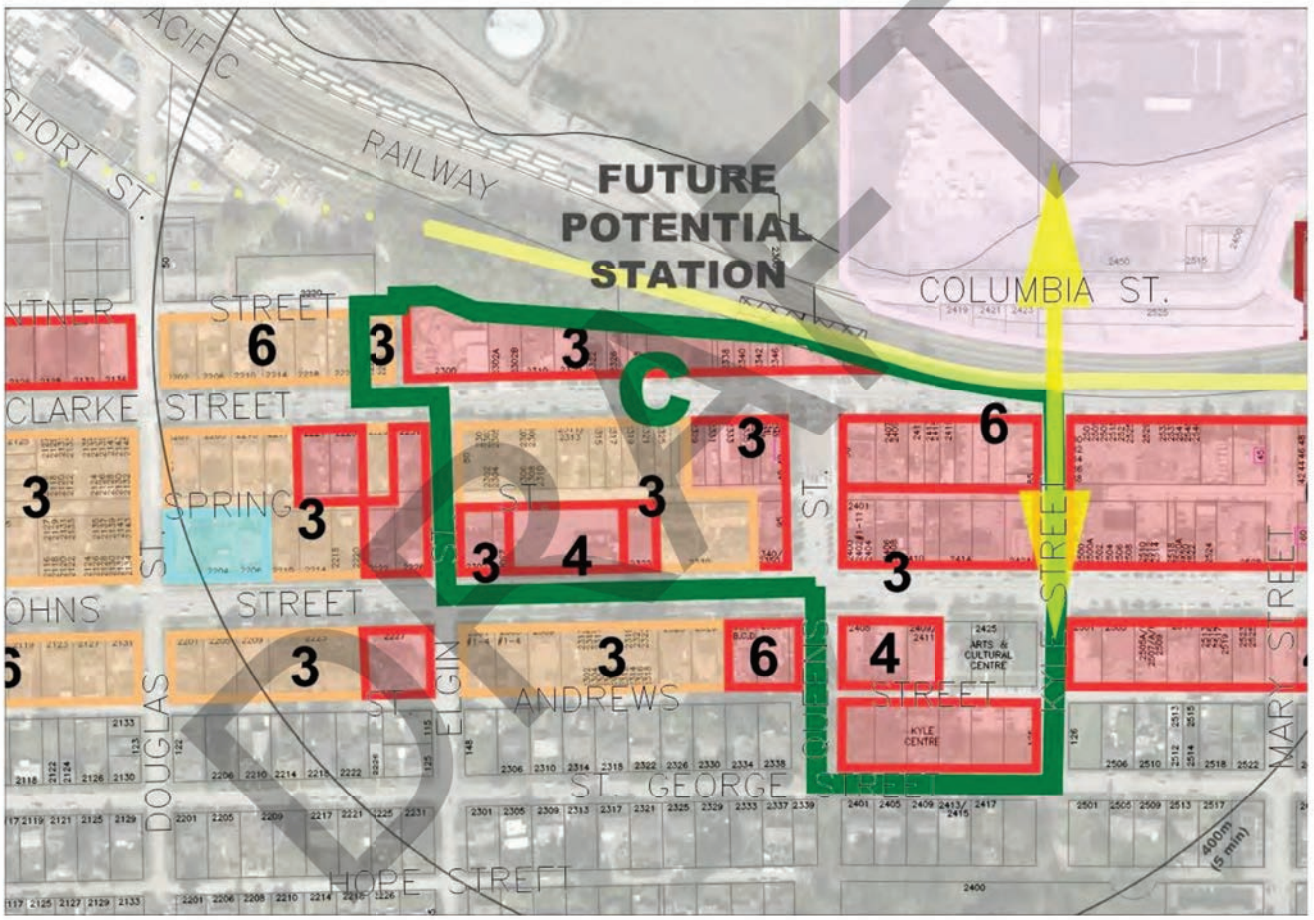



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Schedule B to Bylaw No. 3471



Schedule C to Bylaw No. 3471 – Detail Map



# Considered at the September 10, 2024, Regular Council meeting

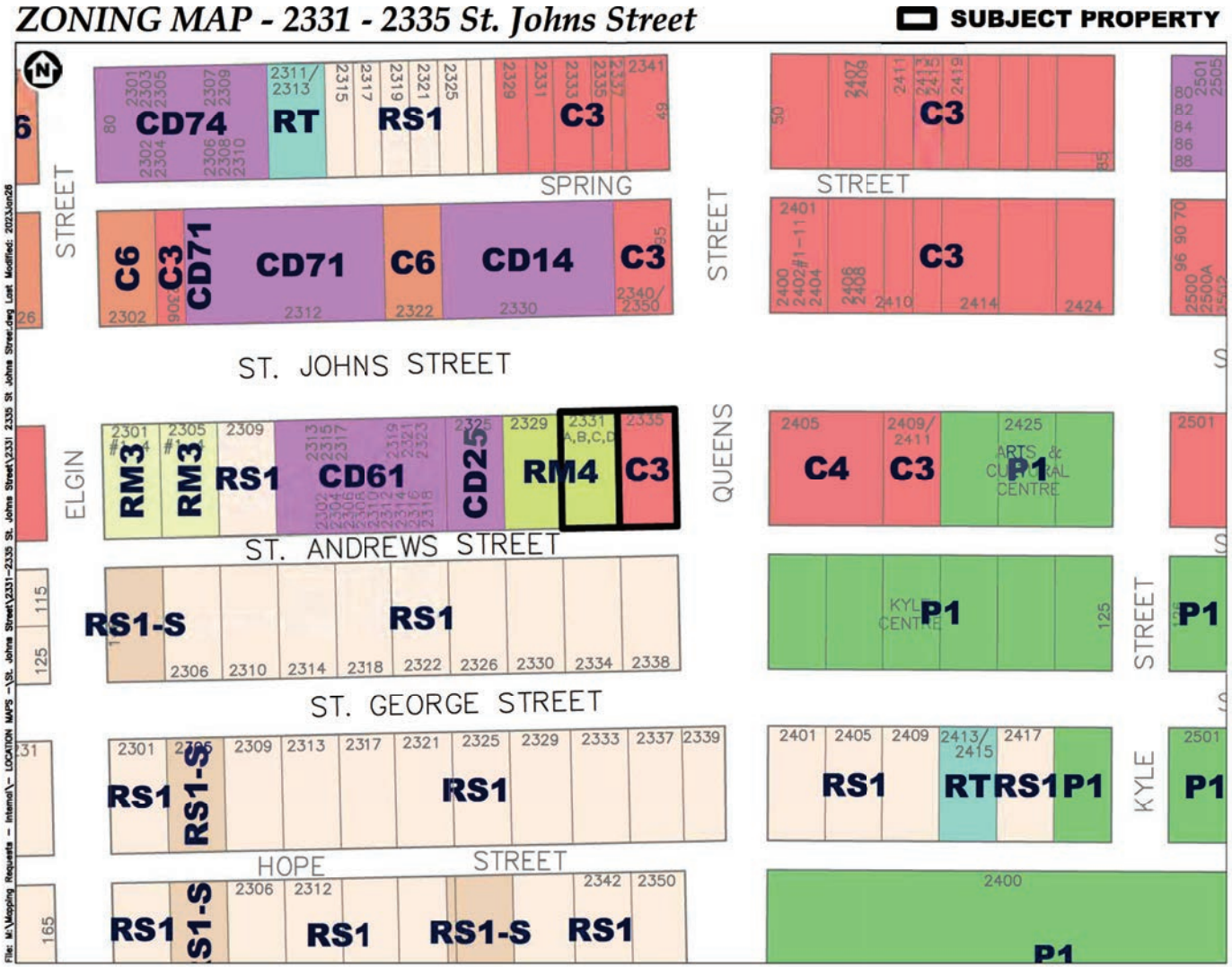




Considered at the July 23, 2024, Regular Council meeting







# City of Port Moody

## Bylaw No. 3470

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way.

The Council of the City of Port Moody enacts as follows:

## 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)".

## 2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937, is amended by rezoning the following lands from Medium Density Townhouse Residential (RM4) to Comprehensive Development Zone 97 (CD97):

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

as shown on the map in Schedule A of this Bylaw.

DRAFT

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the following land from General Commercial (C3) to Comprehensive Development Zone 97 (CD97):

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the 5.5-metre-wide portion of Queens Street right-of-way from unzoned to Comprehensive Development Zone 97 (CD97) as shown on the map in Schedule A of this Bylaw.

2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD97 to Schedule D:

**"CD97. Comprehensive Development Zone (CD97)**

**CD97.1 Intent**

The intent of this zone is to accommodate a six-storey mixed-use commercial/residential development with a rooftop garden on the subject lands.

**CD97.2 Permitted Uses**

The following uses are permitted:

| | CD97 Zone |
|---|---|
| a. Principal Use | i. Assembly<br>ii. Child Care<br>iii. Civic<br>iv. Commercial Athletic and Recreation<br>v. Community Care<br>vi. Office<br>vii. Personal Service<br>viii. Restaurant<br>ix. Retail Food Service<br>x. Retail<br>xi. Multi-Residential, limited to Market Rental |
| b. Secondary Use | i. Home Occupation – Type A |

**CD97.3 Conditions of Use**

(a) Due to the sloping nature of the site, the lowest commercial level of the Building facing St. Johns Street is a "basement" by Zoning Bylaw definition.

(b) Commercial uses are only permitted on the ground floor along St. Johns Street and the mezzanine of the Building.

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**CD97.4** **Lot Coverage**

The maximum permitted lot coverage shall be 90.5%.

**CD97.5** **Residential Density**

No more than 48 market rental residential dwelling units shall be permitted.

**CD97.6** **Floor Area Ratio (FAR)**

The Floor Space Ratio permitted in the CD97 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and the maximum permitted Floor Area Ratio shall be 2.63 based on the developable site area, including the road allowance as shown in schedule A.

**CD97.7** **Building Height**

(a) Building height shall not exceed 6 storeys, excluding basement and all roof projections.

(b) The maximum height of the Building shall not exceed 23.5m, including enclosed rooftop common amenity structure and all rooftop projections.

**CD97.8** **Setbacks**

(a) Front: 0m;
(b) Rear: 0m;
(c) Exterior Side: 1.1m; and
(d) Interior Side: 1.3m.

**CD97.9** **Parking, loading, and Bicycle Parking**

(a) A minimum of 81 off-street Parking Spaces shall be provided for all uses combined, with 53 residential designated parking spaces, minimum 22 commercial ones, and at least 5 visitor-designated parking spaces;.
(b) A minimum of 73 Long-Term Bicycle Parking Spaces.
(c) 6 Short-Term Bicycle Parking Spaces shall be provided for residential portion.
(d) 1 Long-Term Bicycle Parking Spaces and 6 Short-Term Bicycle Parking Spaces shall be provided for commercial portion.
(e) One vehicular access shall be permitted from Queens Street for commercial area.
(f) One vehicular access shall be permitted from St. Andrews Street for residential area.
(g) A minimum of one loading bay shall be provided for commercial area.

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**CD97.10** **Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD97.11** **Common Amenity Space**

Amenity spaces in the CD97 Zone shall be in accordance with the following:

(a) Common Amenity Structures on the rooftop of the building shall not count as a Storey.
(b) Outdoor Common Amenity Spaces shall not be located within the setbacks.
(c) The maximum amount of indoor rooftop amenity area is 132.85m$^2$.
(d) The maximum amount of outdoor rooftop amenity area is 363.81m$^2$.
(e) Common amenity structures (including both enclosed and unenclosed area) on the rooftops of the building, excluding roof circulation, shall be limited to a combined total of no more than 50.85% of the Floor Area of the Storey below.
(f) The enclosed portion of the rooftop common amenity area shall not occupy more than 13.60% of the Floor Area of the Storey below, excluding roof circulation.
(g) Notwithstanding the above, a separate outdoor amenity space dedicated for a children's play area shall be provided in the minimum amount of 128.76m$^2$.".

## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this ___ day of _____, 2024.

**Read a second time** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

DRAFT

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3470 of the City of Port Moody.

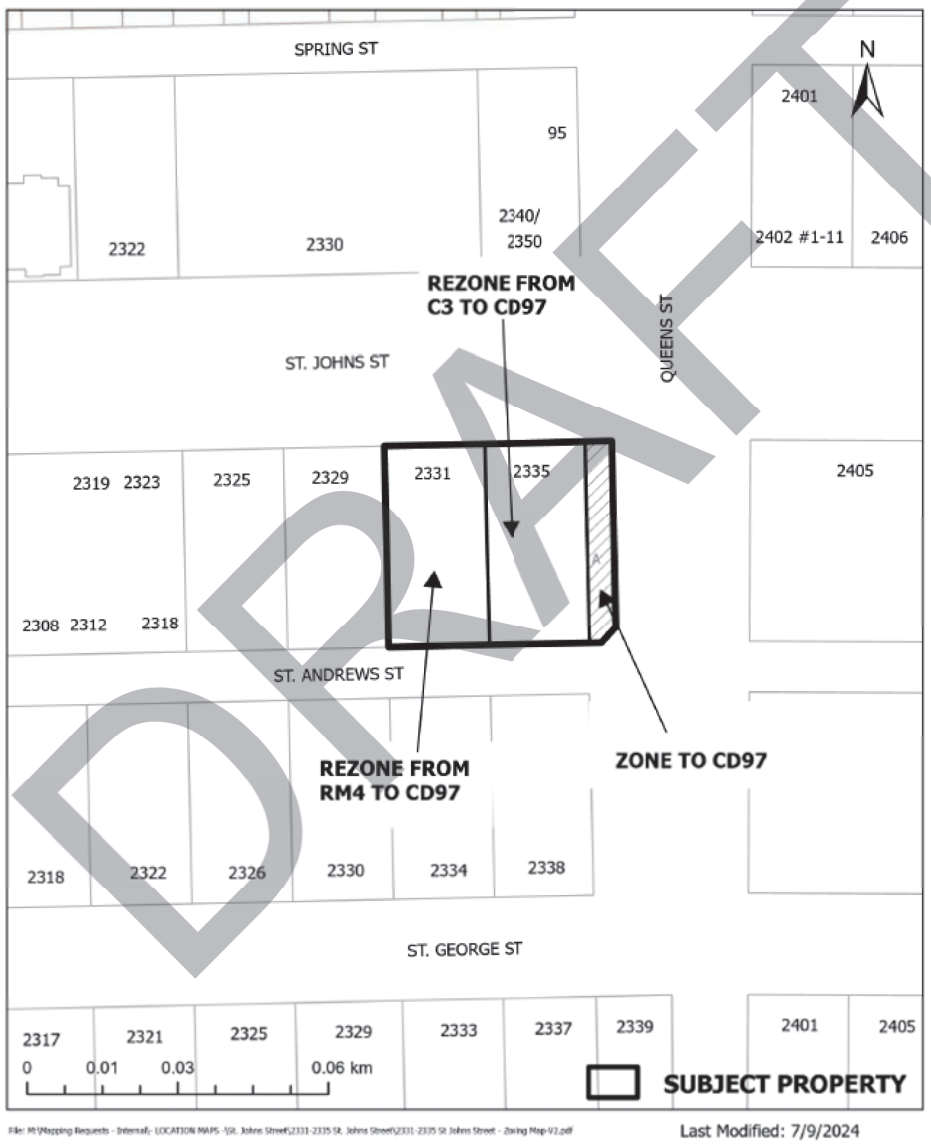
S. Lam
City Clerk

DRAFT

**Schedule A – Location Map**

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97).

Corporate Officer




DRAFT

LEGAL:
PLAN OF SURVEY OF PROPOSED LOT A,
FORMERLY STRATAPLAN NW282 AND LOT 22,
BLOCK 1, PLAN 55, BOTH OF DISTRICT LOT 202,
GROUP 1, NEW WESTMINISTER DISTRICT

# 2335 St Johns

MIXED-USE RESIDENTIAL DEVELOPMENT

2331, 2335 ST. JOHNS STREET
PID(s): 001-257-706



**Owner**
Name: Benedet Properties (St Johns) Ltd
Address: 1465 Kootenay Street
Vancouver, BC V5K4Y3
Phone: 604.253.5578
Contact: Bruno Benedet Jr.

**Architectural**
Name: Cornerstone Architecture
Address: #307 - 611 Alexander Street
Vancouver, BC V6A1E1
Phone: 604.253.8800
Contact: Simon Richards (Architect)
Scott Kennedy (CRP)

**Contractor**
Name: Noble Construction
Address: #200 - 4308 Dawson Street
Burnaby, BC V5C4B6
Phone: 604.294.1012
Contact: Christian Perizzolo

**Building Envelope**
Name: BC Building Science Ltd.
Address: 611 Bent Court
New Westminster, BC V3M0J8
Phone: 604.520.6456
Contact: Farshid Bagheri

**Surveyor**
Name: Ken K. Wong & Associates
Address: 5824 E. Hastings Street
Burnaby BC V5B 1R4
Phone: 604.294.8881
Project#: TGA-773
Contact: Steve Wong

**Civil**
Name: MPT Engineering Co. Ltd.
Address: #320 - 11120 Horseshoe Way
Richmond, BC V7A5H7
Phone: 604.270.9331
Contact: Al Gerrebos

**Geotechnical**
Name: Geopacific Consultants Ltd
Address: 1779 W. 75th Ave
Vancouver, BC V6P6P2
Phone: 604.439.0922
Contact: Wyatt Johnson

**Landscape**
Name: Prospect & Refuge
Address: 102-1661 W 2nd Ave
Vancouver, BC V6J1H3
Project#: 2023-10
Contact: Samantha Hunt-Weeks

**Structural**
Name: Weiler Smith Bowers
Address: 118-3855 Henning Dr.
Burnaby, BC. V5C6N3
Phone: 604.294.3753
Contact: Jeff Bugg

**Mechanical**
Name: Rocky Point Engineering
Address: #208 - 20171 92A Ave
Langley, BC V1M3A5
Phone: 604.888.7779
Contact: Richard Corns

**Fire Supression**
Name:
Address:
Phone:
Project#:
Contact:

**Electrical**
Name:
Address:
Project#:
Contact:

Occupant Loads

| Storey | Use | Factor per 3.1.17.1 | units | Quantity | units | Persons | (a) Doors, corridors, passageways, ramps +1.9 width required (6.1mm/person) | (b) Conforming stair width required (8.0mm/person) | (c) Ramps +1.8, non-conforming stair width required (9.2mm/person) |
|---|---|---|---|---|---|---|---|---|---|
| Ground level | Bosa Foods Store | 3.7 | sqm/person | 511.62 | sqm | 138.27 | 843.49 mm | 1106.20 mm | 1072.13 mm |
| | Bosa Foods Kitchen | 9.3 | sqm/person | 58.64 | sqm | 6.41 | 39.12 mm | 51.31 mm | 16.00 mm |
| | Bosa Foods Storage | 46 | sqm/person | 67.91 | sqm | 1.48 | 9.01 mm | 11.81 mm | 13.58 mm |
| | Storage garage | 46 | sqm/person | 662.40 | sqm | 14.40 | 87.84 mm | 115.20 mm | 132.48 mm |
| Mezzanine | Bosa Foods Mezzanine | 3.7 | sqm/person | 170.29 | sqm | 46.02 | 280.75 mm | 368.26 mm | 1243.43 mm |
| | Bosa Foods Staff room | 1.85 | sqm/person | 36.00 | sqm | 20.54 | 125.29 mm | 164.31 mm | 186.96 mm |
| | Bosa Foods Office | 9.3 | sqm/person | 5.75 | sqm | 0.62 | 3.78 mm | 4.95 mm | 5.70 mm |
| | Bosa Foods Storage | 46 | sqm/person | 13.47 | sqm | 0.29 | 1.79 mm | 2.34 mm | 2.69 mm |
| P2 | Storage garage | 46 | sqm/person | 522.90 | sqm | 11.35 | 69.26 mm | 90.83 mm | 104.46 mm |
| P1 | Storage garage | 46 | sqm/person | 1467.59 | sqm | 31.90 | 194.62 mm | 255.23 mm | 293.52 mm |
| Level 1-4 | Residential Dwelling Units | 2 | persons/bedroom | 74.00 | bedrooms | 148.00 | 902.80 mm | 1184.00 mm | 1061.60 mm |
| Roof | Exterior Roof Garden | 1.85 | sqm/person | 255.20 | sqm | 137.95 | 841.49 mm | 1103.59 mm | 959.13 mm |
| | Amenity/Greenhouse | 1.85 | sqm/person | 127.28 | sqm | 68.80 | 419.67 mm | 550.39 mm | 332.95 mm |
| Total | | | | | | 626.05 | | | |

Occupant loads in this table are worst-case and are used only for the purposes of determining exit widths.

Notwithstanding widths required by occupant loads, the following minimum widths shall apply:

| Occupancy Classification | Exit Corridors and Passage ways | Ramps | Stairs | Doorways |
|---|---|---|---|---|
| Group A, C, E, F | 1100 mm | 1100 mm | 1100 mm | 800.00 mm |

| | Commercial occupant load, Persons | Factor per 3.7.2.2(13) | Units per males | Units per females | Water Closets males | Water Closets females |
|---|---|---|---|---|---|---|
| | 211.371 | 1 | water closet/300 | water closet/150 | 0.71 | 1.41 |




Site Area 75000 sqft
FSR 2.63
Unit Count 43

| Unit Type | Quantity | Distribution |
|---|---|---|
| Studio | 8 | 17% |
| 1 Bed | 1 | 2% |
| 1 Bed Adaptable | 20 | 42% |
| 2 Bed | 12 | 25% |
| 3 Bed | 3 | 6% |
| 3 Bed Adaptable | 4 | 8% |
| Total | 48 | 100% |
| Total adaptable | 24 | 50% |

| | Vehicles | Required | Provided | Accessible Required | Accessible Provided | Notes |
|---|---|---|---|---|---|---|
| | Commercial | 22 | 23 | 1 | 1 | 6.3.1- 1 space per 40 sqm |
| | Residential | 35 | 53 | 2 | 2 | 0.72 stalls/Dwelling unit (TIA recommended) |
| | Visitor | 5 | 5 | | | 0.1 stalls/Dwelling unit (TIA recommended) |
| | Total | 62 | 81 | 3 | 3 | 6.4.1- 3 accessible for 75-124 total stalls |

| | Bikes | Required | Provided | Notes |
|---|---|---|---|---|
| Residential | Long term | 73 | 73 | 6.10.3- 1.5 spaces per Dwelling unit |
| | Short term | 6 | 6 | 6.10.3- 6 spaces per 50 Dwelling units |
| Commercial | Long Term | 1 | 1 | 6.10.3- 1 space per 750 sqm of floor area |
| | Short Term | 6 | 6 | 6.10.3- 6 space for building with over 750 sqm |

| | Total | Gross Floor Area | Commercial | Residential | Common | $3.4 (b)(ii) Wall Excl. | $3.4 (b)(v) Garbage excl. | $3.4 (b)(vi) Amenity excl. | $3.4 (b)(ii) Adaptable excl. | $3.4 (b)(ii) HRV excl. | FAR Area |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Area (sqft) | 56033.45 | 9525.02 | 37378.83 | 9129.60 | 1499.87 | 285.74 | 1429.92 | 518.67 | 249.09 | 52870.24 |
| | % of gross | 100.0% | 17.0% | 66.7% | 16.3% | 2.7% | 0.5% | 2.6% | 0.9% | 0.4% | 92.9% |

| Ground Level Commercial | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Garbage exclusion | Amenity exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|---|---|
| C1 | Circulation | 381.10 | | | 381.10 | | | | | |
| G1 | Garbage | 285.74 | | | 285.74 | | 285.74 | | | |
| Retail | Bosa Foods | 6879.54 | 6879.54 | | | | | | | |

| Mezzanine / P2 Parkade | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion |
|---|---|---|---|---|---|---|
| C1 | Circulation | 1284.79 | | | 1284.79 | |
| Mechanical | Bosa Foods | 118.36 | 118.36 | | | |
| Mezzanine | Bosa Foods | 2449.20 | 2449.20 | | | |
| Retail | Bosa Foods | 77.92 | 77.92 | | | |

| P1 Parkade | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion |
|---|---|---|---|---|---|---|
| C2 | Circulation | 392.03 | | | 392.03 | |

| Level 1 Residential | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Amenity exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|---|
| 1 01 | 2 Bed Adaptable | 1119.45 | | 1119.45 | | 39.56 | | 21.53 | 5.00 |
| 1 02 | 1 Bed Adaptable | 596.94 | | 596.94 | | 7.22 | | 21.53 | 5.00 |
| 1 03 | Studio | 441.17 | | 441.17 | | 11.38 | | 0.00 | 5.00 |
| 1 04 | Studio | 441.17 | | 441.17 | | 11.38 | | 0.00 | 5.00 |
| 1 05 | 1 Bed Adaptable | 596.94 | | 596.94 | | 6.98 | | 21.53 | 5.00 |
| 1 06 | 1 Bed Adaptable | 724.27 | | 724.27 | | 17.62 | | 21.53 | 5.00 |
| 1 07 | 2 Bed | 987.24 | | 987.24 | | 34.82 | | 0.00 | 5.00 |
| 1 08 | 2 Bed | 987.25 | | 987.25 | | 34.83 | | 0.00 | 5.00 |
| 1 09 | 1 Bed Adaptable | 725.71 | | 725.71 | | 397.58 | | 21.53 | 5.00 |
| 1 10 | 1 Bed | 716.74 | | 716.74 | | 14.00 | | 0.00 | 5.00 |
| 1 11 | 1 Bed Adaptable | 610.44 | | 610.44 | | 13.06 | | 21.53 | 5.00 |
| 1 12 | 2 Bed | 1069.41 | | 1069.41 | | 47.79 | | 0.00 | 5.00 |
| 1 C | Circulation | 1495.61 | | | 1495.61 | 7.54 | | 0.00 | |
| | Outdoor amenity | | | | | | 1386.00 | | |

| Level 2 Residential | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|
| 2 01 | 2 Bed Adaptable | 1120.18 | | 1120.18 | | 39.56 | 21.53 | 5.00 |
| 2 02 | 1 Bed Adaptable | 597.83 | | 597.83 | | 7.22 | 21.53 | 5.00 |
| 2 03 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 2 04 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 2 05 | 1 Bed Adaptable | 597.83 | | 597.83 | | 6.98 | 21.53 | 5.00 |
| 2 06 | 1 Bed Adaptable | 724.28 | | 724.28 | | 17.60 | 21.53 | 5.00 |
| 2 07 | 2 Bed | 987.24 | | 987.24 | | 34.80 | 0.00 | 5.00 |
| 2 08 | 2 Bed | 987.25 | | 987.25 | | 34.78 | 0.00 | 5.00 |
| 2 09 | 1 Bed Adaptable | 726.14 | | 726.14 | | 22.30 | 21.53 | 5.00 |
| 2 10 | 2 Bed | 855.27 | | 855.27 | | 16.82 | 0.00 | 5.00 |
| 2 11 | 1 Bed Adaptable | 612.81 | | 612.81 | | 13.06 | 21.53 | 5.00 |
| 2 12 | 3 Bed | 1359.63 | | 1359.63 | | 52.51 | 0.00 | 5.00 |
| 2 C | Circulation | 1058.37 | | | 1058.37 | 0.00 | 0.00 | |

| Level 3 Residential | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|
| 3 01 | 2 Bed Adaptable | 1120.18 | | 1120.18 | | 39.56 | 21.53 | 5.00 |
| 3 02 | 1 Bed Adaptable | 597.83 | | 597.83 | | 7.22 | 21.53 | 5.00 |
| 3 03 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 3 04 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 3 05 | 1 Bed Adaptable | 597.83 | | 597.83 | | 6.98 | 21.53 | 5.00 |
| 3 06 | 1 Bed Adaptable | 724.28 | | 724.28 | | 17.60 | 21.53 | 5.00 |
| 3 07 | 2 Bed | 987.24 | | 987.24 | | 34.80 | 0.00 | 5.00 |
| 3 08 | 2 Bed | 987.25 | | 987.25 | | 34.78 | 0.00 | 5.00 |
| 3 09 | 1 Bed Adaptable | 726.14 | | 726.14 | | 22.30 | 21.53 | 5.00 |
| 3 10 | 2 Bed | 855.27 | | 855.27 | | 16.82 | 0.00 | 5.00 |
| 3 11 | 1 Bed Adaptable | 612.81 | | 612.81 | | 13.06 | 21.53 | 5.00 |
| 3 12 | 3 Bed | 1359.63 | | 1359.63 | | 52.51 | 0.00 | 5.00 |
| 3 C | Circulation | 1058.37 | | | 1058.37 | 0.00 | 0.00 | |

| Level 4 Residential | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|
| 4 01 | 2 Bed Adaptable | 1120.18 | | 1120.18 | | 39.56 | 21.53 | 5.00 |
| 4 02 | 1 Bed Adaptable | 597.83 | | 597.83 | | 7.22 | 21.53 | 5.00 |
| 4 03 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 4 04 | Studio | 441.79 | | 441.79 | | 11.38 | 0.00 | 5.00 |
| 4 05 | 1 Bed Adaptable | 597.83 | | 597.83 | | 6.98 | 21.53 | 5.00 |
| 4 06 | 1 Bed Adaptable | 724.28 | | 724.28 | | 17.60 | 21.53 | 5.00 |
| 4 07 | 2 Bed | 987.24 | | 987.24 | | 34.80 | 0.00 | 5.00 |
| 4 08 | 2 Bed | 987.25 | | 987.25 | | 34.78 | 0.00 | 5.00 |
| 4 09 | 1 Bed Adaptable | 726.14 | | 726.14 | | 22.30 | 21.53 | 5.00 |
| 4 10 | 2 Bed | 855.27 | | 855.27 | | 16.82 | 0.00 | 5.00 |
| 4 11 | 1 Bed Adaptable | 612.81 | | 612.81 | | 13.06 | 21.53 | 5.00 |
| 4 12 | 3 Bed | 1359.63 | | 1359.63 | | 52.51 | 0.00 | 5.00 |
| 4 C | Circulation | 1058.37 | | | 1058.37 | 0.00 | 0.00 | |

| Roof Residential | Unit type | Area (sqft) | Commercial | Residential | Common | Wall exclusion | Garbage exclusion | Amenity exclusion | Adaptable exclusion | HRV exclusion |
|---|---|---|---|---|---|---|---|---|---|---|
| R A | Amenity | 1429.92 | | | 1429.92 | 0.00 | | 1429.92 | 0.00 | |
| R C | Circulation | 685.30 | | | 685.30 | 41.96 | | 0.00 | 0.00 | |
| | Outdoor amenity | | | | | | | 3916.00 | | |

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Drawing List


| | |
|---|---|
| A0.0 | Cover / Statistics |
| A1.0 | Site Plan |
| A1.1 | Building Survey |
| A2.0 | Ground floor commercial |
| A2.1-1 | Level 1 Patio Use |
| A2.2 | Mezzanine / Residential P1 |
| A2.3 | Residential P2 |
| A2.4 | Residential Level 1 |
| A2.5 | Residential Level 2 |
| A2.6 | Residential Level 3 |
| A2.7 | Residential Level 4 |
| A2.8 | Roof |
| A3.0 | South Roof |
| A3.1 | North Elevation |
| A3.2 | East Elevation |
| A3.3 | South Elevation |
| A3.4 | West Elevation |
| A4.1 | Building Section A |
| A4.2 | Building Section B |
| A4.3 | Building Section C |
| A4.4 | Building Section D |
| A4.5 | Building Section E |
| A4.6 | Building Section F |
| A4.7 | Building Section G |
| A4.8 | Building Section G |
| A5.1 | Shadow Analysis |
| A6.0 | Material Board |
| A6.1 | Site Photos |
| A6.2 | Site Photos |
| A6.3 | Perspective view |
| A6.4 | Perspective view |
| A6.5 | Perspective view |
| A6.6 | Perspective view |
| A6.7 | Perspective view |


| Num. | YY MM DD | ▲ISSUE / REVISION▼ |
|---|---|---|
| 7 | 2024-05-14 | Re-Issue for DP Application |
| 6 | 2024-03-22 | Reissue for DP Application |
| 5 | 2023-09-19 | Issue for DP Application |
| 4 | 2023-06-05 | Issue for Review |
| 3 | 2023 04 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Cover Sheet and Statistics**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A0.0** |

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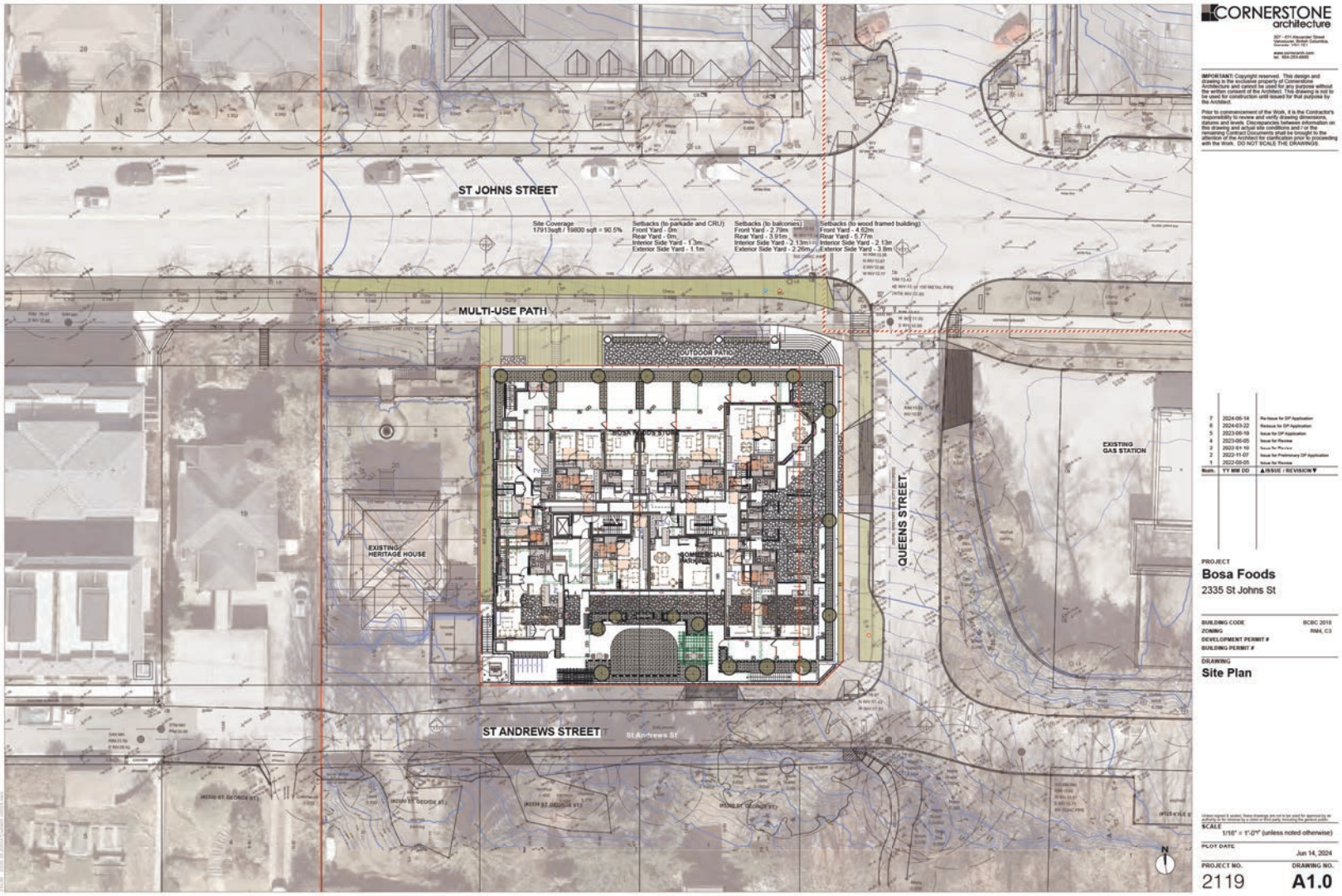




Considered at the July 23, 2024, Regular Council meeting



Attachment 8



# Considered at the September 10, 2024, Regular Council meeting

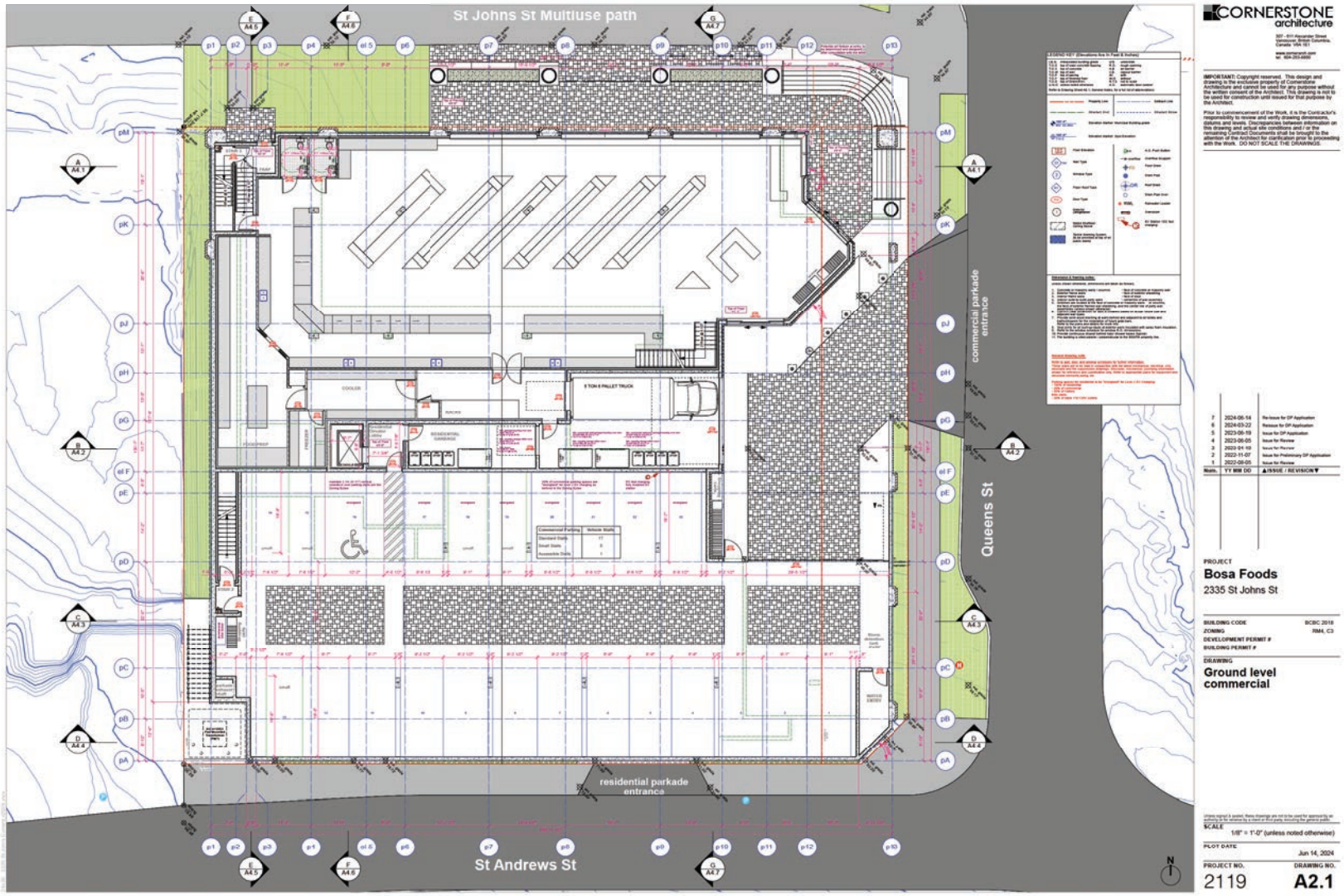




Considered at the July 23, 2024, Regular Council meeting



Attachment 8



# Considered at the September 10, 2024, Regular Council meeting

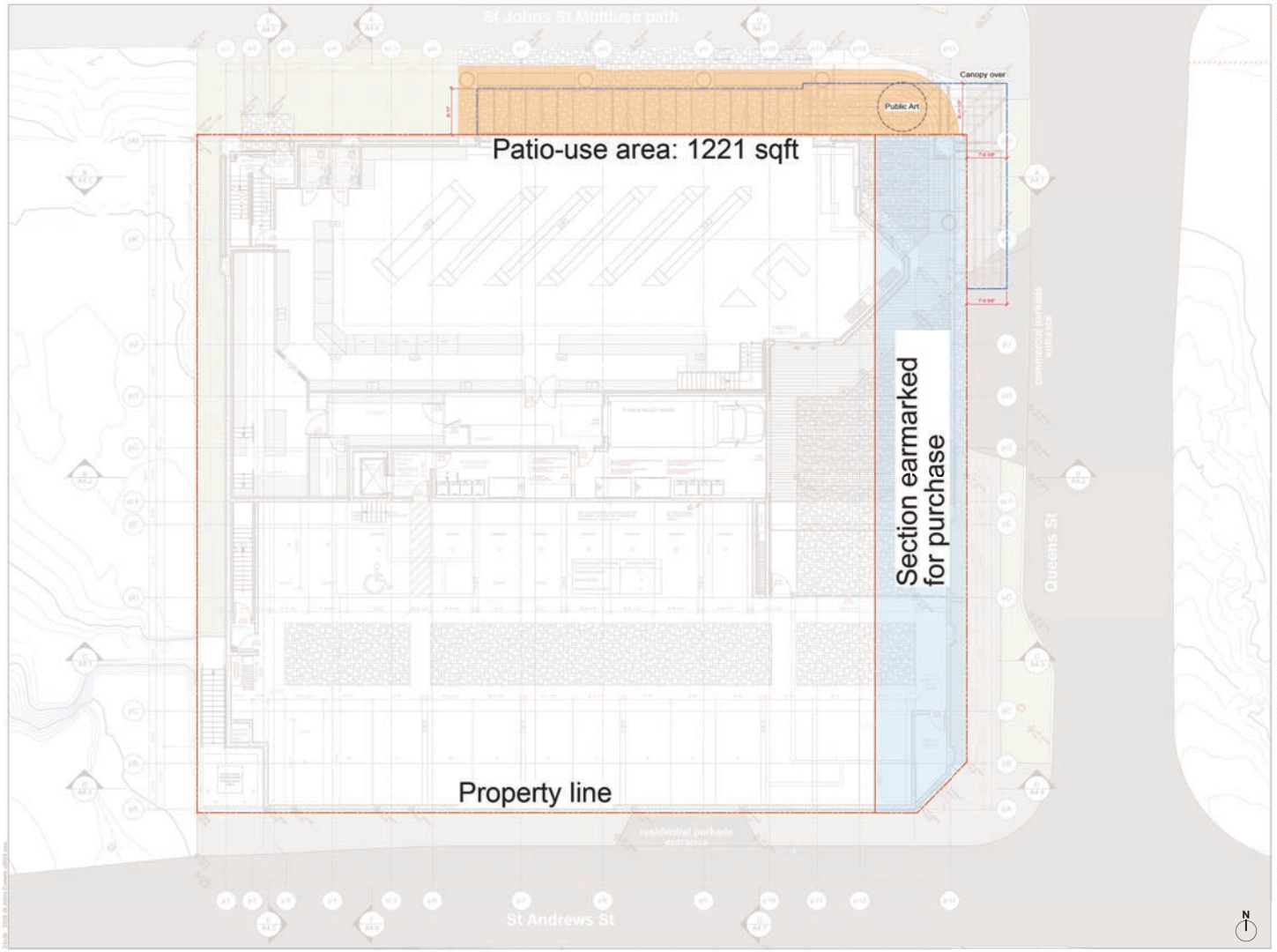




Considered at the July 23, 2024, Regular Council meeting








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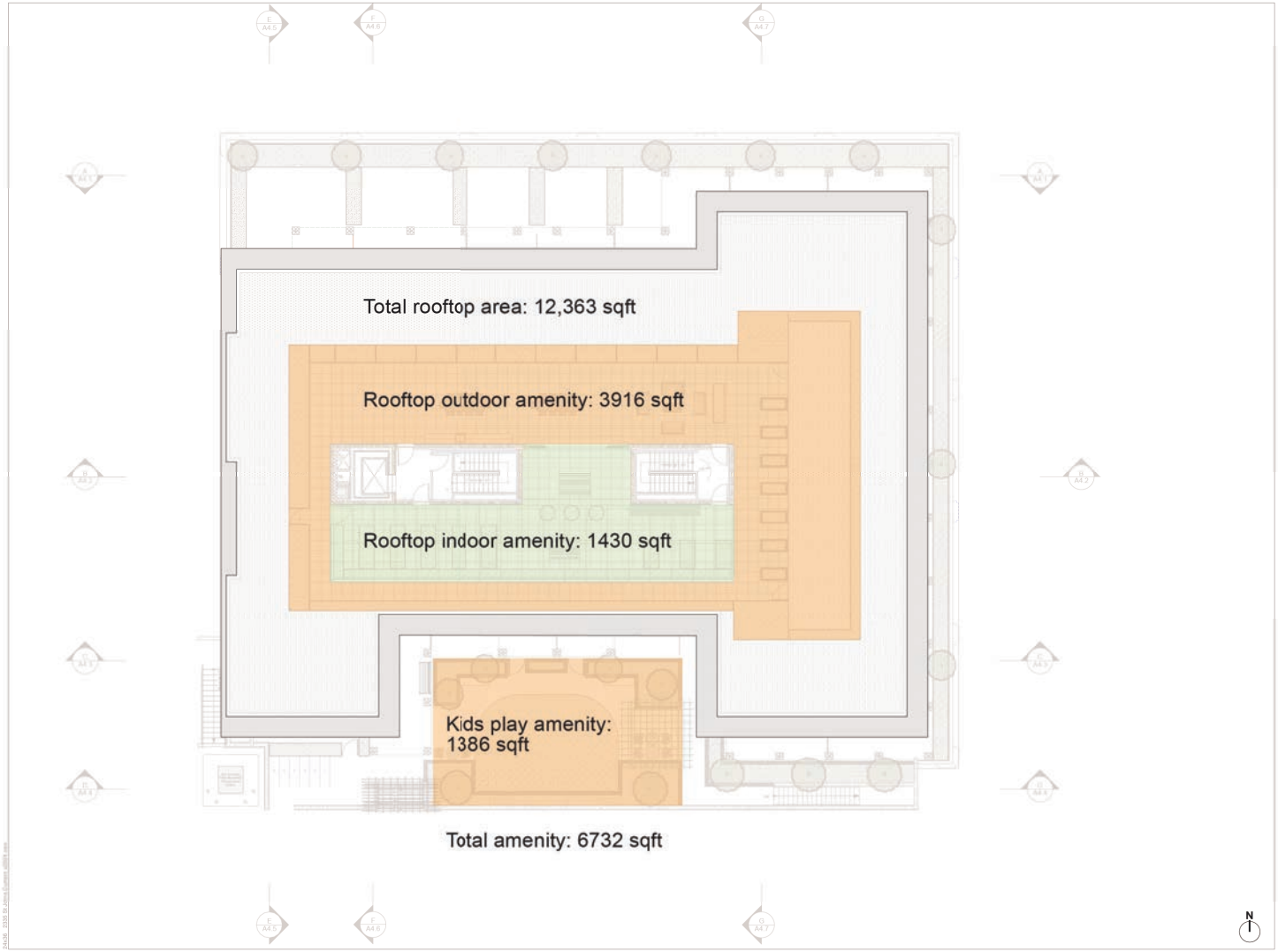
| Num. | YY MM DD | ▲ISSUE / REVISION▼ |
|---|---|---|
| 7 | 2024-06-14 | Re-Issue for DP Application |
| 5 | 2023-05-19 | Issue for DP Application |
| 4 | 2023-04-05 | Issue for Review |
| 3 | 2023.01.10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Level 1 Patio use**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A2.1.1**




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| 4 | 2023-04-05 | Issue for Review |
| 3 | 2023 04 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-08-05 | Issue for Review |

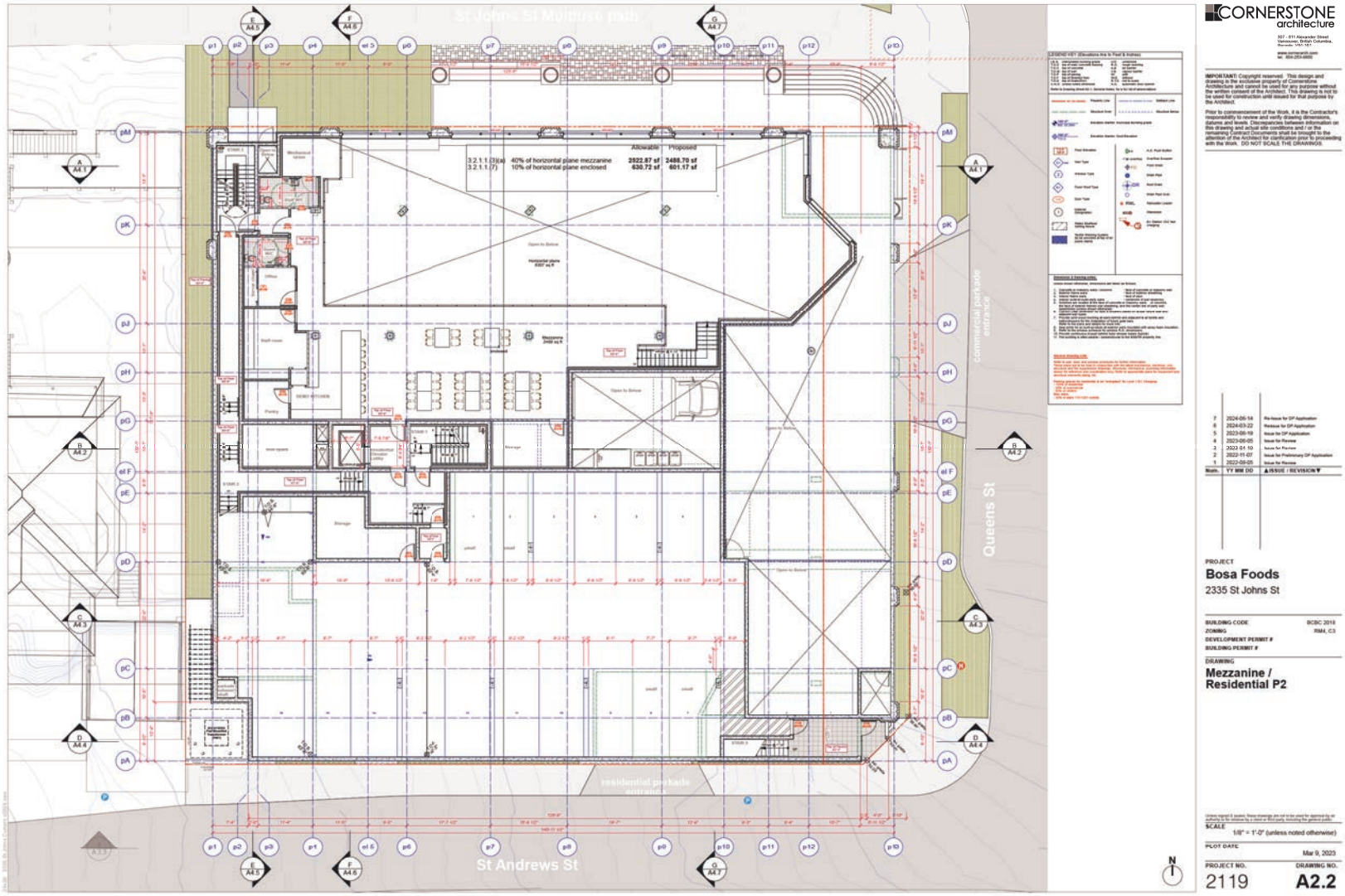
PROJECT
**Bosa Foods**
2335 St Johns St

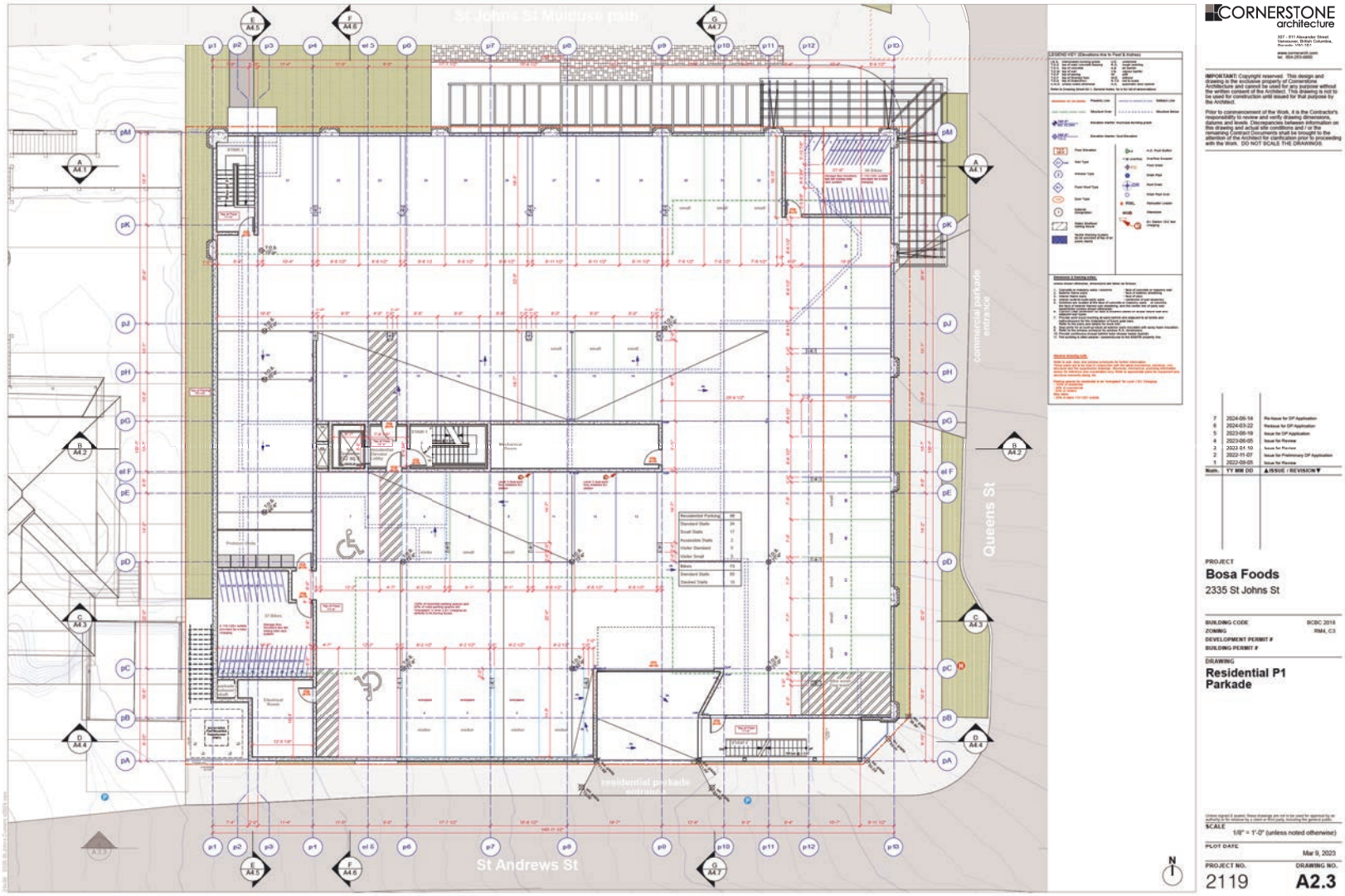
BUILDING CODE: BCBC 2018
ZONING: RM4, C3
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING
**Amenity Area**

SCALE: 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE: Mar 9, 2023

PROJECT NO. 2119
DRAWING NO. **A2.1.2**


St Johns St Multiuse path
commercial parkade entrance
Queens St
residential parkade entrance
St Andrews St
3.2.1.1.(3)(a) 40% of horizontal plane mezzanine Allowable 2522.87 sf Proposed 2488.70 sf
3.2.1.1.(7) 10% of horizontal plane enclosed 630.72 sf 601.17 sf
CORNERSTONE architecture
PROJECT
Bosa Foods
2335 St Johns St
DRAWING
Mezzanine / Residential P2
SCALE
1/8" = 1'-0" (unless noted otherwise)
PLOT DATE
Mar 9, 2023
PROJECT NO.
2119
DRAWING NO.
A2.2


St Johns St Multiuse path
Queens St
St Andrews St
commercial parkade entrance
residential parkade entrance
CORNERSTONE architecture
PROJECT
Bosa Foods
2335 St Johns St
DRAWING
Residential P1 Parkade
SCALE
1/8" = 1'-0" (unless noted otherwise)
PLOT DATE
Mar 9, 2023
PROJECT NO.
2119
DRAWING NO.
A2.3

# Considered at the September 10, 2024, Regular Council meeting

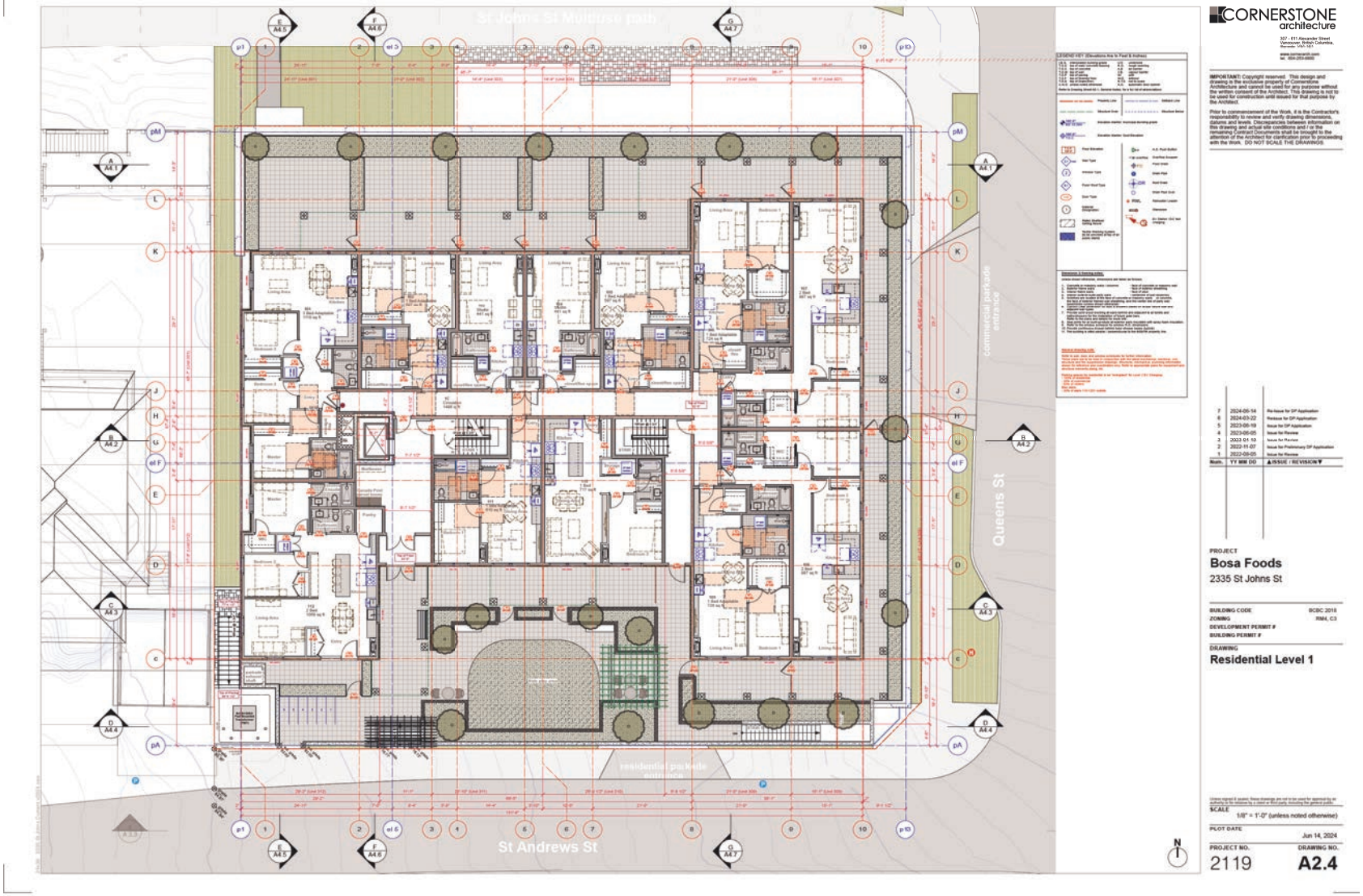


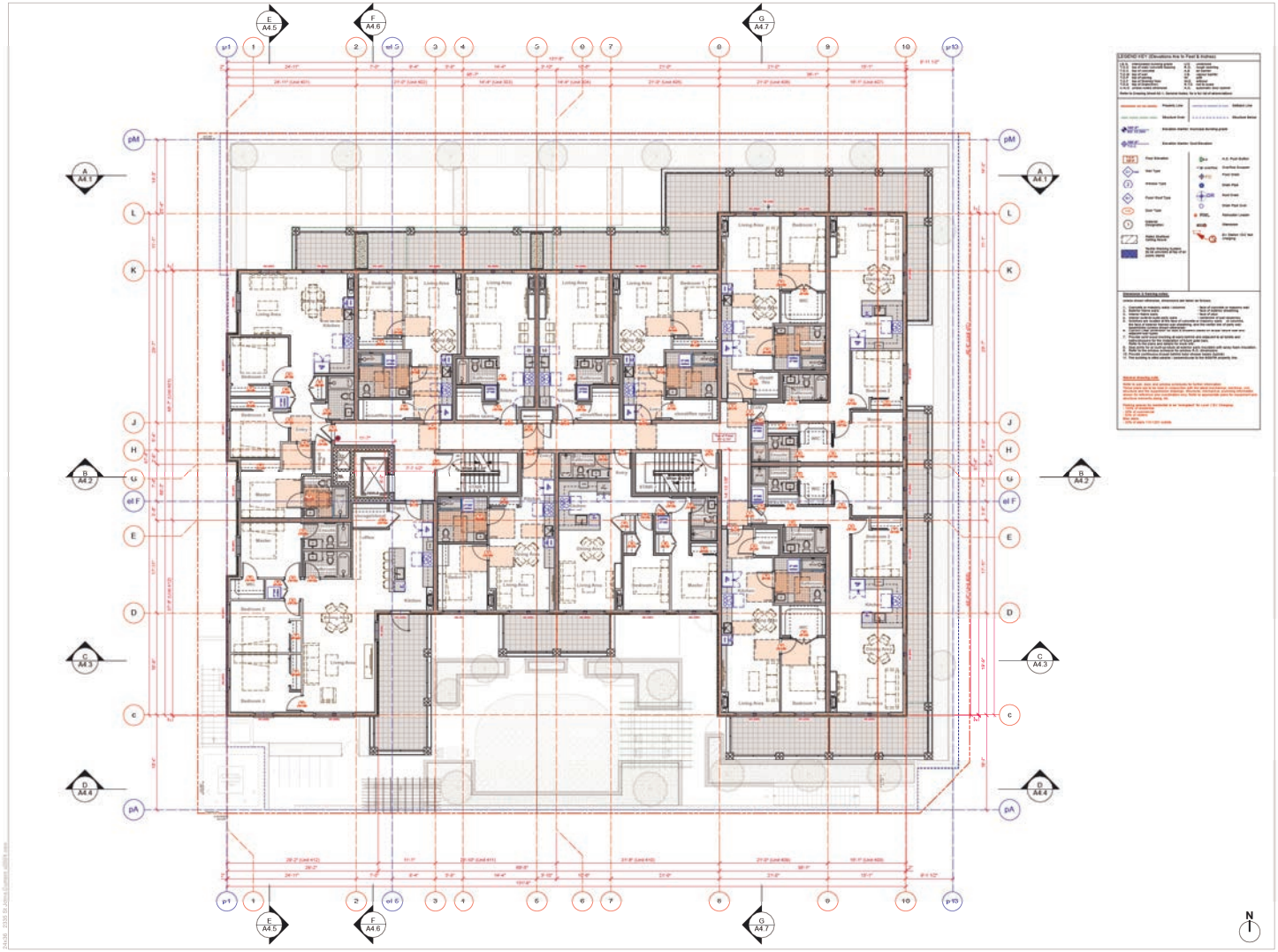
Attachment 1

Considered at the July 23, 2024, Regular Council meeting



Attachment 8





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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Residential Level 2**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A2.5**

# Considered at the September 10, 2024, Regular Council meeting

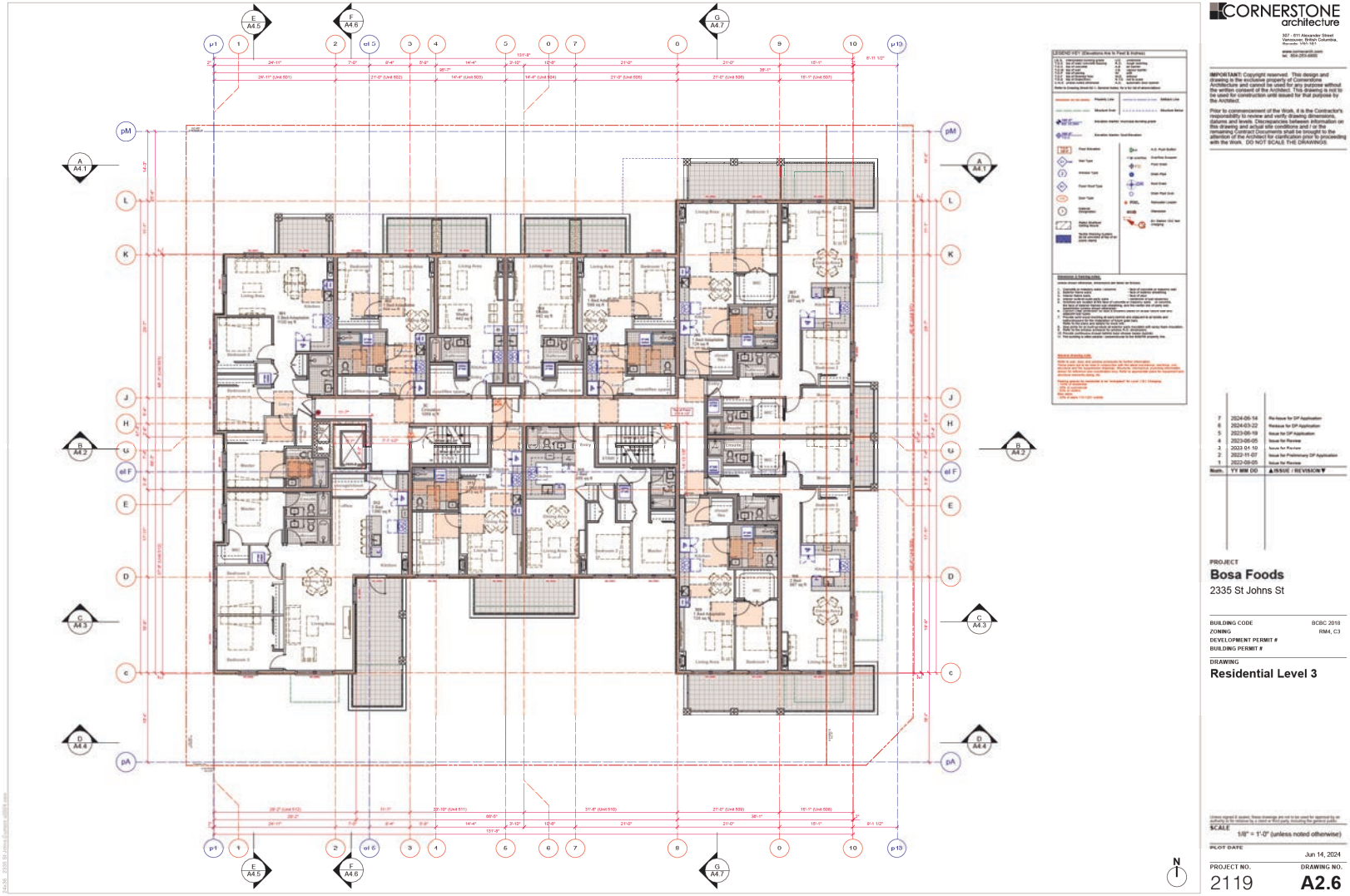




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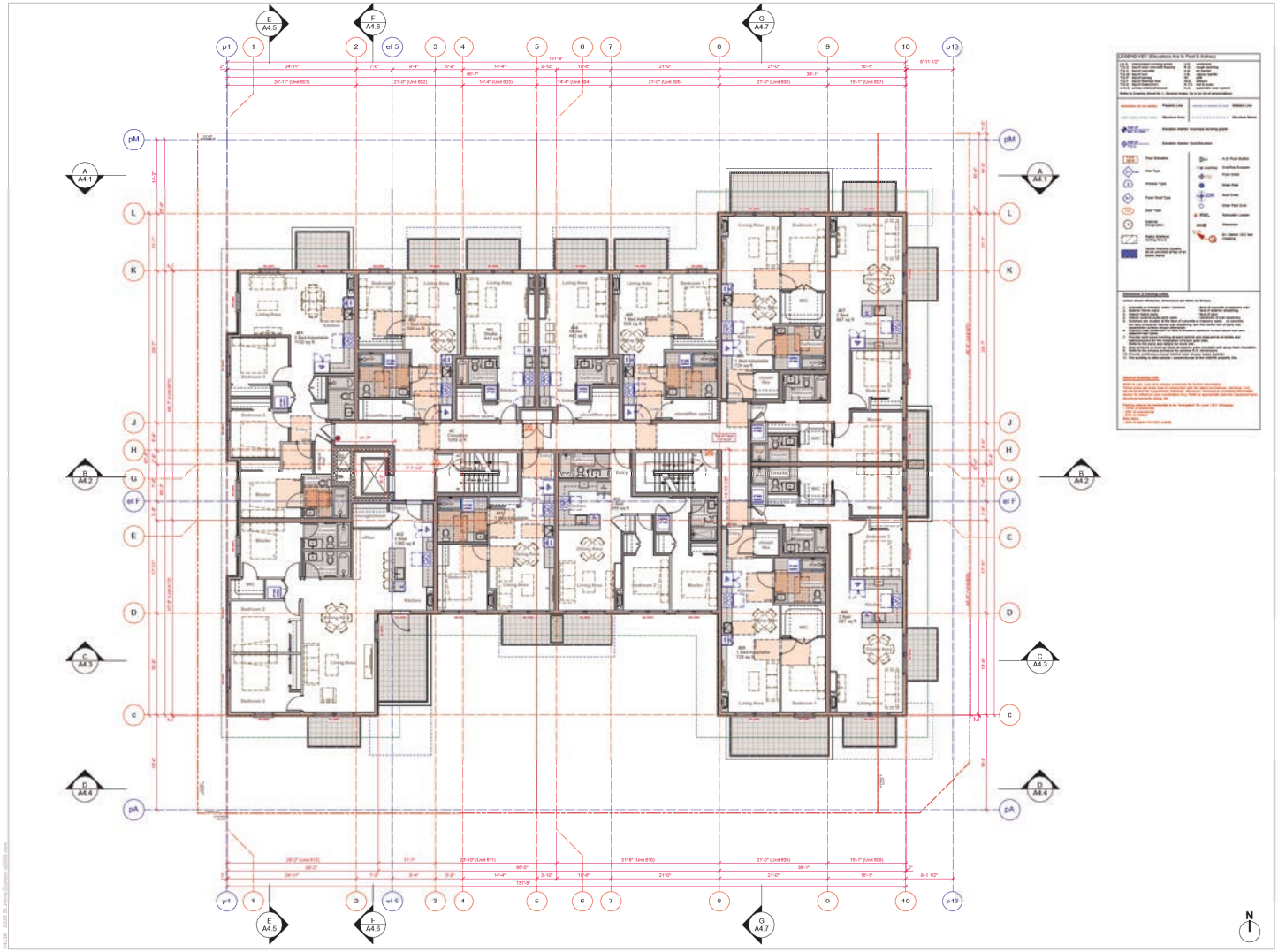
CORNERSTONE architecture

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Residential Level 3**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A2.6**



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| 5 | 2023-09-19 | Issue for DP Application |
| 4 | 2023-06-05 | Issue for Review |
| 3 | 2023 04 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

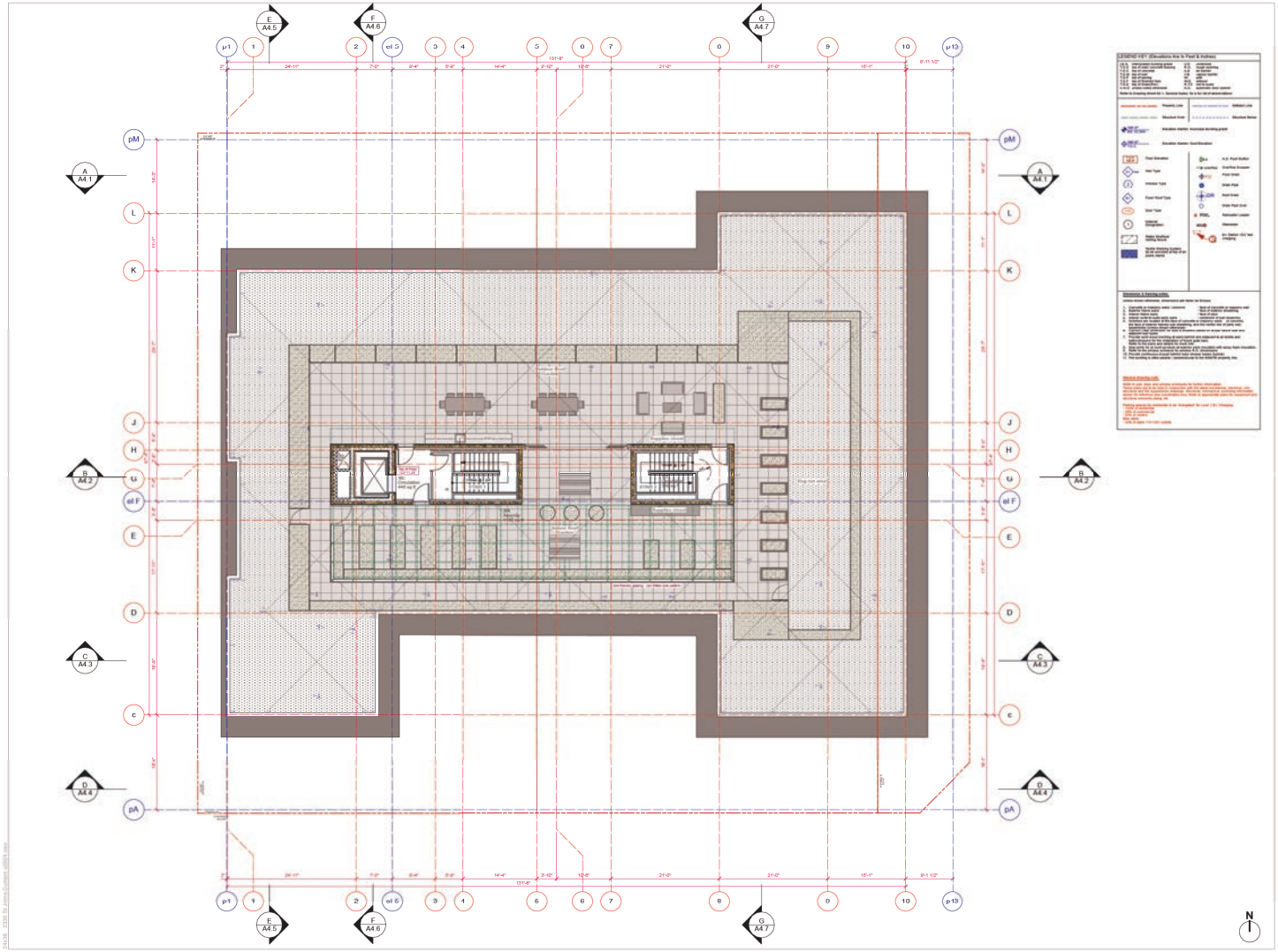
| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Residential Level 4**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A2.7** |



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PROJECT
**Bosa Foods**
2335 St Johns St

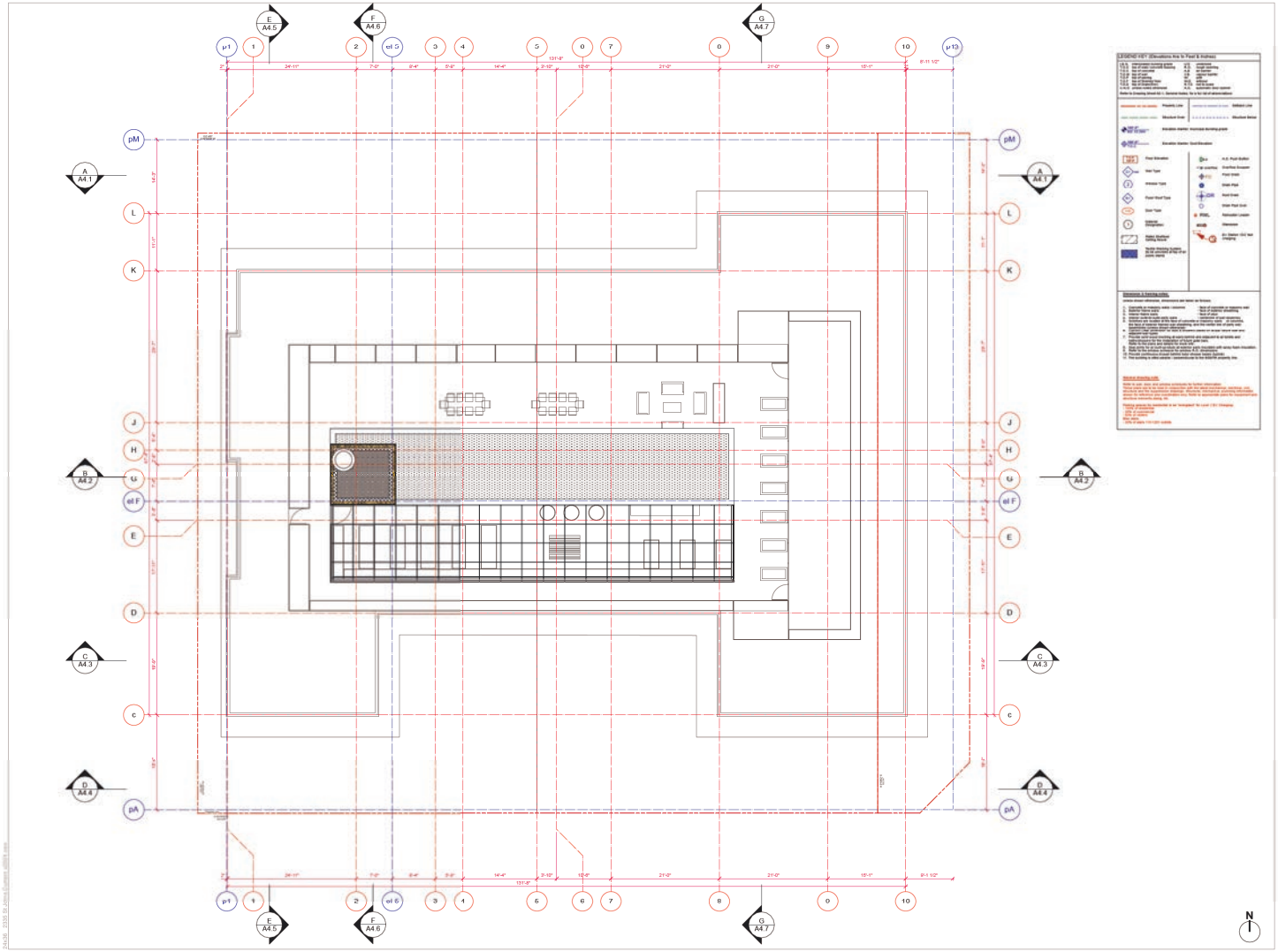
DRAWING
**Roof**

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119

DRAWING NO. **A2.8**



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| 5 | 2023-05-19 | Issue for DP Application |
| 4 | 2023-05-05 | Issue for Review |
| 3 | 2023 04 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Upper Roof**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A2.9** |




**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 1.1 | Parapet c/w prefinished metal counter and cap flashing | | | Iron Ore |
| 1.2 | Metal soffit c/w slot ventilation | Lux Metal | Wood grains | Pecan |
| 1.3 | Prefinished metal cap flashing over cement board fascia | James Hardie | | Charcoal Grey |
| 2.1 | Y-Groove siding | Lux Metal siding cladding | Wood grains | Pecan |
| 2.2 | Fibre cement panel cladding | James Hardie | Smooth | Arctic White |
| 2.3 | Fibre cement vertical siding | James Hardie | Smooth | Arctic White |
| 2.4 | Fibre cement horizontal lap siding | James Hardie | Cedarmill | Iron Gray |
| 2.5 | Painted Concrete wall | Concrete | | Charcoal |
| 2.6 | Architectural stone c/w grout | Shoulduice | rapestry | Desert Buff |
| 2.7 | Architectural stone c/w grout | Shoulduice | Hock | Desert Buff |
| 2.8 | Through wall flashing and band | James Hardie and metal | | Charcoal Grey |
| 3.1 | Vinyl windows & doors | | | Charcoal Grey |
| 3.2 | Painted Steel entry door | | | Iron Gray |
| 3.3 | Glass guardrail system c/w glass & cap | AFCO Smm | | Clear |
| 3.5 | Aluminum flat bar guardrail | | | Iron Ore |
| 3.7 | Parkade garage door residential | | | |
| 3.8 | Hinged-panel aluminum windows & Parkade glass doors retail | | | Charcoal Grey |
| 3.9 | Parkade garage door retail | | | Iron Gray |
| 4.1 | Aluminum screen & gates c/w opaque glass | | | Iron Gray |
| 4.2 | Aluminum planters | | | Iron Gray |
| 4.3 | Aluminum planters | | | Terra Cotta |

**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 4.5 | Heavy timber wood canopy (see integrated trellis wood) c/w steel fixed steel metal connectors and flat cap where exposed | - see landscape | | |
| 4.6 | Board formed architectural concrete wall c/w 3ear elastomeric paint or Allen block planters | - see landscape | | |
| 5.1 | Wood and steel canopy c/w glass & cables | | | |
| 5.2 | Steel canopy c/w glass & cables | | | Terra Cotta |
| 5.3 | Steel cable hung balcony | | | Terra Cotta |
| 5.4 | Concrete wall, canopy and decorative soffit | Concrete | Sack Hob | |
| 5.5 | Aluminum decorative screen | | Aluminum | Charcoal Gray |
| 5.6 | Greencable greenery system | | Aluminum | |
| 5.7 | Aluminum signage | | Aluminum | |

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|---|---|---|
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| 5 | 2023-05-19 | Issue for DP Application |
| 4 | 2023-05-05 | Issue for Review |
| 3 | 2023-01-10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**North Elevation**

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SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
**A3.1**

24-06_2335 St Johns Current v2024.vwx




**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 1.1 | Parapet c/w prefinished metal counter and cap flashing | | | Iron Ore |
| 1.2 | Metal soffit c/w slot ventilation | Lux metal | Wood grains | Pecan |
| 1.3 | Prefinished metal cap flashing over cement board fascia | James Hardie | | Charcoal Grey |
| 2.1 | Y-Groove siding | Lux Metal siding cladding | Wood grains | Pecan |
| 2.2 | Fibre cement panel cladding | James Hardie | Smooth | Arctic White |
| 2.3 | Fibre cement vertical siding | James Hardie | Smooth | Arctic White |
| 2.4 | Fibre cement horizontal lap siding | James Hardie | Cedarmill | Iron Gray |
| 2.5 | Painted Concrete wall | Concrete | | Charcoal |
| 2.6 | Architectural stone c/w grout | Shoudice | rapestry | Desert Buff |
| 2.7 | Architectural stone c/w grout | Shoudice | Hook | Desert Buff |
| 2.8 | Through wall flashing and band | James Hardie and metal | | Charcoal Grey |
| 3.1 | Vinyl windows & doors | | | Charcoal Grey |
| 3.2 | Painted Steel entry door | | | Iron Gray |
| 3.3 | Glass guardrail system c/w glass & cap | AFCO 5mm | | Clear |
| 3.5 | Aluminum flat bar guardrail | | | Iron Ore |
| 3.7 | Parkade garage door residential | | | |
| 3.8 | Hinged-panel aluminum windows & hinged-glass door c/w frame | | | Charcoal Grey |
| 3.9 | Parkade garage door retail | | | Iron Gray |
| 4.1 | Aluminum screen & gates c/w opaque glass | | | Iron Gray |
| 4.2 | Aluminum planters | | | Iron Gray |
| 4.3 | Aluminum planters | | | Terra Cotta |

**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 4.5 | Heavy timber wood canopy (see integrated treated wood) c/w metal fabric metal connectors and flat cap where exposed | - see landscape | | |
| 4.6 | Board formed architectural concrete wall c/w 3ear elastomeric paint or Allen block planters | - see landscape | | |
| 5.1 | Wood and steel canopy c/w glass & cables | | | |
| 5.2 | Steel canopy c/w glass & cables | | | Terra Cotta |
| 5.3 | Steel cable hung balcony | | | Terra Cotta |
| 5.4 | Concrete wall, canopy and decorative soffit | Concrete | Sack Hub | |
| 5.5 | Aluminum decorative screen | | Aluminum | Charcoal Gray |
| 5.6 | Greencable greenery system | | Aluminum | |
| 5.7 | Aluminum signage | | Aluminum | |

CORNERSTONE architecture

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Canada V6A 1R1

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| No. | YY MM DD | ▲ISSUE / REVISION▼ |
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| 6 | 2024-03-22 | Reissue for DP Application |
| 5 | 2023-09-19 | Issue for DP Application |
| 4 | 2023-06-05 | Issue for Review |
| 3 | 2023 04 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**East Elevation**

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SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A3.2**

24-06 2335 St Johns Current 240624.vwx




**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No. | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 1.1 | Parapet c/w prefinished metal counter and cap flashing | | | Iron Ore |
| 1.2 | Metal soffit c/w slot ventilation | Lux metal | Wood grains | Pecan |
| 1.3 | Prefinished metal cap flashing over cement board fascia | James Hardie | | Charcoal Grey |
| 2.1 | Y-Groove siding | Lux Metal siding cladding | Wood grains | Pecan |
| 2.2 | Fibre cement panel cladding | James Hardie | Smooth | Arctic White |
| 2.3 | Fibre cement vertical siding | James Hardie | Smooth | Arctic White |
| 2.4 | Fibre cement horizontal lap siding | James Hardie | Cedarmill | Iron Gray |
| 2.5 | Painted Concrete wall | Concrete | | Charcoal |
| 2.6 | Architectural stone c/w grout | Shoulderz | rapestry | Desert Buff |
| 2.7 | Architectural stone c/w grout | Shoulderz | Hook | Desert Buff |
| 2.8 | Through wall flashing and band | James Hardie and metal | | Charcoal Grey |
| 3.1 | Vinyl windows & doors | | | Charcoal Grey |
| 3.2 | Painted Steel entry door | | | Iron Gray |
| 3.3 | Glass guardrail system c/w glass & cap | AFCO 5mm | | Clear |
| 3.5 | Aluminum flat bar guardrail | | | Iron Ore |
| 3.7 | Parkade garage door residential | | | |
| 3.8 | Opaque-painted aluminum windows & Painted glass entry doors resi | | | Charcoal Grey |
| 3.9 | Parkade garage door retail | | | Iron Gray |
| 4.1 | Aluminum screen & gates c/w opaque glass | | | Iron Gray |
| 4.2 | Aluminum planters | | | Iron Gray |
| 4.3 | Aluminum planters | | | Terra Cotta |

**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No. | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 4.5 | Heavy timber wood canopy (see integrated linework wood) c/w wood & steel metal connectors and flat cap where exposed | - see landscape | | |
| 4.6 | Board formed architectural concrete wall c/w 3ear elastomeric paint or Allen block planters | - see landscape | | |
| 5.1 | Wood and steel canopy c/w glass & cables | | | |
| 5.2 | Steel canopy c/w glass & cables | | | Terra Cotta |
| 5.3 | Steel cable hung balcony | | | Terra Cotta |
| 5.4 | Concrete wall, canopy and decorative soffit | Concrete | Sack Hob | |
| 5.5 | Aluminum decorative screen | | Aluminium | Charcoal Gray |
| 5.6 | Cinerscape greenery system | | Aluminium | |
| 5.7 | Aluminium signage | | Aluminium | |

CORNERSTONE architecture

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PROJECT

**Bosa Foods**

2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING

**South Elevation**

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SCALE

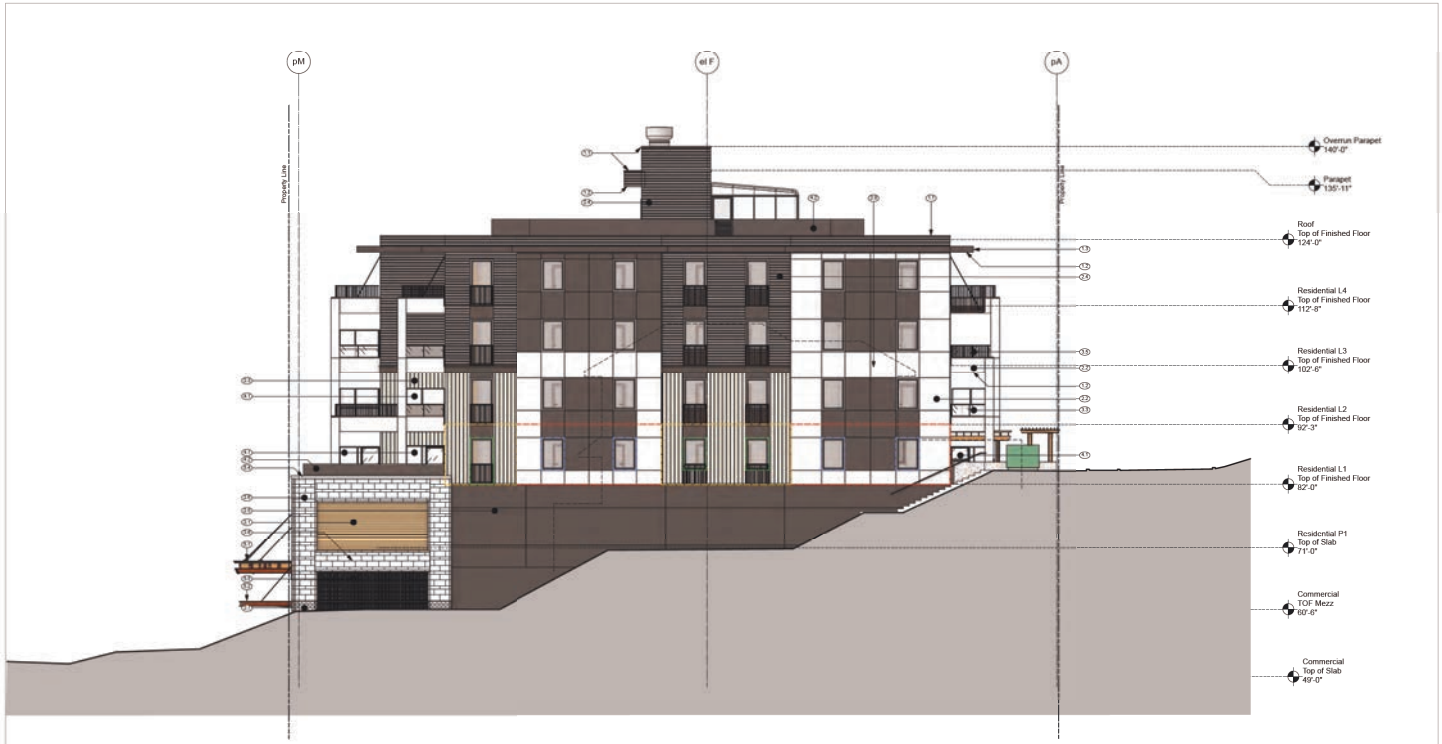
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE

Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A3.3** |

24-06 2335 St Johns Current v2024.vwx




Spatial Separation BCBC 2018

| | | | | | |
|---|---|---|---|---|---|
| Limiting distance | 1,679 in | 5.58 ft | | | |
| Exposing bldg face | 0.00 sqm | 0.00 sqft | | | |
| Allowed openings | 8.65 sqm | 93.11 sqft | | | |
| Proposed openings | 8.39 sqm | 89.33 sqft | | | |
| Exposing bldg face | Orientation | Length (ft) | Height (ft) | Area (sqft) | Area (sqm) |
| Openings | West | 4.00 | 5.58 | 22.3 | 2.07 |
| | West | 4.00 | 5.58 | 22.3 | 2.07 |
| | West | 4.00 | 5.58 | 22.3 | 2.07 |
| | West | 4.00 | 5.58 | 22.3 | 2.07 |
| Limiting distance | 2,259 in | 7.58 ft | | | |
| Exposing bldg face | 32.86 sqm | 354.16 sqft | | | |
| Allowed openings | 7.27 sqm | 78.25 sqft | | | |
| Proposed openings | 7.12 sqm | 76.67 sqft | | | |
| Exposing bldg face | Orientation | Length (ft) | Height (ft) | Area (sqft) | Area (sqm) |
| | West | 12.50 | 10.23 | 127.905 | 11.88 |
| | West | 22.96 | 10.23 | 226.52 | 21.03 |
| Openings | Orientation | Length (ft) | Height (ft) | Area (sqft) | Area (sqm) |
| | West | 4.00 | 5.58 | 22.3 | 2.07 |
| | West | 4.00 | 5.58 | 22.3 | 2.07 |

**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 1.1 | Parapet c/w prefinished metal counter and cap flashing | | | Iron Ore |
| 1.2 | Metal soffit c/w slot ventilation | Lux metal | Wood grains | Pecan |
| 1.3 | Prefinished metal cap flashing over cement board fascia | James Hardie | | Charcoal Grey |
| 2.1 | Y-Groove siding | Lux Metal siding cladding | Wood grains | Pecan |
| 2.2 | Fibre cement panel cladding | James Hardie | Smooth | Arctic White |
| 2.3 | Fibre cement vertical siding | James Hardie | Smooth | Arctic White |
| 2.4 | Fibre cement horizontal lap siding | James Hardie | Cedarmill | Iron Gray |
| 2.5 | Painted Concrete wall | Concrete | | Charcoal |
| 2.6 | Architectural stone c/w grout | Shoudice | rapestry | Desert Buff |
| 2.7 | Architectural stone c/w grout | Shoudice | Hook | Desert Buff |
| 2.8 | Through wall flashing and band | James Hardie and metal | | Charcoal Grey |
| 3.1 | Vinyl windows & doors | | | Charcoal Grey |
| 3.2 | Painted Steel entry door | | | Iron Gray |
| 3.3 | Glass guardrail system c/w glass & cap | AFCO Smm | | Clear |
| 3.5 | Aluminum flat bar guardrail | | | Iron Ore |
| 3.7 | Parkade garage door residential | | | |
| 3.8 | Hinged-panel aluminum windows & hinged-glass doors | | | Charcoal Grey |
| 3.9 | Parkade garage door retail | | | Iron Gray |
| 4.1 | Aluminum screen & gates c/w opaque glass | | | Iron Gray |
| 4.2 | Aluminum planters | | | Iron Gray |
| 4.3 | Aluminum planters | | | Terra Cotta |

**Bosa Foods - St. Johns St.**

**FINISH SCHEDULE**

| No | Material | Manufacturer | Texture | Colour |
|---|---|---|---|---|
| 4.5 | Heavy timber wood canopy (see integrated treated wood) w/ exposed steel metal connectors and flat cap where exposed | - see landscape | | |
| 4.6 | Board formed architectural concrete wall c/w 3ear elastomeric paint or Allen block planters | - see landscape | | |
| 5.1 | Wood and steel canopy c/w glass & cables | | | |
| 5.2 | Steel canopy c/w glass & cables | | | Terra Cotta |
| 5.3 | Steel cable hung balcony | | | Terra Cotta |
| 5.4 | Concrete wall, canopy and decorative soffit | Concrete | Sack Hob | |
| 5.5 | Aluminum decorative screen | | Aluminum | Charcoal Gray |
| 5.6 | Green/cable greenery system | | Aluminum | |
| 5.7 | Aluminum signage | | Aluminum | |

CORNERSTONE architecture

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Canada V6A 1R1

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| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-08-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

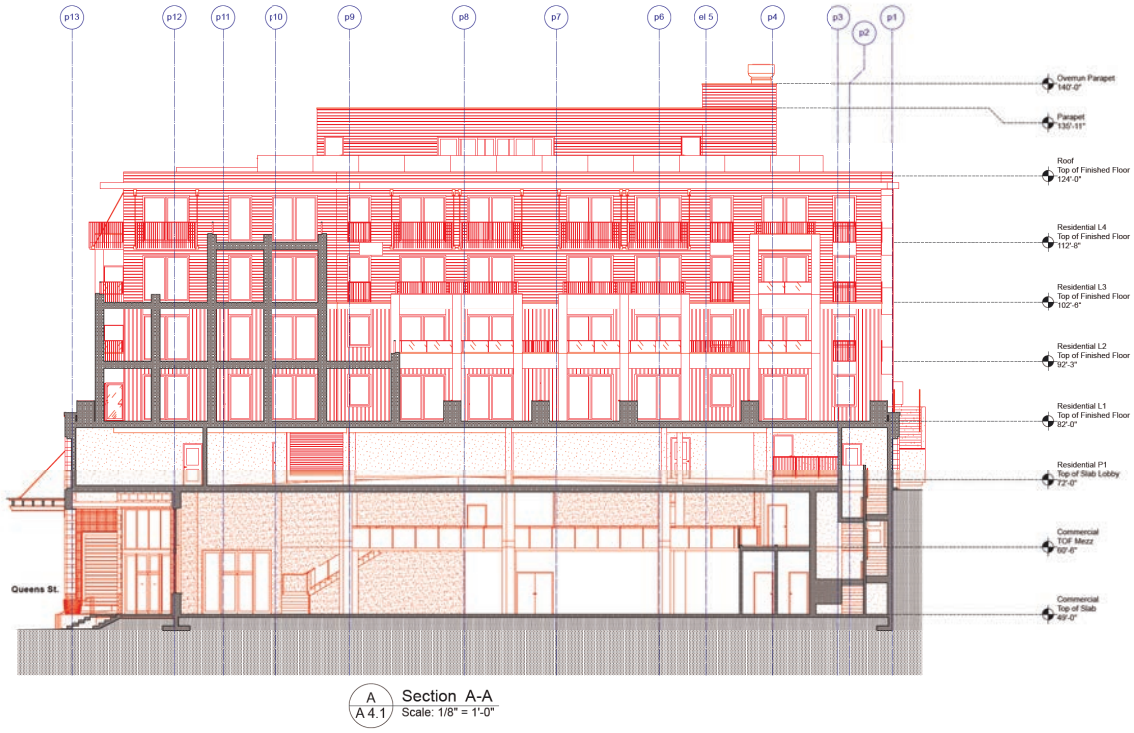
DRAWING
**West Elevation**

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SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A3.4** |




A / A 4.1 Section A-A
Scale: 1/8" = 1'-0"

CORNERSTONE architecture

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Vancouver, British Columbia,
Www4e 1A1 Can

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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Building Section A-A**

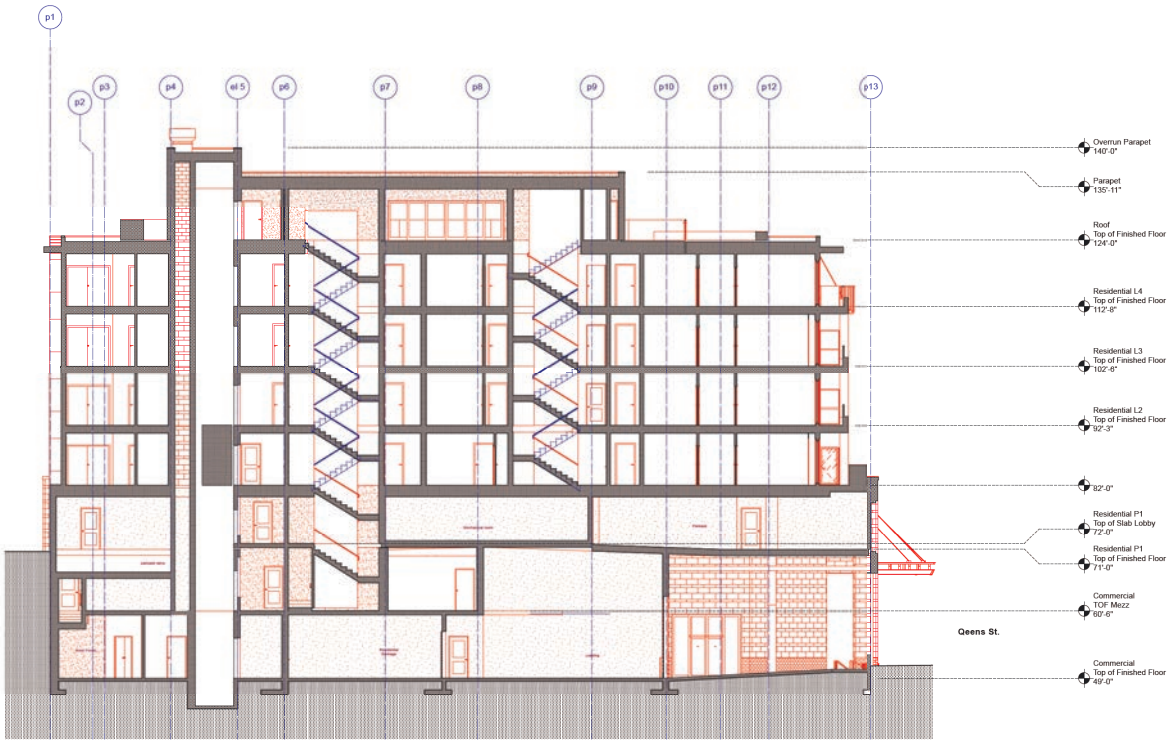
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PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A4.1** |

24-06 2335 St Johns Current 240624.vwx




B
A-4.2
Section B-B
Scale: 1/8" = 1'-0"

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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Building Section B-B**

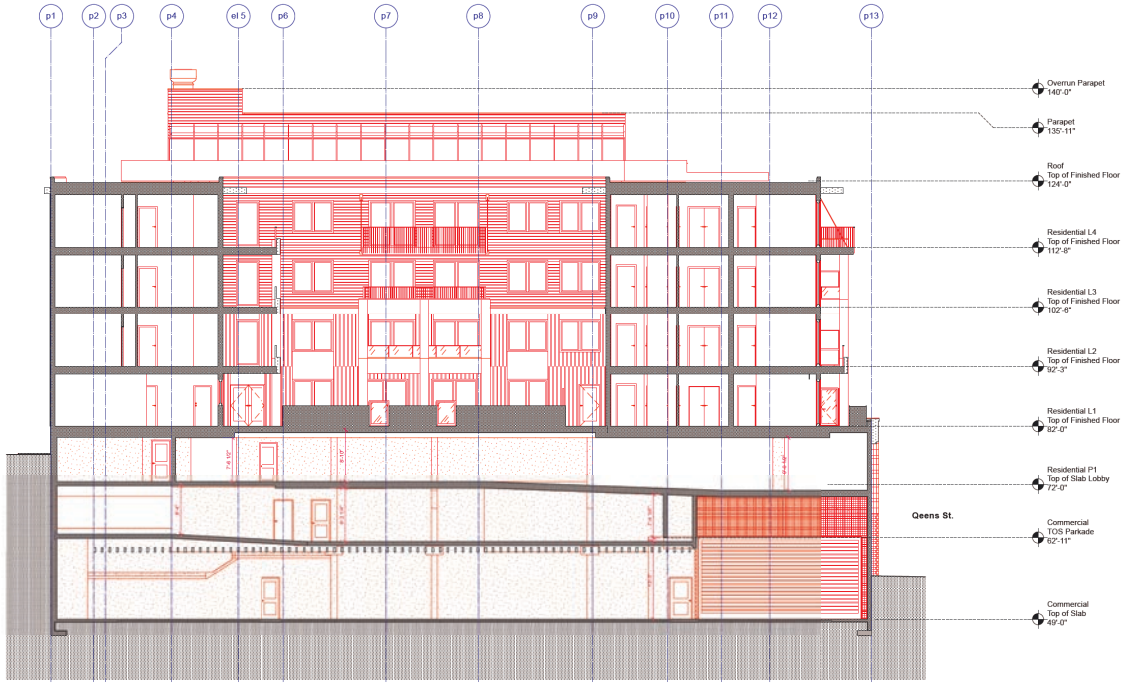
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PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A4.2** |

24-06 2335 St Johns Current 20024.rvt




C
A 4.3
Section C-C
Scale: 1/8" = 1'-0"

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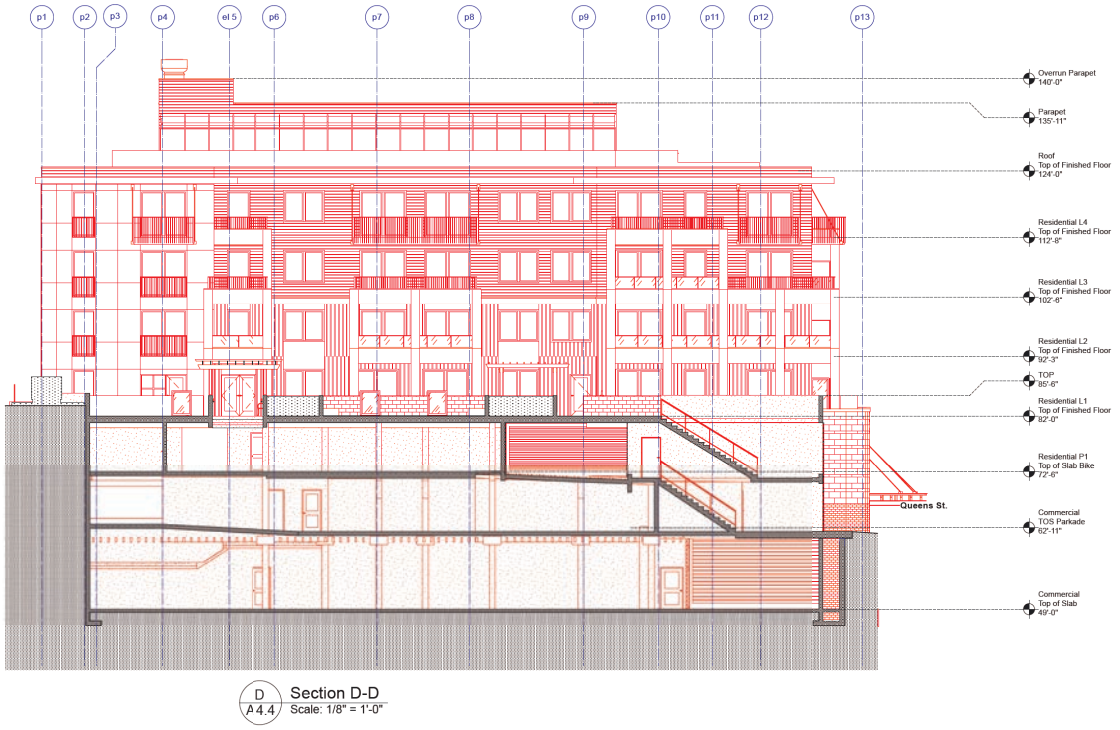
PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Building Section C-C**

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PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A4.3**




D
A4.4
Section D-D
Scale: 1/8" = 1'-0"

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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
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| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Building Section D-D**

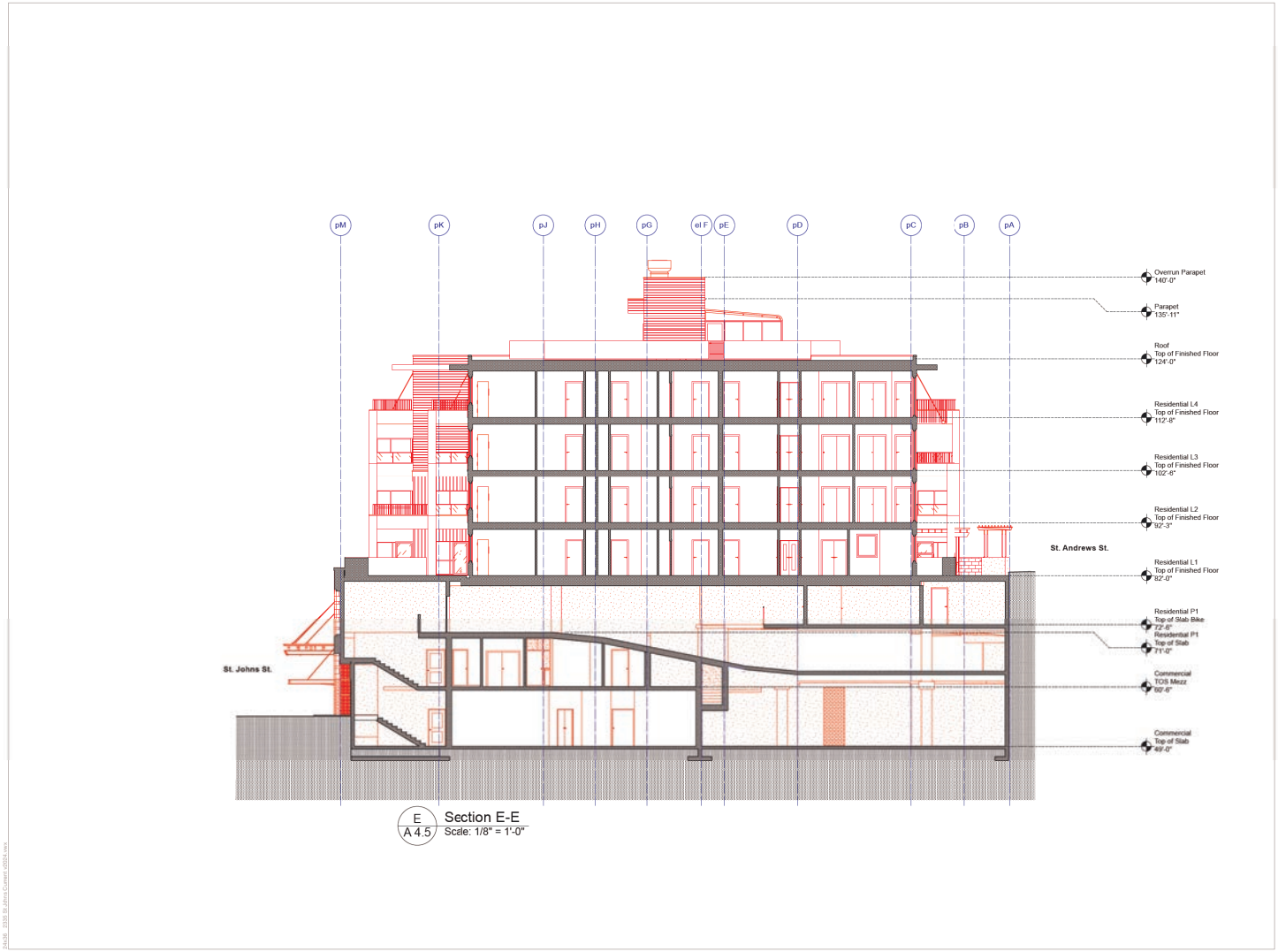
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SCALE
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PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A4.4** |

24-06 2335 St Johns Current 20024.vwx




E
A 4.5
Section E-E
Scale: 1/8" = 1'-0"

CORNERSTONE
architecture

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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Building Section E-E**

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SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119

DRAWING NO. **A4.5**

24-06 2335 St Johns Current 240624.vwx




F
A 4.6
Section F-F
Scale: 1/8" = 1'-0"

CORNERSTONE architecture

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| Num. | YY MM DD | ▲ISSUE / REVISION▼ |
|---|---|---|
| 7 | 2024-06-14 | Re-Issue for DP Application |
| 6 | 2024-03-22 | Reissue for DP Application |
| 5 | 2023-06-19 | Issue for DP Application |
| 4 | 2023-06-05 | Issue for Review |
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| 1 | 2022-08-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE: BCBC 2018
ZONING: RM4, C3
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING
**Building Section F-F**

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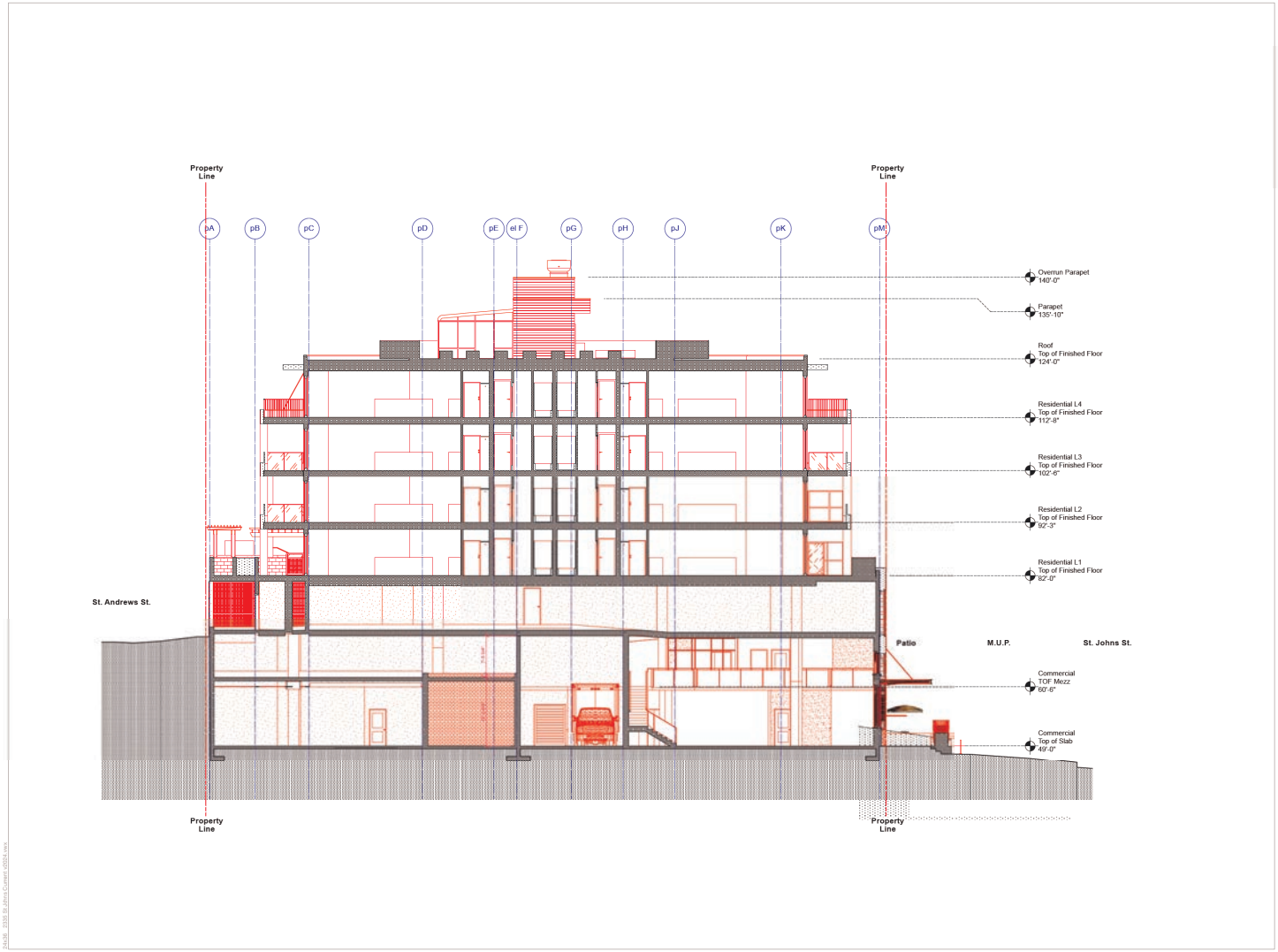
SCALE: 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE: Jun 14, 2024

PROJECT NO.: 2119

DRAWING NO.: **A4.6**

24-06 2335 St Johns Current 240614.vwx




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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Building Section G-G**

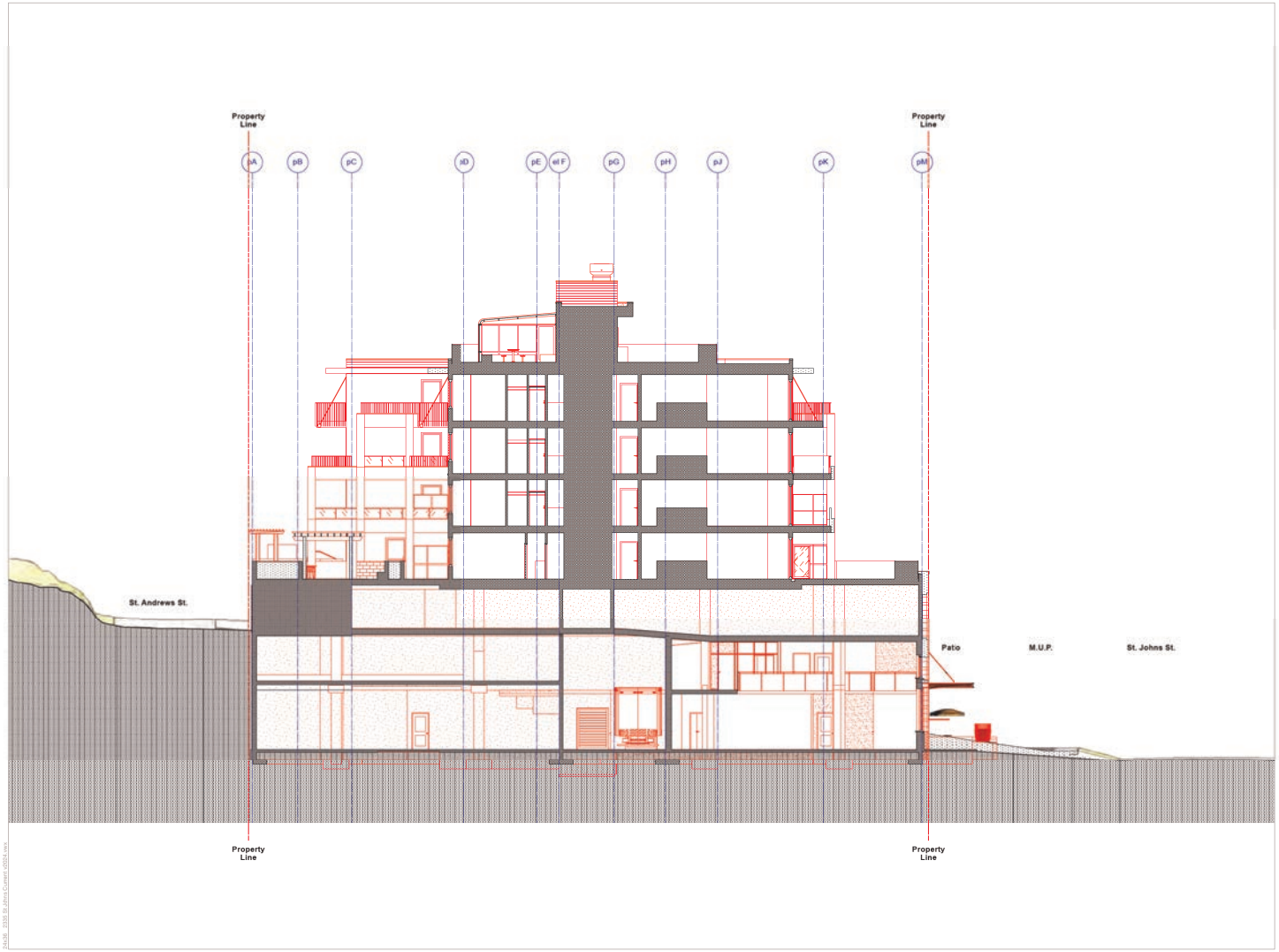
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SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119

DRAWING NO. **A4.7**




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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
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| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

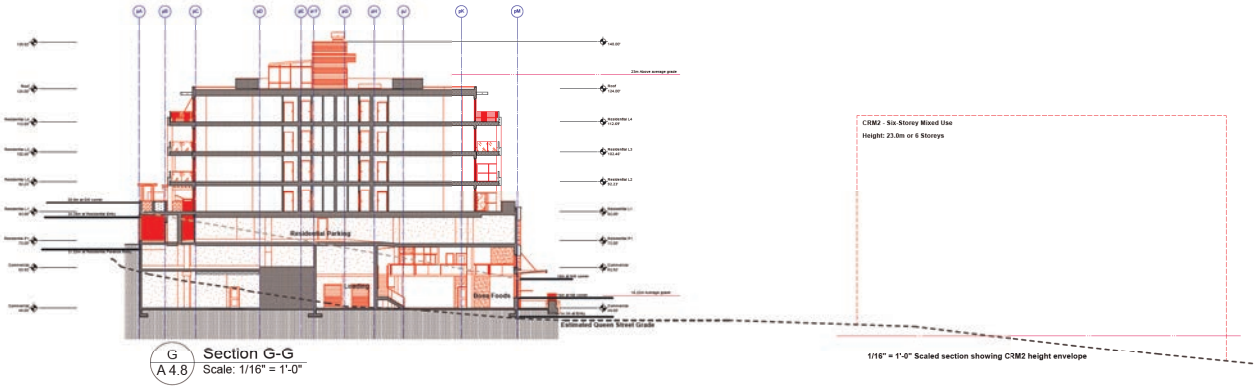
DRAWING
**Building Section G-2**

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SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A4.7.1** |




G
A 4.8
Section G-G
Scale: 1/16" = 1'-0"

1/16" = 1'-0" Scaled section showing CRM2 height envelope

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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

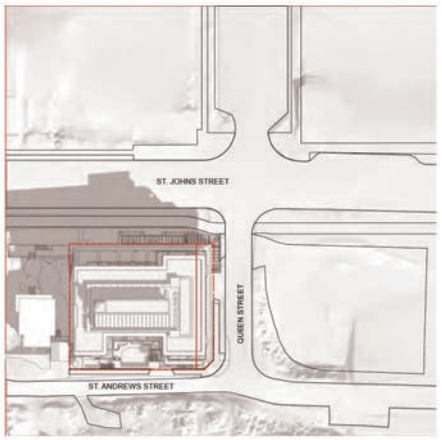
DRAWING
**Building Section G-G Context**

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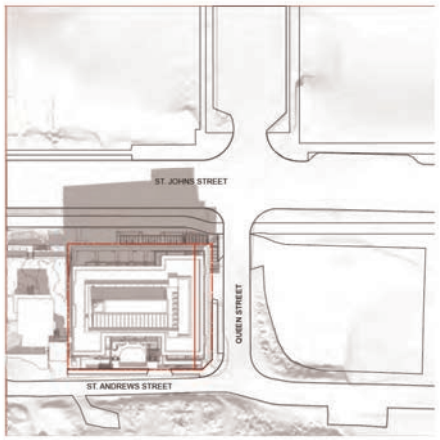
SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

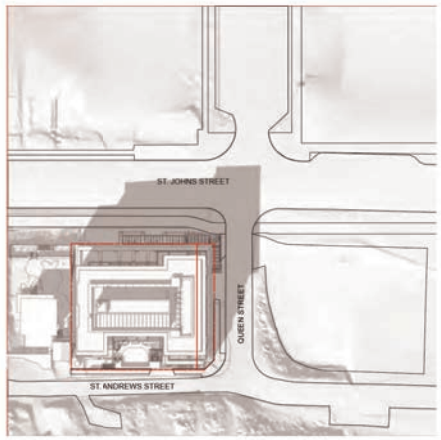
| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A4.8** |



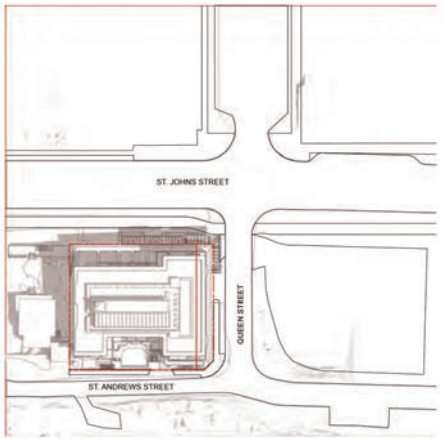

1 March 21st - 10:00AM



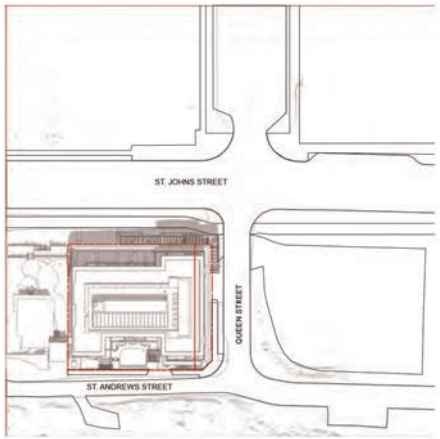

2 March 21st - 12:00PM



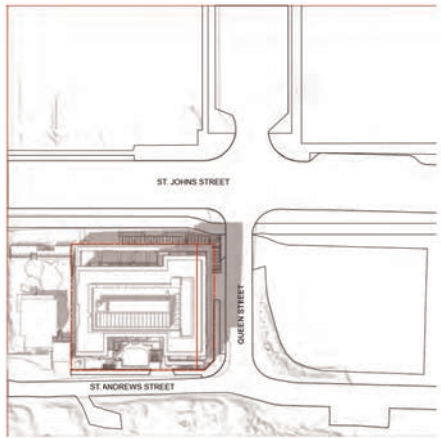

3 March 21st - 2:00PM




4 June 21st - 10:00AM




5 June 21st - 12:00PM




6 June 21st - 2:00PM

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| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

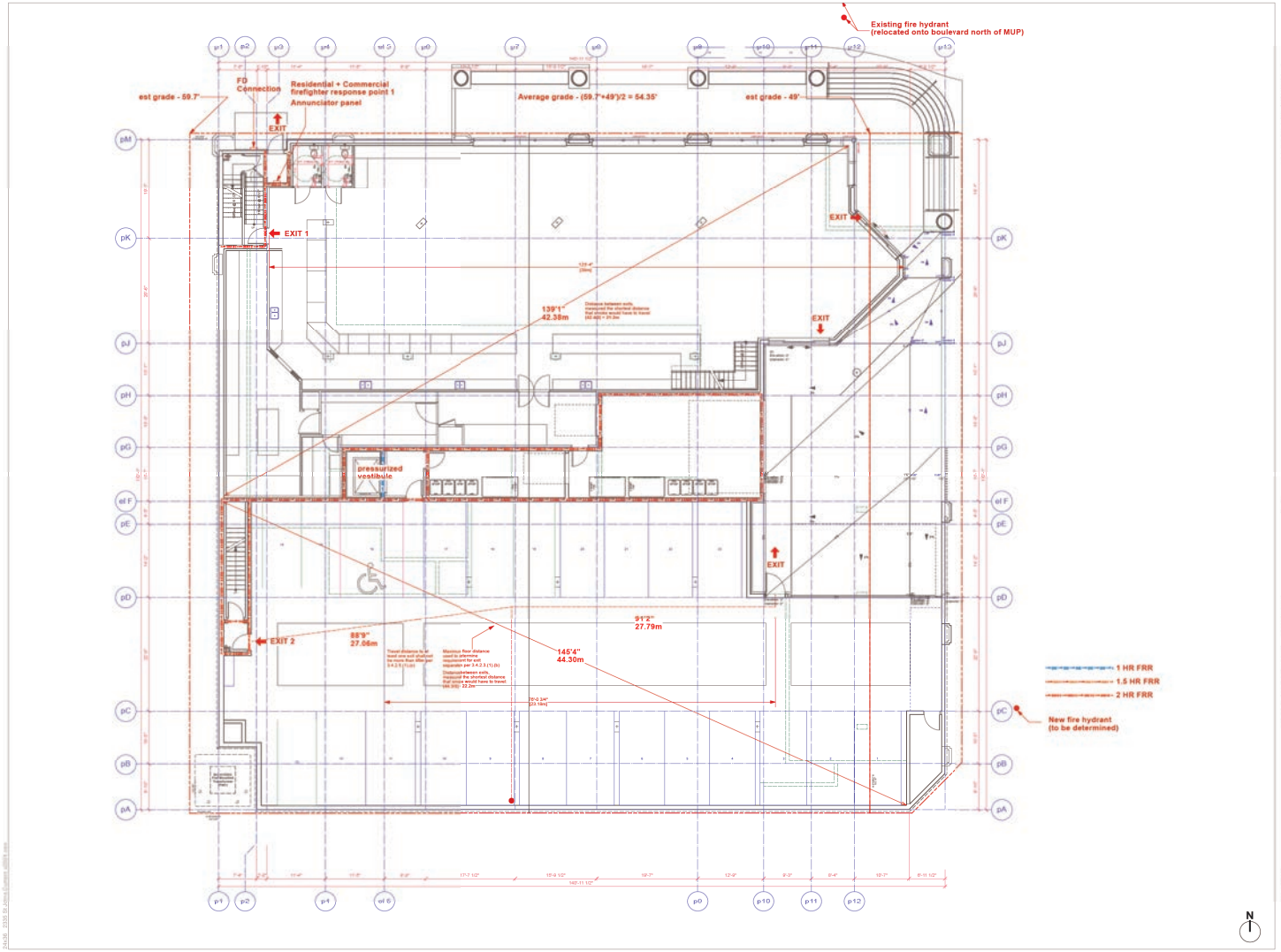
BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Shadow Analysis**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A5.1**




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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE: BCBC 2018
ZONING: RM4, C3
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING
**Level 1 Code**

SCALE: 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE: Jun 14, 2024
PROJECT NO.: 2119
DRAWING NO.: **A5.2**

# Considered at the September 10, 2024, Regular Council meeting

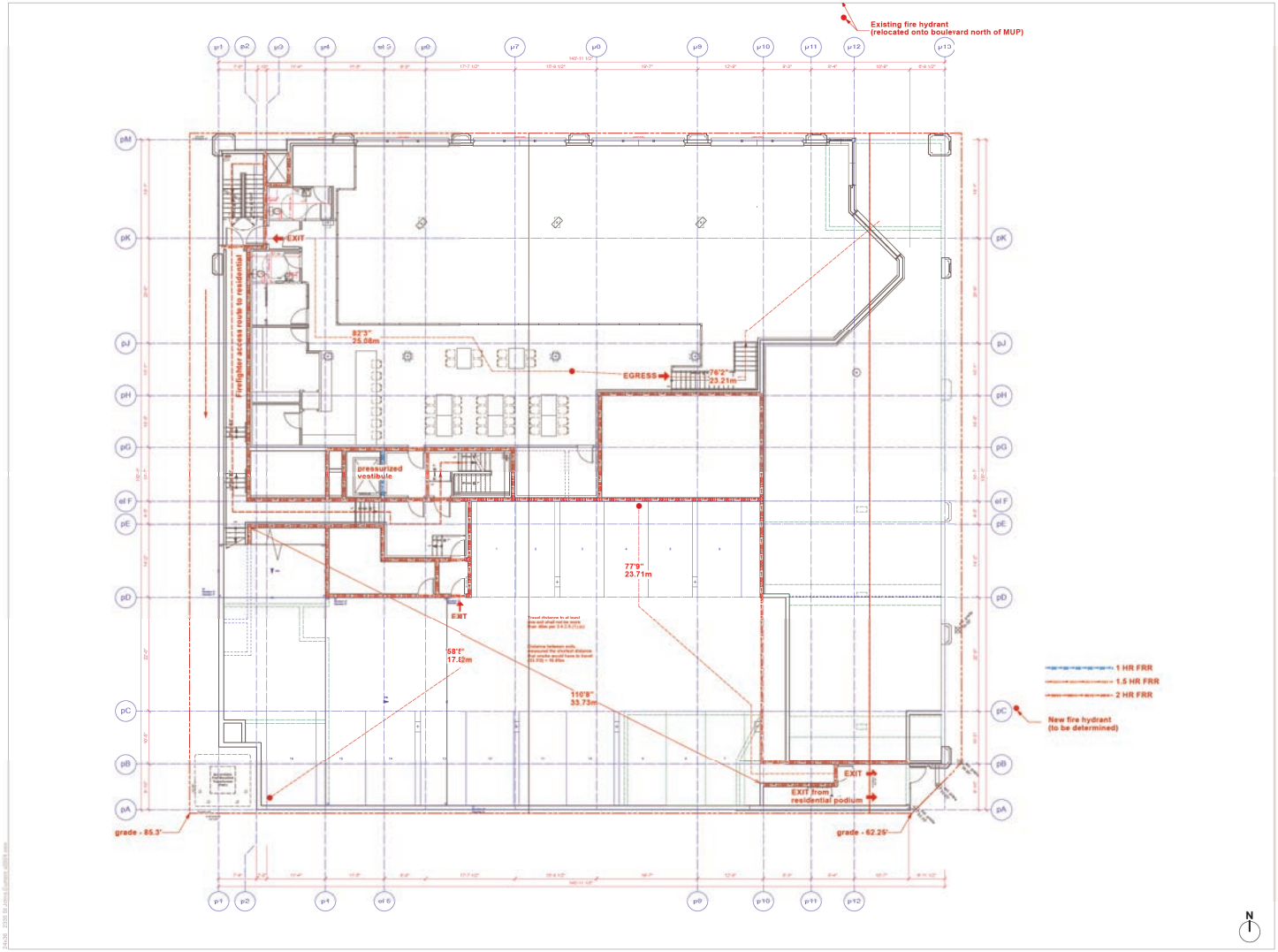




## Considered at the July 23, 2024, Regular Council meeting








CORNERSTONE architecture

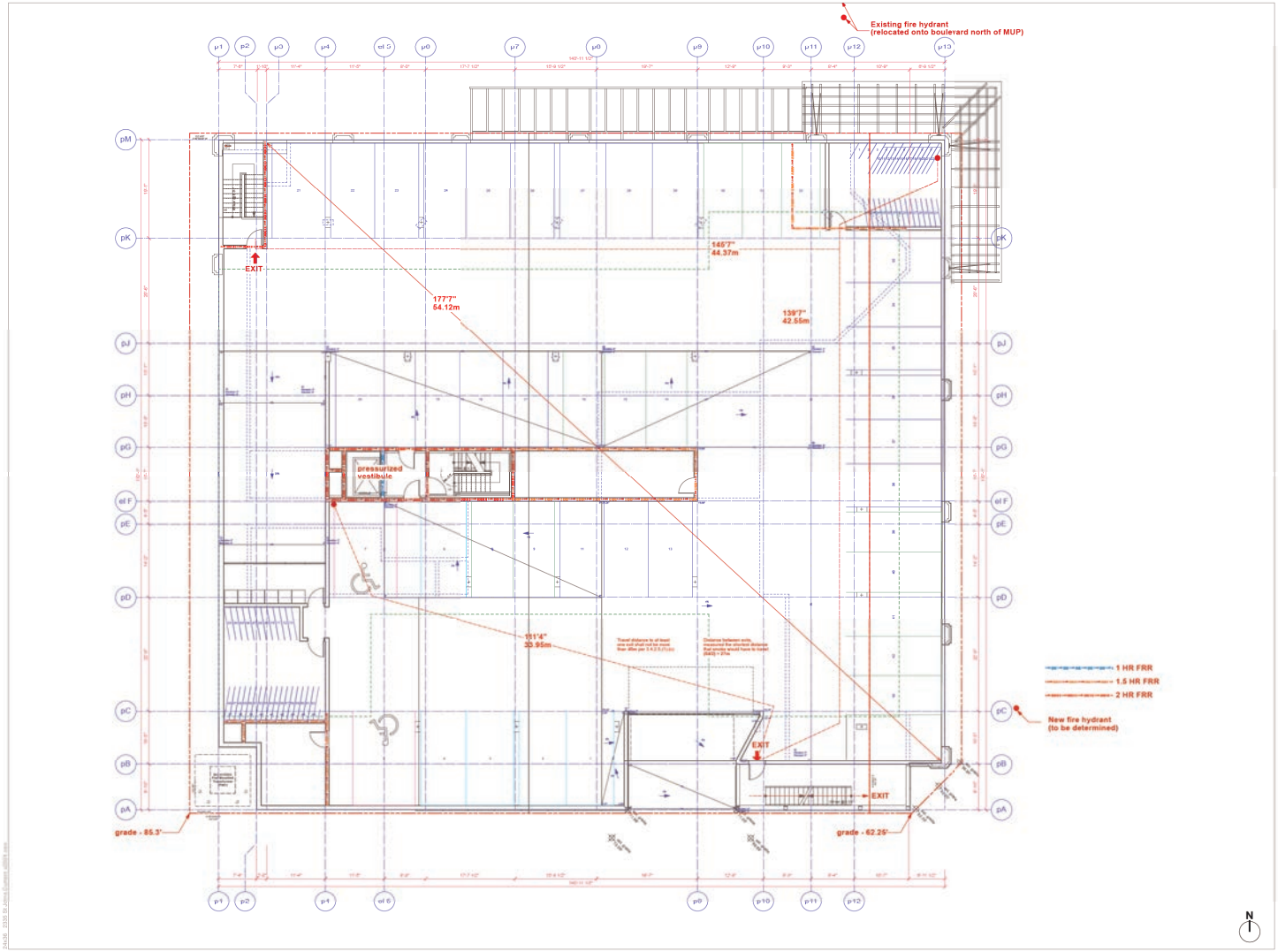
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| 1 | 2022-09-05 | Issue for Review |
| Num. | YY MM DD | ▲ISSUE / REVISION▼ |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Level 1 Mezzanine Code**

SCALE
1/8" = 1'-0" (unless noted otherwise)
PLOT DATE
Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A5.3**




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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Level 2 Parkade Code**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO. 2119

DRAWING NO. **A5.4**

# Considered at the September 10, 2024, Regular Council meeting

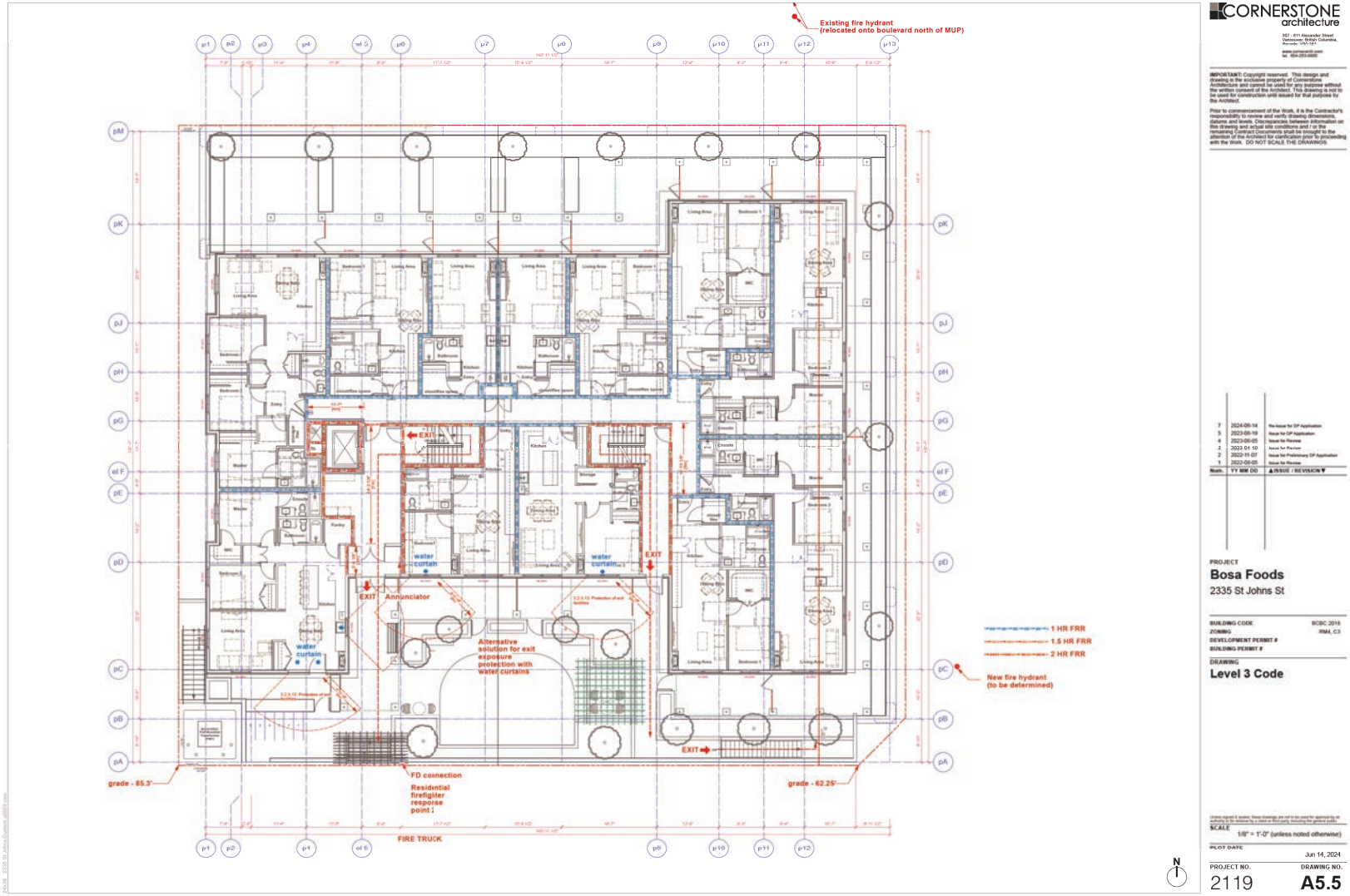




## Considered at the July 23, 2024, Regular Council meeting








CORNERSTONE architecture

PROJECT
**Bosa Foods**
2335 St Johns St

DRAWING
**Level 3 Code**

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Jun 14, 2024

PROJECT NO. 2119

DRAWING NO. **A5.5**

# Considered at the September 10, 2024, Regular Council meeting

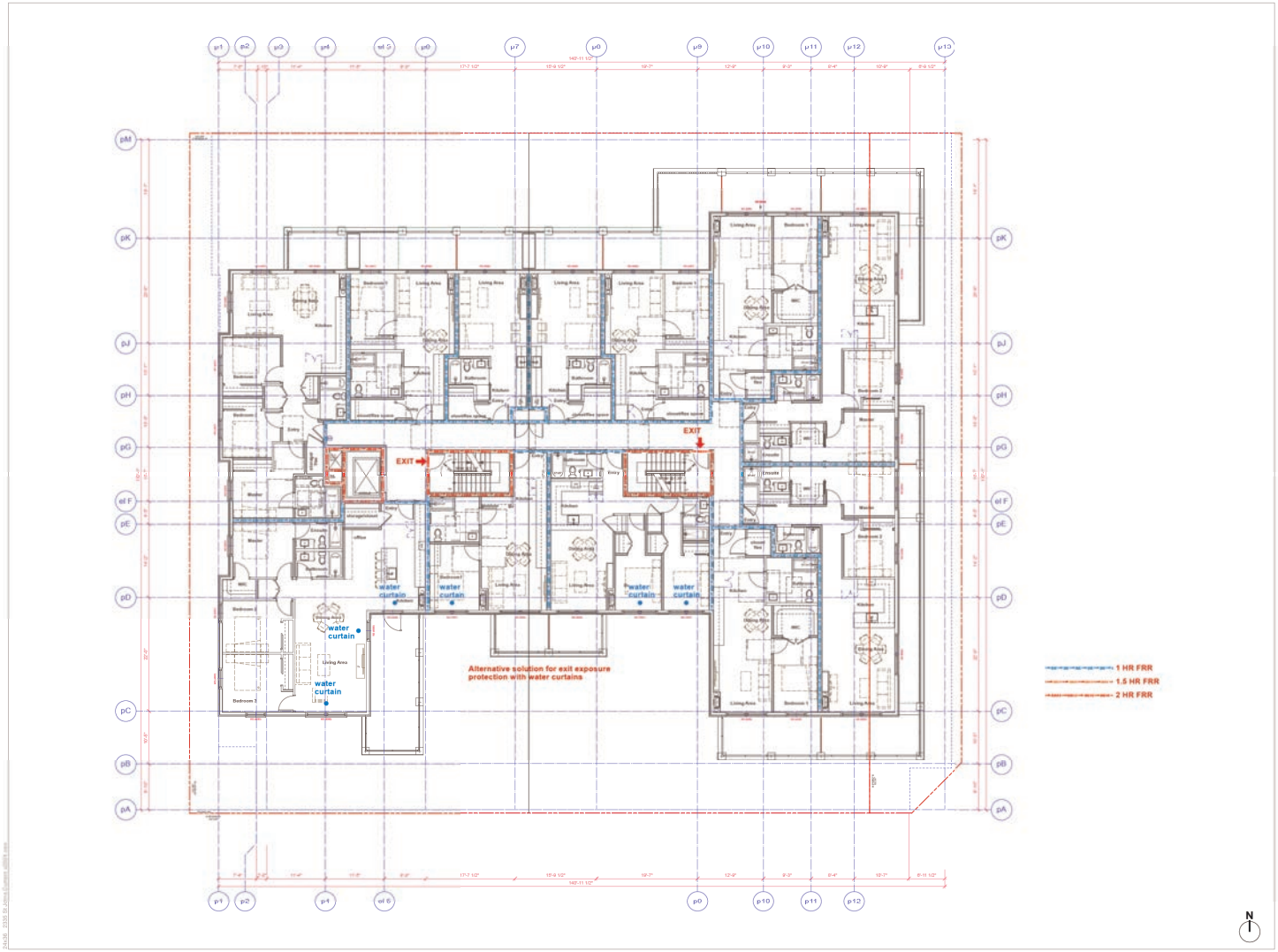




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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Level 4 Code**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A5.6**

# Considered at the September 10, 2024, Regular Council meeting

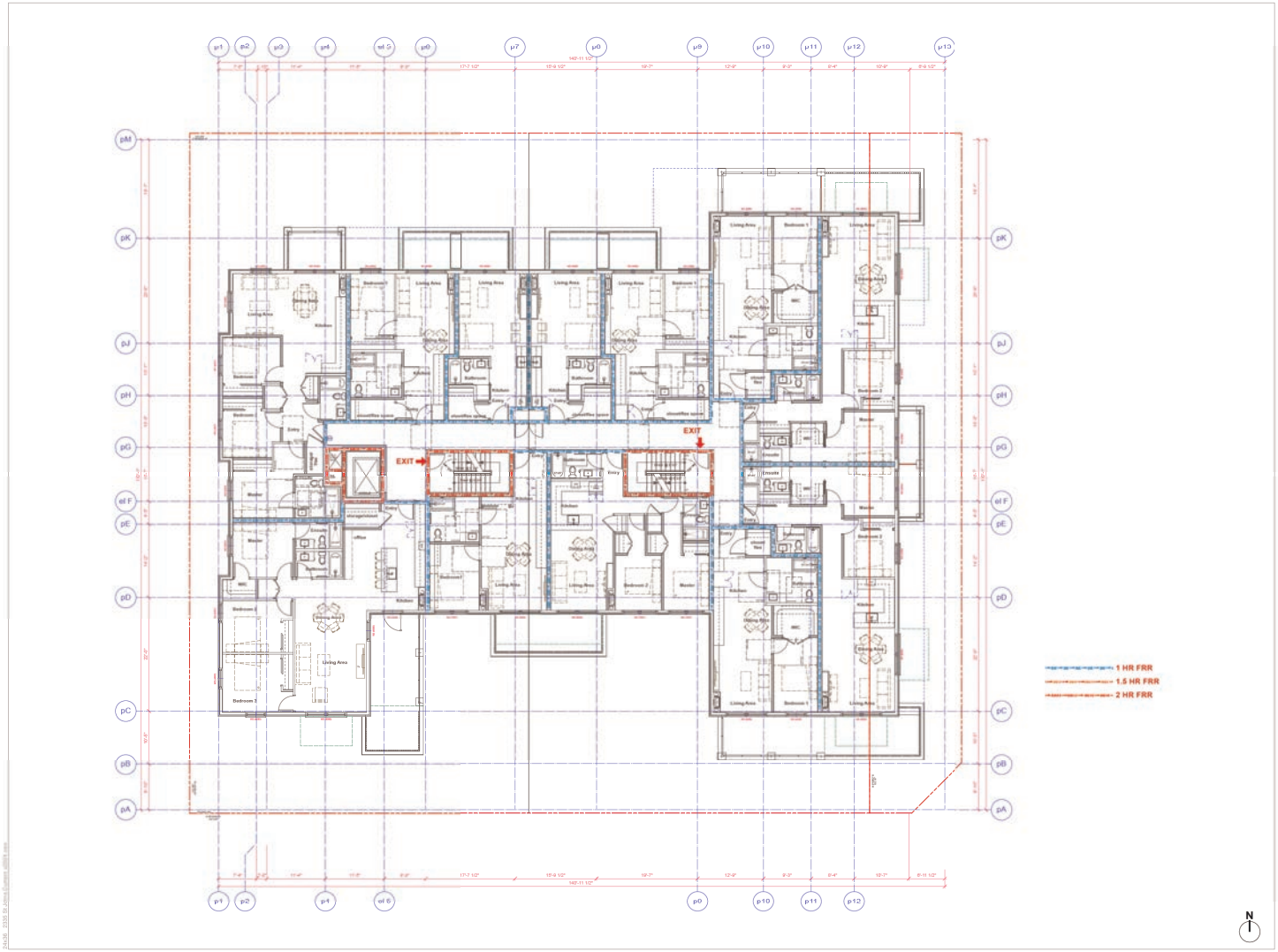




## Considered at the July 23, 2024, Regular Council meeting








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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Level 5 Code**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A5.7**

# Considered at the September 10, 2024, Regular Council meeting

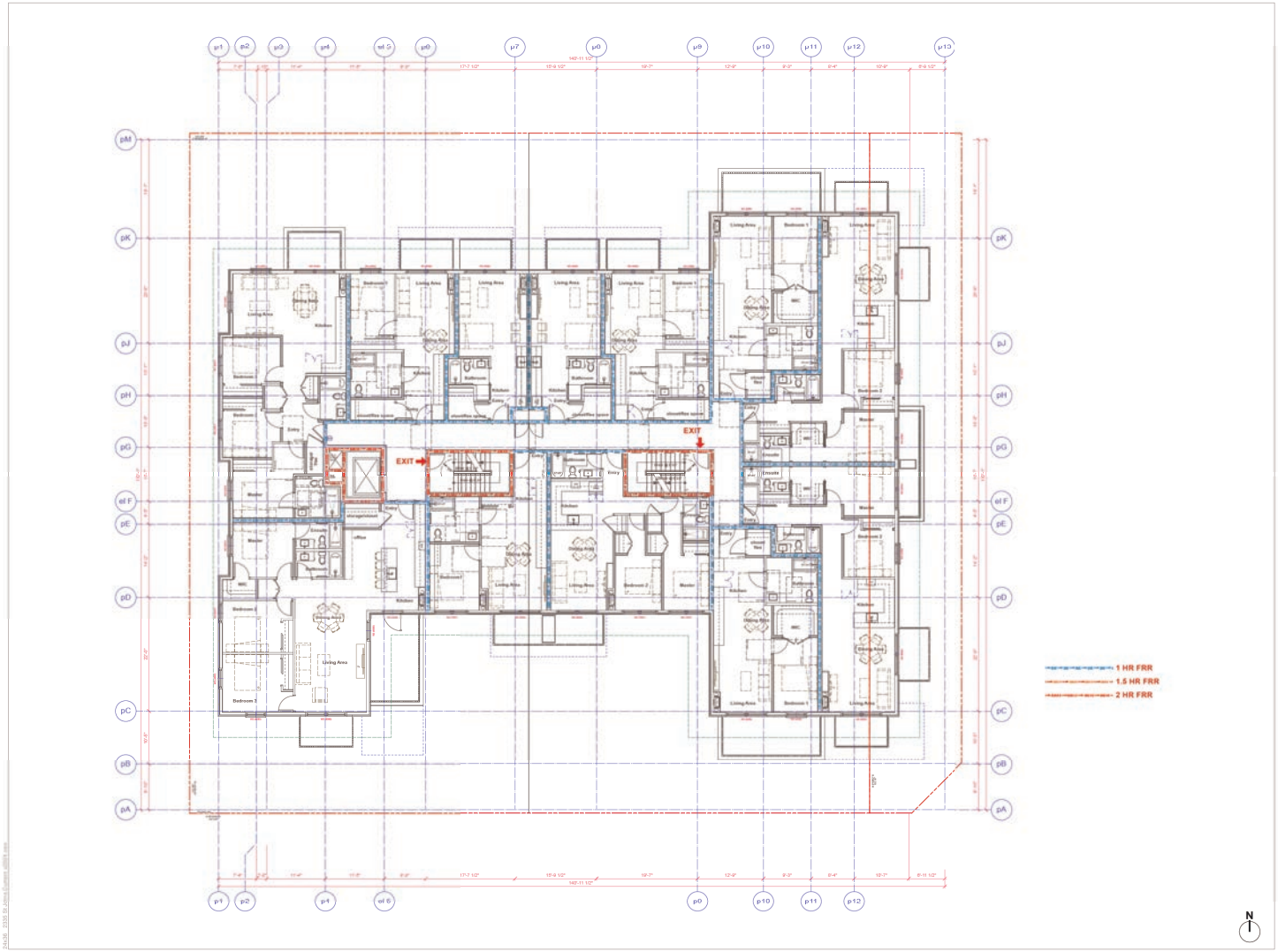




## Considered at the July 23, 2024, Regular Council meeting








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PROJECT
**Bosa Foods**
2335 St Johns St

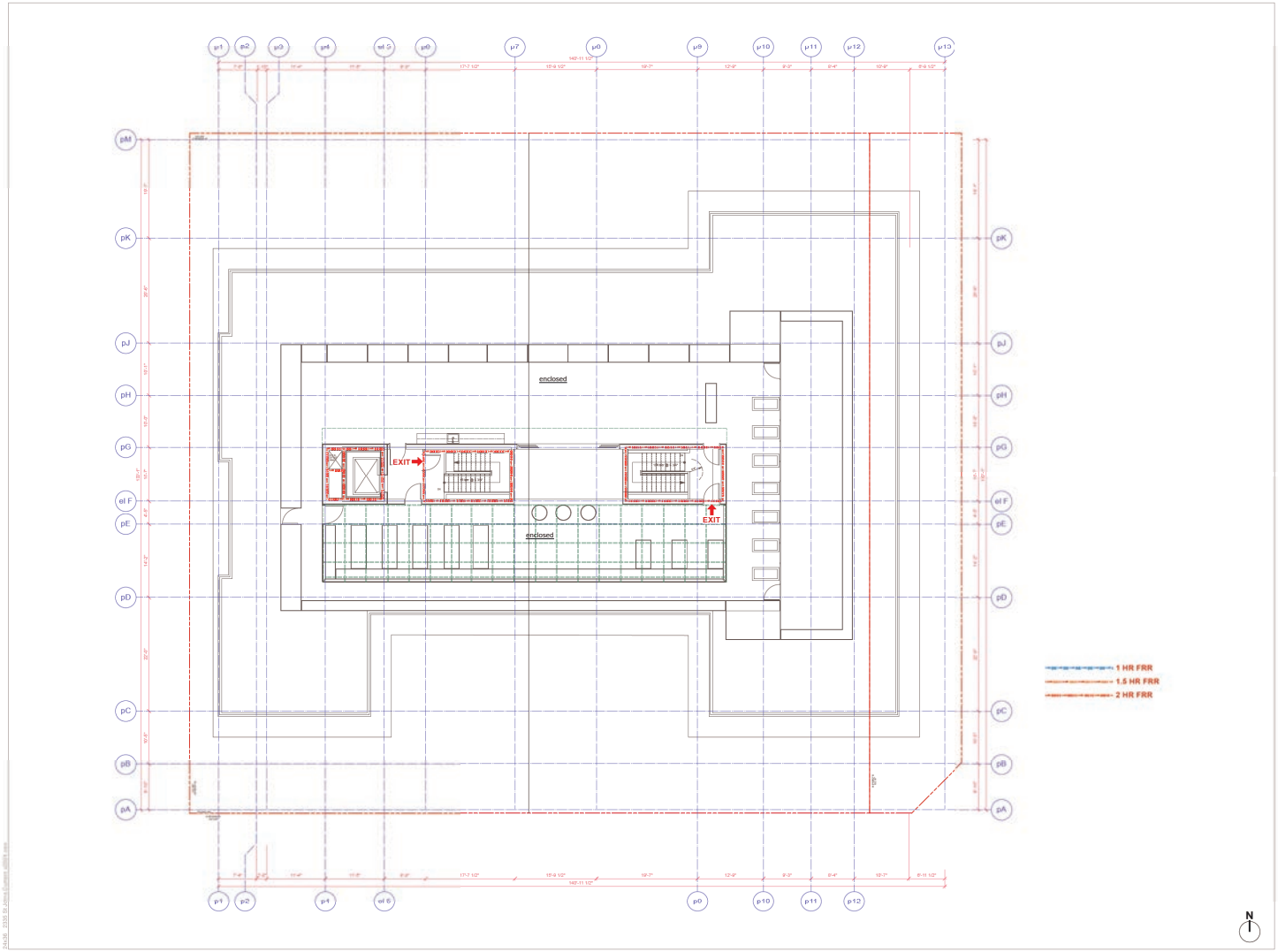
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| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Level 6 Code**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

| PROJECT NO. | DRAWING NO. |
|---|---|
| 2119 | **A5.8** |



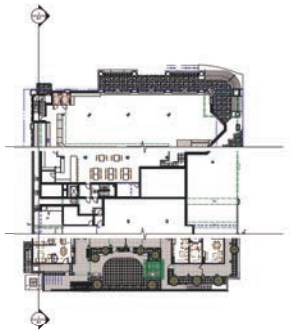

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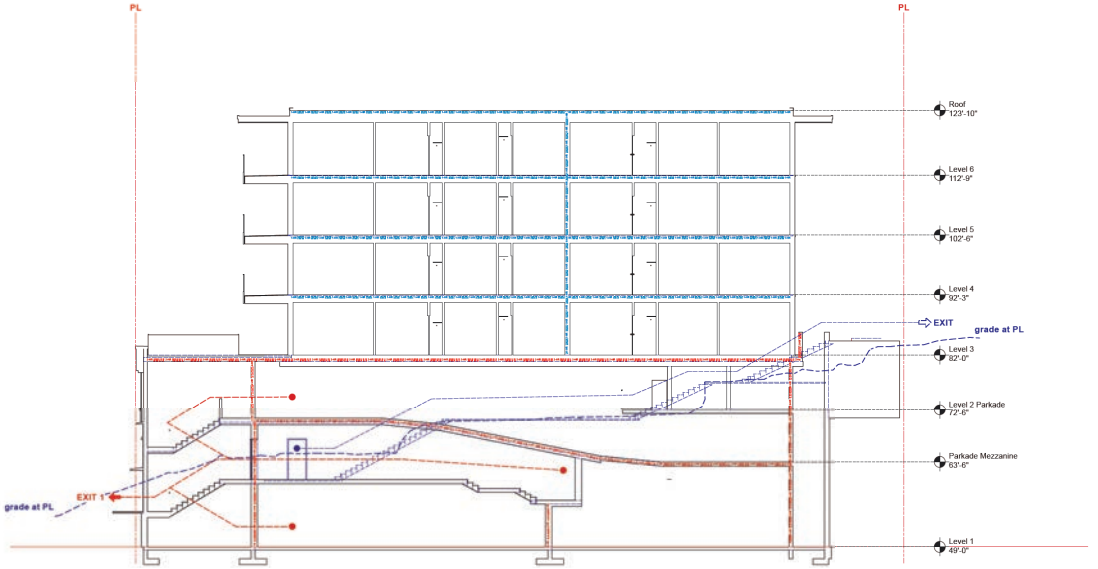
PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Roof Code**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A5.9**






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| 1 | 2022-08-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Section Code**

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SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
**A5.10**

## Precedence Heritage Buildings



Old City Hall
2425 St. Johns St



P.Burns & Co. Butcher Shop
2419 Clarke St




Johns Barber Shop
2337 Clarke St



Tremaine Residence
205 Second Ave



Ioco Groceteria
Third Ave



Roe & Abernethy Grocery Store
2407-2409 Clarke St



Terra Cotta Colour



JamesHardie - Panel Siding
Cedarmill - Iron Gray



Shouldice Stone - Tapestry Finish
Desert Buff



JamesHardie - Panel Siding
Smooth - Arctic White



Shouldice Stone - Rock Finish
Desert Buff



LUX metal - V-Groove Siding
Wood Grains - Pecan

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PROJECT
**Bosa Foods**
2335 St Johns St

| | |
|---|---|
| BUILDING CODE | BCBC 2018 |
| ZONING | RM4, C3 |
| DEVELOPMENT PERMIT # | |
| BUILDING PERMIT # | |

DRAWING
**Material Board**

Unless signed & sealed, these drawings are not to be used for approval by an authority having jurisdiction by a client or third party, including the general public.

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Jun 14, 2024

PROJECT NO.
2119

DRAWING NO.
**A6.0**

# Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting







Top down view of the site



Northeast aerial view



Northwest aerial view



Southeast aerial view

CORNERSTONE architecture

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| Num. | YY MM DD | ▲ISSUE / REVISION▼ |
|---|---|---|
| 7 | 2024-05-14 | Re-Issue for DP Application |
| 6 | 2024-03-22 | Reissue for DP Application |
| 5 | 2023-05-19 | Issue for DP Application |
| 4 | 2023-05-05 | Issue for Review |
| 3 | 2023 01 10 | Issue for Review |
| 2 | 2022-11-07 | Issue for Preliminary DP Application |
| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Site Photos**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024

PROJECT NO. 2119
DRAWING NO. **A6.1**

# Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting







View across the Northwest intersection from the proposed podium level



View towards the West from the proposed level 6 deck



View towards the East from the proposed level 6 deck



View towards the North from the proposed level 6 deck

CORNERSTONE architecture

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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Site Photos**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A6.2**







CORNERSTONE architecture

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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Northeast Perspective view**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. A6.3

East commercial parkade entry from Queens St




Northeast retail entry from St Johns St



CORNERSTONE architecture

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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Perspective view**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A6.4**

# Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting







Residential entry
from St Andrews St



CORNERSTONE
architecture

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| 1 | 2022-09-05 | Issue for Review |

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Perspective view**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A6.5**

Attachment 1

Considered at the July 23, 2024, Regular Council meeting

768

Attachment 8




Northwest view from St Johns St



West view from the neighbour's yard

CORNERSTONE architecture

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PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Perspective view**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. **A6.6**

# Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting





Southeast view from Queens St



Bird's eye view



CORNERSTONE architecture

PROJECT
**Bosa Foods**
2335 St Johns St

BUILDING CODE BCBC 2018
ZONING RM4, C3
DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING
**Perspective view**

SCALE 1/8" = 1'-0" (unless noted otherwise)
PLOT DATE Jun 14, 2024
PROJECT NO. 2119
DRAWING NO. A6.7

# Considered at the September 10, 2024, Regular Council meeting

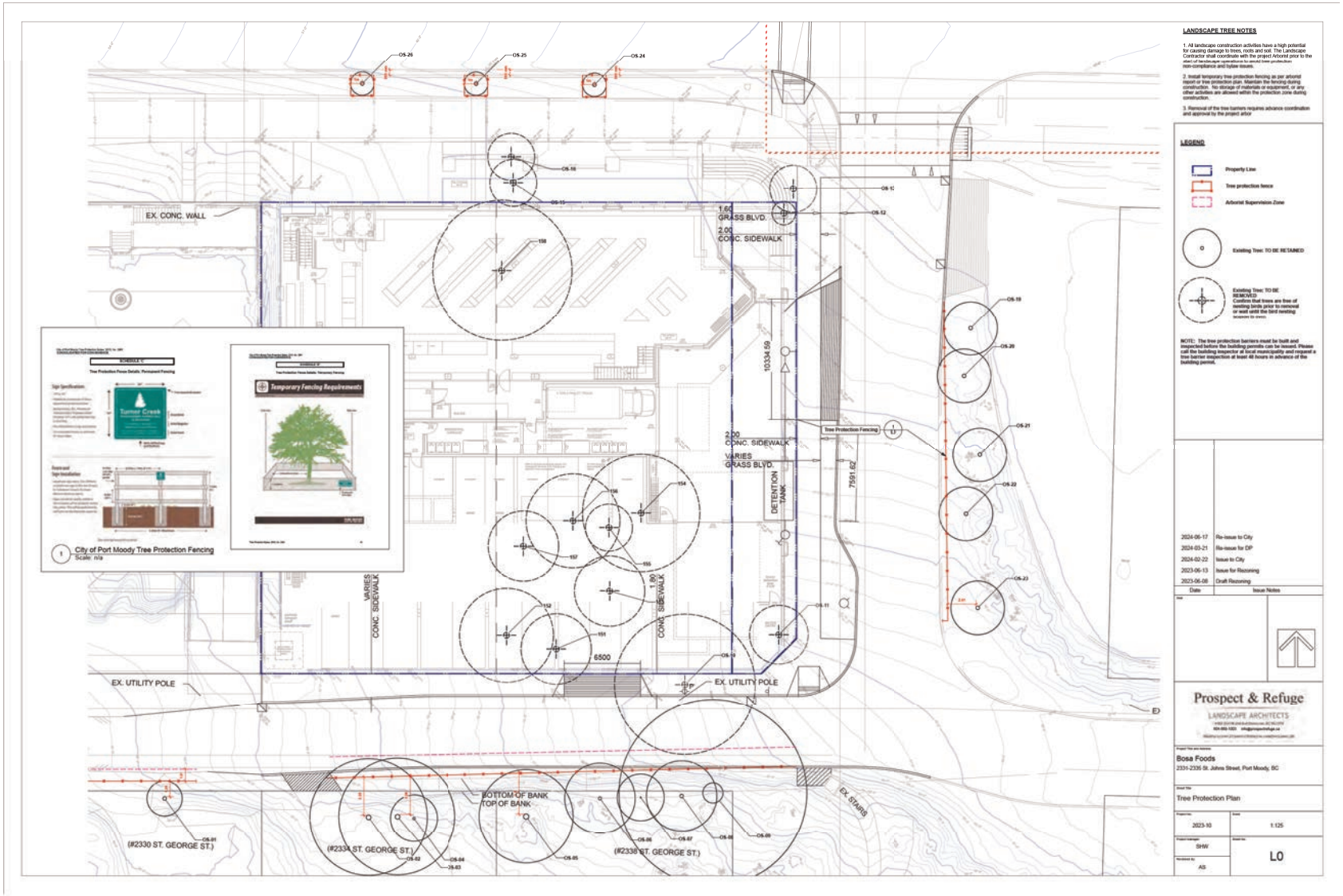


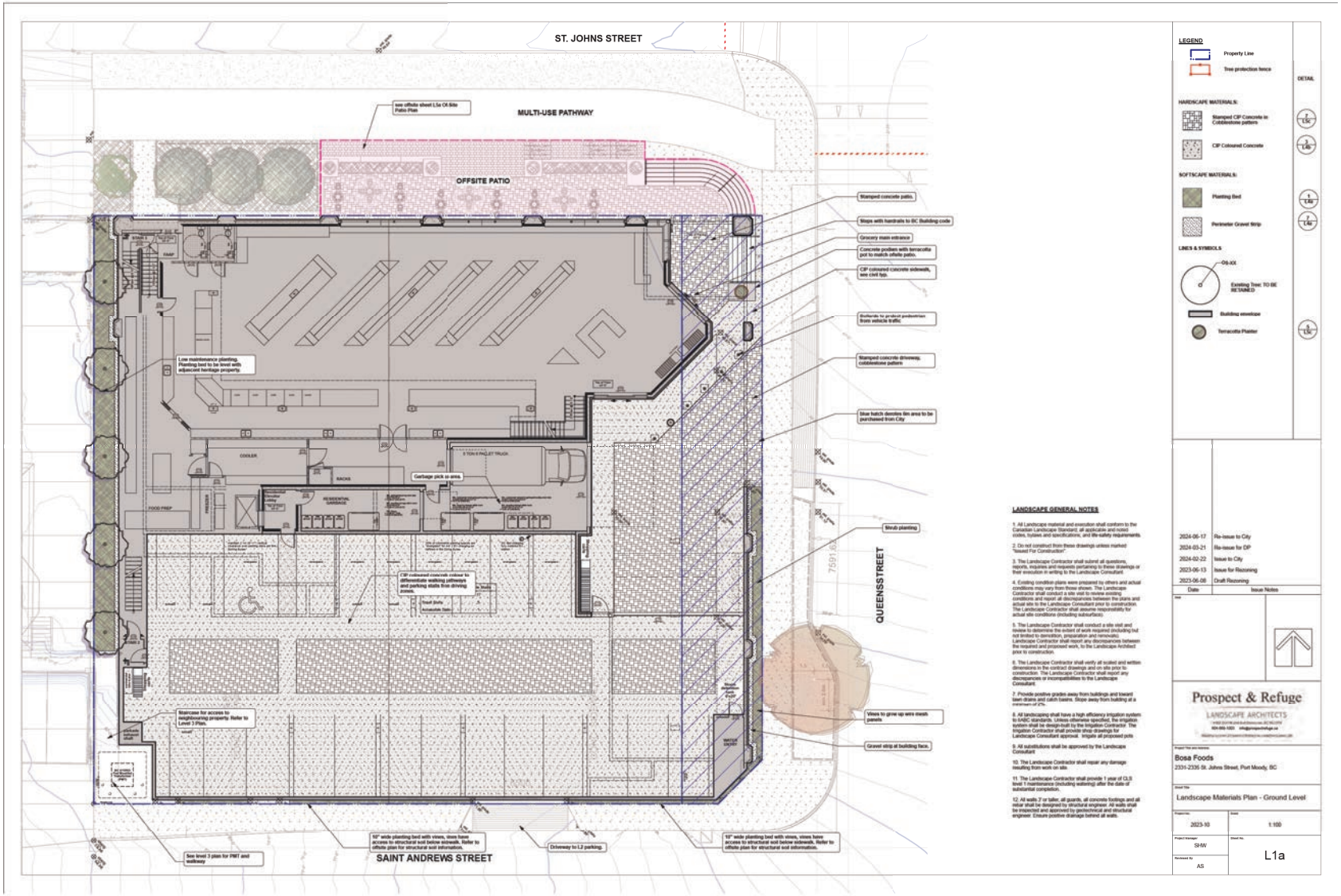


## Considered at the July 23, 2024, Regular Council meeting








ST. JOHNS STREET
MULTI-USE PATHWAY
OFFSITE PATIO
QUEENSSTREET
SAINT ANDREWS STREET
LEGEND
Property Line
Tree protection fence
HARDSCAPE MATERIALS:
SOFTSCAPE MATERIALS:
LINES & SYMBOLS
LANDSCAPE GENERAL NOTES
Prospect & Refuge
LANDSCAPE ARCHITECTS
Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC
Landscape Materials Plan - Ground Level
1:100
L1a

# Considered at the September 10, 2024, Regular Council meeting

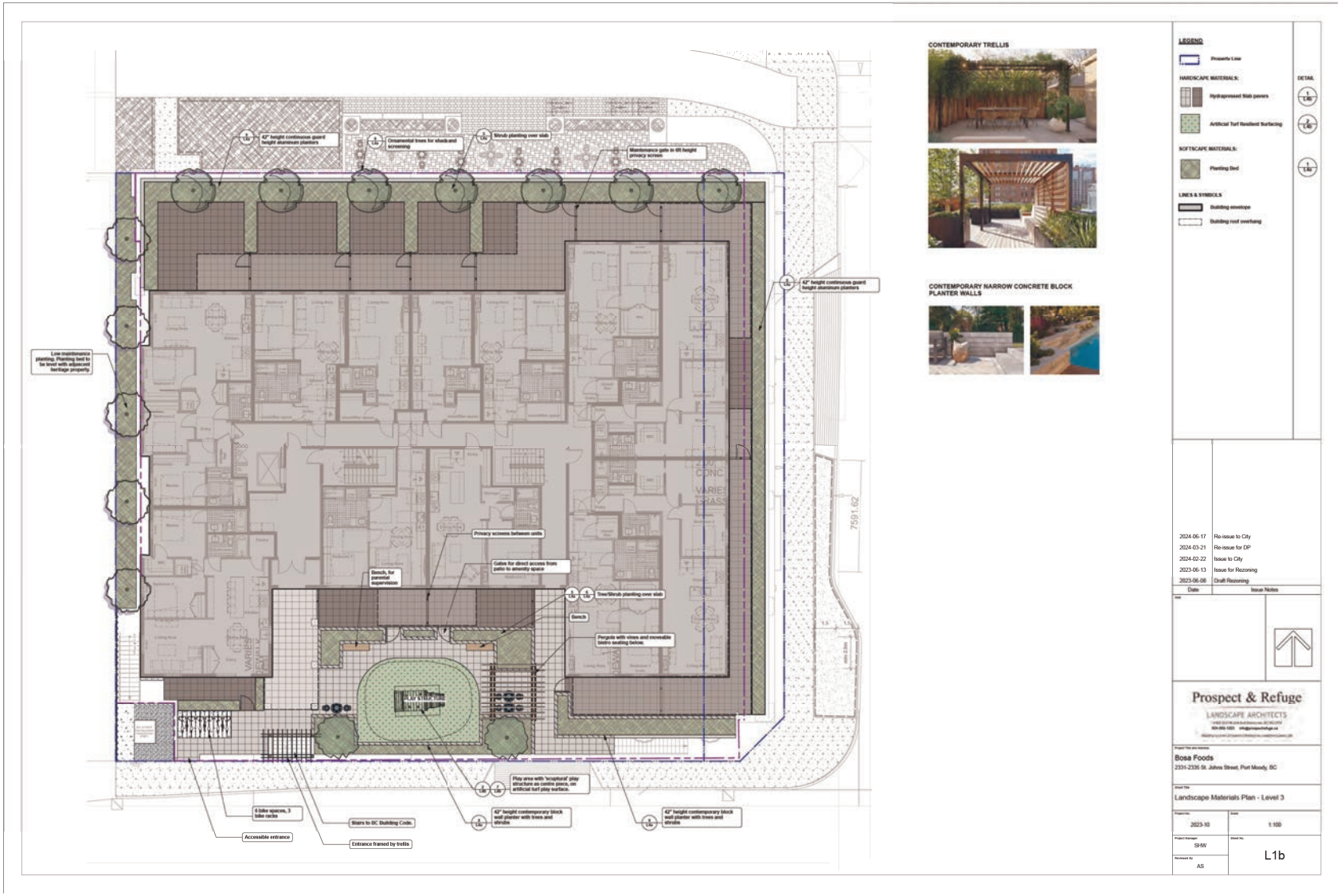




Considered at the July 23, 2024, Regular Council meeting



Attachment 9



# Considered at the September 10, 2024, Regular Council meeting

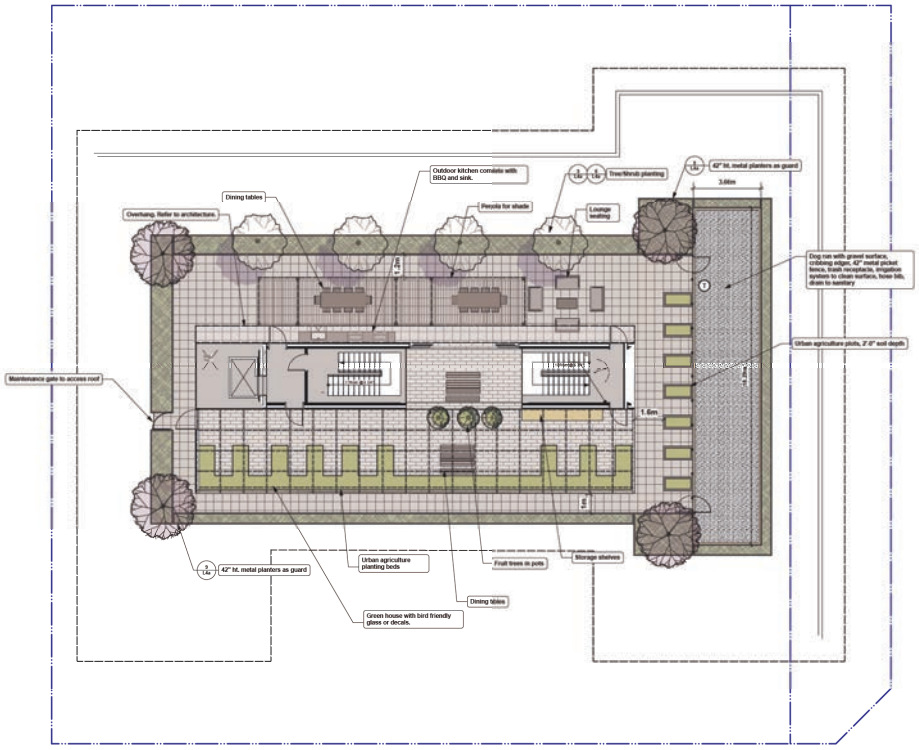




## Considered at the July 23, 2024, Regular Council meeting








OUTDOOR KITCHEN WITH PERGOLA ABOVE



LOUNGE FURNITURE AND OPEN VIEWS



URBAN AGRICULTURE PLOTS



GREEN HOUSE



DOG RUN WITH GRAVEL SURFACE



LEGEND

Property Line

Tree protection fence

HARDSCAPE MATERIALS:

Hydrapressed Slab pavers

DETAIL

SOFTSCAPE MATERIALS:

Planting Bed

Urban Agriculture Bed

Gravel Surface

LINES & SYMBOLS

Building envelope

Building roof overhang

| Date | Issue Notes |
|---|---|
| 2024-06-17 | Re-issue to City |
| 2024-03-21 | Re-issue for DP |
| 2024-02-22 | Issue to City |
| 2023-06-13 | Issue for Rezoning |
| 2023-06-08 | Draft Rezoning |
| 2023-05-17 | Preliminary Concept |

Prospect & Refuge

LANDSCAPE ARCHITECTS

Bosa Foods

2331-2335 St. Johns Street, Port Moody, BC

Landscape Materials Plan - Roof level

| | |
|---|---|
| 2023-10 | 1:100 |
| SHW | L1c |

# Considered at the September 10, 2024, Regular Council meeting

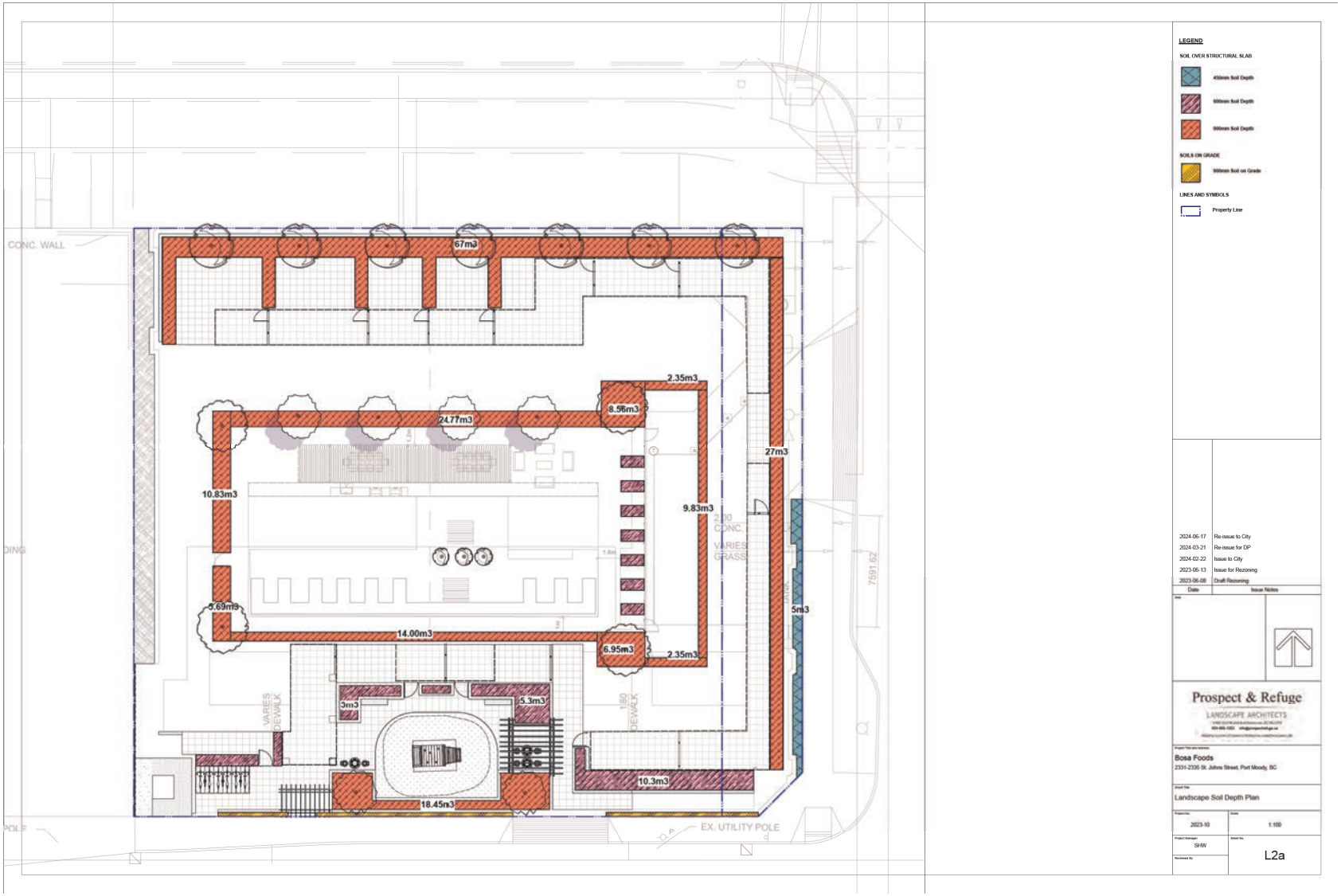




## Considered at the July 23, 2024, Regular Council meeting







# Considered at the September 10, 2024, Regular Council meeting

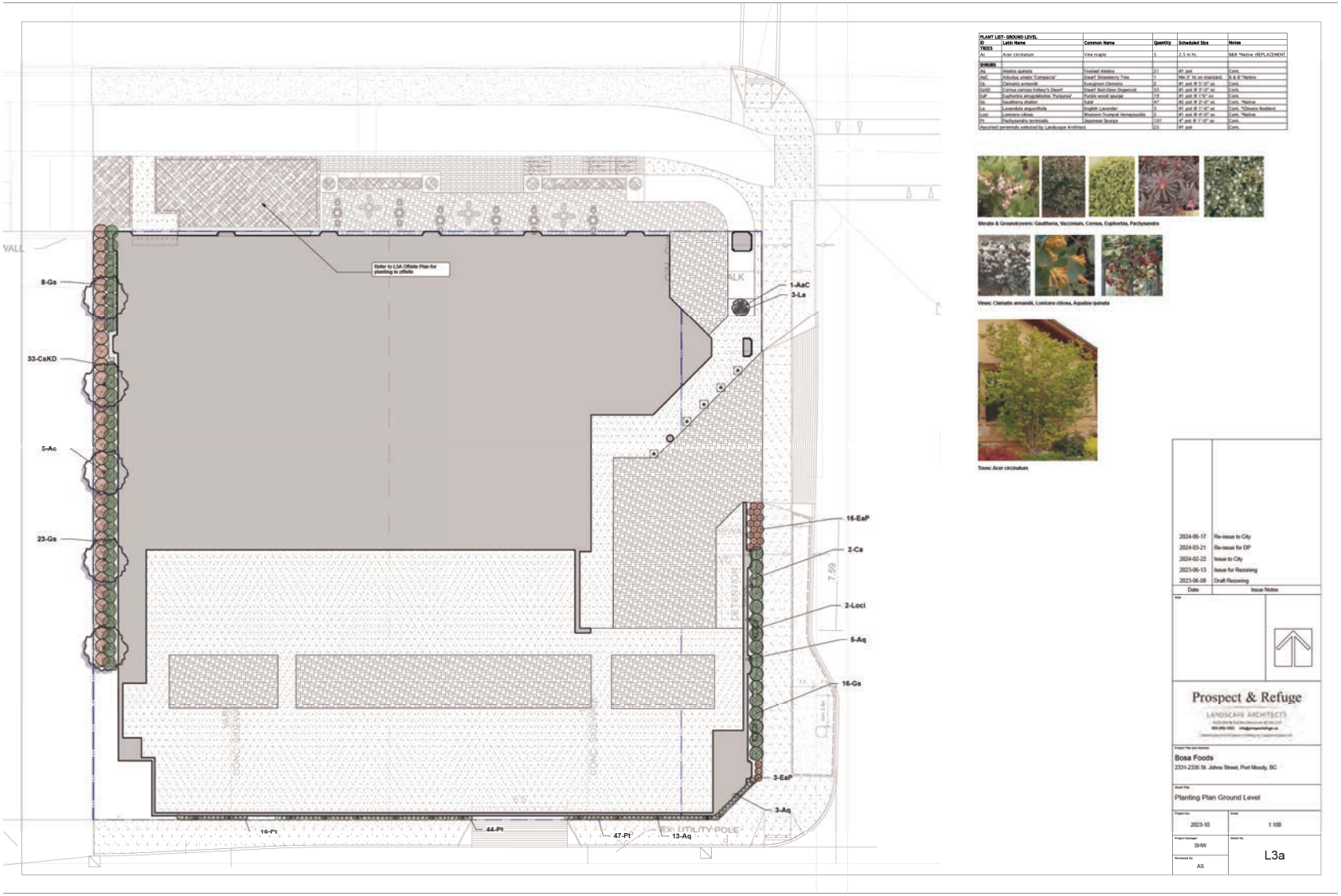


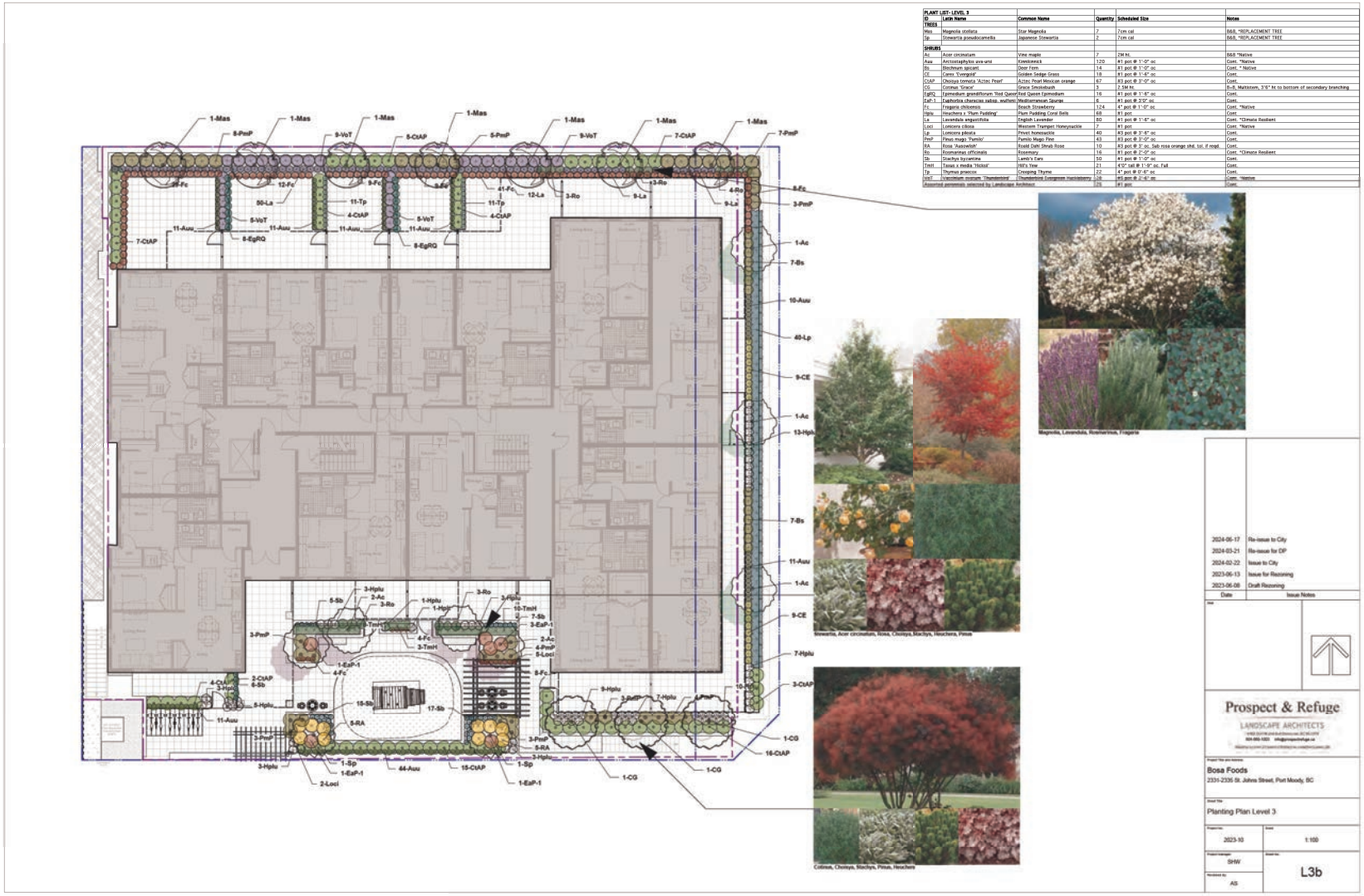


## Considered at the July 23, 2024, Regular Council meeting









PLANT LIST - LEVEL 3

| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| Mgs | Magnolia stellata | Star Magnolia | 7 | 7cm cal | B&B, *REPLACEMENT TREE |
| Sp | Stewartia pseudocamellia | Japanese Stewartia | 2 | 7cm cal | B&B, *REPLACEMENT TREE |
| **SHRUBS** | | | | | |
| Ac | Acer circinatum | Vine maple | 7 | 2M ht. | B&B *Native |
| Aaa | Arctostaphylos uva-ursi | Kinnikinnick | 120 | #1 pot @ 1'-0" oc | Cont. *Native |
| Bs | Blechnum spicant | Deer Fern | 14 | #1 pot @ 1'-0" oc | Cont. * Native |
| Cf | Carex 'Evergold' | Golden Sedge Grass | 18 | #1 pot @ 1'-6" oc | Cont. |
| CtAP | Choisya ternata 'Aztec Pearl' | Aztec Pearl Mexican orange | 67 | #3 pot @ 3'-0" oc | Cont. |
| CG | Cotinus 'Grace' | Grace Smokebush | 3 | 2.5M ht. | B+B, Multistem, 3'6" ht to bottom of secondary branching |
| EgRQ | Epimedium grandiflorum 'Red Queen' | Red Queen Epimedium | 18 | #1 pot @ 1'-6" oc | Cont. |
| EaP-1 | Euphorbia characias subsp. wulfenii | Mediterranean Spurge | 6 | #1 pot @ 3'-0" oc | Cont. |
| Fc | Fragaria chiloensis | Beach Strawberry | 124 | 4" pot @ 1'-0" oc | Cont. *Native |
| Hpla | Heuchera x 'Plum Pudding' | Plum Pudding Coral Bells | 68 | #1 pot | Cont. |
| La | Lavandula angustifolia | English Lavender | 80 | #1 pot @ 1'-6" oc | Cont. *Climate Resilient |
| Loci | Lonicera ciliosa | Western Trumpet Honeysuckle | 7 | #1 pot | Cont. *Native |
| Lp | Lonicera pileata | Privet honeysuckle | 40 | #3 pot @ 3'-0" oc | Cont. |
| PmP | Pinus mugo 'Pumilio' | Pumilio Mugo Pine | 43 | #3 pot @ 3'-0" oc | Cont. |
| RA | Rosa 'Ausowish' | Roald Dahl Shrub Rose | 10 | #3 pot @ 3' oc. Sub rosa orange shd. tol. if regd. | Cont. |
| Ro | Rosmarinus officinalis | Rosemary | 16 | #1 pot @ 2'-0" oc | Cont. *Climate Resilient |
| Sb | Srachys byzantina | Lamb's Ears | 50 | #1 pot @ 1'-0" oc | Cont. |
| TmH | Taxus x media 'Hicksii' | Hill's Yew | 21 | 4'0" tall @ 1'-9" oc. Full | Cont. |
| Tp | Thymus praecox | Creeping Thyme | 22 | 4" pot @ 0'-6" oc | Cont. |
| VoT | Vaccinium ovatum 'Thunderbird' | Thunderbird Evergreen Huckleberry | 126 | #5 pot @ 2'-6" oc | Cont. *Native |
| | Assorted perennials selected by Landscape Architect | | 726 | #1 pot | Cont. |

2024-06-17 Re-issue to City
2024-03-21 Re-issue for DP
2024-02-22 Issue to City
2023-06-13 Issue for Rezoning
2023-06-08 Draft Rezoning

Date | Issue Notes

Prospect & Refuge
LANDSCAPE ARCHITECTS

Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC

Planting Plan Level 3

2023-10 | 1:100

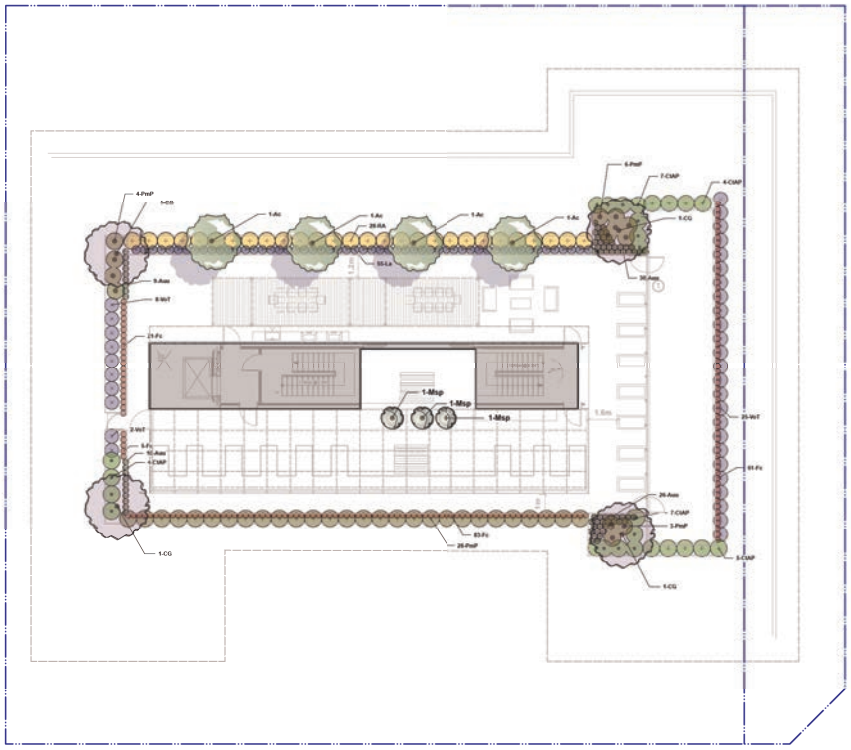
SHW | L3b

AS

| PLANT LIST- ROOF | | | | | |
|---|---|---|---|---|---|
| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
| TREES | | | | | |
| Ac | Acer circinatum | Vine maple | 4 | 2M Ht | B&B, *Native |
| Cc | Cornus 'Grace' | Grace Dereinbush | 4 | 2.5M Ht | B+B, Multistem, 3"ø" Ht to bottom of secondary branching |
| Mip | Malus spp. | Assorted Apples for Cross-Pollination | 5 | #10 pot - 5' standard | B & B *dwarf rootstock, selected by L.A. |
| SHRUBS | | | | | |
| Aca | Arctostaphylos x'wanii | Kinnikinnick | 73 | #1 pot @ 1'-0" oc | Cont. *Native |
| ChAP | Choisya ternata 'Aztec Pearl' | Aztec Pearl Mexican orange | 27 | #5 pot @ 3'-0" oc | Cont. |
| Fv | Fragaria chiloensis | Beach Strawberry | 178 | 4" pot @ 1'-0" oc | Cont. *Native |
| La | Lavandula angustifolia | English Lavender | 55 | #1 pot @ 1'-6" oc | Cont. *Climate Resilient |
| PmP | Pinus mugo 'Pumilo' | Pumilo Mugo Pine | 41 | #3 pot @ 3'-0" oc | Cont. |
| Rn | Rosa 'Autumnlet' | Road Dam Streak Rose | 28 | #3 pot @ 3' oc, Sub rosa at | Cont. |
| Vm7 | Vaccinium ovatum 'Thunderbird' | Thunderbird Evergreen Huckleberry | 23 | #5 pot @ 3'-6" oc | Cont. *Native |
| Assorted perennials selected by Landscape Architect | | | 21 | #1 pot | Cont. |



Magnolia, Cotinus, Malus, Lavandula, Rosmarinus, Rosa, Pinus, Choisya, Vaccinium, Fragaria, Arctostaphylos




| | |
|---|---|
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| Date | Issue Notes |

Prospect & Refuge
LANDSCAPE ARCHITECTS

Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC

Planting Plan Roof

2023-10 | 1:100

SHW

AS

L3c

# Considered at the September 10, 2024, Regular Council meeting

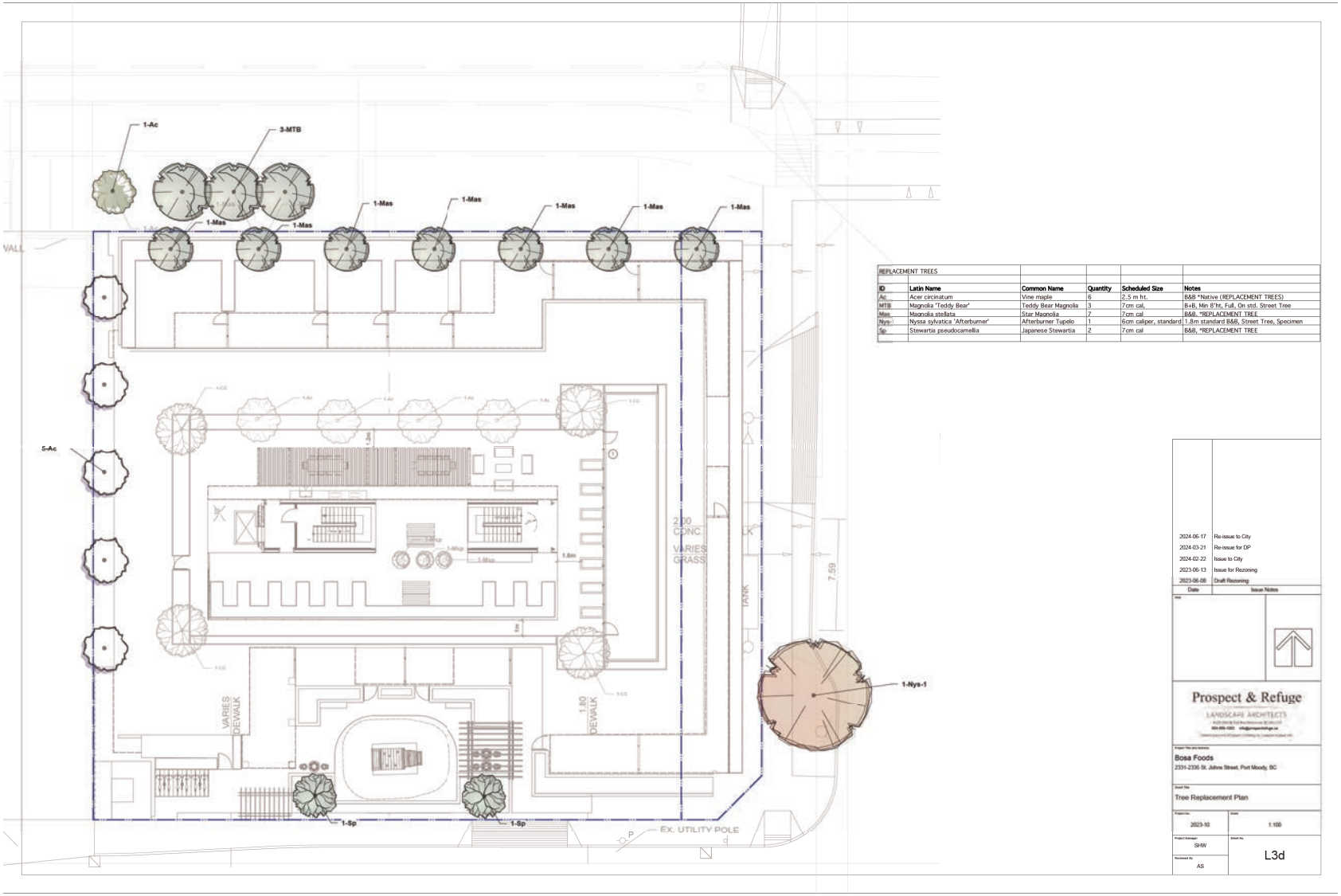




## Considered at the July 23, 2024, Regular Council meeting








REPLACEMENT TREES

| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
|---|---|---|---|---|---|
| Ac | Acer circinatum | Vine maple | 5 | 2.5 m ht. | B&B *Native (REPLACEMENT TREES) |
| MTB | Magnolia 'Teddy Bear' | Teddy Bear Magnolia | 3 | 7cm cal, | B+B, Min 8'ht, Full, On std. Street Tree |
| Mas | Magnolia stellata | Star Magnolia | 7 | 7cm cal | B&B, *REPLACEMENT TREE |
| Nys-1 | Nyssa sylvatica 'Afterburner' | Afterburner Tupelo | 1 | 6cm caliper, standard | 1.8m standard B&B, Street Tree, Specimen |
| Sp | Stewartia pseudocamellia | Japanese Stewartia | 2 | 7cm cal | B&B, *REPLACEMENT TREE |

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Prospect & Refuge
LANDSCAPE ARCHITECTS

Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC

Tree Replacement Plan

2023-10 | 1:100

SHW | L3d

AS

# Considered at the September 10, 2024, Regular Council meeting

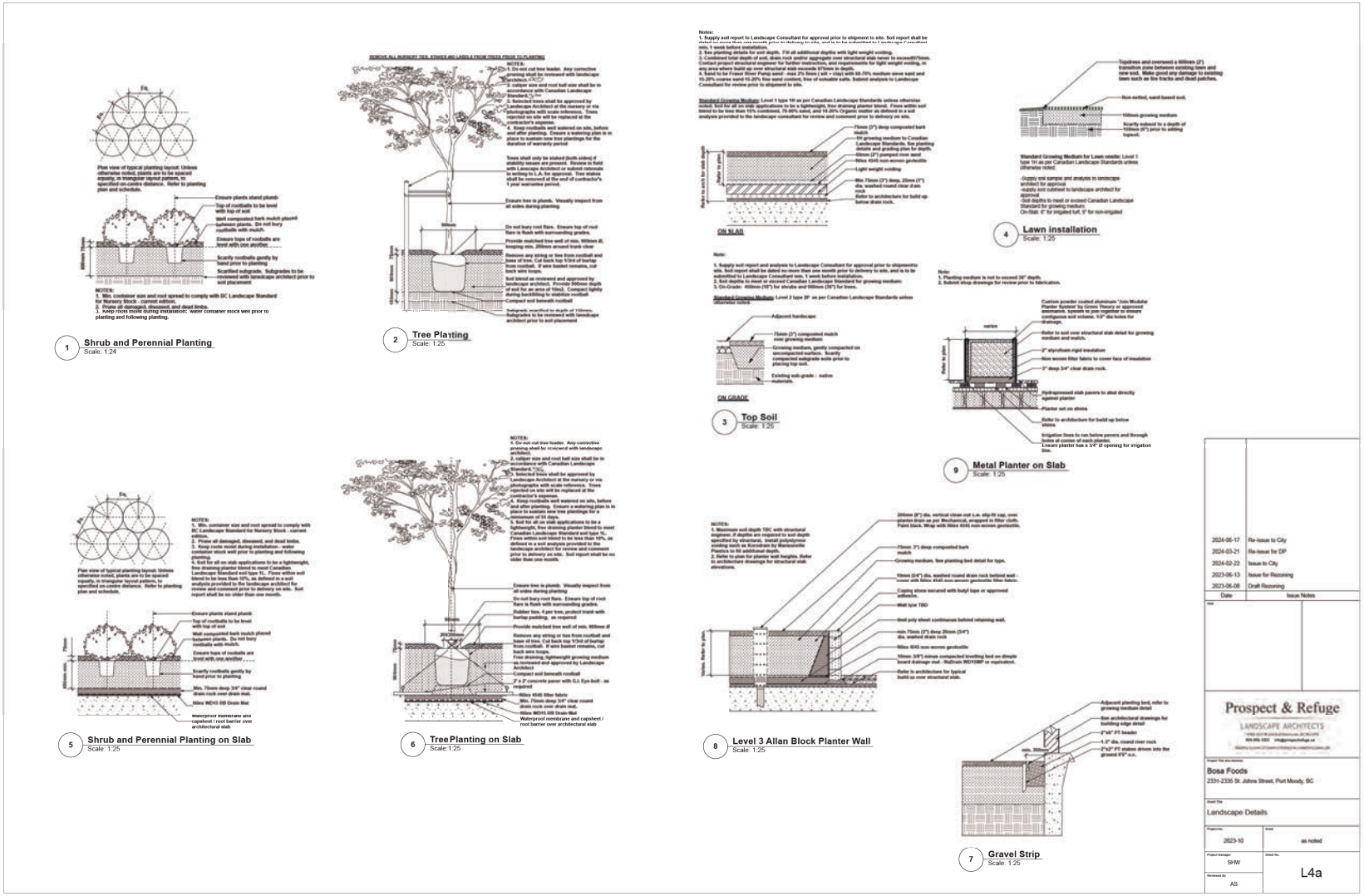


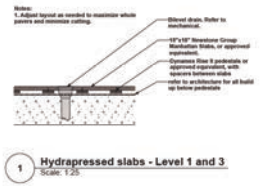


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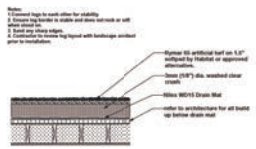




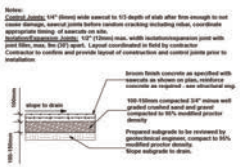




1 Hydrapressed slabs - Level 1 and 3
Scale: 1:25



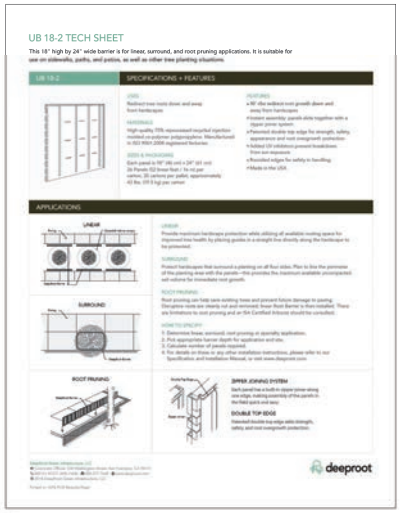
2 Artificial Turf Resilient Surface
Scale: 1:25



3 PIP concrete walkway on grade
Scale: 1:25



4 Bistro Table and Chairs w/ Umbrella
Scale: NTS




8 Root Barrier
Scale: NTS




7 Play Structure Concept
Scale: NTS

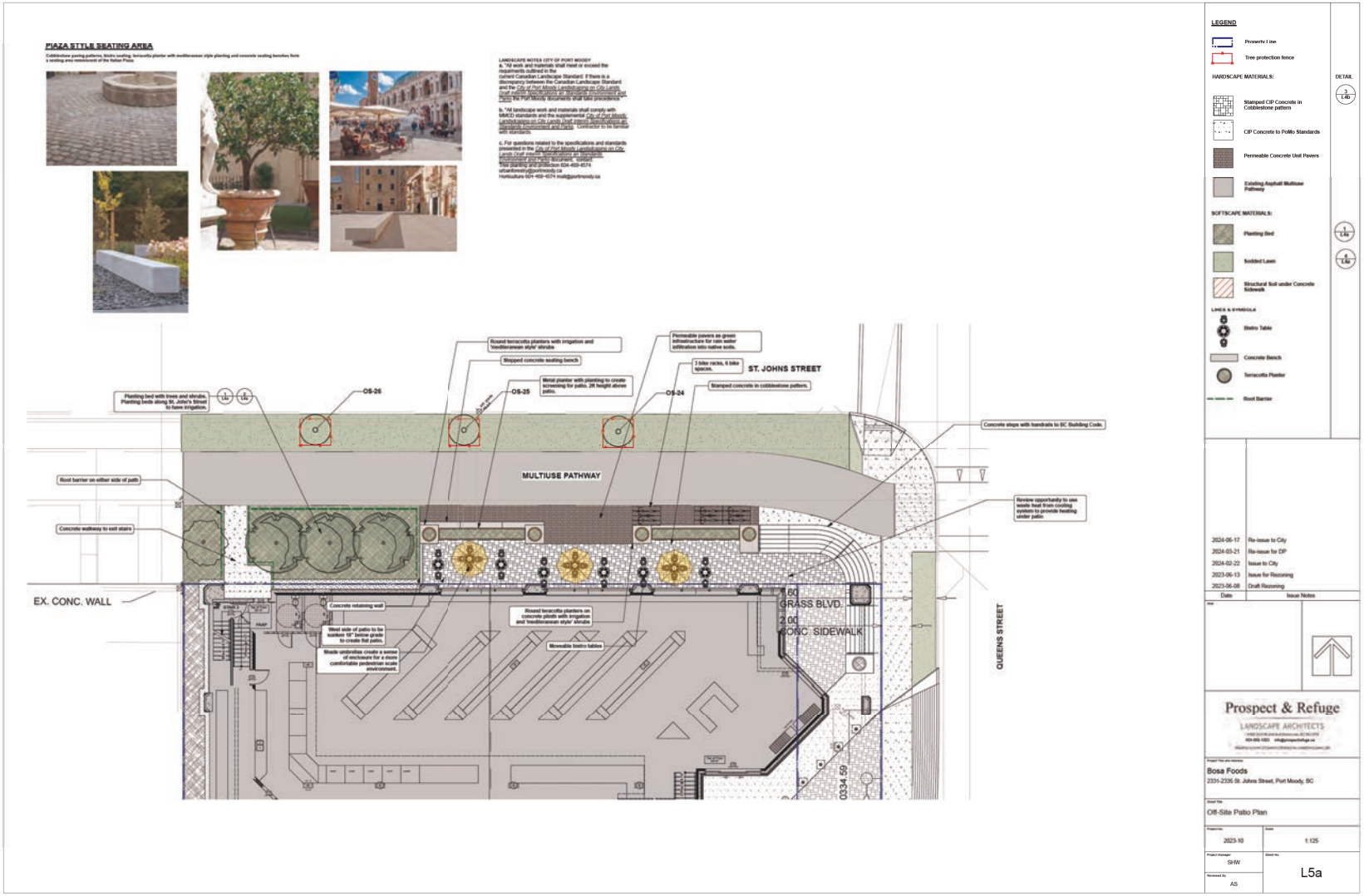
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Prospect & Refuge
LANDSCAPE ARCHITECTS

Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC

Landscape Details

| | |
|---|---|
| 2023-10 | as noted |
| SHW | L4b |
| AS | |


PIAZZA STYLE SEATING AREA
LANDSCAPE NOTES CITY OF PORT MOODY
ST. JOHNS STREET
MULTIUSE PATHWAY
EX. CONC. WALL
QUEENS STREET
GRASS BLVD.
CONC. SIDEWALK
LEGEND
HARDSCAPE MATERIALS:
SOFTSCAPE MATERIALS:
Prospect & Refuge
LANDSCAPE ARCHITECTS
Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC
Off-Site Patio Plan
2023-10
1:125
SHW
AS
L5a

# Considered at the September 10, 2024, Regular Council meeting

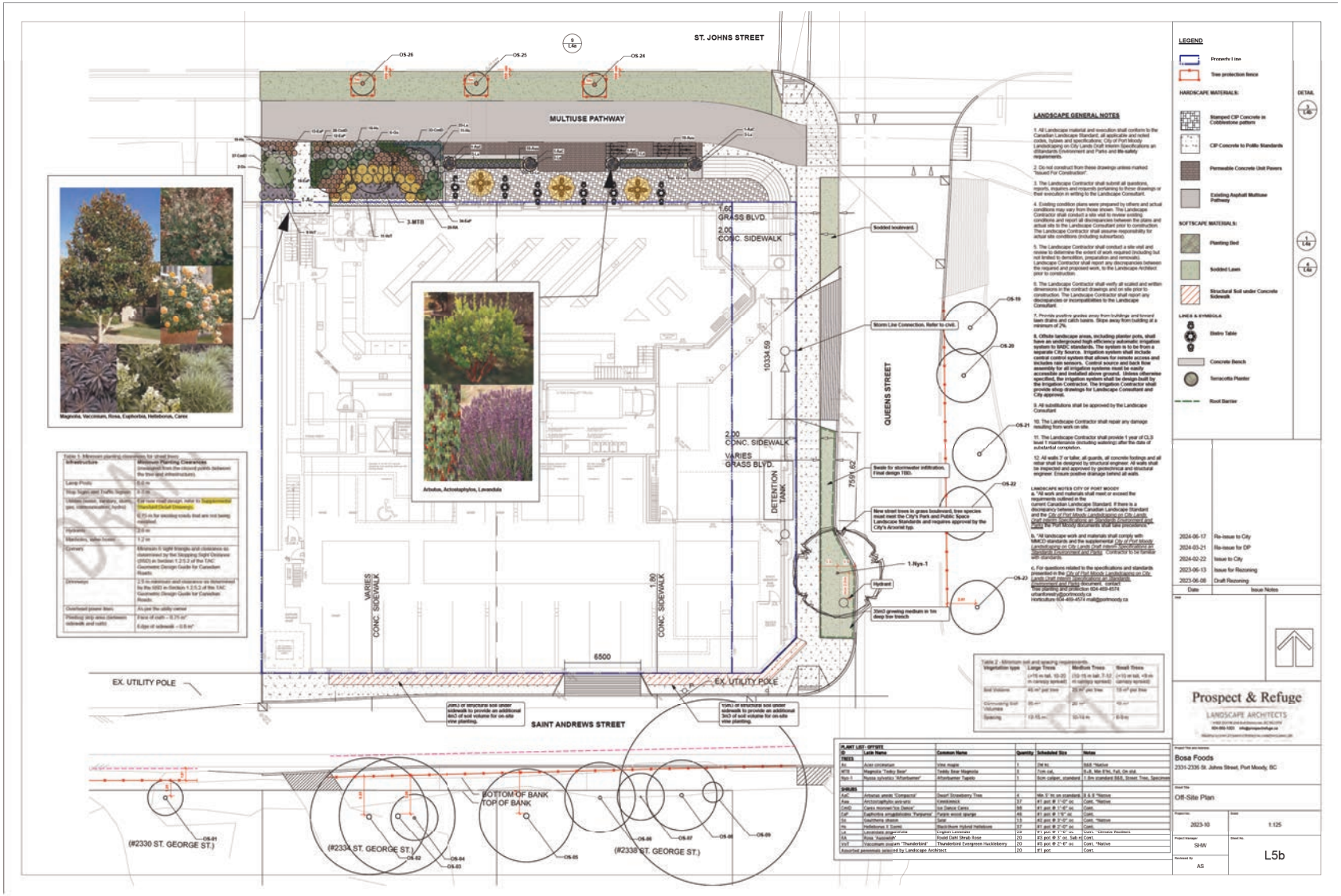


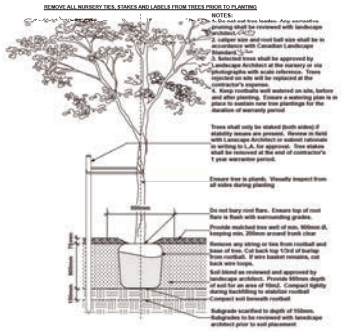


## Considered at the July 23, 2024, Regular Council meeting

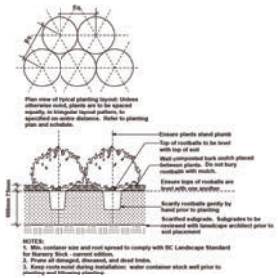




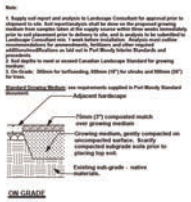




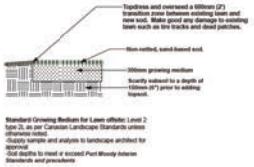

1 Tree Planting
Scale: 1:25




2 Shrub and Perennial Planting
Scale: 1:25




3 Growing Medium - Offsite
Scale: 1:25

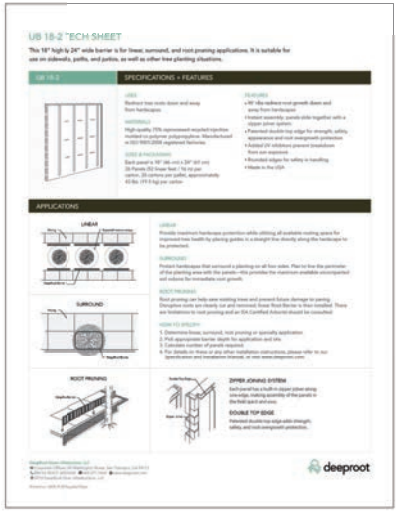



4 Sod - Offsite
Scale: 1:25



Circular Terracotta Planter Pot. - 0.9m dia. x min. 0.6m ht.
Planters to be irrigated. Refer to general notes on sheet l5b.

5 Round Pot Concept
Scale: Actual Size




6 Root Barrier
Scale: Actual Size

| Date | Issue Notes |
|---|---|
| 2024-06-17 | Re-issue to City |
| 2024-03-21 | Re-issue for DP |
| 2024-02-22 | Issue to City |
| 2023-06-13 | Issue for Rezoning |
| 2023-06-08 | Draft Rezoning |

Prospect & Refuge
LANDSCAPE ARCHITECTS

Bosa Foods
2331-2335 St. Johns Street, Port Moody, BC

Off-Site Details

| | |
|---|---|
| Project no. 2023-10 | Scale 1:25 |
| Project Manager SHW | Sheet No. L5c |
| Reviewed By AS | |

**Project Fact Sheet**

| | |
|---|---|
| Applicant: | Cornerstone Architecture |
| Application Type: | OCP Amendment, Rezoning and Development Permits |
| Project Description: | A seven-storey mixed use commercial/residential building and a rooftop garden with enclosed and open spaces, with o 885 $m^2$ (9,525 $ft^2$) of commercial space over first two floors and 3,472 $m^2$ (37,379 $ft^2$) of residential space over four upper floors with 48 market rental apartments, and FSR of 2.63 |
| Development Permit Area: | Development Permit Area 2 (DPA2) – Moody Centre Heritage Conservation Area (HCA)<br><br>Development Permit Area 5: Hazardous Conditions |
| Application Number: | ORD00006 |
| Address: | 2331- 2335 St. Johns Street |
| Existing Zoning: | General Commercial (C3)- Eastern lot (lot 2335)<br><br>Medium Density Townhouse Residential (RM4)- Western lot (lot 2331) |
| Proposed Zoning: | Comprehensive Development (CD) zone (CD97) |
| Existing OCP Designation: | Mixed Use – Moody Centre (4 storeys) – Eastern lot<br><br>Multi-Family Residential (3 storeys) – Western lot |

Surrounding Development:

| | Zoning Designation | OCP Designation |
|---|---|---|
| North | - General Commercial (C3)<br>- Comprehensive Development Zone 14 (CD14) | - Mixed Use – Moody Centre<br>- Multi-Family Residential |
| East | - Service Station Commercial (C4) - Currently Shell Gas Station | - Mixed Use – Moody Centre |
| South | - Single-Detached Residential (RS1) | - Single-Family Low Density |
| West | - Medium Density Townhouse Residential (RM4)-<br>(Currently a protected heritage property) | - Multi-Family Residential |

**Development Statistics:**

| | **Proposed Development** |
|---|---|
| Number of Residential Units: | 48 market rental apartments<br>with 8 studios, 21 one-bedroom units- 12 two-bedroom and 7 three-bedroom units |
| Density: | FSR 2.63 |
| Height: | Seven-storeys and a rooftop garden that has enclosed and open spaces- Considered 8-storeys based on BCBD- 27.7 m (90'-11") |
| Parking<br>Resident:<br>Visitor:<br>Commercial Loading: | (Total 81)<br>53<br>5<br>23 |
| Bicycle Parking: | 73 long term and 6 short term stalls for residential<br>1 long term and 6 short term for commercial portion |

PORT MOODY
CITY OF THE ARTS

# Sustainability Report Card
## Mixed Use Projects

Version 1.1, August 2022

## 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 | 2. Economic 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. | 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 | 4. Social 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. | Social sustainability is about inclusive and resilient societies that understand what citizens need from the places where they live, work and play and where citizens feel supported in their well-being and are encouraged to evolve. Social sustainability combines physical design with support mechanisms to enhance social liveability, amenities, and systems that actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities promote diversity, equity and inclusion, foster connectivity and provide a high quality of life. |

## Process

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

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

   At each of these marking intervals Planning staff will review the Report Card for completeness and accuracy and forward to staff in various departments for marking. Staff will make comments, determine a score, and provide the applicant an opportunity to revise the Report Card. The score and comments will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council.
4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability Report Card is maintained in the development file and a copy is provided to the City's Building Division.

## Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. Make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met where appropriate.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects. In this case, select N/A and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- Key terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section in each criteria for links to web-based resources relevant to measures in the Sustainability Report Card.

## Scoring

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

## Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the information required for a typical development application. However, to ensure accountability, the City may request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability criteria. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

## Public Information

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

## Property and Applicant Information

**Applicant:** 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 ($m^2$):** 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** 0 **/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

**Enforcement**

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

**Staff comments**

**Score** 2 **/2**

## C3

(2 points possible)

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

■ **Yes**

☐ **No**

☐ **N/A**

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

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 **/2**

Attachment 11

## 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** 0 /3

### C7

(3 points possible)

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

- ☐ Yes
- ☐ No
- ■ N/A

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

**Address:**_____

**Enforcement**

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

**Staff comments**

Applicant has selected N/A

**Score** 0 /3

## C8

(3 points possible)

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

- ☐ Yes
- ■ No
- ☐ N/A

**Enforcement**

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

**Staff comments**

Score 0 /3

## C9

(2 points possible)

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

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

- ☐ Yes
- ■ No
- ☐ N/A

**Resources**

*Conservation of Historic Places in Canada:* historicplaces.ca

**Enforcement**

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

**Staff comments**

Score 0 /2

## C10

(2 points possible)

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

- ☐ Yes
- ■ No
- ☐ N/A

**If yes, please explain:** *(up to 2 points)*

**Enforcement**

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

**Staff comments**

**Score** 0 /2

## C11

(2 points possible)

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

- ☐ Yes
- ■ No
- ☐ N/A

**Resources**

Heritage Register

**Enforcement**

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

**Staff comments**

**Score** 0 /2

## C12

(2 points possible)

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

☐ Yes

■ No

**If yes, please explain:** *(up to 2 points)*

**Enforcement**

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

**Staff comments**

**Score** 0 /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/foliage *(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** 5 /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** 0 /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 incorpcrated 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 avariety of storefront widths through combining individual units" applicant is proposing grocery store but nothing more. Please clarify

**Score** 4 **/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** 4 /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** 0 **/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** 3 **/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** 2 /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** 0 /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** 0 **/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**

Attachment 11

## 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** 2 /3

**Total Economic Sustainability Pillar Points =** 38 /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 $m^2$ per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)

Medium Canopy Trees provide 50 $m^2$ per tree (e.g., Evergreen magnolia, Honey locust)

Small Canopy Trees provide 25 $m^2$ 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**

Attachment 11

## 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 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 (metrovancouver.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 ($m^2$): _____
- ☐ 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** 3 **/15 or 6**

Attachment 11

## EN4

(10 points possible)

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

☐ **Yes**

■ **N/A**

**If yes:**

i. **What is the designation of the ESA?**

ii. **What are the means of ESA protection?** **(up to 8 points)**

- ☐ Dedication *(3 points)*
- ☐ Covenant *(1 point)*
- ☐ Monitoring *(up to 2 points)*
- ☐ Other – please explain: *(up to 2 points)*

iii. **How is the ESA being improved?** ***(up to 2 points)***

**Resources**

Official Community Plan Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines

**Enforcement**

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

**Staff comments**

Applicant has selected N/A

**Score** 0 **/10**

## EN5

(5 points possible)

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

■ **Yes**

☐ **No**

**If yes, check all that apply:** ***(up to 5 points)***

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

**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 conditonal

**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**

Attachment 11

## 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** 0 /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 /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 steppec 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 /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** 0 /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 0 /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 4 /12

Attachment 11

## 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 kg$CO_2$e/m²)*

■ **Yes**

☐ **No**

**If yes:**

**Check all that apply:** ***(up to 10 points)***

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

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

- over the building's estimated lifespan: _____
- in kg$CO_2$e/m²: _____

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

### Resources

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

CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum

lcm-public-sector-guide.pdf (gov.bc.ca)

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

Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]

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

Carbon Smart Materials Palette [Architecture 2030]

Athena Impact Estimator

Environment Agency's Carbon Calculator for Construction Activities

eTool

One Click LCA

Tally

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

### Enforcement

- Commitment will be secured through Section 219 Covenant.

**Staff comments**

**Score** 5 /11

Attachment 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** 0 /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:** ***(up to 8 points)***

- ■ 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 /8

Attachment 11

## 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** 2 **/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** 2 **/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 ($m^2$):**

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

**Total Environmental Sustainability Pillar Points = 75 /172**

# 4. Social Sustainability

## S1

(30 points possible)

**Does the project provide voluntary amenities?**

- ■ Yes
- ☐ No
- ☐ N/A *(select if making contribution to the City's amenity reserve)*

**If yes:**

**Check all that apply:** *(up to 15 points)*

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

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**

Attachment 11

## 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)*

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

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

Examples include:

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

**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** 0 /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** 0 /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

Attachment 11

## 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

Attachment 11

## 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

Attachment 11

## 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** 0 /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** 1 /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)*

-ÃÃÃDocuments 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** 0 /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 /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** 0 /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** 2 /3

**Total Social Sustainability Pillar Points =** 64 **/165**

## Glossary of Terms

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

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

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

**ACH:** Air changes per hour.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Greenfield:** Undeveloped land in a city or rural area either used for agriculture or landscape design or left to evolve naturally. These areas of land are usually agricultural, or amenity properties being considered for urban development.

**Greyfield:** Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

**Greywater:** Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

**Habitat corridor**: Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

**Heat island effect:** Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun's heat, causing surface temperatures and overall ambient temperatures to rise.

**Heritage rehabilitation**: The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

**Heritage restoration:** Returning a historic place back to how it looked at any time in its past.

**Invasive plant species:** An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

**Light pollution**: Brightening of the night sky caused by streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

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

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

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

**Non-market rental housing**: Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

**On-site power generation:** The ability to generate power without transporting it from its source to where it can be utilized.

**On-site renewable energy generation**: The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.

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

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

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

**Passive design:** An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

**Public space**: A social space that is generally open and accessible to people.

**R-2000-Certified New Home:** Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

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

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

**Smart technology:** Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

**Statement of significance:** The first essential step in any conservation project, which involves identifying and describing the character-defining elements; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

**Streetscape:** The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

**Storm water management plan**: The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

**Transit oriented development (TOD):** A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for walkability.

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

**Universal access**: This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

**Urban infill**: An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

**Urban forest:** The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.

**Urban vitalization**: The urban planning process of rehabilitating a place or "taking a place to a higher level" using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community's assets, most often in accordance with approved City plans.

**Viewscape:** The natural and built environment that is visible from a viewing point.

**Walkability**: The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

**Xeriscaping**: Refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

# Considered at the September 10, 2024, Regular Council meeting













# Considered at the September 10, 2024, Regular Council meeting













# Considered at the September 10, 2024, Regular Council meeting

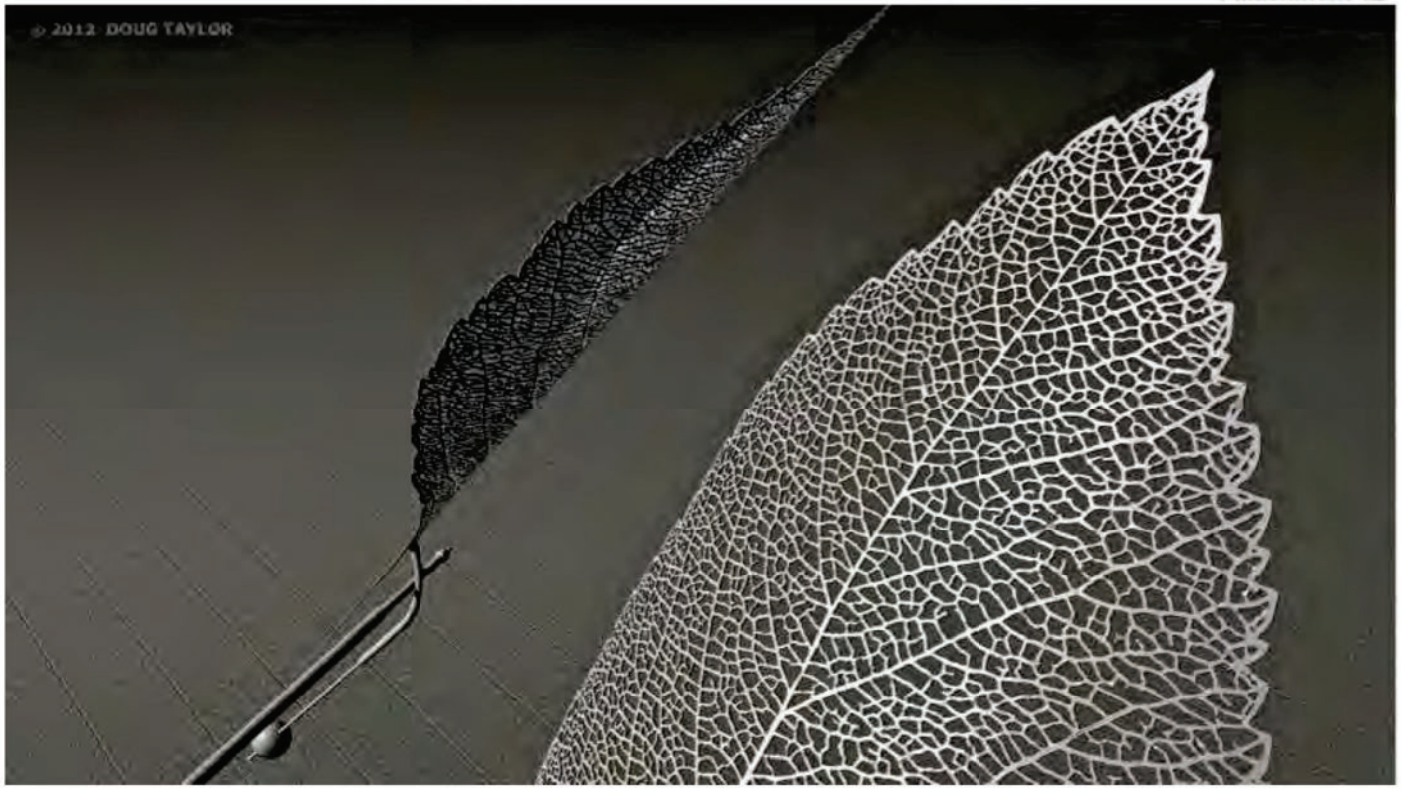




Considered at the July 23, 2024, Regular Council meeting








As metaphor, I chose to represent the vascular anatomy of the leaf for it's potency as a renewable energy system of incredible efficiency. Clearly the ability to photosynthesize water,sunlight and CO2 into stored carbon energy while expiring oxygen to balance the biosphere is a process that enables our survival. The leaf is a biological converter of immense capacity. It feeds us ,it keeps us warm and puts gas in our tank!

https://vimeo.com/417304009

# Considered at the September 10, 2024, Regular Council meeting

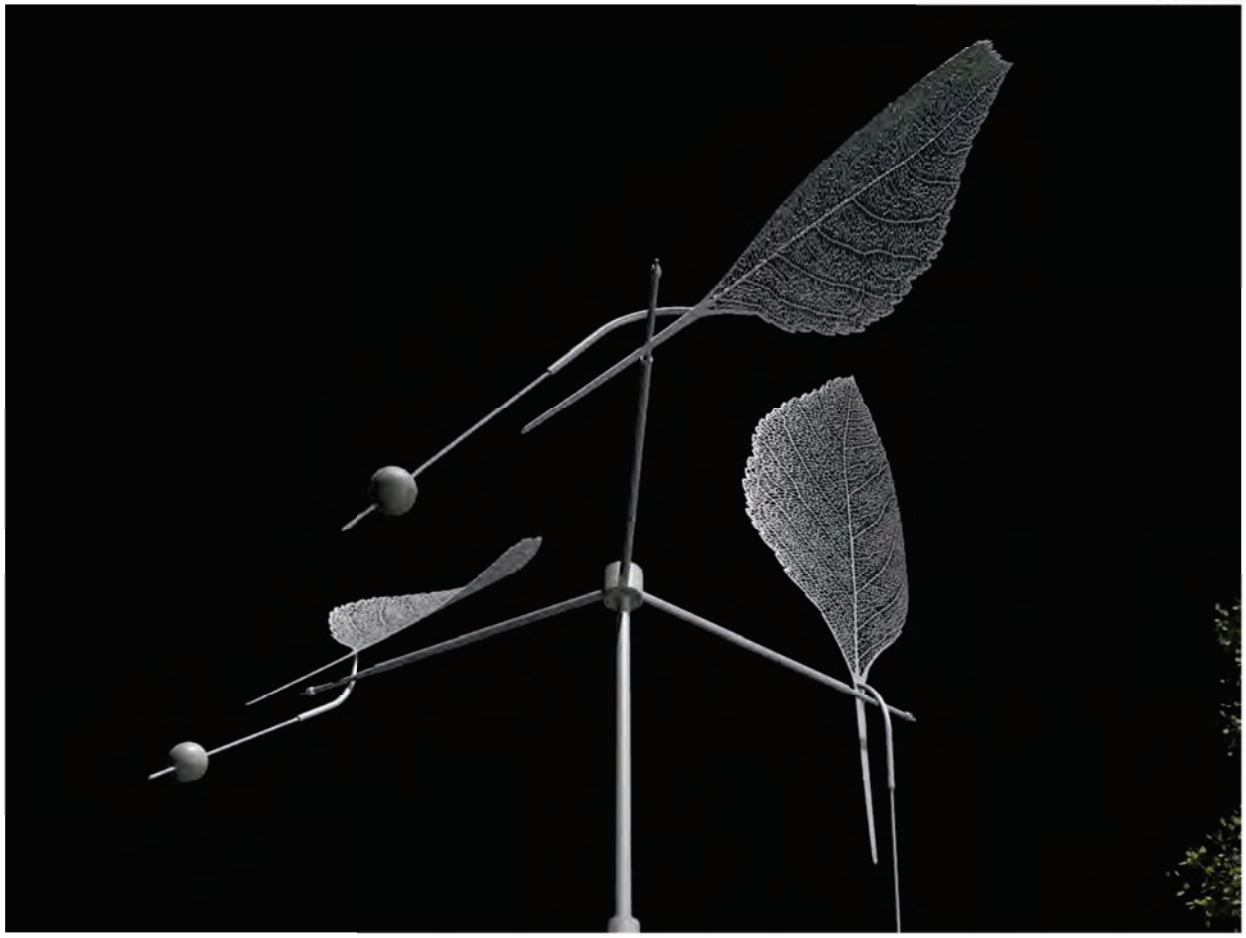












These sails catch the breeze and rotate the turbine. I have been testing a model of *Air Leaf Mobile* for the past 4 years. In strong winds the sails self govern by rotating 360 degrees...they perform a delightful dance in the breeze.

https://vimeo.com/245775671

Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting







Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting



Attachment 12



# City of Port Moody

## Bylaw No. 3472

A Bylaw to close a portion of Queens Street.

WHEREAS pursuant to s. 40 of the *Community Charter*, Council may adopt a bylaw to close a portion of a highway to traffic and remove its dedication as highway;

AND WHEREAS notice of adoption of this Bylaw has been published in accordance with City of Port Moody Public Notice Bylaw, 2023, No. 3430 prior to adoption and Council has provided an opportunity for persons who consider they are affected to make presentations to Council;

NOW THEREFORE, the Council of the City of Port Moody enacts as follows:

### 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472".

### 2. Legal Description

2.1 That the 216.9m$^2$ area shown in heavy black outline and identified as Parcel A on Reference Plan EPP139218, a copy of which is attached hereto as Schedule "A" and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as highway is removed.

### 3. Authorization

3.1 The Mayor and Corporate Officer are hereby authorized to execute all documentation necessary to give effect to the provisions of this Bylaw, including the plan attached hereto.

### 4. Attachments and Schedules

4.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Reference Plan EPP139218.

### 5. Severability

5.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

DRAFT

**Read a first time** this ___ day of _____, 2024.

**Read a second time** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

M. Lahti
Mayor

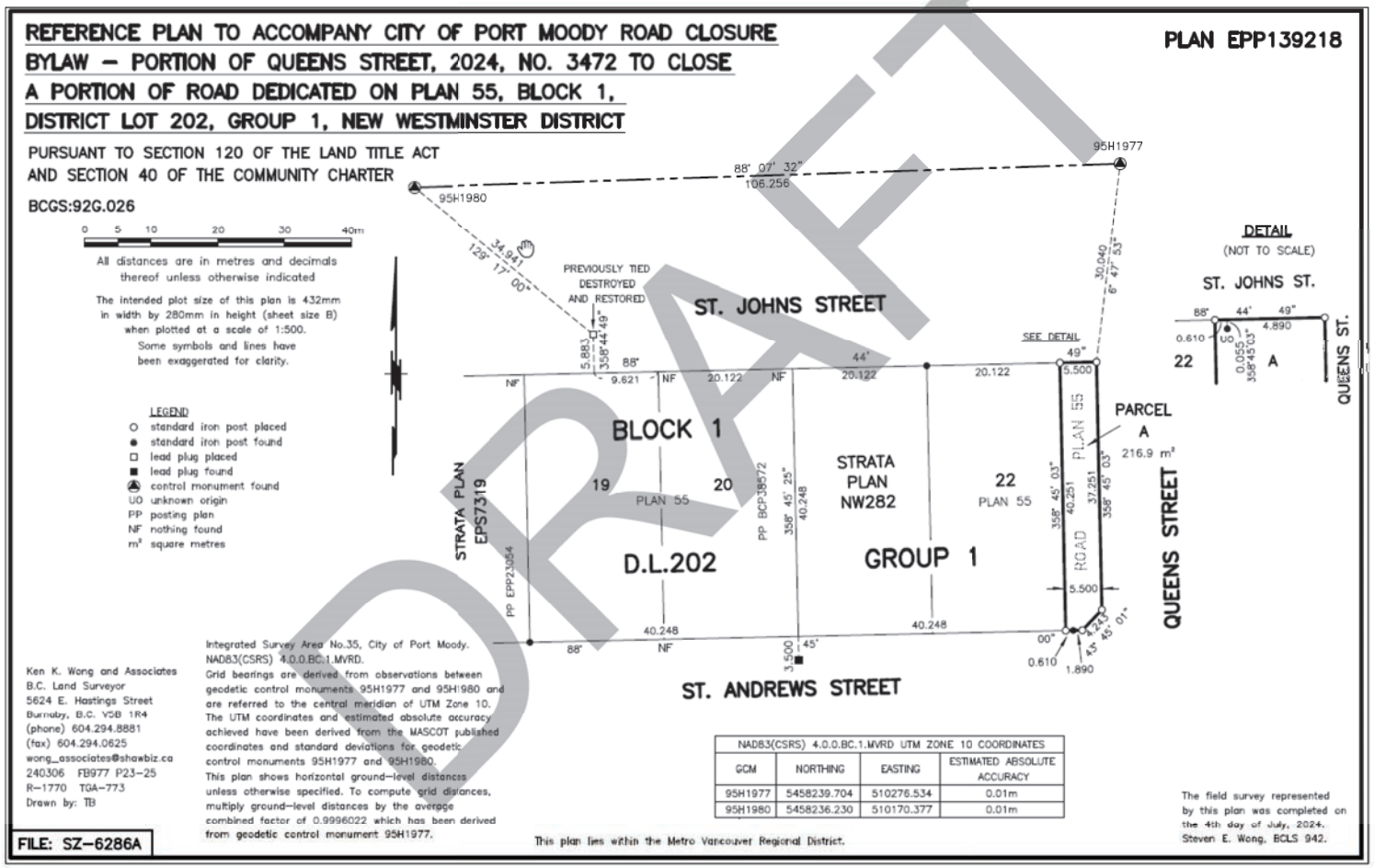
S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3472 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Schedule A to Bylaw No. 3472
Reference Plan EPP139218



PORT MOODY
CITY OF THE ARTS

Attachment 14
100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

# 2331–2335 St. Johns St. Development Application

## UPDATE 1: Public input received on Engage Port Moody from August 8, 2023 to June 26, 2024

*This encompasses the period from the day the project launched on engage.portmoody.ca to the day the report was pulled for Council input. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been removed where indicated by "[omitted]".*

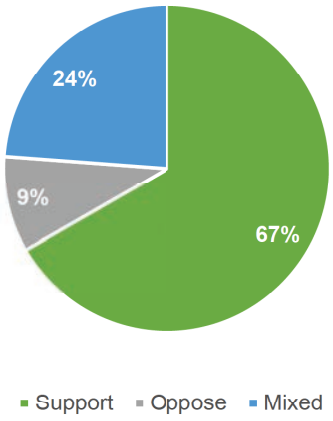
## Engagement highlights

Highlights of project engagement to date:

- **21 engaged participants** contributed to one or more feedback tools
- **134 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **341 aware visitors** viewed this project page

## What is your overall feedback on this development application?

| | Support | Oppose | Mixed |
|---|---|---|---|
| **From launch until second reading:** Aug 8, 2023 to June 26, 2024 | 14 | 2 | 5 |



**Comments 1 through 13 were included in the first public engagement summary shared with Council at early input**

## Comments

1. Fully support this development

2. Looks Great and a retail food store is needed for this area.

3. This proposal should be approved as is. It meets the long term vision of OCP and suspect the new OCP will have higher density/storeys on St. John's street. The City should consider changing St. Andrews street to one way westbound direction. This would discourage the rat runners that use it when traffic is backed up on St. John's and encourage residents of this development to use future light at elgin. This section of St. Andrew is currently very dangerous for two way traffic due to blind hill and parked cars.

4. Overall I am in favour of this development application. There are a few things I would like to point out:

   1) How has the developer and/or the city evaluated how this may impact the traffic flow along St. Andrews Street, in particular from Kyle Street? The street goes through a parking lot for the PoMo Arts Center/Kyle Center and increased traffic will make this area unsafe. Even with the current traffic volume, it can be a bit sketchy walking from the parking lot to the Arts Center. Albeit, this is only during certain times of the day (such as when a class or camp is about to begin or end) it increases the risk for patrons.

   2) Accessibility concerns

   a) The report shows that there will be 2 disability stalls for the residential building and 1 disability stall for the retail space. Is this enough? With an aging community, there will be more individuals with the needs for disability stalls. Will you be able to add more after the fact? How will this be addressed?

   b) The concept drawings of the building from St.Johns' street looks amazing. I understand that there will be stairs so that people can access the store from the street level. Will there be a slope for those with mobility issues or with strollers? Or are these individuals expected to get into the store from the parking lot from which there is direct store access (I understand that it is easy to access the parking lot from the store with a shopping buggy so I am assuming it is accessible). If there is no slope. and individuals with mobility scooters/wheelchairs/strollers are supposed to use the parking lot entrance, is this area going to get busy or congested with shoppers and cars? Will it be safe for them? It just doesn't seem as convenient for them and thus seems like they are an after thought rather being completely inclusive and barrier free for them.

   Thank you for taking the time to read this.

5. Love the idea of Bosa moving in and a few cafes what I don't want to see are Canibus stores nor SRO housing I am ok with this provided the structures are not higher than six stories i worry with all this development mountain views will be gone

   To add has anyone considered things like an already too busy hospital? With all this development happening with this new council have you considered the fact we already have hospital doctor shortages ?

6. ABSOLUTELY NO WAY SHOULD THIS GO FORWARD, WE ARE EXPLODING AT THE SEAMS AS IT IS. FIX THE INFRASTRUCTURE FIRST!

7. This proposal is exactly the kind of development needed in downtown Port Moody. It addresses the housing shortage in the region by building homes. Moreover, it is walking distance from Moody Centre Station, and adds more retail to the area, allowing people to live car-free or car-light, which is an essential response to the current climate emergency. Including bicycle parking in the proposal is a nice feature.

8. Good addition to this neighbourhood as it needs a grocery store in vicinity. Also like the rental apartments aspect of this development.

9. This area desperately needs a greengrocer, not another boutique drygoods shop that will compete with local european and latin markets. There are many people in this area who need to drive to buy fresh fruit and vegetables, and the inclusion of a greengrocer would make a big positive impact on the area's status as a "fresh food desert".

10. Have you done the math? It already takes 45 minutes to get across from the barnet to the fire station in traffic jams every single day.

    Most people drive to work, and hoping people might one day take the train is ridiculous. They all drive to get groceries and other activities. The traffic is already insane.

    Please don't make us have to move out of Port Moody because the traffic is worse here than in Toronto.

11. I love the plan and I think it will make Port Moody more lively and attractive.

12. This area is on a busy road near the Skytrain and higher density makes sense here. I would rather higher density here than on the shireline

13. Very much need the grocery store - dislike the cinder block style - slender towers better

**Comments 14 through 21 have been received since the first public engagement summary was shared with Council at early input**

14. I think this is a great idea commercial space for example grocery / food store etc in this building. Port Moody is down to one real grocery store Thrifty's Very disappointed IGA has moved out

15. This looks great. Appropriately sized in the neighbourhood with a much needed ammenity.

16. I think it is an excellent application.

    The use is perfect - retail on ground floor and apartments above.

    Architecture is nice. Symmetry and balance is appreciated, will improve the streetscape a lot.

    Well done!

17. Great to have a grocery store in an area where there has not been previously and greatly needs...however...we do NOT need a specialty shop....We need a proper grocery store where people can WALK to for all grocery needs.

18. I do not think this proposal meets the goals for affordable housing. I like the building design and the mixed-use with commercial on the bottom. However, there are no below-market units included in this building. That is not appropriate and does not fit with what the community needs. Also, the proposed 400 sq ft studios are inappropriately small, that is not a real living space. They have tried to cram too many units into the building.

19. Looks good! Big fan of mixed use development. We need more affordable / non-market housing, though. Also the parking space is excessive.

20. I think that this proposal adds value to the community because it provides access to groceries for people in this area of St. Johns. I also think that it enriches the cultural community by having an ethnic grocery store that focuses on real, fresh foods and not junk food. I like the look or the building. More parking would be my only tweak to this proposal.

21. The area/community desperately needs a grocery store.

Considered at the September 10, 2024, Regular Council meeting





Considered at the July 23, 2024, Regular Council meeting



# Memorandum

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) has been revised to reduce the minimum number of the off-street residential parking spaces from 53 to 48. With this adjustment, the total number of 81 proposed parking spaces remains unchanged. The change aims to provide more flexibility to allocate parking between residential, visitor, and commercial spaces. Despite the reduction, the residential portion will still maintain one (1) parking stall per dwelling unit.

The following resolutions are recommended:

**THAT the on-table memo dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be received for information;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time, as presented in the on-table memo received at the July 23, 2024, Regular Council meeting.**

Attachment(s)

1. Draft Bylaw No. 3470 (Rezoning).

# City of Port Moody

## Bylaw No. 3470

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way.

The Council of the City of Port Moody enacts as follows:

## 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)".

## 2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937, is amended by rezoning the following lands from Medium Density Townhouse Residential (RM4) to Comprehensive Development Zone 97 (CD97):

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

as shown on the map in Schedule A of this Bylaw.

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2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the following land from General Commercial (C3) to Comprehensive Development Zone 97 (CD97):

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the 5.5-metre-wide portion of Queens Street right-of-way from unzoned to Comprehensive Development Zone 97 (CD97) as shown on the map in Schedule A of this Bylaw.

2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD97 to Schedule D:

**"CD97. Comprehensive Development Zone (CD97)**

**CD97.1 Intent**

The intent of this zone is to accommodate a six-storey mixed-use commercial/residential development with a rooftop garden on the subject lands.

**CD97.2 Permitted Uses**

The following uses are permitted:

| | CD97 Zone |
|---|---|
| a. Principal Use | i. Assembly<br>ii. Child Care<br>iii. Civic<br>iv. Commercial Athletic and Recreation<br>v. Community Care<br>vi. Office<br>vii. Personal Service<br>viii. Restaurant<br>ix. Retail Food Service<br>x. Retail<br>xi. Multi-Residential, limited to Market Rental |
| b. Secondary Use | i. Home Occupation – Type A |

**CD97.3 Conditions of Use**

(a) Due to the sloping nature of the site, the lowest commercial level of the Building facing St. Johns Street is a "basement" by Zoning Bylaw definition.

(b) Commercial uses are only permitted on the ground floor along St. Johns Street and the mezzanine of the Building.

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**CD97.4** **Lot Coverage**

The maximum permitted lot coverage shall be 90.5%.

**CD97.5** **Residential Density**

No more than 48 market rental residential dwelling units shall be permitted.

**CD97.6** **Floor Area Ratio (FAR)**

The Floor Space Ratio permitted in the CD97 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and the maximum permitted Floor Area Ratio shall be 2.63 based on the developable site area, including the road allowance as shown in schedule A.

**CD97.7** **Building Height**

(a) Building height shall not exceed 6 storeys, excluding basement and all roof projections.

(b) The maximum height of the Building shall not exceed 23.5m, including enclosed rooftop common amenity structure and all rooftop projections.

**CD97.8** **Setbacks**

(a) Front: 0m;
(b) Rear: 0m;
(c) Exterior Side: 1.1m; and
(d) Interior Side: 1.3m.

**CD97.9** **Parking, loading, and Bicycle Parking**

(a) A minimum of 81 off-street Parking Spaces shall be provided for all uses combined, with minimum 48 residential designated parking spaces, minimum 22 commercial ones, and at least 5 visitor-designated parking spaces;
(b) A minimum of 73 Long-Term Bicycle Parking Spaces.
(c) 6 Short-Term Bicycle Parking Spaces shall be provided for residential portion.
(d) 1 Long-Term Bicycle Parking Spaces and 6 Short-Term Bicycle Parking Spaces shall be provided for commercial portion.
(e) One vehicular access shall be permitted from Queens Street for commercial area.
(f) One vehicular access shall be permitted from St. Andrews Street for residential area.
(g) A minimum of one loading bay shall be provided for commercial area.

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**CD97.10** **Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD97.11** **Common Amenity Space**

Amenity spaces in the CD97 Zone shall be in accordance with the following:

(a) Common Amenity Structures on the rooftop of the building shall not count as a Storey.
(b) Outdoor Common Amenity Spaces shall not be located within the setbacks.
(c) The maximum amount of indoor rooftop amenity area is 132.85m$^2$.
(d) The maximum amount of outdoor rooftop amenity area is 363.81m$^2$.
(e) Common amenity structures (including both enclosed and unenclosed area) on the rooftops of the building, excluding roof circulation, shall be limited to a combined total of no more than 50.85% of the Floor Area of the Storey below.
(f) The enclosed portion of the rooftop common amenity area shall not occupy more than 13.60% of the Floor Area of the Storey below, excluding roof circulation.
(g) Notwithstanding the above, a separate outdoor amenity space dedicated for a children's play area shall be provided in the minimum amount of 128.76m$^2$.".

## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map.

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this ___ day of _____, 2024.

**Read a second time** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

DRAFT

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3470 of the City of Port Moody.

S. Lam
City Clerk

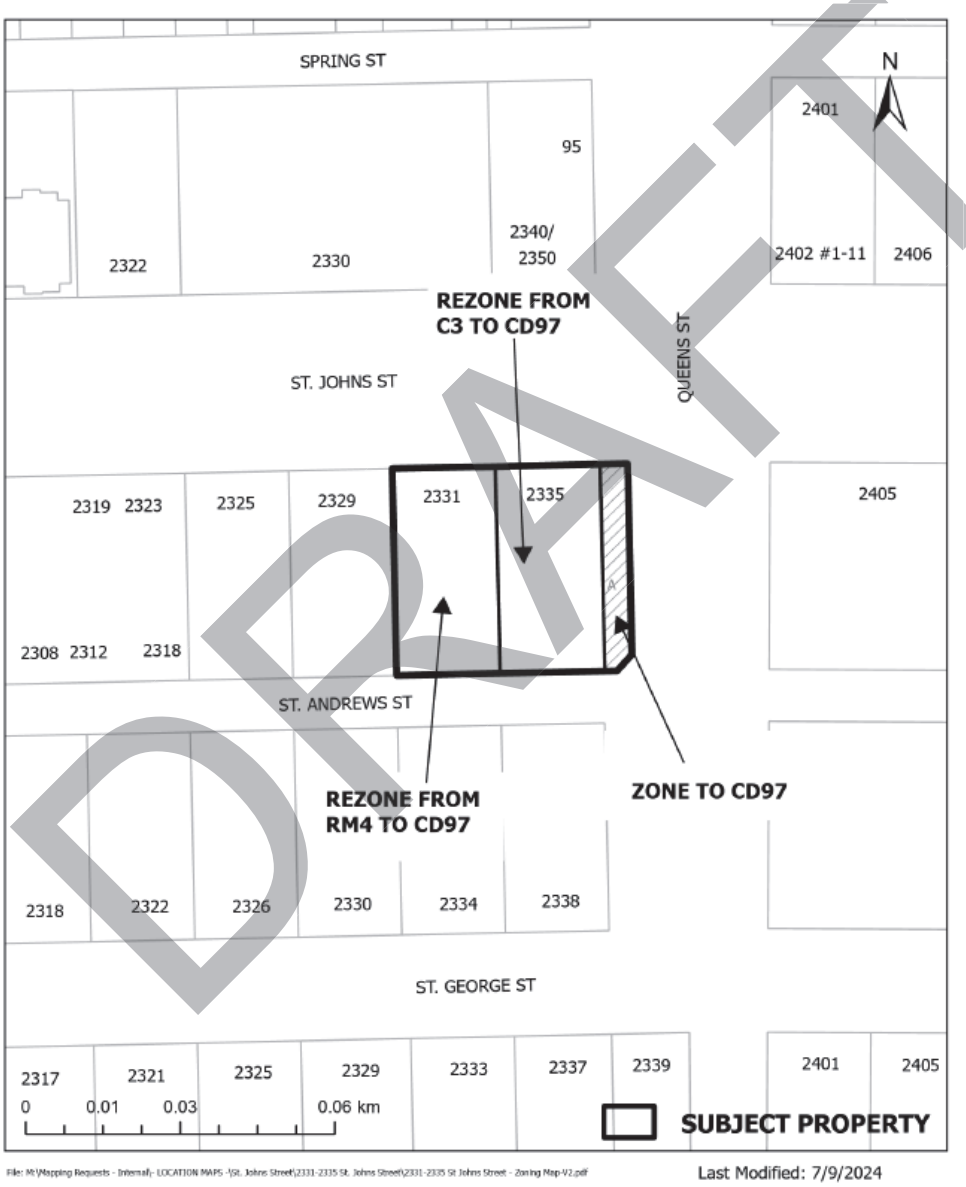
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**Schedule A – Location Map**

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97).

_____

Corporate Officer




DRAFT

Considered at the September 10, 2024, Regular Council meeting





Considered at the September 10, 2024, Public Hearing

# Memorandum

Date: September 10, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Follow-up to July 23, 2024, Council Resolution – 2331-2335 St. Johns Street

At the Regular Council Meeting on July 23, 2024, Council passed the following resolution:

> *RC24/171-174*
> THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a first and second time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472;
>
> AND THAT the on-table memo dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be received for information;
>
> AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time, as presented in the on-table memo received at the July 23, 2024, Regular Council meeting;
>
> AND THAT Bylaw No. 3470 and Bylaw No. 3471 be referred to Public Hearing;
>
> AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be read a first, second, and third time;
>
> AND THAT staff work with the applicant to make some two-bedroom units adaptable;
>
> AND THAT staff work with the applicant to improve pedestrian and traffic safety to the west on St. Andrews Street, potentially including extending the width of the road beyond the western property line.

For Council's information, staff are providing the following summary of their subsequent discussions with the applicant regarding adaptable units (clause 6 above) and road widening (clause 7 above):

**Adaptable Units**
Following a detailed review, the applicant has proposed converting eight (8) 1-bedroom adaptable units into regular "1-bedroom with dens" and converting eight (8) of the 2-bedroom regular units into adaptable dwellings. This approach maintains the overall number and percentage of adaptable units, ensuring compliance with existing requirements.

Attachment 3

# Considered at the September 10, 2024, Public Hearing

**Road Widening**

Engineering staff coordinated with the developer to explore the options for potentially widening St. Andrews Street, from the western edge of the Bosa Foods development frontage to the eastern boundary of the adjacent newer development. After initial discussions considering both pedestrian and traffic safety, the applicant proposed different scenarios, with road width options ranging from minimum of 5.2 metres to maximum of 6.5 metres. Following further analysis, staff agreed that the 6.5-metres option is not feasible due to existing site constraints. However, a minimum widening to 5.5 metres from the current 4.5 metres within this section was deemed achievable. Further detailed design will be explored during the detailed design phase of Servicing Agreement. The applicant provided the City with a cost estimate of around $100,0000.00 for this purpose. They expressed their willingness to design and manage the adjacent works at their own expense, covering the design and supervision, but they decline to contribute financially to the actual improvements.

*This memo is provided for information only.*

**Report Approval Details**

| | |
|---|---|
| Document Title: | Follow-up to July 23, 2024, Council Resolution – 2331-2335 St. Johns Street.docx |
| Attachments: | |
| Final Approval Date: | Aug 30, 2024 |

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Aug 28, 2024

Michael Olubiyi, Manager of Development Planning - Aug 28, 2024

Kate Zanon, General Manager of Community Development - Aug 29, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 29, 2024

Lindsay Todd, Manager of Communications and Engagement - Aug 30, 2024

Tyson Ganske, Manager of Financial Planning, for Paul Rockwood, General Manager of Finance and Technology - Aug 30, 2024

Kate Zanon, General Manager of Community Development, for Anna Mathewson, City Manager - Aug 30, 2024

Considered at the September 10, 2024, Regular Council meeting



Attachment 4

# City of Port Moody

## Bylaw No. 3471

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys.

The Council of the City of Port Moody enacts as follows:

## 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way)".

## 2. Amendments

2.1 The Official Community Plan Overall Land Use Plan – Map 1 in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended as indicated on Schedule A of this Bylaw, to change the land use designation of the following properties from Multi-Family Residential to Mixed Use – Moody Centre:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

DRAFT

2.2 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the maximum number of storeys permitted from three and four to six for the following properties as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

2.3 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by designating the maximum number of six storeys for the 5.5-metre-wide portion of Queens Street right-of-way as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C.

## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map
- Schedule B – Map 11 – Evergreen Line Sub-Areas Map
- Schedule C – Detail Map

DRAFT

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this 23rd day of July, 2024.

**Read a second time** this 23rd day of July, 2024.

**Public Hearing held** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3471 of the City of Port Moody.

S. Lam
City Clerk

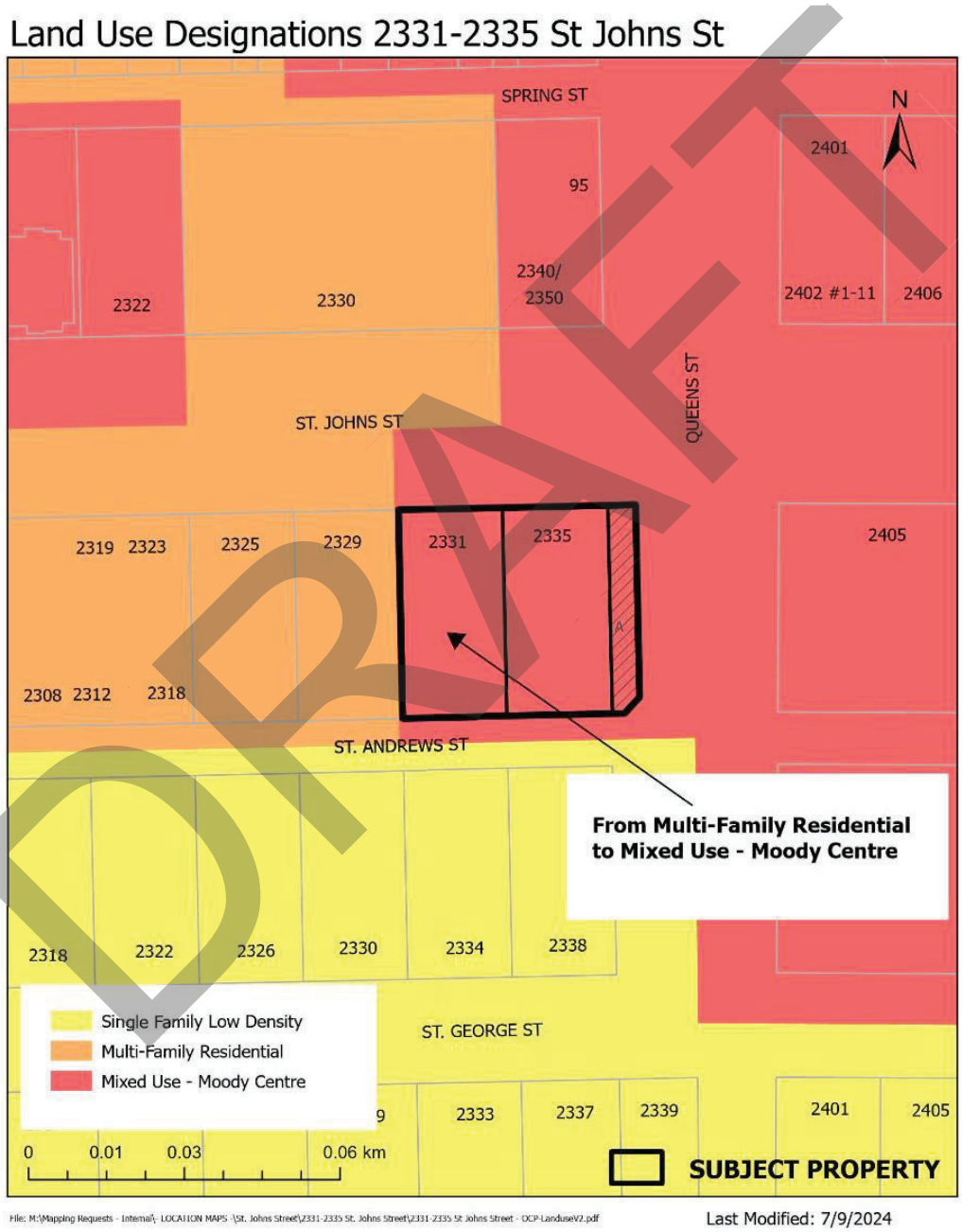
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Attachment 4

Schedule A to Bylaw No. 3471 – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way).

_____
Corporate Officer



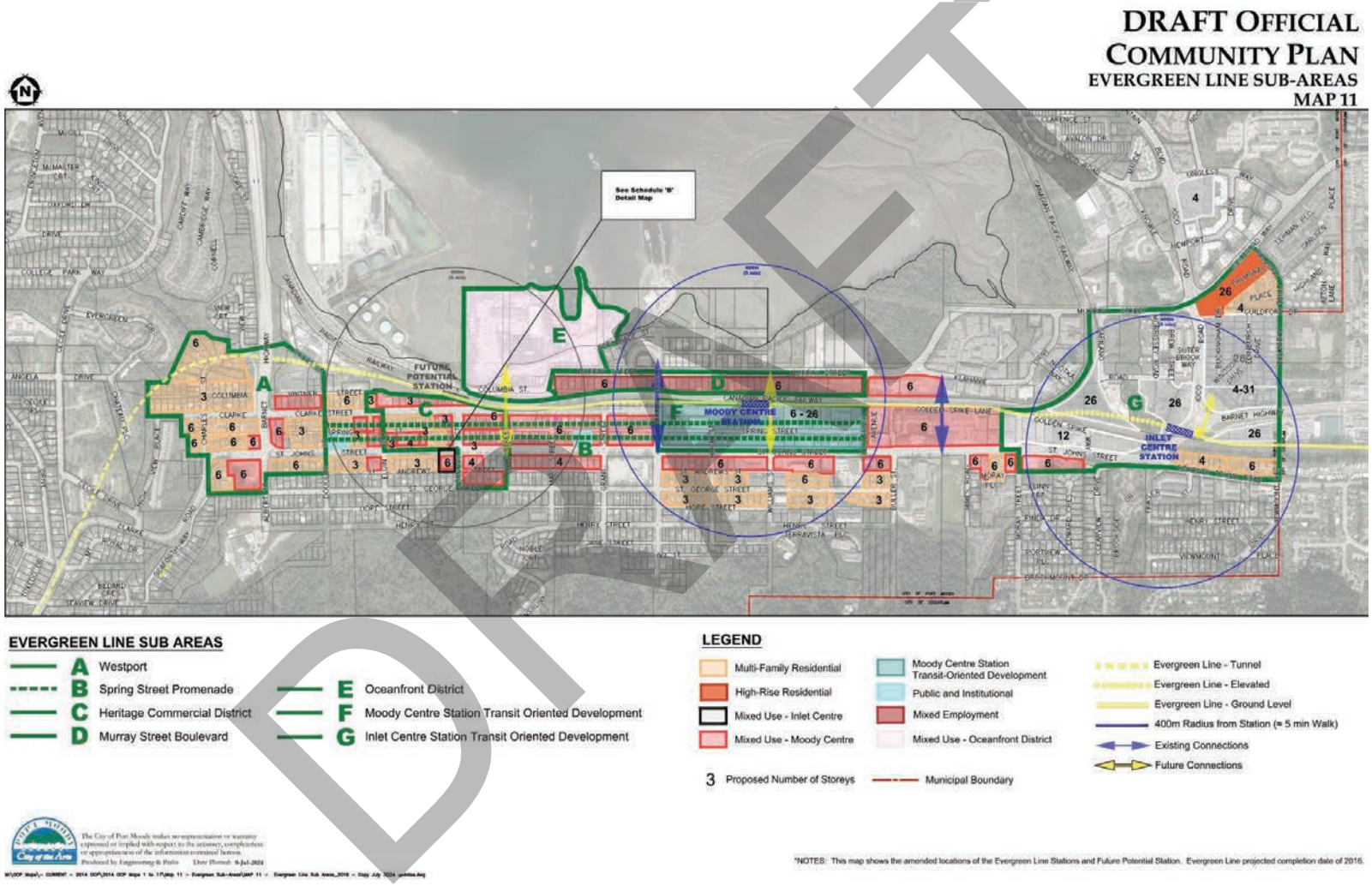

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# Considered at the September 10, 2024, Regular Council meeting



Attachment 4

Schedule B to Bylaw No. 3471



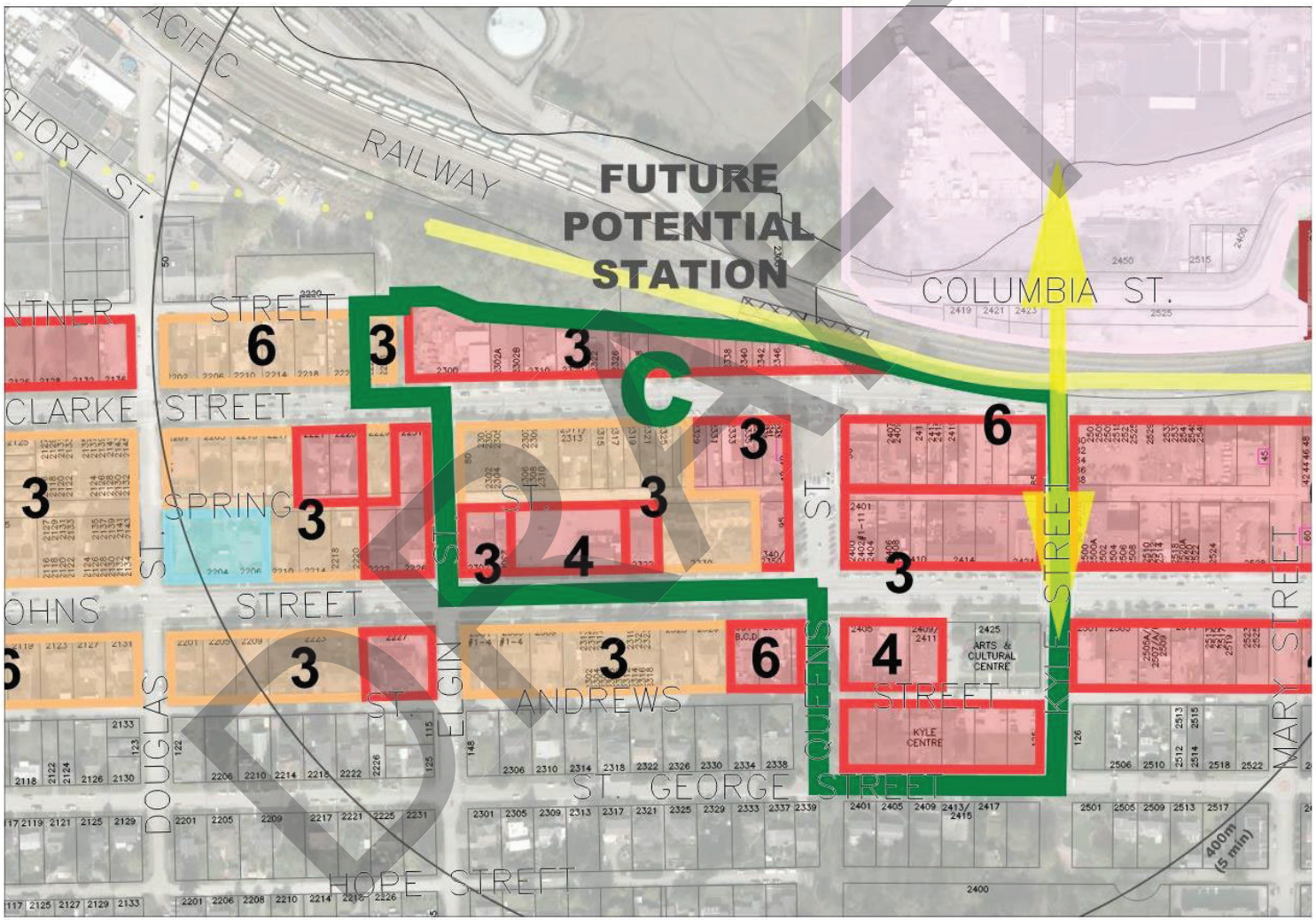

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# Considered at the September 10, 2024, Regular Council meeting



Attachment 4

Schedule C to Bylaw No. 3471 – Detail Map



City of Port Moody

## Bylaw No. 3470

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way.

The Council of the City of Port Moody enacts as follows:

## 1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)".

## 2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937, is amended by rezoning the following lands from Medium Density Townhouse Residential (RM4) to Comprehensive Development Zone 97 (CD97):

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

as shown on the map in Schedule A of this Bylaw.

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2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the following land from General Commercial (C3) to Comprehensive Development Zone 97 (CD97):

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the 5.5-metre-wide portion of Queens Street right-of-way from unzoned to Comprehensive Development Zone 97 (CD97) as shown on the map in Schedule A of this Bylaw.

2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD97 to Schedule D:

**"CD97. Comprehensive Development Zone (CD97)**

**CD97.1 Intent**

The intent of this zone is to accommodate a six-storey mixed-use commercial/residential development with a rooftop garden on the subject lands.

**CD97.2 Permitted Uses**

The following uses are permitted:

| | CD97 Zone |
|---|---|
| a. Principal Use | i. Assembly<br>ii. Child Care<br>iii. Civic<br>iv. Commercial Athletic and Recreation<br>v. Community Care<br>vi. Office<br>vii. Personal Service<br>viii. Restaurant<br>ix. Retail Food Service<br>x. Retail<br>xi. Multi-Residential, limited to Market Rental |
| b. Secondary Use | i. Home Occupation – Type A |

**CD97.3 Conditions of Use**

(a) Due to the sloping nature of the site, the lowest commercial level of the Building facing St. Johns Street is a "basement" by Zoning Bylaw definition.

(b) Commercial uses are only permitted on the ground floor along St. Johns Street and the mezzanine of the Building.

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**CD97.4 Lot Coverage**

The maximum permitted lot coverage shall be 90.5%.

**CD97.5 Residential Density**

No more than 48 market rental residential dwelling units shall be permitted.

**CD97.6 Floor Area Ratio (FAR)**

The Floor Space Ratio permitted in the CD97 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and the maximum permitted Floor Area Ratio shall be 2.63 based on the developable site area, including the road allowance as shown in schedule A.

**CD97.7 Building Height**

(a) Building height shall not exceed 6 storeys, excluding basement and all roof projections.

(b) The maximum height of the Building shall not exceed 23.5m, including enclosed rooftop common amenity structure and all rooftop projections.

**CD97.8 Setbacks**

(a) Front: 0m;
(b) Rear: 0m;
(c) Exterior Side: 1.1m; and
(d) Interior Side: 1.3m.

**CD97.9 Parking, loading, and Bicycle Parking**

(a) A minimum of 81 off-street Parking Spaces shall be provided for all uses combined, with minimum 48 residential designated parking spaces, minimum 22 commercial ones, and at least 5 visitor-designated parking spaces;
(b) A minimum of 73 Long-Term Bicycle Parking Spaces.
(c) 6 Short-Term Bicycle Parking Spaces shall be provided for residential portion.
(d) 1 Long-Term Bicycle Parking Spaces and 6 Short-Term Bicycle Parking Spaces shall be provided for commercial portion.
(e) One vehicular access shall be permitted from Queens Street for commercial area.
(f) One vehicular access shall be permitted from St. Andrews Street for residential area.
(g) A minimum of one loading bay shall be provided for commercial area.

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**CD97.10** **Landscaping**

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

**CD97.11** **Common Amenity Space**

Amenity spaces in the CD97 Zone shall be in accordance with the following:

(a) Common Amenity Structures on the rooftop of the building shall not count as a Storey.
(b) Outdoor Common Amenity Spaces shall not be located within the setbacks.
(c) The maximum amount of indoor rooftop amenity area is 132.85m$^2$.
(d) The maximum amount of outdoor rooftop amenity area is 363.81m$^2$.
(e) Common amenity structures (including both enclosed and unenclosed area) on the rooftops of the building, excluding roof circulation, shall be limited to a combined total of no more than 50.85% of the Floor Area of the Storey below.
(f) The enclosed portion of the rooftop common amenity area shall not occupy more than 13.60% of the Floor Area of the Storey below, excluding roof circulation.
(g) Notwithstanding the above, a separate outdoor amenity space dedicated for a children's play area shall be provided in the minimum amount of 128.76m$^2$.".

## 3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map.

## 4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this 23rd day of July, 2024.

**Read a second time** this 23rd day of July, 2024.

**Public Hearing held** this ___ day of _____, 2024.

**Read a third time** this ___ day of _____, 2024.

**Adopted** this ___ day of _____, 2024.

DRAFT

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3470 of the City of Port Moody.

S. Lam
City Clerk

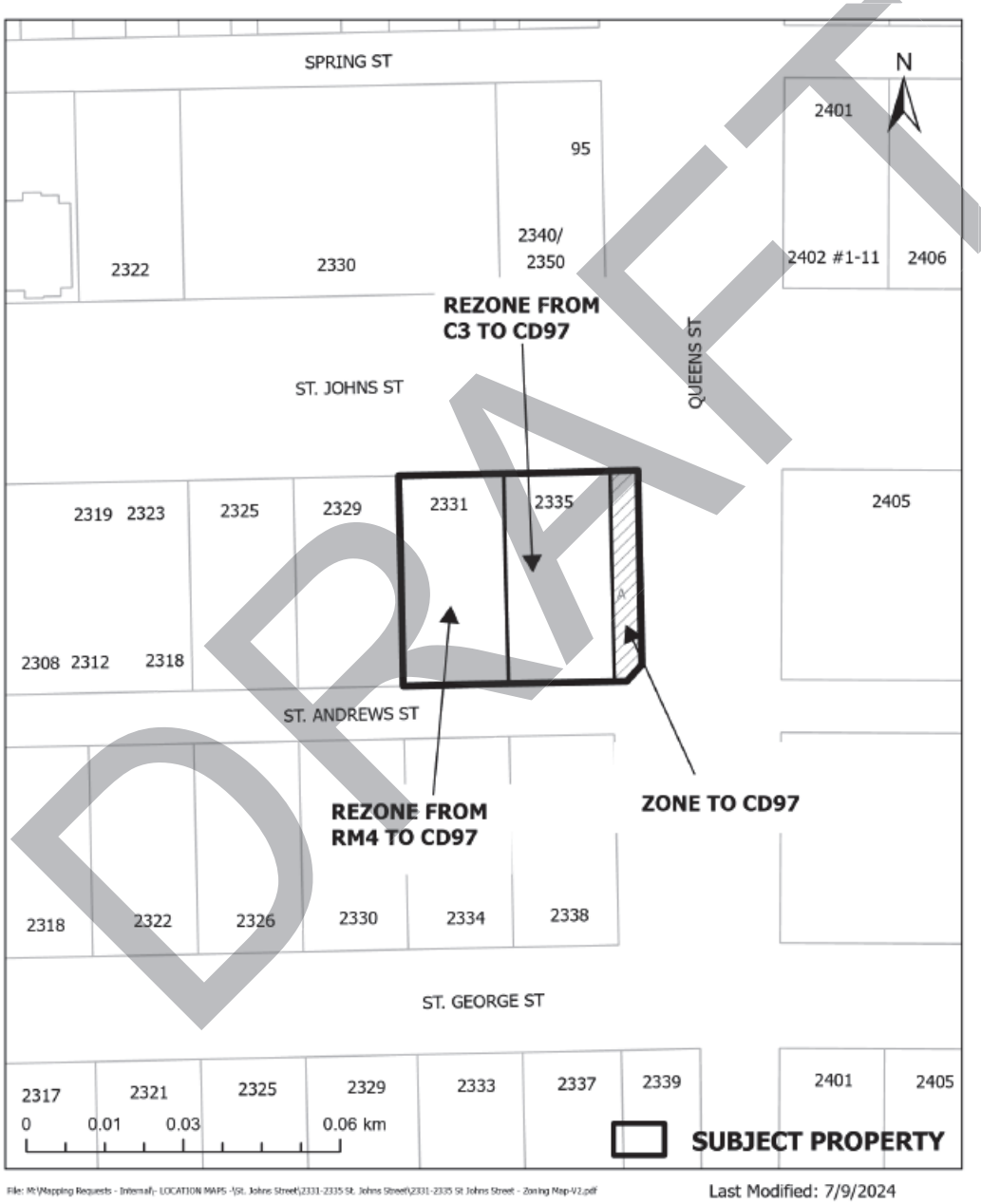
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Attachment 5

## Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97).

_____
Corporate Officer




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