

# Considered at the December 17, 2024, Special Council meeting

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## Memorandum

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Date: December 17, 2024  
 Submitted by: Community Development Department – Development Planning Division  
 Subject: Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444

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At the Regular Council meeting held on October 22, 2024, Council considered a memo from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading (**Attachment 1**) and passed the following resolution:

RC24/224

THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.

Bylaw No. 3408 (**Attachment 2**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to create a new Comprehensive Development Zone 90 (CD90) and rezone the subject properties at 3121-3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90) to facilitate the development of a six-storey, mixed use, rental residential/commercial project—Housing Agreement Bylaw No. 3409 (**Attachment 3**)—a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*—and Road Closure Bylaw No. 3444 (**Attachment 4**)—a Bylaw to close a portion of Moray Place—will be before Council for consideration of adoption at the December 17, 2024, Special Council meeting.

Development Permit No. DP000049 (**Attachment 5**)

The project architectural design and landscaping elements were reviewed against the applicable Development Permit Area 1: Neighbourhood Residential and Development Permit Area 5: Hazardous Conditions. Of note:

- the project utilizes brick and cementitious siding and panels which mimic the look of wood siding and trims;
- the colour scheme is muted ranging from white to black and varying shades of grey which are similar to other residential colours in the neighbourhood;
- the six-storey structure is well articulated;
- the upper storey is setback;
- the project includes an outdoor amenity/play area;

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- the commercial and residential building entrances are provided with canopies for weather protection;
- access to the underground parking is provided from the rear (Moray Place);
- the residential units are provided with private outdoor patios/decks;
- the geotechnical report provided in response to the Hazardous Conditions Development Permit Area designation will be registered as a covenant on title to ensure the building is safe for the intended use.

The recommended resolutions are:

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) be now adopted as recommended in the memo dated December 17, 2024, from the Community Development Department – Development Planning Division regarding Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121-3127 St. Johns Street and 110-118 James Road (Market Rental) be now adopted;**

**AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be now adopted;**

**AND THAT Development Permit No. DP000049 be approved for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

## Attachments

1. Memo considered at the October 22, 2024, Council meeting regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.
2. Draft Rezoning Bylaw No. 3408.
3. Draft Housing Agreement Bylaw No. 3409.
4. Draft Road Closure Bylaw – Portion of Moray Place No. 3444.
5. Draft Development Permit No. DP000049.

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## Report Approval Details

Document Title:	Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment 1 - Memo considered at the Oct. 22, 2024, RC meeting - Bylaw Nos. 3408, 3409, and 3444.pdf</li> <li>- Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf</li> <li>- Attachment 3 - Draft Housing Agreement Bylaw No. 3409.pdf</li> <li>- Attachment 4 - Draft Road Closure Bylaw No. 3444.pdf</li> <li>- Attachment 5 - Draft Development Permit No. DP000049.pdf</li> </ul>
Final Approval Date:	Dec 5, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Dec 2, 2024

Michael Olubiyi, Manager of Development Planning - Dec 3, 2024

Kate Zanon, General Manager of Community Development - Dec 4, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 5, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 5, 2024

Paul Rockwood, General Manager of Finance and Technology - Dec 5, 2024

Anna Mathewson, City Manager - Dec 5, 2024

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## Memorandum

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Date: October 22, 2024  
 Submitted by: Community Development Department – Development Planning Division  
 Subject: Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading

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At the Regular Council meeting held on September 24, 2024, Council considered a report from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use Commercial-Rental Residential) 3121-3127 St. Johns Street, 110-118 James Road (Anthem LMV James Road Holdings) (**Attachment 1**). Following the consideration, Council passed the following resolution:

RC24/201

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a first and second time as recommended in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential Project) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.);

AND THAT Bylaw No. 3408 be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) be read a first, second, and third time;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be read a first, second, and third time.

The Public Hearing scheduled for October 22, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw 3417.

If referred from the Public Hearing to be held on October 22, 2024, City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road)(CD90) (**Attachment 2**)—a Bylaw amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90)—will be before Council for consideration of third reading at the October 22, 2024, Regular Council meeting.

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The recommended resolutions are:

**THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.**

Attachments

1. Report considered at the September 24, 2024, Regular Council meeting – 3121-3127 St. Johns Street and 110-118 James Road.
2. Draft Rezoning Bylaw No. 3408.

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## Report Approval Details

Document Title:	Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.docx
Attachments:	- Attachment 1 - Report considered at the Sep 24, 2024, RC meeting – 3121-3127 St. Johns Street and 110-118 James Road.pdf - Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf
Final Approval Date:	Oct 15, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Oct 9, 2024

Michael Olubiyi, Manager of Development Planning - Oct 10, 2024

Kate Zanon, General Manager of Community Development - Oct 10, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Oct 11, 2024

Paul Rockwood, General Manager of Finance and Technology - Oct 13, 2024

Anna Mathewson, City Manager - Oct 15, 2024

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# City of Port Moody

## Report/Recommendation to Council

Date: September 24, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (Mixed Use Commercial/Rental Residential Project) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.)

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### Purpose

1. To provide Council with Rezoning Bylaw No. 3408 for consideration of first and second readings, and referral to a Public Hearing to rezone the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from P2 and RM1 to Comprehensive Development Zone 90 (CD90); and
  2. To provide Council with Housing Agreement Bylaw No. 3409 and Road Closure Bylaw – Portion of Moray Place No. 3444 for consideration of first, second and third readings.
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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) be read a first and second time as recommended in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential Project) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.);**

**AND THAT Bylaw No. 3408 be referred to a Public Hearing;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) be read a first, second, and third time;**

**AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be read a first, second, and third time.**

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### Executive Summary

Anthem LMV James Road Holdings Ltd. (Anthem) has applied to rezone four parcels of land at 3121-3127 St. Johns Street and 110-118 James Road, to a new Comprehensive Development Zone 90 (CD90) to facilitate the development of a six-storey, mixed commercial/rental residential project over underground parking.

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Attachment 1

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The required Rezoning, Housing Agreement, and Road Closure Bylaws were considered by Council on February 27, 2024, and at that time, given concerns expressed by Council the Bylaws were defeated. In the intervening time, the applicant has worked to revise the project to address Council's concerns. While, the building remains a U-shaped structure surrounding an exterior courtyard over two levels of underground parking accessed off Moray Place, the revisions involve: changes to the number and mix of units; an increase in the amount of commercial space, design, color and material revisions to create stronger building articulation and improve the overall appearance of the building, and an increase in the separation across the courtyard to improve sunlight penetration to the outdoor amenity space. A letter from the applicant outlining the changes is included as **Attachment 1**.

## Background

The submission involving 191 market rental residential units was considered by Council on February 27, 2024, and at that time, given concerns with the proposed development, Council defeated the introduction of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444, and referred the proposal back to the applicant and staff for further improvements.

## Discussion

### Property Description

The subject site consists of four properties: two lots fronting St. Johns Street formerly used as a religious facility, with accessory at-grade parking, plus two residential lots on James Road, including a single-family residence and a fourplex as illustrated on the Location Map (**Attachment 2**). The existing building fronting St. Johns Street is currently vacant. The net development site area, after all required property dedications is 4,358m<sup>2</sup> (4,909ft<sup>2</sup>). The site slopes down from south to north with an elevation change of approximately 2.7m (9ft).

### Official Community Plan (OCP)

The OCP Land Use Designations Map (**Attachment 3**) designates the properties fronting St. Johns Street as Mixed Use – Moody Centre with a permitted building height up to six storeys. The two lots on James Road are designated Multi-Family Residential allowing for building heights up to six storeys. The proposed six-storey, mixed-use building is consistent with the two OCP land use designations that apply to the subject site.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of commercial, multi-family residential and industrial developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential for soil liquefaction during an earthquake event. If approved, a Development Permit would require that this hazardous condition be addressed at the building permit stage through foundation design to ensure that the lands are safe for the intended use.

### Zoning

As shown on the Zoning Map (**Attachment 4**), the two lots fronting St. Johns Street are zoned P2 (Private Institutional), although the southern portion of the corner lot, presently used for parking, is split-zoned P2 and Semi-Detached and Townhouse Residential (RM1). The two properties on James Road are zoned RM1.

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#### Neighbourhood Context

The site is located at the southeast corner of St. Johns Street and James Road. Surrounding development consists of:

- West: lands, zoned Civic Service (P1), occupied by the Port Moody Middle School and the new Port Moody Elementary School currently under construction;
- East: a six-storey, market rental building (CD 7) containing 142 units;
- North: commercial properties consisting primarily of auto dealerships zoned Automobile Sale and Service (C5); and
- South: developed properties zoned Single Detached Residential (RS1) and Semi-Detached and Townhouse Residential (RM1). A six-storey multi-family residential project (CD87) is located at the south end of the block. To the southeast of the site is a townhouse development owned by Metro Vancouver.

#### Proposal

The revised application involves the development of a six-storey, U-shaped, mixed-use commercial and rental residential building surrounding an exterior, west-facing courtyard. Two storeys of underground parking are proposed with access off Moray Place. The project architectural and landscape plans are included as **Attachments 5a, 5b, and 6**, respectively.

A Development Application Summary is included as **Attachment 7** outlining the project details, but the key components include:

- 180 market rental residential units consisting of studios to three-bedroom units of which 107 are adaptable;
- 573.5m<sup>2</sup> ( , 173ft<sup>2</sup>) of undefined commercial space along the St. Johns Street frontage;
- a total Floor Area Ratio (FAR) of approximately 3.05 after the allowable floor space exclusions;
- a central outdoor courtyard space, approximately 551m<sup>2</sup> (5,929ft<sup>2</sup>) in area;
- 244m<sup>2</sup> (2, 28ft<sup>2</sup>) of indoor amenity space consisting of a gym and two separate resident lounge areas;
- a total resident amenity area of 795m<sup>2</sup> (8,557.2ft<sup>2</sup>) or 4.41m<sup>2</sup> (47.5ft<sup>2</sup>)/unit which exceeds the standard amenity area metric of 3m<sup>2</sup> (32ft<sup>2</sup>) used for mixed-use projects;
- a total of 24 parking spaces comprised of 203 resident spaces, 29 residential visitor spaces, and 14 commercial spaces. Six spaces are accessible.

#### Rental Residential Policy Compliance

As the residential component of the project is 100% market rental, the City's Inclusionary Zoning Policy does not apply. However, for comparison purposes, as illustrated in the Development Application Summary, the unit mix is compliant with the unit share metric indicated in the Policy and the unit sizes exceed the Policy minimums with the exception of the one-bedroom units which are smaller. The project also complies with the market rental unit mix targets established in the Family Friendly Units Policy.

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## Response to Council Concerns

Based on a review of the February 27, 2024, Council meeting, the following Table 1 outlines the issues raised by Council and the applicant's response to those concerns working with staff:

Table 1 – Applicant's Response to Council Comments

Issue	Applicant's Response
Need for larger units and more two and three-bedroom units	While the total number of units has decreased by 11, the number of 2-bedroom units has increased from 40 to 51. The number of 3-bedroom units has decreased from 20 to 15.
Lack of larger, adaptable units	The number of adaptable units spread across the one- and two-bedroom unit types has increased from 9 to 107. The size of the adaptable units is generally consistent with the previous submission.
Stepping back of upper floors	The at-grade commercial level setback is 3.5m (11.5ft) and remains unchanged from the previous submission. The second to fifth levels are setback to 2.90m (9.5ft) and the sixth level is setback an additional 1.32m (4.3ft). Overall, the upper floor is 1.32m (20.7ft) back from the property line compared to the previous submission which varied between 4.1m (15ft) and 5.8m (19ft). The depth of the roof overhang has also been cut back which further reduces the impression of bulk.
Separation between building wings across the courtyard	With the resubmission, the south residential wing over the amenity lounge/co-work area has been stepped further back increasing the separation to approximately 22.1m (74ft) at that point. The separation at the east end of the courtyard remains the same (approximately 27m (90ft)).
Natural light access within the courtyard	A shadow analysis is provided in the architectural package on Sheet A-8.300 in <b>Attachment 5</b> . Compared to the previous submission, the building design changes have resulted in some improvement to sun penetration in the courtyard in the Spring and Fall Equinox although, the sun is generally lower during those times. In the Summer Solstice, the extent of shading has been reduced. Sheet A-0.205 illustrates the massing change.
Greater building articulation	The revised submission has introduced greater articulation on several elevations including the front elevation and those changes are enhanced through material colour changes creating a more interesting design. The images on <b>Attachment 8</b> illustrate the differences between the current and previous schemes.

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Improved pedestrian experience along St. Johns Street	At grade, the building is setback 3.5m from the St. Johns Street property line and a further similar setback from the curb line, resulting in a pedestrian zone approximately .7m (22ft) wide. The landscaping plan provides for planters with seating and boulevard street trees. Building canopies are also provided for pedestrian weather protection.
Pursue greater height to achieve more on-site open space	The applicant considered the suggestion to increase the building height to create more on-site open space. However, that requires a change from wood frame to concrete which represents an estimated 25%-30% increase in construction costs which the applicant has indicated may not be financed.

**Attachment 8** includes selected perspective sketches from the previous and current submissions to better illustrate the changes in design.

#### Public Art

The applicant proposes to install a public art element in the northwest corner of the site on James Road as illustrated on the landscape site plan. As noted in the Public Art Plan, (**Attachment 9**) there are two options: a free-standing element or a facade wall treatment. The Art Plan indicates that the installation will be based on a budget of \$250,000.

#### Rezoning Bylaw No. 3408

To implement the proposal, draft Rezoning Bylaw No. 3408 (**Attachment 10**) creates a new Comprehensive Development Zone 90 (CD90) for the site. The CD90 Zone establishes the permitted residential and commercial uses and the various development regulations for the project. It is recommended that the Bylaw be given first and second readings and referred to a Public Hearing.

#### Housing Agreement Bylaw No. 3409

Staff and the applicant have negotiated a housing agreement which ensures that the units remain rental for a minimum of 10 years or the life of the building, whichever is the lesser. Rents will reflect market rents. Draft Housing Agreement Bylaw No. 3409 is included as **Attachment 11** and it is recommended that the Bylaw be given first, second, and third readings.

#### Road Closure

Based on the design of the proposed road connection from Moray Place to James Road, a portion of the existing hammerhead turnaround at the west end of Moray Place is no longer needed for municipal purposes and the developer has proposed to acquire that excess property (7,300 m<sup>2</sup>) and consolidate it with the site. An appraisal was prepared which established a land value of \$300/ft<sup>2</sup> for that portion of the road to be acquired when the previous submission was being considered which remains valid. Staff will negotiate a Purchase and Sale Agreement with the developer based on that land value resulting in a payment of \$2,190,024 if the rezoning proceeds. Implementation of the Agreement requires the adoption of draft Road Closure Bylaw No. 3444 (**Attachment 12**), which is presented for first, second, and third readings. If the project proceeds, notice of Council's intention to dispose of the road must be given following third reading, providing the public with an opportunity to comment on the disposition.

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#### Density Bonus

Under Bill 47 (in effect since December 7, 2023), the subject site is now within a designated Transit-Oriented Area (TOA), which provides entitlements to prescribed densities and heights. In this case, the site is within 400m to 800m of a TOA, which entitles the lands to a density of 3.0 FAR and height of eight storeys. At the time that the previous submission was considered, legal input was obtained, and it was determined that a density bonus contribution for residential FAR between 2.5 and 3.0 could not be required in exchange for development rights. However, the Province has since suspended application of the regulation until June 2025 and the City's current Density Bonus Policy remains in effect. As the residential FAR is approximately 2.92, the excess density over 2.5 is 0.42 which equates to a floor area of 1,819m<sup>2</sup> (19,581ft<sup>2</sup>). An appraisal was obtained to determine the density bonus payment for the previous submission which resulted in a land value of 70.00/ft<sup>2</sup>. That land value remains valid resulting in a density bonus payment of approximately 1,027,992.50.

#### Sustainability Report Card

The Sustainability Report Card (**Attachment 13**) based on the current project design, was scored and the project achieved a total score of 43. % across all four pillars which is the same score as the previous scheme. However, to qualify this score, the site does not have any environmental or heritage issues to address and consequently, fewer possible points to achieve.

#### Well-Being Design Guidelines

The applicant has provided a Well-Being Design Guidelines worksheet (**Attachment 14**). While the worksheets are not scored, they provide an indication of the applicant's approach to the applicable elements included for Council's reference. Key elements relate to: the courtyard design which provides for a variety of activities tailored to a range of tenant ages; the provision of balconies; sheltered accessible building entries; a transition from public to private spaces; and diverse interior amenity spaces.

#### Concluding Comments

This project is consistent with the OCP 'Mixed Use – Moody Centre' land use designation, which supports the development of a variety of retail, service, office uses with residential uses above in buildings up to six storeys in height. The project also complies with the Multi-Family Residential Land Use designation along James Road.

While the developer has not identified specific commercial uses, the OCP Moody Centre general policies (s.15.4) encourage businesses that serve the daily shopping needs of residents as well as specialty retail businesses. The draft Rezoning Bylaw No. 3408 provides for a range of commercial uses that would address the OCP policy. The project responds positively to current OCP housing policies relating to the provision of rental housing opportunities to meet the diverse needs in the community and it generally addresses the unit types/sizes encouraged under the Inclusionary Zoning and Family Friendly Units Policies. Lastly, the applicant has generally addressed the various issues raised at the February 27, 2024, Council meeting. Accordingly, staff recommend that Rezoning Bylaw be considered for first and second reading and referred to a public hearing and the Housing Agreement and Road Closure Bylaws be considered for first, second and third readings.

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## Other Options

1. THAT the rezoning application, as presented in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.) be denied.

OR

2. THAT Rezoning Bylaw No. 3408 be given first reading and prior to consideration of second reading, the applicant address the following items:

list items to be considered .

## Financial Implications

In addition to funds to be paid to complete the road purchase and sale agreement and the density bonus payment owing, the application is subject to a Community Amenity Contribution and the payment of Development Cost Charges. The Community Amenity Contribution is based on a charge of .00/ft<sup>2</sup> for the residential floor area up to a FAR of 2.5, resulting in a total charge of 703, 35.

Based on the current submission the Development Cost Charges are estimated to be approximately 1,525,015, but the final amount owing will be confirmed at the Building Permit stage.

## Communications and Public Engagement Initiatives

In accordance with the City’s Public and Stakeholder Consultation for Major Development Projects or Area Plans Policy, the applicant held a Community Information Meeting on April 20, 2023, to obtain comments on an earlier project design. Notice of the meeting was distributed to the residents within a 140m radius of the site. Based on the comment sheets provided, the project was supported, although there were issues of concern relating to:

- the overall density of the project;
- the provision of a signal at St. Johns Street and James Road;
- maintaining the two-way traffic movement along Moray Place; and
- provision of a dog-washing station.

Of the 34 respondents on the Engage Port Moody site, 20 (59%) indicated their support but those comments were based on an earlier submission. Briefly, issues of concern at that time related to: the need to include non-market units; an increase in the number of two- and three-bedroom units; less density and parking; and an increase in the amount of commercial space.

Given the amendments to the project design that have been submitted subsequent to the Community Information Meeting and Council’s consideration in February 2024, a new development site sign was installed, and the public were again given the opportunity to comment. No additional comments have been provided following the installation of the revised

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sign. The Engage Port Moody Public Engagement Summary – August 2024 is included as **Attachment 15**.

Should Bylaw No. 3408 be referred to a Public Hearing, additional public notification will be given in accordance with the *Local Government Act* and the Development Approval Procedures Bylaw. As noted, public notification will also be required prior to the adoption of Road Closure Bylaw No. 3444.

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goals:

- Strategic Goal 3.1 – create complete and connected communities through balanced growth;
- Strategic Goal 3.2 – provide safe, efficient, and accessible transportation options; and
- Strategic Goal 4.1 – improve the local business climate.

## Attachments

1. Applicant’s Design Rationale Letter.
2. Location Plan.
3. OCP Land Use Designations Plan.
4. Zoning Designation Map.
- 5a. Architectural Plans 1
- 5b. Architectural Plans 2
  - . Landscape Plans.
7. Development Application Summary.
8. Current and Previous Submission Perspective Images.
9. Public Art Plan.
10. Draft Rezoning Bylaw No. 3408.
11. Draft Housing Agreement Bylaw No. 3409.
12. Draft Road Closure Bylaw No. 3444.
13. Sustainability Report Card.
14. Well-Being Design Guidelines Worksheet.
15. Public Engagement Summary – August 2024.

## Report Authors

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#### Report Approval Details

Document Title:	Rezoning (Mixed Use Commercial-Rental Residential) – 3121 and 3127 St. Johns, 110-118 James (Anthem LMV James Road Holdings).docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment 1 - Applicant s Design Rationale Letter.pdf</li> <li>- Attachment 2 - Location Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 3 - OCP Land Use Designation Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 4 - Zoning Designation Map (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 5a - Architectural Plans 1 (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 5b - Architectural Plans 2 (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment - Landscape Plans (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 7- Development Application Summary (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 8 - Comparison of Current and Previous Submission Images (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 9 - Public Art Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 10 - Draft Rezoning Bylaw No. 3408.pdf</li> <li>- Attachment 11 - Draft Housing Agreement Bylaw No. 3409.pdf</li> <li>- Attachment 12 - Draft Road Closure Bylaw No. 3444 - Portion of Moray Place.pdf</li> <li>- Attachment 13 - Sustainability Report Card (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 14 - ell-Being Design Guidelines orksheet (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> <li>- Attachment 15 - Public Engagement Summary (3121-3127 St. Johns St and 110-118 James Rd).pdf</li> </ul>
Final Approval Date:	Sep 15, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Sep 12, 2024

Michael Olubiyi, Manager of Development Planning - Sep 12, 2024

Kate Zanon, General Manager of Community Development - Sep 13, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Sep 13, 2024

Lindsay Todd, Manager of Communications and Engagement - Sep 13, 2024

Paul Rockwood, General Manager of Finance and Technology - Sep 14, 2024

Anna Mathewson, City Manager - Sep 15, 2024 - 1:00 PM

Considered at the December 17, 2024, Special Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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Project: Purpose Built Rental Building with 180 Units  
 Existing Address: 3121 St Johns Street, Port Moody, BC  
 Existing Zoning: RM-1 (Semi-Detached and Townhouse), P2 Private Institutional  
 Proposed Zoning: CD based on CRM2 (Six Storey Mixed Use)  
 OCP Land Use Designation: Mixed Use Moody Centre  
 Development Permit Area: DPA 1 (Form and Character)

Date: July 28, 2023

City of Port Moody  
 100 Newport Drive  
 Port Moody **Error! Bookmark not defined.**  
 BC V3H 5C3

Dear Mayor, Council and Staff:

#### **INTENT**

Anthem and Integra Architecture are excited to present the revised application for the project located at 3121 – 3127 St Johns St, Port Moody, DP Application #REZ00028. Following mayor and council’s decision on February 27<sup>th</sup>, our team has been working to incorporate the comments we received from the mayor and council members. We explored a variety of massing alternatives. Retaining a 6-storey form is crucial to the economic feasibility of the project. To address the concerns shared at Council the re-design focused on stepping the building back from St Johns Street, opening up the courtyard to allow for more sunlight, revising the architectural expression, as well as revisions to the interior layouts of the units. The design changes resulted in 0.2 decrease in FAR, a decrease of 2,246 square feet of floor area, and the loss of 11 residential rental homes. Changes to the interior of the building resulted in an increased percentage of family units (39.4% 2 bedrooms or greater) and adaptable units (59.4% of total units) provided. Additional pet friendly amenities have been integrated into the project in the form of a fenced pet relief area and an indoor pet wash facility in the parkade. We believe these changes will satisfy the concerns shared by the mayor and council at 1<sup>st</sup> reading. We believe the changes to the design will enhance the streetscape along St Johns Street, improve the livability of the units and deliver desperately needed rental homes we all can be proud of.

#### **BUILDING MASSING**

The original architectural concept had a straight vertical plane above the commercial space with balconies incorporated for each unit. Combined with a uniform retail storefront this created a street-wall effect and an unpleasant interface between the pedestrian realm and the building. To address these concerns we made a series of substantive changes to the fundamental massing and design of the building. First, we revised the retail storefront design by adding more interest and articulation to create visual variation and highlight the widened sidewalk and

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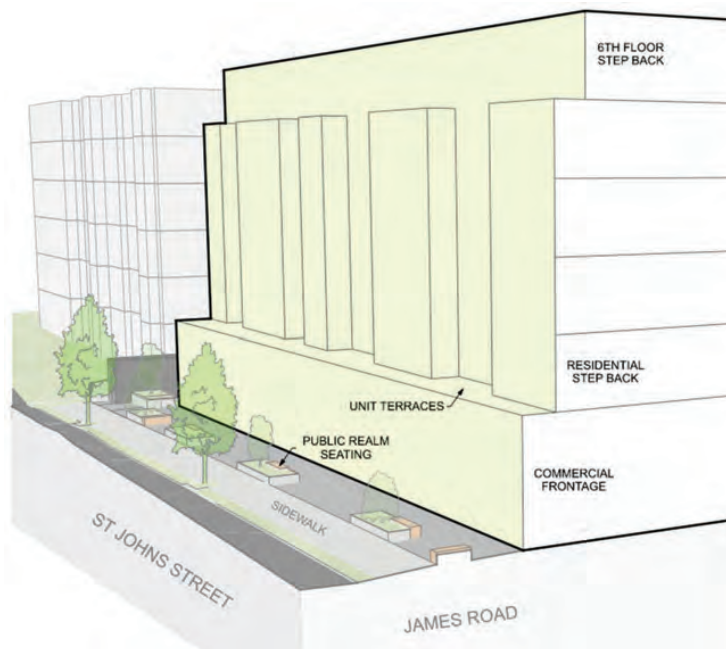
Considered at the September 24, 2024, Regular Council meeting

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**Anthem** 

Growing Places

extensive public realm improvements. Second, we made architectural changes to accentuate the stepback of the residential above the retail and the creation of private patios for the residents above. As part of this we also further pulled the building mass back from the corner of St Johns Street and James Road. Third, we added a subtle step back above the 5<sup>th</sup> floor of the building. The step back reduces the overall visual weight of the building, but was kept to a reasonable level to preserve the energy efficiency, constructability and livability of the homes on the 6<sup>th</sup> floor. To demonstrate our overall design approach we have created the a three dimensional section:



Council also share concerns regarding shadowing of the courtyard and penetration of sunlight. To address these concerns we have cut back the south portion of the building above the first level to widen the opening for sunlight to the courtyard. This allowed us to maintain amenity space on the first level and improve the courtyard experience, benefitting all future residents.

## REVISED ARCHITECTURE AND DESIGN

Anthem Properties Group  
Suite 1100 Bentall IV Box 49200  
1055 Dunsmuir Street  
Vancouver BC V7X 1K8

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Toll Free +1 800 926 8436  
vancouver@anthemproperties.com  
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Attachment 1  
Considered at the December 17, 2024, Special Council meeting

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Attachment 1



Growing Places

Building upon the major changes to the massing, architecture, building color and materials have been amended. To further reduce the visual weight of the building the roof overhang has been reduced significantly, allowing it to retain some visual interest at the roofline and provide some very modest weather protection for the 6<sup>th</sup> floor patios. The new design language of the building has resulted in architectural and visual changes to the storefronts, residential lobby and substantive changes to the interior suite designs. Based upon feedback we received from Council we have also consolidated 2 units in the southeast “elbow” of the courtyard, merging 2 units to create a new 2 bedroom and den adaptable home. The result of the changes to the massing and design is the loss of 2,246 square feet of residential density and 11 secured rental units.

#### UNIT MIX

Original Unit Mix	Revised Unit Mix
<ul style="list-style-type: none"><li>• 12 Studio Units (6.3%)</li><li>• 119 1-Bedroom Units (62.3%)</li><li>• 40 2-Bedroom Units (20.9%)</li><li>• 20 3-Bedroom Units (10.5%)</li></ul> Total: 191 units	<ul style="list-style-type: none"><li>• 6 Studio Units (3.3%)</li><li>• 103 1-Bedroom Units (57.2%)</li><li>• 56 2-Bedroom Units (31.1%)</li><li>• 15 3-Bedroom Units (8.3%)</li></ul> Total: 180 units
<ul style="list-style-type: none"><li>• 31.4% family units</li><li>• 50% adaptable</li></ul>	<ul style="list-style-type: none"><li>• 39.4% family units</li><li>• 59.4% adaptable</li></ul>

Our goal in the redesign was to incorporate more family friendly units and adaptable units, focusing on improving liveability in the building. The focus on 2- and 3-bedroom units will provide more opportunities for families and couples to find rental housing in the City of Port Moody. Increasing the number of adaptable units will promote aging in place and those who require additional assistance.

#### PUBLIC ART

The location of a future art piece has been selected at the corner of St. Johns Street and James Road. The future art installation at the corner of St. Johns Street and James road will provide a vibrant, highly visible art piece that the

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public and residents will be able to enjoy. The initial concept of the art installation will take the form of a sculpture with the opportunity to expand the art installation onto the face of the building, potentially in the form of a complimentary mural. The intent is to create a piece that incorporates wayfinding, local history and culture. Anthem is prepared to provide a generous contribution of \$250,000 towards the creation, installation and maintenance of this art piece. An artist and the art piece will be selected with the assistance of a public art consultant and the City of Port Moody's Cultural Services team. Preliminary discussions have commenced between the City of Port Moody, Anthem and Ballard Fine Art Consulting.

#### **ADDITIONAL STORAGE**

Additional dens and residential storage were incorporated into the redesign. These elements were a focus when reviewing the unit mix, floors plans and unit plans. While completing the redesign our goal was to incorporate more dens providing residents with the flexibility to have a designated work space in their home or additional storage space. The revised design features additional residential storage on level 1 and 2.

#### **PET FRIENDLY AMENITIES**

The original design did not include any pet friendly amenities. The revised design incorporates 755 square feet of pet friendly amenities across the project. A pet relief area is now incorporated in the southeast corner of the site, as well as a dog wash station on level 2 of the underground parkade. The pet relief area provides a separate amenity space that minimizes the potential noise and odor impact on residents from this type of amenity. It will offer another opportunity for residents to socialize with one-another. In addition, a dog wash station was incorporated into the underground parkade to provide residents with a friendly space to wash and groom their animals.

We look forward to your feedback and continuing to work with the City of Port Moody.

Sincerely,

Isaac Beall  
Vice President, Development  
Anthem Properties

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Attachment 1

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400

Attachment 1

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Attachment 2

**LOCATION MAP - 3121-3127 St. Johns St, 110-118 James Rd**  SUBJECT PROPERTY



Considered at the December 17, 2024, Special Council meeting

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Attachment 1

Considered at the October 22, 2024, Regular Council meeting

401

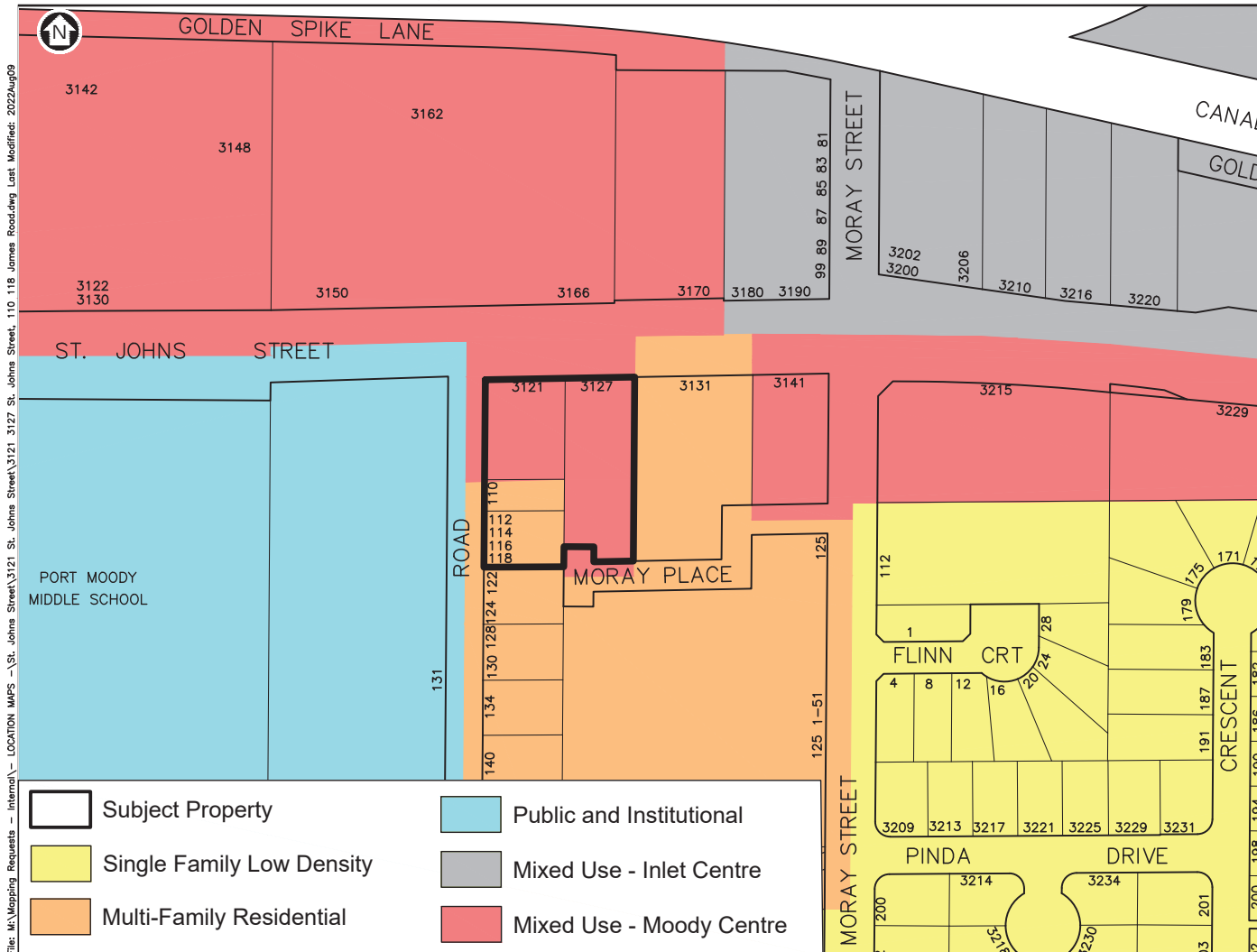
Attachment 1

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357

Attachment 3

OCP MAP - 3121-3127 St. Johns Street, 110-118 James Road



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365

Attachment 1

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Attachment 1

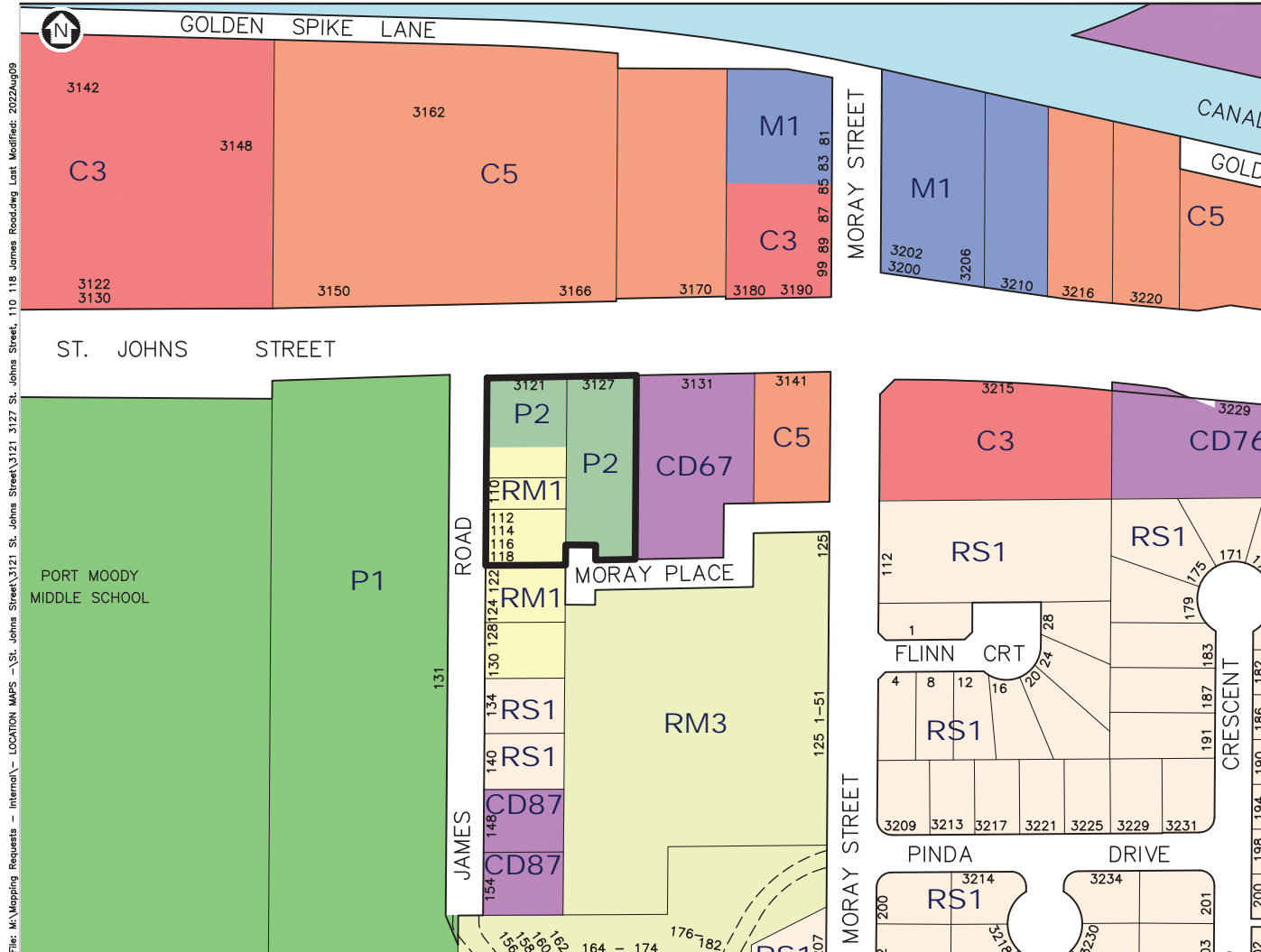
Considered at the September 24, 2024, Regular Council meeting

358

Attachment 4

ZONING MAP - 3121-3127 St. Johns St, 110-118 James Rd

▭ SUBJECT PROPERTY



File: M:\Mapping Requests - Internal\ - Location Maps - \St. Johns Street\3121 St. Johns Street\3121 3127 St. Johns Street, 110-118 James Road.dwg, Last Modified: 2022Aug09

Considered at the December 17, 2024, Special Council meeting

366

Attachment 1

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403

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A



**DRAWING LIST:**

- Cover
- A-100 Title
- A-101 Zoning/URP
- A-201 Site Control Plan
- A-202 Site Control Plan
- A-203 Site Back Diagram
- A-204 Site Back Diagram - East
- A-205 Volume Reduction Diagram
- A-206 Volume Reduction Diagram
- A-400 Perspectives
- A-401 Perspectives
- A-402 Perspectives
- A-403 Perspectives
- A-404 Perspectives
- A-405 Perspectives
- A-406 Perspectives
- A-407 Perspectives
- Site
- S-100 Survey Reference
- S-101 Site Plan
- S-102 Fire Department Access Plan
- Plans
- P-100 Level P1 Parking Plan
- P-200 Level P1 Parking Plan
- P-300 Level 1 Floor Plan
- P-400 Level 2 Floor Plan
- P-500 Level 3 Floor Plan
- P-600 Level 4 Floor Plan
- P-700 Level 5 Floor Plan
- P-800 Level 6 Floor Plan
- P-900 Roof Plan
- Enlarged Plans
- E-100 Unit Plans
- E-101 Unit Plans
- E-102 Unit Plans
- E-103 Unit Plans
- E-104 Unit Plans
- E-105 Unit Plans
- E-106 Unit Plans
- E-107 Unit Plans
- Elevations
- A-100 Street Elevations
- A-110 North Elevations
- A-120 West Elevations
- A-130 South Elevations
- A-140 East Elevations
- A-140 North Curbside Elevation
- A-150 West Curbside Elevation
- A-160 South Curbside Elevation
- Sections
- S-110 Building Sections
- S-120 Building Sections
- S-130 Building Sections
- Supplemental
- S-100 Materials & Finishes
- S-200 Shadow Study
- S-300 Shadow Study

**CONTACT LIST:**

Client	Address	Phone	Fax	Email	Website
Antem Properties (Vancouver)	1000 Burrard Street, Vancouver, BC V6Z 1R5	604 278 8887	604 278 8887	antem@antem.com	www.antem.com
Integra Architecture Inc.	2330-200 Granville Street, Vancouver, BC V6C 1S4	604 685-0218	604 685-0218	integra@integra.com	www.integra-arch.com



**Integra**  
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www.integra-arch.com  
Telephone: 604-685-0218

Professional Architect. See Affidavit and Section 8 of the Act. Registered Architectural Association of British Columbia. See Affidavit and Section 8 of the Act. Registered Architectural Association of British Columbia.

DATE: 2024.08.22



**ANTHEM PROPERTIES**  
3121 ST. JOHNS ST  
PORT MOODY, BC

**ARCHITECTURAL DRAWING ISSUES:**

Date	Issue
2022-05-27	Issue 1 - RZ/DP Submission
2023-04-13	Issue 2 - RZ/DP Resubmission
2023-08-11	Issue 3 - RZ/DP Resubmission
2024-06-19	Issue 4 - RZ/DP Resubmission

**Cover**  
20560  
Thursday, August 22, 2024  
COORDINATION  
**A-0.000**

ST JOHNS STREET | 3121 ST JOHNS ST  
PORT MOODY BC

COORDINATION

Thursday, August 22, 2024  
Drawings Not to Scale Unless Printed on 24" x 36" Paper

# Considered at the December 17, 2024, Special Council meeting

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Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A

Project Name	Project Status	Project Type	Project Location	Project Area	Project Value	Project Date
...	...	...	...	...	...	...

**Project 3 Block West Site Redevelopment**

**PROJECT OWNER:** Arden Properties  
**PROJECT CONTACT:** Josh Hill  
**PROJECT ADDRESS:** 1500 West 15th Street, Suite 100, Fort Lauderdale, FL 33304  
**PROJECT NUMBER:** 21060  
**DATE:** 8/22/2024

**PROJECT DESCRIPTION:** 3 Block West Site Redevelopment

**PERMITS:** 21060

**PROJECT AREA:** 1500 West 15th Street, Suite 100, Fort Lauderdale, FL 33304

Area	Area Type	Area Description	Area Value	Area Date
...	...	...	...	...

**PERMITS:** 21060

Permit	Permit Type	Permit Description	Permit Value	Permit Date
...	...	...	...	...



**ANTHEM PROPERTIES**  
3121 ST. JOHNS ST  
FORT MOODY, FL

**Data**

**2060**

**Thursday, August 22, 2024**

**COORDINATION**

**A-0-100**

# Considered at the December 17, 2024, Special Council meeting

368

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

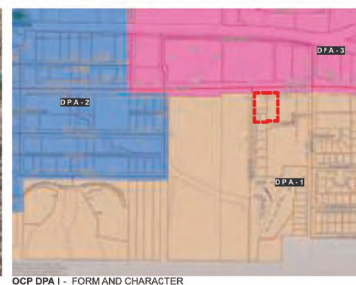
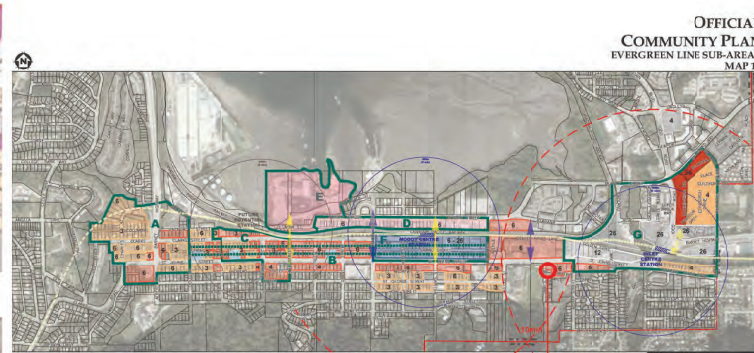
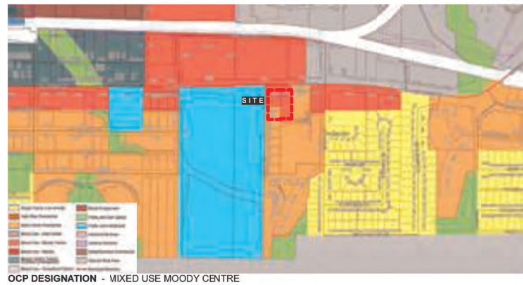
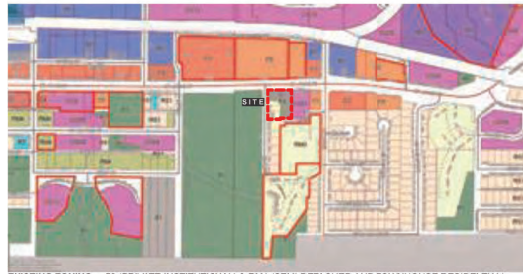
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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A



PROJECT TEAM



ANTHEM PROPERTIES

ST JOHNS STREET  
3121 ST JOHNS ST  
PORT MOODY, BC

Zoning / OCP

20560 (PREPARED)  
Thursday, August 22, 2024 (PRINTED)  
COORDINATION (CHECKED)  
(DRAWN)

A-0.200

Considered at the December 17, 2024, Special Council meeting

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Attachment 1

Considered at the October 22, 2024, Regular Council meeting

40

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A



Considered at the December 17, 2024, Special Council meeting

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Attachment 1

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407

Attachment 1

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3 3

Attachment 5A



SITE CONTEXT - AERIAL VIEW NORTH



**Integra**  
 ARCHITECTURE INC.  
 2030-209 Granville Street  
 Vancouver, BC, V5C 1S4  
 www.integra-arch.com  
 Telephone: 604-688-4200

PROJECT NAME



ANTHEM PROPERTIES

ST JOHN'S STREET  
 3121 ST JOHN'S ST  
 PORT MOODY, BC

Site Context Photos

20240

Thursday, August 22, 2024

COORDINATION

A-0.202

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

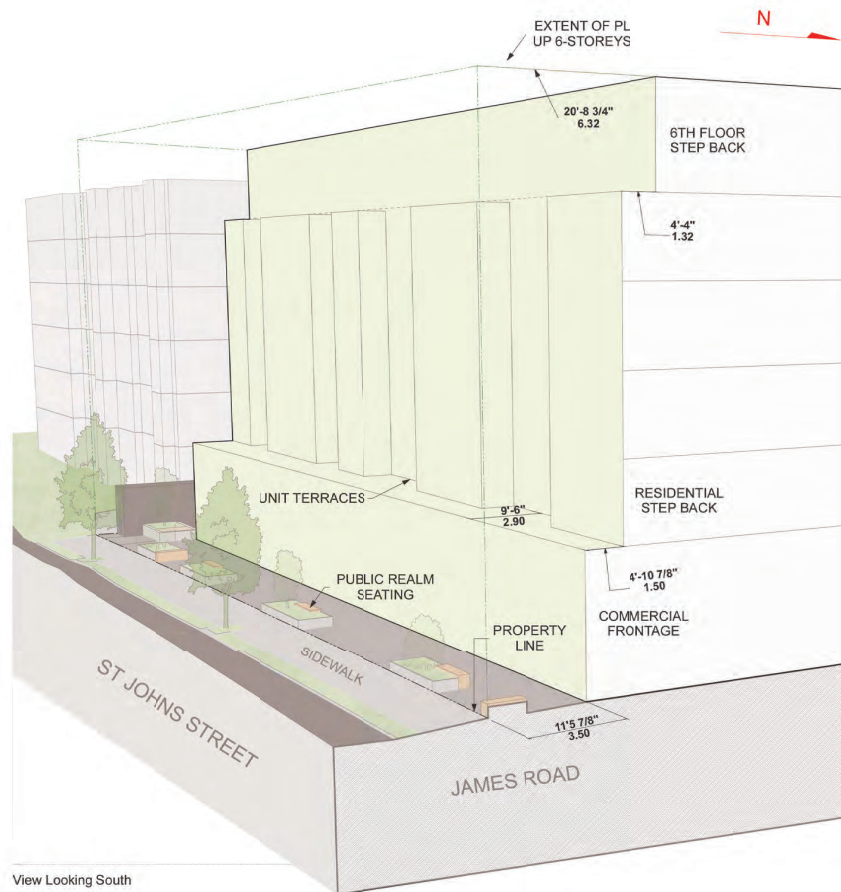
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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

3 4

Attachment 5A



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 ARCHITECTURE INC.  
 2380-2390 Granville Street  
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PROJECT TEAM



ANTHEM PROPERTIES

PROJECT

**ST JOHNS STREET**  
 3121 ST. JOHNS ST  
 PORT MOODY, BC

DATE

**Step Back Diagram**

2024

PROJECT

Thursday, August 22, 2024 10:11 AM

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DATE

**A-0.203**

Considered at the December 17, 2024, Special Council meeting

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Attachment 1

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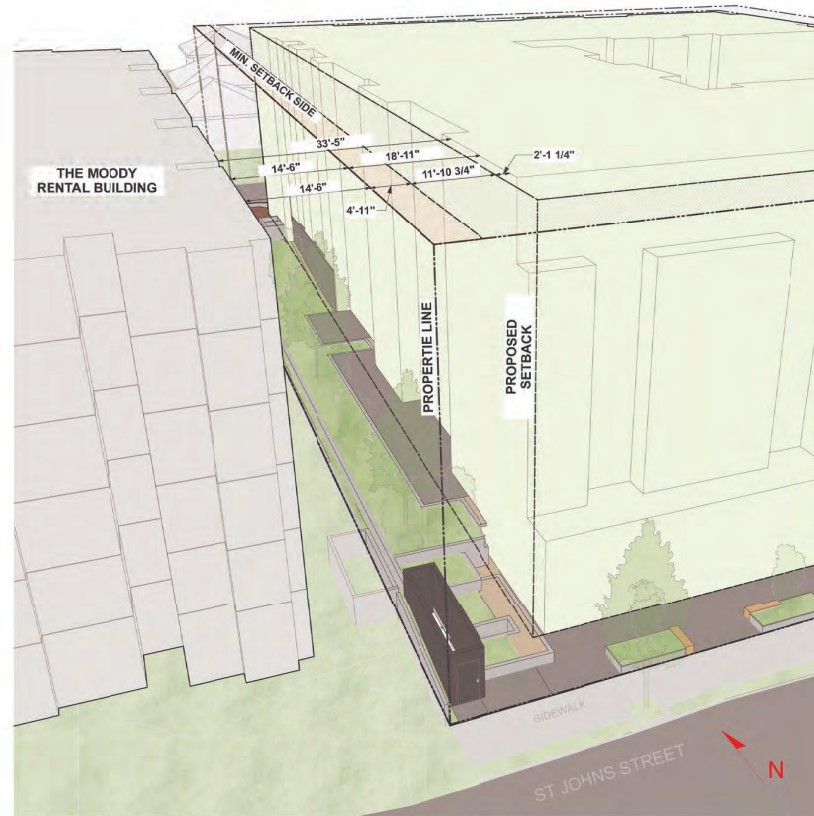
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Attachment 1

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3 5

Attachment 5A



View Looking South



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 ARCHITECTURE INC.  
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PROJECT TEAM



ANTHEM PROPERTIES

PROJECTS

ST JOHNS STREET

3121 ST. JOHNS ST

PORT MOODY, BC

DATE

Step Back Diagram - East

2024

DATE

Thursday, August 22, 2024

COORDINATION

DATE

2024-08-22

DATE

A-0.204

Considered at the December 17, 2024, Special Council meeting

373

Attachment 1

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410

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3

Attachment 5A



Volume Reduction Diagram - James Rd

Legend

Massing from Previous DP Submission



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PROJECT TEAM



ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST. JOHNS ST  
PORT MOODY, BC

Volume Reduction Diagram

20240

Thursday, August 22, 2024

COORDINATION

A-0.205

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Attachment 1

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411

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Attachment 5A



Volume Reduction Diagram - Corner of St. John's St & James Rd

Legend

Massing from Previous DP Submission



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PROJECT TEAM



ANTHEM PROPERTIES

PROJECT

ST JOHN'S STREET

3121 ST JOHN'S ST

PORT MOODY, BC

DATE

Volume Reduction

Diagram

2024

DATE

Thursday, August 22, 2024

DATE

COORDINATION

DATE

DATE

A-0.206

Considered at the December 17, 2024, Special Council meeting

375

Attachment 1

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412

Attachment 1

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3 8

Attachment 5A



1 St. John's St - View of Lobby



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PROJECT TEAM



ANHEM PROPERTIES

PROJECT

**ST JOHN'S STREET**  
 3121 ST. JOHN'S ST  
 PORT MOODY, BC

DATE

Perspectives

2024

DATE

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COORDINATION

DATE

2024

DATE

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Attachment 1

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413

Attachment 1

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3 9

Attachment 5A



1 St. John's St - Elevation View



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PROJECT NAME



ANTHEM PROPERTIES

PROJECT

ST JOHN'S STREET

3121 ST JOHN'S ST  
PORT MOODY, BC

DATE

Perspectives

2024

DATE

Thursday, August 22, 2024

COORDINATION

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Attachment 1

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414

Attachment 1

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Attachment 5A



1 Corner of St. John's St & James Rd



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 ARCHITECTURE INC.  
 2030-209 Granville Street  
 Vancouver, BC, V5C 1S4  
 www.integra-arch.com  
 Telephone: 604-688-4200

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND FINISHES ARE TO BE DETERMINED BY THE ARCHITECT'S RECORD DRAWINGS. THE ARCHITECT'S RECORD DRAWINGS SHALL PREVAIL OVER ANY PREVIOUS DRAWINGS. THE ARCHITECT'S RECORD DRAWINGS SHALL PREVAIL OVER ANY PREVIOUS DRAWINGS.

PROJECT NAME



ANHEM PROPERTIES

PROJECT

ST JOHN'S STREET  
3121 ST JOHN'S ST  
PORT MOODY, BC

DATE

Perspectives

2024

DATE

Thursday, August 22, 2024

COORDINATION

A-0.402

# Considered at the December 17, 2024, Special Council meeting

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Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

415

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A



1 James Rd - Elevation View



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PROJECT TEAM



ANTHEM PROPERTIES

**ST JOHN'S STREET**  
 3121 ST JOHN'S ST  
 PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

COORDINATION

**A-0.403**

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379

Attachment 1

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41

Attachment 1

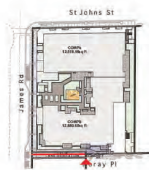
Considered at the September 24, 2024, Regular Council meeting

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Attachment 5A



1 Moray Place - South Elevation



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 ARCHITECTURE INC.  
 2030-209 Granville Street  
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PROJECT TEAM



ANTHEM PROPERTIES

PROJECT

**ST JOHNS STREET**  
 3121 ST. JOHNS ST  
 PORT MOODY, BC

DATE

Perspectives

2024

DATE

Thursday, August 22, 2024

DATE

COORDINATION

DATE

2024-08-22

DATE

A-0.404

Considered at the December 17, 2024, Special Council meeting

380

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

417

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

373

Attachment 5A



1 Courtyard - Looking East



**Integra**  
 ARCHITECTURE INC.  
 2330-239 Granville Street  
 Vancouver, BC, V5C 1S4  
 www.integra-arch.com  
 Telephone: 604-688-4200

PROJECT TEAM



ANTHEM PROPERTIES

PROJECT

**ST JOHNS STREET**  
 3121 ST. JOHNS ST  
 PORT MOODY, BC

DATE

Perspectives

2024

DATE

Thursday, August 22, 2024

COORDINATION

DATE

**A-0.405**

Considered at the December 17, 2024, Special Council meeting

381

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

418

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

374

Attachment 5A



1 Courtyard - Looking South-West



2 Courtyard - Looking North-West



3 Courtyard - Amenity Entrances



**Integra**  
ARCHITECTURE INC.  
2030-209 Granville Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

PROJECT TEAM



ANTHEM PROPERTIES

PROJECTS

ST JOHNS STREET

3121 ST. JOHNS ST  
PORT MOODY, BC

PERSPECTIVES

20560

Thursday, August 22, 2024

COORDINATION

**A-0.406**

Considered at the December 17, 2024, Special Council meeting

382

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

419

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

375

Attachment 5A



1 Residential Lobby



**Integra**  
 ARCHITECTURE INC.  
 2030-209 Granville Street  
 Vancouver, BC, V5C 1S4  
 www.integra-arch.com  
 Telephone: 604-682-4200

PROJECT TEAM



ANTHEM PROPERTIES

PROJECTS

**ST JOHN'S STREET**  
 3121 ST JOHN'S ST  
 PORT MOODY, BC

DATE

Perspectives

20240

DATE

Thursday, August 22, 2024

COORDINATION

DATE

A-0.407

Considered at the December 17, 2024, Special Council meeting

383

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

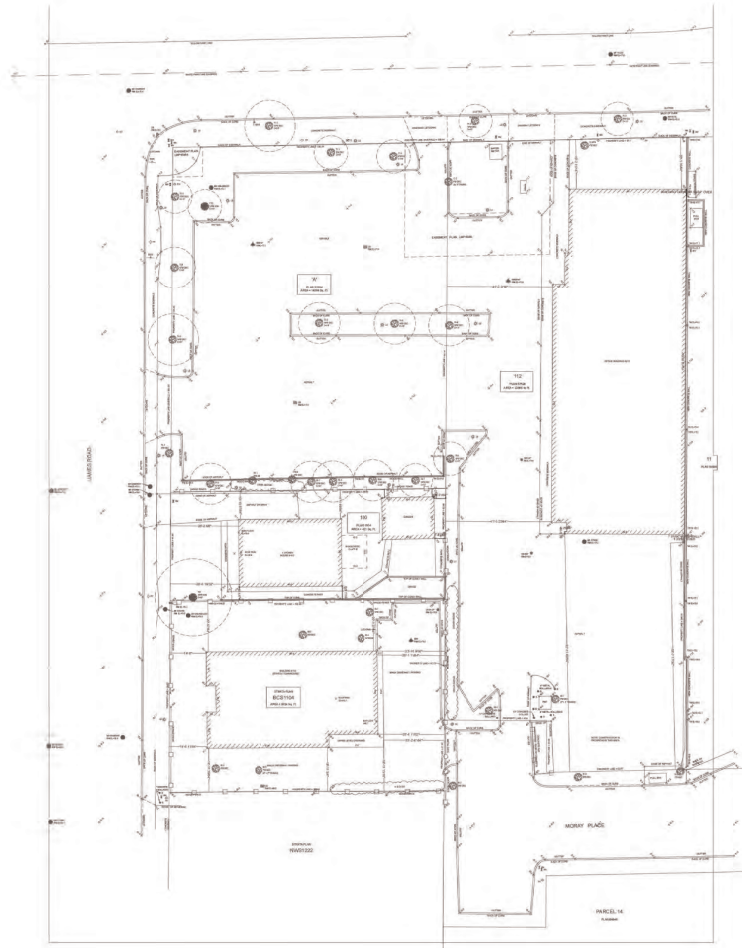
420

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

37

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2380-2390 Comoxville Street  
 Vancouver, BC, V5C 1S4  
 www.integra-arch.com  
 Telephone: 604-688-4200



ANTHEM PROPERTIES  
 PROJECT  
 ST JOHNS STREET  
 1725 ST JOHNS ST  
 PORT MOODY, BC

Survey  
 (Reference)

20660  
 1/16" = 1'-0"  
 Thursday, August 22, 2024

COORDINATION

A-1.100

Considered at the December 17, 2024, Special Council meeting

384

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

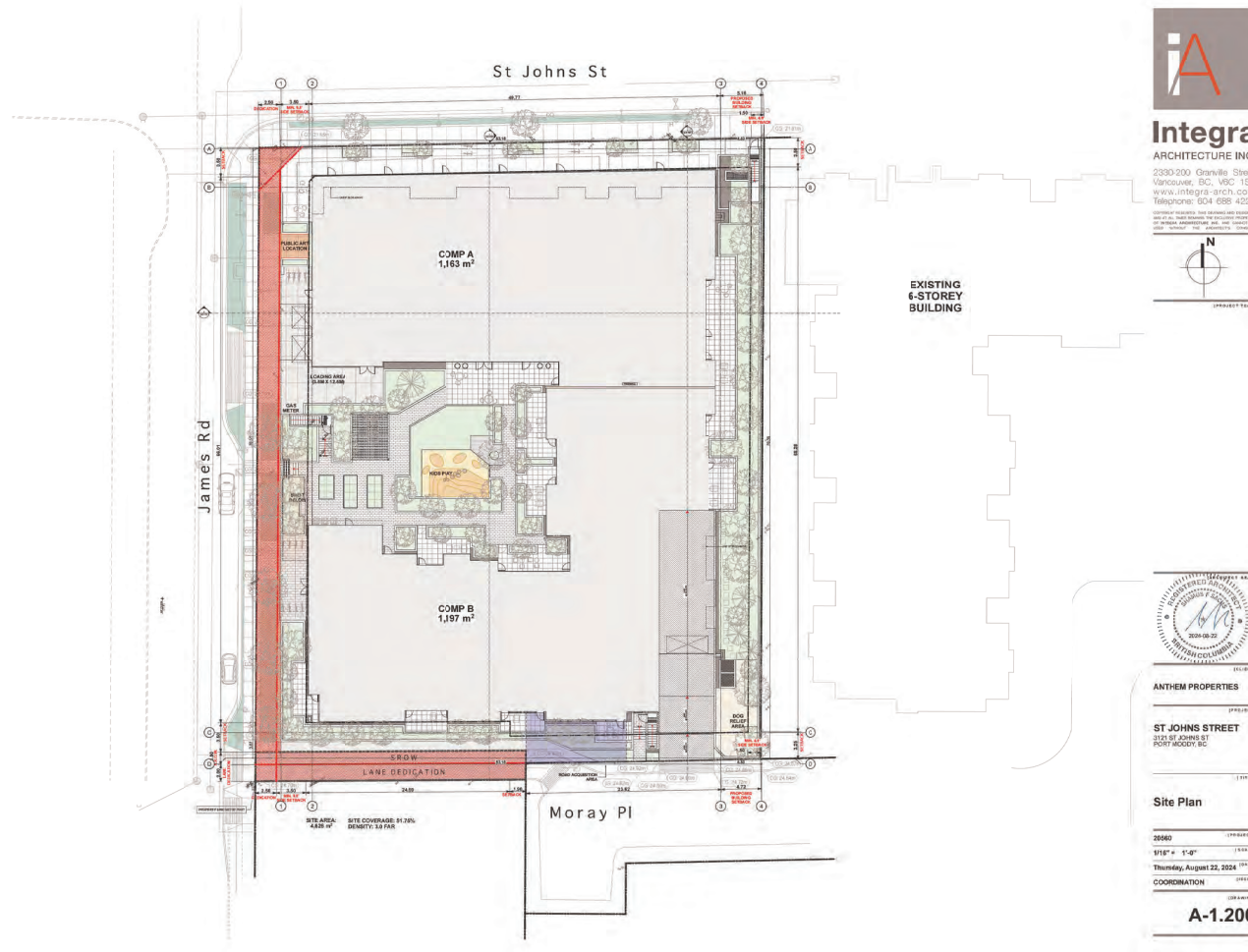
421

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

377

Attachment 5A



# Considered at the December 17, 2024, Special Council meeting

385

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

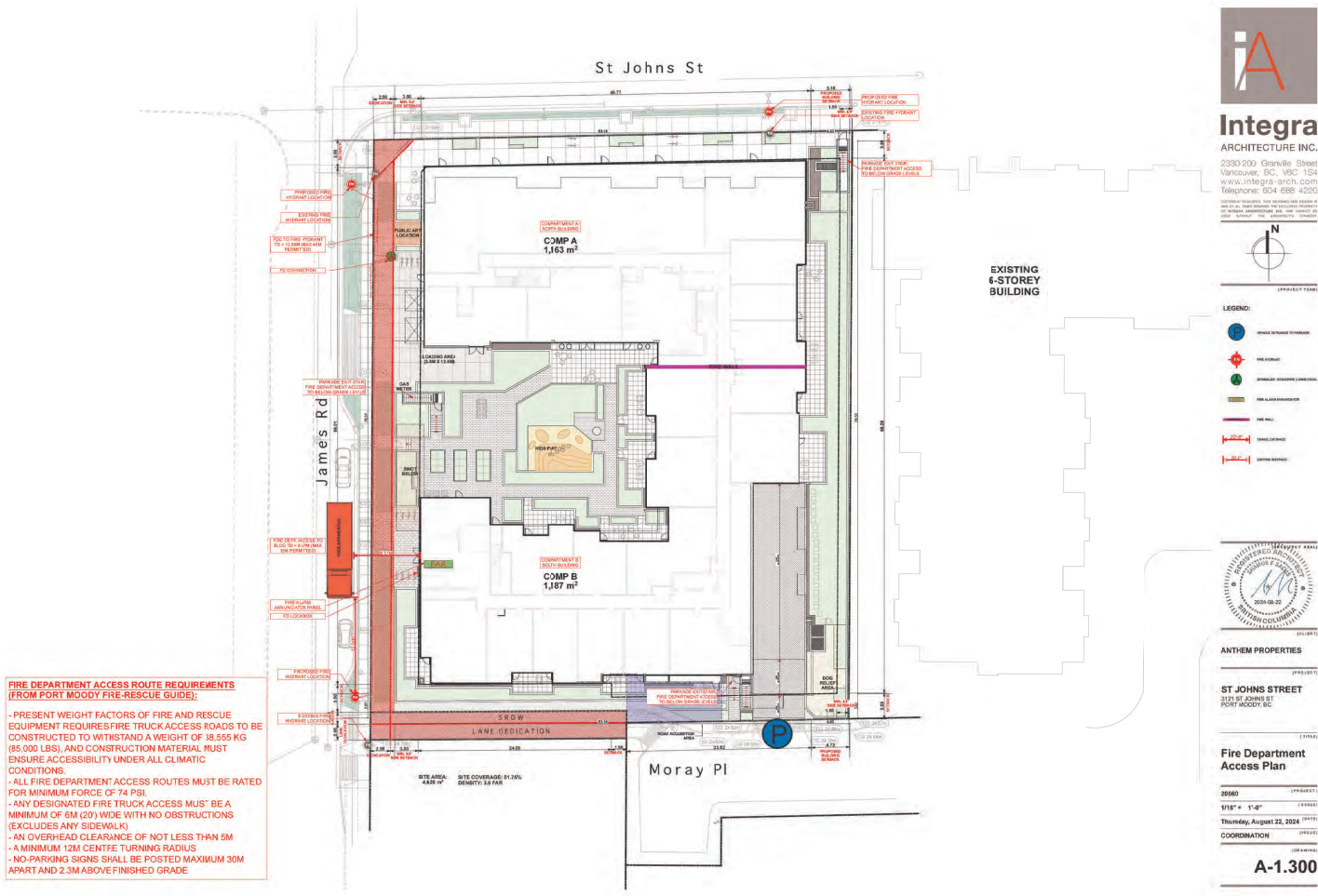
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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

378

Attachment 5A



Considered at the December 17, 2024, Special Council meeting

386

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

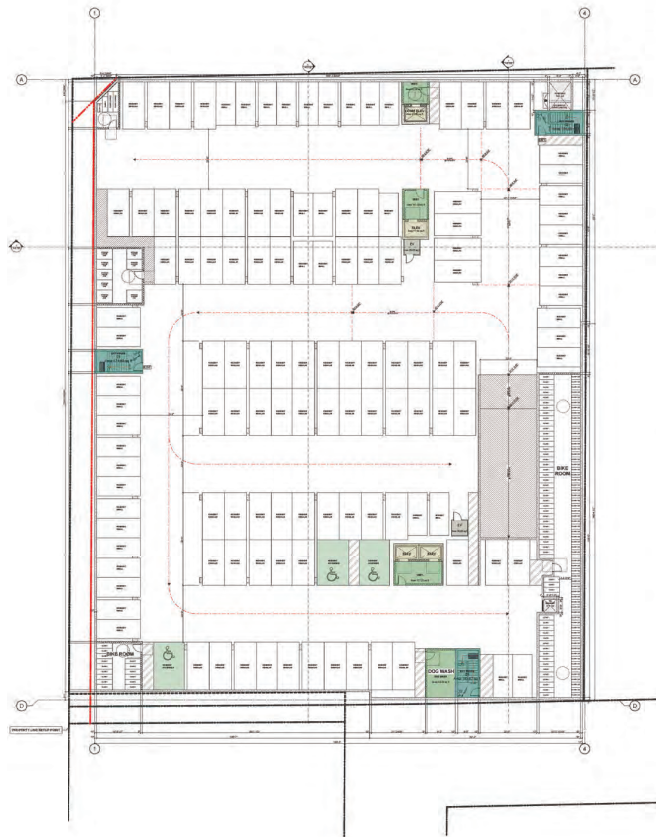
423

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

379

Attachment 5A



LOCKERS		
LEVEL	TYPE	
Level P2 Parking Plan	STORAGE LOCKER 4X9'	6
Level P2 Parking Plan	STORAGE LOCKER 9X6'	2
Level 1 Floor Plan	STORAGE LOCKER 4X5'	14
		<b>22</b>

BICYCLES			
LEVEL	TYPE	SUBTYPE	
Level P2 Parking Plan	CLASS 1		72
Level P2 Parking Plan	CLASS 1 (CAR)		2
Level P2 Parking Plan	CLASS 1 (V)		84
Level P1 Parking Plan	CLASS 1		74
Level P1 Parking Plan	CLASS 1 (V)		72
			<b>281</b>

PARKING SUMMARY		
TYPE	SUBTYPE	
Level P1 Parking Plan	REGULAR	7
COMMERCIAL	SMALL	7
RESIDENT	ACCESSIBLE	2
RESIDENT	REGULAR	81
RESIDENT	SMALL	21
VISITOR	ACCESSIBLE	1
VISITOR	REGULAR	16
VISITOR	SMALL	13
		<b>117</b>

PARKING P2		
TYPE	SUBTYPE	
Level P2 Parking Plan	ACCESSIBLE	3
RESIDENT	REGULAR	82
RESIDENT	SMALL	44
		<b>129</b>

\*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2 WITH 21 RESIDENTIAL STALLS TO BE FULLY COMPLETE WITH CHARGING STATIONS, TYPE OF STATION TO BE CONFIRMED.



**Integra**  
ARCHITECTURE INC.  
2333/200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220



ANTHEM PROPERTIES

ST. JOHNS STREET  
2125 ST. JOHNS ST  
FORT COCKEY, BC

Level P2 Parking Plan

20260  
1/8" = 1'-0"  
Thursday, August 22, 2024  
COORDINATION

A-2.010

Considered at the December 17, 2024, Special Council meeting

387

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

424

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

380

Attachment 5A



LOCKERS		
LEVEL	TYPE	
Level P2 Parking Plan	STORAGE LOCKER 4X9'	6
Level P2 Parking Plan	STORAGE LOCKER 9X6'	2
Level 1 Floor Plan	STORAGE LOCKER 4X5'	14
		<b>22</b>

BICYCLES			
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Level P1 Parking Plan	CLASS 1		74
Level P1 Parking Plan	CLASS 1 (V)		72
			<b>281</b>

PARKING SUMMARY		
TYPE	SUBTYPE	
PARKING, Level P1 Parking Plan	REGULAR	7
COMMERCIAL	SMALL	7
RESIDENT	ACCESSIBLE	2
RESIDENT	REGULAR	81
RESIDENT	SMALL	11
VISITOR	ACCESSIBLE	1
VISITOR	REGULAR	16
VISITOR	SMALL	13
		<b>117</b>

PARKING P2		
TYPE	SUBTYPE	
PARKING, Level P2 Parking Plan	ACCESSIBLE	3
RESIDENT	REGULAR	82
RESIDENT	SMALL	44
		<b>129</b>

\*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2 WITH 21 RESIDENTIAL STALLS TO BE FULLY COMPLETE WITH CHARGING STATIONS, TYPE OF STATION TO BE CONFIRMED.



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Telephone: 604 688 4220



ANTHEM PROPERTIES

ST JOHNS STREET  
3115 W. JAMES ST  
FORT COCKY, BC

Level P1 Parking Plan

20260

1/16" = 1'-0"

Thursday, August 22, 2024

COORDINATION

**A-2.020**

Considered at the December 17, 2024, Special Council meeting

388

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

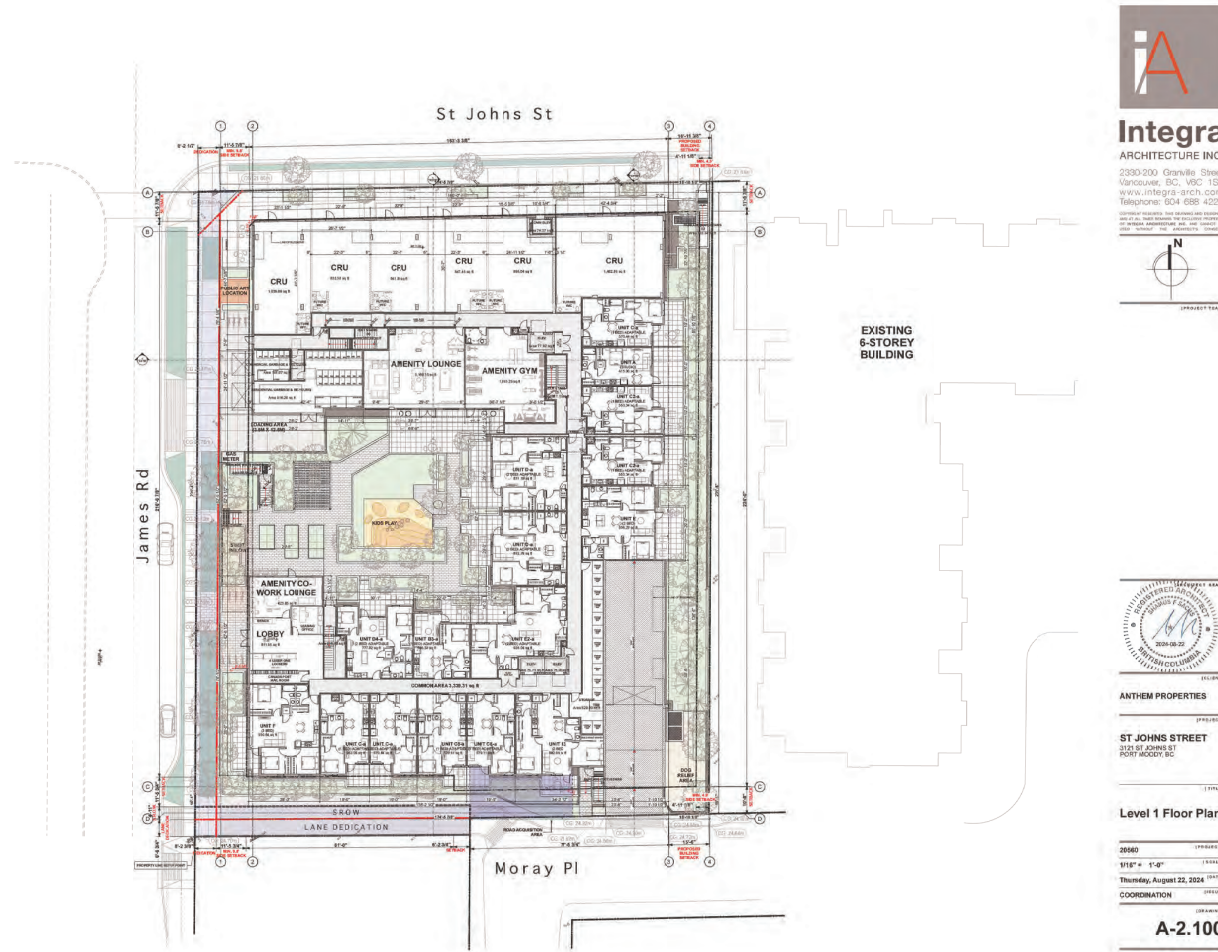
425

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

381

Attachment 5A



Considered at the December 17, 2024, Special Council meeting

389

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

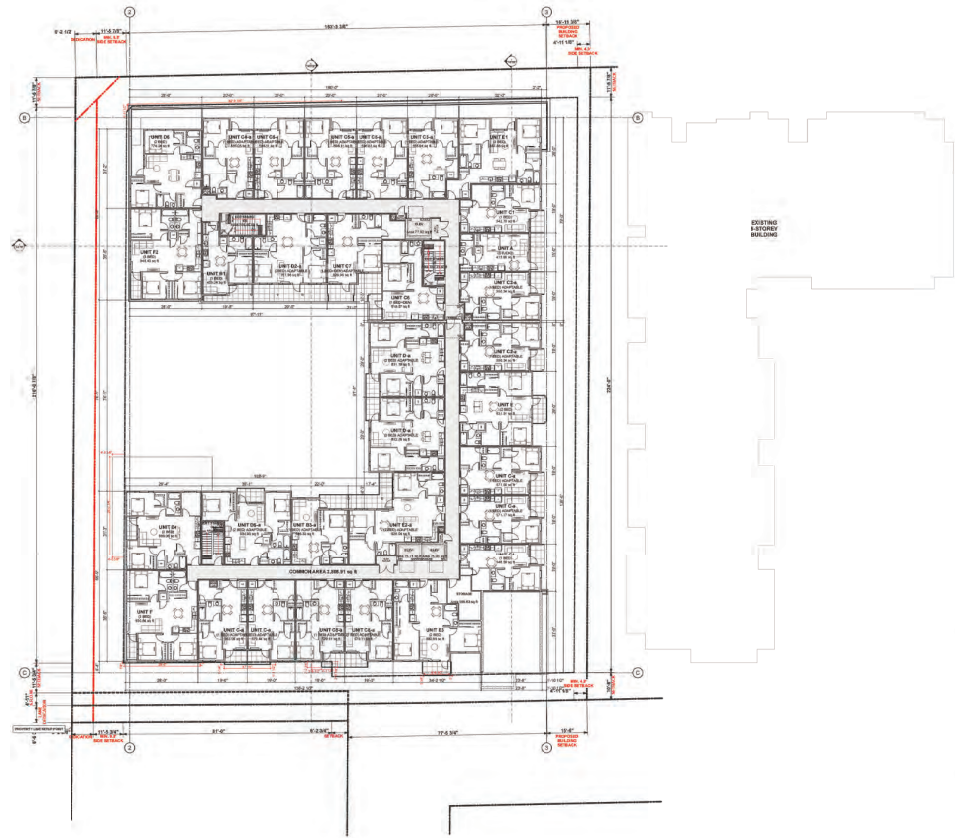
42

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

382

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330/200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220

CONTRACT AGREEMENT: THE SERVICES AND DESIGN OF ARCHITECTURE ARE PROVIDED ON THE BASIS OF A PROFESSIONAL DESIGN AND CONSTRUCTION CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



ANTHEM PROPERTIES

ST. JOHNS STREET  
 1115 W. JAMES ST.  
 FORT COCKEY, BC

Level 2 Floor Plan

20240  
 1/16" = 1'-0"  
 Thursday, August 22, 2024  
 COORDINATION

A-2.200

Considered at the December 17, 2024, Special Council meeting

390

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

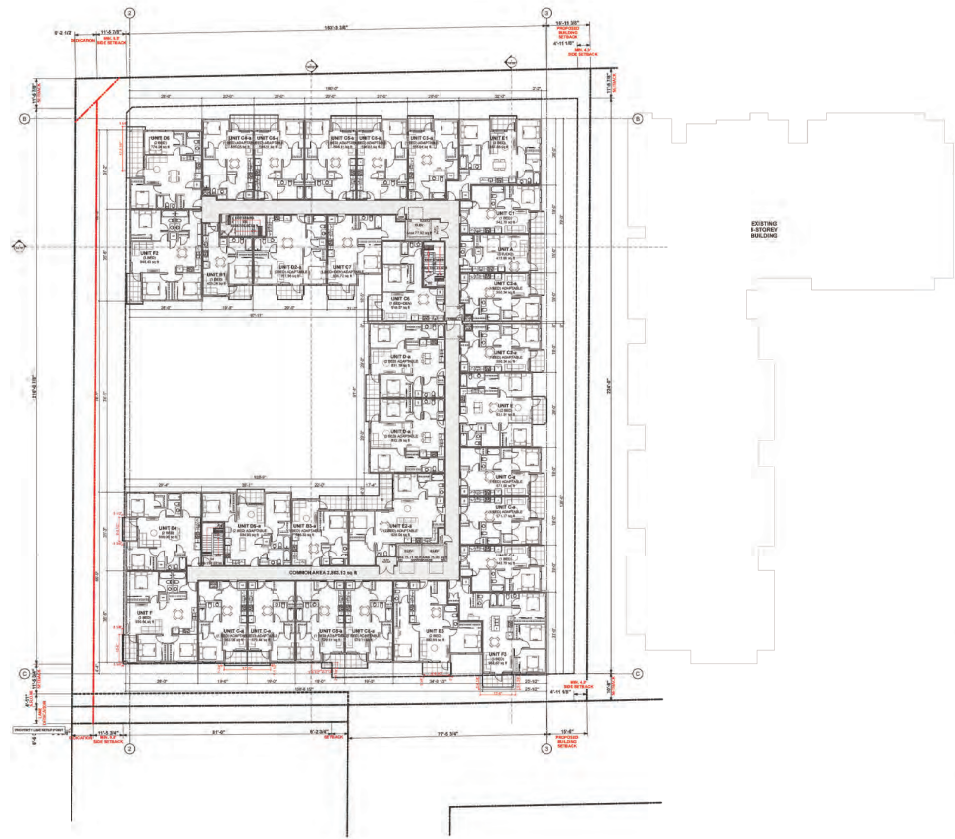
427

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

383

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330/200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



ANTHEM PROPERTIES

ST JOHN'S STREET  
1111 W. JAMES ST  
FORT ACCORD, BC

Level 3 Floor Plan

20560  
 1/16" = 1'-0"  
 Thursday, August 22, 2024  
 COORDINATION

A-2.300

Considered at the December 17, 2024, Special Council meeting

391

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

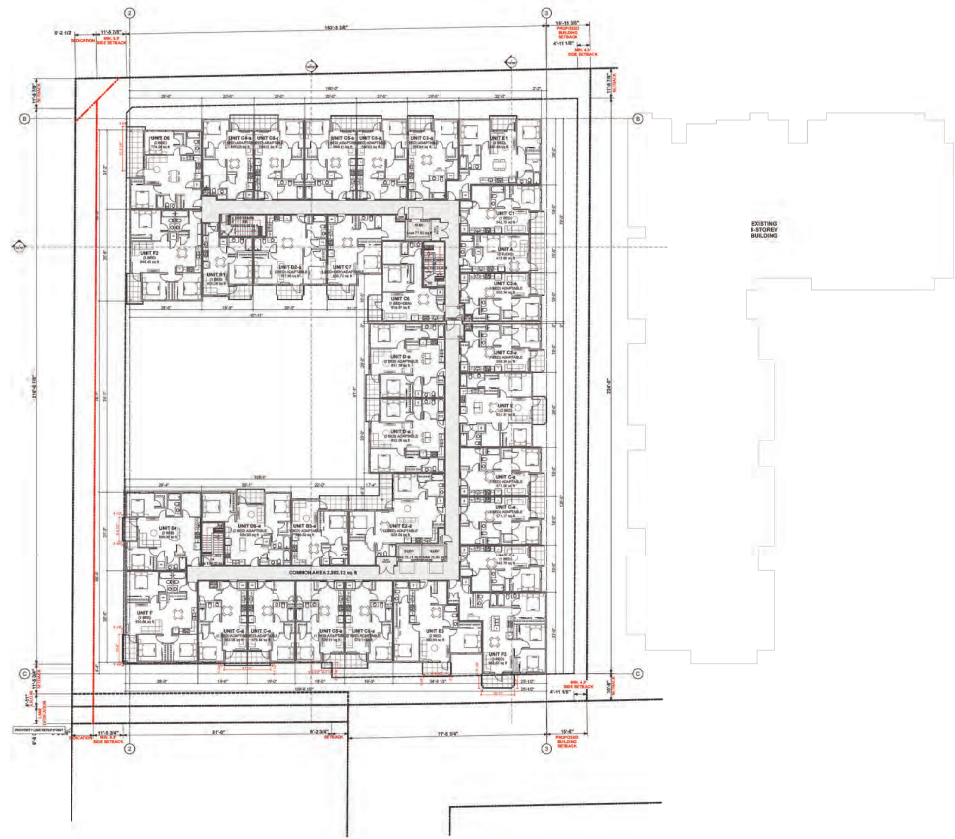
428

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

384

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330/200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



ANTHEM PROPERTIES

ST JOHN'S STREET  
1111 W. JAMES ST  
FORT ACCORD, BC

Level 4 Floor Plan

20560 (PROJECT)  
 1/16" = 1'-0" (SCALE)  
 Thursday, August 22, 2024 (DATE)  
 COORDINATION (TYPE)

A-2.400

Considered at the December 17, 2024, Special Council meeting

392

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

429

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

385

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330/200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



ANTHEM PROPERTIES  
 ST JOHN'S STREET  
 215 W. JAMES ST  
 FORT ACCORD, BC

Level 5 Floor Plan

20560  
 1/16" = 1'-0"  
 Thursday, August 22, 2024  
 COORDINATION

A-2.500

Considered at the December 17, 2024, Special Council meeting

393

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

430

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

38

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330/200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



ANTHEM PROPERTIES

ST JOHN'S STREET  
 215 W. JAMES ST.  
 FORT ACCORD, BC

Level 6 Floor Plan

20560  
 1/16" = 1'-0"  
 Thursday, August 22, 2024  
 COORDINATION

A-2.600

Considered at the December 17, 2024, Special Council meeting

394

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

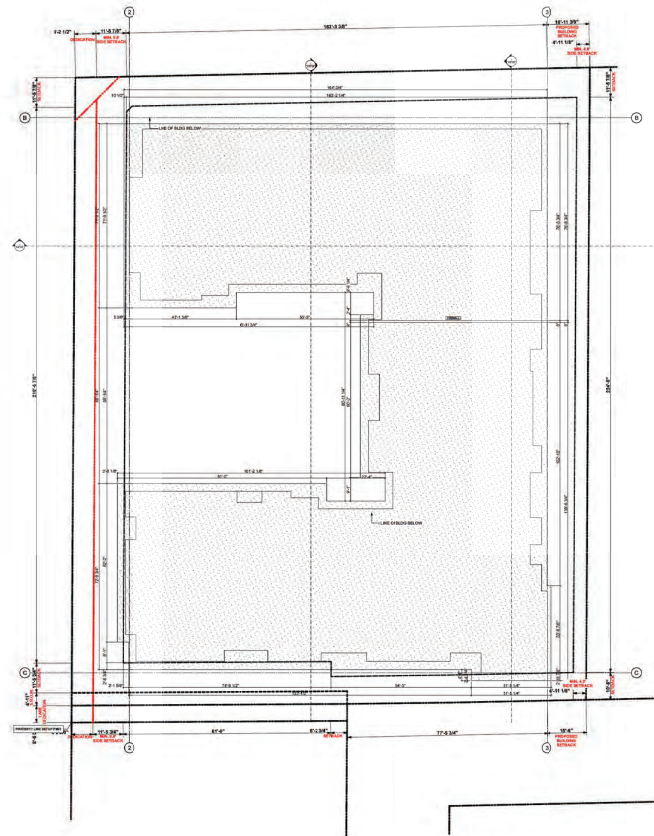
431

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

387

Attachment 5A



**Integra**  
 ARCHITECTURE INC.  
 2330-230 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



**ANTHEM PROPERTIES**  
 PROJECT  
**ST JOHNS STREET**  
 112 WEST AVENUE  
 FORT MOODY, BC

Roof Plan

20560 PROJECT  
 1/16" = 1'-0" SCALE  
 Thursday, August 22, 2024 DATE  
 COORDINATION

**A-2.700**

# Considered at the December 17, 2024, Special Council meeting

395

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

432

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

388

Attachment 5B

### Architectural Drawing Index

General Section	Sheet	Page
<b>A Units</b>		
A-3.001	Unit A	
<b>B Units</b>		
A-3.101	Unit B	
A-3.111	Unit B-a Adaptable	
A-3.102	Unit B-b Adaptable	
A-3.112	Unit B-c Adaptable	
A-3.104	Unit B-d Adaptable	
<b>C Units</b>		
A-3.201	Unit C-a Adaptable	
A-3.211	Unit C-b Adaptable	
A-3.212	Unit C-c Adaptable	
A-3.214	Unit C-d Adaptable	
A-3.215	Unit C-e Adaptable	
A-3.216	Unit C-f	
A-3.217	Unit C-g	
A-3.218	Unit C-h Adaptable	
<b>D Units</b>		
A-3.301	Unit D-a Adaptable	
A-3.312	Unit D-b Adaptable	
A-3.313	Unit D-c Adaptable	
A-3.314	Unit D-d	
A-3.315	Unit D-e	
<b>E Units</b>		
A-3.401	Unit E	
A-3.411	Unit E-a Adaptable	
A-3.412	Unit E-b	
A-3.413	Unit E-c	

**UNIT A**

**Integra ARCHITECTURE INC.**  
2330-2310 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4220

**PROJECT TEAM**

**ARCHITECT**  
ST JOHN'S STREET  
SUSSEX

**UNIT A**

A-3.010

**UNIT B1**

**UNIT B3-a ADAPTABLE**

**Integra ARCHITECTURE INC.**  
2330-2310 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4220

**PROJECT TEAM**

**ARCHITECT**  
ST JOHN'S STREET  
SUSSEX

**UNIT B3-a ADAPTABLE**

A-3.111

**NOTES**

1. ALL FLOORING DETAIL SHALL HAVE A CLEAR MINIMUM DRAINAGE SLOPE OF 1/8" PER FOOT FROM THE INTENTIONAL UNIT CORNER TO THE DRAINAGE POINTS.

2. WALLS ADJACENT TO THE UNIT, EXCEPT ON BATHROOM WALLS, SHALL BE CONSIDERED AS PART OF THE UNIT'S EXTERIOR WALLS AND SHALL BE CONSIDERED TO BE FINISHED WITH A FINISH MATERIAL THAT IS DURABLE AND EASY TO MAINTAIN FOR THE LIFETIME OF THE UNIT'S OCCUPANCY.

3. ELECTRICAL, THE SPRINKLER, CABLE AND DATA OUTLETS SHALL BE LOCATED IN THE UNIT'S WALLS AND SHALL BE ABOVE THE FLOOR AND OPERABLE WITH COVERED PLATES.

4. ENTRY DOOR, BEDROOM DOOR, BATHROOM DOOR, KITCHEN DOOR AND DOOR TO THE BALCONY SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 2'0" MIN. ALL DOORS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 2'0" MIN. ALL DOORS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 2'0" MIN.

5. KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE IS LOCATED TO THE RIGHT OF THE SINK AND THE COFFEE MAKER IS LOCATED TO THE LEFT OF THE SINK.

6. ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BC BUILDING DEPARTMENT.

# Considered at the December 17, 2024, Special Council meeting

396

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

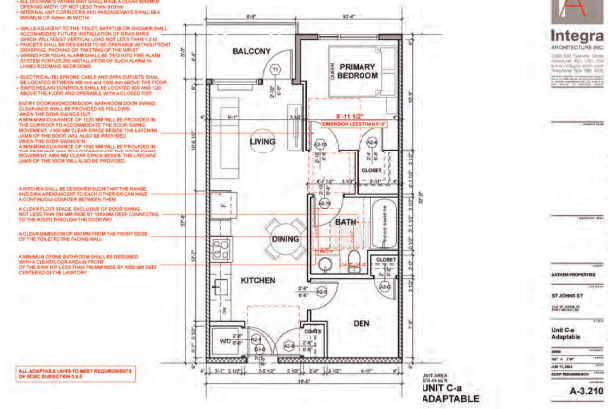
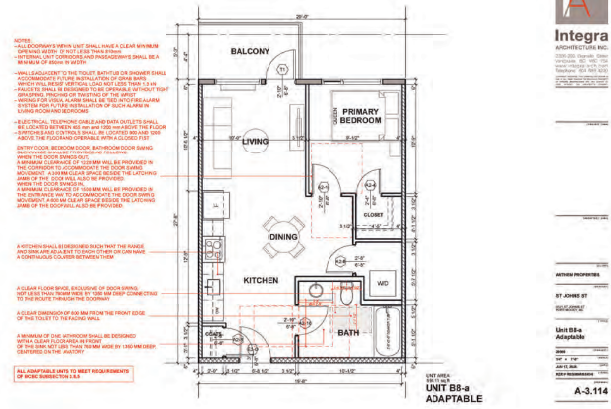
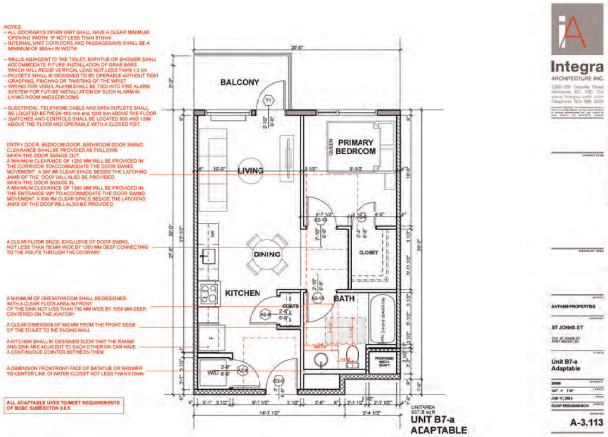
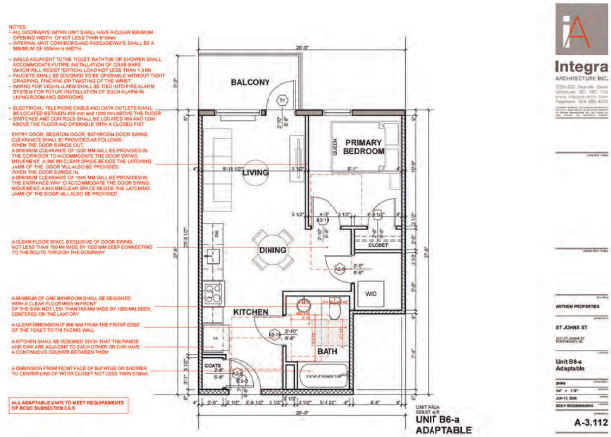
433

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

389

Attachment 5B



**Integra ARCHITECTURE INC.**  
2030-200 Goreville Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-698-4200

**PROJECT NAME:** ST. JOHNS STREET

**ANHEM PROPERTIES**  
ST. JOHNS ST  
ISLANDVIEW

**ST. JOHNS STREET**  
3121 ST. JOHNS ST  
PORT MOODY, BC

**Unit Plans**

UNIT C-a ADAPTABLE	2060
DATE:	2024.08.15
BY:	J.M.
FOR:	UNIT C-a ADAPTABLE
NO. OF UNITS:	1
NO. OF FLOORS:	1
NO. OF STORIES:	1
NO. OF APARTMENTS:	1
NO. OF CONDOS:	1
NO. OF TOWNHOMES:	1
NO. OF OTHER:	1

**Thursday, August 22, 2024**

**A-3.210**

**A-3.101**

# Considered at the December 17, 2024, Special Council meeting

397

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

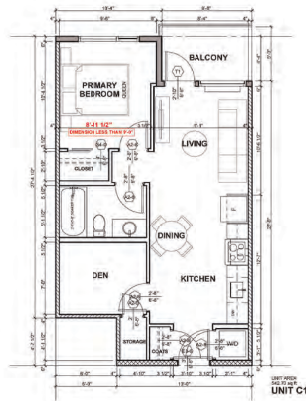
434

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

390

Attachment 5B



**Integra**  
ARCHITECTURE INC.

3230-330 Canale Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TITLE**

**CLIENT**

**DATE**

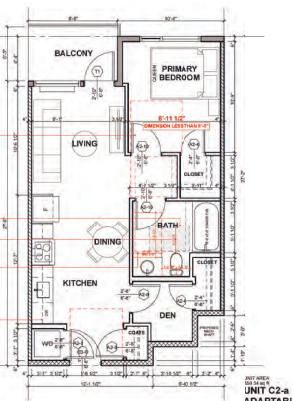
**SCALE**

**UNIT C1**

**A-3.211**

**NOTES:**

- ALL ROOMS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM CLEARANCE HEIGHT OF 2.03 METERS (6'8") MINIMUM OF 2.03 METERS (6'8")
- WALLS ADJACENT TO THE TOILET, BATH OR SHOWER SHALL ACCOMMODATE THE INSTALLATION OF ONE BATH OR SHOWER UNIT. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL ELECTRICAL CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCAL SUBSECTION 2.4.1



**Integra**  
ARCHITECTURE INC.

3230-330 Canale Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TITLE**

**CLIENT**

**DATE**

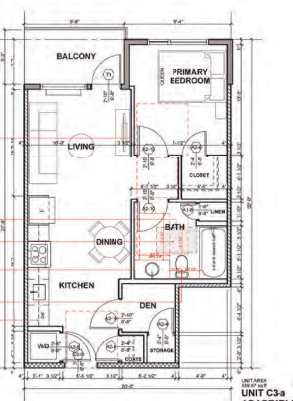
**SCALE**

**UNIT C2-a ADAPTABLE**

**A-3.212**

**NOTES:**

- ALL ROOMS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM CLEARANCE HEIGHT OF 2.03 METERS (6'8") MINIMUM OF 2.03 METERS (6'8")
- WALLS ADJACENT TO THE TOILET, BATH OR SHOWER SHALL ACCOMMODATE THE INSTALLATION OF ONE BATH OR SHOWER UNIT. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL ELECTRICAL CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCAL SUBSECTION 2.4.1



**Integra**  
ARCHITECTURE INC.

3230-330 Canale Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TITLE**

**CLIENT**

**DATE**

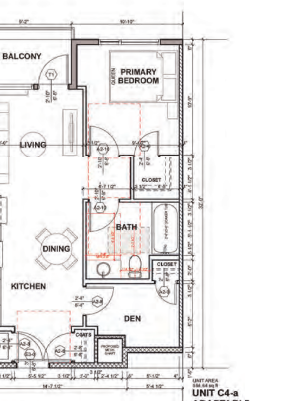
**SCALE**

**UNIT C3 ADAPTABLE**

**A-3.213**

**NOTES:**

- ALL ROOMS WITHIN UNIT SHALL HAVE A CLEAR MINIMUM CLEARANCE HEIGHT OF 2.03 METERS (6'8") MINIMUM OF 2.03 METERS (6'8")
- WALLS ADJACENT TO THE TOILET, BATH OR SHOWER SHALL ACCOMMODATE THE INSTALLATION OF ONE BATH OR SHOWER UNIT. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ELECTRICAL, TELEPHONE CABLE AND DATA OUTLETS SHALL BE LOCATED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL ELECTRICAL CODE. THE TOILET, BATH OR SHOWER UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPLC) AND THE LOCAL PLUMBING CODE.
- ALL ADAPTABLE UNITS TO MEET REQUIREMENTS OF BCAL SUBSECTION 2.4.1



**Integra**  
ARCHITECTURE INC.

3230-330 Canale Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TITLE**

**CLIENT**

**DATE**

**SCALE**

**UNIT C4-a ADAPTABLE**

**A-3.214**



**ANTHEM PROPERTIES**

**ST JOHN'S STREET**

3121 ST JOHN'S ST  
PORT MOODY, BC

**Unit Plans**

**Unit C4-a Adaptable**

2050

Thursday, August 22, 2024

**COORDINATION**

**A-3.214**

A-3.102

# Considered at the December 17, 2024, Special Council meeting

398

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

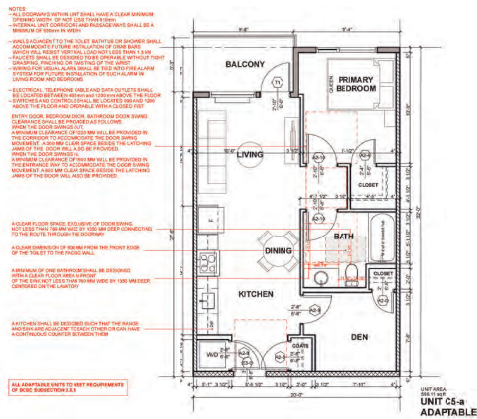
435

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

391

Attachment 5B



**Integra**  
ARCHITECTURE INC.  
3030-000 Canwell Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TEAM**

**ARCHITECT**

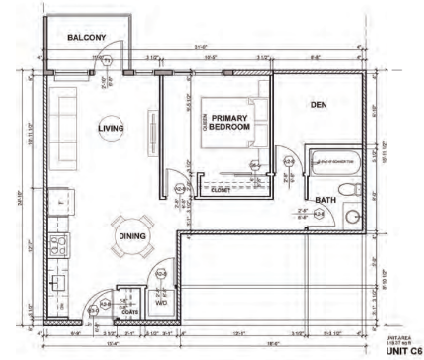
**CLIENT**

**DATE**

**SCALE**

**UNIT C5-a**  
ADAPTABLE

**A-3-215**



**Integra**  
ARCHITECTURE INC.  
3030-000 Canwell Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TEAM**

**ARCHITECT**

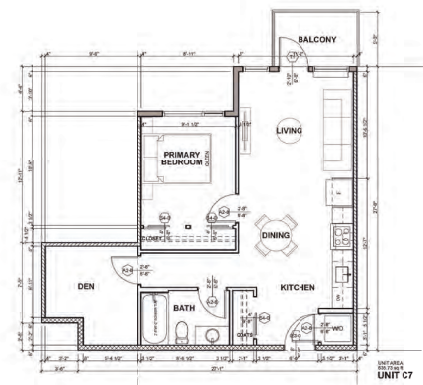
**CLIENT**

**DATE**

**SCALE**

**UNIT C6**

**A-3-216**



**Integra**  
ARCHITECTURE INC.  
3030-000 Canwell Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TEAM**

**ARCHITECT**

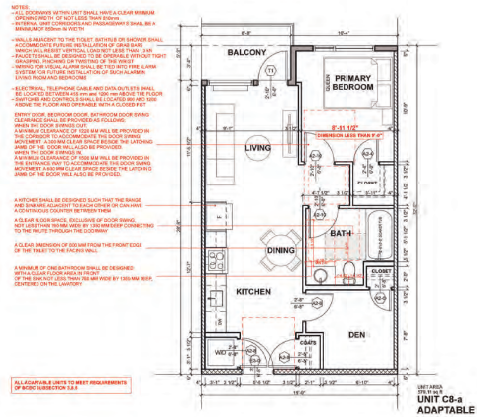
**CLIENT**

**DATE**

**SCALE**

**UNIT C7**

**A-3-217**



**Integra**  
ARCHITECTURE INC.  
3030-000 Canwell Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200

**PROJECT TEAM**

**ARCHITECT**

**CLIENT**

**DATE**

**SCALE**

**UNIT C8-a**  
ADAPTABLE

**A-3-218**

**ANTHEM PROPERTIES**

**ST JOHN'S STREET**  
3121 ST JOHN'S STREET  
PORT MOODY, BC

**Unit Plans**

**Unit C8-a**  
ADAPTABLE

**DATE**

**SCALE**

**UNIT C8-a**  
ADAPTABLE

**A-3-218**

**A-3-103**



# Considered at the December 17, 2024, Special Council meeting

400

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

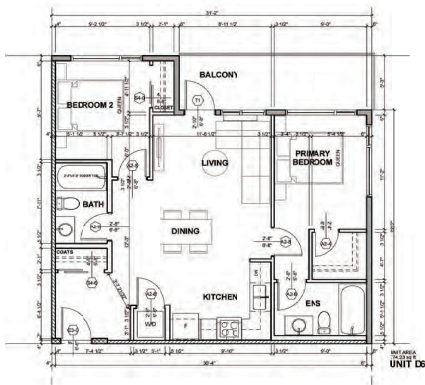
437

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

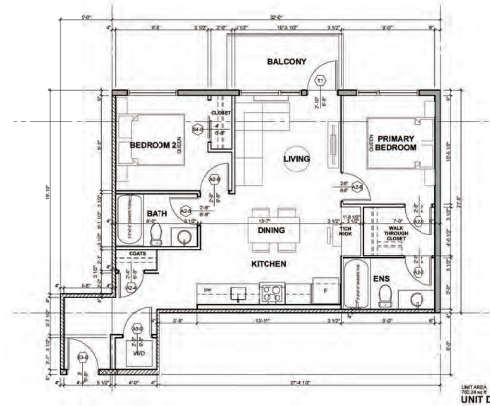
393

Attachment 5B



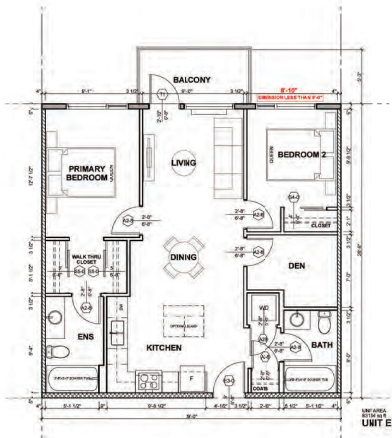
ANHEM PROPERTIES  
ST. JOHNS ST  
REG-2024  
U4H D6  
DATE: 2024.08.22  
JOB NO: 2024-08-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 2024-08-001

**A-3.314**



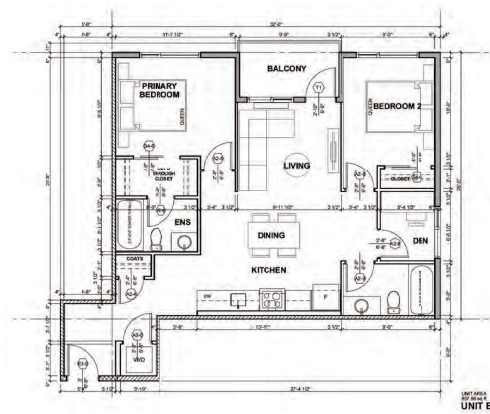
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ST. JOHNS ST  
REG-2024  
U4H D7  
DATE: 2024.08.22  
JOB NO: 2024-08-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 2024-08-001

**A-3.315**



ANHEM PROPERTIES  
ST. JOHNS ST  
REG-2024  
U4H E  
DATE: 2024.08.22  
JOB NO: 2024-08-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 2024-08-001

**A-3.410**



ANHEM PROPERTIES  
ST. JOHNS STREET  
3121 ST. JOHNS ST  
PORT MOODY, BC  
DATE: 2024.08.22  
JOB NO: 2024-08-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 2024-08-001

**Unit Plans**

U4H E1 20560 (2024.08.22)  
DATE: 2024.08.22  
JOB NO: 2024-08-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 2024-08-001

**A-3.411**

**A-3.105**

# Considered at the December 17, 2024, Special Council meeting

401

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

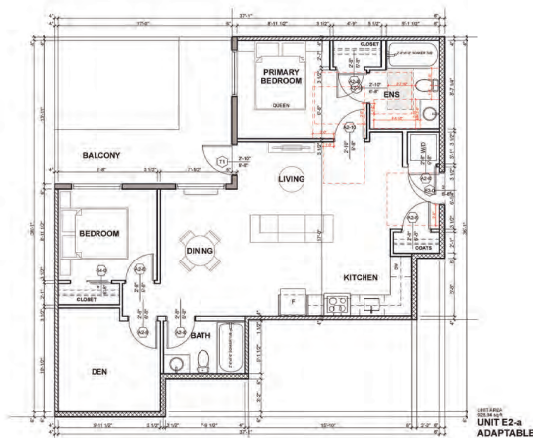
438

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

394

Attachment 5B



**Integra**  
ARCHITECTURE INC.  
2030-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

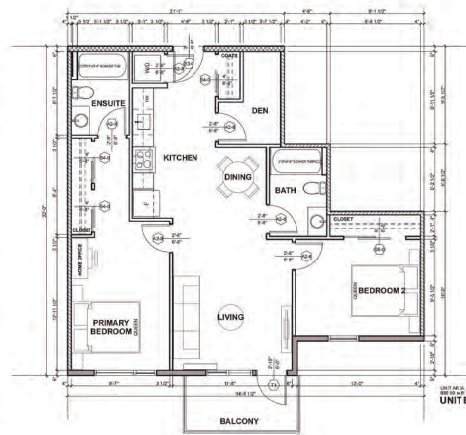
PROJECT NO. 2024-001  
DATE: 2024-08-22

ANHEM PROPERTIES  
ST JOHNS ST  
ISLANDER

Unit E2-a  
Adaptable

DATE: 2024-08-22  
BY: [Signature]  
JOB NO. 2024-001

**A-3.412**



**Integra**  
ARCHITECTURE INC.  
2030-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

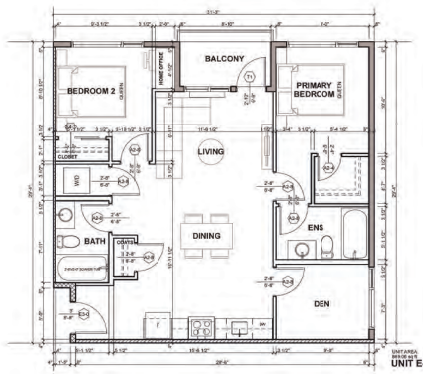
PROJECT NO. 2024-001  
DATE: 2024-08-22

ANHEM PROPERTIES  
ST JOHNS ST  
ISLANDER

Unit E3

DATE: 2024-08-22  
BY: [Signature]  
JOB NO. 2024-001

**A-3.413**



**Integra**  
ARCHITECTURE INC.  
2030-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

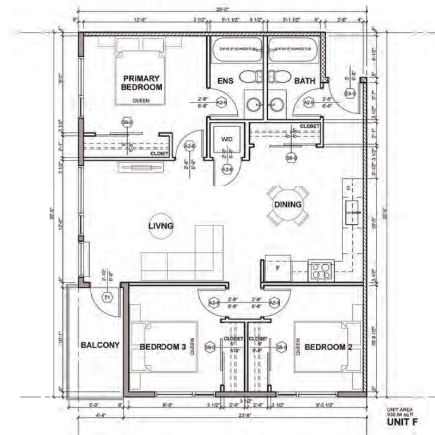
PROJECT NO. 2024-001  
DATE: 2024-08-22

ANHEM PROPERTIES  
ST JOHNS ST  
ISLANDER

Unit E4

DATE: 2024-08-22  
BY: [Signature]  
JOB NO. 2024-001

**A-3.414**



**Integra**  
ARCHITECTURE INC.  
2030-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

PROJECT NO. 2024-001  
DATE: 2024-08-22

ANHEM PROPERTIES  
ST JOHNS STREET  
3121 ST JOHNS ST  
PORT MOODY, BC

Unit Plans

Unit F  
2050

DATE: 2024-08-22  
BY: [Signature]  
JOB NO. 2024-001

Thursday, August 22, 2024

COORDINATION

**A-3.510**

**A-3.106**

# Considered at the December 17, 2024, Special Council meeting

402

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

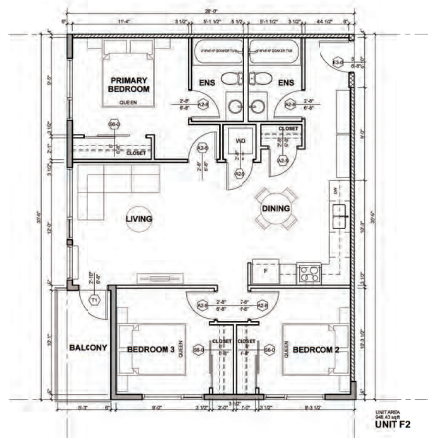
439

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

395

Attachment 5B



**Integra**  
ARCHITECTURE INC.

2030-200 Grenville Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

PROJECT NAME

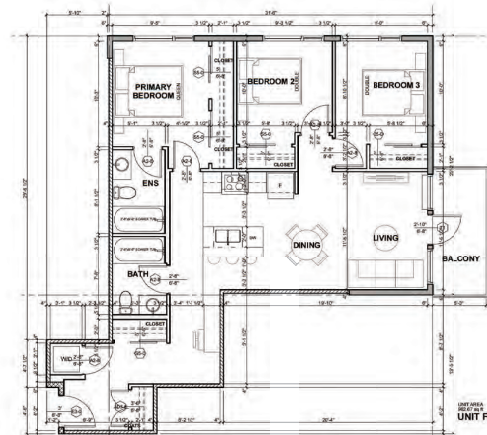
ARCHITECT

ST. JOHNS ST  
RESIDENT

UNIT F2

DATE: 11/11/2024  
BY: J.S.  
CHECKED: J.S.

**A-3.511**



**Integra**  
ARCHITECTURE INC.

2030-200 Grenville Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-686-4200

PROJECT NAME

ARCHITECT

ST. JOHNS ST  
RESIDENT

UNIT F3

DATE: 11/11/2024  
BY: J.S.  
CHECKED: J.S.

**A-3.512**



ANTHEM PROPERTIES  
3121 ST. JOHNS ST  
PORT MOODY, BC

**Unit Plans**

20560  
Thursday, August 22, 2024  
COORDINATION  
**A-3.107**

Considered at the December 17, 2024, Special Council meeting

403

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

440

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

39

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

404

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

441

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

397

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

405

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

442

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

398

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

406

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

443

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

399

Attachment 5B



Considered at the December 17, 2024, Special Council meeting

407

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

444

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

400

Attachment 5B



**Integra**  
ARCHITECTURE INC.  
5330-230 Cornelia Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604 696 4200

Professional Engineer  
2024.08.22

1 EAST ELEVATION

**MATERIAL AND COLOUR LEGEND**

Code	Description	Product	Manufacturer	Location
1.1	White	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.2	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.3	Medium Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.4	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.5	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.6	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.7	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.8	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.9	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.10	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.11	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.12	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.13	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.14	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
1.15	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.1	White	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.2	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.3	Medium Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.4	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.5	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.6	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.7	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.8	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.9	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.10	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.11	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.12	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.13	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.14	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
2.15	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.1	White	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.2	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.3	Medium Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.4	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.5	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.6	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.7	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.8	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.9	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.10	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.11	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.12	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.13	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.14	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
3.15	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.1	White	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.2	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.3	Medium Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.4	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.5	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.6	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.7	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.8	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.9	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.10	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.11	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.12	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.13	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.14	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
4.15	Black	Acoustimac Linc Solid or P Exterior	NSI	British Columbia

**NOTES**

N1	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
N2	Light Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
N3	White	Acoustimac Linc Solid or P Exterior	NSI	British Columbia
N4	Dark Grey	Acoustimac Linc Solid or P Exterior	NSI	British Columbia

**ANTHEM PROPERTIES**

3121 ST. JOHN'S STREET  
PORT MOODY, BC

**East Elevation**

2024  
1/8" = 1'-0"  
Thursday, August 22, 2024  
COORDINATION  
A-4.130

# Considered at the December 17, 2024, Special Council meeting

408

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

445

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

401

Attachment 5B





# Considered at the December 17, 2024, Special Council meeting

410

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

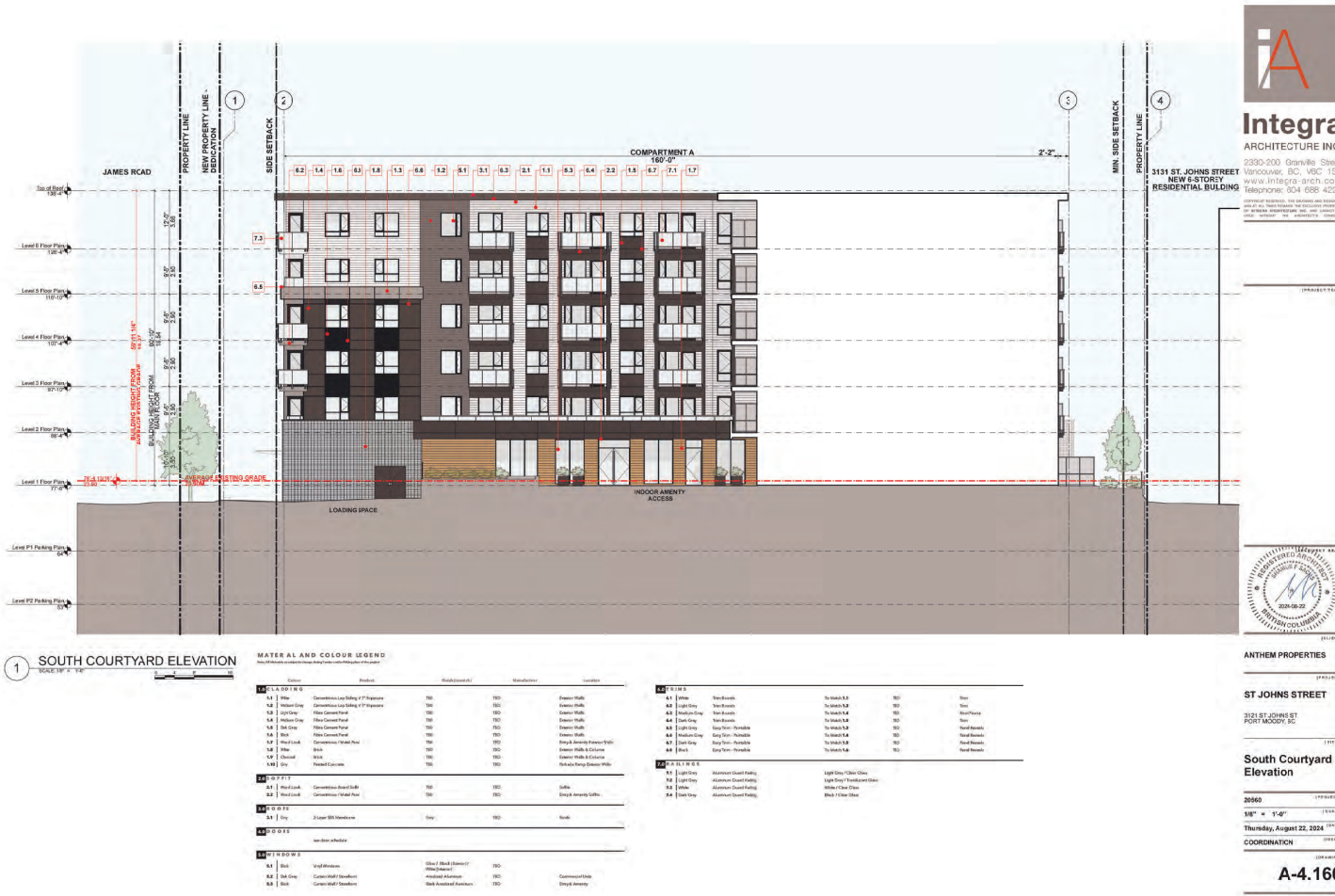
447

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

403

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

411

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

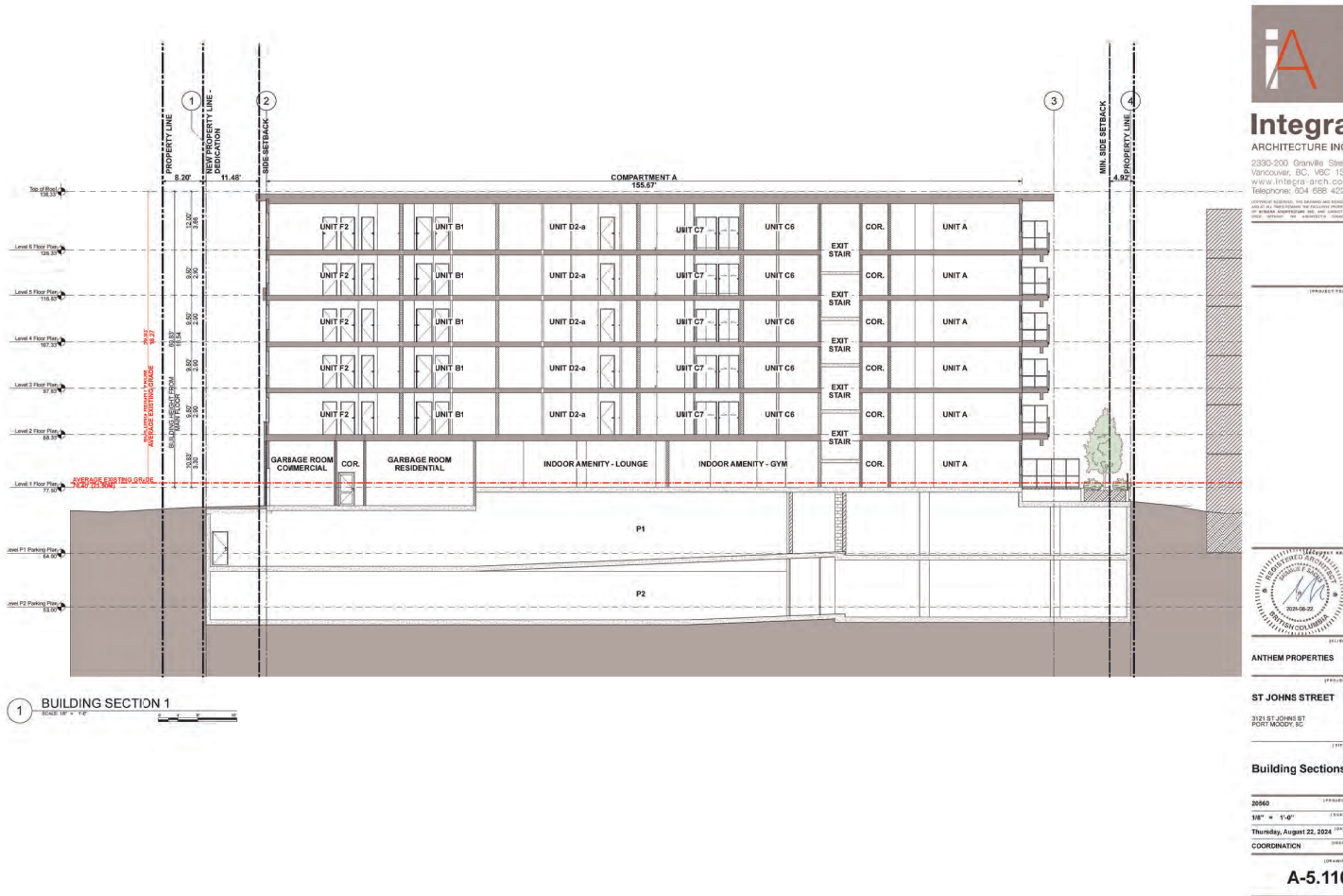
448

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

404

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

412

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

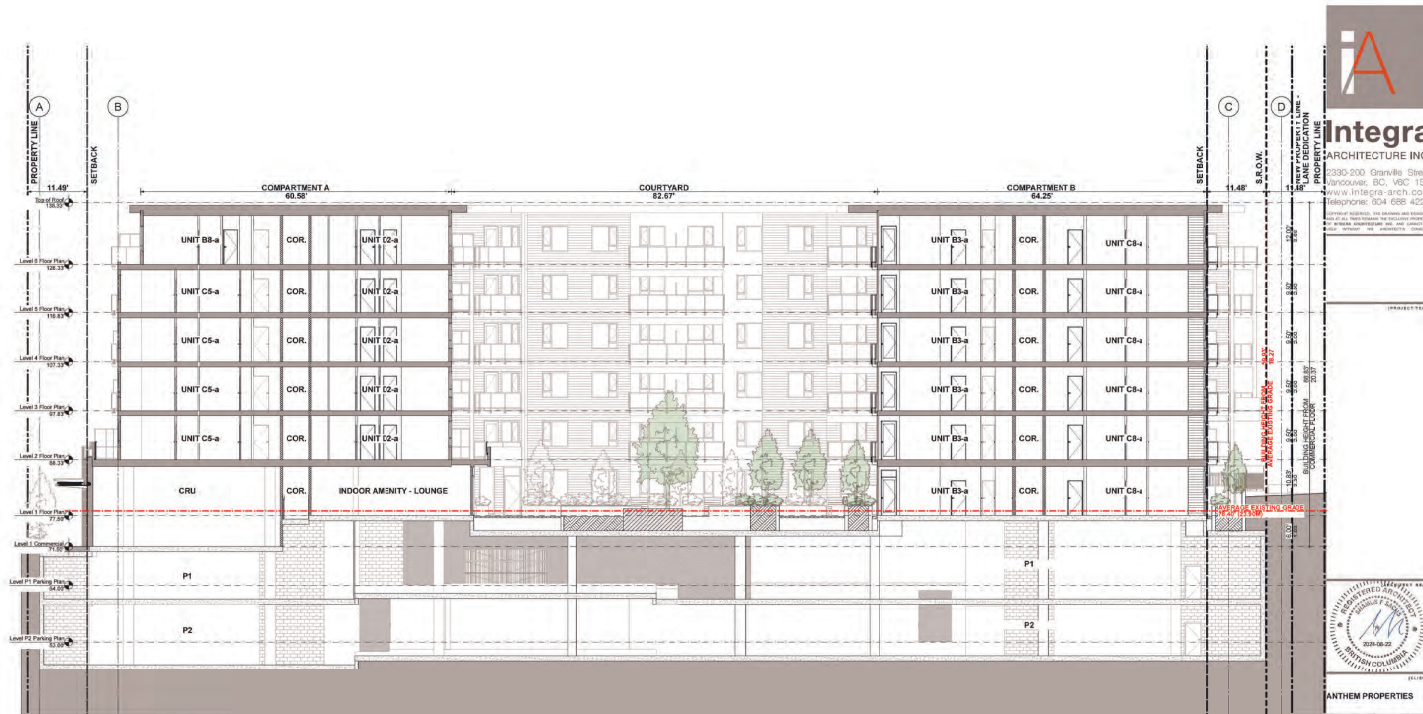
449

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

405

Attachment 5B



1 BUILDING SECTION 2  
SCALE: 1/8" = 1'-0"



**Integra**  
ARCHITECTURE INC.  
2330-2330 Granville Street  
Victoria, BC, V8C 1S4  
www.integra-arch.com  
Telephone: 250-428-4200

PROFESSIONAL SEAL  
REGISTERED ARCHITECT  
2024-09-22  
ANTHEM PROPERTIES

ST JOHN'S STREET  
3121 ST. JOHN'S ST  
PORT MOODY, BC

Building Sections

20660 (PROJECT)  
1/8" = 1'-0" (SCALE)  
Thursday, August 22, 2024 (DATE)  
COORDINATION (STATUS)

A-5.120

Considered at the December 17, 2024, Special Council meeting

413

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

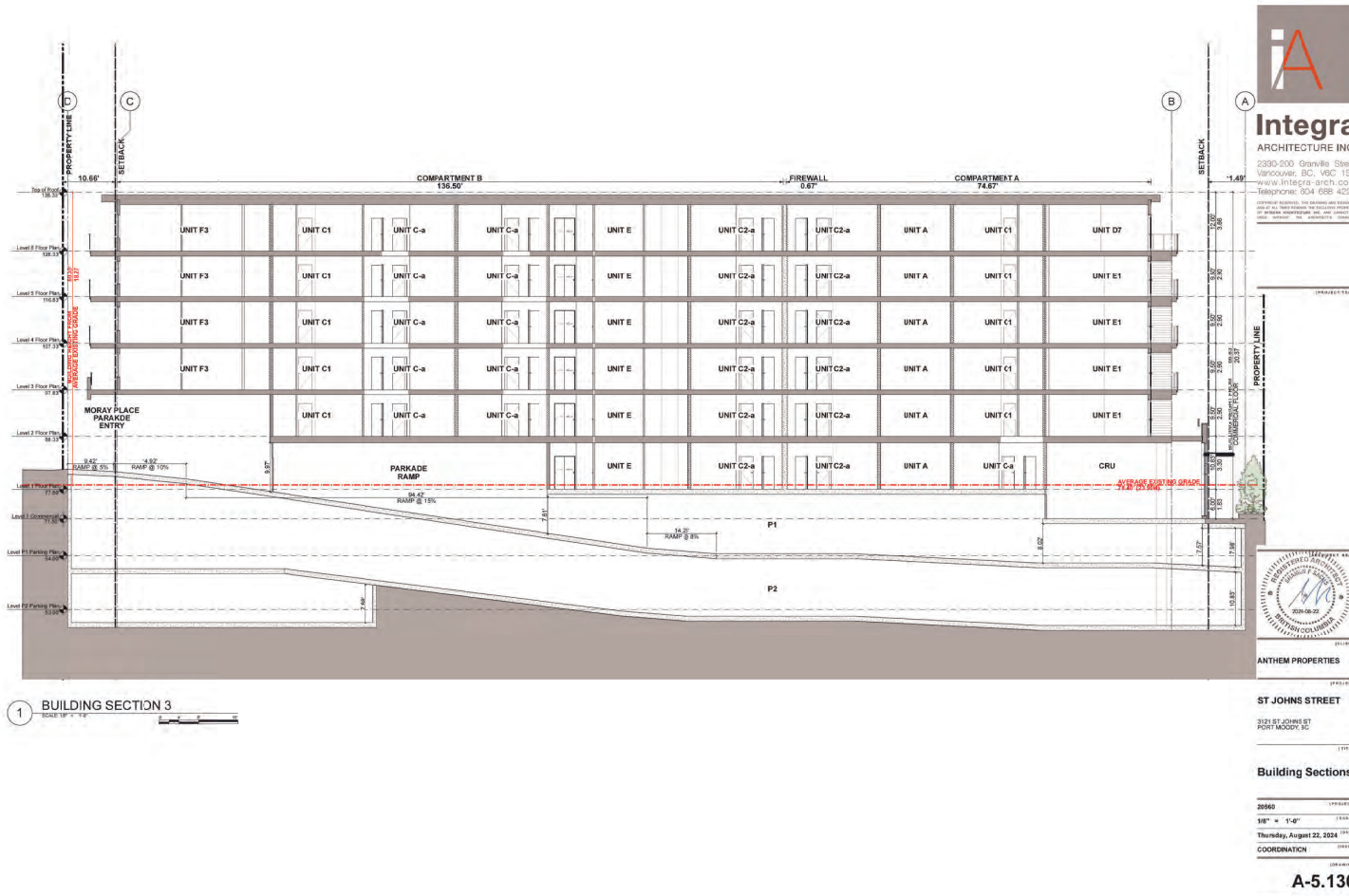
450

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

40

Attachment 5B



# Considered at the December 17, 2024, Special Council meeting

414

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

451

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

407

Attachment 5B



**MATERIAL AND COLOUR LEGEND**

Color	Product	Material (swatch)	Manufacturer	Location
<b>CLADDING</b>				
1.1	White	Cementitious Lap Siding w/ 7" Exposure	T&B	Exterior Walls
1.2	Medium Grey	Cementitious Lap Siding w/ 7" Exposure	T&B	Exterior Walls
1.3	Light Grey	Fibre Cement Panel	T&B	Exterior Walls
1.4	Medium Grey	Fibre Cement Panel	T&B	Exterior Walls
1.5	Dark Grey	Fibre Cement Panel	T&B	Exterior Walls
1.6	Black	Fibre Cement Panel	T&B	Exterior Walls
1.7	Wood Look	Cementitious / Metal Panel	T&B	Exterior Walls
1.8	White	Brick	T&B	Entry & Amenity Exterior Walls
1.9	Charcoal	Brick	T&B	Exterior Walls & Columns
1.10	Grey	Panel Concrete	T&B	Parade Deck Exterior Walls
<b>ROOF</b>				
2.1	Wood Look	Cementitious / Metal Panel	T&B	Roofs
2.2	Wood Look	Cementitious / Metal Panel	T&B	Entry & Amenity Roofs
<b>DOORS</b>				
3.1	Grey	Cluser 555 Metal Core	Grey	T&B
<b>WINDOWS</b>				
4.1	Black	Velg Windows	(Clear, Black, Bronze, White, Bronze)	T&B
4.2	Dark Grey	Aluma Wall / Thermal	Anodized Aluminum	T&B
4.3	Black	Aluma Wall / Thermal	Black Anodized Aluminum	T&B
<b>FINISHES</b>				
5.1	White	Yes Beaulieu	To Match 5.1	T&B
5.2	Light Grey	Yes Beaulieu	To Match 5.2	T&B
5.3	Medium Grey	Yes Beaulieu	To Match 5.3	T&B
5.4	Dark Grey	Yes Beaulieu	To Match 5.4	T&B
5.5	Light Grey	Yes Yes - Porcelain	To Match 5.5	T&B
5.6	Medium Grey	Yes Yes - Porcelain	To Match 5.6	T&B
5.7	Dark Grey	Yes Yes - Porcelain	To Match 5.7	T&B
5.8	Black	Yes Yes - Porcelain	To Match 5.8	T&B
<b>GLAZING</b>				
7.1	Light Grey	Armstrong Guard Railing	Light Grey / Clear Glass	T&B
7.2	Light Grey	Armstrong Guard Railing	Light Grey / Tinted Glass	T&B
7.3	White	Armstrong Guard Railing	White / Clear Glass	T&B
7.4	Dark Grey	Armstrong Guard Railing	Black / Clear Glass	T&B

PROJECT TEAM

INTEGRATED ARCHITECTURE

ANTHEM PROPERTIES

ST. JOHNS STREET  
3121 ST. JOHNS ST  
PORT MOODY, BC

Materials & Finishes

2024

Thursday, August 22, 2024

COORDINATION

**A-8.100**

# Considered at the December 17, 2024, Special Council meeting

415

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

452

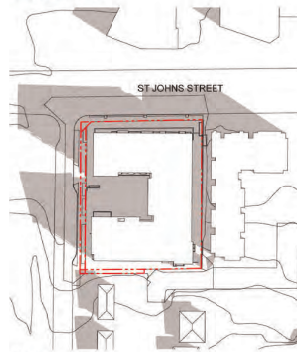
Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

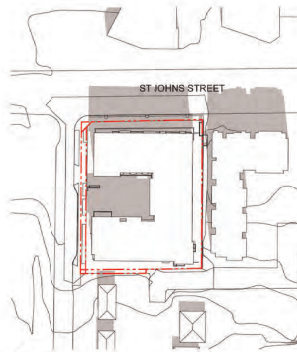
408

Attachment 5B

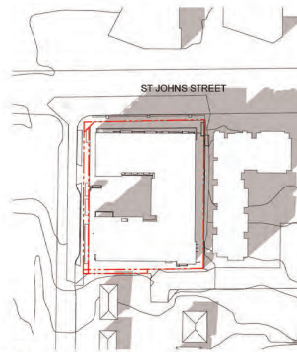
Spring Equinox  
March 21st



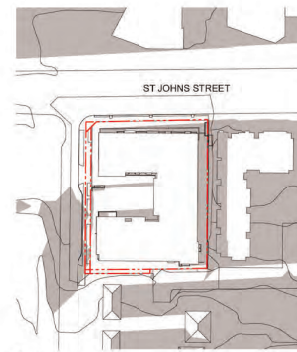
9am



12pm

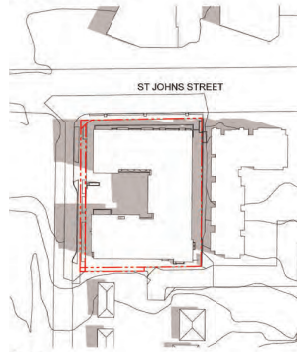


3pm

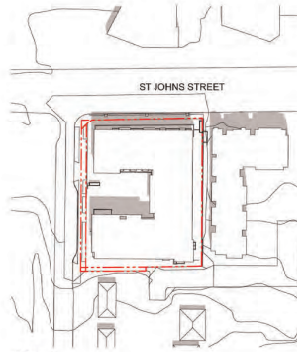


6pm

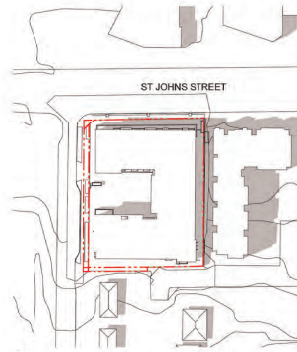
Summer Solstice  
June 21st



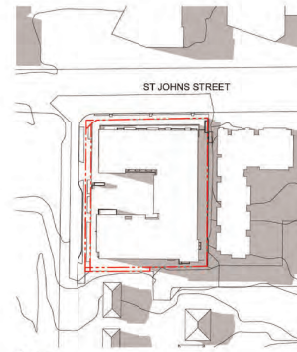
9am



12pm



3pm



6pm



**Integra**  
ARCHITECTURE INC.  
2330-2310 Champlain Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200



ANTHEM PROPERTIES  
PROJECT  
**ST JOHNS STREET**  
1124 ST JOHNS ST  
PORT MOODY, BC  
Shadow Study  
2024  
Thursday, August 22, 2024  
COORDINATION  
**A-8.300**

# Considered at the December 17, 2024, Special Council meeting

416

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

453

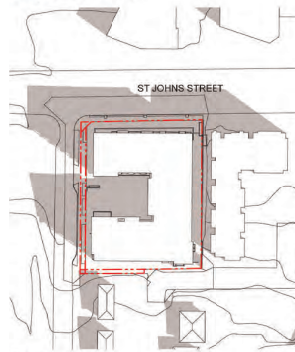
Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

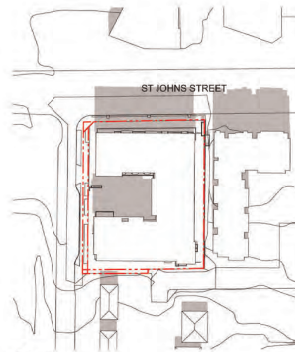
409

Attachment 5B

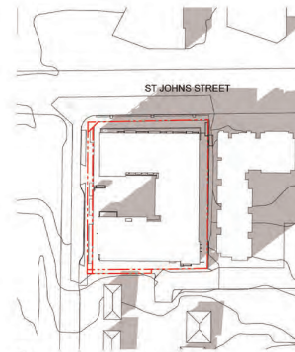
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September 21st



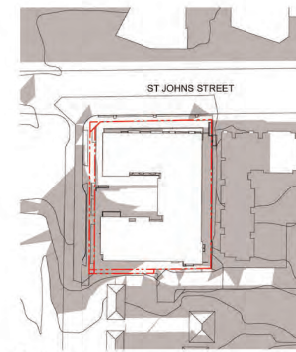
9am



12pm



3pm



6pm



**Integra**  
ARCHITECTURE INC.  
2030-200 Granville Street  
Vancouver, BC, V5C 1S4  
www.integra-arch.com  
Telephone: 604-688-4200



ANTHEM PROPERTIES

ST JOHNS STREET  
170 ST JOHNS ST  
PORT MOODY, BC

Shadow Study

20560

Thursday, August 22, 2024

COORDINATION

A-8.300

Considered at the December 17, 2024, Special Council meeting

417

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

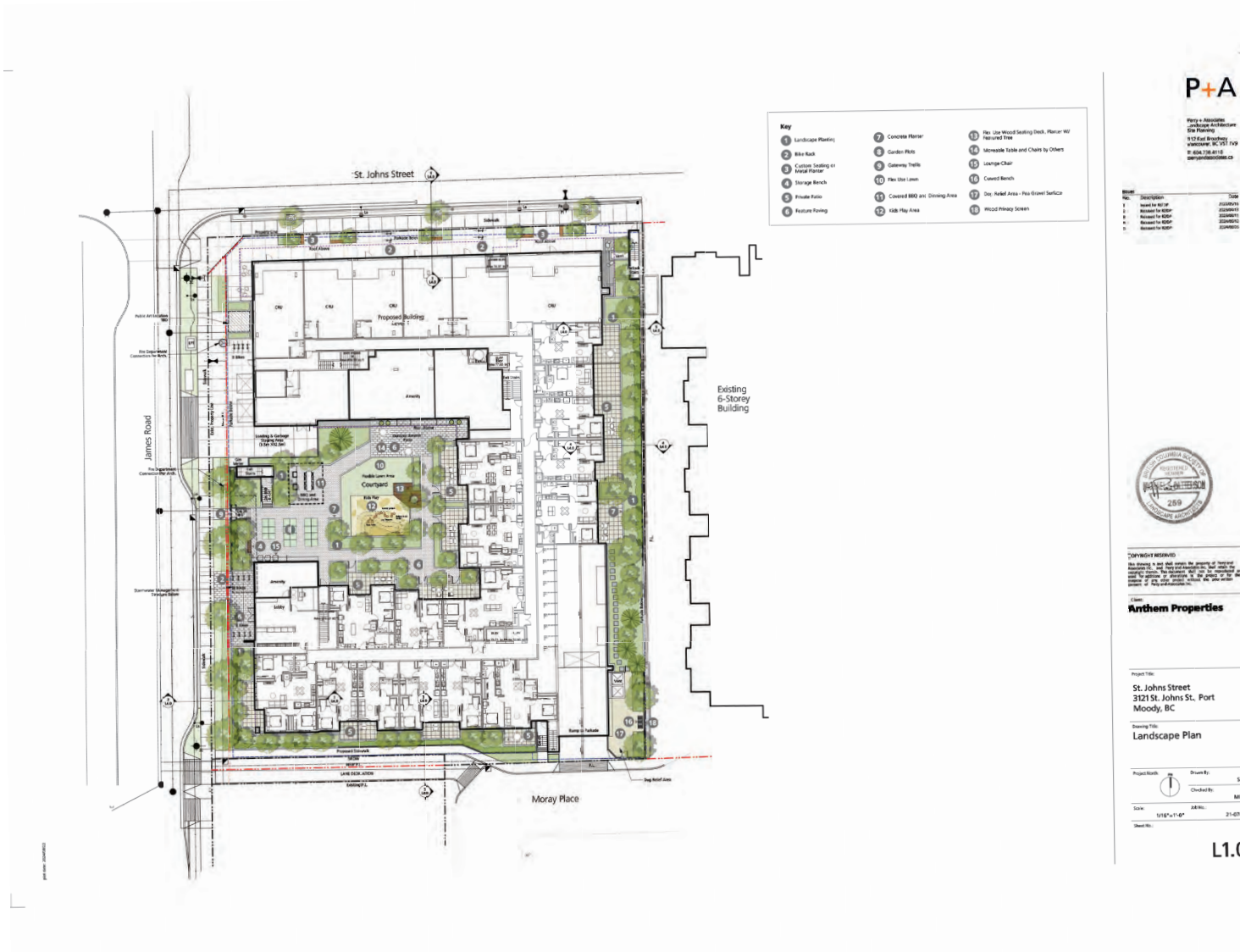
454

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

410

Attachment 6



# Considered at the December 17, 2024, Special Council meeting

418

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

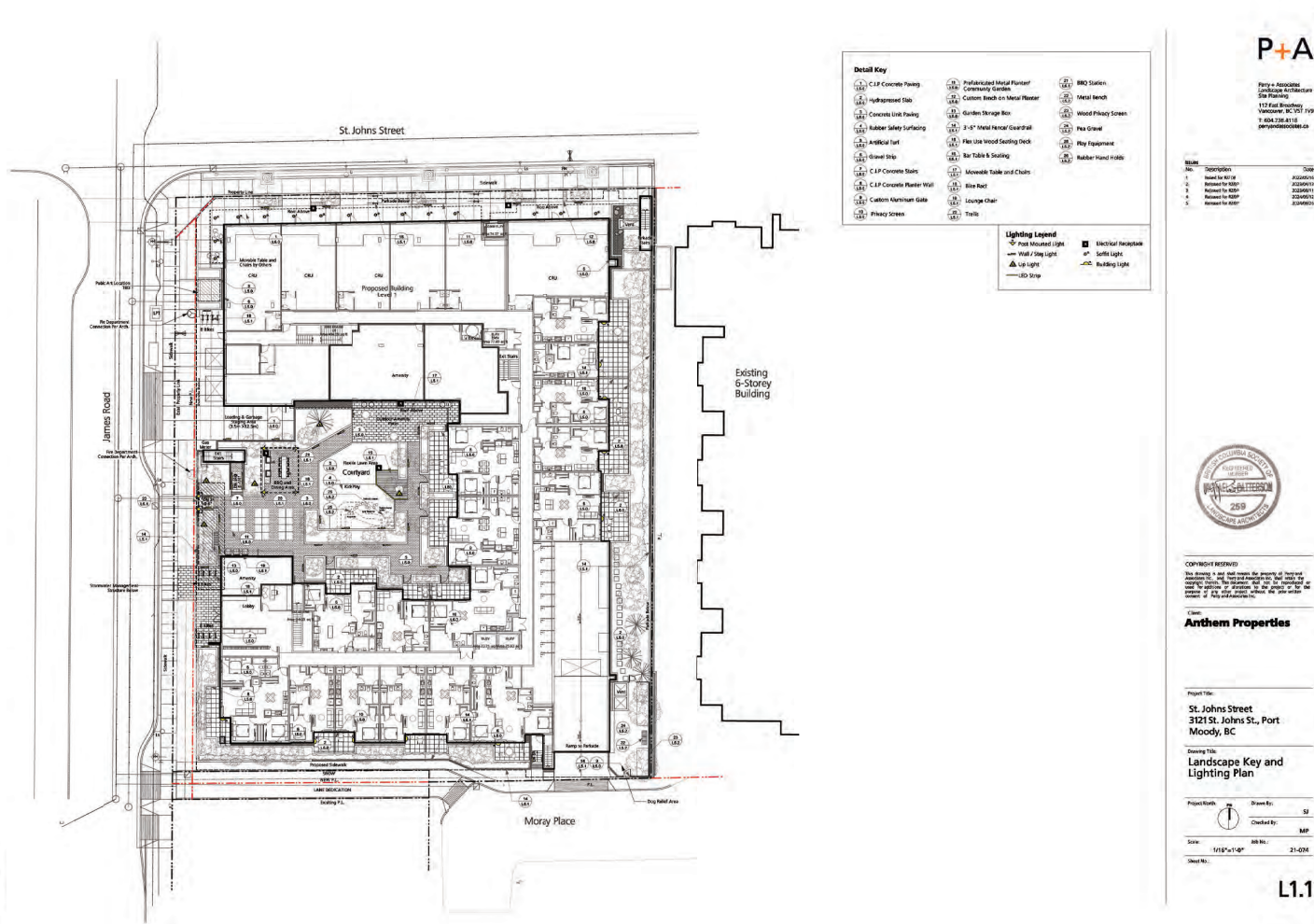
455

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

411

Attachment 6



# Considered at the December 17, 2024, Special Council meeting

419

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

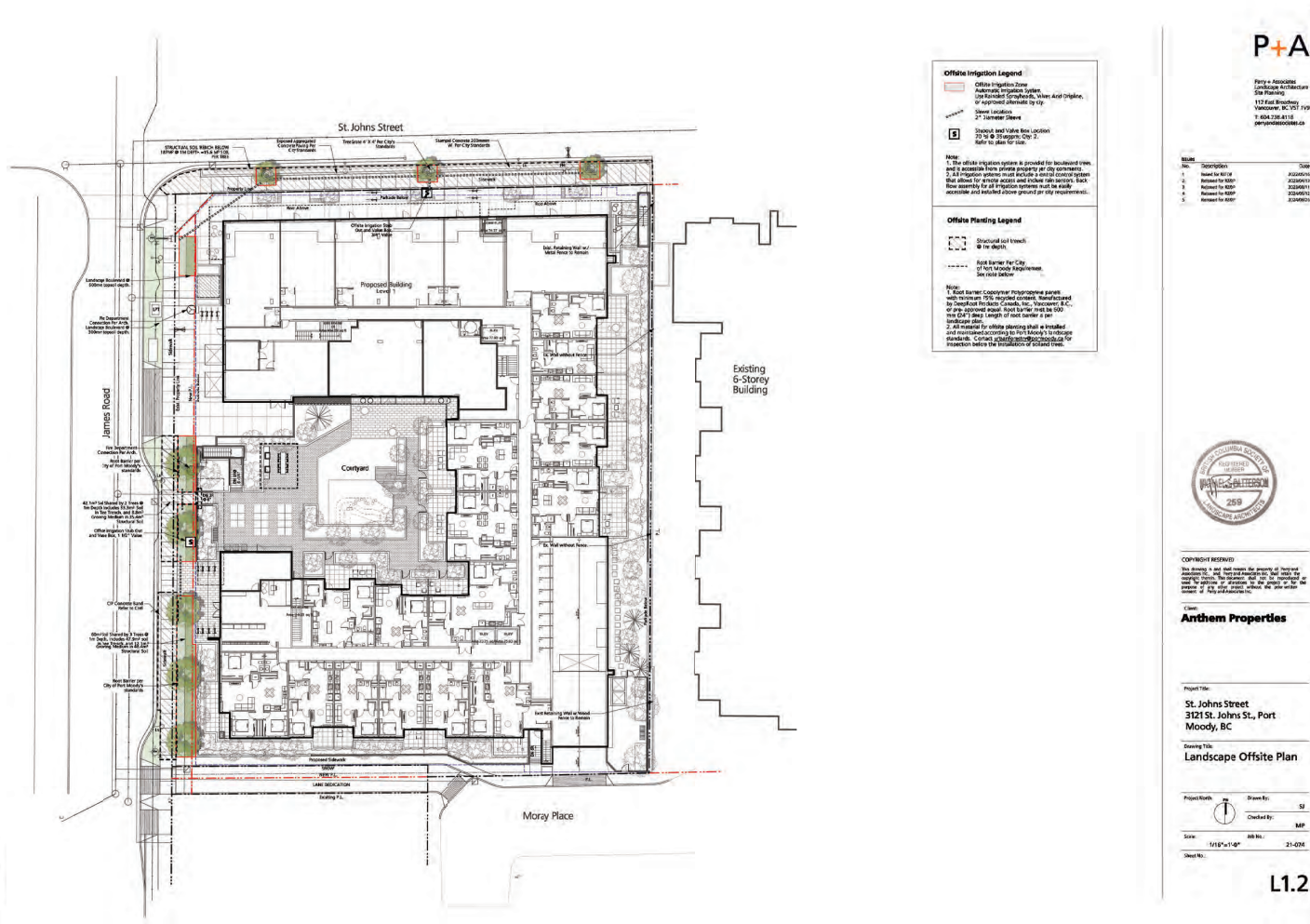
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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

412

Attachment 6



# Considered at the December 17, 2024, Special Council meeting

420

Attachment 1

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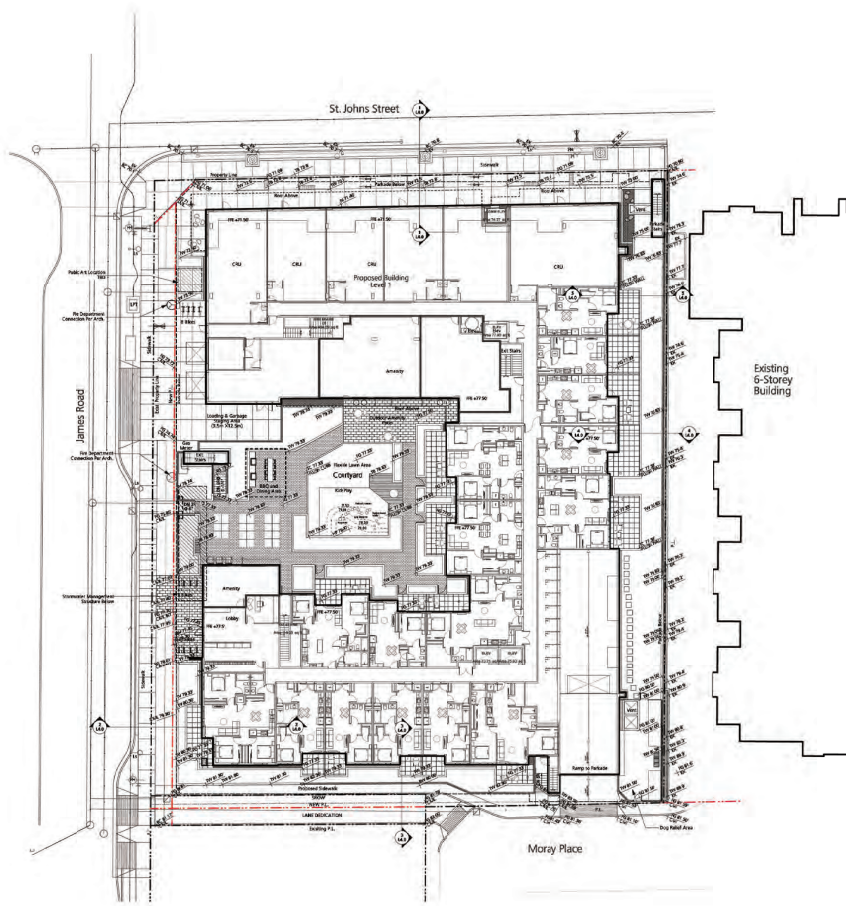
457

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

413

Attachment 6



**Grading Legend**

- ≡≡≡ 00.00 FINISH FLOOR ELEVATION
- ≡≡≡ 00.00 FINISH GRADE ELEVATION
- +15 00.00 TOP OF STAIRS ELEVATION
- +00 00.00 BOTTOM OF STAIRS ELEVATION
- +100 00.00 TOP OF WALL ELEVATION
- +000 00.00 BOTTOM OF WALL ELEVATION
- +000 00.00 CIVIL FINISH GRADE ELEVATION
- +000 00.00 EXISTING SURVEY ELEVATION
- +000 00.00 B.M. ELEVATION FOR STAKES

**Grading Notes**

1. Slope of base shall be 3% max.
2. All elevated levels shall be on a well-graded compacted base to facilitate drainage. Runoff shall be directed to the street in a manner that does not create a hazard to the public.



**P+A**  
 Perry + Associates  
 220 West 10th Street  
 Suite 100  
 111 First Street  
 Vancouver, BC V5Y 1Y9  
 T: 604.238.4118  
 peryperry.com

REV.	DESCRIPTION	DATE
1	Issue for RFP	20240916
2	Revised for RFP	20240916
3	Revised for RFP	20240916
4	Revised for RFP	20240916
5	Revised for RFP	20240916



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Client: **Anthem Properties**

Project Title:  
**St. Johns Street  
 3121 St. Johns St., Port  
 Moody, BC**

Drawing Title:  
**Landscape Grading Plan**

Project Number: **11**  
 Drawn By: **MP**  
 Checked By: **MP**  
 Scale: **1/16" = 1'-0"**  
 Job No.: **21-024**  
 Sheet No.: **L2.0**



# Considered at the December 17, 2024, Special Council meeting

422

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

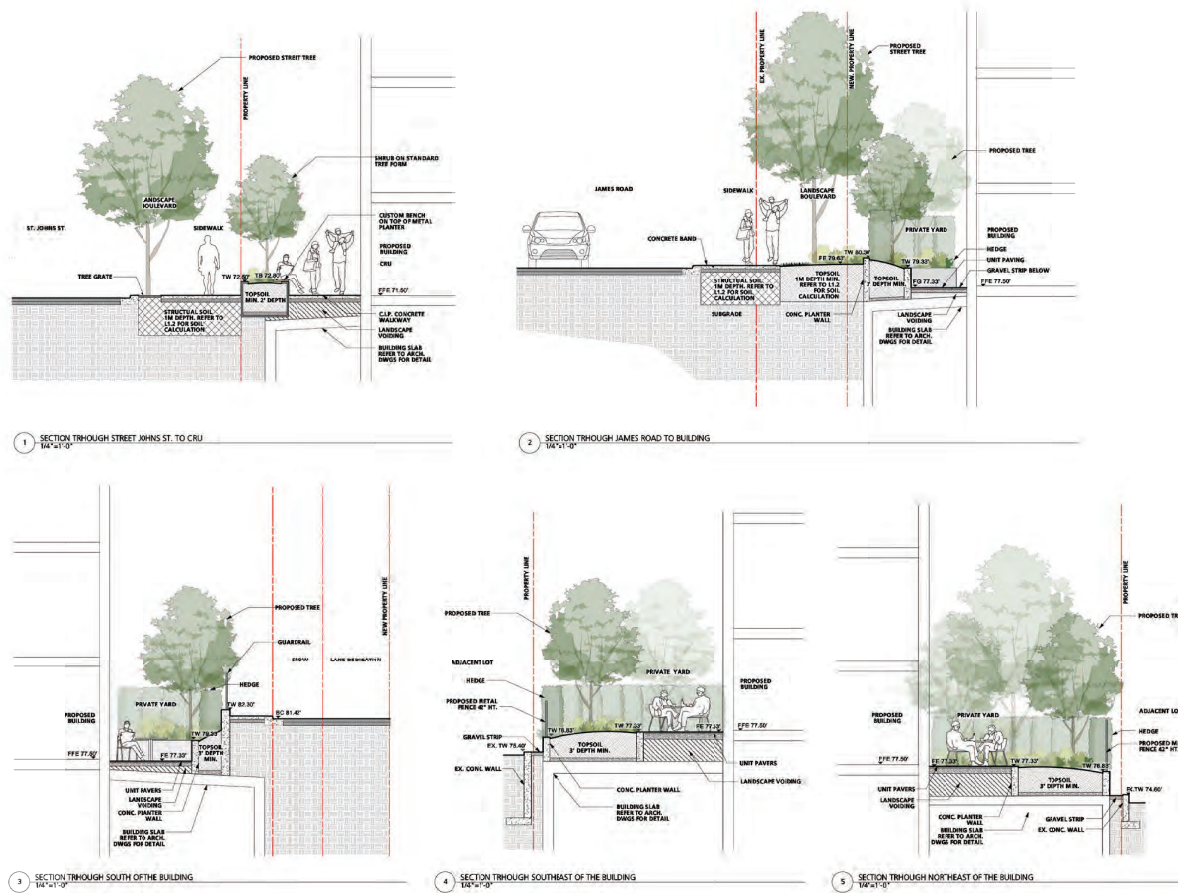
459

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

415

Attachment 6



P+A

Peri + Associates  
2500 West 10th Avenue  
Vancouver, BC V6P 1Y1  
Tel: 604.733.4115  
peri@periassociates.ca

Rev.	Description	Date
1	Issued for RFP	20240615
2	Revised for RFP	20240615
3	Revised for RFP	20240615
4	Revised for RFP	20240615
5	Revised for RFP	20240615



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Client: **Anthem Properties**

Project Title:  
St. Johns Street  
3121 St. Johns St., Port  
Moody, BC

Drawing Title:  
Landscape Sections

Project North: Drawn By: SJ  
Checked By: MP  
Scale: 1/4" = 1'-0" Date: 21-07-24  
Sheet No.: L4.0

# Considered at the December 17, 2024, Special Council meeting

423

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

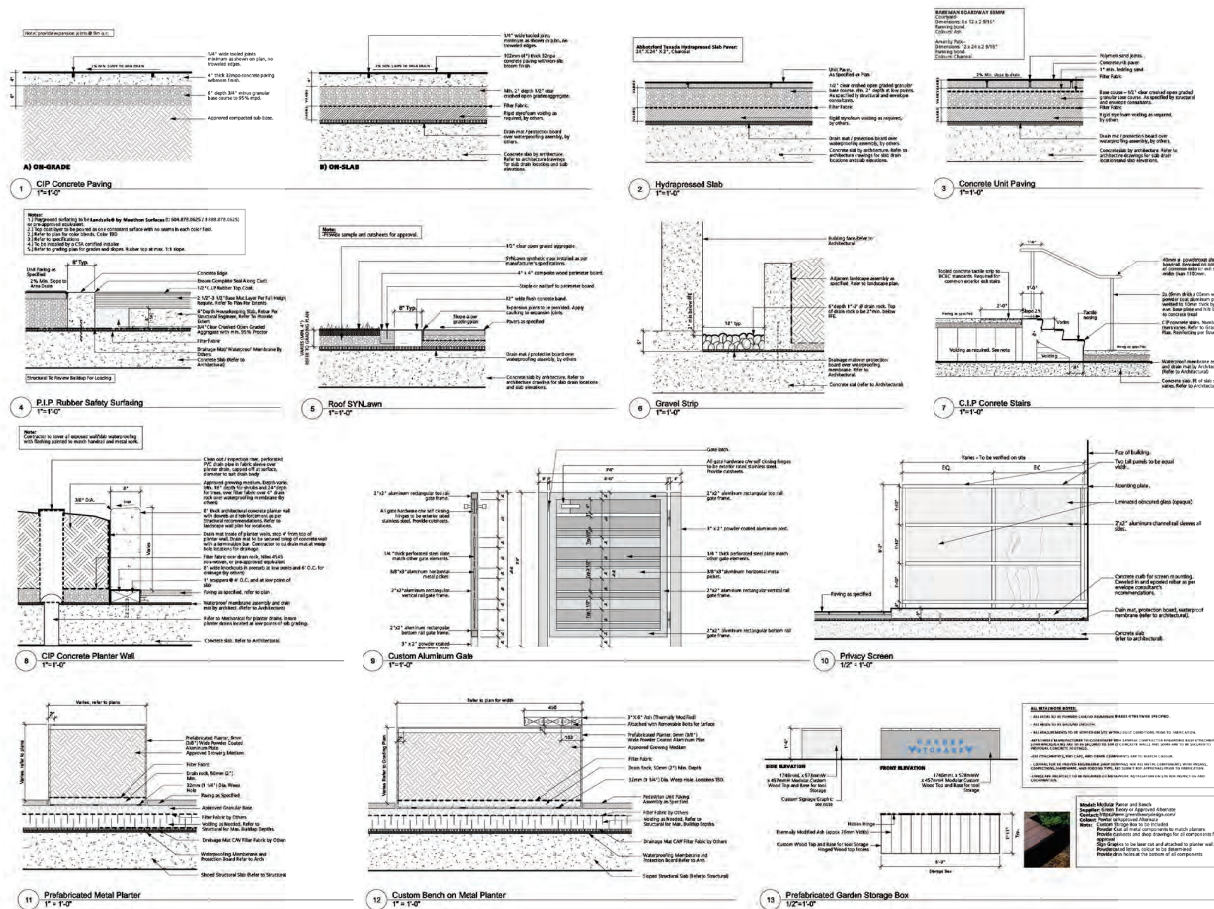
40

Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

41

Attachment 6



P+A

Travis + Associates  
2550 West 12th Avenue  
Suite 100  
112 East Broadway  
Vancouver, BC V5Y 1H5  
7 604.733.4115  
p+a@p+a.com

Rev.	Description	Date
1	Issued for RFP	2/23/2024
2	Revised for RFP	2/23/2024
3	Revised for RFP	2/23/2024
4	Revised for RFP	2/23/2024
5	Revised for RFP	2/23/2024



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 Date: \_\_\_\_\_  
**Anthem Properties**

Project File:  
 St. Johns Street  
 3121 St. Johns St., Port  
 Moody, BC  
 Drawing Title:  
 Landscape Details  
 Project North: \_\_\_\_\_ Drawn By: SJ  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_ AS SHOWN AS NOT: 21-04  
 Date: \_\_\_\_\_  
 Sheet No.: \_\_\_\_\_

L5.0



# Considered at the December 17, 2024, Special Council meeting

425

Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

4 2

Attachment 1

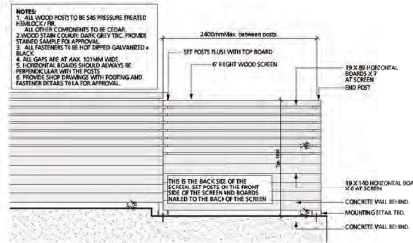
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418

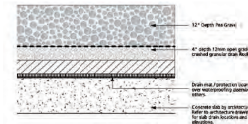
Attachment 6



22 Metal Bench 12'x1'0"



23 Wood Privacy Screen 12'x1'0"



24 Dog Relief - Pea Gravel Surface 12'x1'0"

P+A

Perini + Associates  
2500 West 42nd Avenue  
Vancouver, BC V6M 1B7  
7-604-758-6118  
periniplusassociates.ca

Rev.	Description	Date
1	Revised for 10' GP	2/25/2016
2	Revised for 10' GP	2/25/2016
3	Revised for 10' GP	2/25/2016
4	Revised for 10' GP	2/25/2016



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Client:

**Anthem Properties**

Project File:

St. Johns Street  
3121 St. Johns St., Port  
Moody, BC

Drawing Title:

Landscape Details

Project North: Drawn By: SJ

Checked By: JM

Date: As Shown 28 Feb. 21-074

Sheet No.:

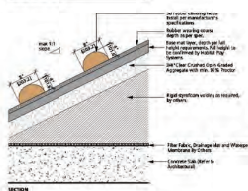
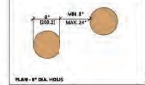
L5.2



Notes:  
- Playground equipment by Habitat Systems  
- Refer to the manufacturer's website  
- Habitat Systems' Natural Outdoor Learning Environments  
- Habitat Systems' Natural Outdoor Learning Environments  
- Habitat Systems' Natural Outdoor Learning Environments

25 Play Equipment NTS

Notes:  
- Rubber hand holds are available in a variety of colors and finishes.  
- The rubber hand holds are made of a high quality rubber material.  
- The rubber hand holds are made of a high quality rubber material.  
- The rubber hand holds are made of a high quality rubber material.



26 Rubber Hand Holds 12'x1'0"

Considered at the December 17, 2024, Special Council meeting

Considered at the October 22, 2024, Regular Council meeting

Considered at the September 24, 2024, Regular Council meeting

**Development Application Summary – 3121-3127 St. Johns Street NS  
110-118 James Road**

Development Component	Metric			Comments/Assessment
<b>Housing</b>	Unit Type	Market Rental	Below/Non-Market	180 units 100% purpose built market rental Inclusionary Zoning Policy does not apply as project is 100% rental
	Studio			
	1-Bed	1		
	1-Bed Den	87		
	2-Bed	29		
	2-Bed Den	27		
	3-Bed	15		
	Total	180	0	
<b>Projected Population</b>	Studio – 1.4 persons/unit 1-Bed – 1.4 persons/unit 2-Bed – 2.0 persons/unit 3-Bed – 2.7 persons/unit			units 8 persons 103 units 144 persons 5 units 112 persons 15 units 41 Total Est. Population - 305
<b>Estimated Jobs</b>	Number of jobs by type ,173ft <sup>2</sup> commercial ( 300 ft <sup>2</sup> job)  Home based jobs – 0.0 9 jobs per person			21 commercial jobs  21 home occupation job estimate  Total Est. Employment – 41 jobs. Ratio 0.14
<b>Jobs to Pop. Ratio Goal: 0.42</b>				
<b>Transportation</b>	TOA - ithin 800m of rapid transit			es
<b>Est. Contributions</b>	1. 703, 35 2. 1,517,41 3. 1,027,992.5. 4. 27 ,024			
1.CAC				
2.DCC				
3.Density Bonus				
4.Land Sale				

Considered at the December 17, 2024, Special Council meeting

Considered at the October 22, 2024, Regular Council meeting

Considered at the September 24, 2024, Regular Council meeting

Table 1 provides a more detailed breakdown of the residential unit mix and sizes. The figures in parentheses are from the previous submission for comparative purposes.

Table 1 – Residential Unit Mix and Sizes Breakdown – Current vs (Previous) Submission

Unit Type	Number of Units	% of Mix	Number of Adaptable Units	Average Unit Size (ft <sup>2</sup> )
Studios	( 12)	3.3 ( .3)	0 (0)	415 (449.3)
1-Bed	1 (31)	8.9 (1 .2)	11 ( )	538.84 (513.7)
1-Bed Den	87 (88)	48.3 (4 .1)	7 ( 7)	582 ( 02.5)
2-Bed	29 (23)	1 .1 (12)	23 (23)	789 (800.3)
2-Bed Den	27 ( 17)	15 (8.9)	(0)	873.4 (842.8)
3-Bed	15 (20)	8.4 (10.5)	0 (0)	947.2 (947.5)
Total	180 (191)	100 (100)	107 (9 )	

Table 2 – Inclusionary Zoning Policy Unit Share and Minimum Floor Area Sizes – Current vs (Previous) Submission

# of Bedrooms	Share of Units	Min. Unit Floor Area	Proposed Share (%)	Proposed Min. Unit Area (ft. <sup>2</sup> )
Studios	70% max.	(350ft <sup>2</sup> )	0. ( 8. )	415 (415)
1-Bedroom		(525ft <sup>2</sup> )		453 (453)
2-Bedroom	20% min.	(725ft <sup>2</sup> )	31.1 (21)	757.9 (757)
3-Bedroom	10% min.	(925ft <sup>2</sup> )	8.4 (10.5)	930. (930. )

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4 5

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421

COMPARISON OF SELECTED CURRENT AND PREVIOUS SUBMISSION IMAGES



CURRENT



PREVIOUS

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429

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4

Considered at the September 24, 2024, Regular Council meeting

422

JAMES ROAD AND ST. JOHNS STREET CORNER



CURRENT



PREVIOUS

Considered at the December 17, 2024, Special Council meeting

430

Considered at the October 22, 2024, Regular Council meeting

4 7

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423

COURTYARD ELEVATION



CURRENT



PREVIOUS

Considered at the December 17, 2024, Special Council meeting

431

Considered at the October 22, 2024, Regular Council meeting

4 8

Considered at the September 24, 2024, Regular Council meeting

424

REAR ELEVATION



CURRENT



PREVIOUS

Attachment 1

Considered at the December 17, 2024, Special Council meeting

432

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

4 9

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

425

**Attachment 9**



**ANTHEM - ST. JOHNS STREET**

**PRELIMINARY PUBLIC ART PLAN**

3121 ST. JOHNS ST, PORT MOODY, BC

JULY 29, 2024

Considered at the December 17, 2024, Special Council meeting

433

Considered at the October 22, 2024, Regular Council meeting

470

Considered at the September 24, 2024, Regular Council meeting

42

St Johns Street Development is located on the unceded traditional territory of the kʷikʷəłəm (Kwikwetlem) First Nation, which lies within the shared territories of the səli ʼlɔwət (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), q̓içəy̓ (Katzie), qʷa:ńł'əń (Kwantlen), qiqéyt (Qayqayt), and S'ólh Téméxw (Stó:lō) First Nations, who remain deeply connected to the lands and waters.

Considered at the December 17, 2024, Special Council meeting

434

Considered at the October 22, 2024, Regular Council meeting

471

Considered at the September 24, 2024, Regular Council meeting

427

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Attachment 1  
Considered at the December 17, 2024, Special Council meeting

435

Attachment 1  
Considered at the October 22, 2024, Regular Council meeting

472

Attachment 1  
Considered at the September 24, 2024, Regular Council meeting

428

**Attachment 9**

## PROJECT DETAILS

<b>PROJECT ADDRESS</b>	3121 St Johns Street, Port Moody, BC
<b>PROJECT LOCATION</b>	James Rd. and St Johns Street, Port Moody, BC
<b>PUBLIC ART BUDGET</b>	\$250,000.00

## PROJECT TEAM

### **PROJECT OWNER | ANTHEM PROPERTIES GROUP LTD.**

#1100- 1055 Dunsmuir Street  
Vancouver BC, V7X 1K8

**Isaac Beall** | Vice President, Development  
ibeall@anthemproperties.com

**Duncan Wade** | Manager, Development  
dwade@anthemproperties.com

### **DESIGN ARCHITECT | INTEGRA ARCHITECTURE INC.**

2330-200 GRANVILLE STREET  
VANCOUVER, BC, V6C 1S4

**Collin Truong** | Partner, Architect AIBC MRAIC LEED GA  
collint@integra-arch.com

**Shamus Sachs** | Partner, Architect AIBC LEED AP  
shamuss@integra-arch.com

### **LANDSCAPE ARCHITECT | PERRY + ASSOCIATES LANDSCAPE ARCHITECTURE**

112 E BROADWAY,  
VANCOUVER, BC V5T 1V9

**MICHAEL PATTERSON** | Principal Landscape Architect

### **PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.**

450 - 319 Pender St  
Vancouver, BC V6B 1T3  
604 - 922- 6843

**Jan Ballard** | Principal  
jan@ballardfineart.com

**Sebastian Fuertes** | Project Manager  
sebastian@ballardfineart.com

Considered at the December 17, 2024, Special Council meeting

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429

## CONTEXT MAP



Context map showing location of the St Johns Street development within the City of Port Moody.

■ Site Location

Considered at the December 17, 2024, Special Council meeting

437

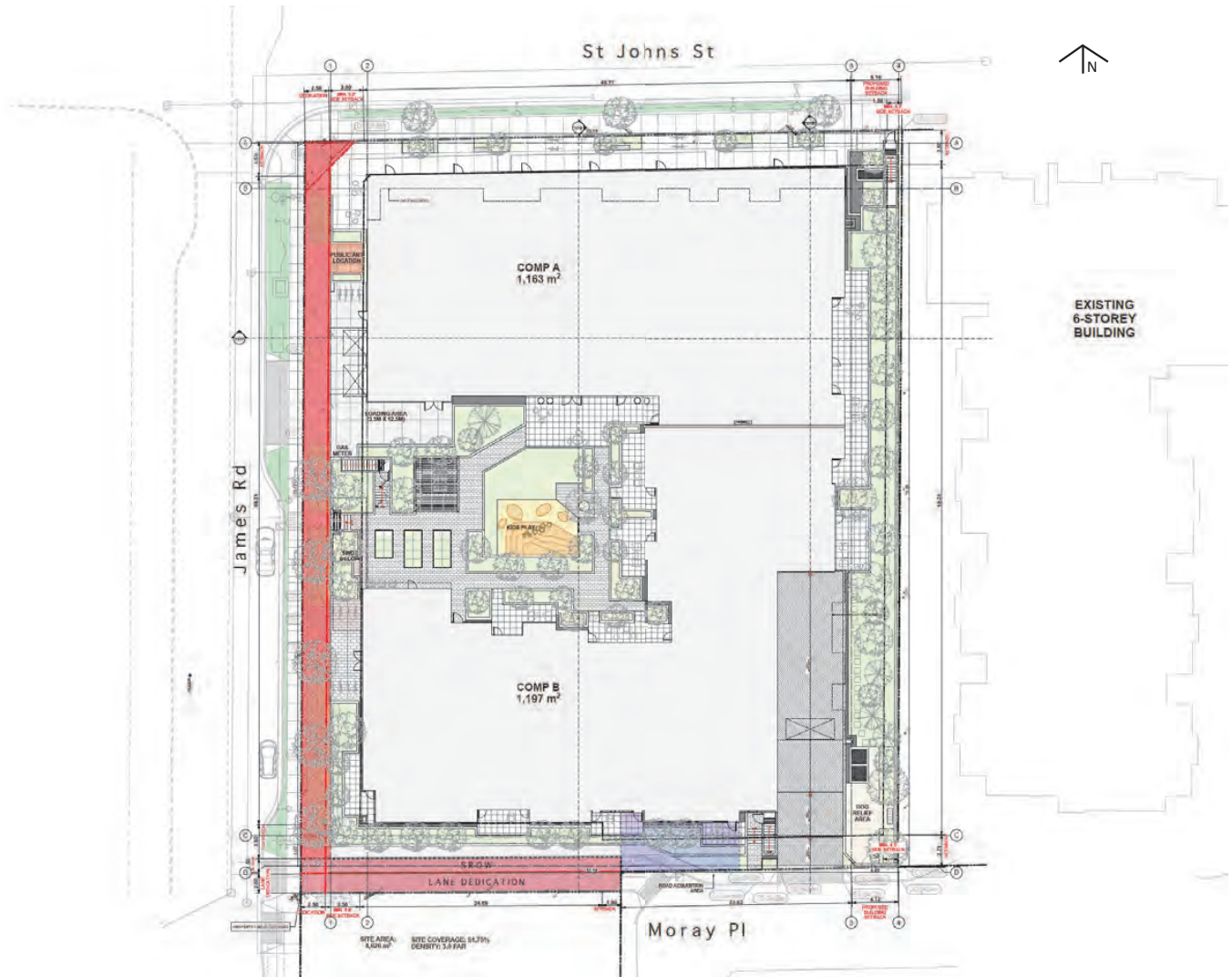
Considered at the October 22, 2024, Regular Council meeting

474

Considered at the September 24, 2024, Regular Council meeting

430

# SITE PLAN



Site Plan of the St Johns Street Development

City Dedication

Considered at the December 17, 2024, Special Council meeting

438

Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

431

## PROJECT DESCRIPTION



*Rendering: View of the St Johns Street development from James Road*

3121 St. Johns Street is a medium-density mixed-used development providing much needed rental housing and employment space to the City of Port Moody. With an FSR of approximately 2.87, the 6-storey wood frame building envisions an economically vibrant environment with just under 6,000 sq ft of commercial space and 180 purpose-built residential units. The development provides a diverse blend of unit types, including a high proportion of family-oriented housing with 31.1% 2-bedrooms and 8.3% 3-bedrooms. Units range in size from 415 sq.ft. to 962.67 sq.ft.

The 49,788 sq.ft. site is located in Central Port Moody on St. Johns Street in an area currently undergoing redevelopment for mixed-use and multi-family residential. To the West is Ecole Moody Middle School of the Arts, to the east a relatively new 6-storey wood frame multi-family building, and to the South are existing older multi-family homes. St. Johns Street is a transit corridor, and it is part of a rapidly evolving neighbourhood that is well suited to the City of Port Moody's plan to create more sustainable communities. As an important east – west link for neighbourhood-wide connections, St. Johns Street offers shopping, leisure, and employment opportunities. Numerous multi-family and mixed-use development applications in the area have been or are in the process of approvals, ensuring that the area will continue to flourish and grow.

Considered at the December 17, 2024, Special Council meeting

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Attachment 1

Considered at the October 22, 2024, Regular Council meeting

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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**Attachment 9**

West Elevation: View of the St Johns Street Development from James Road

Primary considerations for the development's design are the mixed-use urban character along St. Johns Street, the residential facades along James Rd, the transition to adjacent properties, and the separation between buildings. The building is carefully sited around a central courtyard, yielding the maximum amount of light given the constraints of the site while providing a central gathering space for residents along James Rd. Fronting St. Johns St, the commercial units are sited along a 3.5m setback to define the visual prominence of the commercial area, while the residential entrance and lobby feature a unique visual identity to signify a welcoming entryway. The development consists of 180 single level apartment units, each with direct access to private outdoor balcony space. Indoor amenity space is located off the central courtyard with glazing and multiple doors to promote indoor/outdoor connectivity. All residential units at grade feature ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and to provide 'eyes on the street'. The frontage along St. Johns expands the sidewalk with spill out from the commercial spaces to enhance and activate the street frontage. Glazing wraps the NW corner to attract pedestrians, while the residential entry lobby is clearly distinguished from the commercial at the East corner of the site. A dedicated elevator directly from the commercial parking area provides direct access for visitors to the commercial units along St Johns.

The massing is defined by its two corners on St. Johns as well as the central courtyard along James Rd. The residential entry is framed in brick with a warm wood lining below a prominent 6-storey corner. Three storeys of brick façade and a fully glazed commercial retail unit along St Johns wraps the corner onto James Rd. As the building moves down James Rd, the brick extends to the ground plane in a more residential character. Light materials are utilized on the floors above along with recesses in the building plane to help recess the upper storeys and overall massing to privilege a pedestrian perspective. Within the central courtyard, windows and balconies are positioned to maximize light while mitigating any privacy issues.

The proposed development supports the City of Port Moody's goal of providing an increased supply of rental housing in locations that benefit from existing transit corridors while also contributing to the development of lively, diverse, and sustainable neighbourhoods. Functioning as an important place of connection, 3121 St. Johns Street will work in concert with the broader community of Port Moody and surrounding destinations, all the while demonstrating a distinct and sensitive transit-oriented public realm that responds to the unique particularity of this burgeoning community.

Considered at the December 17, 2024, Special Council meeting

440

Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

433

# LANDSCAPE PLAN



Landscape Plan of the St John Street Development

- |                                    |                                 |
|------------------------------------|---------------------------------|
| 1. Landscaping Planting            | 10. Flex Use Lawn               |
| 2. Bike Rack                       | 11. Covered BBQ and Dining Area |
| 3. Custom Seating on Metal Planter | 12. Kids Play Area              |
| 4. Storage Bench                   | 13. Flex Use Wood Seating Deck  |
| 5. Private Patio                   | 14. Moveable Table and Chairs   |
| 6. Feature Paving                  | 15. Lounge Chair                |
| 7. Concrete Planter                | 16. Curved Bench                |
| 8. Garden Plots                    | 17. Dog Relief Area             |
| 9. Gateway Trellis                 | 18. Wood Privacy Screen         |

Considered at the December 17, 2024, Special Council meeting

441

Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

434

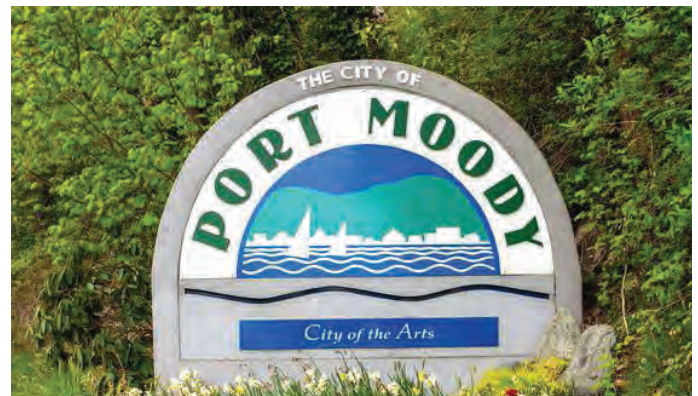
## CITY OF THE ARTS

Port Moody has many positive characteristics, as well as a strong commitment to improving the quality of life for all its citizens. The City places great value on the arts, believing that they are key contributors to the cultural, economic and social health of the community. The Port Moody Old City Hall is now home to a community lead arts centre, where its rich history as the fire hall, police station, jailhouse and centre of town can thoughtfully inform its new creative purposes. For example, the hall's basement, which once served as a bomb shelter in the cold war era, now houses pottery kilns.

The City boasts many annual festivals featuring local artists, dynamic collectives and a thriving independent gallery scene. Free gallery access, outdoor performances, and community art projects punctuate the City of Port Moody's objective of ensuring accessibility to the arts. Public art plays an integral role in advancing this aim for both residents and visitors alike by enhancing the shared community spaces, celebrating social vibrancy, and valuing a strong connection to the outdoors. Anthem seeks to support Port Moody's goal of art accessibility by fostering neighbourhood creativity, and transforming areas of live, work play into engaging and enjoyable spaces.



Photo taken from the PoMo Arts Website



Welcome to Port Moody Sign



Photo taken from the unveiling ceremony of Háw'k'em, a work from James Harry

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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## PUBLIC ART OPPORTUNITY

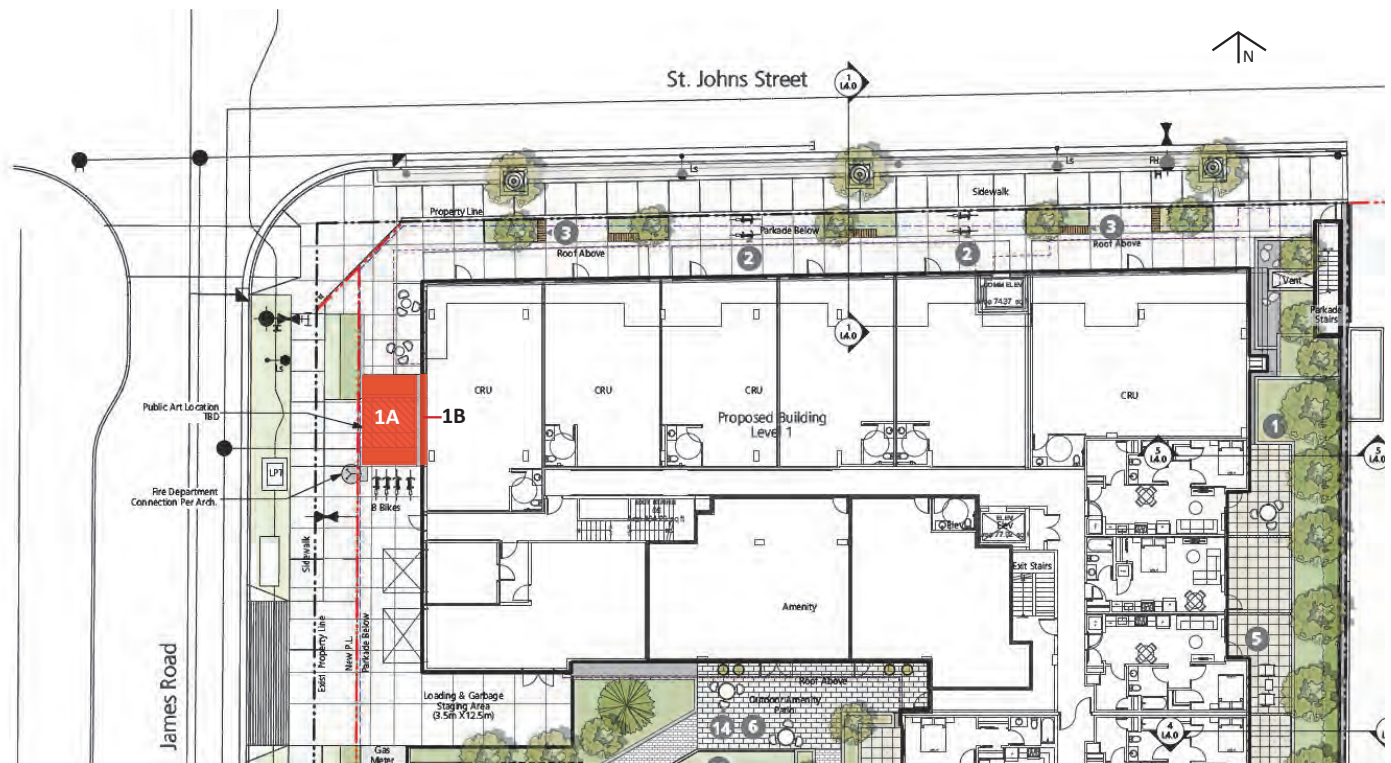
Following detailed site analysis, the public art opportunity has been identified as the northwest landscape area (1A) fronting James Road, with the option to expand to the façade wall adjacent to the landscaped area (1B). The public art has the potential for a wide range of approaches, media, and forms, including integration with the landscape and ground treatment for opportunity 1A and integration with the façade wall for opportunity 1B.

The artwork is envisioned to be human-scale, providing increased opportunities for engagement and interaction. The site location offers visibility to motorists coming from St. Johns Street, high accessibility for pedestrians, and engagement opportunities for a diverse array of multi-generational audiences, including the students from Ecole Moody Middle School of the Arts, residents, and visitors.

Adding interest to the street and facilitating strong connections, the public art will foster a sense of place and contribute to a warm, welcoming public realm.

Public Art Opportunity 1A: Northwest landscape Area fronting James Road

Public Art Opportunity 1B: (Optional) Façade wall adjacent to the landscape area



Public Art Site Location

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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The public art opportunity offers potential for an engaging artwork that will enhance the quality of this family-oriented neighborhood and the daily lives of residents, students, commuters, and the community. The public art will provide placemaking and a sense of belonging within the neighbourhood and contribute to the cultural vibrancy of Port Moody.

Selected early in the development process, the artist will have the opportunity to become an integral member of the design team and will be given as much creative license as possible to activate the space, integrating art into the site and its community context in a meaningful and engaging way. The public art will be carefully considered, in keeping with the vision of the development as well as the City of Port Moody’s public art program. Long-term maintenance and public safety will be key considerations for the artist. Anthem proposes to host an enduring public artwork as part of the St. Johns development that speaks to diverse audiences, inviting engagement and dialogue while celebrating and enhancing local culture.



- Public Art Opportunity 1A
- Public Art Opportunity 1B (Optional)

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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## PUBLIC ART BUDGET

The total public art contribution for St. John Street is **\$250,000.00**

The amount allocated for the public artwork is \$200,000.00 and includes the artist fee, detailed design, and sealed engineering drawings, artwork materials and fabrication, construction coordination and site preparation, lighting (specific to the artwork), artwork storage (if required), transportation, installation, any travel related expenditures, and insurance. All applicable taxes are in addition to the artwork budget. The artist selected will be responsible for a general public liability insurance policy and WCB insurance, if required. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

Administrative costs will include art consultant fees and the artist selection process, which includes artist and selection panel honorariums.

Public Artwork (Opportunity 1A & 1B optional).....	\$200,000.00
Public Art Administration.....	\$35,400.00
Selection Process and Honoraria.....	\$12,900.00
Artist Honoraria (\$3,500 x 3).....	\$10,500.00
Selection Panel Honoraria (\$800 x 3).....	\$2,400.00
Public Art Consultant.....	\$22,500.00
Developer’s Contingency.....	\$7,100.00
Plaque.....	\$2,500.00
Photo Documentation Licenses.....	\$5,000.00
<b>TOTAL PUBLIC ART BUDGET .....</b>	<b>\$250,000.00</b>

Considered at the December 17, 2024, Special Council meeting

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## PUBLIC ART TIMELINE

### TARGET PROJECT TIMELINE

DP Issuance .....January 2025  
 BP Issuance .....January 2025  
 Construction Start.....February 2025  
 Construction Completion..... May 2027

### TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Submission..... July 2024  
 Detailed Public Art Plan Submission..... September 2024  
 Selection Panel Meeting – Review Long List of Artist .....February 2025  
 Short-listed Artists’ Invitation .....February 2025  
 Artists Orientation Meeting..... March 2025  
 Selection Panel Meeting – Artist Presentations ..... May 2025  
  
 Artist Contract..... May / June 2025  
 Artwork Installation .....April 2027

\* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

Considered at the December 17, 2024, Special Council meeting

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Attachment 1

Considered at the October 22, 2024, Regular Council meeting

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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**Attachment 9**

## SELECTION PROCESS

All stages of the artist selection process will be facilitated by Ballard Fine Art, public art consultant.

The artists selection process will involve a two-stage invitational to local, indigenous, and regional artists and artist teams with a five-member selection panel. The selection panel will include three art professionals from the local Port Moody Community and two members from the Anthem St. John Street design team. The three art professionals on the panel will be paid an honorarium of \$800 for their work.

### Selection Panel Members (voting):

Isaac Beall, Anthem Properties  
 Krista Whitelock, Vice President, Anthem Properties  
 Zoe Royer, Port Moody Resident with Local Arts Knowledge & Interest  
 Deanna Kayne, Executive Director, PoMo Arts  
 Nathan Lee, Artist

### Alternates:

Makiko Hara, Independent Curator  
 Tom Hsu, Artist  
 Eric Robertson, Artist & former Port Moody resident, Metis and Gitskan

### Selection Panel Members (non-voting):

Devain Jain, City of Port Moody, Manager of Cultural Services  
 Sara Graham, City of Port Moody, Public Art Coordinator

### Stage One

In stage one of the artist selection process, the selection panel will be provided with the project Terms of Reference outlining the project, community contexts and the public art opportunity.

Ballard Fine Art will conduct in-depth research and nominate a long list of 10-12 suitable artists for consideration. The selection panel will collectively discuss the merits of each nominated artists' past work and potential fit with the public art opportunity. Upon review of the artist's long list, the selection panel will determine a short list of 3 artists to develop a concept proposal.

### Stage Two

In stage two, the short-listed artists will be invited to develop a concept proposal. The short-listed artists will be provided with an in-depth orientation to the project and site, the public art opportunity, and the community contexts with an opportunity to meet with the design team. The short-listed artists will be provided with an honorarium of \$3,500 for their work, paid upon receipt and presentation of their concept proposal.

Attachment 1

# Considered at the December 17, 2024, Special Council meeting

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Attachment 1

# Considered at the October 22, 2024, Regular Council meeting

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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

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**Attachment 9**

Following the selection panel's review of the short-listed artist concept proposals and presentations, a final artist and artwork will be selected for the public art opportunity. Prior to notifying the final artist, the design team will have an opportunity to review the selected artist's concept in more depth as it relates to feasibility, maintenance, and safety considerations.

The selected artist will enter a contract agreement with Anthem Properties to complete the proposed artwork on time and budget.

### The Short-listed Artists' Public Art Proposals are to Include

- i) Written public art proposal (1-2 pages)
- ii) Visualization tools (renderings and/or models)
- iii) A detailed public art cost estimate
- iv) Project timeline (duration)
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements
- vi) CV and examples of past projects

### Artist/Artist Team Selection Criteria for Stage Two

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, and maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

Please note: If no submission warrants consideration, Anthem Properties reserves the right not to award the commission.

Please direct any questions to:

Ballard Fine Art Ltd.  
604 922 6843 | [info@ballardfineart.com](mailto:info@ballardfineart.com)  
Attn: Jan Ballard

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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# City of Port Moody

## Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) .

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NE  
 WESTMINSTER LAND DISTRICT  
 PID: 024- 70-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NE  
 WESTMINSTER LAND DISTRICT  
 PID: 005-60 -322

LOT 100, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE  
 WESTMINSTER LAND DISTRICT  
 PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE  
 WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN  
 THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,  
 AS APPROPRIATE  
 PID: 02 -15 -539

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 02 -15 -547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 02 -15 -555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 02 -15 -5 3

AND

THAT 7 .3S .M PORTION OF MORA PLACE TO BE CLOSED,

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

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

**CD90. Comprehensive Development Zone 90 (CD90)**

**CD90.1 Intent**

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

**CD90.2 Permitted Uses**

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	<ul style="list-style-type: none"> <li>i. Artist Studio – Type A</li> <li>ii. Building Manager Office</li> <li>iii. Child Care Use</li> <li>iv. Convenience Retail</li> <li>v. Multi-Residential</li> <li>vi. Office</li> <li>vii. Personal Service</li> <li>viii. Restaurant</li> <li>ix. Retail</li> <li>x. Retail Food Service</li> </ul>
(b) Secondary Use	<ul style="list-style-type: none"> <li>i. Home Occupation – Type A and Type C</li> </ul>

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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	ii. Off-Street Parking
--	------------------------

**CD90.3 Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

**CD90.4 Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0. m above grade.

**CD90.5 Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ratio in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

**CD90.6 Building Height**

Within the CD90 Zone, buildings shall not exceed a height of 3 storeys and shall not exceed a maximum height of 18.4m ( 60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

**CD90.7 Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

- Front: 3.47m (11.4ft)
- Rear: 5.03m (16.5ft)
- East: 4.72m (15.5ft)
- West: 3.5m (11.5ft)

**CD90.8 Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

- a) 198 resident spaces;
- b) 14 commercial spaces; and
- c) 29 resident visitor spaces.

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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90.8.2 Of the total number of off-street parking spaces required:

- a) a minimum of resident spaces shall be accessible; and
- b) a maximum of 5 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size requirements in Part of the Zoning Bylaw.

90.8. The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section .11 of the Zoning Bylaw. .

3. Attachments and Schedules

3.1 The following schedule is attached to and forms 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.

\_\_\_\_\_  
M. Lahti  
Mayor

\_\_\_\_\_  
S. Lam  
City Clerk

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

\_\_\_\_\_  
S. Lam  
City Clerk

DRAFT

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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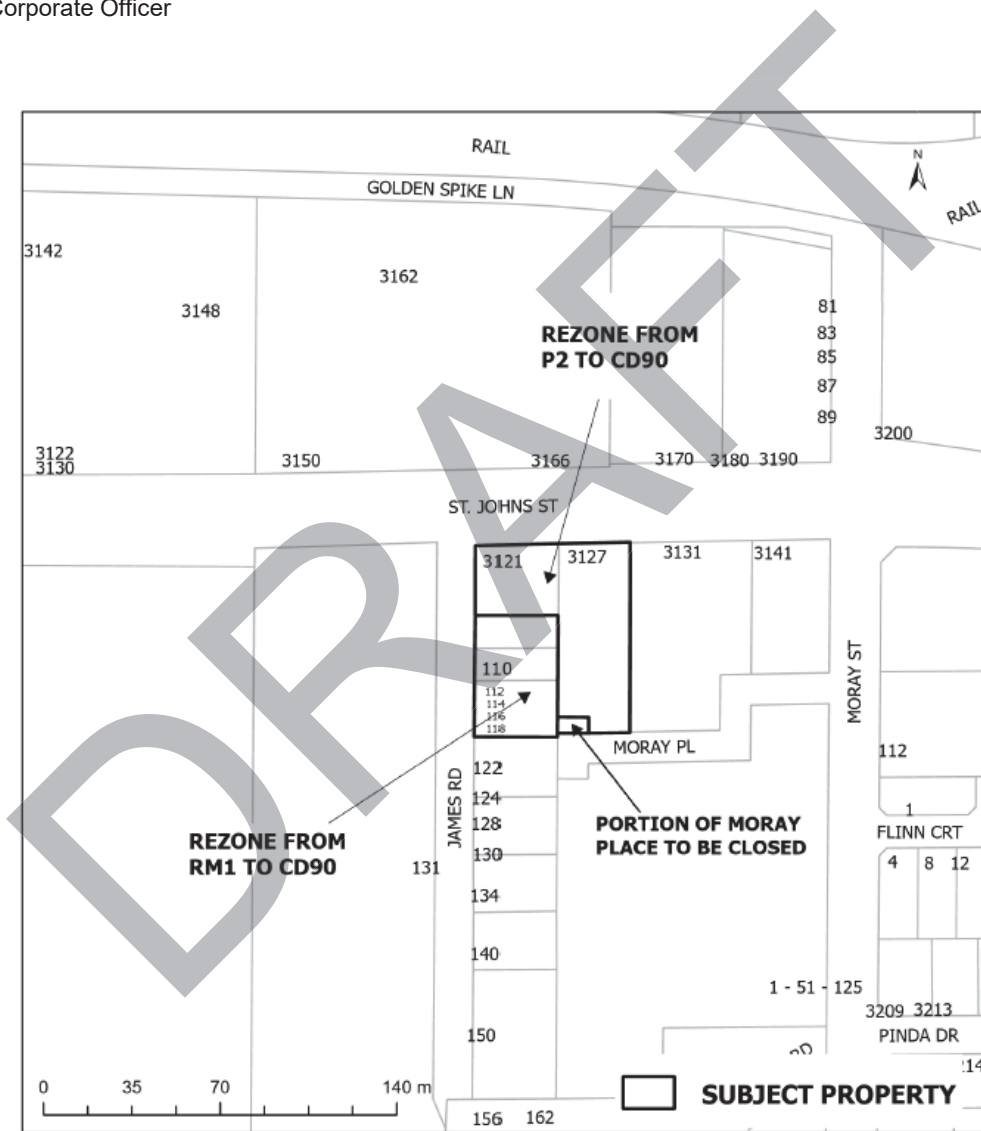
Considered at the September 24, 2024, Regular Council meeting

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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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

Corporate Officer



File: M:\Mapping Requests - Internal\ LOCATION MAPS -SR, Johns Street\3121 St. Johns Street\3121 3127 St. Johns Street, 110-118 James Road bylaw map\_with Road UPDATE.pdf

Last Modified: 7/31/2024

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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# City of Port Moody

## Bylaw No. 3409

A Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*.

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 Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) .

### 2. Authorization

- 2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule A between the City of Port Moody and Anthem LMV Tri-City Holdings Ltd. with respect to the following lands:

Lot A, Plan N P51504, District Lot 190, Group 1, New Westminster Land District  
 PID: 024- 70-529

Lot 112, Plan N P57529, District Lot 190, Group 1, New Westminster Land District  
 PID: 005- 0 -322

Lot 100, Plan N P51504, District Lot 190, Group 1, New Westminster Land District  
 PID: 004-947-941

Strata Lot 1, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate  
 PID: 02 -15 -539

Strata Lot 2, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V  
 PID: 02 -15 -547

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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Strata Lot 3, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V PID: 02 -15 -555

Strata Lot 4, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate PID: 02 -15 -5 3

3. Execution of Documents

3.1 The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

4. Attachments and Schedules

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

- Schedule A – Section 219 Covenant – Housing Agreement – Market Rental Housing – Anthem LMV Tri-City Holdings Ltd.

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.

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

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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I hereby certify that the above is a true copy of Bylaw No. 3409 of the City of Port Moody.

---

S. Lam  
City Clerk

DRAFT

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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**Schedule "A" to Bylaw No. 3409**

**TERMS OF INSTRUMENT – PART 2**

**SECTION 219 COVENANT – HOUSING AGREEMENT**

THIS AGREEMENT is dated for reference as of \_\_\_\_\_, 2024.

HEREAS:

- A. The Developer is the registered owner of the Lands;
- B. The Developer wishes to obtain development permission with respect to the Lands to create a 180-unit purpose built rental development;
- C. The City wishes to ensure that the Lands and any buildings built thereon will be used as a rental development for the Term;
- D. Section 483 of the *Local Government Act* authorizes the City, by bylaw, to enter into a housing agreement regarding the occupancy of the housing units, including the form of tenure;
- E. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of the land, or the use of a building on or to be erected on land, and that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;
- F. The City has adopted the *Housing Agreement Bylaw*, authorizing the City to enter into this Agreement on the terms and conditions contained herein; and
- G. The Developer and the City wish to enter into this Agreement to restrict the use of, and construction on, the Lands on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NO THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and 1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act*, and as a contract and a deed under seal between the parties, the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

**1. DEFINED TERMS & INTERPRETATION**

1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:

- (a) **Agreement** means this housing agreement together with the General Instrument and all schedules attached hereto;

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- (b) **Building** means any building or buildings to be constructed on the Lands as part of the Proposed Development;
- (c) **City** means the City of Port Moody, a municipal corporation incorporated under the *Local Government Act* and the laws of the Province of British Columbia, having its municipal offices at 100 Newport Drive, Port Moody, B.C., V3H 5C3;
- (d) **City Personnel** means any and all of the City's elected officials, board members, officers, directors, employees, and agents;
- (e) **Commercial Parcel** means an air space parcel, or the remainder of the Lands created by a Subdivision, which will contain, *inter alia*, all of the Commercial Units;
- (f) **Commercial Units** means all of the units in the Proposed Development that will be used for commercial purposes;
- (g) **Development Permit** means Development Permit No. \_\_\_\_\_ issued by the City;
- (h) **Developer** means the registered owner in fee simple of the Lands as of the date of this Agreement and any subsequent registered owner of the Lands or of any part into which the Lands are Subdivided, including any person or company that purchases a portion of the Lands for the purpose of constructing any portion of the Proposed Development or any successor in title to the Lands;
- (i) **General Instrument** means the Form C under the *Land Title (Transfer Forms) Regulation*, together with all amendments thereto and replacements thereof, and all schedules and addenda to the Form C charging the Lands;
- (j) **General Manager** means the City's General Manager of Community Development, and their designate;
- (k) **Housing Agreement Bylaw** means Housing Agreement Bylaw No. 3409, adopted by Council of the City and authorizing this Agreement;
- (l) **Lands** means the land and premises described in Item 2 of the General Instrument and any part, including the Building or a portion of the Building, into which said land is Subdivided;
- (m) **Land Title Act** means the *Land Title Act*, RSBC 199 , c 250, together with all amendments thereto and replacements thereof;
- (n) **Local Government Act** means the *Local Government Act*, RSBC 2015, c 1, together with all amendments thereto and replacements thereof;
- (o) **LTSA** means the Land Title Survey and Authority of British Columbia, or any successor entity with authority over the land registry maintained under the *Land Title Act*;
- (p) **Proposed Development** means the development on the Lands contemplated in the Development Permit and this Agreement;

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- ( ) **Real Estate Development Marketing Act** means the *Real Estate Development Marketing Act*, SBC 2004, c 41, together with all amendments thereto and replacements thereof;
- (r) **Rental Accommodation** means a Unit that is made available for rent to a Tenant for residential use;
- (s) **Residential Tenancy Act** means the *Residential Tenancy Act*, SBC 2002, c 78, together with all amendments thereto and replacements thereof;
- (t) **Strata Property Act** means the *Strata Property Act*, SBC 1998, c 43, together with all amendments thereto and replacements thereof;
- (u) **Subdivide** means to divide, apportion, consolidate or subdivide the Lands, the Building, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of cooperative interests or shared interests in land as defined in the *Real Estate Development Marketing Act*; **Subdivision** has a corresponding meaning;
- (v) **Tenancy Agreement** means a tenancy agreement, lease, licence, or other agreement granting a Tenant rights to occupy a Unit pursuant to the *Residential Tenancy Act* and that is regulated by the *Residential Tenancy Act*;
- (w) **Tenant** means a tenant (including a subtenant) or occupant of a Unit by way of a Tenancy Agreement;
- (x) **Term** shall mean the period commencing upon the date of filing and registration of this Agreement in the LTSA, and shall continue in full force and effect for sixty ( 0 ) years, or for the life of the building constructed as part of the Proposed Development, whichever is less; and
- (y) **Unit** means any residential dwelling unit in the Proposed Development that is constructed upon the Lands and is occupied or available for occupancy on a month-to-month, or longer basis, in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*.

## 2. **RENTAL ACCOMMODATION**

- 2.1 The Developer covenants and agrees with the City that the Lands, the Proposed Development, and any Unit on, or to be constructed on the Lands, shall be used and occupied only in strict accordance with the terms of this Agreement.
- 2.2 Without limiting the generality of section 2.1, the Developer covenants and agrees with the City that:
  - (a) during the Term, no application shall be made to the City to stratify the Proposed Development or any building on the Lands pursuant to section 242 of the *Strata Property Act*;

Considered at the December 17, 2024, Special Council meeting

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- (b) the Proposed Development shall not be Subdivided during the Term, including for greater certainty, upon completion of the construction of the Proposed Development, the Developer shall not submit a strata plan under the *Strata Property Act* or otherwise make application to stratify the Building under the *Strata Property Act*;
  - (c) each and every Unit on, or to be constructed on the Lands as part of the Proposed Development, must, during the Term, be continuously available as Rental Accommodation, subject to unavailability due to repairs and renovation, in which case the Unit shall remain vacant until the repair or renovation is completed and thereafter shall be used as Rental Accommodation in accordance with this Agreement; and
  - (d) where the Lands consist of more than one parcel of land, the Developer may not, without the prior written consent of the General Manager, sell or transfer less than all of the parcels of land in a single or related series of transactions that would result in the purchaser or transferee becoming the legal and beneficial owner of less than all of the Units governed by this Agreement.
- 2.3 The Developer further covenants and agrees with the City that any and all Units shall be rented only in accordance with the following conditions:
- (a) the Units will be used or occupied only pursuant to a Tenancy Agreement; and
  - (b) the monthly rent payable for any Unit must be market rent (as mutually determined by the Developer and the Tenant) or less, subject only to the provisions of the Residential Tenancy Act.
- 2.4 Operation and Management
- The Developer covenants and agrees that it will:
- (a) be fully responsible for complying with all applicable laws and regulations, including the *Residential Tenancy Act*;
  - (b) be fully responsible for the management and administration of the Units, and all associated costs;
  - (c) furnish good and efficient management and operation of the Proposed Development and Units and will permit representatives of the City to inspect the Proposed Development and Units at any reasonable time, subject to the applicable notice provisions in the *Residential Tenancy Act*;
  - (d) maintain the Proposed Development (including soft and hard landscaping, servicing, parking, and loading) and the Units in a satisfactory state of repair and ensure fitness for habitation and will comply with all laws, including health and safety standards applicable to the Lands;
  - (e) not assign or delegate management and operation of the Units to any entity, except to a property manager licensed under the *Real Estate Services Act* (British Columbia), or with the prior written consent of the General Manager, acting reasonably. As an exception to the foregoing, the Developer may retain contractors to assist with repair, facility maintenance, janitorial services, and

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similar activities, on the Lands, provided that the Developer will remain primarily responsible for the operation and management of the Units.

2.5 Demolition

During the first sixty ( 0) years of the Term, the Developer will not demolish a Unit unless:

- (a) the Developer has obtained the written opinion of a professional engineer or architect who is at arm's length to the Developer that it is no longer reasonable or practical to repair or replace any structural component of the Unit, and the Developer has delivered to the City a copy of the engineer's or architect's report; and
- (b) the Building in which a Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion;

and, in each case, a demolition permit for the Unit has been issued by the City and the Unit has been or will be demolished under that permit.

3. **DEFAULT AND REMEDIES**

3.1 Notice of Default

The City may give to the Developer written notice to cure a default under this Agreement within 30 days of receipt of notice. The Developer must act with diligence to correct the default within the time specified in the notice referred to herein, except that if after using commercially reasonable and diligent efforts the Developer is not able to correct the default within such time period, the Developer will continue to use commercially reasonable and diligent efforts to correct such default until such default is corrected.

3.2 Costs

The Developer will pay to the City on demand by the City all of the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

3.3 Equitable Remedies

The City, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction, and declaratory relief, or any of them, to enforce its rights under this Agreement.

3.4 Specific Performance and No Penalty or Forfeiture

The Developer acknowledges and agrees with the City that:

- (a) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Developer under this Agreement and that the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Developer of this Agreement. Further, the Developer agrees that the foregoing provision is reasonable given the public interest in preserving the stock

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of Rental Accommodation in accordance with this Agreement; and

- (b) it is entering into this Agreement to benefit the public interest in making the Rental Accommodation available; and
- (c) that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and
- (d) the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

### 3.5 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

## 4. LIABILITY

### 4.1 Indemnity

As an indemnity pursuant to section 219( ) of the *Land Title Act*, except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer will indemnify and save harmless each of the City and the City Personnel from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of one or more of the following:

- (a) the entering into of this Agreement;
- (b) any act or omission by the Developer or its officers, directors, employees, agents, contractors, or other persons for whom at law the Developer is responsible;
- (c) the Developer's construction, maintenance, operation, management, or financing of the Lands or the Proposed Development by the Developer, its officers, directors, agents, contractors, or other persons for whom at law the Developer is responsible; and
- (d) the exercise by the City of any of its rights under this Agreement.

### 4.2 Release

Except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer hereby releases and forever discharges the City and the City Personnel from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Developer.

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4.3 Impact on Market Value

The Developer acknowledges and agrees that no compensation is payable, and the Developer is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, which at any time results directly or indirectly from the existence, registration, or operation of this Agreement.

4.4 Survival

The covenants of the Developer set out in sections 4.1, 4.2, and 4.3 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Developer.

5. **SUBDIVISION**

5.1 Subdivision of the Lands

Notwithstanding section 2.2(b):

- (a) subject to compliance by the Developer with all applicable requirements of the City and the City's elected council, this Agreement and all applicable laws and bylaws, the City will not unreasonably withhold its consent to a Subdivision to enable the Developer to subdivide Lands by way of an air space subdivision plan to enable all of the Commercial Units within the Proposed Development to be contained within the Commercial Parcel; and
- (b) following the Subdivision and the issuance of an occupancy permit for the Commercial Parcel, the Developer may apply to the City for a discharge of this Agreement from the Commercial Parcel, and the City will on request of the Developer execute and deliver a registrable discharge of this Agreement in respect of the Commercial Parcel, provided that:
  - (i) any such discharge will be in form and substance acceptable to the City and will be prepared by the Developer at its cost;
  - (ii) the City will have a reasonable amount of time to execute and return any such discharge; and
  - (iii) the preparation and registration of any such discharge will be without cost to the City.

6. **GENERAL PROVISIONS**

6.1 City's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

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(c) relieves the Developer from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

.2 Agreement for Benefit of City Only

The Developer and City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Developer, any Tenant, or any future owner, lessee, occupier, or user of any of the Lands, the Proposed Development, the Building, or a Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement in respect of all or a portion of the Lands, without liability to anyone for doing so.

.3 Agreement Runs with the Lands

This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Developer for itself, its successors, and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement.

.4 No Liability

Notwithstanding anything contained in this Agreement, the parties agree that neither the Developer, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Developer or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

.5 Contractual Obligations

The covenants and agreements on the part of the Developer have been made by the Developer as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Developer.

.6 Modifications of This Agreement

This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which requires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act*. Any modification will be filed in the LTSA as a modification of a covenant and as a modification of the housing agreement.

.7 Priority of This Agreement

The Developer will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development in priority to all financial charges and encumbrances (including mortgages,

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assignments of rents, liens, options to purchase, and rights of first refusal) which are registered, or pending registration, against title to the Lands in the LTSA, save and except those as have been approved by the City or have been granted in favour of the City.

.8 Agreement to Have Effect as Deed

The City and the Developer each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

.9 Inspection

The City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement will not constitute a waiver of any of the City's rights herein.

.10 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

.11 Time

Time is of the essence in this Agreement.

.12 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

.13 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

.14 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

**If to the City:** 100 Newport Drive  
Port Moody, BC V3H 5C3  
Attention: Community Development Department

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**If to the Developer:** at the address registered on title with the LTSA

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand, or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

.15 Further Assurances

Upon request by the City, the Developer will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

.1 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

.17 Housing Agreement

The Developer acknowledges and agrees that:

- (a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act*;
- (b) the City is required to file a notice of Housing Agreement in the LTSA against title to the Lands; and
- (c) once such a notice is filed, this agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

.18 Housing Agreement Discharge

The City covenants and agrees, upon being provided with a registrable discharge of this Agreement, to execute and deliver the registrable discharge of this Agreement upon expiration of the Term.

7. INTERPRETATION

7.1 References

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- (b) Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees, and invitees of such party, wherever the

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context so requires or allows.

## 7.2 Construction

- (a) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- (b) Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph, or clause refers to the article, section, paragraph, or clause bearing that number or letter in this Agreement.

## 7.3 No Limitation

The word including when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as without limitation or but not limited to are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

## 7.4 Terms Meaning

- (a) The words shall , must , and will are to be construed as imperative.
- (b) Reference to business day means all days other than Saturday, Sunday, and statutory holidays in the Province of British Columbia.
- (c) Reference to party and parties means the one or more parties to this Agreement, as the context demands.
- (d) Reference to a whole, for example, the Lands and the Development , includes reference to a portion thereof.

## 7.5 Extended Meanings

The words hereof , herein , hereunder , and similar expressions used in any section, paragraph, or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph, or clause only unless otherwise expressly provided.

## 7. Currency

All payments to be made or calculated pursuant to the terms of this Agreement shall be paid or calculated in the currency of Canada unless otherwise expressly stated.

## 7.7 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

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7.8 Entire Agreement

The Parties agree that:

- (a) this is the entire agreement between the City and the Developer concerning its subject, and there are no warranties, representations, conditions, or collateral agreements relating to this Agreement, except as included in this Agreement; and
- (b) this Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of a bylaw to amend the Housing Agreement Bylaw.

7.9 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia. The parties attorn to the non-exclusive jurisdiction of the Courts of the Province of British Columbia.

**IN WITNESS WHEREOF**, as evidence of their agreement to be bound by the terms of this instrument, the City and the Developer hereto have executed the General Instrument that is attached hereto these Terms of Instrument and forms part of this Agreement.

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**CONSENT AND PRIORITY AGREEMENT**

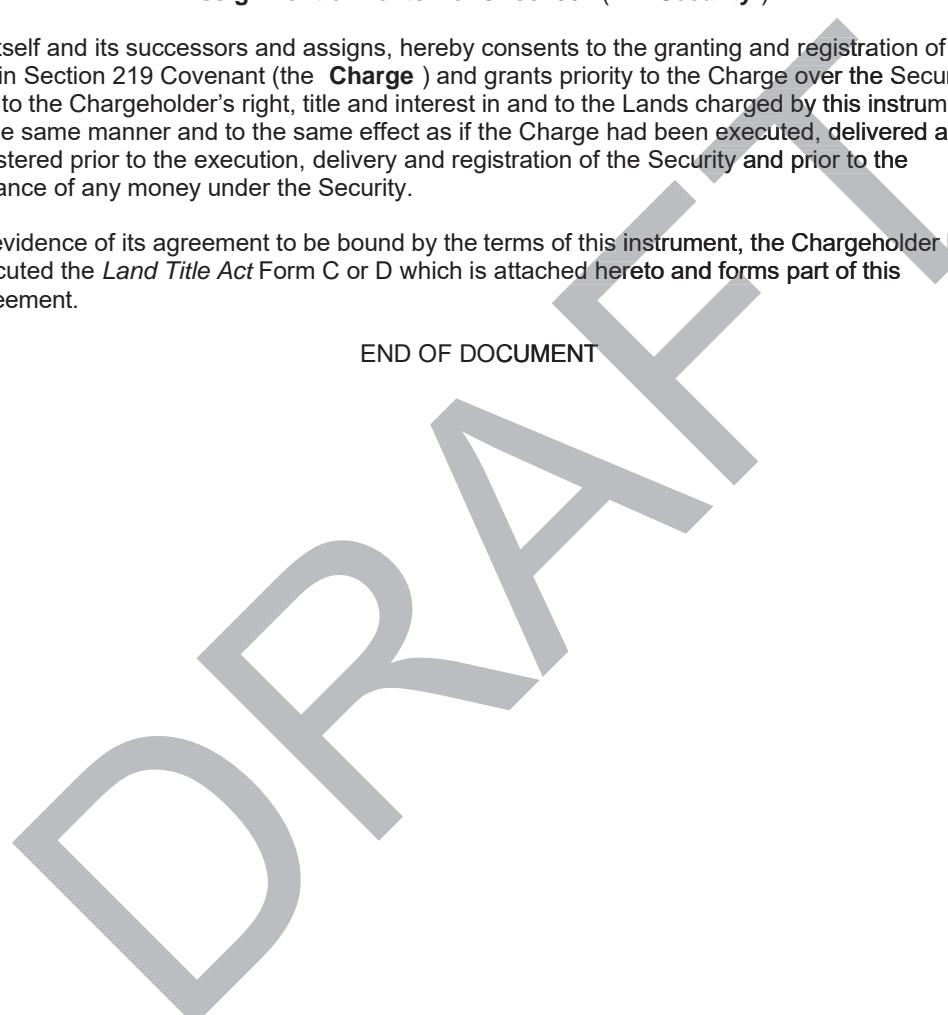
In consideration of the sum of TEN ( 10.00) DOLLARS and other good and valuable consideration, ROYAL BANK OF CANADA (the **Chargeholder** ), the holder of the following financial charge(s) registered in the LTSA against title to the Lands charged by this instrument:

**Mortgage No.** CB302800 and  
**Assignment of Rents No.** CB302801 (the **Security** )

for itself and its successors and assigns, hereby consents to the granting and registration of the within Section 219 Covenant (the **Charge** ) and grants priority to the Charge over the Security and to the Chargeholder's right, title and interest in and to the Lands charged by this instrument, in the same manner and to the same effect as if the Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Security and prior to the advance of any money under the Security.

As evidence of its agreement to be bound by the terms of this instrument, the Chargeholder has executed the *Land Title Act* Form C or D which is attached hereto and forms part of this Agreement.

END OF DOCUMENT



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# City of Port Moody

## Bylaw No. 3444

A Bylaw to close a portion of Moray Place.

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

NO 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 Moray Place, 2024, No. 3444.

### 2. Legal Description

2.1 That the 7.3m<sup>2</sup> area shown in heavy black outline and identified as Closed Road on Reference Plan EPP130191 dedicated as road on Strata Plan BCS57529, District Lot 190, Group 1, New Westminster District, 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 schedule is attached to and forms part of this Bylaw:

- Schedule A – Reference Plan EPP130191.

### 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.

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**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. 3444 of the City of Port Moody.

\_\_\_\_\_  
S. Lam  
City Clerk

DRAFT



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## Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Buildings are a vital part of our community, providing shelter, employment, recreation opportunities, services, shopping and more. With the amount of time we spend in our buildings they play an essential role in how prepared we are for our changing climate, influence the vitality of our community, and shape our everyday lives.

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

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

– Climate Action Committee, 2019

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

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

### 1. Cultural Sustainability

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

### 2. Economic Sustainability

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

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**Attachment 13****3. Environmental Sustainability**

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

**4. Social Sustainability**

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

## Process

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

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

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

4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability Report Card is maintained in the development file and a copy is provided to the City's Building Division.

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## Instructions

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

## Scoring

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

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**Monitoring**

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

**Public Information**

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

**Property and Applicant Information**

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**Applicant:** Isaac Beall

**Telephone:** 604-235-6967      **Email:** ibeall@anthemproperties.com

**Registered owner:** Anthem LMV Tri-Cities Holdings LP

**Project address:** 3121-3127 St Johns Street and 110-118 James Road

**Proposed use:** Purpose Built Rental      **Total floor space (m<sup>2</sup>):** 13996.3

**Building type:** Apartment      **Number of storeys:** 6

**Number of units:** 180

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Attachment 13

# 1. Cultural Sustainability

Arts		Resources
<p><b>C1a</b> <i>(applicants can choose between C1a or C1b)</i> <b>(12 points possible)</b></p> <p><b>Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?</b></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <i>(up to 12 points)</i></p> <p><input type="checkbox"/> artist studios <i>(2 points for first studio + 1 point for each additional studio, max 8 points)</i></p> <p><input type="checkbox"/> family-size live-work units – sold below market value <i>(3 points per unit, max 8 points)</i></p> <p><input type="checkbox"/> family-size live-work units – sold at market value <i>(2 points per unit, max 6 points)</i></p> <p><input type="checkbox"/> plaza, creative placemaking space, available for public use (e.g., outdoor stage) <i>(4 points)</i></p> <p><input type="checkbox"/> temporary artist spaces on or off the site <i>(2 points)</i></p> <p><input type="checkbox"/> publicly viewable exhibition space <i>(2 points)</i></p> <p><input type="checkbox"/> developer identified need/opportunity <i>(up to 4 points)</i></p> <p>Please specify: _____</p> <p><b>Provide the size and details of the proposed space(s):</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p><b>For the spaces being provided in this project, how will operation be managed?</b> (e.g., who is responsible for managing tenants, maintenance, etc)?</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>		<p><a href="#">Developer Public Art Guidelines</a></p> <p><a href="#">Art in Public Spaces Master Plan</a></p> <p><a href="#">Arts and Culture Master Plan</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Units (market and below market) will be secured through a Housing Agreement.</li> <li>- Plaza/creative/exhibition space &amp; temporary artist space will be confirmed through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Formal written confirmation of arrangements for managing spaces will be required.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>While the application does not identify space specifically for artists, that does not preclude the possibility that some of the proposed commercial floor area being used for that purpose in the future</p> </div>
		<p><b>Score</b> 0 /12</p>

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<p><b>C1b</b> <i>(applicants can choose between C1a or C1b)</i> <b>(6 points possible)</b></p> <p><b>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?</b> <i>(Note: Public Art Policy encourages at least 0.5% of construction costs)</i> <b>(4 points)</b></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p>Applicants are encouraged to work with artists and/or art consultants early so that artworks can be incorporated in meaningful and creative ways. <b>Has an artist or art consultant been engaged for this project?</b> <b>(2 points)</b></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>Resources</b></p> <p><a href="#">Developer Public Art Guidelines</a>  <a href="#">Art in Public Spaces Master Plan</a>  <a href="#">Arts and Culture Master Plan</a></p>
<p style="text-align: center;"><b>OR</b></p> <p><b>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?</b> <b>(4 points)</b></p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p><b>What is the proposed contribution to the City's Artwork Reserve Fund?</b> <b>(up to 2 points)</b>  <i>(2 points if contribution is at least 10% greater than recommendation)</i></p> <p>\$ amount: _____ % of construction budget: _____</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Collection of public art funds prior to issuance of development permit will be required.</li> </ul>
	<p><b>Staff comments</b></p> <p>Applicant has been requested to provide a plan prepared by a Public Art Consultant. Points awarded on that basis:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;"><b>Score 6 / 6</b></p>

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<p><b>C2</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?</b></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>If yes, describe how:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Use of high quality brick, a contrasting colour palette, coloured retail canopies, and warm "wood look" elements throughout the proposed project will enhance the overall visual appeal of the development and St Johns Street. The proposed public art location at the corner of St Johns and James Road will also enhance the artistically designed elements of the building and overall visual appeal of the development. Additionally, the pergola incorporated into the courtyard will be professionally designed.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="1"/> /2</p>
<p><b>C3</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)?</b> <i>(Note: consider maintenance and replacement of furniture/enhancements)</i></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p> <p><b>If yes, describe the furniture/enhancements and how they will be maintained:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The project will include custom professionally designed benches integrated into planters for the St Johns Street frontage.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 120px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="2"/> /2</p>

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<p><b>C4</b> <span style="float: right;">(2 points possible)</span></p> <p><b>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:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Through the use of elements such architecture, landscaping, artistically designed street furniture, and aesthetic signage, the proposed development seeks to physically enhance the public realm, public infrastructure, and the beauty of the city. In addition, the proposed amenity courtyard could be utilized for outdoor art and cultural events and small scale performances, therefore contributing to the overall cultural and artistic vitality of Port Moody.</p> <p>We have added more details about our upcoming public art piece. The centerpiece will be a statue that reflects and ties into the rich history and vibrant spirit of the Port Moody community. Additionally, the statue will be complemented by thoughtfully designed surrounding landscaping and an aesthetically appealing exterior wall surface behind the art, enhancing the overall experience and visual impact of the installation.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Art in Public Spaces Master Plan</a>  <a href="#">Arts and Culture Master Plan</a></p> <p><b>Enforcement</b></p> <p>– N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>A Public Art Plan prepared by an art consultant has been requested to establish the details for the art installation</p> </div> <p style="text-align: right;"><b>Score</b> 1 /2</p>
<p><b>C5</b> <span style="float: right;">(1 point possible)</span></p> <p><b>Does the project include artistic elements for the benefit of the residents/occupants (e.g., artistic features in a private courtyard or main entryway)?</b></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>If yes, please describe:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The private courtyard of the proposed development will include artistic elements in the form of soft and hard landscaping, material choice, and most importantly, a children's play structure for the residents/occupants. These artistic features, for the benefit of the residents and public, may include artistic patterning in the PIP rubberized flex play space, the trellis over the social area, and at the entrance to the courtyard off the street. The signage and material selection at the main entryway will also include artistic elements.</p> </div>	<p><b>Enforcement</b></p> <p>– Architectural elements will be secured through the Development Permit.          – Elements on Landscape Plans will be subject to securities.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px;"></div> <p style="text-align: right;"><b>Score</b> 1 /1</p>

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Heritage	
<p><b>C6</b> (3 points possible)</p> <p>Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p> <p>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?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Heritage Register</a></p> <p><b>Enforcement</b></p> <p>- Submission of Statement of Significance with application will be required.</p> <p><b>Staff comments</b></p> <p>There are no heritage elements on the site</p> <p>Score <input type="checkbox"/> /3</p>
<p><b>C7</b> (3 points possible)</p> <p>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?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, provide the address of the structure included in the heritage conservation plan:</p> <p>Address: _____</p>	<p><b>Enforcement</b></p> <p>- Submission of a conservation plan will be required with application.</p> <p><b>Staff comments</b></p> <p>Score <input type="checkbox"/> /3</p>

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<p><b>C8</b> <span style="float: right;">(3 points possible)</span></p> <p>Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Enforcement</b></p> <p>- 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.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p><b>C9</b> <span style="float: right;">(2 points possible)</span></p> <p>Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.</p> <p>Does this project include heritage relocation within Port Moody? <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><i>Conservation of Historic Places in Canada:</i> <a href="http://historicplaces.ca">historicplaces.ca</a></p> <p><b>Enforcement</b></p> <p>- Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>

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<p><b>C10</b> <span style="float: right;">(2 points possible)</span></p> <p>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?</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> N/A</p> <p>If yes, please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Depending on what is proposed, incorporating these elements could be shown on landscape and/or architectural plans included in the Development Permit.</li> <li>- Landscaped elements will be subject to securities. If the artifacts are used in public art then they will be secured through Public Art Securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
<p><b>C11</b> <span style="float: right;">(2 points possible)</span></p> <p>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.</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Heritage Register</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Confirmation of intention to add the heritage structure to the Heritage Register will be required.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>

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<p><b>C12</b> <span style="float: right;">(2 points possible)</span></p> <p><b>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.)?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes, please explain:</b> <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The architecture of the building draws inspiration from Port Moody's industrial history through the use of brick and metal for the base of the building. Other building finishes have been carefully curated to reflect the palette of BC's coast, cool greys and warm cedar tones, all assembled in a modern and cohesive form.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; margin-top: 5px;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">1</span> /2</p>
<b>Public Realm</b>	
<p><b>C13</b> <span style="float: right;">(8 points possible)</span></p> <p><b>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?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 4 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Artistic stormwater management features <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Restores the frontage of an existing building in Historic Moody Centre <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Proposed artistic paving treatments <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Adds aesthetics to functional elements of the streetscape <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Interaction of the project with the public e.g., edible landscape/foilage <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Artistic panels in entry foyer <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Other <span style="float: right;">(up to 1 point)</span></li> </ul> <p><b>Are the streetscape elements designed by a local artist?</b> <span style="float: right;">(4 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> <li>- Artistic elements will be secured through Public Art securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>details of proposed elements to be provided</p> </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">3</span> /8</p>

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<p><b>C14</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative cultural sustainability aspects not captured in the Report Card?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please explain: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>– Will depend on the type of innovation, determined by staff.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p><b>C15</b></p> <p>Does your project face any unique site constraints that limit cultural sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>– N/A</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

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<p><b>C16</b> <span style="float: right;">(3 points possible)</span></p> <p>Summarize the project's cultural sustainability contributions, including the performance criteria in this Report Card and additional elements not previously captured here.</p> <p>Port Moody has a rich pedestrian oriented public realm that encourages community vitality, prosperity, and cultural sustainability, providing a vibrant gathering place for the community. The proposed development seeks to enhance the existing public realm and streetscape through the addition of fine grain retail space at grade, artistically designed street furniture, building design, public art, landscaping, aesthetic signage, and public space for gathering. The proposed development is a much needed positive addition to the St Johns streetscape and will provide amenities for tenants and the greater public within walking distance to rapid transit. By encouraging pedestrian retail experience, active transportation, and gathering spaces, the proposed development seeks to strengthen the cultural sustainability of Port Moody. Furthermore, the project is dedicating substantial portions of land along the north, west and south property lines. The new lane and pedestrian connection to Moray Place will create new connections within the community.</p> <p>The building's strategic step-backs and articulated store frontage have been thoughtfully designed to enhance the public realm. These design elements create a more engaging and inviting streetscape, allowing for a seamless blend of commercial and public spaces. Storefronts with large, transparent windows will foster an interactive and vibrant street atmosphere, encouraging passersby to engage with the retail spaces. This design approach not only improves the aesthetic appeal but also promotes economic activity and social interaction. The cultural importance of Port Moody is captured through the integration of local art and historical references in the building design and public art installations.</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Highlighted in Council reports</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div>
<p style="text-align: right;">Score <input type="text" value="2"/> /3</p> <p style="text-align: right;">Total Cultural Sustainability Pillar Points = <input type="text" value="17"/> /56</p>	

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## 2. Economic Sustainability

Complete Community		Resources
<b>EC1</b>	<b>(13 points possible)</b>	<a href="#">Master Transportation Plan Examples</a>
<p><b>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?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes, check all that apply for how this is achieved: (up to 13 points)</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Creates connectivity to existing active transportation network (up to 3 points)</li> <li><input checked="" type="checkbox"/> Eliminates barriers to access for active transportation (e.g., improving let-downs, accessibility) (up to 3 points)</li> <li><input checked="" type="checkbox"/> Enhances trails and bike paths (1 point)</li> <li><input checked="" type="checkbox"/> Creates public amenity space (1 point)</li> <li><input checked="" type="checkbox"/> Use of greenery and landscaping to serve pedestrians and to direct patrons to storefront entrances and transit (1 point)</li> <li><input checked="" type="checkbox"/> Wide sidewalks and separation from the road to encourage and promote pedestrian movement (1 point)</li> <li><input checked="" type="checkbox"/> Blade or tab signs are incorporated as appropriate (up to 2 points)</li> <li><input checked="" type="checkbox"/> Seating, public art, and other amenities are incorporated into design of retail storefront area (up to 3 points)</li> <li><input checked="" type="checkbox"/> Receiving/shipping areas are located off pedestrian routes (1 point)</li> <li><input checked="" type="checkbox"/> Other – please explain: (up to 3 points)</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The new lane connection to Moray Place will create a new safer and more comfortable active transportation route.</p> </div>		<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements are secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> <li>- Signage will be confirmed through the Signage Plan.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>signage details to be provided before points awarded</p> </div>
		<b>Score 9 /13</b>

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<p><b>EC2</b> <span style="float: right;">(12 points possible)</span></p> <p><b>Does the project increase access to daily services or supplement the existing business composition?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 12 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Contiguous retail frontage to maintain continuity of retail storefronts <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Enhances existing businesses through agglomeration as appropriate <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Provides a variety of store widths or opportunity for a variety of storefront widths through combining individual units <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Provides daily goods and services that are missing or underserved in the current local area business composition <span style="float: right;">(2 points)</span></li> </ul> <p>Please explain missing/underserved goods and services identified:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><input type="checkbox"/> Supports expansion of and/or leverages the existing business community in the area <span style="float: right;">(2 points)</span></p> <p>Please explain how:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><input type="checkbox"/> Other – please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><b>What is the Walk Score of the proposed project?</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">WalkScore</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Specific uses will be incorporated into the project zoning.</li> </ul> <hr/> <p><b>Staff comments</b></p> <p>As the proposed commercial spaces are not designated for specific uses, the provision of professional services as suggested by the applicant cannot be confirmed at this stage</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score 6 /12</b></p>
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<p><b>EC3</b> <span style="float: right;">(5 points possible)</span></p> <p><b>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?</b></p> <p><i>(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)</i></p> <p><b>Current (Land &amp; Improvement)</b></p> <p>Class 1 – residential assessed value: <u>\$13,017,400.00</u></p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p>Class 4 – major industry assessed value: _____</p> <p>Class 5 – light industry assessed value: _____</p> <p>Class 6 – business other assessed value: <u>\$3,650,000 (Institutional/land value)</u></p> <p><b>Estimated Proposed (Land &amp; Improvement)</b></p> <p>Class 1 – residential assessed value: <u>\$80,000,000</u></p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p>Class 4 – major industry assessed value: _____</p> <p>Class 5 – light industry assessed value: _____</p> <p>Class 6 – business other assessed value: <u>\$3,200,000</u></p> <p><i>Project provides more assessed value in a non-residential class (2,4,5,6) = 3 points</i>  <i>Proposed assessed value is higher than current assessed value = 2 points</i>  <i>Proposed assessed value is the same as current assessed value = 1 point</i>  <i>Proposed assessed value is lower than current assessed value = 0 points</i></p>	<p><b>Resources</b></p> <p><a href="#">Official Community Plan land use plan map</a></p> <p><a href="#">BC Assessment Property Classification</a></p> <p><b>Enforcement</b></p> <p>– N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 300px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="2"/> /5</p>
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Local Economy	
<p><b>EC4</b> <span style="float: right; color: red;">(20 points possible)</span></p> <p>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?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><b>List the estimated number of jobs:</b> <span style="float: right;">(up to 5 points)</span></p> <p># of existing jobs on site: <u>1</u></p> <p># of proposed jobs on site: <u>10-20</u></p> <p>% of jobs retained: _____</p> <p style="text-align: center;"><i>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</i></p> <p><b>Using the North American Industry Classification System (NAICS), list the type of jobs created.</b> Classification to the Sector (first) level is sufficient.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Retail trade. Finance and insurance. Real estate and rental and leasing. Professional, scientific and technical services. Educational services. Health care and social assistance. Food services. Public administration.</div> <p><b>List the jobs to population ratio on site:</b> <span style="float: right;">(up to 15 points)</span> <i>Up to 0.5, each 0.1 = 1 point; Above 0.5, each 0.1 = 2 points</i></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">0.05</div> <p><b>Are the Industrial, Mixed Employment, or Mixed Use areas leased or owned?</b></p> <p><input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Other – please describe:</p> <div style="border: 1px solid black; height: 40px; margin: 5px 0;"></div> <p><b>Have you identified potential occupants for each land use?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, list all potential occupants identified and their intended use:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">It is too early to know potential occupants, but the anticipated occupants are professional services, personal services, and food/beverage establishments.</div>	<p><b>Resources</b></p> <p><a href="#">Official community Plan Overall Land Use Plan Map</a></p> <p><a href="#">NAICS</a></p> <p><a href="#">Metro Vancouver Industrial Lands Strategy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Commitment confirmed through Building Permit Plans re: space/occupant designation</li> <li>- For owner spaces, proof of registration of the Strata Plan at Land Title &amp; Survey Authority submitted.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; margin: 5px 0;"></div>
<b>Score 5 /20</b>	

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<p><b>EC5</b> <span style="float: right;">(12 points possible)</span></p> <p>Does the project retain industrial uses on site?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes:</p> <p>Will the zoning restrict a portion of the project to light industrial uses? <span style="float: right;">(5 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Will the industrial use(s) be multi-level (E.g., mezzanine)? <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Will the proposed tenants intensify the use of industrial space? <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>What is the industrial floor space ratio (FSR)? _____</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Occupancy will be confirmed as a part of the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div> <p style="text-align: right;">Score <input type="text" value=""/> /12</p>
<p><b>EC6</b> <span style="float: right;">(7 points possible)</span></p> <p>Do the sizes and configuration of retail units in the project support a variety of occupants, employment, and uses for those units?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, check all that will be incorporated: <span style="float: right;">(up to 7 points)</span></p> <p><input checked="" type="checkbox"/> Ceiling heights of at least 12' (floor to ceiling, not floor to slab) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Appropriate setbacks to allow for seating, patios, public art, and other streetscape features and amenities <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> For corner developments, a corner retail storefront with wraparound glazing <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Variety of storefront widths, depths, ventilation, and glazing treatments etc. to meet the needs of different tenants <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Exterior lighting is positioned and integrated to enhance architecture and storefront design <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Storefronts are adaptable to accommodate different signage types to support tenant's branding while maintaining neighbourhood character <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Adaptable to emerging retail trends e.g., online orders <span style="float: right;">(1 point)</span></p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div> <p style="text-align: right;">Score <input type="text" value="7"/> /7</p>

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<p><b>EC7</b> <span style="float: right;">(6 points possible)</span></p> <p>Does the project contribute to a circular economy?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all the circular economy initiatives: <span style="float: right;">(up to 6 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) (2 points)</li> <li><input type="checkbox"/> local repair café (2 points)</li> <li><input type="checkbox"/> collaboration between local enterprises/industry (2 points)</li> <li><input type="checkbox"/> design for the future/design for deconstruction (2 points)</li> <li><input type="checkbox"/> maker-space/tool library (2 points)</li> <li><input checked="" type="checkbox"/> foster a sharing initiative (e.g., car share, bike share etc.) (2 points)</li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The use of high quality and durable materials will ensure the life cycle of rental units can be used as long as possible.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Canadian Circular Economy</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Waste related initiatives may be subject to securities.</li> <li>- Other elements may be secured with a Section 219 Covenant.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Other opportunities may become evident once actual uses are known</p> </div> <p style="text-align: right;"><b>Score</b> 2 /6</p>
<p><b>EC8</b> <span style="float: right;">(5 points possible)</span></p> <p>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.)?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check any of the following sectors that you may be targeting: <span style="float: right;">(up to 5 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Incorporate office, institutional or light industrial space (5 points)</li> <li><input checked="" type="checkbox"/> Food and beverage establishment (e.g., restaurant, coffee shop, etc.) (3 points)</li> <li><input checked="" type="checkbox"/> Tourism business (1 point)</li> </ul>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements related to occupancies will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Specific commercial uses have not been confirmed but points awarded on basis of potential</p> </div> <p style="text-align: right;"><b>Score</b> 5 /5</p>

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<p><b>EC9</b> <span style="float: right;">(4 points possible)</span></p> <p>Does the project provide a regional destination for commercial or institutional land uses?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please check all that apply: <span style="float: right;">(up to 4 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> specialized training/education <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> specialized art <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> culture/heritage <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> recreational opportunities (e.g., high performance training centre) <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements related to occupancies will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /4</p>
<p><b>EC10</b> <span style="float: right;">(3 points possible)</span></p> <p>Will the project attempt to source local (Port Moody) labour, supply and materials?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 3 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Local supply of materials <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Local labour <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Local contractors <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Local professional services <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(1 point)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Contractors will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <p>to be confirmed at building permit stage</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="3"/> /3</p>

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<p><b>EC11</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative economic sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p><b>EC12</b></p> <p>Does your project face any unique site constraints unique that limit economic sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

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**EC13**

(3 points possible)

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

The project will create 10-20 jobs from the leased commercial space along St Johns street and the types of jobs may come from many different sectors. Increasing the number of and variety of skilled on Mixed Use land will contribute greatly to the Port Moody economy. The project will source local labour, supply, and materials, and will continue to contribute to the economy in the future by way of local supply and use of local labour for ongoing project maintenance (repairs, property management, landscaping etc.). The use of durable and high quality materials will also ensure that the project can continue to contribute to the local Port Moody economy for many years into the future.

Lastly, the proposed commercial space provides much needed services in the area, considering that more and more people are choosing Port Moody as home, and supports the ability for residents to live, work, and play all within walking distance.

**Enforcement**

- Highlighted in Council report

**Staff comments**

[Empty text box for staff comments]

Score 3 /3

Total Economic Sustainability Pillar Points = 42 /93

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### 3. Environmental Sustainability

Natural Environment	
<p><b>EN1</b> <span style="float: right;">(20 points possible)</span></p> <p>Does the project protect and enhance the urban forest, prioritizing tree retention and planting of native or adaptive tree species which provide multi-storey habitat (groundcover, shrubs and trees) to increase ecological value, biodiversity, and resilience to climate change impacts?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes:</p> <p><b>Outline the following:</b></p> <p>Number of existing significant mature trees protected on site (i.e., mature trees over 40 cm DBH): _____ (up to 5 points)</p> <p>Number of existing trees over 10 cm protected on site: <u>5 located on City property, applicant is working to transplant</u> (up to 5 points)</p> <p>Replacement tree ratio: 63 replacement, 63 required (up to 5 points) (Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas).</p> <ul style="list-style-type: none"> <li>• Trees planted on-site: <u>63</u></li> <li>• Trees planted off-site: <u>4</u></li> <li>• Cash-in-lieu: _____</li> </ul> <p>Existing canopy cover (%): <u>1,471sq.m (32.3%) [total site area: 4,369.9 sq.m]</u></p> <p>Proposed canopy cover at 20 years post development (%): <u>1,550sm (35.5%)</u> If canopy cover is the same = 3 points If proposed canopy cover exceeds existing = up to 5 points</p> <p><b>Demonstrate ability of trees to reach full maturity. Check all that apply:</b> (up to 5 points)</p> <p><input checked="" type="checkbox"/> Adequate soil volume as determined by the Canadian Landscape Standard (2 points)</p> <p><input checked="" type="checkbox"/> Designated space for significant trees/stand of trees to reach full maturity (2 points)</p> <p><input checked="" type="checkbox"/> Proximity to Infrastructure (e.g., Building(s), power lines) (1 point)</p>	<p><b>Resources</b></p> <p><a href="#">Tree Protection Bylaw</a></p> <p><a href="#">I-tree Canopy</a></p> <p><a href="#">Canadian Landscape Standard</a></p> <p>New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.</p> <p>Large Canopy Trees provide 125 m<sup>2</sup> per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)</p> <p>Medium Canopy Trees provide 50 m<sup>2</sup> per tree (e.g., Evergreen magnolia, Honey locust)</p> <p>Small Canopy Trees provide 25 m<sup>2</sup> per tree (e.g., Japanese maple, Giant Dogwood)</p> <p>Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage</p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Tree Protection Covenants may be applied.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>No on-site trees to be retained</p> <p>Tree Canopy coverage will increase</p> </div> <p style="text-align: right;"><b>Score 15 /20</b></p>

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<p><b>EN2</b> <span style="float: right;">(15 points possible)</span></p> <p>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?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p>Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Indicate which of these approaches the project will use:</p> <p><b>A. Nature-based Green Infrastructure solutions</b> Check all that apply: <span style="float: right;">(up to 9 points)</span></p> <p><input type="checkbox"/> Watercourse daylighting <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Constructed wetlands <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Rain gardens <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Bioswales <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Green roof/wall <span style="float: right;">(up to 3 points)</span></p> <p><input checked="" type="checkbox"/> Other – please describe <span style="float: right;">(up 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Large replacement tree canopy and absorbent landscaping to infiltrate site stormwater.</p> </div> <p><b>B. Engineered Green Infrastructure solutions</b> Check all that apply: <span style="float: right;">(up to 4 points)</span></p> <p><input type="checkbox"/> Rainwater harvesting <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Roof downspout disconnection to Green Infrastructure <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Water quality structures <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Absorbent landscaping <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Detention and infiltration facilities.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Metro Vancouver's Stormwater Source Control Guidelines</a></p> <p><a href="#">Climate Action Plan</a></p> <p><a href="#">The Chines Integrated Stormwater Management Report (metrovancover.org)</a></p> <p><a href="#">DFO Land Development Guidelines</a></p> <p><a href="#">2018 KWL IDF Curves for Climate Change</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Submission of stormwater management plan that addresses the goals indicated will be required.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included on Civil Plans will be secured through the Servicing Agreement.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Details to be reviewed by Engineering</p> <p>other opportunities to be reviewed</p> </div> <p style="text-align: right;"><b>Score</b> 9 /15</p>
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<p><b>EN3</b> (applicants choose A or B) <span style="color: red;">(15 or 6 points possible)</span></p> <p><b>A. Does the project protect, restore and/or compensate for site ecology on-site?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> <b>N/A</b> (applicants choose A or B)</p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 15 points)</span></p> <p><input type="checkbox"/> Watercourse daylighting <span style="float: right;">(5 points)</span></p> <p><input type="checkbox"/> Constructed wetlands (3 points)</p> <p><input type="checkbox"/> No increase in existing impervious area <span style="float: right;">(4 points)</span> Area (m<sup>2</sup>): _____</p> <p><input type="checkbox"/> Riparian Area Restoration <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Aquatic restoration <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Non-riparian forest restoration <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Native/"naturescape" landscaping <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Removal of invasive plant species from natural areas <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Other biodiversity and habitat enhancement <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Salvage replanting <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Naturescape Policy 13-6410-03</a></p> <p><b>Enforcement</b></p> <p>- Elements on Landscape Plans will be subject to securities.</p>
<p style="text-align: center;"><b>OR</b></p> <p><b>B. Does the project provide other biodiversity enhancement in an urban setting?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> <b>N/A</b> (applicants choose A or B)</p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 6 points)</span></p> <p><input checked="" type="checkbox"/> Other biodiversity and habitat enhancement <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Native/"naturescape" landscaping <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>We have provided a range of species, both native and adaptive, and a layered approach to planting to support bird friendly design. We have worked with Staff to use local preferred native species.</p> </div>	<p><b>Staff comments (A)</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p><b>Staff comments (B)</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">6</span> /15 or 6</p>	

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<p><b>EN4</b> <span style="float: right;">(10 points possible)</span></p> <p>Is the proposed property located in an Environmentally Sensitive Area (ESA)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes:</p> <p>i. What is the designation of the ESA?</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>ii. What are the means of ESA protection? <span style="float: right;">(up to 8 points)</span></p> <p><input type="checkbox"/> Dedication <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Covenant <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Monitoring <span style="float: right;">(up to 2 points)</span></p> <p><input type="checkbox"/> Other – please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>iii. How is the ESA being improved? <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Official Community Plan Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines</a></p> <hr/> <p><b>Enforcement</b></p> <p>- Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>No ESA designation on site</p> </div> <p style="text-align: right;">Score <input type="text"/> /10</p>
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Attachment 13

<p><b>EN5</b> (5 points possible)</p> <p>Does the project reduce potable water use from existing site conditions and/or per capita?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 5 points)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Drought tolerant landscaping (xeriscaping) with native species (0.5 points)</li> <li><input type="checkbox"/> Installation of a water meter display to show consumption for occupants more frequently than billing (0.5 points)</li> <li><input type="checkbox"/> Non-water dependent materials/features for ground cover treatment (0.5 points)</li> <li><input checked="" type="checkbox"/> Irrigation system with central control, rain sensors, and drip irrigation on and off-site (0.5 points)</li> <li><input type="checkbox"/> Captured rainwater irrigation or greywater system (0.5 points)</li> <li><input checked="" type="checkbox"/> Other – please explain: (up to 2 points)</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>We have provided plantings that are appropriate for the environment into which they have been placed and that are considered to be hardy and drought tolerant once established.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Water meter Specifications</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements included on Civil Plans will be secured through the Servicing Agreement.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Low flow/flush and greywater systems will be confirmed through the Building Permit.</li> <li>- Elements noted on Mechanical Drawings will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <p>Other details required before points awarded</p> <div style="border: 1px solid black; height: 80px; margin-top: 10px;"></div> <p style="text-align: right;"><b>Score</b> 1 /5</p>
<p><b>EN6</b> (5 points possible)</p> <p>Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>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)</p> <div style="border: 1px solid black; height: 120px; margin-top: 10px;"></div>	<p><b>Resources</b></p> <p><a href="#">Green Shores</a></p> <p><a href="#">Port Moody Zoning Bylaw Section 5.3.5</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div> <p style="text-align: right;"><b>Score</b> /5</p>

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<p><b>EN7</b> (5 points possible)</p> <p>Does the project redevelop and rehabilitate a brownfield site? (5 points)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Brownfields</a></p> <p><a href="#">Contaminated Sites Regulations</a></p> <p><b>Enforcement</b></p> <p>- Proof of compliance with provincial contaminated sites regulations will be required.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px;"></div> <p>Score <input type="text" value="0"/> /5</p>
<p><b>EN8</b> (4 points possible)</p> <p>Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Check all that apply to ensure that lights are: (up to 4 points)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Only on when needed (0.5 points)</li> <li><input checked="" type="checkbox"/> Only light the area that needs it (0.5 points)</li> <li><input checked="" type="checkbox"/> No brighter than necessary (0.5 points)</li> <li><input checked="" type="checkbox"/> Minimizes blue light emissions (0.5 points)</li> <li><input checked="" type="checkbox"/> Fully shielded (pointing downward) (0.5 points)</li> <li><input checked="" type="checkbox"/> LED lights (0.5 points)</li> <li><input checked="" type="checkbox"/> Non-reflective pavement surface (0.5 points)</li> <li><input checked="" type="checkbox"/> Other – describe the lighting plan for the site and its dark sky friendly features: (up to 0.5 points)</li> </ul> <div style="border: 1px solid black; padding: 5px;"> <p>Carefully chosen lighting will highlight landscape features. All lighting will be shielded and directed downwards in consideration of being dark sky friendly.</p> </div>	<p><b>Resources</b></p> <p><a href="#">International Dark Sky Association for Dark Sky Friendly Lighting</a></p> <p><b>Enforcement</b></p> <p>- Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Lighting details to be provided for review. Points awarded on basis of intent</p> </div> <p>Score <input type="text" value="4"/> /4</p>

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<p><b>EN9</b> <span style="float: right;">(3 points possible)</span></p> <p><b>Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 3 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Building design minimizes the quantity of glass <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Incorporation of visual markers <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Incorporation of features to block reflections <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping is appropriate distance from glass features <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Reduces light pollution <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Other – please explain: <span style="float: right;">(0.5 points)</span></li> </ul> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Vancouver Bird Strategy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements included on Landscape Plans will be subject to securities.</li> <li>- Architectural elements will be secured through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 2 /3</p>
<p><b>EN10</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project include forest fire prevention measures or fire smart building features?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes, list all features:</b> <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Non-combustible cladding and other durable building materials (ie. brick and metal panel).</p> </div>	<p><b>Resources</b></p> <p><a href="#">Fire Smart Canada</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Materials will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 2 /2</p>

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<p><b>EN11</b> (2 points possible)</p> <p>Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Salmon Safe BC Certification</a></p> <p><b>Enforcement</b></p> <p>- Certification will be confirmed through Section 219 Covenant.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 60px;"></div> <p>Score <input type="text" value=""/> /2</p>
<b>Air Quality – Low Carbon Mobility</b>	
<p><b>EN12</b> (12 points possible)</p> <p>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?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 12 points)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Unbundled and/or district parking (2 points)</li> <li><input checked="" type="checkbox"/> Level 2 EVSE installed (as defined in technical bulletin) (2 points)</li> <li><input type="checkbox"/> Public EV DC Fast Charging EVSE installed (2 points)</li> <li><input type="checkbox"/> More than 20% of commercial EV charging infrastructure provided (1 point)</li> <li><input type="checkbox"/> Subsidized transit pass and transit information package (1 point)</li> <li><input type="checkbox"/> Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g., e-bicycle, e-scooter) (1 point)</li> <li><input type="checkbox"/> Energized EV Charging for visitor parking (1 point)</li> <li><input type="checkbox"/> End of trip bicycle facilities (1 point)</li> <li><input type="checkbox"/> Bike share and assigned parking (1 point)</li> <li><input checked="" type="checkbox"/> Car share and assigned parking space provision in nearby on-street/public parking (1 point)</li> <li><input type="checkbox"/> Other – please describe: (up to 2 points)</li> </ul> <div style="border: 1px solid gray; height: 40px; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Port Moody Zoning Bylaw</a></p> <p><a href="#">Port Moody Electric Vehicle charging Infrastructure Bulletin</a></p> <p><b>Enforcement</b></p> <p>- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.</p> <p>- Transit passes/unbundled &amp; district parking will be secured through a Section 219 Covenant.</p> <p>- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; padding: 5px;">Other opportunities to be considered during review</div> <p>Score <input type="text" value="5"/> /12</p>

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<p><b>EN13</b> <span style="float: right;">(11 points possible)</span></p> <p><b>Does the project incorporate measures to support and increase active transportation?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 11 points):</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Improved crossings of busy streets <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Improved local pedestrian routes, local bike networks/trails <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian scale lighting <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian/bike only zones <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Improves connections to transit (bus/SkyTrain/West Coast Express) <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>New lights to be installed at James Road and St Johns. New lane connecting Moray Place to James Road.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Port Moody Master Transportation Plan</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements included in Civil Plans will be included in Servicing Agreement.</li> <li>- Elements included in Architectural Plans will be secured through Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 2px;">7</span> /11</p>
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Greenhouse Gas Emissions and Energy Reductions	
<p><b>EN14</b> <span style="float: right; color: red;">(12 points possible)</span></p> <p><b>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?</b> (Note: systems should meet a Coefficient of Performance of 2 or greater) Examples include: solar; district energy; heat pump; or geo exchange.</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes:</b></p> <p><b>Describe the system type:</b> <span style="float: right;">(up to 10 points)</span></p> <ul style="list-style-type: none"> <li>+ Heating mechanical system <span style="float: right;">(up to 5 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Packaged heat pump units with integrated HRV</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electricity</u></li> </ul> </li> <li>+ Hot water mechanical system <span style="float: right;">(up to 3 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Air source heat pump for domestic water</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electricity</u></li> </ul> </li> <li>+ Cooling mechanical system <span style="float: right;">(up to 2 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Packaged heat pump units with integrated HRV</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electricity</u></li> </ul> </li> </ul> <p><b>Does the system use refrigerants with low global warming potential (GWP)?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p> <p><b>If yes, check the low GWP system being installed:</b> <span style="float: right;">(up to 2 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Centralized system (e.g., communal heat pump) using ammonia, R744, water, CO2, R1234ze, or R1234yf, R454b, R513a, R32, R410a, R407c, R134a <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Distributed system (e.g., VRF) using R32 or equivalent <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Individual system (e.g., split or individual heat pump) using R290 propane, R744, or R134a <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Other <span style="float: right;">(up to 2 points)</span></li> </ul> <p><b>How will the project mitigate refrigerant leakage?</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Resources</b></div> <p><a href="#">Energy Step Code Corporate Policy</a></p> <p><a href="#">Vancouver low carbon energy system policy</a></p> <p><a href="#">Refrigerants &amp; Environmental Impacts: A Best Practice Guide - Integral Group</a></p> <div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- LCES confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.</li> <li>- Mechanical systems confirmed through Building Permit Plans.</li> </ul> <div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Staff comments</b></div> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <div style="text-align: right; margin-top: 10px;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">7</span> /12</div>

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<p><b>EN15</b> <span style="float: right;">(11 points possible)</span></p> <p><b>Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration?</b>  <i>(Note that projects should aim to have total embodied carbon emissions below 500 kgCO<sub>2</sub>e/m<sup>2</sup>)</i></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes:</p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 10 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Tracking and reporting project embodied emissions <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Embodied emissions third-party certification: <span style="float: right;">(1 point)</span>        List the certification: _____</li> <li><input checked="" type="checkbox"/> Wood frame construction <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Low carbon concrete construction <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> materials sourced locally to reduce transportation emissions <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> labour sourced locally to reduce transportation emissions <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Selecting materials with environmental product declarations <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Low embodied emissions disposal of materials <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Utilization of natural insulation products <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: <span style="float: right;">(2 points)</span>        % reduction committed to: _____</li> <li><input type="checkbox"/> Submission of pre- and post-construction lifecycle assessment <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Low embodied emissions material selection policy <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Benchmarking embodied emissions performance <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(1 point)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></div> <p><b>Please state the estimated embodied emissions of the project: (1 point)</b></p> <ul style="list-style-type: none"> <li>• over the building's estimated lifespan: _____</li> <li>• in kgCO<sub>2</sub>e/m<sup>2</sup>: _____</li> </ul> <p><b>Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:</b></p> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 10px;"></div>	<p><b>Resources</b></p> <ul style="list-style-type: none"> <li><a href="#">Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]</a></li> <li><a href="#">CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum</a></li> <li><a href="#">lcm-public-sector-guide.pdf (gov.bc.ca)</a></li> <li><a href="#">Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)</a></li> <li><a href="#">Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]</a></li> <li><a href="#">Zero Code – Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)</a></li> <li><a href="#">Carbon Smart Materials Palette [Architecture 2030]</a></li> <li><a href="#">Athena Impact Estimator</a></li> <li><a href="#">Environment Agency's Carbon Calculator for Construction Activities</a></li> <li><a href="#">eTool</a></li> <li><a href="#">One Click LCA</a></li> <li><a href="#">Tally</a></li> </ul> <p>Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment</p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Commitment will be secured through Section 219 Covenant.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>LCES opportunities to be further reviewed with applicant</p> </div> <p style="text-align: right;"><b>Score 5 /11</b></p>
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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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<p><b>EN16</b> <span style="float: right;">(10 points possible)</span></p> <p><b>Will the project achieve a recognized industry standard for sustainable design?</b> (Note that the City does not accept equivalencies and applicants must complete full certification)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p><b>If yes, check all that apply:</b></p> <p><input type="checkbox"/> Built Green Canada – certification level: <span style="float: right;">(10 points)</span></p> <hr/> <p><input type="checkbox"/> LEED – certification level: <span style="float: right;">(10 points)</span></p> <hr/> <p><input type="checkbox"/> Zero Carbon Building Standard <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Energy Star <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> BOMA BEST <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Canadian Passive House Institute <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> International Living Future Institute – Zero Carbon Certification <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 10 points)</span></p>	<p><b>Resources</b></p> <p><a href="#">Built Green Canada</a></p> <p><a href="#">LEED Canada</a></p> <p><a href="#">Zero Carbon Building Standard</a></p> <p><a href="#">Energy Star</a></p> <p><a href="#">BOMA BEST</a></p> <p><a href="#">Canadian Passive House Institute</a></p> <p><a href="#">ILFI – Zero Carbon Certification</a></p> <p><b>Enforcement</b></p> <p>– Commitment will be secured through Section 219 Covenant.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px;"></div> <p style="text-align: right;"><b>Score</b> 0 /10</p>
<p><b>EN17</b> <span style="float: right;">(8 points possible)</span></p> <p><b>Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 8 points)</span></p> <p><input checked="" type="checkbox"/> Natural/passive ventilation <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Stacked windows <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Earth tempering ducting <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Passive evaporative cooling <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Fixed/operable external shading <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Natural shading <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Low window to wall area ratio <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Thermal massing <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Building Energy Model using future climate weather files <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> High-efficiency low carbon mechanical cooling <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>All units and common amenities will have mechanical air conditioning.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Pacific Climate Impacts Consortium future weather files</a></p> <p><a href="#">City of Vancouver Passive Design Toolkit</a></p> <p><b>Enforcement</b></p> <p>– Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px;"></div> <p style="text-align: right;"><b>Score</b> 7 /8</p>

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<p><b>EN18</b> (8 points possible)</p> <p>Does the project reduce the heat island effect on the site?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 8 points)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Water features on site (1 point)</li> <li><input checked="" type="checkbox"/> Natural shade around the structures (trees, climbing plants) (1 point)</li> <li><input checked="" type="checkbox"/> Increase canopy cover compared to existing canopy cover (1 point)</li> <li><input checked="" type="checkbox"/> Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. (1 point)</li> <li><input checked="" type="checkbox"/> Use of low-albedo materials (1 point)</li> <li><input checked="" type="checkbox"/> Reducing waste heat production through energy efficiency and active transportation (1 point)</li> <li><input type="checkbox"/> Other – please describe: (up to 2 points)</li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Reducing Urban Heat Islands to Protect Health in Canada</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Landscaped elements will be subject to securities.</li> <li>- Elements included in Architectural Plans will be secured through the Development Permit.</li> <li>- Active transportation commitments will be confirmed through the Servicing Agreement and Development Permit as noted on Civil Plans and other plans noted above.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p>Score 5 /8</p>
<p><b>EN19</b> (6 points possible)</p> <p>Which Step of the Energy Step Code will the project be designed to comply with?</p> <p><b>Part 9</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Step 3 (0 points)</li> <li><input type="checkbox"/> Step 4 (2 points)</li> <li><input type="checkbox"/> Step 5 (3 points)</li> </ul> <p><b>Part 3</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Step 2 (0 points)</li> <li><input checked="" type="checkbox"/> Step 3 (2 points for large residential, 3 points for commercial)</li> <li><input type="checkbox"/> Step 4 (3 points)</li> </ul>	<p><b>Resources</b></p> <p><a href="#">Building Bylaw</a></p> <p><a href="#">BC Energy Step Code</a></p> <p><a href="#">Energy Step Code Corporate Policy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Step Code commitment will be confirmed through the Building Permit and a Section 219 Covenant.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p>Score 3 /6</p>

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<p><b>EN20</b> <span style="float: right;">(2 points possible)</span></p> <p><b>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?</b> <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes, outline the space provided for each (m<sup>2</sup>):</b></p> <p>Residential recycling: <u>408 SF (exceeds Metro Vancouver)</u></p> <p>Residential garbage: <u>408 SF (exceeds Metro Vancouver)</u></p> <p>Residential green waste: <u>included above</u></p> <p>Commercial recycling: <u>79.5 SF</u></p> <p>Commercial garbage: <u>79.5 SF</u></p> <p>Commercial green waste: <u>included above</u></p> <p><b>Does the design of the waste area provide safe and universally accessible access in a secure common area?</b> <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes – please explain:</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 40px;"> <p>Waste areas are secure, accessible, and well lit inside the parkade.</p> </div> <p><b>Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures &amp; Containers?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><b>Resources</b></p> <p><a href="#">Zoning Bylaw</a></p> <p><a href="#">Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments</a></p> <p><a href="#">Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures &amp; Containers</a></p> <hr/> <p><b>Enforcement</b></p> <p>- Elements included on the Architectural Plans will be secured through the Development Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 2 /2</p>
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**Attachment 13**

<p><b>EN21</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative environmental sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p>Score <input type="text"/> /3</p>
<p><b>EN22</b></p> <p>Does your project face any unique site constraints unique that limit environmental sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Highlighted in Council reports.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>

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<b>EN23</b>	<b>(3 points possible)</b>	<b>Enforcement</b>
<b>Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</b>		- Highlighted in Council reports.
<p>The mixed-use project's environmentally sustainable contributions to the City of Port Moody include:</p> <ul style="list-style-type: none"> <li>- Absorbent landscaping, native and adaptive plant species, planting that supports birds, hardy and drought tolerant plant species, and systems that support street trees.</li> <li>- Lighting that ensures the minimization of harmful effects of light pollution.</li> <li>- Level 2 EV installed parking spaces.</li> <li>- Measures that support and increase active transportation.</li> <li>- Pedestrian and cyclist scaled landscaping.</li> <li>- Locally sourced materials and labour to reduce transportation emissions.</li> <li>- Low window to wall area ratio and a building energy model that has used future weather data.</li> <li>- Step Code 3 Low Carbon Energy Systems target.</li> </ul>		<b>Staff comments</b>
		Score <b>2</b> /3
Total Environmental Sustainability Pillar Points = <b>82</b> /172		

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### 4. Social Sustainability

<p><b>S1</b> (30 points possible)</p> <p><b>Does the project provide voluntary amenities?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <i>N/A (select if making contribution to the City's amenity reserve)</i></p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> (up to 15 points)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Community centre/facility (15 points)</li> <li><input checked="" type="checkbox"/> Space for growing food (3 points)</li> <li><input checked="" type="checkbox"/> Child play areas (1 point)</li> <li><input checked="" type="checkbox"/> Gathering place/space (1 point)</li> <li><input type="checkbox"/> Usable public park/greenspace (10 points)</li> <li><input type="checkbox"/> Community facilities (3 points)</li> <li><input type="checkbox"/> Arts and cultural facilities (3 points)</li> <li><input checked="" type="checkbox"/> Streetscape and pedestrian improvements (2 points)</li> <li><input type="checkbox"/> Accessible landscaped roof deck (3 points)</li> <li><input checked="" type="checkbox"/> Dog runs/ dog wash station (2 points)</li> <li><input checked="" type="checkbox"/> Work space (2 points)</li> <li><input checked="" type="checkbox"/> Other – please describe (up to 3 points)</li> </ul> <p>Bike repair space.</p>	<p><b>Resources</b></p> <p><a href="#">Community Amenity Contribution Policy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Section 219 Covenant relating to childcare spaces and community + arts and cultural facilities will be required.</li> <li>- Housing related amenities will be included in the Housing Agreement.</li> <li>- Public Art Securities will be applied to any public art amenities.</li> <li>- Parkland contributions to the City will be formalized through the subdivision and parkland dedication process.</li> </ul>
<p><b>Does the project provide dedicated space for childcare?</b> (10 points)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> <b>No</b></p> <p><b>If yes, is the dedicated space for childcare being operated by a non-profit?</b> (5 points)</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><b>Staff comments</b></p>
<b>OR</b>	
<p><b>Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy?</b> (2 points)</p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <i>N/A (select if amenities are provided on site)</i></p> <p><b>If yes, what is the \$ amount contributed:</b> \$714,816.00</p>	<p>Amount to be confirmed</p> <p style="text-align: right;"><b>Score 14 /30</b></p>

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<p><b>S2</b> <span style="float: right;">(25 points possible)</span></p> <p>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?</p> <p>Check all that apply:</p> <p><input type="checkbox"/> 5% shelter rate housing <span style="float: right;">(up to 25 points)</span></p> <p><input type="checkbox"/> 15% Affordable rental housing <span style="float: right;">(up to 15 points)</span></p> <p><input checked="" type="checkbox"/> 20% Purpose-built market rental housing <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> 15% Rent to own <span style="float: right;">(up to 2 points)</span></p> <p><input type="checkbox"/> Affordable housing fund contribution <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> None <span style="float: right;">(0 points)</span></p> <p>If none, describe other measures or amenities provided in lieu of provision of affordable housing:</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>If purpose-built/affordable rental, provide the following information:</p> <p>Types (e.g., purpose-built or affordable): <u>Purpose-built</u></p> <p>Description (bedroom number breakdown): <u>180 units (studio &amp; 1,2,3 beds)</u></p> <p>% of total housing units: <u>100</u></p> <p>If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? _____</p> <p>Does this amount exceed the \$2/sqft requirement? <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><b>Resources</b></p> <p><a href="#">Port Moody Affordable Housing Reserve Fund Policy</a></p> <p><a href="#">Interim Affordable Housing Guidelines</a></p> <p><a href="#">Community Amenity Contribution Policy</a></p> <p><b>Enforcement</b></p> <p>- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p>Total amount of CAC owing, including the percentage directed to Affordable Housing Reserve Fnd to be ocnfirmed</p> <p style="text-align: right;"><b>Score 5 /25</b></p>
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**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

All indoor and outdoor amenities are fully accessible as per the BC Building Code.

To be reviewed further with applicant

**Score** 3 /23

Resources

[BC Building Code Accessibility Handbook](#)

Enforcement

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

Staff comments

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<p><b>S4</b> <span style="float: right;">(10 points possible)</span></p> <p>Does the project include a range of unit sizes for a variety of household types?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes: <span style="float: right;">(maximum of 10 points for mixed tenure)</span></p> <p><b>For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:</b></p> <p><input type="checkbox"/> At least 30% of the total project units be 2 and 3-bedroom units <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> At least 10% of the total project units be 3-bedrooms or more <span style="float: right;">(up to 5 Points)</span></p> <p><b>OR</b></p> <p><b>For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:</b></p> <p><input checked="" type="checkbox"/> At least 25% of the total project units be 2 and 3-bedroom units <span style="float: right;">(up to 5 points)</span></p> <p><input checked="" type="checkbox"/> At least 5% of the total project units be 3-bedrooms or more <span style="float: right;">(up to 5 Points)</span></p>	<p><b>Enforcement</b></p> <p>- Unit types will be secured through the Housing Agreement.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="10"/> /10</p>
<p><b>S5</b> <span style="float: right;">(10 points possible)</span></p> <p>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?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list the % of units secured for 60 years or the lifespan of the building:</p> <p><u>100%</u> <span style="float: right;">(up to 10 points)</span></p>	<p><b>Resources</b></p> <p><a href="#">Interim affordable housing Policy</a></p> <p><b>Enforcement</b></p> <p>- Commitment will be secured through the Housing Agreement.</p> <p><b>Staff comments</b></p> <p>To be confirmed though Affordable Housing Agreement</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="10"/> /10</p>

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<p><b>S6</b> <span style="float: right;">(10 points possible)</span></p> <p>Does the project support aging in place? (Refer to Age Friendly Plan recommendations) (i.e., adult care, assisted living space, independent senior living space)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, list all the supports for aging in place: <span style="float: right;">(up to 10 points)</span>  <i>Note: this criterion does not include adaptable and/or accessible units.</i></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Age Friendly Plan</a></p> <p><a href="#">Fraser Health Family Guide to Services for Seniors</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score 0 /10</p>
<p><b>S7</b> <span style="float: right;">(9 points possible)</span></p> <p>Does the development include a mix of housing types?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list the number of units per housing type: <span style="float: right;">(up to 9 points)</span></p> <ul style="list-style-type: none"> <li>• Live-work units: _____ (3 points)</li> <li>• Ground-oriented units: <u>Units provided with exterior access</u> (3 points)</li> <li>• Lock-off units _____ (3 points)</li> </ul>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through Development Permit and Building Permit.</li> <li>- Rental units will be secured through the Housing Agreement.</li> </ul> <p><b>Staff comments</b></p> <p>to be reviewed iwth applicant before points awarded</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score 0 /9</p>

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**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)

All units will be equipped with air-source heat pumps for cooling and HRV's.

**Resources**

[Guidance for Cleaner Air Spaces During Wildfire Smoke Events](#)

[Guide to Air Cleaners in the Home](#)

**Enforcement**

– Commitment will be secured through Building Permit.

**Staff comments**

**Score** 4 / 7

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Attachment 13

<p><b>S9</b> <span style="float: right;">(7 points possible)</span></p> <p><b>Does the design of the project help to facilitate mental health, wellness and social connectedness?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 7 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Semi-public gathering space with comfortable seating <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> All weather recreation areas/wellness space <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pet friendly units / amenities (e.g., dog run) <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Greenspace that facilitates socialization <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Prioritizing pedestrians <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Creative design to promote social interaction <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><b>Reference to plans (e.g., landscape plans/architectural plans, etc.)</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Strengthening Neighbourhood Resilience</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Pet friendly units will be secured through a Section 219 Covenant.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<b>Score</b> 6 /7	

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**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

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<p><b>S11</b> <span style="float: right;">(5 points possible)</span></p> <p>Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes:</p> <p>Check all that apply: <span style="float: right;">(up to 5 points)</span></p> <p><input checked="" type="checkbox"/> Community garden <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Secure on-site community compost <span style="float: right;">(2 point)</span></p> <p><input checked="" type="checkbox"/> Secure features (e.g., fencing to prevent wildlife access, tool storage etc.) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Secure community garden spaces to be provided inside of courtyard.</p> </div>	<p><b>Resources</b></p> <p>City of Vancouver <a href="#">Bulletin: Sustainable Large Development</a> (PDF)</p> <p><i>Applies to large developments (2+ Acres).</i></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 3 /5</p>
<p><b>S12</b> <span style="float: right;">(3 points possible)</span></p> <p>Will the project undertake any of the following analysis?</p> <p><input checked="" type="checkbox"/> Acoustic analysis <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Thermal comfort analysis <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> CPTED analysis <span style="float: right;">(1 point)</span></p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Acoustic analysis identified as a Development Permit application requirement, as appropriate to the project location.</li> <li>- Requirement for Thermal Comfort Analysis would be identified through the rezoning process.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>details to be discussed further with applicant. Points awarded based on intent</p> </div> <p style="text-align: right;"><b>Score</b> 3 /3</p>

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<p><b>S13</b> <span style="float: right;">(3 points possible)</span></p> <p>Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the crime prevention design measures: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; padding: 5px;"> <p>Natural Surveillance</p> <ul style="list-style-type: none"> <li>• Windows overlooking public and private areas</li> <li>• Transparency at building entrances and exits</li> <li>• Landscape design that provides surveillance and visibility</li> <li>• Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)</li> <li>• Provide visibility through screens/fences</li> </ul> <p>Natural Access Control</p> <ul style="list-style-type: none"> <li>• Clearly identifiable point of entries</li> <li>• Eliminate design features that provide access to roofs and upper levels</li> </ul> <p>Natural Territorial Reinforcement</p> <ul style="list-style-type: none"> <li>• Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.</li> <li>• Display security system signage at access points.</li> </ul> </div>	<p><b>Resources</b></p> <p><a href="#">CPTED</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A CPTED analysis is required for submission.</li> <li>- Elements on Architectural Plans will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="3"/> /3</p>
<p><b>S14</b> <span style="float: right;">(3 points possible)</span></p> <p>Will the project allow for pet friendly rental units?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.): <span style="float: right;">(3 points)</span></p> <div style="border: 1px solid black; padding: 5px;"> <p>A dog wash and units with direct exterior access will be provided.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Pets OK BC</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="3"/> /3</p>

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<p><b>S15</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the proposed uses: <span style="float: right;">(up to 2 points for 3 uses)</span></p> <ul style="list-style-type: none"> <li>• Residential % total floorspace/site area: <u>82.30%</u></li> <li>• Commercial % total floorspace/site area: <u>3.92%</u></li> <li>• Industrial % total floorspace/site area: _____</li> <li>• Institutional % total floorspace/site area: _____</li> <li>• Park (note type) % total floorspace/site area: _____</li> <li>• Gathering space % total floorspace/site area: <u>13.78%</u></li> </ul>	<p><b>Enforcement</b></p> <p>- Elements on Architectural Plans will be secured through Development Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 2 /2</p>
<p><b>S16</b> <span style="float: right;">(2 points possible)</span></p> <p>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)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, list all measures: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Elements included in Civil Plans will be secured through the Servicing Agreement.</p> <p>- Energy and mechanical systems will be confirmed through the Building Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> 0 /2</p>

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<p><b>S17</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project provide education and awareness of the sustainable features of the project for owners/occupants?</b></p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws</li> <li>• Signage/display/art recognizing design, etc.</li> </ul> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, list all the education and awareness initiatives: <span style="float: right;">(up to 2 points)</span></p> <p>A renters handbook will be given to tenants at the time of move-in. The handbook will include information on sustainable features of the building as well as sustainable features within their specific unit (ie. kitchen appliances, washing machine and dryer, unit materials etc.).</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Written commitment from applicant detailing education and awareness.</li> <li>- Common property features are required to be included in Strata Bylaws.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /2</p>
<p><b>S18</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings?</b> <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p> <p style="text-align: center;"><b>AND / OR</b></p> <p><b>Does the project design integrate the results of a viewscape study with respect to water and mountain views?</b> <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A shadow/viewscape study is required through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <p>potential privacy/shadowing issues on east interface with adjacent building</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>

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**Attachment 13**

<p><b>S19</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative social sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p><b>S20</b></p> <p>Does your project face any unique site constraints that limit social sustainability achievement?</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

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<p><b>S21</b> (3 points possible)</p> <p><b>Summarize the project's social sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</b></p> <p>The proposed development is 100% purpose built market rental housing that will provide 180 units of much needed rental housing to the City of Port Moody. The project includes child play areas, gathering spaces, streetscape and pedestrian improvements, a dog washing and bike repair station, dog relief, and work spaces, all great improvements from the existing site use and social sustainability of the area. The project provides a range of unit sizes and also incorporates adaptable and accessible design features (building, units, indoor and outdoor amenities) to ensure the building is socially sustainable for the present and future.</p> <p>By providing ample indoor and outdoor amenity space, gathering spaces, and greenspace, the project will foster social connectedness while improving mental health and wellness. CPTED design principles integrated into the design of the project ensures that the property is as safe as possible, giving residents an extra layer of safety and security. Lastly, direct access to ground floor units will ensure that residents with dogs can quickly exit the property without having to wait in elevators.</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Highlighted in Council reports.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div> <p>Score <input type="text" value="3"/> /3</p>
<p>Total Social Sustainability Pillar Points = <input type="text" value="71"/> /165</p>	

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## Final Score

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	18	21	17	30
Economic Sustainability	93	15	36	42	45
Environmental Sustainability	172	25	65	82	48
Social Sustainability	165	3	91	71	43

## 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.

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### Attachment 13

**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.

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**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.

Considered at the December 17, 2024, Special Council meeting

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Considered at the September 24, 2024, Regular Council meeting

**Attachment 13**

**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 December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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**March 2024**

## City of Port Moody Social Well-being Design Guidelines: Worksheets

### Instructions

If you plan to pursue some or all of the *Social Well-being Design Guidelines*, you must complete this worksheet by filling in the appropriate information that applies to your application and submit a completed copy to your file manager. Compliance with the criteria on this worksheet will be assessed three times (prior to first reading; prior to Advisory Design Panel and Land Use Committee; and a final assessment prior to Development Permit issuance). After each review, you will have the opportunity to revise your application as needed.

For more details on the submission process, please refer to Section 2.2, Process (p. 7), in the *Social Well-being Design Guidelines*.

#### Additional information:

- Fill out a separate worksheet for each building you wish to be eligible for incentives for.
- For each guideline, check the appropriate box to indicate whether or not your proposal is pursuing the criteria.
- Your application must meet all of the criteria listed for each incentive that you are seeking to obtain. For each incentive that your application is pursuing, write a short written response to explain how your proposal meets the criteria of the relevant guideline, and provide the dimensions and any other relevant details about the space.
- The worksheet must be supported by enough detail to evaluate compliance. Make reference to appropriate plans, drawings, and reports to demonstrate how the criteria are met. You may also reference the definitions (Section 2.3, p. 8) and Guiding Principles (Section 1.4, p. 5) sections in the *Social Well-being Design Guidelines* document as needed.
- For example statements, please reference Part 3 (p. 9) of the *Social Well-being Design Guidelines*.
- If you need more space, add another page to this worksheet.

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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### 1.1. Low-rise courtyards

In low-rise buildings, include a semi-enclosed courtyard that can be open on one or two sides. Courtyards are typically semi-private, catering to residents and their visitors.

**Incentive:** Developers who comply with the criteria in 1.1 can receive a FAR subtraction equal to 1.0 times the courtyard area. City staff may also consider setback reductions and additional height.

#### Criteria

- 1.1.1. Do not use courtyards for regular vehicular access or parking
- 1.1.2. Design courtyard dimensions to provide programmable, interactive, and accessible space for residents
- 1.1.3. Accommodate at least three different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and outlets)
- 1.1.4. Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural)
- 1.1.5. Orient the courtyard to maximize the amount of daily sunlight in the space
- 1.1.6. Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)
- 1.1.7. Ensure all building edges that face the courtyard meet the following edge conditions:
  - (A) Design unit entrances at grade (such as townhomes with stoops) and/or private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room)
  - (B) Provide a clear transition between these private spaces and the semi-public courtyard by using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours
  - (C) Include balconies that overlook the courtyard above ground level
- 1.1.8. Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

Pursuing?  Yes  No

If pursuing this action, please provide the following information:

#### Dimensions and area of the courtyard:

**Potential incentive calculation (FAR subtraction):**  
*Courtyard area \* 1.0*

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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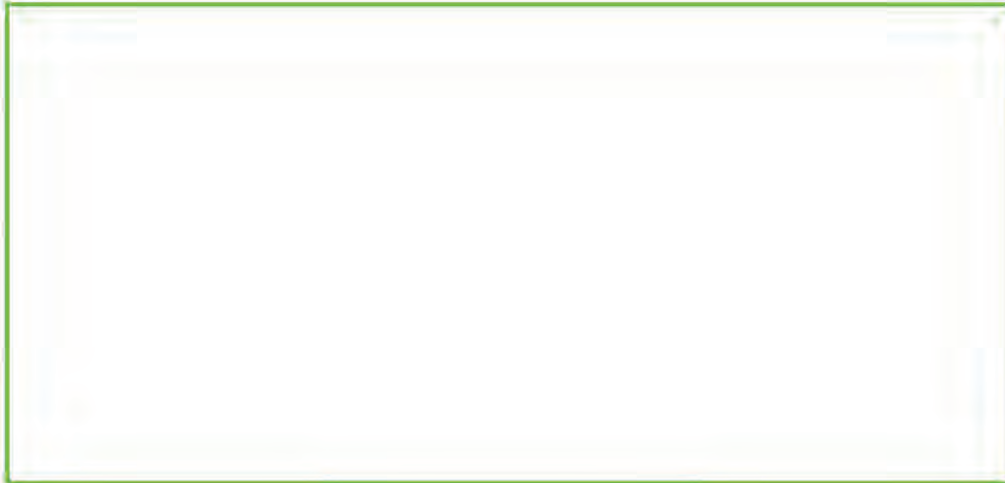
Considered at the September 24, 2024, Regular Council meeting

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### 1.1. Low-rise courtyards

In low-rise buildings, include a semi-enclosed courtyard that can be open on one or two sides. Courtyards are typically semi-private, catering to residents and their visitors.

**Rationale statement:** Describe how your application meets the criteria.



**Programming:** Describe any proposed uses or plans to animate the courtyard



Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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### 1.2. Mid-rise and podium courtyards

In mid-rise buildings, include a fully enclosed (O-shaped building) or semi-enclosed (C-shaped building) shared courtyard.

In high-rise buildings, incorporate a 3- to 6-storey podium base beneath the tower of the building that includes a semi-enclosed courtyard (C- or L-shaped building).

**Incentive:** Courtyards that comply with the criteria list in 1.2 are eligible for an FAR subtraction from the overall project floor area equal to 1.0 times the courtyard area. City staff may also consider setback reductions and additional height.

#### Criteria

- 1.2.1. Design a courtyard area that is large enough to create programmable, interactive, and accessible space for residents
- 1.2.2. Accommodate at least five different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and outlets)
- 1.2.3. Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural)
- 1.2.4. Orient the courtyard to maximize the amount of daily sunlight in the space
- 1.2.5. Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)
- 1.2.6. Ensure that all building edges that face the courtyard include **two or more** of the following edge conditions:
  - (A) Unit entrances at grade (such as townhomes with stoops) with private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room) and that provide a clear transition between private units and the semi-public courtyard (using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours)
  - (B) Balconies that overlook the courtyard above ground level
  - (C) Direct access from the courtyard to indoor amenity spaces or lobbies
  - (D) Exterior circulation above the courtyard level with weather protection and that:
    - Provides a visual connection between the courtyard and unit entrances
    - Provides wider corridors to allow space for residents to interact or linger (min. 1.5 metres / 4.9 feet wide)
- 1.2.7. Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

Pursuing?  Yes  No

If pursuing this action, please provide the following information:

#### Dimensions and area of the courtyard(s):

5,337.80 SF

#### Potential incentive calculation (FAR subtraction): *Courtyard area \* 1.0*

5,337.80 SF (outdoor courtyard) /  
49,788 SF (Total Gross Site Area) =  
0.11

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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### 1.2. Mid-rise and podium courtyards (continued)

In mid-rise buildings, include a fully enclosed (O-shaped building) or semi-enclosed (C-shaped building) shared courtyard.

In high-rise buildings, incorporate a three- to six-storey podium base beneath the tower of the building that includes a semi-enclosed courtyard (C- or L-shaped building).

**Rationale statement:** Describe how your application meets the criteria.

Our application proposes a mid-rise building featuring a thoughtfully designed semi-enclosed shared courtyard that spans a generous 5,929 square feet. This courtyard serves as the central interactive space of the development, providing a variety of outdoor activities tailored to residents of all ages. Strategically positioned in the middle of the building, the courtyard is easily accessible from all units, fostering a sense of community and encouraging frequent engagement among residents. It showcases a strong commitment to creating a vibrant, inclusive, and engaging living environment. Overall, the courtyard serves as a community hub that enhances the quality of life for residents through its planned amenities spaces and accessible design.

**Programming:** Describe any proposed uses or plans to animate the courtyard

The courtyard is designed to cater to the diverse needs and interests of the community. It includes a safe and engaging kids' play area that promotes physical activity and social interaction among the youth. Adjacent to this is a BBQ station, where residents can gather for casual meals in a social setting. Comfortable outdoor seating areas were strategically placed throughout the courtyard, offering tranquil spots for relaxation, reading, or chatting with neighbours. A flexible outdoor space within the courtyard offers a versatile area for lounging, socializing, and various recreational activities such as yoga, small group workouts, or community events. Lastly, a community garden will be integrated into the space, allowing residents to grow their own plants and vegetables.

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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### 1.3. Privately owned publicly accessible spaces

Pursuing?

Yes

No

Include a privately owned, publicly accessible, non-commercial destination, such as a mews, plaza, or other shared outdoor space.

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

### 1.4. Locating family-friendly units

Pursuing?

Yes

No

Locate family-friendly units (with three bedrooms or more) with direct access to a ground-level courtyard, elevated courtyard, or occupiable roof deck space.

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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2 | Prominent entrances and active transitions

### 2.1. Distinctive entrances

Create distinctive entrances through building articulation, material variation, and placing entrances in prominent locations.

Pursuing?  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

### 2.2. Sheltered entrances

Provide awnings and overhangs at all private and shared entrances for weather protection.

Pursuing?  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

### 2.3. Accessible entrances

Create entrances that enhance visibility and accessibility for visitors and residents of all ages and abilities. Refer to the building code for base criteria for accessibility.

Pursuing?  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

### 2.4. Transition from public to private

Use accessory structures and landscape elements to create a clear transition from the public realm to the building edge, through the use of fences, stoops, or other layered architectural elements.

Pursuing?  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

### 2.5. Animating transition spaces

Minimize leftover or under-designed spaces at setbacks along major building facades adjacent to a public sidewalk. This can be achieved by co-locating a diversity of design features that encourage residents and passersby to pause and interact.

Pursuing?  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

3 | Purposeful parking

### 3.1. Diverse bicycle storage

Provide secure bike parking to accommodate cargo bikes, electric bikes, strollers and bike trailers, and mobility scooters.

**Incentive:**

**Developments within the Transit Oriented Area (TOA):**  
This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

**Development outside the Transit Oriented Area (TOA):**  
Reduction of two vehicle parking stalls for every 15 accessible bicycle stalls provided (rounded up to the next whole number).

**Criteria**

**3.1.1.** Dedicate between 10-20% of long-term bike parking spots for larger bikes and wheeled devices, such as cargo bikes, bikes with trailers, strollers, and mobility scooters. These spots should be designed to accommodate a range of bike or mobility device widths and lengths, which can be up to 3 metres (10 feet) in length and 1 meter (3.2 feet) wide.

**3.1.2.** Ensure that racks next to outlets do not require lifting the bicycle in order to lock it.

**Potential incentive calculation:** *Calculated car parking reduction = # of accessible bicycle stalls / 15*

**Pursuing?**  Yes  No

If pursuing this action, please provide the following information:

**Rationale statement:** *Describe how your application meets the criteria*

### 3.2. Parkade visuals

Incorporate bold signage, graphics, colour, and murals (on walls or on the ground) in parkades to enhance wayfinding and boost a sense of belonging.

**Pursuing?**  Yes  No

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

Considered at the December 17, 2024, Special Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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### 3.3. Designated bicycle and pedestrian circulation

**Design safe and easy bicycle and pedestrian access to and from the parkade.**

**Incentive:**

**Developments within the Transit Oriented Area (TOA):** This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

**Development outside the Transit Oriented Area (TOA):** Reduction of 1% of vehicle parking stalls (or minimum two stalls, whichever is greater).

**Criteria**

- 3.3.1.** Include either a bicycle elevator or allow for safe, easy bike access through the parkade ramp
- 3.3.2.** Include signage and wayfinding to indicate bicycle access routes
- 3.3.3.** In mixed use buildings, provide elevator access to retail at grade from the underground parking

**Potential incentive calculation:** *Calculated car parking reduction = # of required vehicle parking stalls – (0.01 \* # of required vehicle parking stalls)*

**Pursuing?**  Yes  No

If pursuing this action, please provide the following information:

**Rationale statement:** *Describe how your application meets the guideline*

Our development prioritizes a safe and secure environment for both cyclists and pedestrians within and around the parkade. A key feature of our design is the provision of easy bike access through the parkade ramp, ensuring a quick and easy exit from the bike room. Wayfinding is another crucial aspect of our design, ensuring that cyclists can easily navigate to and from the parkade. We will incorporate clear, consistent, and visible signage throughout the parkade and surrounding areas. Additionally, our design includes elevator access from the underground parking to retail spaces at grade.

Considered at the December 17, 2024, Special Council meeting

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### 4.1. Lobbies for lingering:

Create a comfortable lobby that encourages people to linger in the space and connect.

**Incentive:** Lobbies are already excluded from FAR as per the Zoning Bylaw. However, lobbies that comply with the criteria are eligible to receive a FAR subtraction of 1.0 times the lobby area.

#### Criteria

- 4.1.1.** For mid-rise and high-rise buildings, design a lobby size that equals 1.0% to 2.0% of the Gross Floor Area (GFA) of all residential units
- 4.1.2.** Design a functional waiting area in the lobby that allows for visibility to the public realm for pick-up and drop-off
- 4.1.3.** From the lobby, ensure that occupants can directly see or access mailboxes and at least one other indoor amenity, such as a shared amenity room (either located on the same floor or through an interconnecting "open to below" stairwell, see 4.2)
- 4.1.4.** Provide three to five social and functional elements, such as soft and hard seating, a table, power outlets, WiFi access, a fireplace, a shared bookshelf, a games cupboard, a bulletin board, a coffee station, moveable furniture elements, artwork, a box of toys for kids, and more

Pursuing?

Yes

No

If pursuing this action, please provide the following information:

**Dimensions of the lobby:** State the dimensions and area of the lobby and the total GFA of all residential units

**Potential incentive calculation (FAR subtraction):**

*FAR subtraction = lobby area \* 1.0*

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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4 | Social circulation

### 4.1. Lobbies for lingering (continued)

Create a comfortable lobby that encourages people to linger in the space and connect.

**Rationale statement:** Describe how your application meets the criteria

**Programming:** Describe any proposed uses or plans to animate the lobby

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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4 | Social circulation

### 4.2. Active stairways with a lobby area

Create an interconnecting (“open to below”) stairwell that connects the lobby to other shared amenity spaces, office space, or retail space.

**Incentive:** Stairwells that comply with the criteria are eligible for an FAR exclusion of 1.0 times the stair area.

#### Criteria

- 4.2.1.** Design comfortable stairways that promote use and physical activity by incorporating at least two of the following elements:
  - (A) Bold signage and graphics
  - (B) Colour and artwork
  - (C) Natural light

**Pursuing?**  Yes  No

If pursuing this action, please provide the following information:

#### Potential incentive calculation (FAR exclusion):

- Stair area (per floor): (A)
- Number of floors that achieve criteria: (B)
- Total area: (AB)
- Calculated incentive: (AB) \* 1.0

**Rationale statement:** Describe how your application meets the criteria.

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### 4.3. Social nooks

Design indoor or outdoor social nooks to comfortably accommodate groups of three to five people for smaller and more casual gatherings, located prominently along corridors and elevator landings.

**Incentive:** Each social nook is eligible for a FAR exclusion of 1.0 times the area of the nook. If the social nook is adjoining an exterior corridor or a corridor that is wider than 1.5 metres (5 feet), then that portion of the corridor is also eligible for a FAR exclusion (1.0 times the area).

#### Criteria

- 4.3.1.** Design each social nook to be generally open to a corridor (i.e. it does not have a door)
- 4.3.2.** Design each social nook to contain at least one function that allows residents to take ownership of the space, such as a book exchange, a place to grow indoor plants, a notice board, flexible furniture, flexible storage for games and books, or a place to display artwork
- 4.3.3.** Ensure each social nook is easily visible and accessible from the elevator or active stairwell to encourage use

**Pursuing?**  Yes  No

If pursuing this action, please provide the following information:

#### Potential incentive calculation (FAR exclusion):

Area of each nook: (A, B, C...)

Area of eligible circulation spaces: (X)

Calculated incentive:  $(A + X) (B+X) \dots * 1.0$

**Rationale statement:** Describe how your application meets the criteria.

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

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4 | Social circulation

**4.4. Entryway transitions**

**Pursuing?**

Yes

No

**Design unit entryways with a semi-private zone between shared corridors and each unit.**

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

**4.5. Exposure at unit entrances**

**Pursuing?**

Yes

No

**Design the majority of unit entrances to be staggered (not directly facing each other) to maximize acoustic and visual privacy.**

*This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.*

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### 5.1. Diverse amenity spaces

Provide a variety of shared indoor and outdoor amenity spaces that are prominently sited (on the ground floor, or visible from lobbies), at easily accessible locations, and of functional sizes and purposes.

**Incentive:** Interior amenity spaces are already excluded from FAR as per the Zoning Bylaw. Amenity space is eligible for an additional FAR subtraction of 0.5 times the total amenity area (indoor and outdoor). Although courtyards count in the total number of required amenity spaces as per this action, they are not eligible for a FAR subtraction if incentives have been claimed for 1.1 or 1.2 (courtyards). Projects should comply with the total required amenity area in the Zoning Bylaw.

#### Criteria

- 5.1.1.** Meet the minimum criteria for amenity space:
  - For low-rise buildings, provide a minimum of one indoor and one outdoor shared amenity space. The indoor space should be adequately sized to support the intended function.
  - For mid-rise buildings, provide a minimum of three shared amenity spaces (including both an indoor and outdoor space). At least one of the indoor amenities should be a minimum of 69.7 square metres (750 square feet) in area.
  - For high-rise buildings, provide a minimum of five shared amenity spaces (including at least two indoor spaces and two outdoor spaces). At least one of the indoor amenities should be a minimum of 92.9 square metres (1,000 square feet) in area.
- 5.1.2.** In mid-rise and high-rise buildings, create a direct and visual (door and glazed window) connection between at least two shared amenity spaces in the building. Priority should be given to co-locating larger amenity spaces together, such as a courtyard and lounge.
- 5.1.3.** Where possible, create an opportunity to preview the space prior to entering, through the use of glazing.
- 5.1.4.** Design larger amenity spaces to accommodate at least five different uses and activities (supported by infrastructure as needed, such as seats and outlets).
- 5.1.5.** Consider incorporating both quiet and active functions and provide separation between these activities where required.
- 5.1.6.** Each space should contain at least one function that allows residents to take ownership of the space, such as a community garden, a place to grow indoor plants, flexible furniture, or a place to display artwork.
- 5.1.7.** Ensure outdoor amenity spaces are partially weatherproof (through awnings, permanent umbrellas, and other covered structures)

Pursuing?  Yes  No

If pursuing this action, please provide the following information:

**Dimensions of the total amenity area:** List the primary function of each indoor and outdoor amenity space as well as the dimensions and area.

Co-work Lounge: Quiet study and work area - 424 SF

Gym: Fitness and workout activities - 1,035 SF

Lounge: Host parties and social events - 1,169 SF

Outdoor Courtyard: Multipurpose courtyard for outdoor activities - 5,929 SF

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### 5.1. Diverse amenity spaces (continued)

Provide a variety of shared indoor and outdoor amenity spaces that are prominently sited (on the ground floor, or visible from lobbies or terraces), at easily accessible locations, and of functional sizes and purposes.

**Rationale statement:** Describe how your application meets the criteria.

We will be providing a variety of shared indoor and outdoor amenity spaces that are prominently sited, easily accessible, and of functional sizes and purposes. The indoor amenity spaces range from 424 - 1,169 square feet, ensuring that they are suitable for their intended purposes. These spaces are strategically located on the ground floor, making them easily accessible to all residents. The level 1 indoor amenities are located adjacent to the outdoor amenity space, providing cohesive indoor and outdoor space. In total we have 4 amenity spaces that are all easily assessable and visible from one another.

**Programming:** Describe any proposed uses or plans to animate the amenity spaces

In addition to the courtyard, we offer a diverse range of indoor amenities to cater to different needs and preferences of residents. Among these is an amenity co-working lounge, specifically designed for quiet activities. This space is ideal for those who need a focused environment for work or study. We also provide an amenity lounge that can be reserved for private events. This versatile space is perfect for hosting parties, gatherings, and various social events, giving residents a convenient venue near their units. Lastly, we included an amenity gym. Equipped with a variety of exercise equipment, the gym offers residents the opportunity to maintain their fitness routine without leaving the building.

**Potential incentive calculation (FAR subtraction):**

Total indoor amenity area: (X)  
Total outdoor amenity area, excluding courtyards that qualify under 1.1 or 1.2: (Y)  
Calculated incentive: (X + Y) \* 0.5

2,628.23 SF (Total Indoor Amenity Area) \* 0.5 = 1314.1 SF

1314.1 / 49,788 = 0.02

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### 5.2. Shared storage areas

Provide access to storage for shared equipment and supplies, and locate storage directly adjacent to, or within, the shared amenity space. This action does not include storage for private use.

**Incentive:** Shared storage is eligible for a FAR subtraction of 1.0 times the storage area.

#### Criteria

- 5.2.1.** Ensure the shared storage is easily accessible from (on the same floor as) a shared amenity space (such as a lounge) or an exterior amenity (such as a courtyard).

#### Potential incentive calculation (FAR subtraction):

Total area of shared storage: (X)  
Calculated incentive: (X) \* 1.0

Pursuing?  Yes  No

If pursuing this action, please provide the following information:

**Dimensions, area, and number of shared storage spaces:** List the total number of shared storage units, their dimensions, and which amenity each storage area connects to

**Rationale statement:** Describe how your application meets the criteria.

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### 5.3. Universal washrooms

Provide access to a universal washroom on the same floor as indoor and outdoor amenities, located directly adjacent to, or within, the shared amenity space.

**Incentive:** A universal washroom is eligible for a FAR subtraction of 1.0 times the universal washroom area.

#### Criteria

- 5.3.1.** Ensure that people can access the washroom independently from accessing an amenity space. For example, if the washroom is located within a lounge, residents should be able to access it even if the amenity is booked for a private function.

#### Potential incentive calculation (FAR subtraction):

Area of shared washrooms: (X)  
Calculated incentive: (X) \* 1.0

$$50 \text{ SF (Area of Washroom)} * 1 = 50$$

$$50 / 49,788 = 0.001$$

Pursuing?  Yes  No

If pursuing this action, please provide the following information:

#### Location and number of universal washrooms:

List the total number of universal washrooms, and which amenity each washroom connects to

One universal washroom is located between the amenity lounge and the gym.

#### Rationale statement: Describe how your application meets the criteria.

Our proposed universal washroom meets the requirements by providing accessible facilities on the same floor as both the indoor and outdoor amenities. It is strategically located directly adjacent to the shared amenity space, ensuring convenient and inclusive access for all users.

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Attachment 15  
 100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada  
 Tel 604.469.4500 Fax 604.469.4550  
[www.portmoody.ca](http://www.portmoody.ca)

## 3121-3127 St. Johns Street and 110-118 James Road Development Application

### UPDATE 2: Public input received on Engage Port Moody from August 10, 2022 to August 26, 2024

*This encompasses the period from the day the project launched on [engage.portmoody.ca](http://engage.portmoody.ca) to the date the summary was prepared for a second report to Council for first and second reading. Comments are presented verbatim, including typos and grammatical errors.*

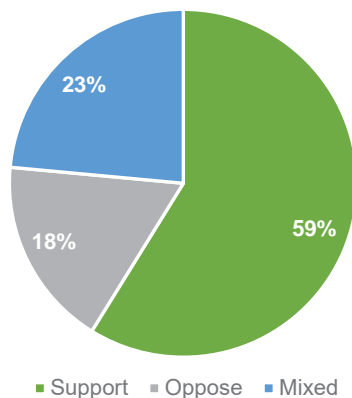
#### Engagement highlights

Highlights of project engagement to date:

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

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

	Support	Oppose	Mixed
From launch until second report to Council for first/second reading: Aug. 10, 2022 to Aug. 26, 2024	20	6	8



*\*Note: public input on Engage Port Moody was paused following the February 27, 2024 Council Meeting where first and second reading were denied – the comment card was reopened with updated application information in August 2024.*

Attachment 1  
Considered at the December 17, 2024, Special Council meeting

549

Attachment 1  
Considered at the October 22, 2024, Regular Council meeting

58

Attachment 1  
Considered at the September 24, 2024, Regular Council meeting

542

Attachment 15

## Comments

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### **Comments 1 through 11 were included in the first public engagement summary shared with Council at early input**

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1. This is a great location for rental building and the proposed development is in line with the OCP. It would be great if there was a portion of affordable rental not just market rental. Not sure if the commercial space is needed and where it would be better to have ground floor units to match Moody rentals.
2. Sounds like a great plan, in lieu of having affordable/below market rentals maybe we should push to increase the 2/3 BR mix given the location of this development
3. This one seems like a no-brainer. More housing, an improvement to the St. John s streetscape and less surface parking. Can t see any reason not to approve this one. The parking seems excessive given that it is all rental and close to transit (1 to 1 ratio of units to spots probably sufficient ), but I guess that is a city re uirement, not something the developer insisted on.
4. Broadly in favour of this scale of redevelopment along St Johns, but:  
  
This would be better if 100% residential. e don't need more street front retail along St Johns Street.  
  
I find the FAR of 3 a little high. That's the sort of density to be expected in larger TOD type developments.  
  
Don't really see the need for more than 1 car parking space per apartment.
5. Should work to provide access between james/moray , and work with metro on redevelopment of their site maybe moving some metro housing to condos and redevelop site to 2022 reality vs 1970s development . Stop crowding st John s without traffic management plan  
  
. General Comment - wouldn t it be better to have the city (developers) invest in larger / better playgrounds instead of making every developer do an internal courtyard Give the developer the space back and have them donate to a better park that kids from the neighbourhood can use. The kids get bored of the small playgrounds anyways and they often look cheap.
7. This project would be a welcome addition to the area, especially with a few retail spaces opening nearby (Chroma project).
8. I like this project and support more rentals in Port Moody.
9. I think this development helps support more mixed used and rental options in Port moody
10. This looks and sounds like a good project to me.
11. Retail and commercial should be at least two floors on the surface. Parking should be primarily oversized truck parking (at least in the form of either loading area or loading bays; including short and long term) and long-term tenants and residential parking. Short-term visitors and commercial parkers should be redirected to public park-n-rides such as Moody Centre IMO.

### **Comments 12 through 34 were included in the second public engagement summary that was shared with Council at the February 27, 2024 meeting**

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Attachment 1

# Considered at the December 17, 2024, Special Council meeting

550

## Considered at the October 22, 2024, Regular Council meeting

587

## Considered at the September 24, 2024, Regular Council meeting

543

Attachment 15

12. The concept art looks very similar to the Port Moody rentals next door.

ouldn't it be nice to see some variety in these story builds. They are all the same extruded box format etc. Have some fun. Wood, concrete, glass, brick, beams. Port Moody could lean in to its connections with history and nature in some of these buildings. Those styles always stand the test of time more.

Overall, I think almost anything will be better than what is there at the moment, and commercial space will help activate the street.

241 parking stalls for 192 units. In a transit oriented area. Do that many households have multiple cars.

13. Residents on the west side ground level of the existing Moody apartments beside this development will have zero privacy with your tenants and public foot traffic at our patio edges. It is a highly inconsiderate and intrusive design, especially given the retail element bringing hundreds of non resident people to our doorsteps. We expect the architect, developer and city will take this into more consideration before ruining current residents living conditions.

14. James Road and Moray Place are both roads that struggle with existing traffic and street parking. Unless there are substantial changes to the road infrastructure, it is difficult to see how the infrastructure will be able to accommodate two new buildings on James Road.

The proposed design makes this section of St John's largely concrete. Proposed that the St John's frontage includes more bushes, trees and greenery.

Some concern around having a shared use walkway in-between the existing The Moody rental building and the proposed development and what steps are taken to provide sufficient privacy and security to both buildings.

Building directly next to another rental building, what steps have been taken during construction to reduce noise and dust for existing residents.

Note, that I believe PoMo needs less 1 bedroom rentals and more 2 and 3 bedroom rentals to accommodate families and work from home couples.

15. This is another project with bike parking but no cycle lanes proposed. The intersection of James Road and St John's has curb bulges - what about making it a protected intersection. This proposal is immediately across the street to a school after all. And where is the space to complete the St John's multi-use path that is to extend to loco Road. Each project needs to accommodate the establishment of a cycle network if we are to have viable alternate modes of travel.

16. fits the nature and character of the area

17. Homes, having modern, energy efficient homes for a variety of different family sizes and income levels will fit well with POMO's OCP. Modern engineering practices will support environmental initiatives by fighting climate change while housing the growing market in POMO.

I like that it creates a walkable community where people can live, work and play.

Please ensure there is access for residents along James Rd during the construction. Thanks

18. I live within a 7 min walk from this site and walk by a few times a week on the way to shoppers. This proposal works well for the street and more commercial space is greatly needed on St John's to

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551

Attachment 1

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Attachment 1

# Considered at the September 24, 2024, Regular Council meeting

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Attachment 15

hopefully attract a grocery store in the near future. We need to increase the foot traffic in the area to make more businesses viable while making sure that we do not have to waste public space with parking. I have heard councillors talk about a wall effect with so many six story buildings on St Johns and if you find that to be an issue, please only consider making a building taller and never shorter.

We need more housing and density will allow us to achieve our climate, economic and livability goals. As you all know, density means we can ask developers to provide more affordable units so please either approve this proposal or allow for it to be taller. Thank you.

19. There needs to be a massive increase in retail space to support the addition of new residents and of the existing residents in the area. There is inadequate grocery, restaurants or produce stores in within reasonable walking distance of that area.

Increase retail and commercial space requirement even if it leads to a reduction in space for housing units.

20. This is a good project and brings much needed commercial space to the neighbourhood. The project should consider adding to the square footage devoted to retail/commercial as 4900 square feet of space is insufficient to meet the major demand for retail amenities to both the new and existing residents of the area.

21. Absolutely no.

22. I want this building to proceed

23. will there be a road out to Moray

if not will there be another traffic light on saint johns

is the Sitka house development being considered in the two questions i have submitted above

24. Fully support this project. More housing is needed, especially purpose built rentals. Great to see commercial floor space allocated for this project along St Johns.

With an increase in density along James Road, will a traffic light be built at St Johns

25. I am wholeheartedly in favour of this development proposal. Increasing housing supply of all types is necessary to address the current housing affordability crisis. The proximity of this development to Inlet Centre Station and the inclusion of bicycle parking will allow residents to live car-free or car-light lifestyles, which will support the city's climate action goals while also reducing the strain on road infrastructure.

26. This area of Port Moody has insufficient retail/food vendors to support the existing residents of the neighbourhood. The relatively small amount of space (5000 square feet) in this proposal devoted to commercial uses is vastly insufficient to support the needs of the existing community, let alone the number of market rentals envisioned by this building.

This building needs to have FAR more ground floor commercial/retail space if it is to be built. Otherwise, all the new residents and existing residents are left to drive elsewhere to obtain their groceries and necessities.

27. I appreciate this is a low rise and not a highrise and will include a courtyard. This development makes sense for the lot however the street will be very dark with another low-rise blocking light. If there is a way to mitigate this, as it currently allows light through the parking lot, it would be appreciated by those walking on the sidewalk.

# Considered at the December 17, 2024, Special Council meeting

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# Considered at the October 22, 2024, Regular Council meeting

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# Considered at the September 24, 2024, Regular Council meeting

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28. I support this development, but the number of available parking spaces should be reduced. The city of Port Moody should be working towards reducing the number of available spaces in buildings, and instead providing citizens with access to car sharing services, like Modo or Evo. Providing each unit a parking space will not be beneficial in the long-term. Port Moody is a small city that has many pockets of retail that can be accessed pretty easily by walking, cycling, or taking transit.

The city should be focusing on transit oriented developments and 15 minute cities. Defaulting to providing people with space for a car translates to more cars on the road. St. John s should be more than a thoroughfare just for cars. Let s reduce car dependency.

29. with the addition of new multi family buildings, what is the solution for increased traffic and need for groceries
30. The underground parking should be accessed from James Road, not from Moray Place.
31. I believe that I speak for a large group of residents of James Rd. when I say that we are extremely concerned about maintaining access to Moray St. from James Rd. through the parking lot of the proposed site and behind the Dairy ueen.

That access is vital given the increased density of the area and the gridlock on St. Johns St.

Also, unless there is a set of lights being installed at James and St. Johns. there will be no way for residents to access James Rd. at all.

32. I feel that this development is in line with other developments 750m on either side of this proposed development. I am in favour of this development, but do have some traffic management concerns. It appears though this development will largely be accessed from the south side (Via Moray PI) and I feel that this is the best option to minimize congestion on St Johns. However, Moray PI would need to be reconfigured to allow a smoother flow of traffic, given the 3 properties that would use the corridor (The Moody, Dairy ueen, this proposed property and Moray Place Family Rental Housing) Perhaps removing street parking on the south side will allow proper movement. There are also concerns of James Road ingress/egress during construction, as the 75 residents of James Road have NO other options to exit their properties onto St. Johns.
33. I live on James Road and daily I cannot safely turn left at the corner of James Road and St Johns. I also cannot safely turn onto James Road from St Johns. e sit and wait for ages. Cars block the intersection constantly. The traffic is crazy almost all of the time.

There is nowhere to park. There is already a ridiculous storey apartment building being built right next to my townhouse complex on two residential lots The density should never have been allowed in that spot. There is a new apartment building on Moray and we already feel the traffic increase from that. Crossing the street on foot at St Johns and Moray is risking your life basically.

I am fine with developments but this is the most ridiculous place to do it.

These new buildings have very little parking because we are near the skytrain. That does not mean people will not have cars. The skytrain does not go everywhere and many people need their car for work.

There are car dealerships across from James Road and the staff need somewhere to park, so they park here. 4 hour limit signs were put up. People just swap spots 2x a day. It really wasn't a problem during the day with most residents being at work, now they have nowhere to park, and these storey buildings have not even been built yet. Already the developer who has just started to prepare the lot is making it hard to enter and exit out homes.

# Considered at the December 17, 2024, Special Council meeting

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# Considered at the October 22, 2024, Regular Council meeting

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# Considered at the September 24, 2024, Regular Council meeting

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It is going to be unbearable with two developments being built on a no thru road with houses on the street and 50 families in the townhouses. Do we not pay taxes, do we not matter

- 34. James Road is a short street with limited parking already. We are already inundated with construction workers parking wherever there are no restrictions and people dropping off kids at the back of the field for the middle school. We won't be able to cope with such a huge influx of residents and cars. With this development and Sitka we will have 300 new residences on our street. There will be cars, people and not to mention dogs everywhere. We also need access in and out of James Road. Trying to turn left at the bottom of the street is dangerous as rarely do you get people leaving a gap so you can get through. Having to cross 3 lanes of traffic during rush hour can take ages and is not unlike a game of frogger.

We often use the back way behind the mosque to get in and out but I believe this will be no longer available. When all this construction starts, living on this street is going to be noisy and a logistical nightmare. This used to be a quiet and private street which is being ruined by multi storey construction.

**No new comments have been received since the second public engagement summary was shared with Council at the February 27, 2024 meeting**

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Considered at the December 17, 2024, Special Council meeting

554

Considered at the October 22, 2024, Regular Council meeting

591



# City of Port Moody

## Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) .

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE  
 ESTMINSTER LAND DISTRICT  
 PID: 024- 70-529

LOT 112, PLAN N P57529, DISTRICT LOT 190, GROUP 1, NE  
 ESTMINSTER LAND DISTRICT  
 PID: 005- 0 -322

LOT 100, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE  
 ESTMINSTER LAND DISTRICT  
 PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE  
 ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN  
 THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,  
 AS APPROPRIATE  
 PID: 02 -15 -539

# Considered at the December 17, 2024, Special Council meeting

555

# Considered at the October 22, 2024, Regular Council meeting

592

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE  
ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 02 -15 -547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE  
ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 02 -15 -555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE  
ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS  
APPROPRIATE

PID: 02 -15 -5 3

AND

THAT 7.35 PERCENT PORTION OF MORNING PLACE TO BE CLOSED,

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

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

### CD90. Comprehensive Development Zone 90 (CD90)

#### CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

#### CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	<ul style="list-style-type: none"> <li>i. Artist Studio – Type A</li> <li>ii. Building Manager Office</li> <li>iii. Child Care Use</li> <li>iv. Convenience Retail</li> <li>v. Multi-Residential</li> <li>vi. Office</li> <li>vii. Personal Service</li> <li>viii. Restaurant</li> <li>ix. Retail</li> <li>x. Retail Food Service</li> </ul>
(b) Secondary Use	<ul style="list-style-type: none"> <li>i. Home Occupation – Type A and Type C</li> </ul>

Considered at the December 17, 2024, Special Council meeting

556

Considered at the October 22, 2024, Regular Council meeting

593

	ii. Off-Street Parking
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**CD90.3 Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

**CD90.4 Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0. m above grade.

**CD90.5 Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

**CD90.6 Building Height**

Within the CD90 Zone, buildings shall not exceed a height of 3 storeys and shall not exceed a maximum height of 18.4m ( 60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

**CD90.7 Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

- Front: 3.47m (11.4ft)
- Rear: 5.03m (16.5ft)
- East: 4.72m (15.5ft)
- West: 3.5m (11.5ft)

**CD90.8 Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

- a) 198 resident spaces;
- b) 14 commercial spaces; and
- c) 29 resident visitor spaces.

# Considered at the December 17, 2024, Special Council meeting

557

# Considered at the October 22, 2024, Regular Council meeting

594

90.8.2 Of the total number of off-street parking spaces required:

- a) a minimum of resident spaces shall be accessible; and
- b) a maximum of 5 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size requirements in Part of the Zoning Bylaw.

90.8. The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section .11 of the Zoning Bylaw. .

### 3. Attachments and Schedules

3.1 The following schedule is attached to and forms 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 24<sup>th</sup> day of September, 2024.

**Read a second time** this 24<sup>th</sup> day of September, 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

Considered at the December 17, 2024, Special Council meeting

558

Considered at the October 22, 2024, Regular Council meeting

595

I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

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S. Lam  
City Clerk

DRAFT

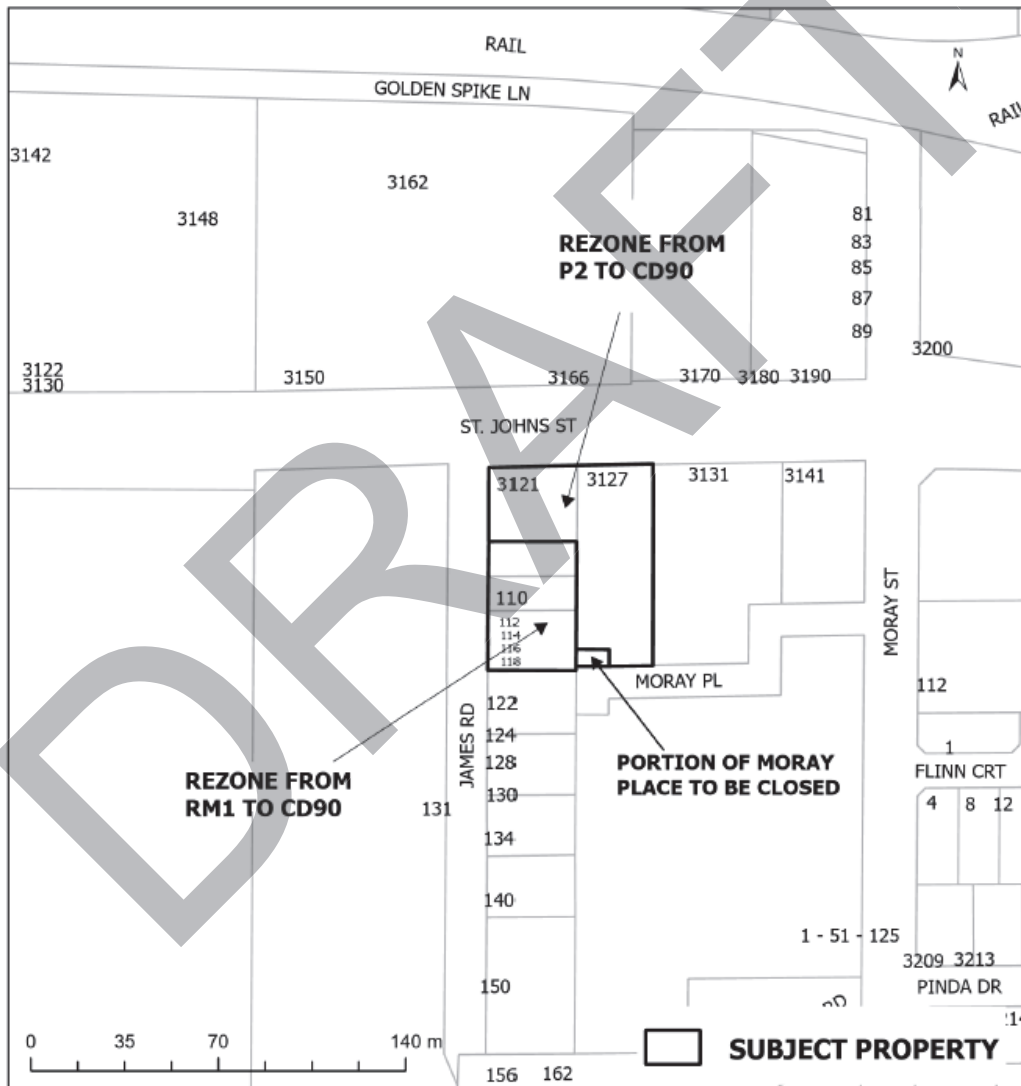
Considered at the December 17, 2024, Special Council meeting

Considered at the October 22, 2024, Regular Council meeting

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

Corporate Officer



File: H:\Mapping Requests - Internal\LOCATION MAPS - SR, Johns Street\3121 St. Johns Street\3121 3127 St. Johns Street, 110-118 James Road bylaw map, with Road-UPDATE.pdf Last Modified: 7/31/2024



# City of Port Moody

## Bylaw No. 3408

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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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-670-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 005-606-322

LOT 100, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-156-539

# Considered at the December 17, 2024, Special Council meeting

561

Attachment 2

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 026-156-563

AND

THAT 76.3SQ.M PORTION OF MORAY PLACE TO BE CLOSED,

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

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

**"CD90. Comprehensive Development Zone 90 (CD90)**

**CD90.1 Intent**

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

**CD90.2 Permitted Uses**

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	<ul style="list-style-type: none"> <li>i. Artist Studio – Type A</li> <li>ii. Building Manager Office</li> <li>iii. Child Care Use</li> <li>iv. Convenience Retail</li> <li>v. Multi-Residential</li> <li>vi. Office</li> <li>vii. Personal Service</li> <li>viii. Restaurant</li> <li>ix. Retail</li> <li>x. Retail Food Service</li> </ul>
(b) Secondary Use	<ul style="list-style-type: none"> <li>i. Home Occupation – Type A and Type C</li> </ul>

# Considered at the December 17, 2024, Special Council meeting

562

Attachment 2

	ii. Off-Street Parking
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**CD90.3 Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

**CD90.4 Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0.6m above grade.

**CD90.5 Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

**CD90.6 Building Height**

Within the CD90 Zone, buildings shall not exceed a height of 6 storeys and shall not exceed a maximum height of 18.4m (60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

**CD90.7 Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

- Front: 3.47m (11.4ft)
- Rear: 5.03m (16.5ft)
- East: 4.72m (15.5ft)
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**CD90.8 Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

- a) 198 resident spaces;
- b) 14 commercial spaces; and
- c) 29 resident visitor spaces.

# Considered at the December 17, 2024, Special Council meeting

563

Attachment 2

90.8.2 Of the total number of off-street parking spaces required:

- a) a minimum of 6 resident spaces shall be accessible; and
- b) a maximum of 65 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size requirements in Part 6 of the Zoning Bylaw.

90.8.6 The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section 6.11 of the Zoning Bylaw.”.

### 3. Attachments and Schedules

3.1 The following schedule is attached to and forms 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 24<sup>th</sup> day of September, 2024.

**Read a second time** this 24<sup>th</sup> day of September, 2024.

**Public Hearing held** this 22<sup>nd</sup> day of October, 2024.

**Read a third time** this 22<sup>nd</sup> day of October, 2024.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2024.

---

M. Lahti  
Mayor

---

S. Lam  
City Clerk

# Considered at the December 17, 2024, Special Council meeting

I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

---

S. Lam  
City Clerk

DRAFT

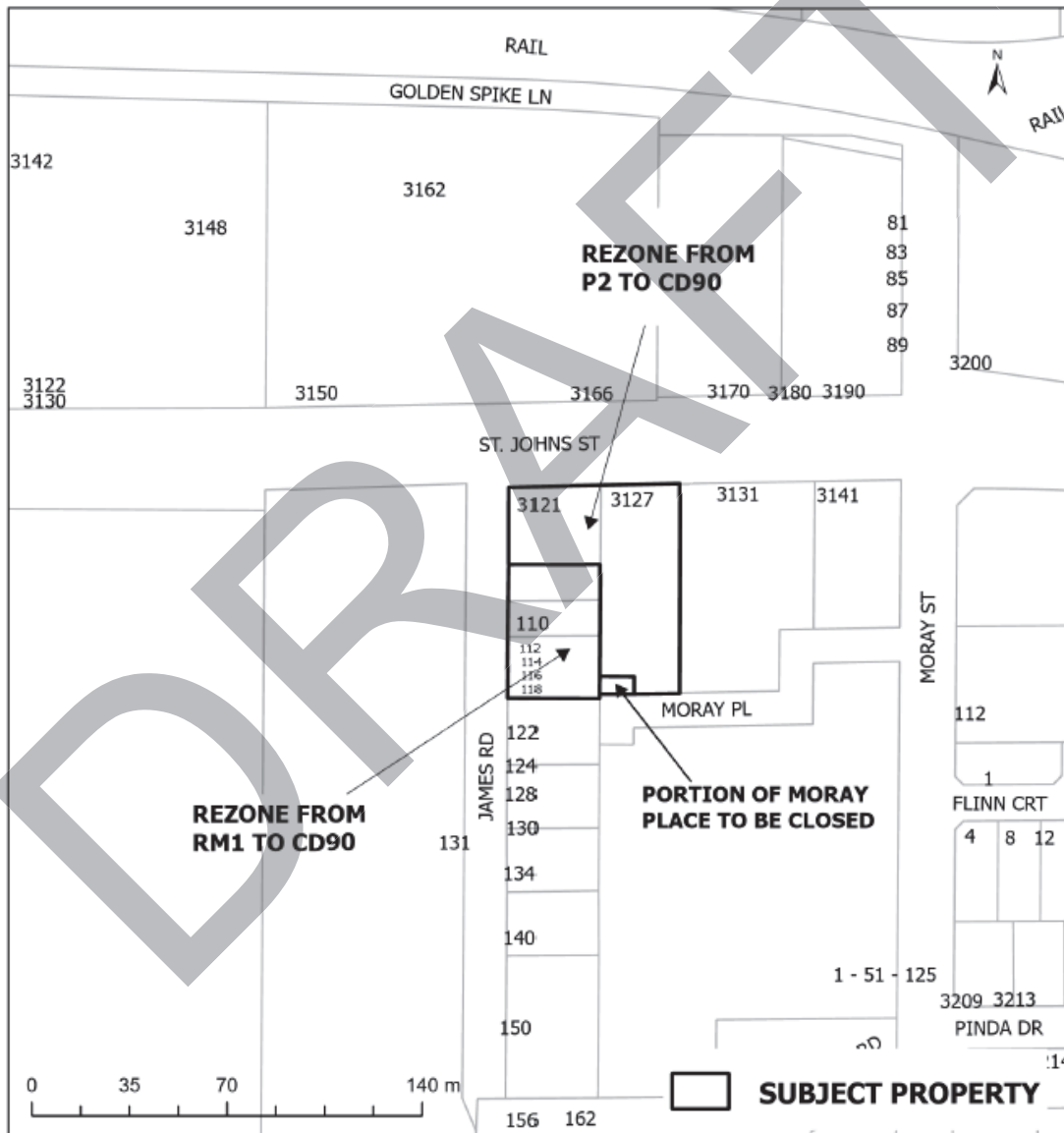
# Considered at the December 17, 2024, Special Council meeting

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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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

\_\_\_\_\_  
Corporate Officer



File: M:\Mapping Requests - Internal\LOCATION MAPS -St. Johns Street\3121 St. Johns Street\3121 3127 St. Johns Street, 110-118 James Road bylaw map\_with Road UPDATE.pdf

Last Modified: 7/31/2024



# City of Port Moody

## Bylaw No. 3409

A Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*.

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 Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental)”.

### 2. Authorization

- 2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule “A” between the City of Port Moody and Anthem LMV Tri-City Holdings Ltd. with respect to the following lands:

Lot A, Plan NWP51504, District Lot 190, Group 1, New Westminster Land District  
PID: 024-670-529

Lot 112, Plan NWP57529, District Lot 190, Group 1, New Westminster Land District  
PID: 005-606-322

Lot 100, Plan NWP51504, District Lot 190, Group 1, New Westminster Land District  
PID: 004-947-941

Strata Lot 1, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate  
PID: 026-156-539

Strata Lot 2, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V  
PID: 026-156-547

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Attachment 3

Strata Lot 3, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V  
PID: 026-156-555

Strata Lot 4, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate  
PID: 026-156-563

### 3. Execution of Documents

3.1 The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

### 4. Attachments and Schedules

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

- Schedule A – Section 219 Covenant – Housing Agreement – Market Rental Housing – Anthem LMV Tri-City Holdings Ltd.

### 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.

**Read a first time** this 24<sup>th</sup> day of September, 2024.

**Read a second time** this 24<sup>th</sup> day of September, 2024.

**Read a third time** this 24<sup>th</sup> day of September, 2024.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2024.

---

M. Lahti  
Mayor

---

S. Lam  
City Clerk

# Considered at the December 17, 2024, Special Council meeting

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Attachment 3

I hereby certify that the above is a true copy of Bylaw No. 3409 of the City of Port Moody.

---

S. Lam  
City Clerk

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**Schedule "A" to Bylaw No. 3409**

**TERMS OF INSTRUMENT – PART 2**

**SECTION 219 COVENANT – HOUSING AGREEMENT**

THIS AGREEMENT is dated for reference as of \_\_\_\_\_, 2024.

WHEREAS:

- A. The Developer is the registered owner of the Lands;
- B. The Developer wishes to obtain development permission with respect to the Lands to create a 180-unit purpose built rental development;
- C. The City wishes to ensure that the Lands and any buildings built thereon will be used as a rental development for the Term;
- D. Section 483 of the *Local Government Act* authorizes the City, by bylaw, to enter into a housing agreement regarding the occupancy of the housing units, including the form of tenure;
- E. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of the land, or the use of a building on or to be erected on land, and that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;
- F. The City has adopted the Housing Agreement Bylaw, authorizing the City to enter into this Agreement on the terms and conditions contained herein; and
- G. The Developer and the City wish to enter into this Agreement to restrict the use of, and construction on, the Lands on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act*, and as a contract and a deed under seal between the parties, the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

**1. DEFINED TERMS & INTERPRETATION**

1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:

- (a) **"Agreement"** means this housing agreement together with the General Instrument and all schedules attached hereto;

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Attachment 3

- (b) “**Building**” means any building or buildings to be constructed on the Lands as part of the Proposed Development;
- (c) “**City**” means the City of Port Moody, a municipal corporation incorporated under the *Local Government Act* and the laws of the Province of British Columbia, having its municipal offices at 100 Newport Drive, Port Moody, B.C., V3H 5C3;
- (d) “**City Personnel**” means any and all of the City’s elected officials, board members, officers, directors, employees, and agents;
- (e) “**Commercial Parcel**” means an air space parcel, or the remainder of the Lands created by a Subdivision, which will contain, *inter alia*, all of the Commercial Units;
- (f) “**Commercial Units**” means all of the units in the Proposed Development that will be used for commercial purposes;
- (g) “**Development Permit**” means Development Permit No. \_\_\_\_\_ issued by the City;
- (h) “**Developer**” means the registered owner in fee simple of the Lands as of the date of this Agreement and any subsequent registered owner of the Lands or of any part into which the Lands are Subdivided, including any person or company that purchases a portion of the Lands for the purpose of constructing any portion of the Proposed Development or any successor in title to the Lands;
- (i) “**General Instrument**” means the Form C under the *Land Title (Transfer Forms) Regulation*, together with all amendments thereto and replacements thereof, and all schedules and addenda to the Form C charging the Lands;
- (j) “**General Manager**” means the City’s General Manager of Community Development, and their designate;
- (k) “**Housing Agreement Bylaw**” means Housing Agreement Bylaw No. 3409, adopted by Council of the City and authorizing this Agreement;
- (l) “**Lands**” means the land and premises described in Item 2 of the General Instrument and any part, including the Building or a portion of the Building, into which said land is Subdivided;
- (m) “**Land Title Act**” means the *Land Title Act*, RSBC 1996, c 250, together with all amendments thereto and replacements thereof;
- (n) “**Local Government Act**” means the *Local Government Act*, RSBC 2015, c 1, together with all amendments thereto and replacements thereof;
- (o) “**LTSA**” means the Land Title Survey and Authority of British Columbia, or any successor entity with authority over the land registry maintained under the *Land Title Act*;
- (p) “**Proposed Development**” means the development on the Lands contemplated in the Development Permit and this Agreement;

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- (q) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, SBC 2004, c 41, together with all amendments thereto and replacements thereof;
- (r) “**Rental Accommodation**” means a Unit that is made available for rent to a Tenant for residential use;
- (s) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, SBC 2002, c 78, together with all amendments thereto and replacements thereof;
- (t) “**Strata Property Act**” means the *Strata Property Act*, SBC 1998, c 43, together with all amendments thereto and replacements thereof;
- (u) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, the Building, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of “cooperative interests” or “shared interests in land” as defined in the *Real Estate Development Marketing Act*; “**Subdivision**” has a corresponding meaning;
- (v) “**Tenancy Agreement**” means a tenancy agreement, lease, licence, or other agreement granting a Tenant rights to occupy a Unit pursuant to the *Residential Tenancy Act* and that is regulated by the *Residential Tenancy Act*;
- (w) “**Tenant**” means a tenant (including a subtenant) or occupant of a Unit by way of a Tenancy Agreement;
- (x) “**Term**” shall mean the period commencing upon the date of filing and registration of this Agreement in the LTSA, and shall continue in full force and effect for sixty (60) years, or for the life of the building constructed as part of the Proposed Development, whichever is less; and
- (y) “**Unit**” means any residential dwelling unit in the Proposed Development that is constructed upon the Lands and is occupied or available for occupancy on a month-to-month, or longer basis, in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*.

## 2. RENTAL ACCOMMODATION

- 2.1 The Developer covenants and agrees with the City that the Lands, the Proposed Development, and any Unit on, or to be constructed on the Lands, shall be used and occupied only in strict accordance with the terms of this Agreement.
- 2.2 Without limiting the generality of section 2.1, the Developer covenants and agrees with the City that:
  - (a) during the Term, no application shall be made to the City to stratify the Proposed Development or any building on the Lands pursuant to section 242 of the *Strata Property Act*;

# Considered at the December 17, 2024, Special Council meeting

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- (b) the Proposed Development shall not be Subdivided during the Term, including for greater certainty, upon completion of the construction of the Proposed Development, the Developer shall not submit a strata plan under the *Strata Property Act* or otherwise make application to stratify the Building under the *Strata Property Act*;
- (c) each and every Unit on, or to be constructed on the Lands as part of the Proposed Development, must, during the Term, be continuously available as Rental Accommodation, subject to unavailability due to repairs and renovation, in which case the Unit shall remain vacant until the repair or renovation is completed and thereafter shall be used as Rental Accommodation in accordance with this Agreement; and
- (d) where the Lands consist of more than one parcel of land, the Developer may not, without the prior written consent of the General Manager, sell or transfer less than all of the parcels of land in a single or related series of transactions that would result in the purchaser or transferee becoming the legal and beneficial owner of less than all of the Units governed by this Agreement.

2.3 The Developer further covenants and agrees with the City that any and all Units shall be rented only in accordance with the following conditions:

- (a) the Units will be used or occupied only pursuant to a Tenancy Agreement; and
- (b) the monthly rent payable for any Unit must be market rent (as mutually determined by the Developer and the Tenant) or less, subject only to the provisions of the Residential Tenancy Act.

## 2.4 Operation and Management

The Developer covenants and agrees that it will:

- (a) be fully responsible for complying with all applicable laws and regulations, including the *Residential Tenancy Act*;
- (b) be fully responsible for the management and administration of the Units, and all associated costs;
- (c) furnish good and efficient management and operation of the Proposed Development and Units and will permit representatives of the City to inspect the Proposed Development and Units at any reasonable time, subject to the applicable notice provisions in the *Residential Tenancy Act*;
- (d) maintain the Proposed Development (including soft and hard landscaping, servicing, parking, and loading) and the Units in a satisfactory state of repair and ensure fitness for habitation and will comply with all laws, including health and safety standards applicable to the Lands;
- (e) not assign or delegate management and operation of the Units to any entity, except to a property manager licensed under the *Real Estate Services Act* (British Columbia), or with the prior written consent of the General Manager, acting reasonably. As an exception to the foregoing, the Developer may retain contractors to assist with repair, facility maintenance, janitorial services, and

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similar activities, on the Lands, provided that the Developer will remain primarily responsible for the operation and management of the Units.

## 2.5 Demolition

During the first sixty (60) years of the Term, the Developer will not demolish a Unit unless:

- (a) the Developer has obtained the written opinion of a professional engineer or architect who is at arm's length to the Developer that it is no longer reasonable or practical to repair or replace any structural component of the Unit, and the Developer has delivered to the City a copy of the engineer's or architect's report; and
- (b) the Building in which a Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion;

and, in each case, a demolition permit for the Unit has been issued by the City and the Unit has been or will be demolished under that permit.

## 3. DEFAULT AND REMEDIES

### 3.1 Notice of Default

The City may give to the Developer written notice to cure a default under this Agreement within 30 days of receipt of notice. The Developer must act with diligence to correct the default within the time specified in the notice referred to herein, except that if after using commercially reasonable and diligent efforts the Developer is not able to correct the default within such time period, the Developer will continue to use commercially reasonable and diligent efforts to correct such default until such default is corrected.

### 3.2 Costs

The Developer will pay to the City on demand by the City all of the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

### 3.3 Equitable Remedies

The City, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction, and declaratory relief, or any of them, to enforce its rights under this Agreement.

### 3.4 Specific Performance and No Penalty or Forfeiture

The Developer acknowledges and agrees with the City that:

- (a) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Developer under this Agreement and that the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Developer of this Agreement. Further, the Developer agrees that the foregoing provision is reasonable given the public interest in preserving the stock

# Considered at the December 17, 2024, Special Council meeting

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of Rental Accommodation in accordance with this Agreement; and

- (b) it is entering into this Agreement to benefit the public interest in making the Rental Accommodation available; and
- (c) that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and
- (d) the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

### 3.5 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

## 4. LIABILITY

### 4.1 Indemnity

As an indemnity pursuant to section 219(6) of the *Land Title Act*, except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer will indemnify and save harmless each of the City and the City Personnel from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of one or more of the following:

- (a) the entering into of this Agreement;
- (b) any act or omission by the Developer or its officers, directors, employees, agents, contractors, or other persons for whom at law the Developer is responsible;
- (c) the Developer's construction, maintenance, operation, management, or financing of the Lands or the Proposed Development by the Developer, its officers, directors, agents, contractors, or other persons for whom at law the Developer is responsible; and
- (d) the exercise by the City of any of its rights under this Agreement.

### 4.2 Release

Except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer hereby releases and forever discharges the City and the City Personnel from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Developer.

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## 4.3 Impact on Market Value

The Developer acknowledges and agrees that no compensation is payable, and the Developer is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, which at any time results directly or indirectly from the existence, registration, or operation of this Agreement.

## 4.4 Survival

The covenants of the Developer set out in sections 4.1, 4.2, and 4.3 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Developer.

## 5. **SUBDIVISION**

### 5.1 Subdivision of the Lands

Notwithstanding section 2.2(b):

- (a) subject to compliance by the Developer with all applicable requirements of the City and the City's elected council, this Agreement and all applicable laws and bylaws, the City will not unreasonably withhold its consent to a Subdivision to enable the Developer to subdivide Lands by way of an air space subdivision plan to enable all of the Commercial Units within the Proposed Development to be contained within the Commercial Parcel; and
- (b) following the Subdivision and the issuance of an occupancy permit for the Commercial Parcel, the Developer may apply to the City for a discharge of this Agreement from the Commercial Parcel, and the City will on request of the Developer execute and deliver a registrable discharge of this Agreement in respect of the Commercial Parcel, provided that:
  - (i) any such discharge will be in form and substance acceptable to the City and will be prepared by the Developer at its cost;
  - (ii) the City will have a reasonable amount of time to execute and return any such discharge; and
  - (iii) the preparation and registration of any such discharge will be without cost to the City.

## 6. **GENERAL PROVISIONS**

### 6.1 City's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

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- (c) relieves the Developer from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

## 6.2 Agreement for Benefit of City Only

The Developer and City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Developer, any Tenant, or any future owner, lessee, occupier, or user of any of the Lands, the Proposed Development, the Building, or a Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement in respect of all or a portion of the Lands, without liability to anyone for doing so.

## 6.3 Agreement Runs with the Lands

This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Developer for itself, its successors, and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement.

## 6.4 No Liability

Notwithstanding anything contained in this Agreement, the parties agree that neither the Developer, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Developer or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

## 6.5 Contractual Obligations

The covenants and agreements on the part of the Developer have been made by the Developer as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Developer.

## 6.6 Modifications of This Agreement

This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which requires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act*. Any modification will be filed in the LTSA as a modification of a covenant and as a modification of the housing agreement.

## 6.7 Priority of This Agreement

The Developer will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development in priority to all financial charges and encumbrances (including mortgages,

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assignments of rents, liens, options to purchase, and rights of first refusal) which are registered, or pending registration, against title to the Lands in the LTSA, save and except those as have been approved by the City or have been granted in favour of the City.

## 6.8 Agreement to Have Effect as Deed

The City and the Developer each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

## 6.9 Inspection

The City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement will not constitute a waiver of any of the City's rights herein.

## 6.10 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

## 6.11 Time

Time is of the essence in this Agreement.

## 6.12 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

## 6.13 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

## 6.14 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

**If to the City:** 100 Newport Drive  
Port Moody, BC V3H 5C3  
Attention: Community Development Department

**If to the Developer:** at the address registered on title with the LTSA

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand, or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

#### 6.15 Further Assurances

Upon request by the City, the Developer will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

#### 6.16 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

#### 6.17 Housing Agreement

The Developer acknowledges and agrees that:

- (a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act*;
- (b) the City is required to file a notice of Housing Agreement in the LTSA against title to the Lands; and
- (c) once such a notice is filed, this agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

#### 6.18 Housing Agreement Discharge

The City covenants and agrees, upon being provided with a registrable discharge of this Agreement, to execute and deliver the registrable discharge of this Agreement upon expiration of the Term.

### 7. INTERPRETATION

#### 7.1 References

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- (b) Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees, and invitees of such party, wherever the

context so requires or allows.

7.2 Construction

- (a) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- (b) Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph, or clause refers to the article, section, paragraph, or clause bearing that number or letter in this Agreement.

7.3 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.4 Terms Meaning

- (a) The words "shall", "must", and "will" are to be construed as imperative.
- (b) Reference to "business day" means all days other than Saturday, Sunday, and statutory holidays in the Province of British Columbia.
- (c) Reference to "party" and "parties" means the one or more parties to this Agreement, as the context demands.
- (d) Reference to a whole, for example, the "Lands" and the "Development", includes reference to a portion thereof.

7.5 Extended Meanings

The words "hereof", "herein", "hereunder", and similar expressions used in any section, paragraph, or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph, or clause only unless otherwise expressly provided.

7.6 Currency

All payments to be made or calculated pursuant to the terms of this Agreement shall be paid or calculated in the currency of Canada unless otherwise expressly stated.

7.7 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.8 Entire Agreement

The Parties agree that:

- (a) this is the entire agreement between the City and the Developer concerning its subject, and there are no warranties, representations, conditions, or collateral agreements relating to this Agreement, except as included in this Agreement; and
- (b) this Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of a bylaw to amend the Housing Agreement Bylaw.

7.9 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia. The parties attorn to the non-exclusive jurisdiction of the Courts of the Province of British Columbia.

**IN WITNESS WHEREOF**, as evidence of their agreement to be bound by the terms of this instrument, the City and the Developer hereto have executed the General Instrument that is attached hereto these Terms of Instrument and forms part of this Agreement.

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## Considered at the December 17, 2024, Special Council meeting

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**CONSENT AND PRIORITY AGREEMENT**

In consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, ROYAL BANK OF CANADA (the “**Chargeholder**”), the holder of the following financial charge(s) registered in the LTSA against title to the Lands charged by this instrument:

**Mortgage No. CB302800 and  
Assignment of Rents No. CB302801 (the “Security”)**

for itself and its successors and assigns, hereby consents to the granting and registration of the within Section 219 Covenant (the “**Charge**”) and grants priority to the Charge over the Security and to the Chargeholder’s right, title and interest in and to the Lands charged by this instrument, in the same manner and to the same effect as if the Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Security and prior to the advance of any money under the Security.

As evidence of its agreement to be bound by the terms of this instrument, the Chargeholder has executed the *Land Title Act* Form C or D which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

DRAFT



# City of Port Moody

## Bylaw No. 3444

A Bylaw to close a portion of Moray Place.

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 given prior to adoption in accordance with City of Port Moody Public Notice Bylaw, 2023, No. 3430, 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 Moray Place, 2024, No. 3444."

### 2. Legal Description

- 2.1 That the 76.3m<sup>2</sup> area shown in heavy black outline and identified as Closed Road on Reference Plan EPP130191 dedicated as road on Strata Plan BCS57529, District Lot 190, Group 1, New Westminster District, 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 schedule is attached to and forms part of this Bylaw:
  - Schedule A – Reference Plan EPP130191.

### 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.

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**Read a first time** this 24<sup>th</sup> day of September, 2024.

**Read a second time** this 24<sup>th</sup> day of September, 2024.

**Read a third time** this 24<sup>th</sup> day of September, 2024.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
M. Lahti  
Mayor

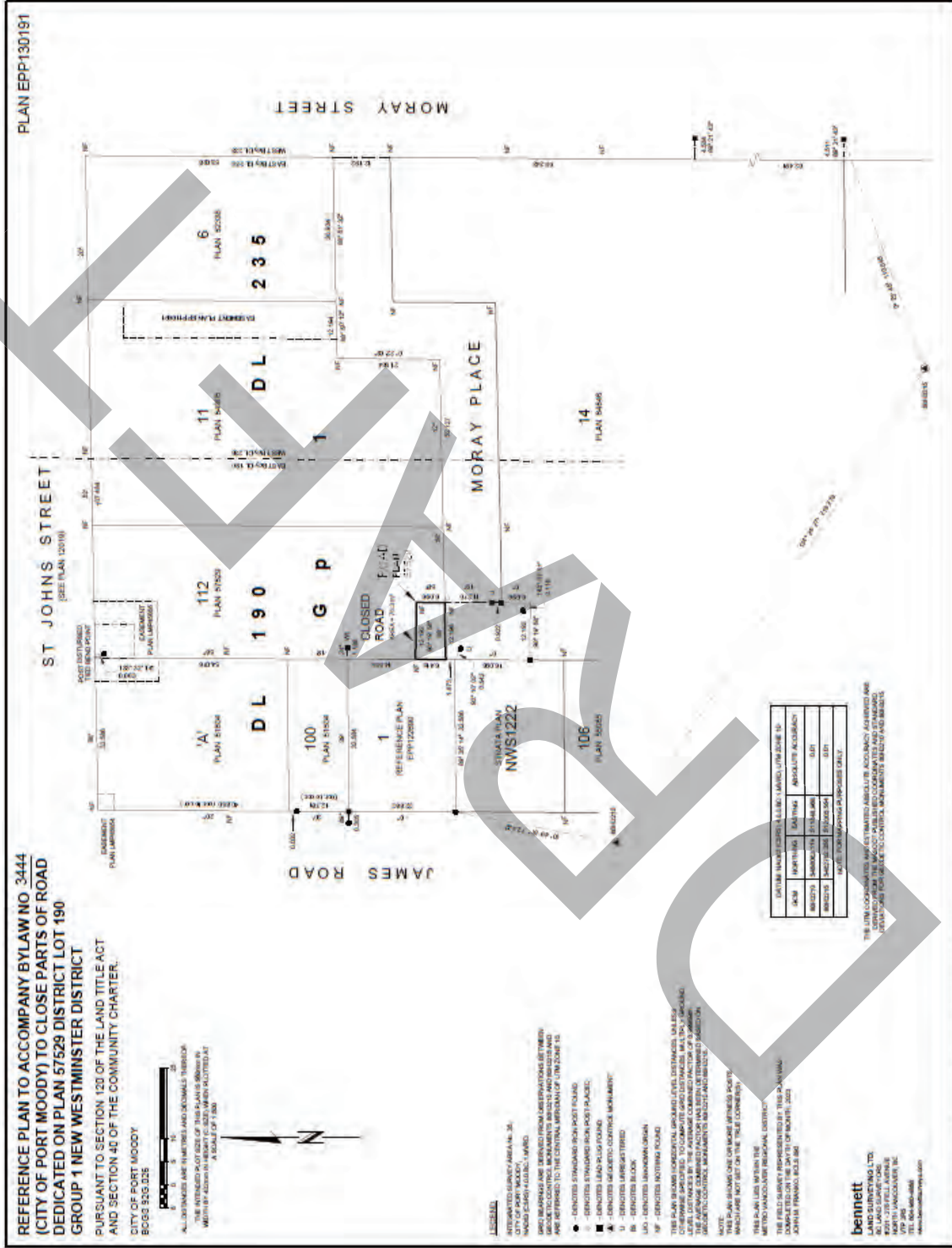
\_\_\_\_\_  
S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3444 of the City of Port Moody.

\_\_\_\_\_  
S. Lam  
City Clerk

DRAFT

Schedule A – Reference Plan EPP130191



**CITY OF PORT MOODY**

**DEVELOPMENT PERMIT NO. DP000049**

**TO: ANTHEM LMV JAMES ROAD HOLDINGS LTD.,  
INC.NO. BC1323500**  
Suite 1100 Bentall IV  
Box 49200  
1055 Dunsmuir Street  
Vancouver BC Canada  
V7X 1K8

(the “**Developer**”)

1. This Development Permit is issued subject to compliance with all applicable City Bylaws, except as specifically varied or supplemented by this Permit.
2. This Permit applies to those lands in Port Moody, British Columbia more particularly described below and including all buildings, structures, and other development thereon:

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER  
LAND DISTRICT

PID: 024-670-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER  
LAND DISTRICT

PID: 005-606-322

LOT 100, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER  
LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW  
WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-156-539

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW  
WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM V

PID: 026-156-547

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STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 026-156-563

- 3 (a) The following plans and documents are made part of this Permit and, notwithstanding any other provision, no works shall be performed upon the Lands covered by this Permit, nor shall any building or structure be erected, constructed, repaired, renovated, or sited, that is not in substantial accordance with the following and strictly in accordance with all terms and conditions of this Permit.
- (i) Development Permit: Form and Character
1. Architectural Plans (51 pages), dated August 22, 2024, prepared by Integra Architecture Inc. on file with the City of Port Moody, attached as **Schedule A**, and any amendments thereto subsequently approved by the City.
  2. Landscape Plans (9 pages) dated August 26, 2024, Rev. 5, prepared by P + A Landscape Architecture on file with the City of Port Moody, attached as **Schedule B**, and any amendments thereto subsequently approved by the City.
  3. The ventilation shaft drawing (1 page) dated April 6, 2022, prepared by Integra Architecture Inc. on file with the City of Port Moody, attached as **Schedule C** and any amendments thereto subsequently approved by the City.
- (ii) Development Permit: Hazardous Lands
1. "Geotechnical Investigation Report – Proposed Mixed-Use Development St. Johns Street at James Road, Port Moody, B.C.", dated June 14, 2021, prepared by GeoPacific Consulting Geotechnical Engineers, on file with the City of Port Moody, attached as **Schedule D**, and any amendments thereto subsequently approved by the City.
- (b) Prior to the issuance of any building permit, as a condition of issuance of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- (i) a registered Housing Agreement as approved by City of Port Moody Bylaw No. 3409;
  - (ii) a covenant registering the Geotechnical Investigation Report prepared by GeoPacific Consulting Geotechnical Engineers (**Attachment D**) on title;

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Attachment 5

- (iii) final landscape plans to address the potential installation of additional street trees and other plantings where feasible on St. Johns Street and Moray Street;
- (iv) on- and off-site landscaping cost estimates based on the final accepted landscape plans prepared by P + A Landscape Architecture, including a 10% contingency, 5% for inflation charge and 5% GST charge;
- (v) a Transportation Demand Management report to identify recommended measures to offset the reduction in parking spaces with a final report to be registered by covenant on title;
- (vi) a construction impact management plan;
- (vii) a stormwater management plan;
- (viii) a construction dust abatement plan;
- (ix) a construction waste recycling plan;
- (x) a completed Engineering Servicing Agreement;
- (xi) a subdivision plan consolidating the properties, including the closed portion of Moray Place, dedicating:
  - a 2.5m wide strip of land along the length of the property on James Road;
  - a 2.0m wide strip of land to enable the construction of a road connection between Moray Place and James Road; and
  - all required corner cuts for sight line purposes; and

indicating all required statutory rights-of-way, for the signature of the City's Approving Officer.

- (c) The works contemplated in plans set out in section 4(a)(i) hereto shall be substantially started within two (2) years of the date of the issuance of this permit or the Development Permit will lapse.
5. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of the City of Port Moody Works and Services Bylaw No. 1798, 1986 and the City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.
  6. As a condition of issuance of this Development Permit,
    - (a) the Developer has provided to the City, a security (the "Securities") in accordance with the amounts included in the final accepted on- and off-site landscape cost estimates. The Securities, in the form of separate letters of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within two (2) years of the date of issuance of this Development Permit, the City may, in its sole discretion, provided it has given the Developer seven (7) days' written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of

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Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the landscaping;

- (b) portions of the Securities may be returned to the Developer, or reduced, at stages, as the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Community Development;
- (c) the Developer has paid to the City an on-site landscaping review fee of two and two tenths (2.2) percent of the cost of on-site landscaping and four and four tenths (4.4) percent of the cost of the off-site landscaping based upon the final cost estimate prepared by the project landscape architects following acceptance of the final landscaping plans, to be paid by cash or certified cheque.

**AUTHORIZED BY COUNCIL RESOLUTION** passed on the \_\_\_\_ of \_\_\_\_\_, 2024.

CITY OF PORT MOODY, by its authorized signatories:

\_\_\_\_\_  
M. Lahti, Mayor

\_\_\_\_\_  
S. Lam City Clerk

