

Considered at May 28, 2019 Regular Council Meeting

Council Agenda Information
☒ Regular Council May 28, 2019

Item 9.12



City of Port Moody Report/Recommendation to Council

Date: May 10, 2019 File No. 13-6700-20-167
Submitted by: Planning and Development Department – Development Planning Division
Subject: Heritage Revitalization Agreement and Heritage Designation Bylaw –
2801-2831 St. George Street

Purpose / Introduction

To present for Council consideration Heritage Revitalization Agreement Bylaw, No. 3179 and Heritage Designation Bylaw, No. 3180, and the addition of 2801 St. George Street to the City's Heritage Register. The recently updated development proposal is for the conservation and restoration of the Johnston Residence (2801 St. George Street) and its designation as a protected heritage property, and the development of an additional 43 townhouse units within six buildings at 2801-2831 St George Street.

Recommended Resolutions

THAT City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St. George Street) be read a first time as recommended in the report dated May 10, 2019 from the Planning and Development Department – Development Planning Division regarding Heritage Revitalization Agreement and Heritage Designation Bylaw – 2801-2831 St. George Street.

THAT Bylaw No. 3179 be read a second time.

THAT Bylaw No. 3179 be referred to a Public Hearing to be held on Tuesday, June 25, 2019 at City Hall, 100 Newport Drive, Port Moody.

THAT City of Port Moody Heritage Designation Bylaw, 2019, No. 3180 (2801 St. George Street) be read a first time as recommended in the report dated May 10, 2019 from the Planning and Development Department – Development Planning Division regarding Heritage Revitalization Agreement and Heritage Designation Bylaw – 2801-2831 St. George Street.

THAT Bylaw No. 3180 be read a second time.

THAT Bylaw No. 3180 be referred to a Public Hearing to be held on Tuesday, June 25, 2019 at City Hall, 100 Newport Drive, Port Moody.

THAT 2801 St. George Street (Johnston Residence) be added to the City's Heritage Register as recommended in the report dated May 10, 2019 from the Planning and Development Department – Development Planning Division regarding Heritage Revitalization Agreement and Heritage Designation Bylaw – 2801-2831 St. George Street.

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Heritage Revitalization Agreement and Heritage Designation Bylaw – 2801-2831 St. George Street

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Background

The Heritage Revitalization Agreement (HRA) application for the properties at 2801-2831 St. George Street, that proposed the retention and restoration of the Johnston Residence and the development of an additional 46 townhouse units was considered by the Community Planning Advisory Committee (CPAC) on July 30, 2018 and the following resolution was passed:

CPAC18/030

THAT the proposed project at 2801-2831 St. George Street be endorsed subject to the applicant addressing the following item:

- increasing green space in the development.

Based on feedback from the CPAC meeting and staff review, a number of changes were made to the plan, including the removal of one townhouse unit in order to increase the usable open space area on private property in the southwest corner of the site from approximately 150m² to 200m², and the redesign of the usable open space to improve its functionality.

On February 26, 2019, the application was considered for first and second readings by Council. The application proposed the addition of the existing Johnston Residence (2801 St. George Street) to the City's Heritage Register, and its retention, conservation, and designation as a municipal heritage property. As part of the HRA, the development of an additional 45 townhouse units within six buildings on the subject properties was proposed. The proposed bylaws were not given first reading and the following resolution was passed:

RC/088

THAT the developer be requested to reduce the density and increase the greenspace, and consider the feedback provided at the Regular Council meeting held on February 26, 2019.

Discussion/Analysis

Based on feedback received at the February 26, 2019 Regular Council meeting, the applicant has submitted a revised plan. A summary of the changes include:

- the removal of two townhouse units from the proposed development from 45 townhouse units to 43 townhouse units;
- a decrease in floor space ratio (FSR) from 1.09 to 1.05;
- a decrease in site coverage from 48% to 45%;
- the addition of a 167m² (1,798ft²) outdoor amenity space featuring a fire pit, table tennis, and additional open space. The streetscape is also improved with a wider separation distance between Buildings 2 and 3;
- the addition of an outdoor seating area between Buildings 5 and 6; and
- the addition of a second secondary suite/lock-off suite.

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The revised proposal will see a total of 44 dwelling units, two of which will have suites, on the subject site which is currently made up of seven Single Detached Residential (RS1) lots. By way of comparison, if the seven parent lots were located in an area that allowed for Single Detached Residential Small Lot (RS1-S) subdivision, including suites and detached accessory dwelling units, a total of 42 units would be possible under such a scenario.

A summary of the changes to the site configuration in response to the February 26, 2019 Council meeting can be seen in **Attachment 1**. The updated Application Fact Sheet is included as **Attachment 2**.

Development Proposal Description

In addition to the retention and restoration of the Johnston House in the prominent location at the corner of St. George Street and Moody Street, the application proposes the following:

- 43 townhouses with a mix of three- and four-bedroom units, two of which would have a one-bedroom secondary suite/lock-off suite, in a three-storey form;
- in addition to the heritage house, three townhouse buildings fronting St. George Street and three more fronting Hope Street;
- an internal driveway with access from both Hugh Street and St. George Street;
- 88 residential vehicular parking spaces and seven on-site visitor parking spaces;
- a publicly accessible plaza/open space, proposed to be secured via a statutory right-of-way, at the corner of Moody Street and Hope Street, which is also the intended location for a public art installation with a committed project value of \$40,000; and
- a secondary outdoor amenity/open space area for private use by the residents.

A Community Amenity Contribution (CAC) will be required and the amount will be established once the final floor area, less the area of the existing homes, is confirmed. However, it is likely that the contribution will be based on the maximum \$6,000/unit, which would amount to \$264,000. Of that total, \$88,000 would be directed to the Affordable Housing Reserve Fund with the remaining \$176,000 going towards general community amenities. The CAC would be payable prior to adoption of an HRA bylaw.

The site lies within the Moody Centre Heritage Character Area and, in staff's view, the design of the townhouses is in conformance with the related design guidelines for that area. Key design elements of the new construction include:

- a three-storey built-form fronting St. George Street and two-and-a-half-storey form fronting Hope Street reflecting the natural grade of the site;
- an architectural expression that is mindful and appropriate to the existing heritage fabric within the site, immediate area, and Moody Centre as a whole;
- eastern and western buildings, which face both St. George and Hope Streets, that will have large nested gables with deep overhangs, whilst the two mid-block buildings will have hipped roofs with the intention to provide some variety along the street frontage;

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- primary cladding materials that include horizontal and shingle siding and a brick base for the street facing façades, with a colour palette featuring muted blues, golds, greens, blues, and greys; and
- landscaping within the front and side yards on all street facing frontages, including street trees on the boulevard and within the play area, which also includes a significant play structure.

Architectural Drawings, which include site plans and building elevations and Landscape Drawings, form part of the proposed HRA Bylaw (**Attachment 3**).

Site and Conditions

The subject properties consist of seven Single Detached Residential (RS-1) lots, totalling 5,665m² (60,977ft²) in area, which incorporate a whole block on the south side of St. George Street between Moody Street and Hugh Street, with Hope Street located to the north, as shown on the Location Plan included as **Attachment 4**.

The site is also in close proximity to transit as it is within 400m of the Moody Centre SkyTrain, West Coast Express Station, and bus loop.

Official Community Plan

As shown in **Attachment 5**, the subject properties are designated Multi-Family Residential and are situated within Development Permit Area 2: Moody Centre, and are included in the Moody Centre Heritage Character Area. The site also lies within Development Permit Area 5: Protection of Development from Hazardous Conditions (DPA5), with the subject property including land defined as being vulnerable to moderate to high risk of earthquake soil liquefaction and flood.

Zoning

As illustrated in **Attachment 6**, the seven subject properties are all currently zoned Single Detached Residential (RS1). Surrounding development consists of:

- to the north: Single Detached Residential (RS1) lots, a Semi-Detached Residential duplex dwelling (RT1), and CD65 townhouse development;
- to the east: Single Detached Residential (RS1) lots;
- to the south: Civic Service (P1) (St. Joseph's Catholic Church) and RS1 lots; and
- to the west: Single Detached Residential (RS1) lots.

Heritage Significance

Though the Johnston Residence at 2801 St. George Street is not currently on the City's Heritage Register, as part of the initial development review process, it was requested that a Statement of Significance be undertaken. The Johnston Residence, constructed in 1911, is a two-storey house, characterized by its full-width front verandah, hipped roofs, and wooden details. It is valued for its association with the early, Edwardian-era development of Port Moody, its foursquare architecture, and original owners, William Thomas Johnston and Lulie Johnston.

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William Johnston was a prominent Port Moody citizen and former Alderman who operated the Johnston Bros. general merchant business on Clarke Street and also served as Chairman of the Board of Works.

The Statement of Significance for the Johnston House was reviewed by the Heritage Commission at their February 14, 2019 meeting and the following resolution was passed:

HC19/003

THAT the Heritage Commission endorse the addition of 2801 St. George Street to the City's Heritage Register.

Heritage Revitalization Agreement

Section 610 of the *Local Government Act (LGA)* permits a local government to enter into an HRA for the purpose of preserving heritage property. OCP Policy (Chapter 11) states:

The City will actively pursue the conservation of community heritage resources by implementing the appropriate legislative tools available for this purpose... and explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings.

HRAs are one tool that the City can use to facilitate projects that include the retention of a heritage building. The HRA essentially serves as a stand-alone development outside of the Zoning Bylaw regulations (though the existing underlying RS1 Single-Detached Residential zoning remains in place), and may provide incentives above and beyond a standard zoning for such a form of development, such as additional density, reduced setbacks, etc.

The townhouse form proposed is in conformance with the Multi-Family Residential land use designation for the properties. In terms of incentives associated with this HRA, beyond the standard Medium Density Townhouse Residential (RM4) zone that would apply to a townhouse form of development, the following minor variations to the standard RM4 zoning are proposed:

- a minor increase in density from 1.0 to 1.05;
- reduced setbacks on the north (St. George Street) property line from 4.0m to 3.0m and south (Hope Street) property line from 3.0m to 2.6m; and
- a minor two-space reduction in the number of visitor spaces from nine to seven, and no additional parking requirement for the two one-bedroom secondary suite/lockoff suites. This minor reduction in parking requirements is supported given the proximity of the site to the Moody Centre SkyTrain and West Coast Express stations and that the design has allowed for the installation of increased on-street parking along Hope Street.

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A copy of draft Heritage Revitalization Agreement Bylaw, No.3179 is provided as **Attachment 5**. Also forming part of the Bylaw is:

- Schedule “A” – Heritage Revitalization Agreement, including:
 - Appendix A – Johnston Residence Conservation Plan;
 - Appendix B – Heritage Review of Johnston Residence Redevelopment;
 - Appendix C – Architectural Plans;
 - Appendix D – Landscape Plans; and
 - Appendix E – Draft Subdivision Plan.

No changes to the HRA Conservation Plan are being made with this revision. Key aspects that will govern the restoration of the Johnston Residence include:

- the removal of an addition to the rear south side of the property and its replacement with a one-storey garage respectful of the heritage character of the main dwelling;
- the reinstallation of the verandah to meet its original extent on the east side of the residence;
- the retention and restoration of original building elements, including windows, doors, chimney, verandah, siding, and the replacement of the tile roof with duroid shingles to match the profile of cedar shingles; and
- the subdivision of the property, that would retain the heritage home on its own lot.

As Architectural Plans and Landscape Plans are attached as part of the HRA, the HRA essentially acts as a form and character Development Permit for the project.

Heritage Designation

Section 611 of the *LGA* permits a local government, through bylaw, to designate real property in whole or in part as protected heritage property, which is the highest level of heritage protection possible. The HRA development agreement between the City and the property owner releases the City from any obligation to further compensate the owner for potential reductions in market value to lands and improvements that may result from the designation. A copy of draft Heritage Designation Bylaw, No.3180 is provided as **Attachment 7**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 8**.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2801-2831 St. George Street	96% (25 out of 26)	86% (6 out of 7)	58% (29.5 out of 51)	67% (19.5 out of 29)	71%

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Concluding Comments

The subject site is in close proximity to rapid transit and the proposed development is consistent with the land use designation and maximum building height in the OCP, and also policies that encourage the preservation of heritage properties; therefore, staff are supportive of the proposed development, related HRA Bylaw and Heritage Designation Bylaw, and the addition of the Johnston Residence to the City's Heritage Register.

Other Options

1. THAT Bylaw No. 3179 and Bylaw No. 3180 not be given first and second readings and not proceed to a Public Hearing;

AND THAT 2801 St. George Street (Johnston Residence) not be added to the City's Heritage Register.

2. THAT direction be given to staff regarding specific revisions to the project.

Financial Implications

There are no financial implications associated with this report.

Communications / Civic Engagement

In accordance with the City's Community and Stakeholder Consultation Policy, the applicant held a Community Information meeting on October 18, 2018 to engage the public about the proposal and solicit feedback. The information meeting was advertised in the October 10 and 12, 2018 editions of the Tri-City News and meeting notices were delivered to properties within 140m of the development site. The meeting was attended by 27 residents and 11 comment sheets were submitted with seven being supportive of the project, two neutral, and two opposed. Key areas of support related to the heritage restoration, the idea of the lock-off suite, and that it would revitalize the neighbourhood, with key areas of concern being related to traffic and parking, density, and park location.

Should this HRA application proceed to a Public Hearing, additional notices will be sent to adjacent properties within the required notification area and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the LGA.

Council Strategic Plan Objectives

This proposal is consistent with the goals of the 2019-2022 Council Strategic Plan as they relate to:

- Community Evolution – ensuring future community growth is carefully considered by allowing for diverse housing forms and heritage revitalization; and
- Healthy City – planning for a variety of housing types to meet the community's diverse and emerging needs.

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Attachments:

1. Summary of Changes in Response to February 26, 2019 Regular Council Meeting.
2. Application Fact Sheet.
3. Draft City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St George Street).
4. Location Map.
5. OCP Land Use Designation Map.
6. Zoning Map.
7. Draft City of Port Moody Heritage Designation Bylaw, 2019, No. 3180 (2801 St. George Street).
8. Sustainability Report Card.

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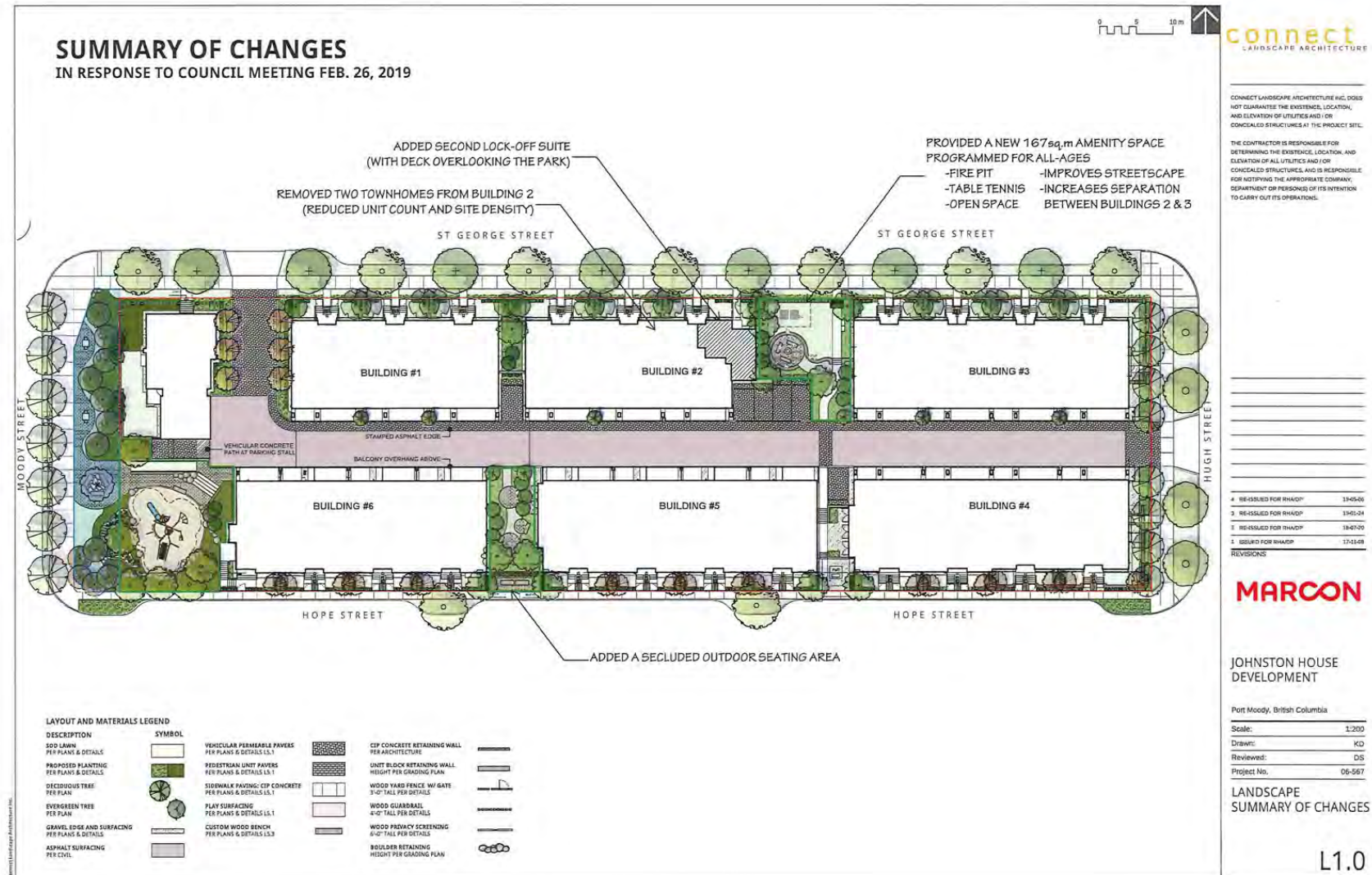
May 10, 2019

Prepared by:	Reviewed by:
 Wesley Woo, MCIP, RPP Development Planner	 Kevin Jones, MCIP, RPP Acting Manager of Development Planning  André Boel, MCIP, RPP General Manager of Planning and Development
Reviewed for Form and Content / Approved for Submission to Council:	
<i>City Manager's Comments</i>  Tim Savoie, MCIP, RPP City Manager	

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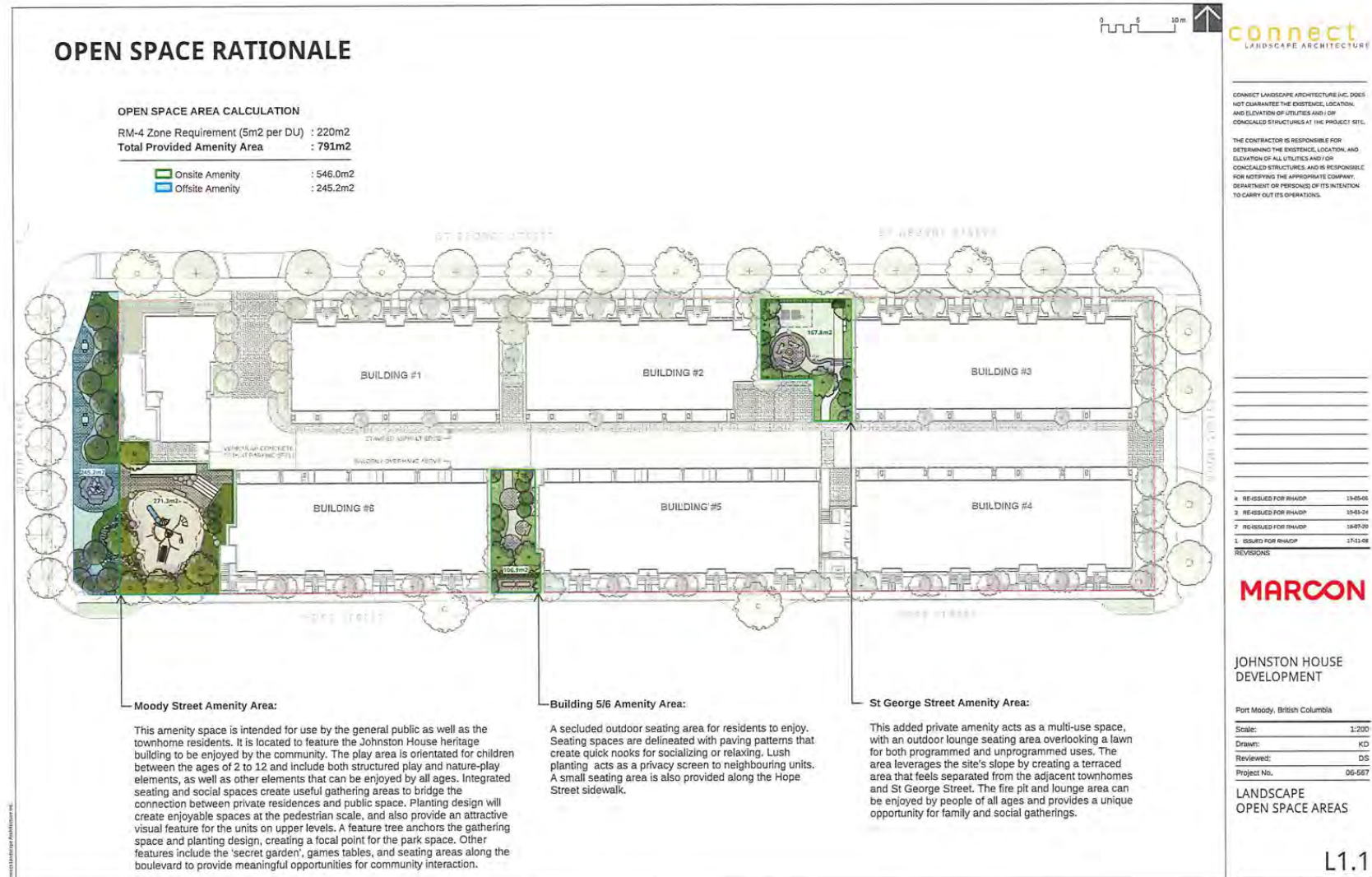
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ST GEORGE STREET AMENITY AREA

COMMUNITY TABLE TENNIS



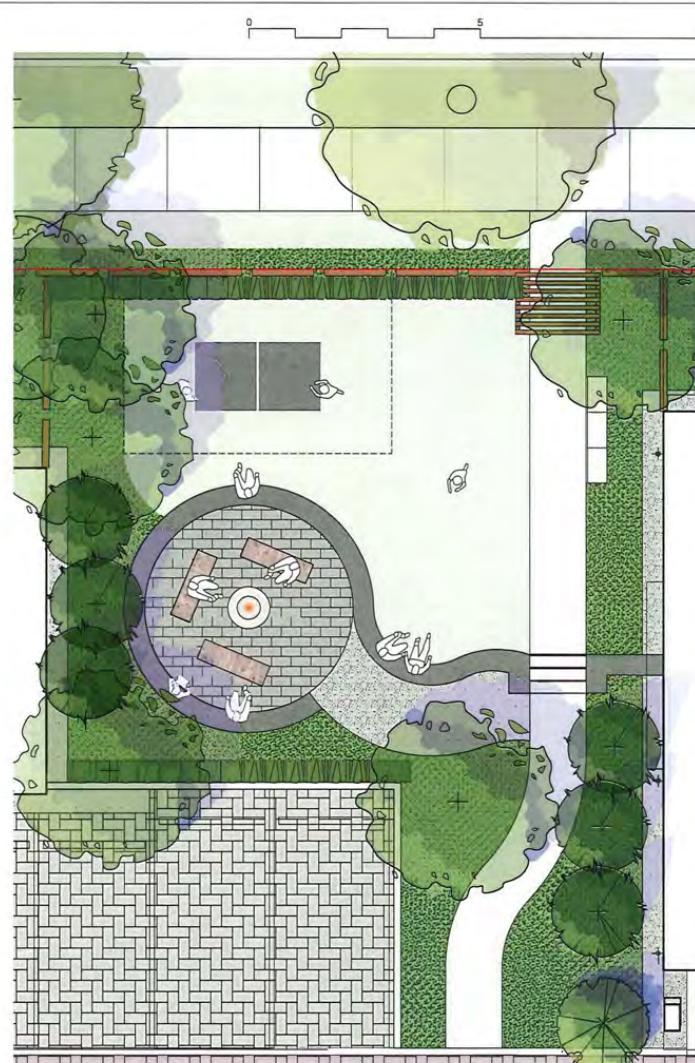
OUTDOOR LOUNGE WITH FIRE PIT



ENTRY FEATURE



SEATING INTEGRATED WITH RETAINING WALL



connect
LANDSCAPE ARCHITECTURE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

4. RE-ISSUED FOR RHA/DP	19-05-08
3. RE-ISSUED FOR RHA/DP	19-01-04
2. RE-ISSUED FOR RHA/DP	18-07-30
1. ISSUED FOR RHA/DP	17-11-09

REVISIONS

MARCON

JOHNSTON HOUSE
DEVELOPMENT

Port Moody, British Columbia

Scale: 1:40
Drawn: KD
Reviewed: DS
Project No. 06-557

LANDSCAPE
AMENITY ENLARGEMENT

L1.3

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BUILDING 5/6 AMENITY AREA

GARDEN ROOMS



NATURAL WOOD SEATING



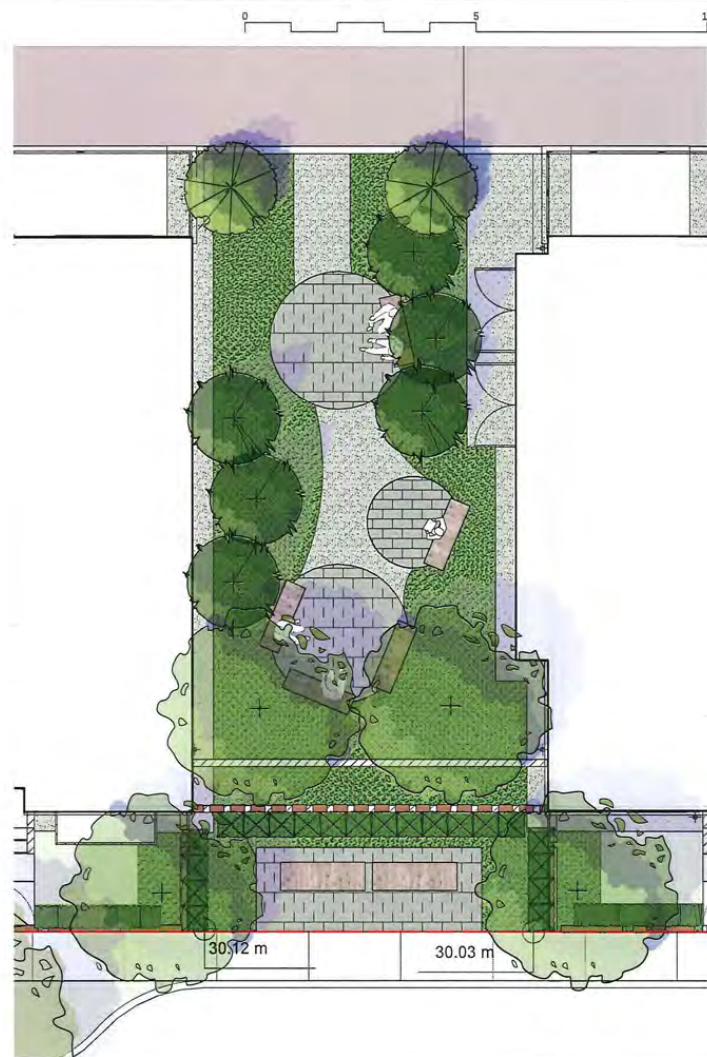
FEATURE STONE PAVERS



HEDGE SCREENING



GRAVEL STONE PATH



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LANDSCAPE ARCHITECTURE

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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4. RE-ISSUED FOR RHA/DP	19-05-08
3. RE-ISSUED FOR RHA/DP	18-03-24
2. RE-ISSUED FOR RHA/DP	18-07-20
1. ISSUED FOR RHA/DP	17-11-08

REVISIONS

MARCON

JOHNSTON HOUSE
DEVELOPMENT

Port Moody, British Columbia

Scale:	1:40
Drawn:	KD
Reviewed:	DS
Project No.	06-567

LANDSCAPE
AMENITY ENLARGEMENT

L1.4

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Application Fact Sheet

Application Type:	Heritage Revitalization Agreement
Development Permit Area:	<i>Development Permit Area 2: Moody Centre</i> <i>Development Permit Area 5: Hazardous Conditions</i>
Application Numbers:	6700-20-167
Address:	2801-2831 St. George Street
Applicant:	Marcon Johnston Properties Ltd.
Application Description:	Heritage Revitalization Agreement in order to allow for the conservation and restoration of the Johnston Residence (2801 St. George Street) and its designation as a protected heritage property and the development of an additional 43 townhouse units within six buildings at 2801-2831 St George Street.
Existing Zoning:	RS1
Proposed Zoning:	RS1 with an overlying Heritage Revitalization Agreement
Existing OCP Designation:	Multi-Family Residential
Proposed OCP Designation:	Multi-Family Residential
Specific OCP Guidelines:	<i>Development Permit Area 2: Moody Centre (Heritage Conservation Area)</i> <i>Development Permit Area 5: Hazardous Conditions</i>

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Attachment 3



City of Port Moody

Bylaw No. 3179

A Bylaw to enter into a Heritage Revitalization Agreement with the Owner of Heritage Property at 2801-2831 St. George Street.

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 Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St. George Street)".

2. Definitions

- 2.1 In this Bylaw:

"City" means the Corporation of the City of Port Moody.

"Heritage Revitalization Agreement" means an agreement under the *Local Government Act* between the City and an owner of heritage property.

"Land" means the properties located within the City at:

- 2801 St. George Street and legally described as Lot 14, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-761;
- 2807 St. George Street and legally described as Lot 13, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-737;
- 2813 St. George Street and legally described as Lot 12, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-711;
- 2819 St. George Street and legally described as Lot 11, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-699;
- 2825 St. George Street and legally described as Lot 10, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-672;
- 2829 St. George Street and legally described as Lot 9, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 003-700-747; and
- 2831 St. George Street and legally described as Lot 8, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-656.

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3. The Heritage Revitalization Agreement

- 3.1 The City is hereby authorized to enter into a Heritage Revitalization Agreement with the owner of the Land substantially in the form attached to and forming part of this Bylaw, as Schedule "A".

4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of Bylaw No. 3179:

- Schedule "A" – the Heritage Revitalization Agreement including:
 - Appendix A – Johnston Residence Conservation Plan, Donald Luxton and Associates Inc., dated April 6, 2016;
 - Appendix B – Heritage Review of Johnston Residence Redevelopment Proposal, Donald Luxton and Associates Inc., dated May 15, 2019;
 - Appendix C – Architectural Plans, Shift Architecture, dated May 7, 2019;
 - Appendix D – Landscape Plans, Connect Landscape Architecture Inc., dated May 6, 2019; and
 - Appendix E – Draft Subdivision Plan, Butler Sundvick, undated.

5. Execution of Agreement

- 5.1 The Mayor and Corporate Officer are authorized on behalf of the City Council to sign and seal the Heritage Revitalization Agreement substantially in the form attached hereto as Schedule "A" and forming part of this Bylaw.

6. Severability

- 6.1 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 ____, 2019.

Read a second time this ___ day of ____, 2019.

Public Hearing held this ___ day of ____, 2019.

Read a third time this ___ day of ____, 2019.

Adopted this ___ day of ____, 2019.

M.P. Lahti
Acting Mayor

D. Shermer
Corporate Officer

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I hereby certify that the above is a true copy of Bylaw No. 3179 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

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SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT 2801-2831 St. George Street

CITY OF PORT MOODY

THIS AGREEMENT dated for reference the ___ day of _____, ____.

BETWEEN:

MARCON JOHNSTON PROPERTIES LTD.,
5645 199th Street
Langley, BC V3A 1H9

(the "**Owner**")

OF THE FIRST PART

AND:

THE CITY OF PORT MOODY
100 Newport Drive
Port Moody, BC V3H 5C3

(the "**City**")

OF THE SECOND PART

RECITALS

- A. WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act* R.S.B.C. 2015, C.1;

(the "**Agreement**")

- B. AND WHEREAS pursuant to s. 610 of the *Local Government Act*, a Heritage Revitalization Agreement with an owner of heritage property allows variations of and supplements to the provisions of a zoning bylaw, subdivision bylaw, development permit, and heritage alteration permit;

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C. AND WHEREAS the Owner is the registered owner of all and singular the parcels of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 2801-2831 St. George Street and legally described as:

- 2801 St. George Street and legally described as Lot 14, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-761;
- 2807 St. George Street and legally described as Lot 13, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-737;
- 2813 St. George Street and legally described as Lot 12, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-711;
- 2819 St. George Street and legally described as Lot 11, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-699;
- 2825 St. George Street and legally described as Lot 10, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-672;
- 2829 St. George Street and legally described as Lot 9, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 003-700-747; and
- 2831 St. George Street and legally described as Lot 8, Block 25, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011-453-656;

(the “**Land**”)

D. AND WHEREAS the Owner has presented to the City a proposal for the use, development, and preservation of the Land and has voluntarily and without any requirement by the City, entered into this Agreement pursuant to s. 610 of the *Local Government Act*;

E. AND WHEREAS the Land, as defined above, contains a heritage building (Johnston Residence);

F. AND WHEREAS the Owner of the Land has requested the City to enter into the Agreement and has agreed to undertake measures, as set out in this Agreement, to conserve the heritage value of the Johnston Residence, (individually, a “**Heritage Building**” in exchange for certain zoning variances;

G. AND WHEREAS the Owner and Council agree that the Heritage Building has sufficient heritage merit to justify their conservation through the use of certain zoning variances;

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- H. AND WHEREAS Council and the Owner have agreed to certain terms and conditions respecting the conservation of the Heritage Buildings on the Land in exchange for zoning variances described in this Agreement;
- I. AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a Heritage Revitalization Agreement if the agreement or amendment would permit a change to the use or density or use that is not otherwise authorized by the applicable zoning of the Land and for these purposes Division 3 [Public Hearing on Planning and Land Use Bylaws] of part 14s of the *Local Government Act* applies;
- J. AND WHEREAS within thirty (30) days after entering into, or amending, a Heritage Revitalization Agreement, the local government must file a notice in the Land Titles Office in accordance with s. 594 of the *Local Government Act* and give notice to the Minister responsible for the *Heritage Conservation Act* in accordance with s. 595 of the *Local Government Act*;

NOW THEREFORE in consideration of the terms contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization

- 1.1 Pursuant to s. 610 (2) of the *Local Government Act*, the parties agree that the Heritage Building has heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve, and protect the heritage character of the Heritage Building, which is located on the Land in accordance with this Agreement.
- 1.2 Pursuant to s. 610 (2) and (3) of the *Local Government Act*, the parties agree that the Land may, notwithstanding the provisions of the City of Port Moody Zoning Bylaw requirements related to the existing One-Family Residential (RS1) zoning on the Land, be consolidated from seven (7) legal parcels into two (2) legal parcels as shown in Appendix C and Appendix E, to be used for and developed in the following manner, and in accordance with the provisions of this Agreement:

1.2.1 Permitted Uses

(a) Principal Use

- a. The permitted use of Lot 1 as referenced in Appendix E shall be a Single Detached Residential, contained in the Heritage Building (Johnston Residence), with the building substantially complying with the density, lot coverage, siting, height, off-street parking, and general appearance as they are referenced in the Architectural Plans and

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Landscape Plans attached to this agreement as
Appendices C and D.

- b. The permitted use of Lot 2 as referenced in Appendix E shall be a Multi-Residential, consisting of 43 townhouses, two of which have secondary suites, with the buildings substantially complying with the density, lot coverage, siting, height, off-street parking, and general appearance as they are referenced in the Architectural Plans and Landscape Plans attached to this agreement as Appendices C and D.

(b) Secondary Use

- a. Home Occupation – Type A in accordance with section 5.23 of the Zoning Bylaw, No. 2937.

- 1.3 Pursuant to s. 610 (2) of the *Local Government Act*, the Owner agrees to restore the Heritage Building in accordance with all other terms and conditions of Appendices A, B, C, and D and which are attached to this Agreement. Following the restoration of the Heritage Building, the exterior appearance of the historic buildings are to be maintained as outlined by the text, drawings, illustrations, photographs, and plans of Appendices A and C which are attached to this Agreement. If there are conflicts or ambiguities in the interpretation of the Heritage Conservation Plan, the City's interpretation shall prevail.
- 1.4 Pursuant to s. 610 (2) of the *Local Government Act*, and further to the terms and conditions of Appendices A, B, C, and D, the Owner agrees to the following terms and conditions:
 - 1.4.1 All construction, maintenance, repair, and conservation work shall be done at the Owner's sole expense;
 - 1.4.2 All reasonable measures are to be taken by the Owner to protect the historic Heritage Building including their improvements and features noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which are attached to this Agreement as Appendix A respectively, from exposure to environmental elements during construction and from acts of vandalism or foreseeable accidental damage;
 - 1.4.3 The Owner shall commence and complete the development of the subject property in accordance with the Plans and Elevations attached hereto as Appendices C and D. If there are conflicts or ambiguities in the interpretation of the Plans or Elevations, the City's interpretation shall prevail;
 - 1.4.4 The Owner agrees to take all reasonable measures to ensure the protection, conservation, and restoration of the improvements and features of the Heritage Building noted to have heritage value as outlined

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by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which is attached to this Agreement as Appendix A. In the event that such an improvement or feature having heritage value is deemed to be in a state of disrepair such that it cannot be conserved and restored, the Owner must have a report prepared by a suitable professional to demonstrate the need to deviate from the Conservation Plans, as well as propose a suitable alternative that is to be approved in consultation with the City and a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;

- 1.4.5 The Owner agrees that during the restoration process, prior to any changes being made which are not envisaged in the Conservations Plans, Architectural Plans, and Landscape Plans, which are attached to this Agreement as Appendix A, B, and C respectively, and that would impact the external appearance of the Heritage Building or the Land upon which they are located, the Owner must propose a suitable alternative that is to be approved in consultation with the City and, as necessary, a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;
- 1.4.6 The Owner is to ensure that only qualified trades people with proven experience in projects of similar scope are responsible for carrying out the work, including the removal, salvage, cleaning, repair, and installation of the improvements and features of the Heritage Building noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan, which is attached to this Agreement as Appendix A;
- 1.4.7 The Owner agrees to apply for and obtain all necessary permits and licences from the City, and pay required fees and charges prior to the commencement and completion of work on the Heritage Building, and the City may at its sole discretion issue or refuse to issue Building Permits for any portion of the work until such has been completed; and
- 1.4.8 The Owner agrees to provide a final report stating that the Development has been completed in accordance with this Agreement from a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals prior to an Occupancy Permit being granted for any building within the Land.

2.0 Municipal Heritage Designation

- 2.1 Pursuant to s. 611 of the *Local Government Act*, the Owner, through this Agreement, irrevocably agrees to the designation of Heritage Building (Johnston Residence) located on the Land as a municipal heritage site, and concurrently with the authorization for the City to enter into this Agreement releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Land and all improvements that may result from the designation.

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3.0 Heritage Alteration Permits

- 3.1 The improvements on and heritage character of the Heritage Building which both the Owner and the City desire to conserve and which constitute the heritage value of the Land are outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan, which is attached to this Agreement as Appendix A. The Statement of Significance contained in the Conservation Plan further identifies, details and describes the character, extent, and nature of the improvements on and heritage character of the Heritage Building that has heritage value.
- 3.2 Following the completion of the work in accordance with this Agreement, the Owner shall not alter the heritage character or exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.
- 3.3 To the extent that the text, drawings, illustrations, photographs, and plans constituting the Conservation Plan require interpretation, the City shall determine the matter and section 22.0 (Inspection) of this Agreement shall apply.
- 3.4 Owner's Obligations to Conserve and Maintain:
 - 3.4.1 The Owner covenants and agrees that:
 - 3.4.1.1 No improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Building, shall be altered, replaced, or replicated including alterations required or authorized by this Agreement, except pursuant to a heritage alteration permit issued by the City;
 - 3.4.1.2 Each section of restoration, rehabilitation, replication, repair, or maintenance required by the Conservation Plan shall be commenced and completed in accordance with the phasing, timing, standards, and specifications set out in this Agreement and the attached appendices;
 - 3.4.1.3 All improvements to the Heritage Building as identified in the Conservation Plan as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Maintenance Plans which are attached to this Agreement as part of the Conservation Plans in Appendix A; and
 - 3.4.1.4 The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections 3.4.1.1, 3.4.1.2, and 3.4.1.3 of this Agreement are fully observed, and the Owner shall not do, cause, or allow to be done anything that would be in breach of the restrictions herein.

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4.0 Discretion

4.1 Wherever in this Agreement a heritage alteration permit is required, the City or its delegates maintains discretion to approve, refuse, or issue such permit; and

4.1.1 Such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice; and

4.1.2 Such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent, terms, conditions, and guidelines of the Conservation Plan.

5.0 Application of this Agreement

5.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the Heritage Building apply only to the structures and exteriors of the building, including without limitation the foundations, walls, roofs, and all exterior doors, windows, and architectural ornamentation.

6.0 Construction and Maintenance of Works

6.1 Pursuant to s. 610 and s. 617 of the *Local Government Act*, wherever the Owner is issued a Heritage Alteration Permit to restore, rehabilitate, replicate, repair, replace, maintain, or in any way alter improvements on, or features of the Heritage Building identified in the Conservation Plan as having heritage value, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the terms of this Heritage Revitalization Agreement and any Heritage Alteration Permits so issued and all plans and specifications forming part thereof, and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage, and conservation practice.

7.0 Landscaping and Servicing Requirements

7.1 The Owner agrees to undertake and maintain landscaping on the Lands in general accordance with the Landscape Plans attached hereto as Appendix D that forms part of this Agreement (the "**Landscaping**").

7.2 The Owner agrees to provide and pay for all Works and Utilities Requirements in relation to the proposed development of the Land and to provide required bonding and levies for the same. Such servicing works and services are to be completed in compliance with the requirements of the "City of Port Moody Subdivision and Development Servicing Bylaw, No. 2831" and shall be established by entering into a Development Servicing Agreement prior to final approval of the subdivision.

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8.0 Commencement and Completion

- 8.1 The Owner agrees to commence the work, Landscaping, and utilities requirements outlined in this Agreement, following the adoption of City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St. George Street) and to complete the above no later than two (2) years following the adoption of Bylaw No. 3179.

9.0 Security

- 9.1 As a condition of the execution of this Agreement, the Owner shall provide to the City, security (the "Security") for the completion of items related to Landscaping. The security shall be calculated based on 100% of the total cost of hard and soft Landscaping (on-site and off-site) and include GST, a 10% contingency, and 5% for inflation. The Security, in the form of a letter 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 Agreement, the City may, at its sole discretion, provided it has given the Owner 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. On final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of 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.
- 9.2 Portions of the Security may be returned to the Owner, or reduced, as stages of the works are completed to the satisfaction of, and at the sole discretion of, the City's General Manager of Planning and Development.
- 9.3 As a condition of issuance of this Agreement, the Owner shall pay to the City an on-site landscaping review fee of two (2) percent of the cost of on-site Landscaping and four (4) percent of the cost of off-site Landscaping, which is to be paid by cash or certified cheque.

10.0 Damage or Destruction

- 10.1 In the event that the Heritage Building is damaged, the parties agree that the Owner may repair the Heritage Building, in which event the Owner shall forthwith obtain a heritage alteration permit and any other necessary permits and licences and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred.

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10.2 If, in the opinion of the City, the Heritage Building is completely destroyed and the Owner intends to construct a replacement building on the Land, the Owner must, by way of a Heritage Alteration Permit issued pursuant to section 617 of the *Local Government Act*, construct a new building in compliance with the City's Zoning Bylaw, as varied by this Agreement, in a heritage style that is acceptable to the City and substantially similar in design to the Heritage Building in question, as shown and described in Appendix A and C, as the case may be.

11.0 Breach

11.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure nothing is done to further the breach and shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Land shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

12.0 Amendment

12.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

12.1.1 With the consent of the Owner and the City and by adoption by City Council of an amending bylaw, which would amend the Heritage Revitalization Agreement Bylaw, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site; or

12.1.2 By Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

13.0 Minor Changes to the Plan

13.1 Minor changes, additions, deletions, variations, alterations, or adjustments to the Plans, Elevations, and Conservations Plans attached hereto as Appendices A, C, and D may be made by mutual agreement of the parties provided that the restoration, repair, conservation, and maintenance of the Heritage Building remain in substantial accordance with Appendices A, C, and D and that it can be demonstrated that they have been approved in consultation with a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals.

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14.0 Representations

- 14.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises, or agreements expressed or implied, other than those expressly contained in this Agreement.

15.0 Statutory Authority

- 15.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order, or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Lands.

16.0 Modification

- 16.1 If the Owner, in fulfilling the responsibilities and obligations pursuant to this Agreement, perceives or becomes aware of any reasonable risk or injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measure that would be a breach of the restrictions, requirements, or obligations herein, the Owner shall notify the City in writing within thirty (30) days of the nature and extent of the risk and of the measures the Owner proposes to undertake at the Owner's sole cost to reduce, alleviate, avoid, or eliminate the risk.
- 16.2 Upon being notified, in writing, of an existing risk and the proposed measures to deal with such risk, the City shall, within ninety (90) days, notify the Owner in writing whether it approves of the measures being proposed. In the event that the City does not approve of the proposed measures, the Owner shall have thirty (30) days in which to propose alternate measures, and the City shall have a further ninety (90) days within which to approve or disapprove of the proposed measures. In the event that:
- 16.2.1 The City does not respond within ninety (90) days to either the first or second sets of proposed measures;
 - 16.2.2 The City disapproves of both the first and second sets of proposed measures; or
 - 16.2.3 The Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within thirty (30) days as provided in this section 16.0;

the matter shall be submitted to arbitration on the terms set out in section 21.0.

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17.0 Indemnity

- 17.1 The Owner hereby releases, indemnifies, and saves the City, its officers, employees, elected officials, and agents, and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts, and demands whatsoever by any person, arising out of or in any way due to:
 - 17.1.1 The existence, effect, or enforcement by the City of this Agreement or of any of the restrictions or requirements contained herein;
 - 17.1.2 The breach or non-performance by the Owner of any term or provision of this Agreement;
 - 17.1.3 Any work or actions of the Owner in performance of its obligations hereunder; or
 - 17.1.4 Any wrongful act or omission, default, or negligence of the Owner.
- 17.2 In no case shall the City be liable or responsible in any way for:
 - 17.2.1 Any personal injury, death, or consequential or pure economic damage of any nature whatsoever, howsoever caused, that may be suffered or sustained by the Owner or by any other person who may be on the Land; or
 - 17.2.2 Any loss or damage of any nature whatsoever, howsoever caused to the Land or any improvements or personal property thereon belonging to the Owner or to any other person;
 - 17.2.3 The Owner's compliance with the restrictions and requirements herein;
 - 17.2.4 The wrongful or negligent failure or omission of the Owner to comply with the restrictions or requirements contained herein; or
 - 17.2.5 The refusal, omission, or failure by the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition, or provision of this Agreement.

18.0 Alternative Remedies

- 18.1 Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, may be exercised fully in accordance with the *Local Government Act*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

19.0 No Waiver

- 19.1 No restrictions, requirements, or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing, or overlooking by the City on previous occasions of any default, or

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any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies by the City.

20.0 Statutory Authority and Proprietary Rights

20.1 Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, licence, or approval granted, made, or issued thereunder, or pursuant to Statute, by the City shall stop, limit, or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the Owner of an interest in the Land.

21.0 Compliance with Laws

21.1 Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations, and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended, but only to the extent and for the time that such mandatory law, regulation, or order is inconsistent with compliance with the said restrictions or obligations.

22.0 Inspection

22.1 Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

23.0 Headings

23.1 The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

24.0 Appendices

24.1 All appendices to this Agreement are incorporated into and form part of this Agreement.

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25.0 Interpretation

- 25.1 In this Agreement, the "Owner" shall mean the registered owner in fee simple of the Land and all improvements, or a subsequent registered owner in fee simple of the Land and all improvements, as the context requires or permits.

26.0 Severability

- 26.1 If any section, subsection, clause, or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

27.0 Successors Bound

- 27.1 All restrictions, rights, and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party, they shall be bound jointly and severally by the terms, covenants, and agreements herein on the part of the Owner.
- 27.2 The City shall file a notice with the Land Title Office, as provided for in the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the Land affected by the Agreement.

28.0 Other Documents

- 28.1 The Owner agrees, at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents, and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to this Agreement.

29.0 Partial Release

- 29.1 It is hereby acknowledged and agreed that after the last of the following:
- 29.1.1 completion of the restoration of the Heritage Building in accordance with this Agreement and all other terms and conditions of Appendices A, B, C, and D of this Agreement;
 - 29.1.2 payment of all money payable to the City in connection with this Agreement; and
 - 29.1.3 provision to the City of the final report referenced in section 1.4.8 of this Agreement confirming the Development has been completed in accordance with this Agreement;

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the owner of Lot 2 will be released from the obligations set out in sections 1.3, 1.4, 3.0, 6.0, and 10.0 of this Agreement and specifically from the obligation to pay or contribute to the costs and expenses of maintaining and retaining the Heritage Building, which obligations, costs, and expenses will, thereafter, be the sole responsibility of the owner of Lot 1.

30.0 No Partnership or Agency

30.1 The parties agree that nothing contained herein creates a partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF THE Owners and the City have executed this Agreement as of the date first above written.

SIGNED by the Owner in the
presence of:

_____)
_____)
_____)
Signature _____)
_____)
_____)
Name (Printed) _____)
_____)
_____)
Street Address _____)
_____)
_____)
City, Province, Postal Code _____)
_____)
_____)
Occupation _____)
_____)

IN WITNESS WHEREOF THE
Corporate Seal of the City was
hereunto affixed in the presence of:

_____)
_____)
_____)
MAYOR _____)
_____)
_____)
_____)
CORPORATE OFFICER _____)

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JOHNSTON RESIDENCE

2801 ST. GEORGE STREET, PORT MOODY, BC

CONSERVATION PLAN

6 APRIL 2016

DONALD LUXTON
AND ASSOCIATES INC 

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Front facade of 2801 St. George Street.



JOHNSTON RESIDENCE: 2801 ST. GEORGE STREET, PORT MOODY, BC
CONSERVATION PLAN | 6 APRIL 2016

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1.0 INTRODUCTION

HISTORIC NAME:	Johnston Residence
CIVIC ADDRESS:	2801 St. George Street, Port Moody, British Columbia
ORIGINAL OWNER:	William and Lulie Johnston
DATE OF CONSTRUCTION:	1911
ARCHITECT:	Unknown
BUILDER:	Unknown

The Johnston Residence is a handsome Foursquare house, representing the development of Port Moody during the pre-World War One boom period. Constructed in 1911, the Johnston Residence is a two-storey house characterized by its full-width front verandah, hipped roofs and wooden details. Later alterations to the historic house include: the addition at the rear portion (south elevation) of the house, the enclosing of the northeast return of the front verandah, and seismic upgrades to the existing foundation to accommodate use of basement as dwelling space.

The proposed conservation strategy for the Johnston Residence involves: the relocation of the historic house closer to the property lines on St. George Street and Moody Street; and the preservation of its exterior features and character-defining elements.

The conservation of the house will be enabled under a Heritage Revitalization Agreement with the City of Port Moody as part of the development of 2801-2829 St. George Street into a multi-family townhouse development. The development complies with Development Permit Area 2: Moody Centre Heritage Character Area.

This Plan sets the guidelines for the relocation and conservation of original elements of the houses, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*. It also includes a cyclical maintenance plan for the buildings, to ensure the long-term conservation of the Johnston Residence.



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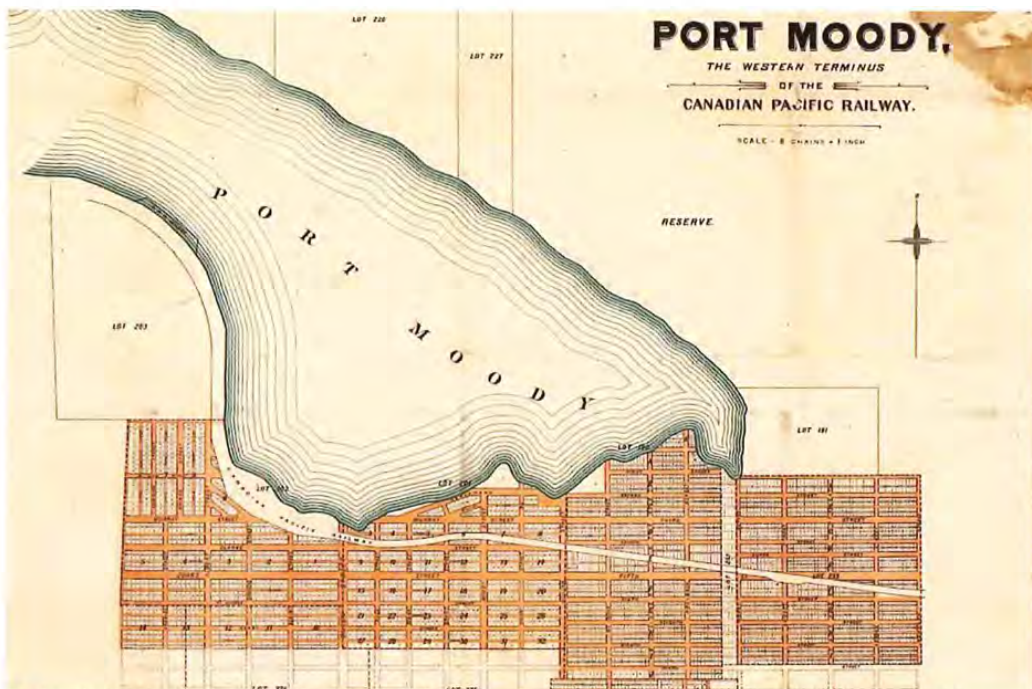
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2.0 HISTORIC CONTEXT

The Johnston Residence is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.



Port Moody, the Western Terminus of the Canadian Pacific Railway, 1884, City of Vancouver Archives (CVA) AM1594-: MAP 91



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HISTORIC CONTEXT



John Murray Property, Port Moody, 1884, CVA AM54-S4-: Out P30



Flavelle Mill, Port Moody Station Museum



View of Port Moody, 1908, CVA Out P259

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HISTORIC CONTEXT

By 1880, the area witnessed substantial construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. However, shortly following this momentous event, the CPR began construction on the extension of the rail line that would see Vancouver become the ultimate western terminus, effectively halting the rapid development of Port Moody. Still, development did not permanently cease. Due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.

Many of the houses in the vicinity of the Johnston Residence were built during the Edwardian era boom and the subsequent interwar period. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. In 1915, the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers to the area. The lumber industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores. The Johnston Residence was one of the early Port Moody residences constructed in 1911 during the pre-war residential construction boom.



Arrival of train 371 to Port Moody, CVA AM54-S4-- Can P3

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3.0 STATEMENT OF SIGNIFICANCE

JOHNSTON RESIDENCE

Description of Historic Place

The Johnston Residence is a two-storey, Edwardian-era Foursquare residence located at the corner of St. George Street and Moody Street, in the historic Moody Centre neighbourhood of Port Moody. The house is characterized by its full-width front verandah, hipped roofs and wooden details.

Heritage Value of Historic Place

The Johnston Residence is significant for its association with the early, Edwardian-era development of Port Moody and original owner, William Thomas Johnston, and for its Foursquare architecture.

Port Moody began to develop in the late 1800s, when it was originally selected as the western terminus for the Canadian Pacific Railway. When Vancouver was instead chosen as the terminus, Port Moody lost many of its investors and residents. The area recovered after a number of sawmills were established along Burrard Inlet in the early 1900s. Concurrently, several oil refineries opened in the area, followed in 1915 by the large Imperial Oil Company development just outside the Port Moody boundary. In 1911, during this industrial boom, William Thomas Johnston (1882-1948), a prominent Port Moody citizen, had his home constructed along St. George Street. Johnston served as one of Port Moody's early aldermen, operated the Johnston Bros. general merchant business along Clarke Street, and served as the Chairman of the Board of Works. The Johnstons owned the house until 1928.

The Johnston Residence is an excellent example of Foursquare architecture in Port Moody. The symmetrical design of the Foursquare originated as a reaction to the more elaborate and flamboyant Victorian styles, which often included ornate elements. The typical Foursquare house was constructed from quality local materials, such as fir and cedar, which would have often been produced

in local sawmills in and around Port Moody. Large windows provided the maximum amount of light and views, while the large open verandah allowed the occupants to extend their living space outdoors. The Johnston Residence adheres to these principles of Foursquare architecture.

Character-Defining Elements

The elements that define the heritage character of the Johnston Residence are its:

- location at the corner of St. George Street and Moody Street in Port Moody;
- continuous residential use since 1911;
- residential form, scale and massing as expressed by its two-storey height and full basement;
- wood frame construction including lapped wooden siding;
- Edwardian Foursquare style detailing including its symmetrical hipped-roof structure with closed soffits; wooden cornerboards; full-width front verandah with hipped roof, and lathe turned columns;
- original wooden sash windows including double-hung assemblies, some with multi-paned upper sashes and coloured glass, with wooden horns; and fixed assemblies;
- original wooden front door with oval inset glazing; and
- original external red brick chimney.



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4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Johnston Residence, located within the Heritage Conservation Area (HCA) of Moody Centre, is an important heritage resource in Port Moody. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the Johnston Residence includes aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Johnston Residence should be based upon the standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects:

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.



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9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of Johnston Residence. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.
<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>



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Preservation Brief 41: The Seismic Retrofit of Historic Buildings Keeping Preservation in the Forefront.
<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 45: Preserving Historic Wood Porches.
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to relocate the existing historic structure closer to the property lines on St. George Street and Moody Street, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for continued multi-family residential use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

The conservation work of Johnston Residence will be incorporated into the Heritage Revitalization Agreement (HRA) to develop 2801-2829 St. George Street into a multi-family townhouse redevelopment.

Due to the nature of the proposed design, all new visible construction will be considered a modern addition to the historic structure. The *Standards and Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary

or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition. Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future: The Bruntland Commission). The four-pillar model of sustainability identifies four inter-linked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.



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"We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable."

(Economic Benefits of Preservation, Sustainability and Historic Preservation)

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than

many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* and can be utilized for the Johnston House.

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.



Four Pillars of Sustainability [CityPlan 2030
- City of Norwood Payneham & St. Peters]

Energy Efficiency Considerations

- Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.
- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value.
- Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to

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proceed with energy saving measures.

Buildings: Insulation

- Exercising caution and foreseeing the potential effects of insulating the building or the envelope system so as to avoid damaging changes such as displacing the dew point and creating thermal bridges.
- Installing thermal insulation in attics and in unheated cellars and crawl spaces to increase the efficiency of the existing mechanical systems unless this could adversely affect the building envelope.

Buildings: Windows

- Utilizing the inherent energy conserving features of a building by maintaining character-defining windows and/or louvered blinds in good operating condition for natural ventilation.
- Improving thermal efficiency with weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.
- Installing interior storm windows with airtight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid condensation damage to character-defining windows.
- Installing exterior storm windows that do not damage or obscure character-defining windows and frames.

Buildings: Mechanical Systems

- Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

The conservation recommendations for the Johnston House recognize the need for sustainable interventions and adhere to the *Standards and Guidelines* as outlined.

4.5 ALTERNATE COMPLIANCE

As an early, Edwardian era Foursquare residence within the historic Moody Centre neighbourhood of Port Moody, the Johnston Residence may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building.

Over the past few years, a number of equivalencies have been developed and adopted in the *British Columbia Building Code (2012)* that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

If fire separation needs to be upgraded between the heritage house and adjacent buildings, sprinklers or intumescent paint are recommended. The installation of fibre-cementitious siding, such as



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Hardie Board, is not a recommended intervention on the heritage building.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act (Energy Efficiency Standards Regulation)* was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about energy efficiency considerations.

4.5.3 HOMEOWNER PROTECTION ACT

The *Homeowner Protection Act* was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended to protect homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home.

As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many

number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage value, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that only has warranty for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the *Homeowner Protection Act Regulation* made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation *Standards and Guidelines*.

The changes comprised:

1. an amendment to the *Homeowner Protection Act Regulation, BC Reg. 29/99* that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the *Energy Efficiency Act*.

The Johnston Residence falls into the second category, as the proposed project involves retaining a high degree of the original structure and less



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than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and can be exempted from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

4.6 SITE PROTECTION

It is necessary to ensure the heritage resource is protected from damage at all times. At any time that the house is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors or is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work.

The Johnston Residence at 2801 St. George Street may be vacant prior to rehabilitation work. If it remains vacant for an extended period of time, the structure should be temporarily closed up to protect it from the weather and to prohibit unauthorized access.

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

Moisture

- ☐ Is the roof watertight?
- ☐ Is exterior cladding in good condition to keep water out?
- ☐ Is the site of the temporary location properly graded for water run-off?

Ventilation

- ☐ Have steps been taken to ensure proper ventilation of the building?
- ☐ Have interior doors been left open for ventilation purposes?
- ☐ Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests

- ☐ Have nests/pests been removed from the building's interior and eaves?
- ☐ Are adequate screens in place to guard against pests?
- ☐ Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- ☐ Are smoke and fire detectors in working order?
- ☐ Are wall openings boarded up and exterior doors securely fastened?
- ☐ Are plans in place to monitor the building on a regular basis?
- ☐ Are the keys to the building in a secure but accessible location?
- ☐ Are the grounds being kept from becoming overgrown?
- ☐ Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- ☐ Is the site securely fenced and regularly patrolled?
- ☐ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?



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The aforementioned items will assist in protecting the listed heritage resource, should it ever remain vacant for an extended period of time during the planning process until actual site work commences.

Generally, once a heritage property is no longer undergoing rehabilitation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect.



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5.0 CONSERVATION RECOMMENDATIONS

A condition review of the exterior of the Johnston Residence was carried out during a site visit on 23 February 2016. The recommendations for the conservation of the exterior of Johnston Residence are based on the site review and archival documents that provide valuable information about the original appearance of the historic building. Some areas of the building were not accessible during the site review, and will require further investigation.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Johnston Residence based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Johnston Residence is located on the south east corner of St. George Street and Moody Street intersection. It is within the Moody Centre Heritage Conservation Area. The house remains in its original location, which is a character-defining element of the historic house, and should be preserved. The proposed redevelopment scheme involves relocation of the house closer to the property lines on St. George Street and Moody Street, and

rehabilitating the remaining portion of the site into a multi-family townhouse complex. A separate existing garage at the rear of the site will be removed to accommodate the proposed infill structure along the laneway.

Mature landscaping should be preserved, if possible. However, any overgrown landscaping should be trimmed back, to ensure no damage is done to the exterior fabric of the house. The overgrown branches of the existing tree at the front of the site require trimming and maintenance, which will prevent any unnecessary water damage from occurring to the house due to its close proximity. Tree should be continually monitored and trimmed.

Conservation Strategy: Rehabilitation

- Relocate the building closer to the property lines on St. George Street and Moody Street; all rehabilitation work will occur within the property lines.
- Retain the residential frontages along St. George Street and Moody Street.
- Proposed interventions must maintain and enhance the relationship of the house to the street.
- Retain mature landscaping, as possible.



Aerial view of 2801 St. George Street, as seen from Bing Maps.



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Photo showing Johnson House in its original location, as seen from the northwest corner of St. George Street and Moody Street.



Photo showing partial north (front facade) and east elevations. Note the original Johnston House (dashed in red) and the contemporary side and rear addition (early addition shaded in red).

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- Demolish contemporary addition at rear of site and rehabilitate to accommodate infill structure.
- Design a new infill structure to the south that is “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Section 4.1 (Standard # 11)**.

5.2 FORM, SCALE & MASSING

The Johnston Residence is an excellent example of Foursquare architecture in Port Moody. The original portion of the residence adheres to the design principles of Foursquare architecture; two-storey height and full basement, with a rectangular plan, a hipped-roof, and full width front porch with hipped-roof. The original form, scale and massing of the historic house is a character-defining element, and should be preserved.

The historic house retains most of its original form, with signs of major contemporary alteration and additions at the east and south elevations, respectively. The proposed rehabilitation scheme includes the preservation of the original overall form of the historic building, and the demolition of additions at the rear of the site to the south.

Conservation Strategy: Preservation

- Preserve the overall original form, scale and massing of the building, as viewed from the north and the west elevations.
- The historic front (north) façade, east and west elevations should be retained.
- Rear additions to the south and extensions to the east may be removed, and rear elevation may be rehabilitated to meet functional needs.

5.3 FOUNDATION

Most of the existing poured-in-place concrete foundation of Johnston Residence is clad with narrow, vertical shiplap wood siding and not visible for review; with the exception of the exposed concrete foundation on the east stairwell access to basement, which appears to be in good condition.

Due to the proposed relocation of the house, new foundations will be required. Reinforced concrete is a suitable material for new foundation. To ensure that the new foundation remains protected from water damage, it is recommended to install a stone drainage course along the perimeter of the house, and to keep landscaping away from direct contact with the foundations.

Conservation Strategy: New Construction

- New foundation are required at the proposed new location of the house. Concrete is a suitable material.
- To ensure the prolonged preservation of the foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage.

5.4 EXTERIOR WOOD-FRAME WALLS

The Johnston Residence features original wood-frame construction, with original character-defining Edwardian Foursquare elements that were constructed from quality local materials which would have been produced in local sawmills in and around Port Moody.

All exterior walls are clad in wooden horizontal lap siding with wooden cornerboards, except the foundation wall that is clad with vertical shiplap siding. All aforementioned character-defining elements should be preserved and restored/repaired as required.



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Photo showing later addition at rear, south elevation of Johnston House.



Photo showing partial, original west elevation of Johnston House, facing Moody Street.



Photo showing the interface between the southwest return of the original Johnston house (dashed in red) and the contemporary rear addition.

[illegible]

Archival image of typical Foursquare style from Book of Modern Homes, Sears.



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Conservation Recommendation: Restoration

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work. Structural investigation may be necessary to understand the condition of existing exterior walls.
- Paint restored wood cladding according to colour schedule devised by Heritage Consultant.
- New trim, including window and door trim and sills should be appropriate to the historic character of the house, and wood where possible.
- Replace missing or damaged siding or cornerboards where necessary to match existing in material, profile and dimensions. Replicated replacements should be milled to match original in profile and air-dried to avoid changes in size due to shrinkage.
- Combed and/or textured lumber, or fibre cement products such as Hardie Board are not acceptable.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods for fire and spatial separations including installation of sprinklers where possible.
- If redevelopment include infill at close proximity to the heritage house, non-combustible materials may be used for fire separation reasons. The non-combustible materials should match the original materials and detailing as closely as possible.

5.5 FRONT VERANDAH

The Johnston Residence features an original full-width front verandah with hipped roof and closed soffit, lathe turned columns and newel posts, closed balustrade with open balustrade on either side of the entry stairs, and wooden cornerboards. Most of the aforementioned details on the front verandah appear to be original to the historic house, and should be preserved, except where noted.



View of the porch as seen from the northeast corner.



View of the front porch, looking west.

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Front view of existing porch stairs showing wooden treads and open balustrade.



View of existing porch stairs (looking east) showing open balustrade with lathe turned balusters and columns, and newel posts.



Photos showing top (left) and bottom (right) portion of the engaged lathe turned column at east corner of the front porch.



Photos showing top (left) and bottom (right) portion of the typical full lathe turned column and newel post at the front porch. Note the 2x4 addition on above the newel post that is not a character-defining element of Johnston House.



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As part of the rehabilitation scheme, original wood detailing within the front verandah will be preserved, where possible. At some point, 2x4 were added to the newel posts facing both the interior and exterior of the porch. Any material beyond repair will be replaced with physically and visually consistent material, to match original.

The eastern portion of the closed soffit appears to indicate that the verandah to the east was once open, and wrapped around the corner. The proposed redevelopment scheme involves the restoration of an open verandah to be contiguous to the front at the northeast corner of the historic house.

The original low wood balustrade on the front stairs may require revisions to meet the code. Heritage homes of this vintage were typified by a low balustrade of approximately 24" in height. In order to meet current code, alternate compliance measures should be explored, such as the use of metal pipe rail and/or glass panels to make up the remaining height to meet code requirements.

Conservation Strategy: Preservation & Rehabilitation

- Preserve the original front verandah in its existing full-width configuration.
- Original wood detailing within the front verandah should be preserved and repaired, as possible.
- Remove unsympathetic elements such as porch lattice and 2x4 addition to newel posts.
- Original low height of the balustrade should be retained, with alternate compliance methods utilized to achieve the required 42" height. New possible alternative materials may be glass panels, metal pipe rails or a combination of both.
- Restore the open verandah to wrap around east portion of the historic house, and match the original detailing at the front verandah.
- All exterior wood surfaces should be prepared for repainting according to colour schedule devised by Heritage Consultant.



Perpendicular configuration of closed soffit at the east portion of the front verandah.



Parallel configuration of closed soffit at the west portion of the front verandah, oriented perpendicularly in relation to the exterior wall.



Photo showing original venting along overhang soffit board along the north elevation of the front verandah (missing along the east and west overhang soffits) and decorative wood lattice.



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5.6 FENESTRATION

Windows and doors are among the most conspicuous features of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

5.6.1 WINDOWS

The Johnston Residence features a variety of original wooden frame and sash fenestration including: double-hung assemblies, some with Queen-Anne Style multi-paned upper sashes and coloured glass, with wooden sash horns; and fixed assemblies. All of these are character-defining elements of the historic house that should be preserved, if possible.

It appears that the majority of original wood-sash and stained glass windows are extant. The original wooden sash has characteristic wooden sash horns at the upper sashes, some of which are multi-pane with coloured glass. All elements have been painted and seem to be in good condition. Note that all visual inspection of the wooden sash were undertaken from ground level. The windows below the water table are not original, and appear to be in good condition.

The intent of the proposed redevelopment scheme is to preserve all original wood-sash windows as possible. Each window should be assessed on a case-by-case basis by a skilled contractor experienced in restoration of historic wood windows. Windows will be repaired as required, and any windows that are too damaged to repair will be replaced in-kind with physically and visually identical replica wood window.



A pair of original double-hung wood-sash windows with wooden horns in symmetrical location above the gable roof of front porch at north elevation.



An original double-hung wood-sash window, with multi-pane upper sashes and coloured glass at the western portion of the front porch.



Original door with oval inset glazing and adjacent fixed pane wood window with frosted glazing.

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Existing condition of all four original windows at west elevation. Note that all windows on the second floor have similar configuration at west, north, and east elevations. The two ground floor windows at the northwest corner have multi-paned upper sashes and coloured glass.

Single glazing will be preserved, as possible. All original stained glass windows will be preserved, and repaired as required. Side and rear window configuration of later addition may be changed according to proposed window schedule, as necessary, and can include double-glazed wood sash assemblies.

Conservation Strategy: Rehabilitation &/or Restoration

- Preserve all original wood-frame and stained glass windows in their original configuration. Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.



Existing condition of original window at south return of west elevation.



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- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by reapplying putty; weather-strip as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Heritage Consultant can review window shop drawings and mock-up, when available. Ensure window manufacturer is aware of recommended sash paint colour prior to finalization of order.
- Later window configuration on side and rear elevations may be rehabilitated to accommodate the revised interior layout. All new windows should be wood-sash, painted.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.6.2 DOOR

The Johnston Residence features an original wooden front door with oval inset glazing, which is a character-defining element of the historic house, and should be preserved. The exterior condition appears to be in good condition, although its functionality should be investigated. Heritage Consultant will review at time of condition assessment.

Conservation Strategy: Preservation &/or Restoration

- Retain the original door opening in its original location, and preserve and repair, as possible.

5.7 ROOF

The Johnston Residence features a hipped-roof structure with closed soffits, and full-width front verandah with hipped roof and closed soffits. The original roof configuration is a character-defining element that should be preserved. Existing fascia boards and wood soffits appear to be original, and appear to be in good condition, and should also be preserved.

As part of the proposed rehabilitation scheme, the roof configuration will be preserved and existing wood detailing will be retained, as possible. Roofing material is not original, and can be replaced as needed; Heritage Consultant will review material options when available. The original roofing material would have been sawn cedar shingles. All existing wood trim will be assessed, and repaired as required. If any wood is in too poor condition to repair, then it will be replaced in-kind with physically and visually consistent material to match original.

Conservation Recommendation: Preservation & Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its hipped-roof structure with overhang and closed soffits.
- If required, roofing system may be rehabilitated. Cedar shingles are the preferred material, Duroid shingles may be acceptable if suitable profile and colour are determined.
- Retain the original fascia boards and wood plank soffits. Assess and repair as required.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.
- All exterior wood surfaces should be prepared for repainting according to colour schedule devised by Heritage Consultant.



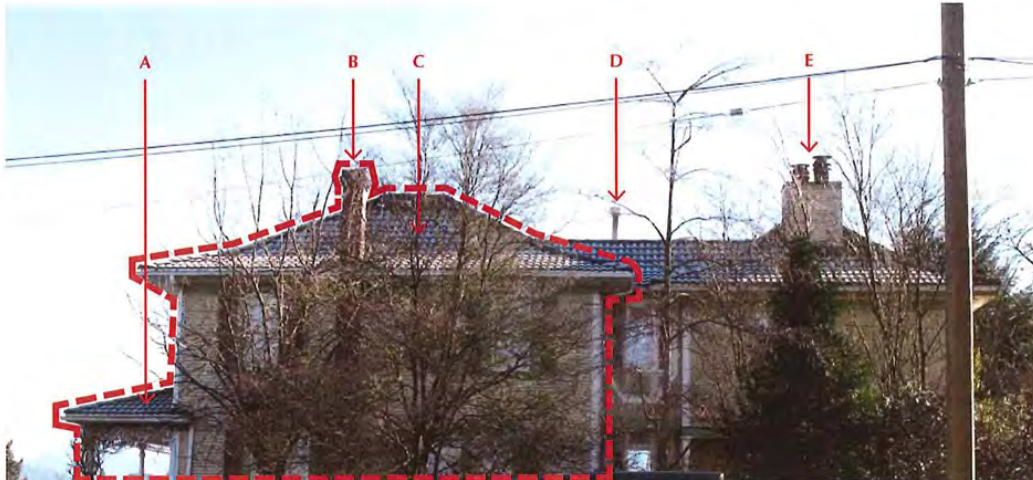
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Original roof configuration (dashed in red) and later addition at the rear (south) elevation.

A: Front porch gable roof with closed soffit; B: Existing original external red brick chimney; C: Original hipped-roof configuration with closed soffit; D: Contemporary exhaust stack at the east portion of new addition; E: Contemporary internal chimney stack with two steel exhaust pipes clad in narrow wooded horizontal textured lap siding.



Zig-zag detailing of original wooden board soffits (dashed in red), in comparison with later flush corner detailing of wooden board soffits at the west (left) and east (right) elevations.



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5.7.1 CHIMNEY

An original character-defining external red brick chimney is located on the west elevation, and is in relatively good condition, with evidences of weathering in the form of efflorescence, minor spalling, and mortar deterioration, with some biological growth along the mortar joints. Above the roofline, the extant red brick chimney stack has a corbelled crown. Where the bricks meet the soffit, it appears that there is water penetration from the roof, which caused further weathering of the brick units. It also appears that some wood trim are missing, and in need of replacement.

Conservation Recommendation: Rehabilitation

- Review flashing elements of original red brick chimney where it meets the roof to ensure no water penetration within and through the roof.
- Replace missing wood trim where soffit meets the brick.
- The original external portions of the chimney should be rebuilt to match the original unpainted brickwork.
- Any new bricks and mortar should match the original as closely as possible in material, dimension, profile and colour.
- The new brickwork should be braced as required, to ensure structural stability.

5.8 COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. The following colour scheme has been derived by the Heritage Consultant, based on colours available at the time the house was built. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further investigation should be undertaken when full access to the house is available.



Photo showing a portion of the exterior red brick chimney immediately above and below the roof level.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be confirmed. Matching to any other paint company products should be verified by the Heritage Consultant.

Conservation Recommendation: Restoration

- Complete all basic repairs and restoration, and remove surface dust and grime before preparing, priming and painting. Ensure that all surfaces to be painted are thoroughly dry.
- Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip previous paint that is adhering except to repair base-material decay.



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- Remove deteriorated paint that is not adhered to the wood using a paint scraper.
- Remove dust and dirt with the gentlest method possible such as low-pressure (hose pressure) water washing, using soft, natural brushes or plastic putty knives.
- Paint all areas of exposed wood elements with primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, select an oil-based primer).
- Re-apply colours to the surfaces by wrapping the applied colour around their edges, where possible (architectural trip wrap).

PRELIMINARY COLOUR TABLE: JOHNSTON RESIDENCE (2801 ST. GEORGE STREET)

Element	Colour*	Code	Sample	Finish
Siding	Dunbar Buff	VC-5		Satin
Window & Door Trim, Cornerboard, Columns, Fascia Board, Water Table, Other Trim	Pendrell Red	VC-29		Semi-Gloss
Soffits	Dunbar Buff	VC-5		Semi-Gloss
Window Sash	Gloss Black	VC-35		High-Gloss
Foundation Skirting	Dunbar Buff	VC-5		Semi-Gloss
Verandah Decking	Edwardian Porch Grey	VC-26		Semi-Gloss
Gutters & Downspouts	Oxford Ivory	VC-1		Flat
Door	Strip stain and varnish, if possible (otherwise, match window sash)	-		Stained & Varnished (or Gloss)

*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*



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5.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the rehabilitated Johnston Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*. As defined by the Standards and Guidelines, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as brick wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required,



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this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted – where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.



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The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash,

etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Johnston House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from the foundation?
- ☐ Are pavers cracking or uneven?
- ☐ Are leaves and needles from surrounding trees and landscaping falling on site and blocking water drainage?
- ☐ Is landscaping trimmed back and maintained?

Foundation:

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil



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- build-up?
- ☐ Is there evidence of structure deflection?

Wood Elements:

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose fibres)
- ☐ Is any wood warped twisted or cupped?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted/Stained Materials:

- ☐ Does paint/stain show blistering, sagging or wrinkling, alligatoring, or peeling? Source?
- ☐ Do paint/stain surfaces show signs of staining, bleeding knots, mildew etc.? Cause?
- ☐ Is paint/stain clean, especially at air exhaust vents?

Verandahs / Porches:

- ☐ Are steps safe? Handrails secure?
- ☐ Do any support columns show rot at their bases?
- ☐ Attachment – are porches, steps, etc. securely connected to the building?

INTERIOR INSPECTION

Basement:

- ☐ Are there signs of moisture damage to the walls? If there is visible masonry, is the masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Occupied Areas:

- ☐ Floors, walls and ceilings: are they plumb and level? Are there any signs of settlement, old or recent?
- ☐ Are finishes dirty, peeling, lifting, stained or cracked?
- ☐ Are there any signs of water leakage, condensation or moisture damage? (Mould, water staining, material softness etc.)

Concealed Areas:

- ☐ Are crawl space and roof space vents clear and functional?
- ☐ Is there evidence of leaks from pipes and ducts which pass through concealed spaces?
- ☐ Are wood materials soft, damp, split or warped? Are metal materials rusting. Is paint peeling.
- ☐ Are there signs of infestations by birds, bats, insects, rodents etc., past or present?



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6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations made during cleaning (cracks, damp, dripping pipes, malfunctioning hardware, etc.) to be noted in the log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms.
- Check condition of weather sealants (Fall)
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect windows for paint/stain deterioration, and for sealant failure, wood decay, corrosion.
- Complete annual inspection and report.
- Clean out gutters and rainwater systems.
- Touch up exterior paint/stain where needed.
- Check for plant, insect or vermin infestation.
- Routine cleaning as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five years to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Replacement of deteriorated building materials as required



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APPENDIX A: RESEARCH SUMMARY

BRITISH COLUMBIA VITAL EVENTS:

Marriage Registration: William Thomas Johnston & Lulie Card Nason, married June 17, 1908, Port Moody, Reg. #1908-09-120663

Death Registration: William Thomas Johnston, died February 10, 1948, Age 66, Vancouver, Reg. #1948-09-002119

Death Registration: Lulie Card Johnston, died January 4, 1986, Age 97, Vancouver, Reg. #1986-09-000362

SOURCES:

- City of Port Moody Assessment Records
- City Directories
- Historic Title Search

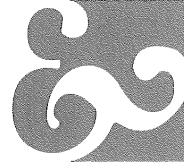


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Wednesday, May 15, 2019

ATTN: Kevin Jones
Senior Development Planner
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3
(604) 469-4582
kjones@portmoody.ca

Dear Mr. Jones;

Heritage Memo #1-1: Heritage Review of Johnston House Redevelopment Proposal
Johnston Residence – 2801 St. George Street, Port Moody, BC

Please accept this letter as a review of the proposed redevelopment scheme that includes the conservation of the historic Johnston Residence, addressed at 2801 St. George Street.

Donald Luxton & Associates prepared the Conservation Plan for this heritage house in April 2016, which provides the framework for the conservation of the Johnston Residence. We reviewed the drawings prepared by Shift Architecture Inc., dated 7 May 2019, and have the following comments:

A proposed overall rehabilitation scheme has been prepared by Shift Architecture Inc., which includes the preservation and restoration of the historic Johnston Residence, and the construction of a townhouse complex to the east of the historic place, characterized by 43 new residences within six individual buildings, and a new semi-private parkette/play area at the southwest corner of the site.

The proposed townhouse complex is physically separated from the historic place. This would allow, a high degree of retention of surviving, original exterior character-defining elements, and the restoration of the wrap-around verandah along the front and side elevations (north and east, respectively). The interior floor plan will be rehabilitated to upgrade its structure and improve its functionality for residential use, which also includes a new, attached garage to the rear of the historic place.

The following is an assessment of the intervention to the site, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Standards 11 and 12 for rehabilitation:

Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Comments: The proposed new, attached garage is physically and visually compatible through the use of wood material, and an overall form, scale, and massing that is subordinate to, and distinguishable from, the historic house. The new, attached garage does not visually compete with the Johnston Residence.

DONALD LUXTON AND ASSOCIATES INC.

1030-470 GRANVILLE STREET, VANCOUVER BC, V6C 1V5
info@donaldluxton.com (604) 688-1216 www.donaldluxton.com

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The townhouse complex is detached from the historic place, and is subordinate to, and distinguishable from, the historic house by virtue of its design. The architectural expression of the new townhouse complex is characterized by related but adapted vocabulary that does not mimic the architecture of the original house. Overall, it conforms to this Standard.

Standard 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Comments: The new, attached garage to the rear of Johnston House is designed in a manner that retains the integrity of the original form, scale, and massing of the historic place. The proposed townhouse complex is detached from the historic place. All interventions are reversible, and can be removed in the future. Overall, it conforms to this Standard.

Based on this assessment, the proposed addition conforms to the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Please do not hesitate to contact us if you wish to discuss further, or have any questions about this heritage review. Thank you in advance for your consideration.

Sincerely,



Donald Luxton, Principal
Donald Luxton & Associates Inc.

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SOUTH VIEWS ALONG ST. GEORGE STREET



SOUTHEAST VIEW AT MOODY STREET & ST. GEORGE STREET



EAST VIEWS ALONG MOODY STREET



WEST VIEW ALONG HIGH STREET



SOUTH VIEW ALONG ST. GEORGE STREET CONTINUED



NORTH VIEW ALONG HOPE STREET



NORTH VIEW ALONG HOPE STREET CONTINUED

IMAGES TAKEN FROM ©2017 GOOGLE STREETVIEW

SHIFT
ARCHITECTURE

2019 0000 Street View
2019 0000 Street View
2019 0000 Street View

This project is for the purpose of providing a visual representation of the proposed development. It is not intended to be used for any other purpose. The images are for informational purposes only and do not constitute a guarantee of accuracy. The images are for informational purposes only and do not constitute a guarantee of accuracy.

No.	Date	Revision Notes
1	2019-05-07	Revised for HRA/DP
2	2019-05-07	Revised for HRA/DP
3	2019-05-07	Revised for HRA/DP
4	2019-05-07	Revised for HRA/DP
5	2019-05-07	Revised for HRA/DP
6	2019-05-07	Revised for HRA/DP
7	2019-05-07	Revised for HRA/DP
8	2019-05-07	Revised for HRA/DP
9	2019-05-07	Revised for HRA/DP
10	2019-05-07	Revised for HRA/DP



REISSUED FOR HRA/DP - 2019 MAY 07

Project File:
2801 - 2831
JOHNSTON HOUSE

Port Moody, BC

MARCON

Client/Owner:
MARCON JOHNSTON (GP) LTD.
2801 - 2831 Street, Langley, BC
V3A 1B8

Project File:
CONTEXT IMAGES

Project Number:
1000

Project Date:
10-04-18

Project Date:
10-04-18

Project Date:
10-04-18

Project Date:
10-04-18

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Project Date:
10-04-18

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VIEW FROM ST. GEORGE STREET TO
BUILDINGS 1 & 2



VIEW FROM ST. GEORGE AND HUGH
STREETS



VIEW FROM ST. GEORGE AND MOODY
STREETS



VIEW FROM MOODY & HOPE STREETS



VIEW FROM HUGH & HOPE STREETS

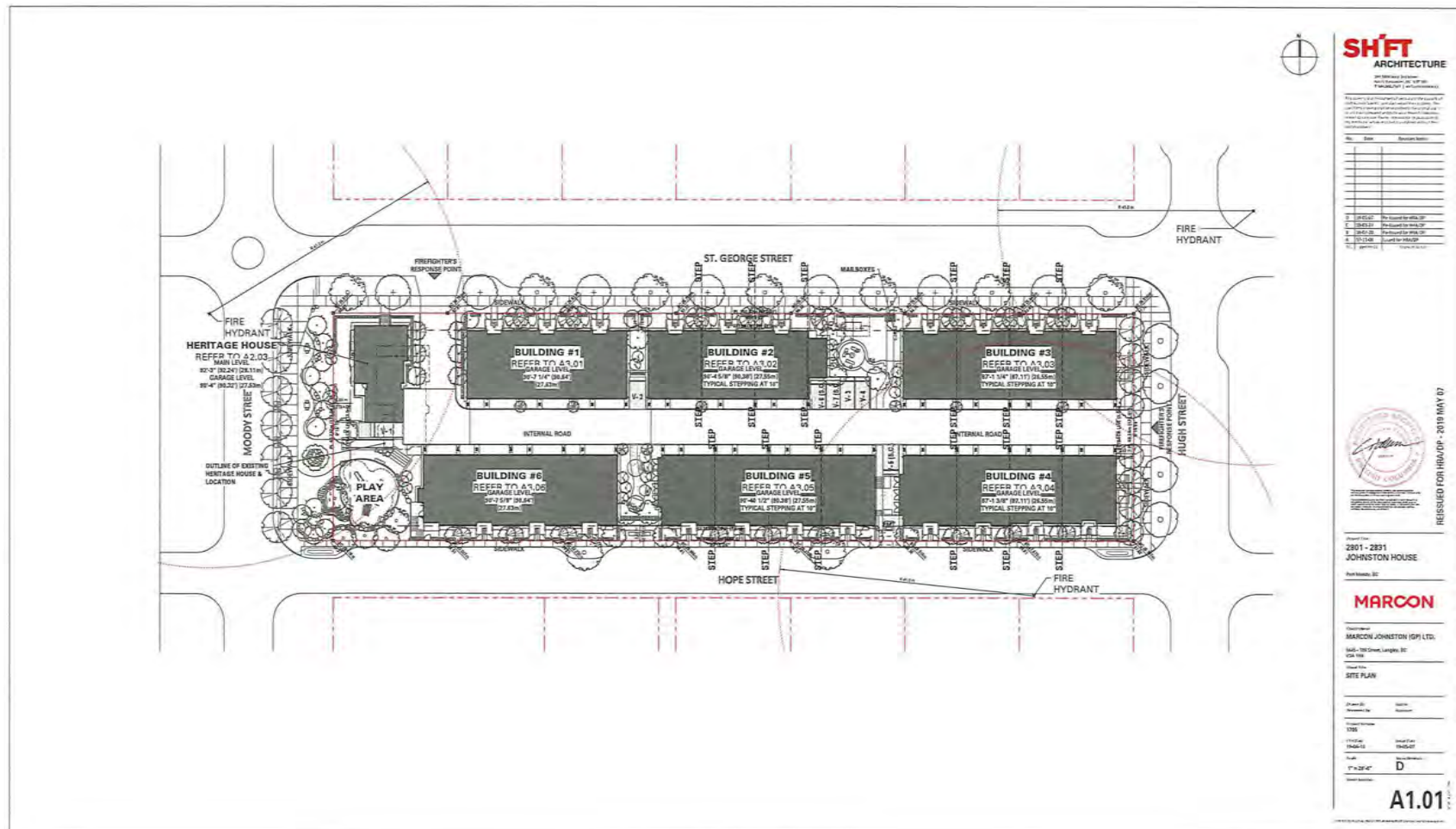
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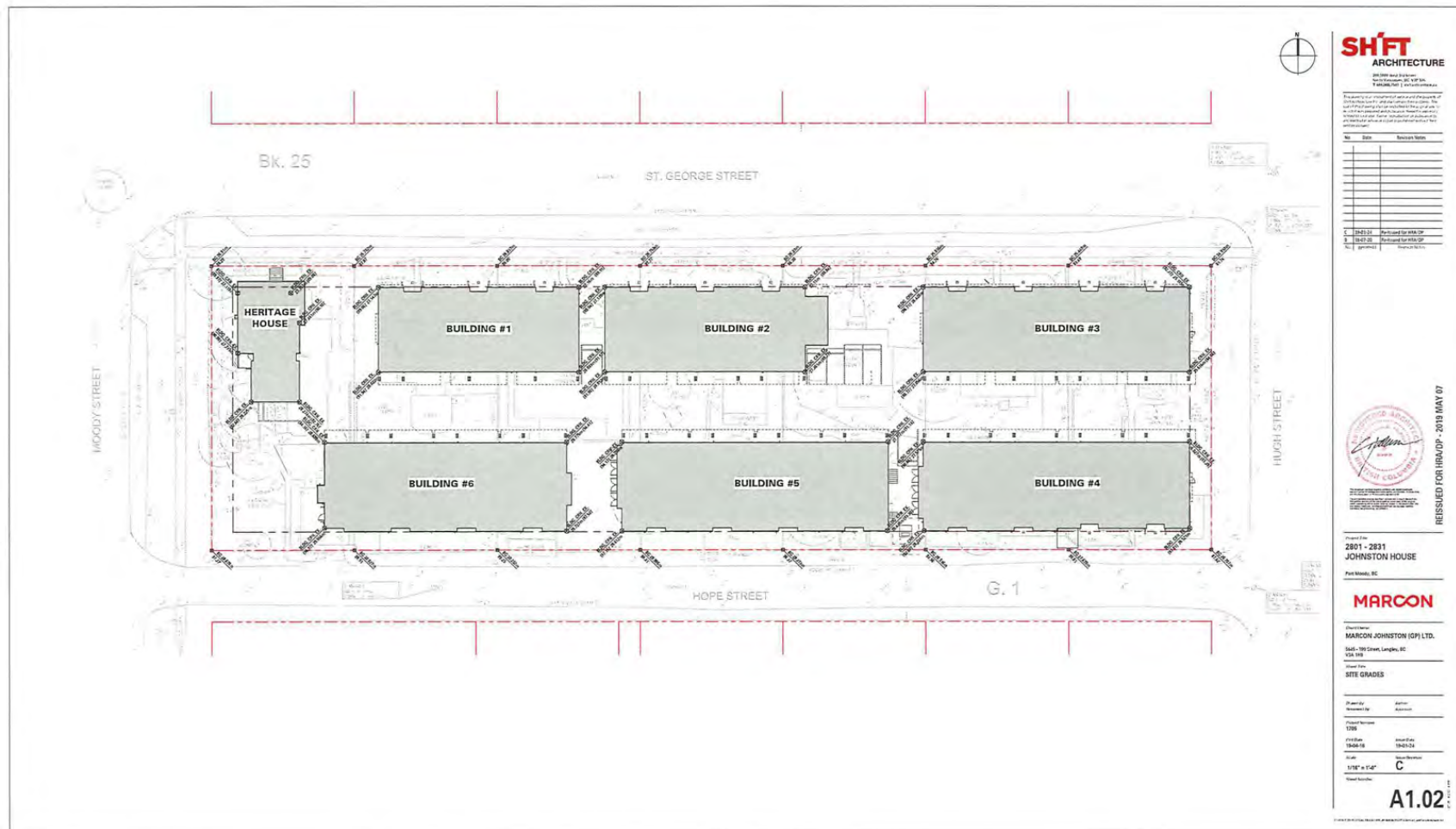


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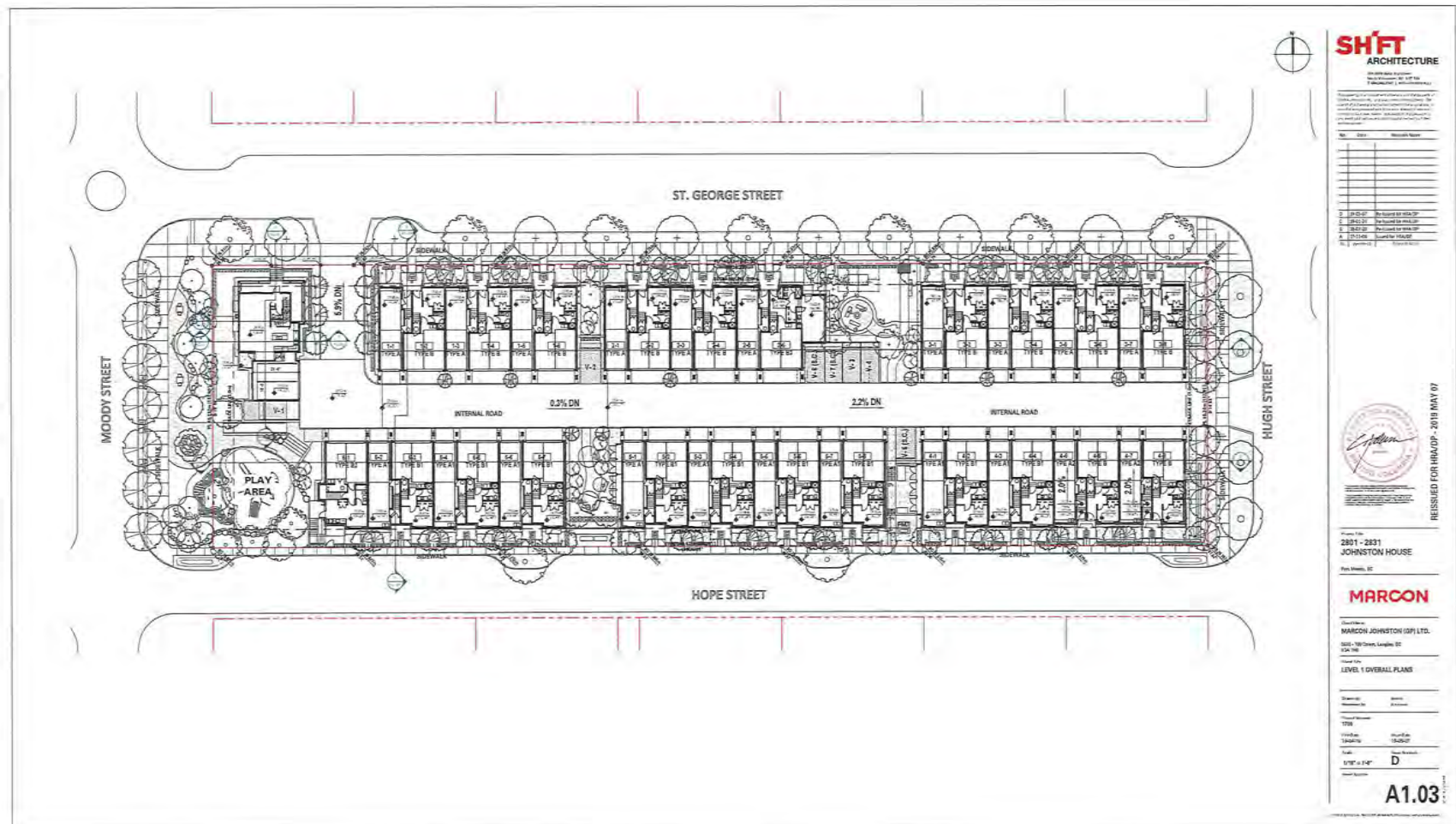


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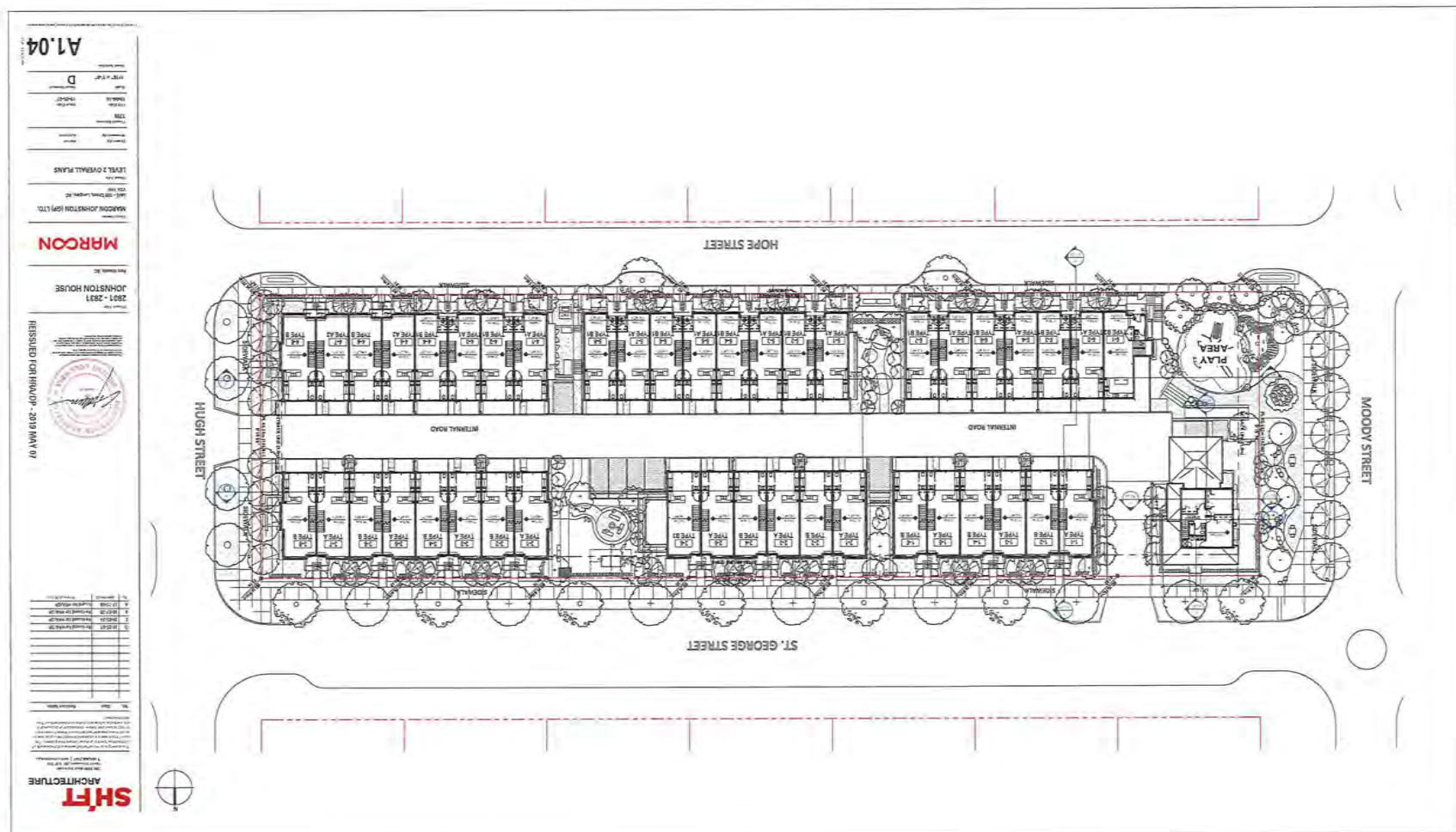


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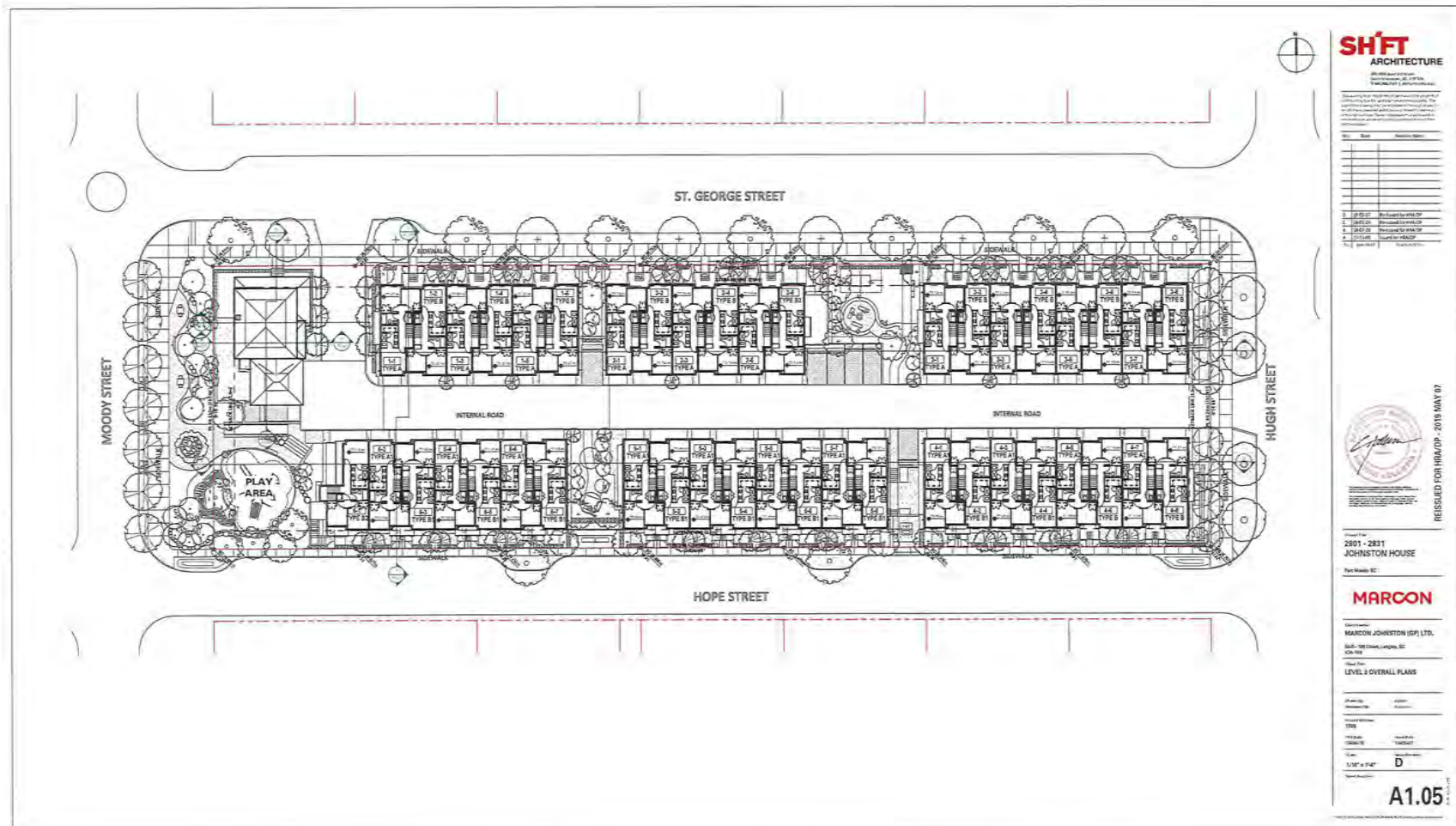


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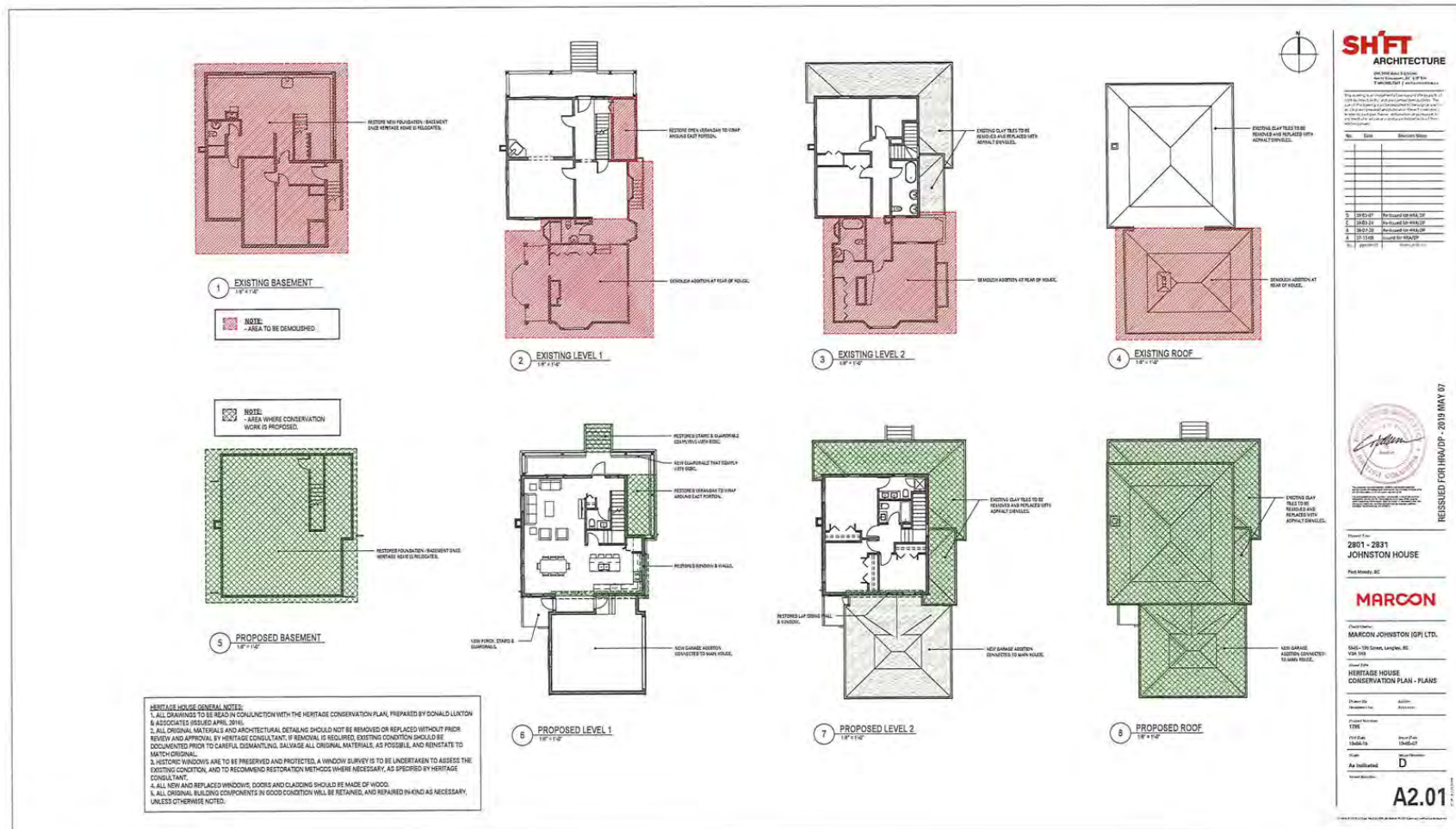


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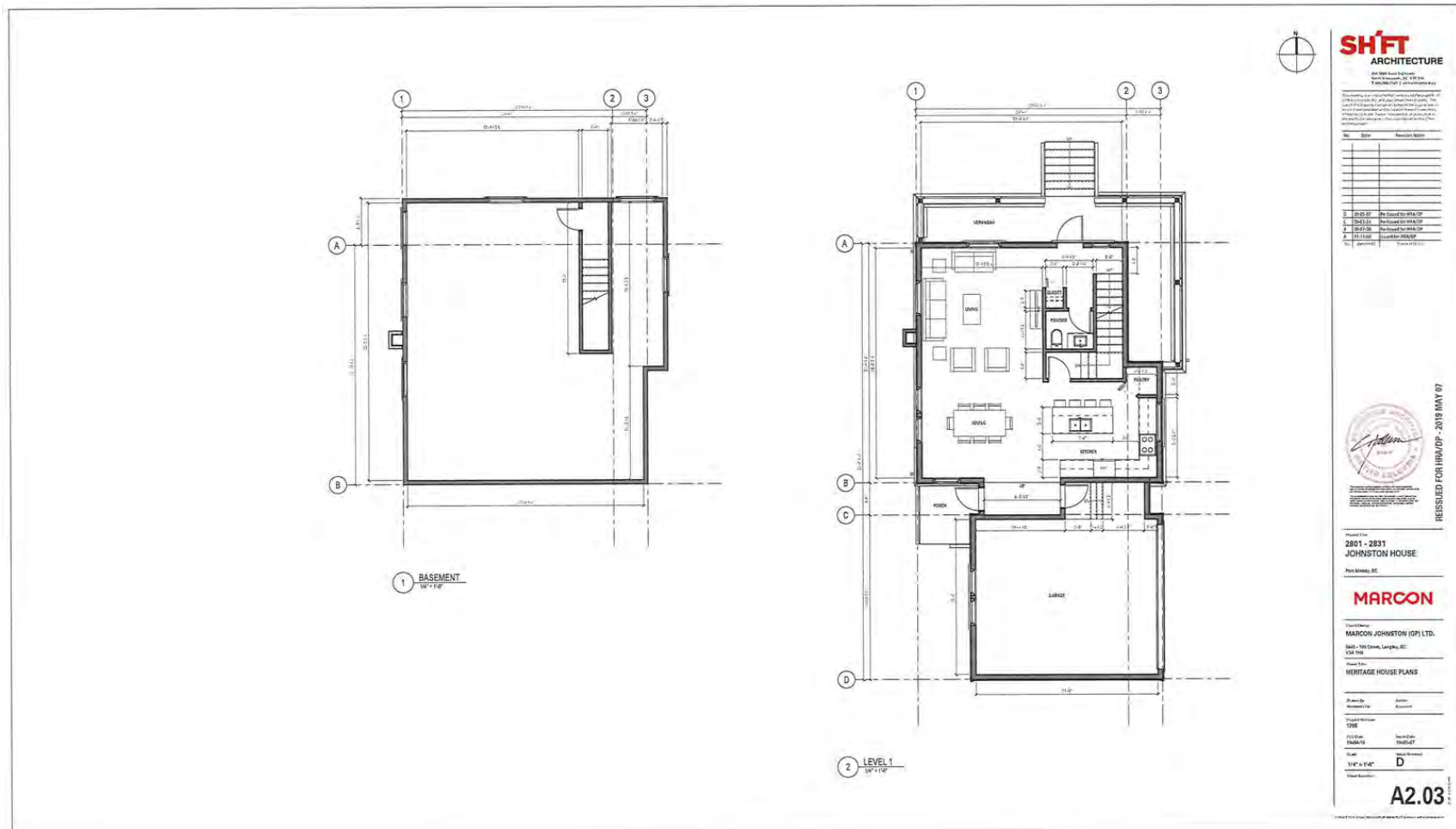


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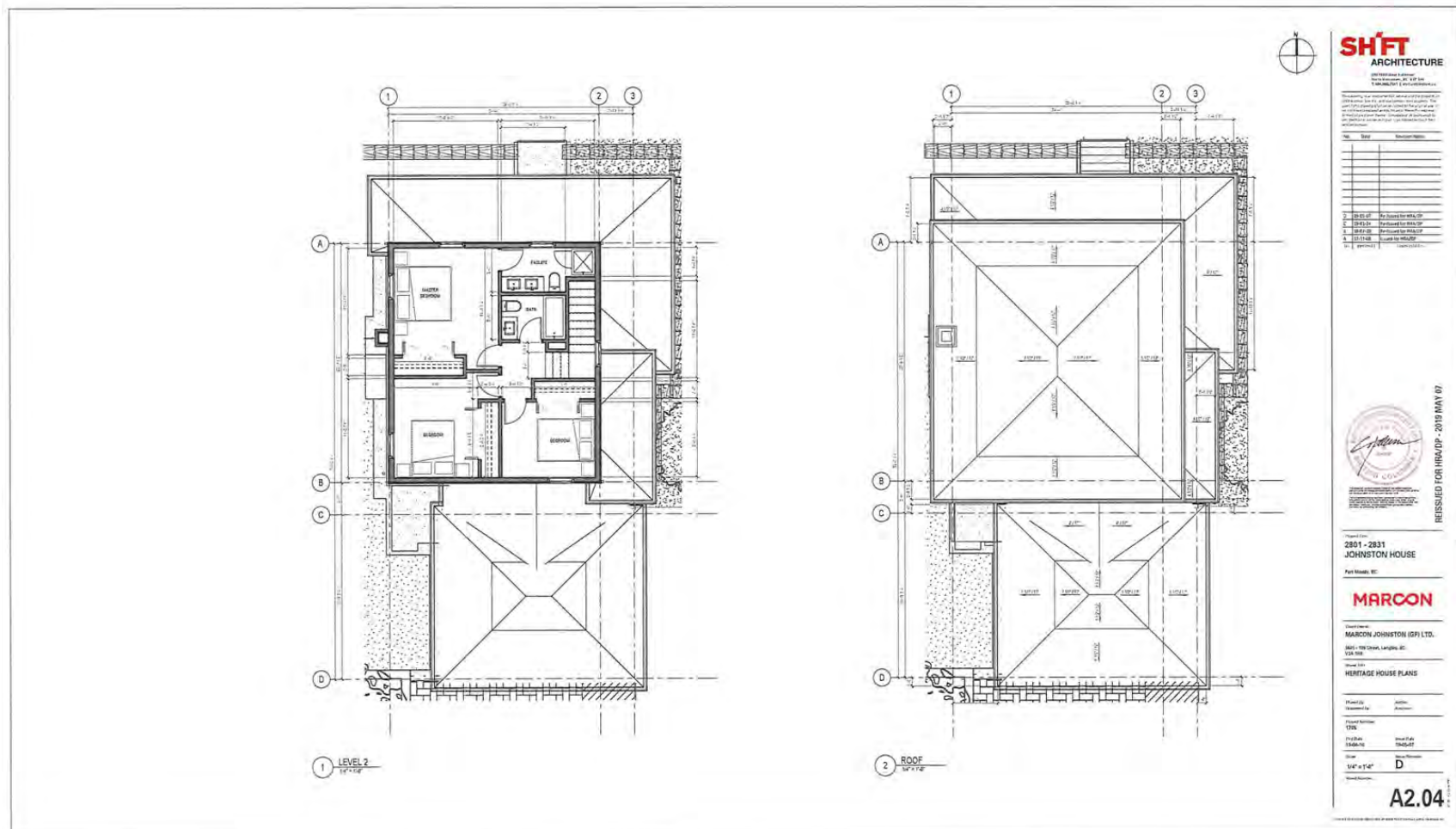


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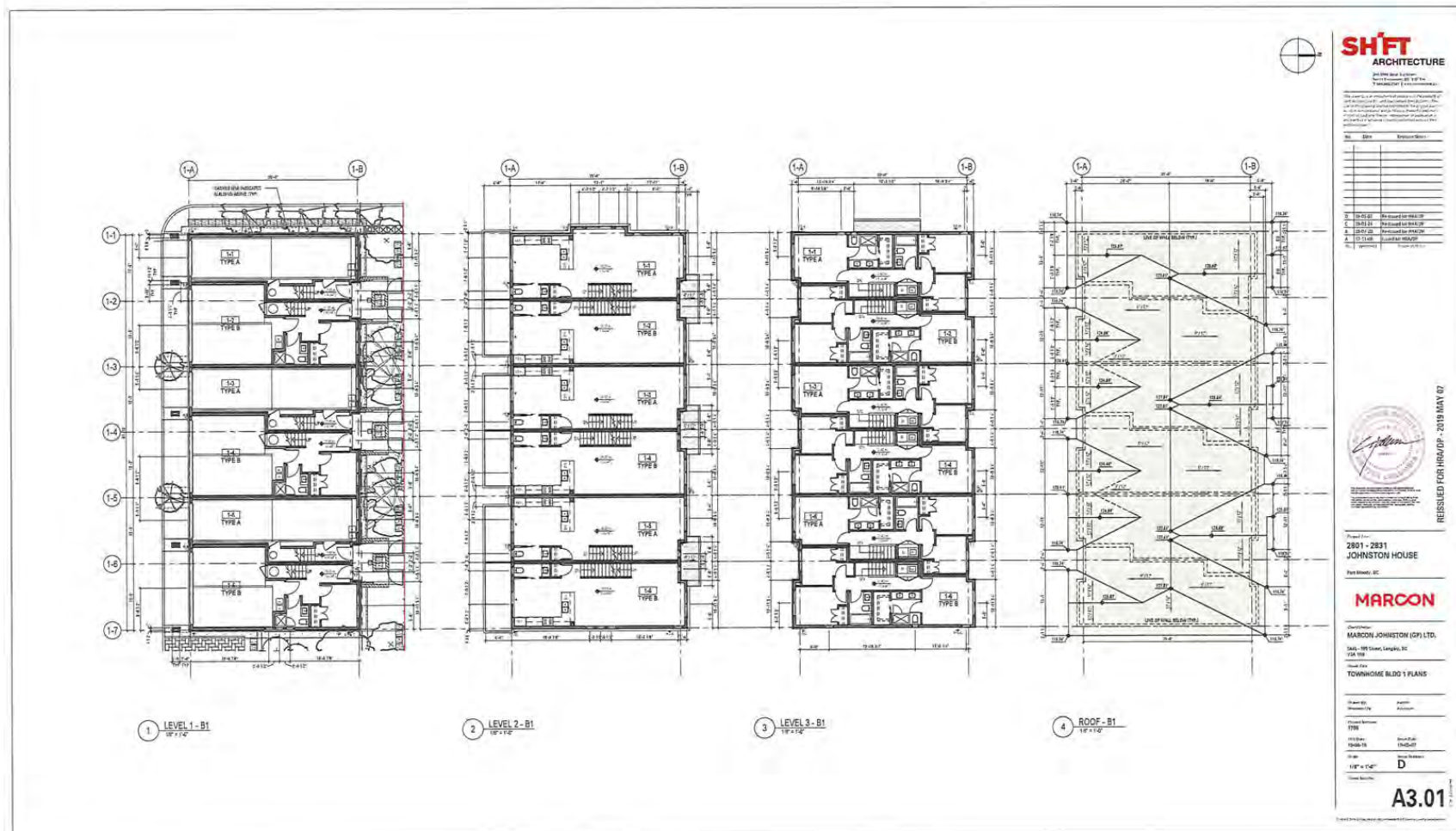


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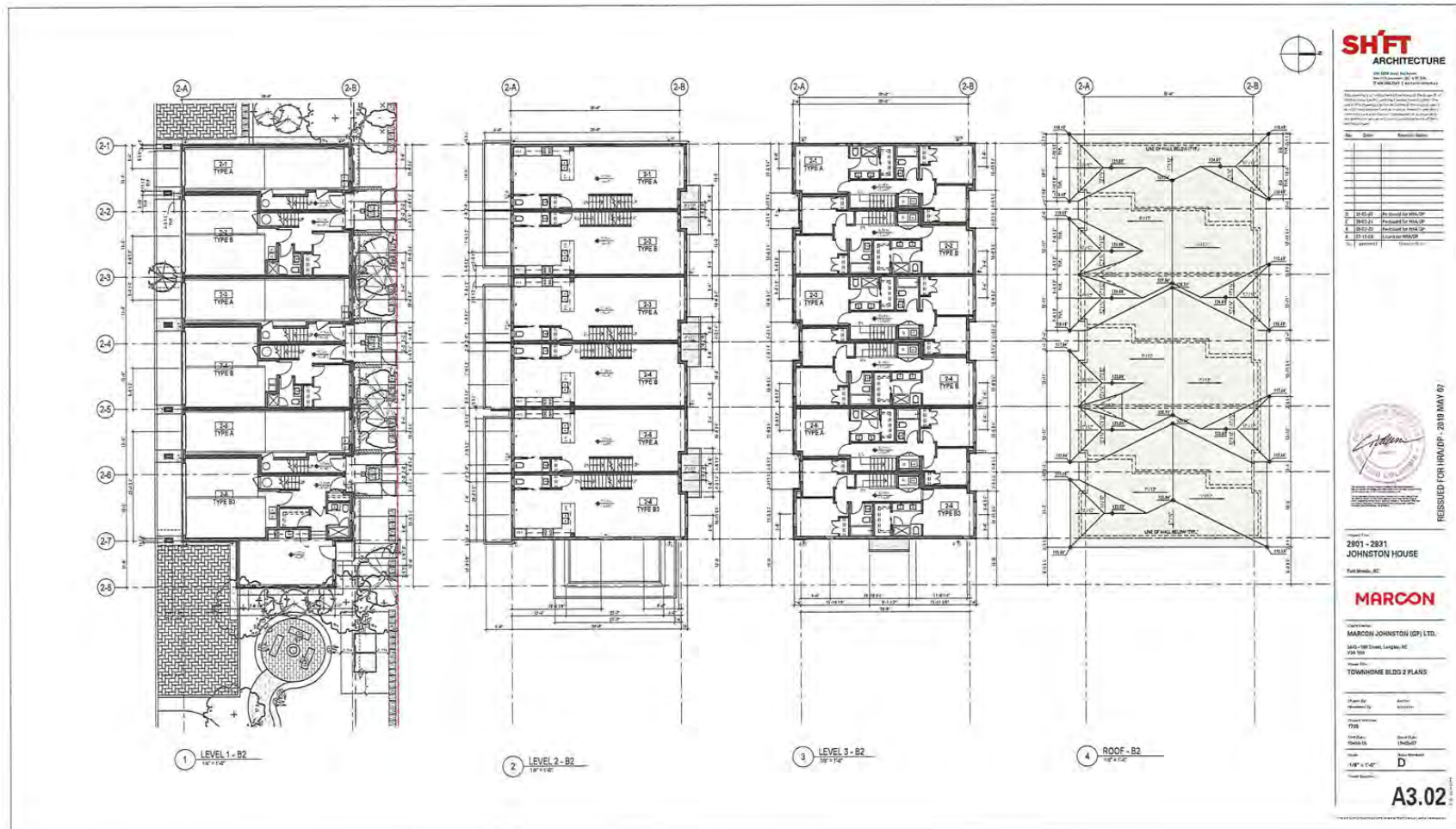


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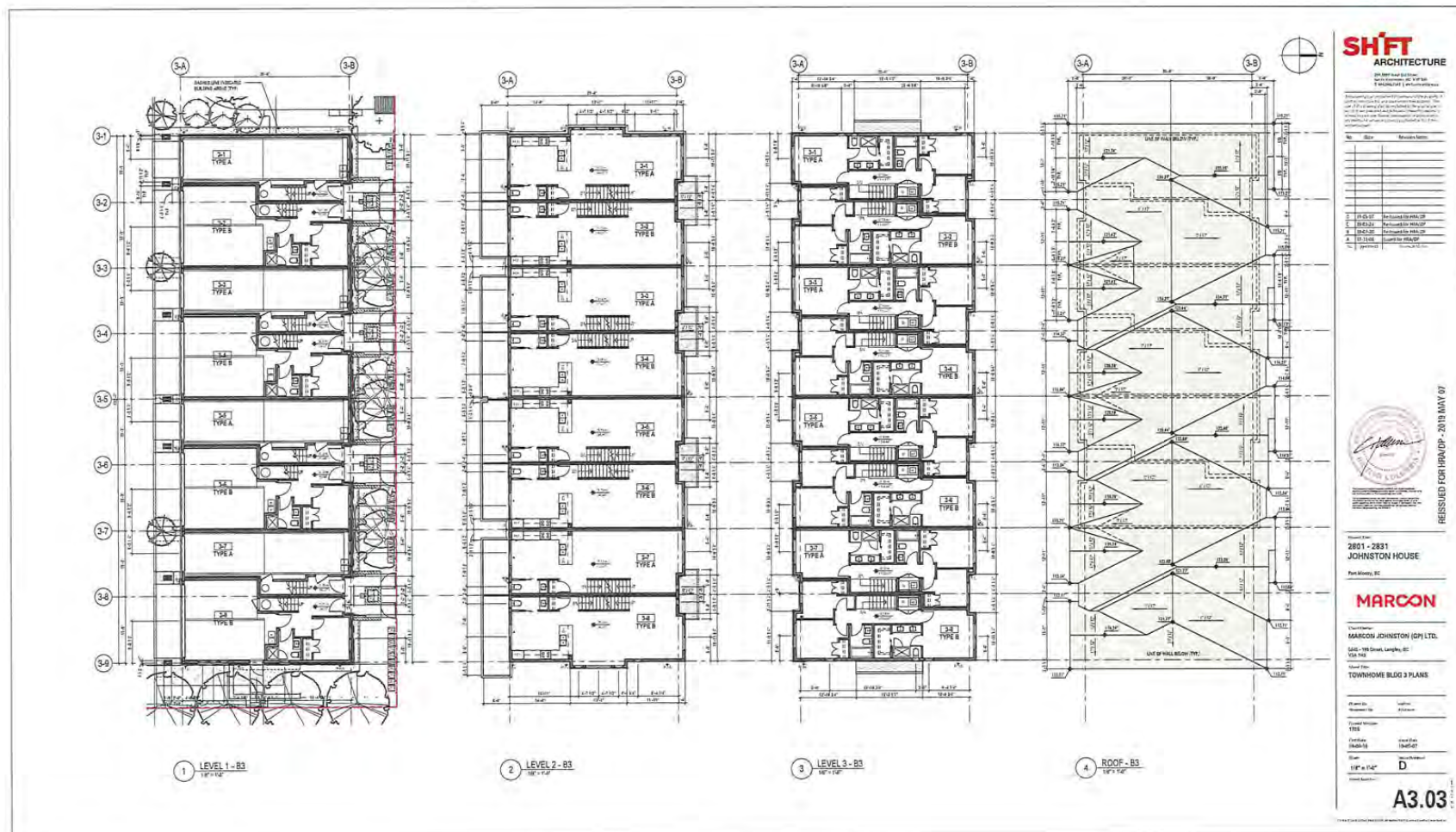


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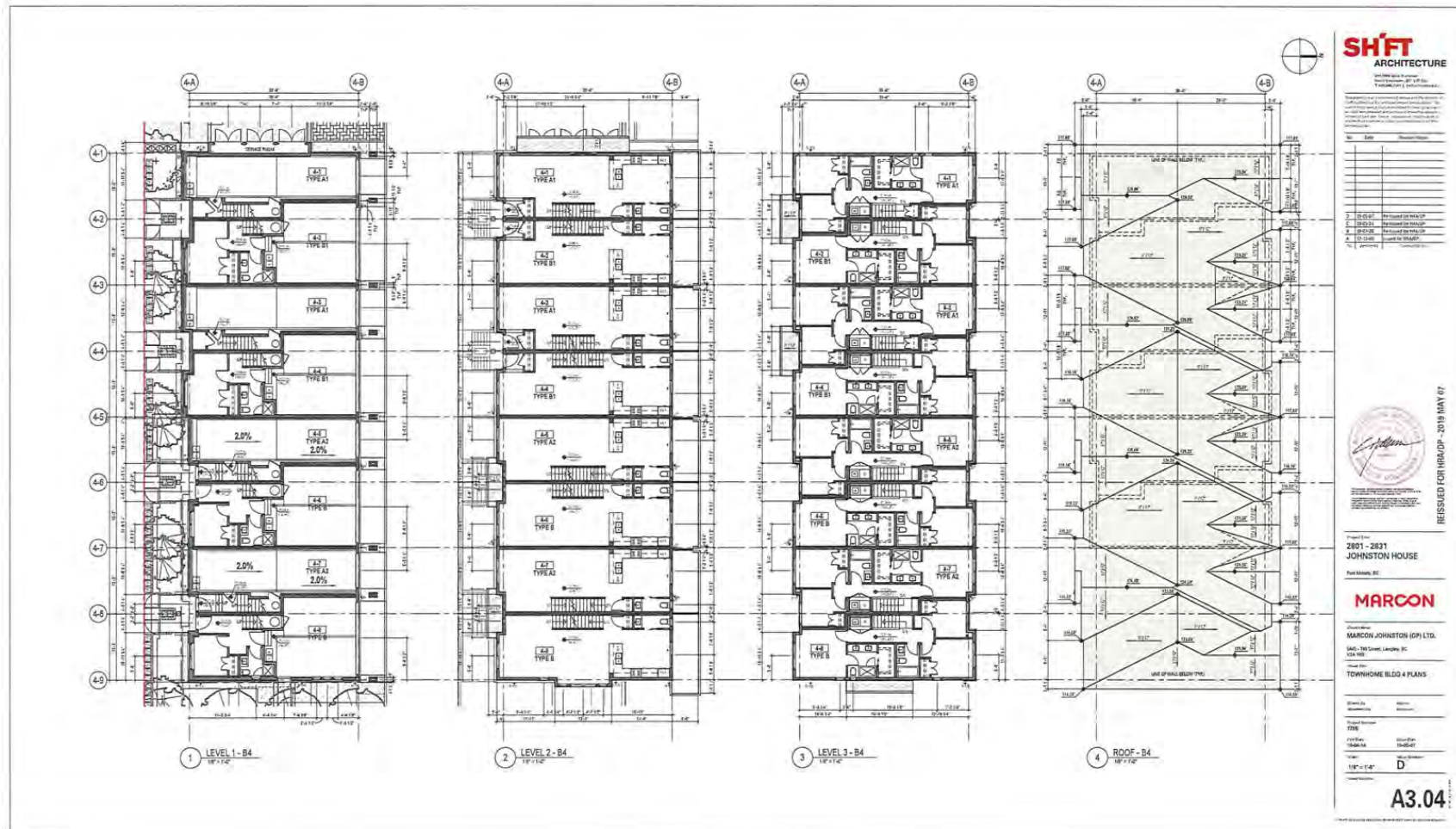


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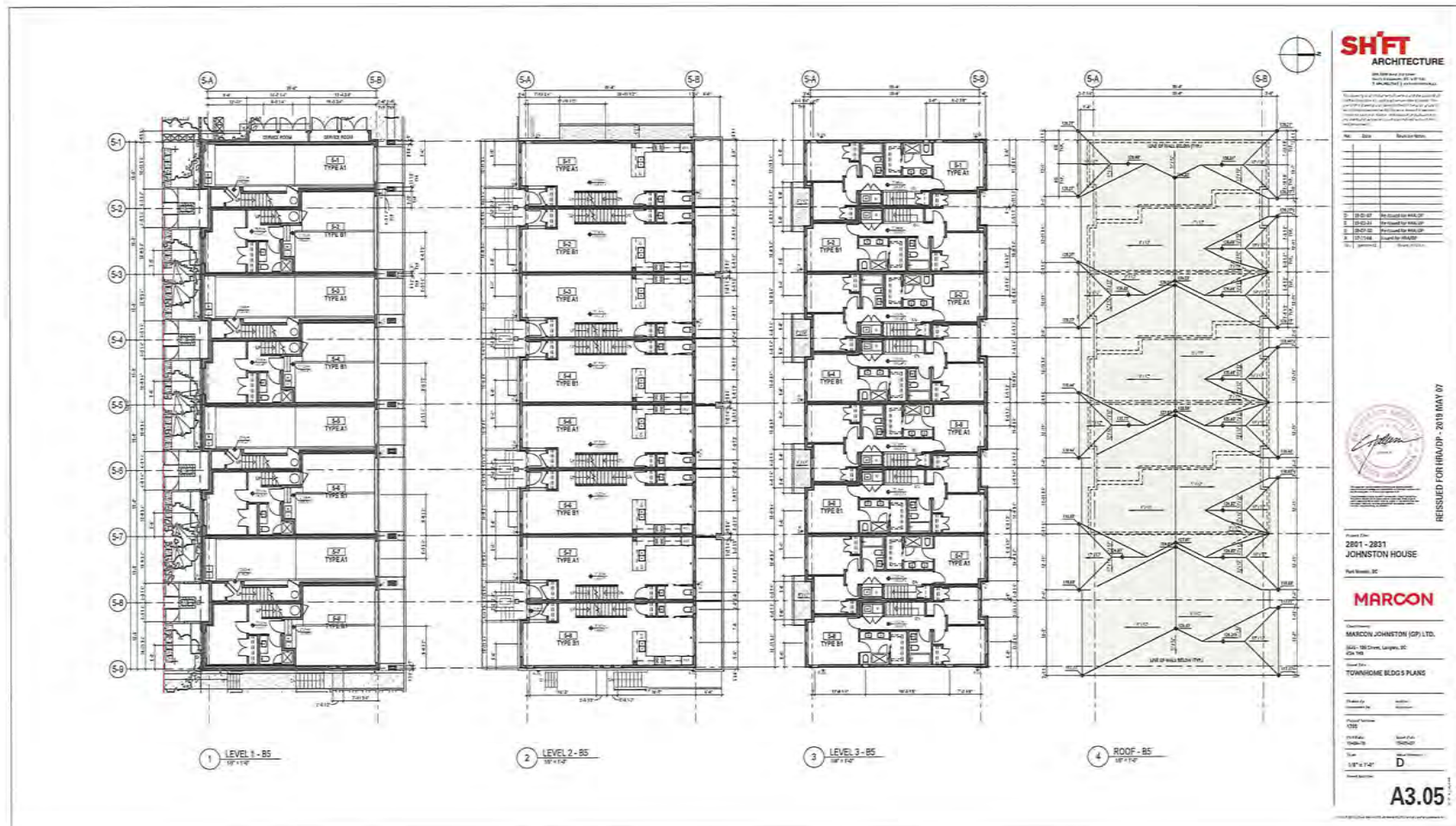


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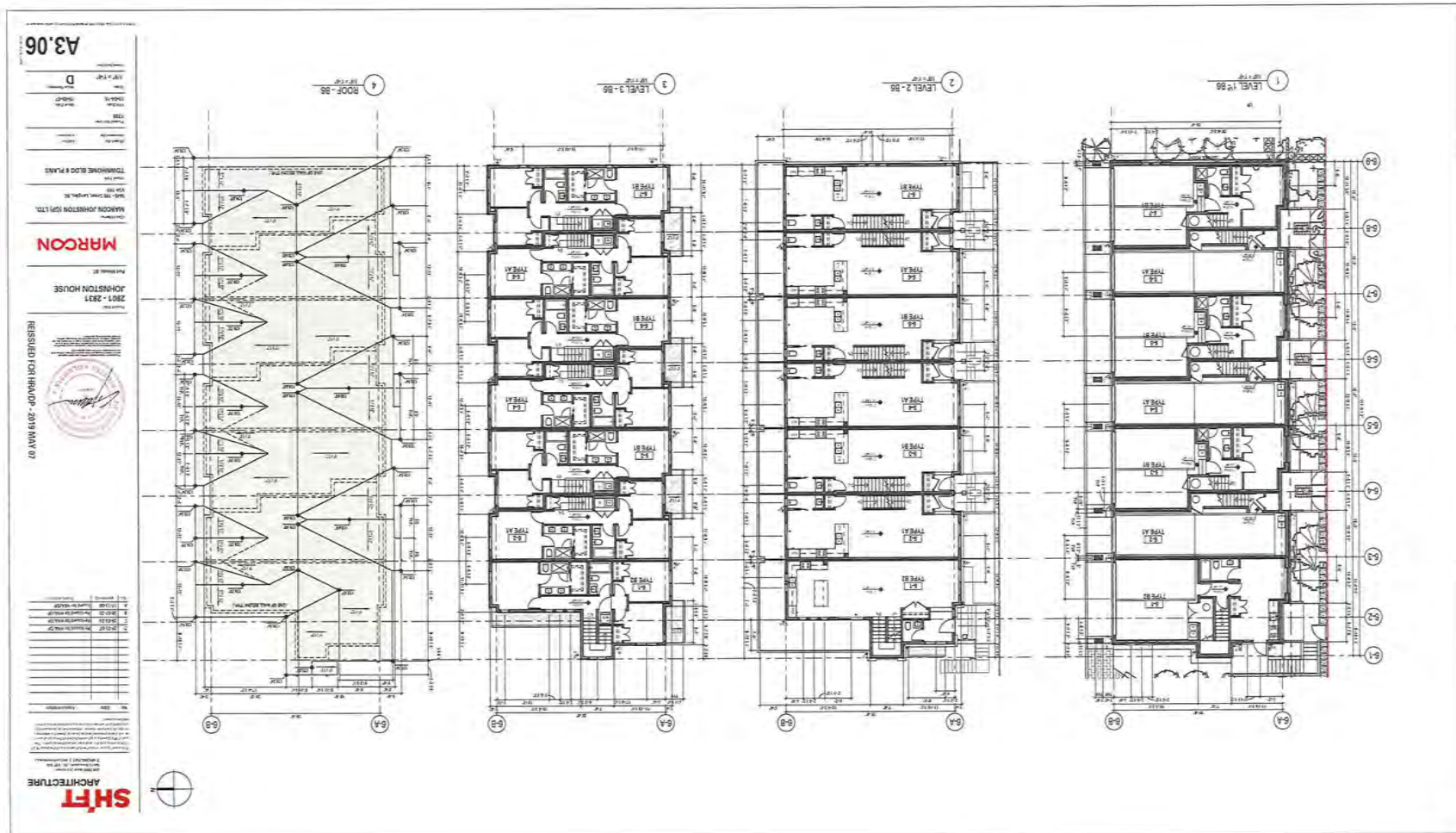


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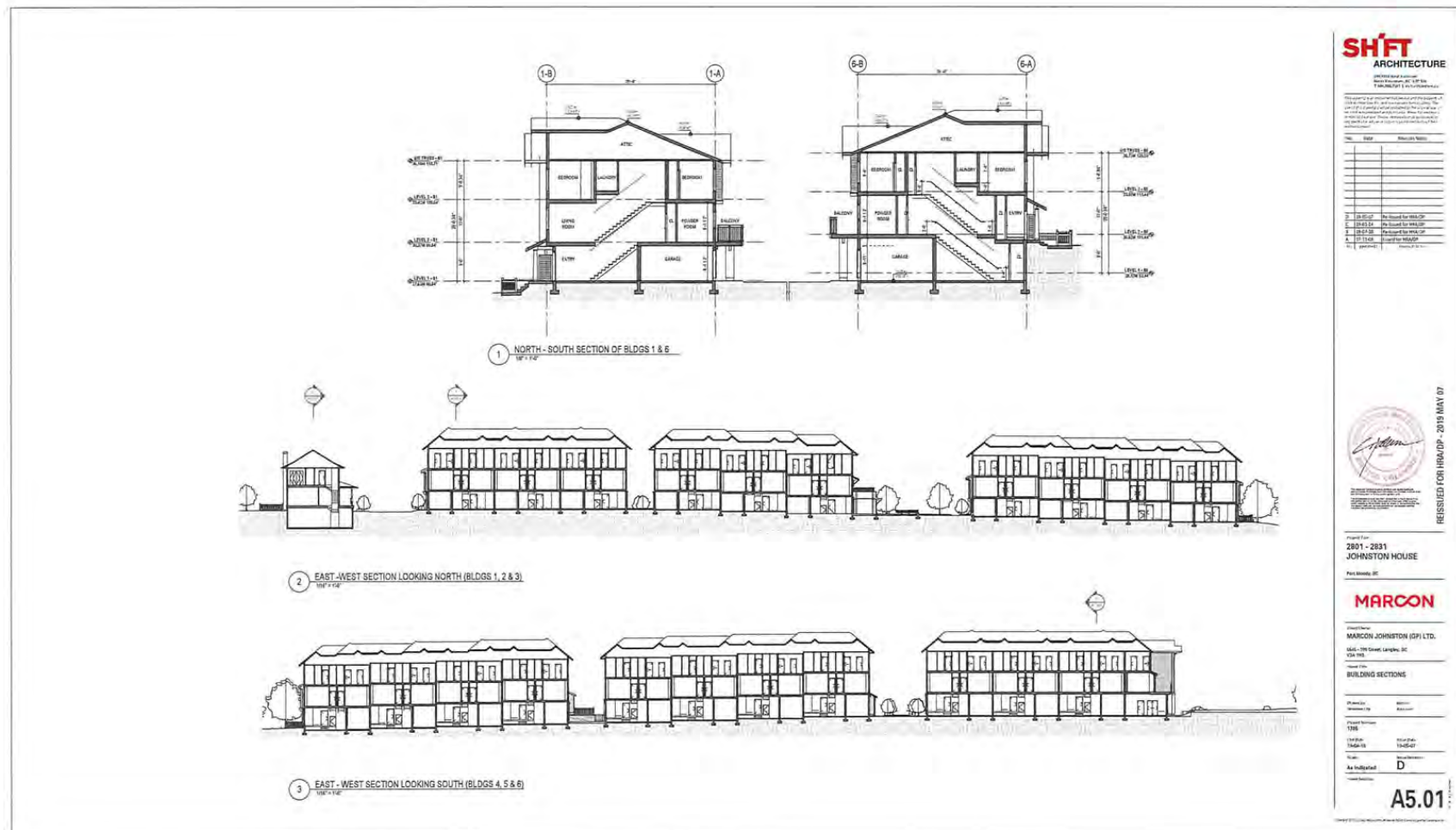


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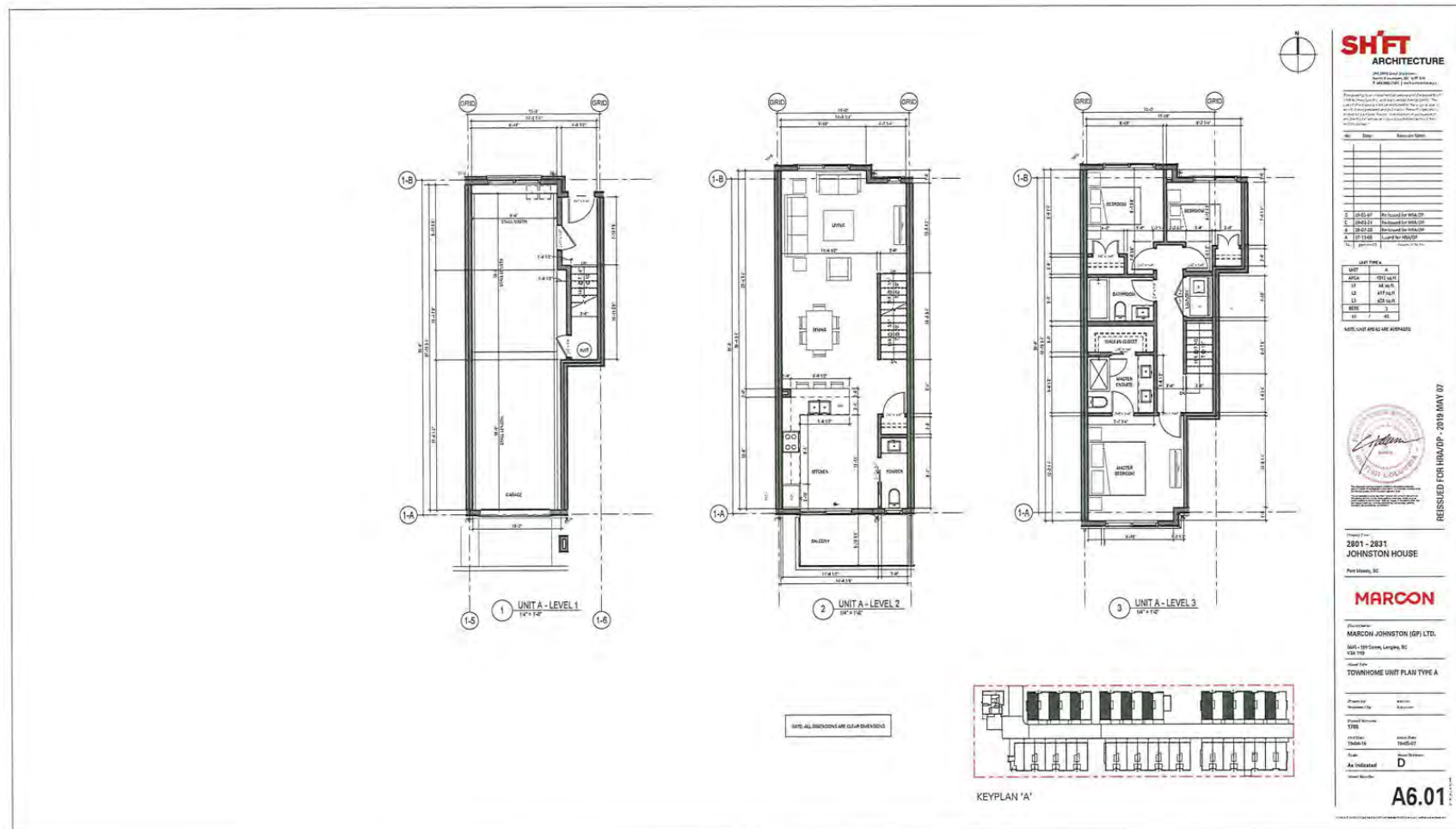


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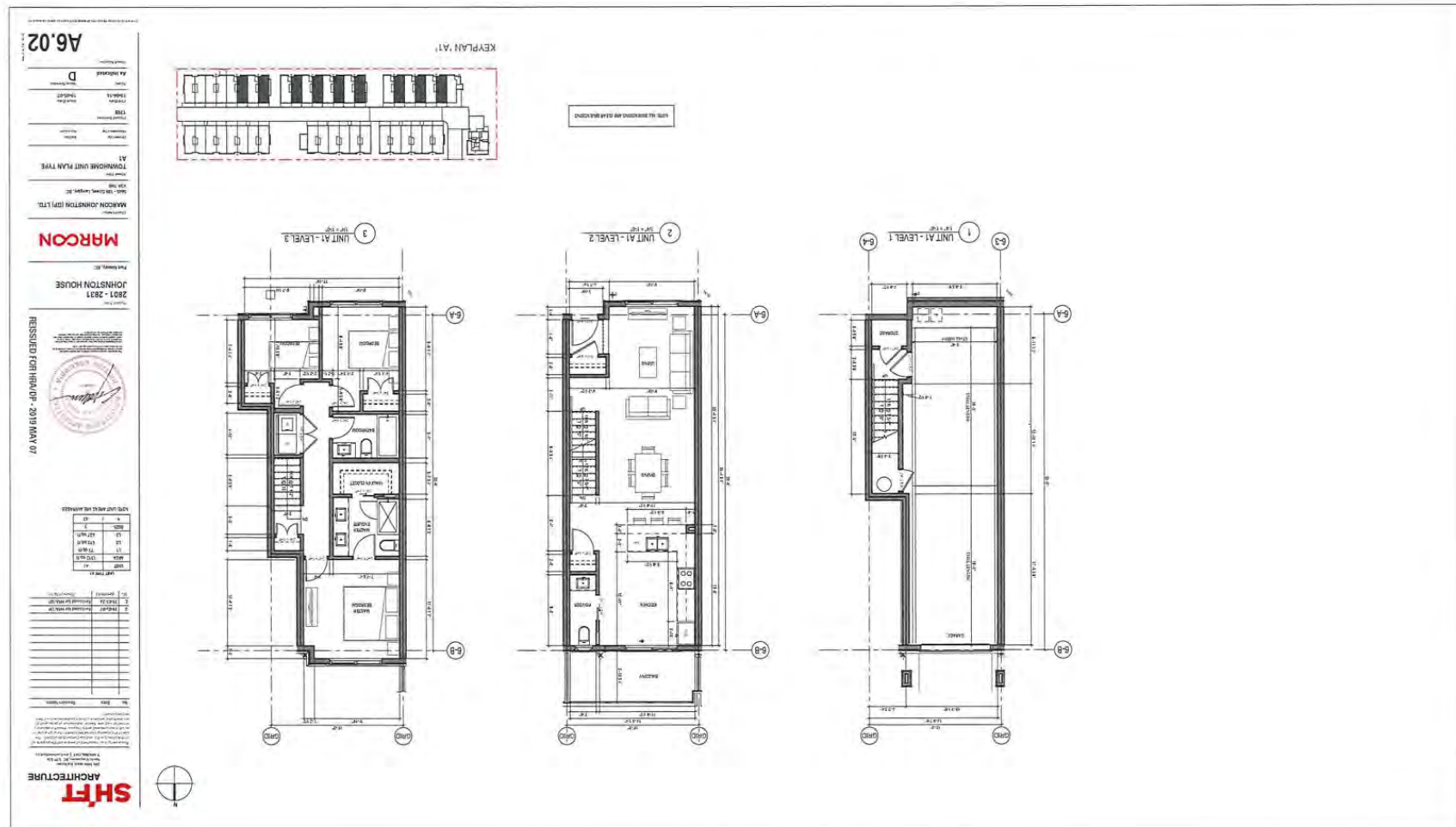


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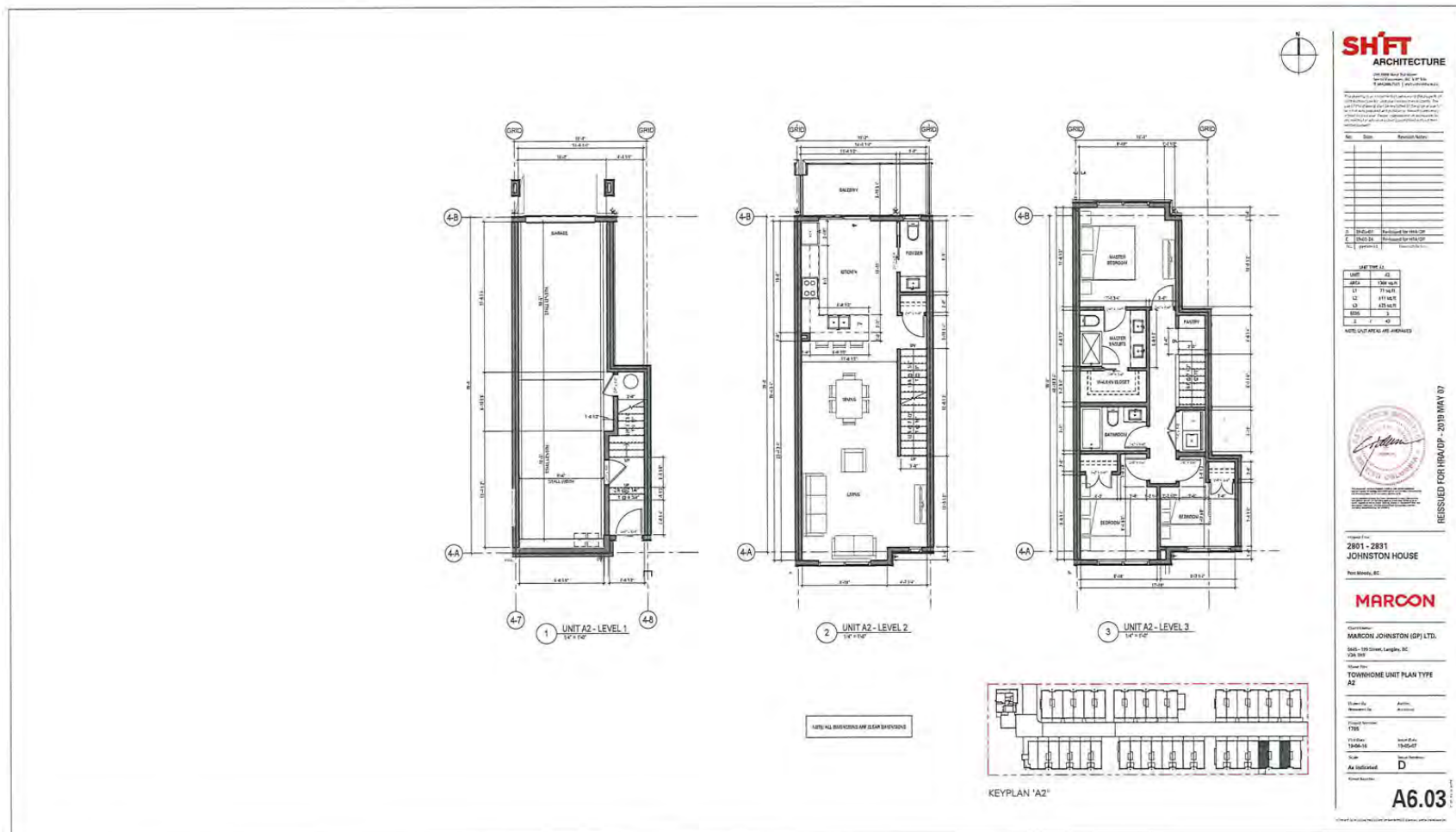


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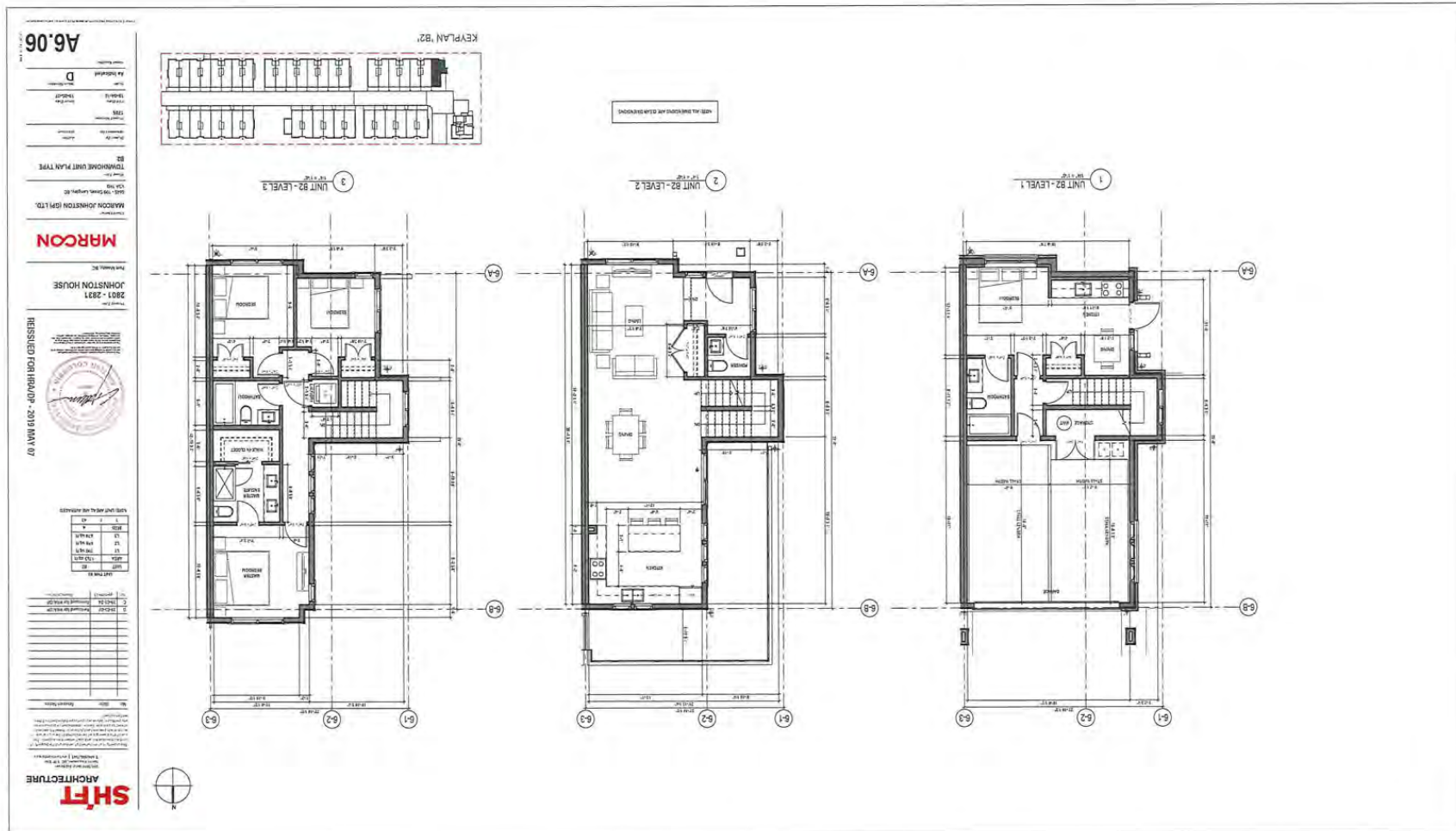


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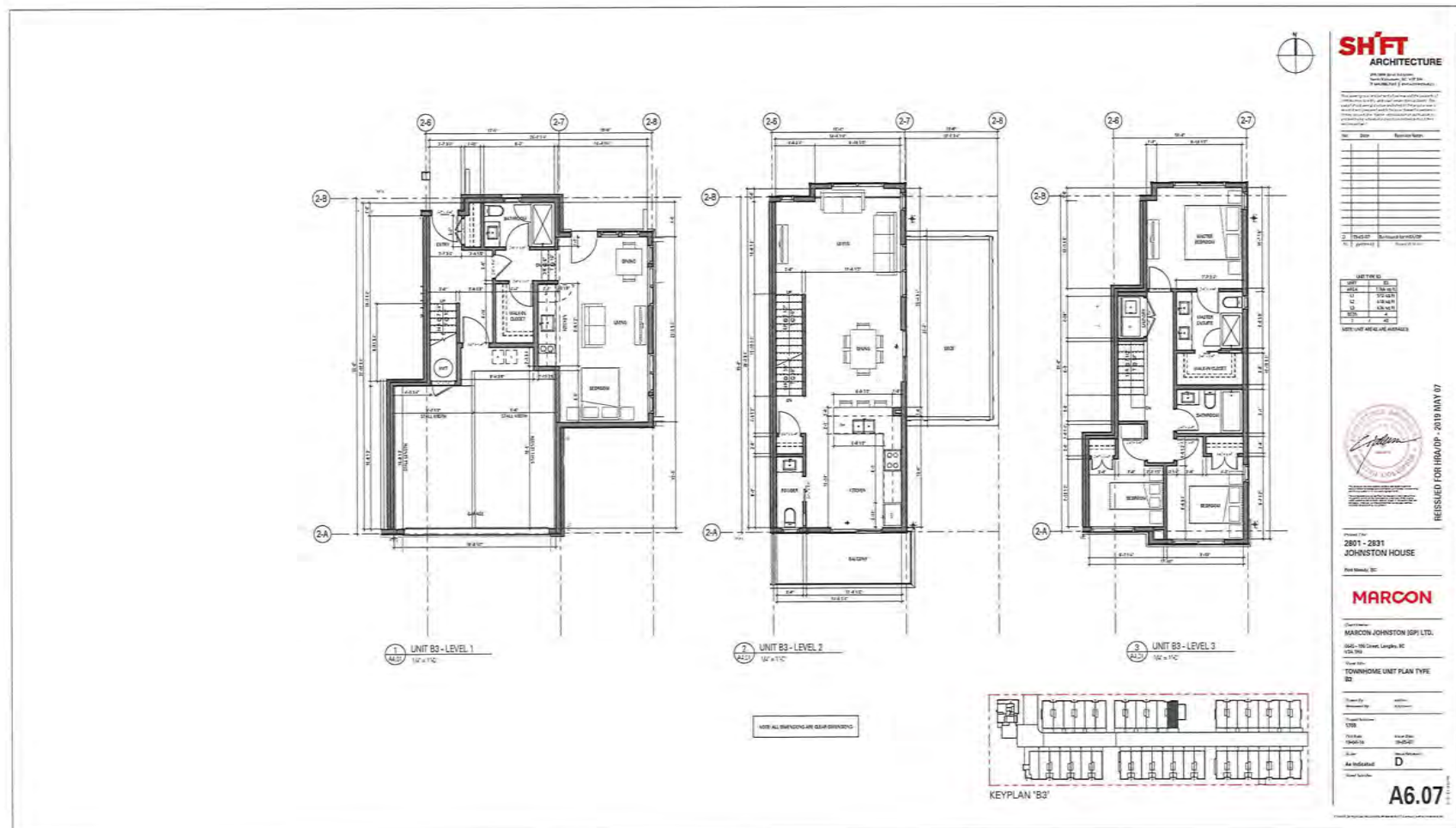


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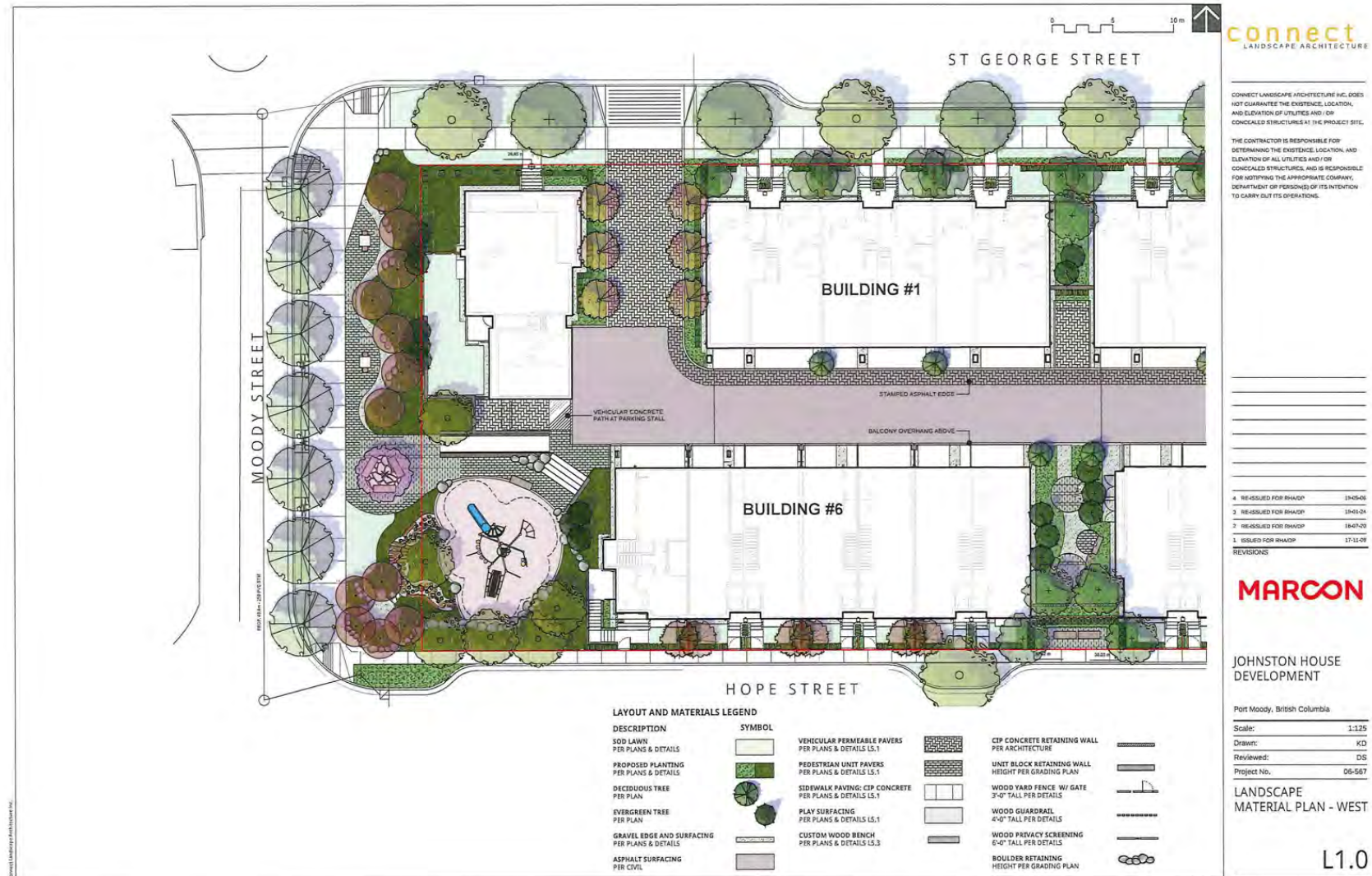


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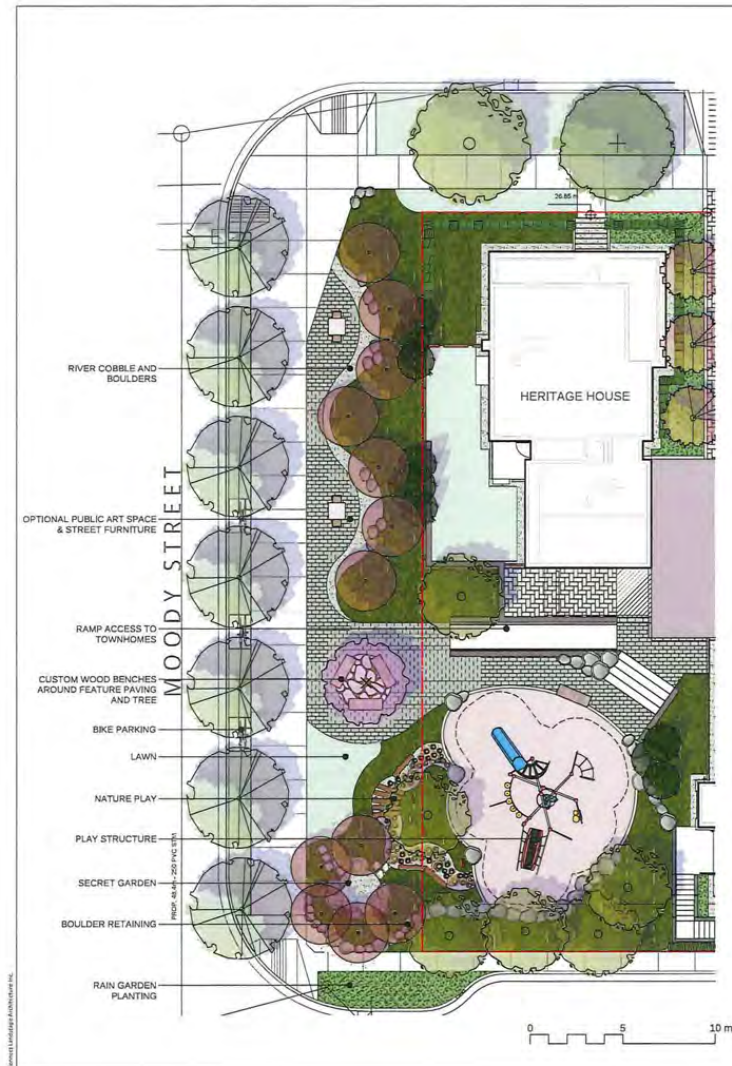


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COMMUNITY AMENITY SPACE



NEIGHBOURHOOD CONNECTION



PLAY ELEMENTS



PARK FURNISHINGS



FEATURE TREE



LAYERED PLANTING



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

4	REISSUED FOR RHADP	1949-05
3	REISSUED FOR RHADP	1949-04
2	REISSUED FOR RHADP	1949-03
1	ISSUED FOR RHADP	1743-09

REVISIONS

MARCON

JOHNSTON HOUSE
DEVELOPMENT

Port Moody, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-567

LANDSCAPE
AMENITY ENLARGEMENT

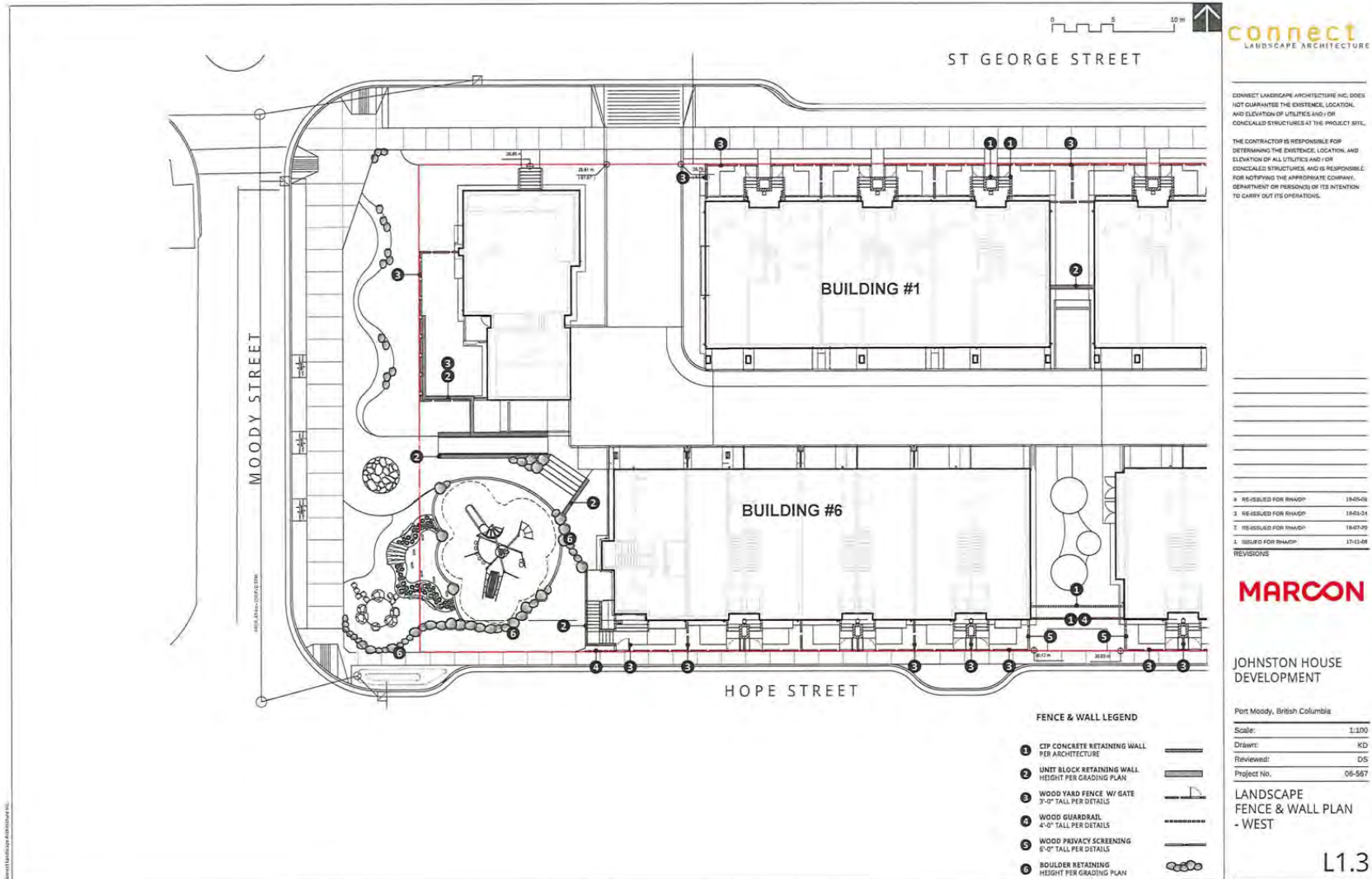
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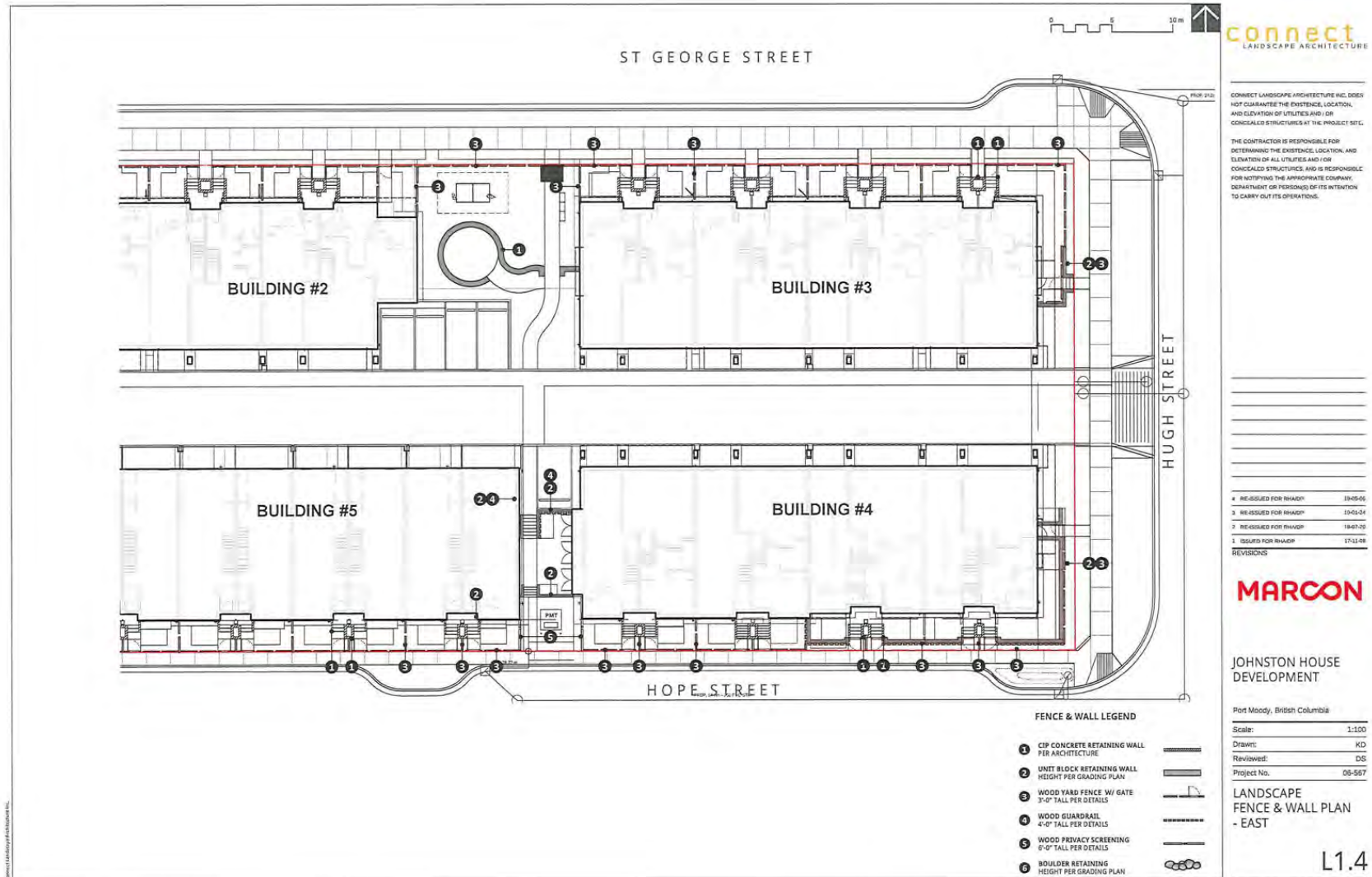


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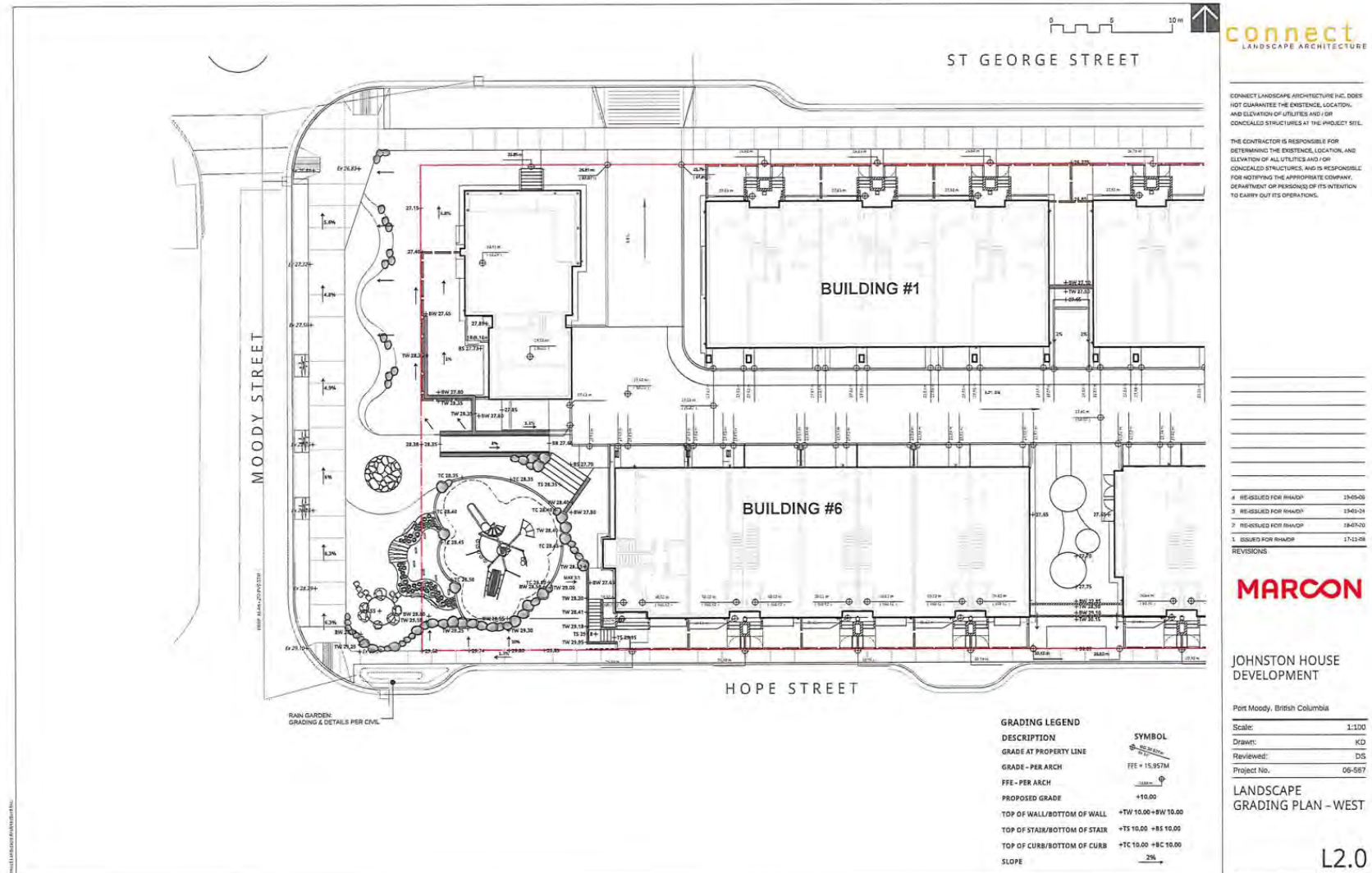


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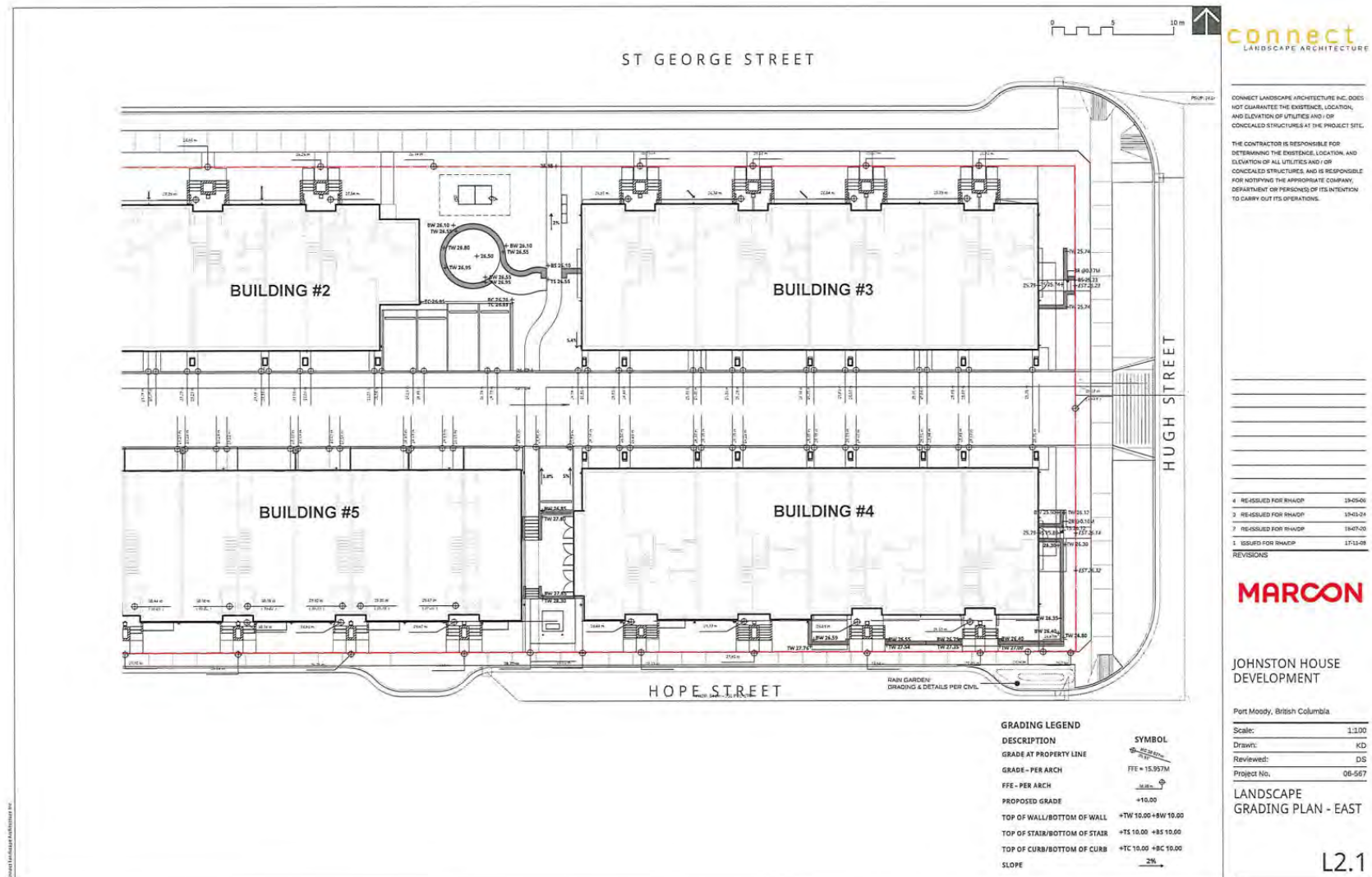


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LAYERED YARDS



Echinacea purpurea
Purple Cone Flower



Prunus laurocerasus Otto Luyker
Cherry Laurel



Spiraea bumalda 'Goldflame'
Goldflame Spiraea



Syrax japonicus
Japanese Snowbell



GARDEN ENVIRONMENT



Achillea millefolium
Yarrow



Lavandula angustifolia 'Yiddor'
English Lavender



Malus x zumi 'Calocarpa'
Zumi Flowering Apple



Rhododendron 'Crisp'
Pink Rhododendron

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
19	<i>Acer circinatum</i>	Vine Maple	6cm cal., B&B	as shown
3	<i>Acer palmatum</i> Aka kawa hime	Dwarf Japanese Maple	5cm cal., B&B	as shown
4	<i>Carpinus betulus</i>	European Hornbeam	7cm cal., B&B	as shown
15	<i>Cercidiphyllum japonicum</i>	Katsura Tree	7cm cal., B&B	as shown
7	<i>Fagus sylvatica</i>	European Beech	7cm cal., B&B	as shown
15	<i>Liquidambar styraciflua</i>	Sweetgum	7cm cal., B&B	as shown
12	<i>Malus x zumi</i> 'Calocarpa'	Zumi Flowering Apple	6cm cal., B&B	as shown
1	<i>Magnolia soulangeana</i>	Chinese Magnolia	6cm cal., B&B	as shown
23	<i>Picea omorika</i>	Serbian Spruce	3M height, B&B	as shown
8	<i>Populus tremuloides</i> 'Erecta'	Columnar Swedish Aspen	5cm cal., B&B	as shown
15	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal., B&B	as shown
15	<i>Syrax japonicus</i>	Japanese Snow Bell	6cm cal., B&B	as shown
8	<i>Syringa reticulata</i>	Japanese Tree Lilac	5cm cal., B&B	as shown

SHRUBS

430	<i>Buxus microphylla</i> 'Winter Beauty'	Korean Boxwood	#5 pot	18" o.c.
237	<i>Ceanothus thyrsiflorus</i> 'Victoria'	California Lilac	#5 pot	24" o.c.
143	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	#2 pot	18" o.c.
95	<i>Polystichum munifolium</i>	Western Sword Fern	#2 pot	24" o.c.
106	<i>Rhododendron</i> 'Crisp'	Pink Rhododendron	#5 pot	36" o.c.
44	<i>Rhododendron</i> 'Hester'	Yellow Rhododendron	#5 pot	36" o.c.
36	<i>Rosa meidland</i>	Meidland Rose	#3 pot	36" o.c.
101	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.
98	<i>Sarcococca hookerana</i> humilis	Himalayan Sweet Box	#2 pot	24" o.c.
208	<i>Skimmia japonica</i>	Japanese Skimmia	#3 pot	30" o.c.
29	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	#2 pot	24" o.c.

GROUND COVERS AND VINES

270	<i>Ceanothus griseus</i> horizontalis	Creeping California Lilac	4"(10cm) pot	15" o.c.
746	<i>Oxalis oreganum</i>	Redwood Sorrel	4"(10cm) pot	15" o.c.
114	<i>Rubus calycinoides</i>	Emerald Carpet	4"(10cm) pot	15" o.c.

GRASSES, PERENNIALS, BULBS, AND ANNUALS

213	<i>Achillea millefolium</i>	Yarrow	#1 pot	18" o.c.
69	<i>Carex pensylvanica</i>	Pennsylvania Sedge	4" (10cm) pot	18" o.c.
34	<i>Echinacea purpurea</i>	Purple Cone Flower	4" (10cm) pot	18" o.c.
119	<i>Geranium</i> 'Johnson Blue'	Cranesbill	4" (10cm) pot	18" o.c.
25	<i>Iris tenax</i>	Oregon Iris	#1 pot	18" o.c.
123	<i>Sespa tenuissima</i>	Mexican Feather Grass	#1 pot	18" o.c.

RAIN GARDEN

855	Sod Lawn (m2)			
20	<i>Cornus sericea</i> 'Kelsey'	Dwarf Red Twig Dogwood	#1 pot	24" o.c.
48	<i>Carex pendula</i>	Pendulous Sedge	4" (10cm) pot	18" o.c.
114	<i>Liatris spicata</i>	Blazing Star	#1 pot	12" o.c.
42	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	18" o.c.

connect
LANDSCAPE ARCHITECTURE

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4	RE-ISSUED FOR RHA/DP	19/05/05
3	RE-ISSUED FOR RHA/DP	19/01/21
2	RE-ISSUED FOR RHA/DP	19/07/20
1	ISSUED FOR RHA/DP	17/12/19

4	RE-ISSUED FOR RHA/DP	19/05/05
3	RE-ISSUED FOR RHA/DP	19/01/21
2	RE-ISSUED FOR RHA/DP	19/07/20
1	ISSUED FOR RHA/DP	17/12/19

MARCON

JOHNSTON HOUSE
DEVELOPMENT

Port Moody, British Columbia

Scale:	N/A
Drawn:	KD
Reviewed:	DS
Project No.	06-567

LANDSCAPE
PLANT MATERIALS

L3.0

Considered at May 28, 2019 Regular Council Meeting

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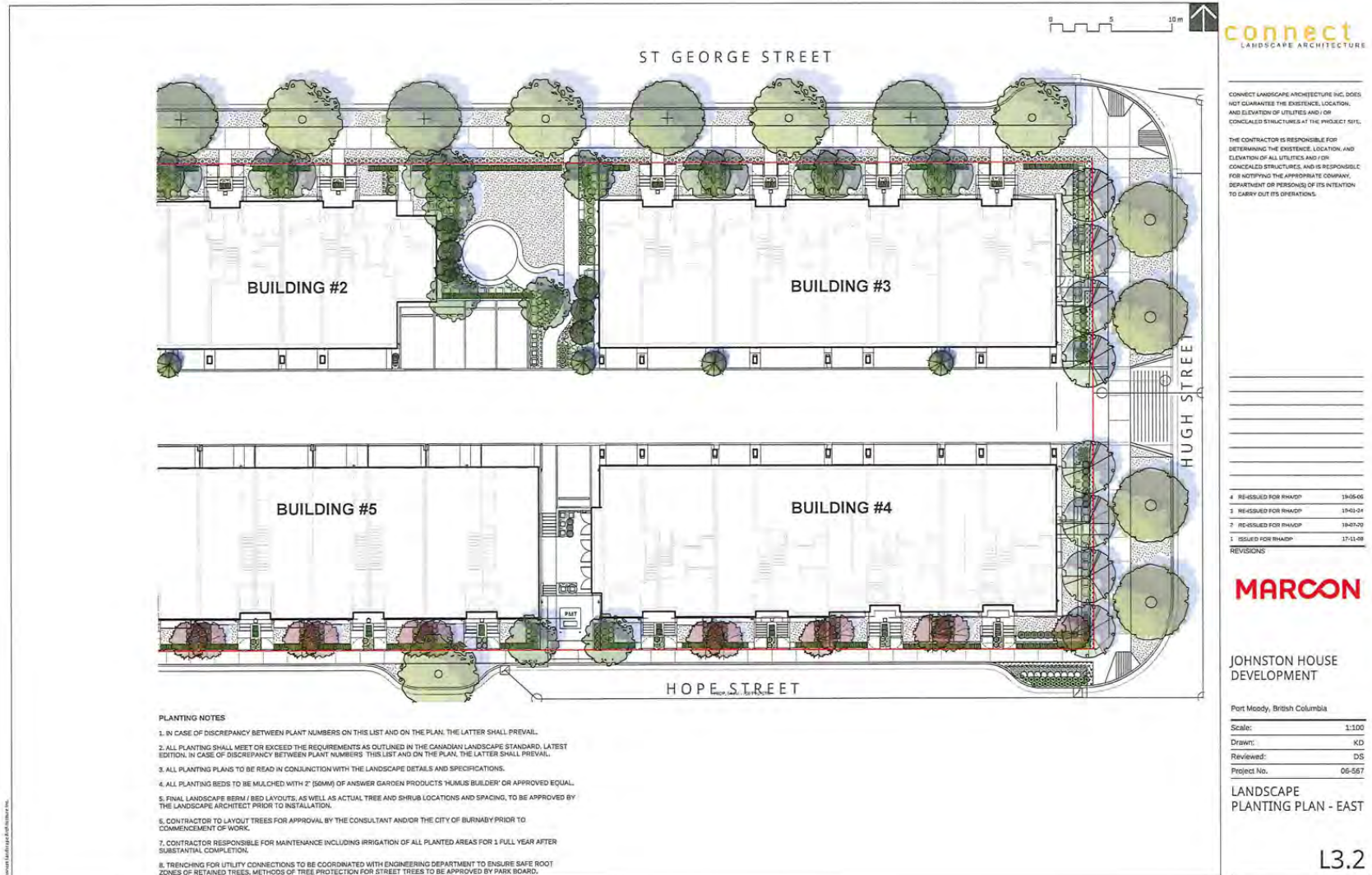


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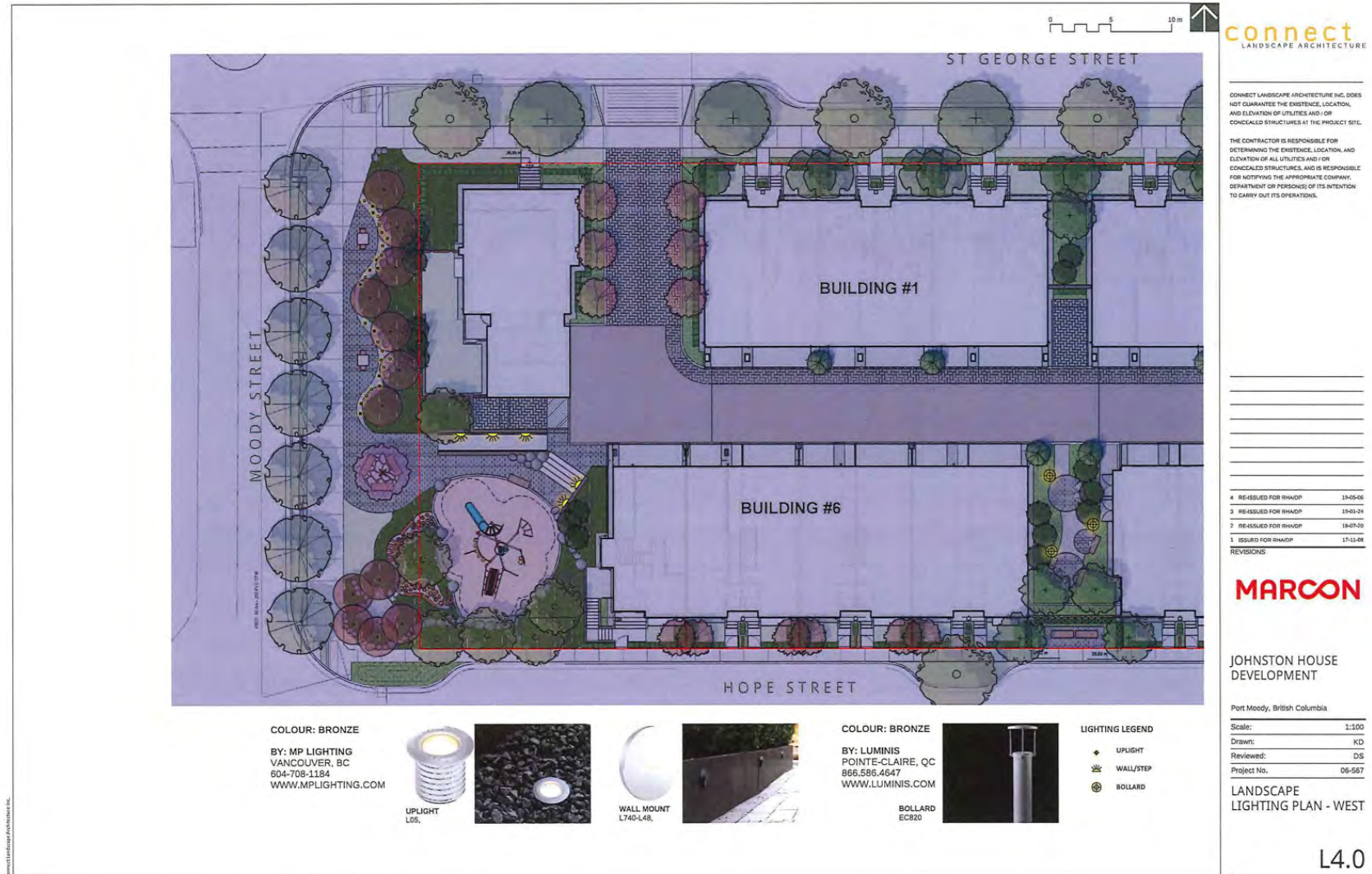


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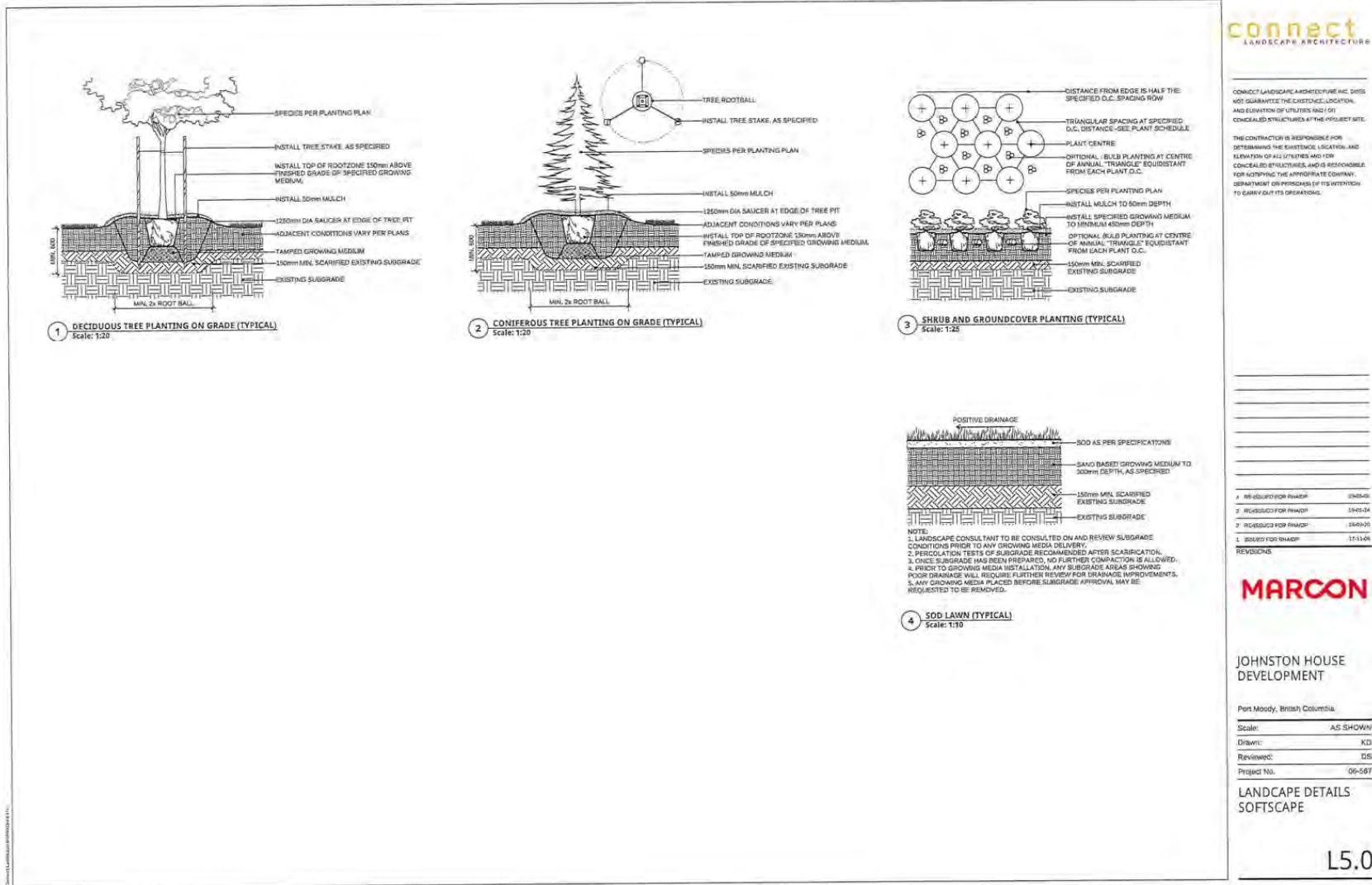


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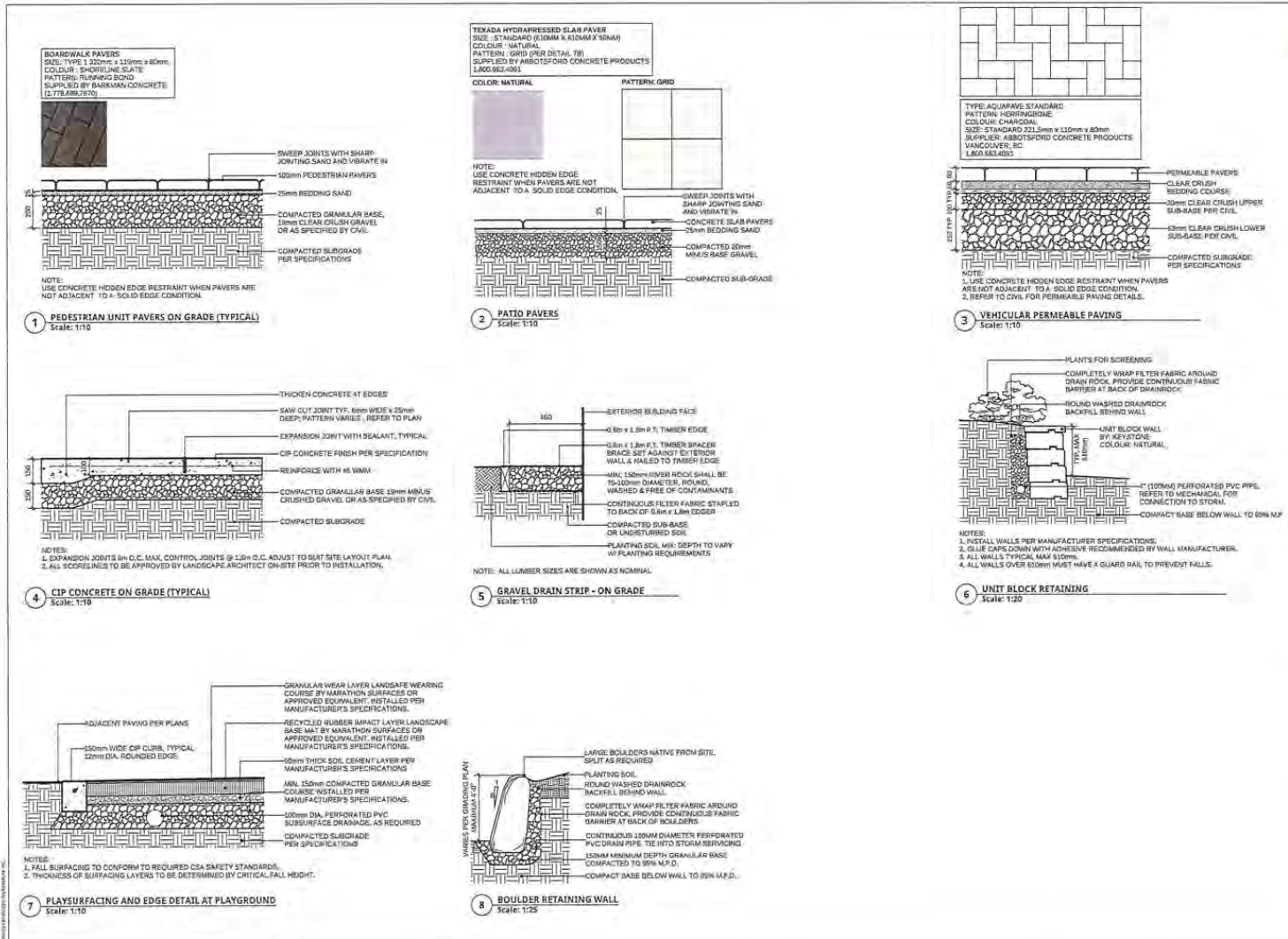


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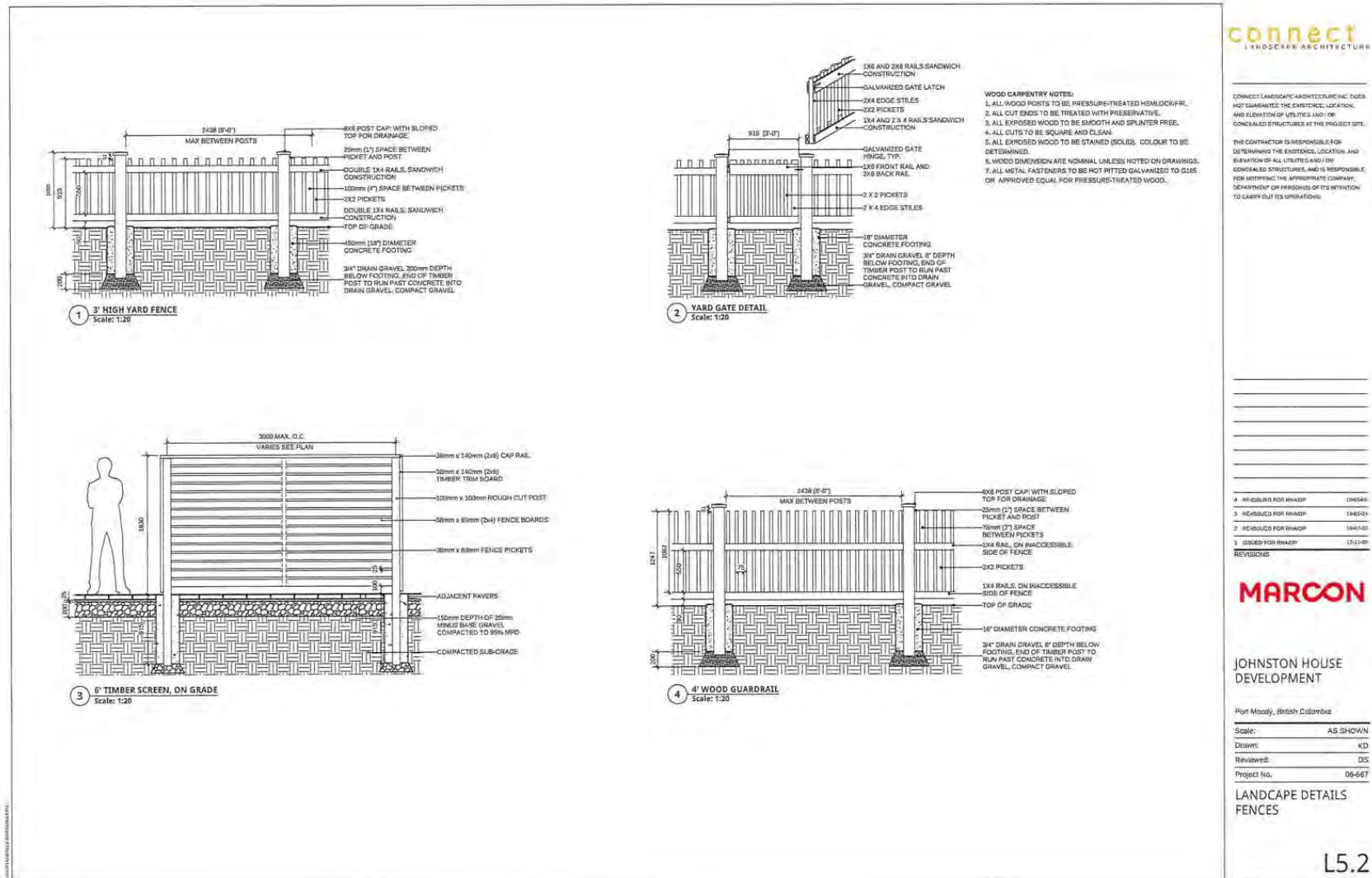


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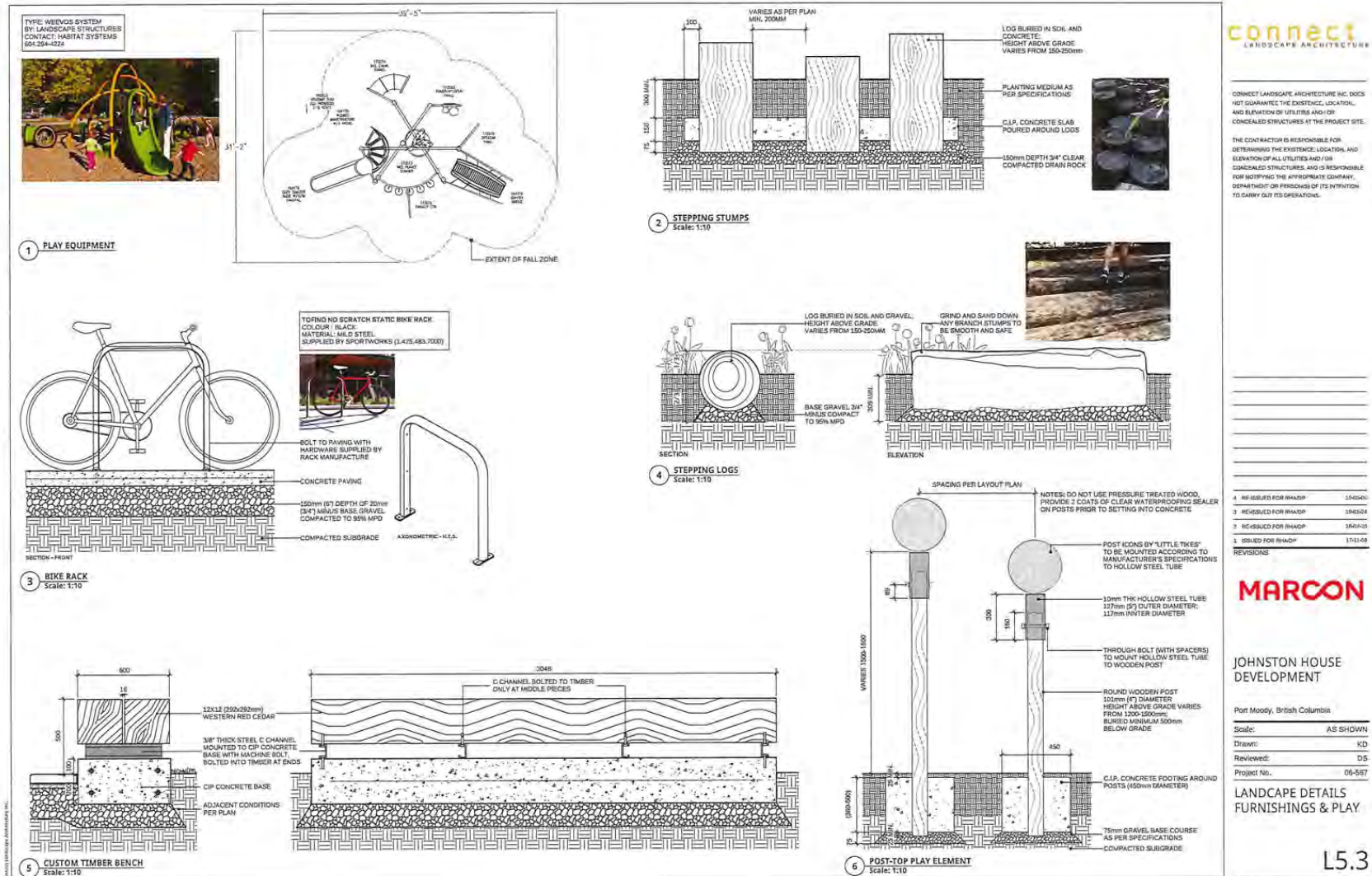


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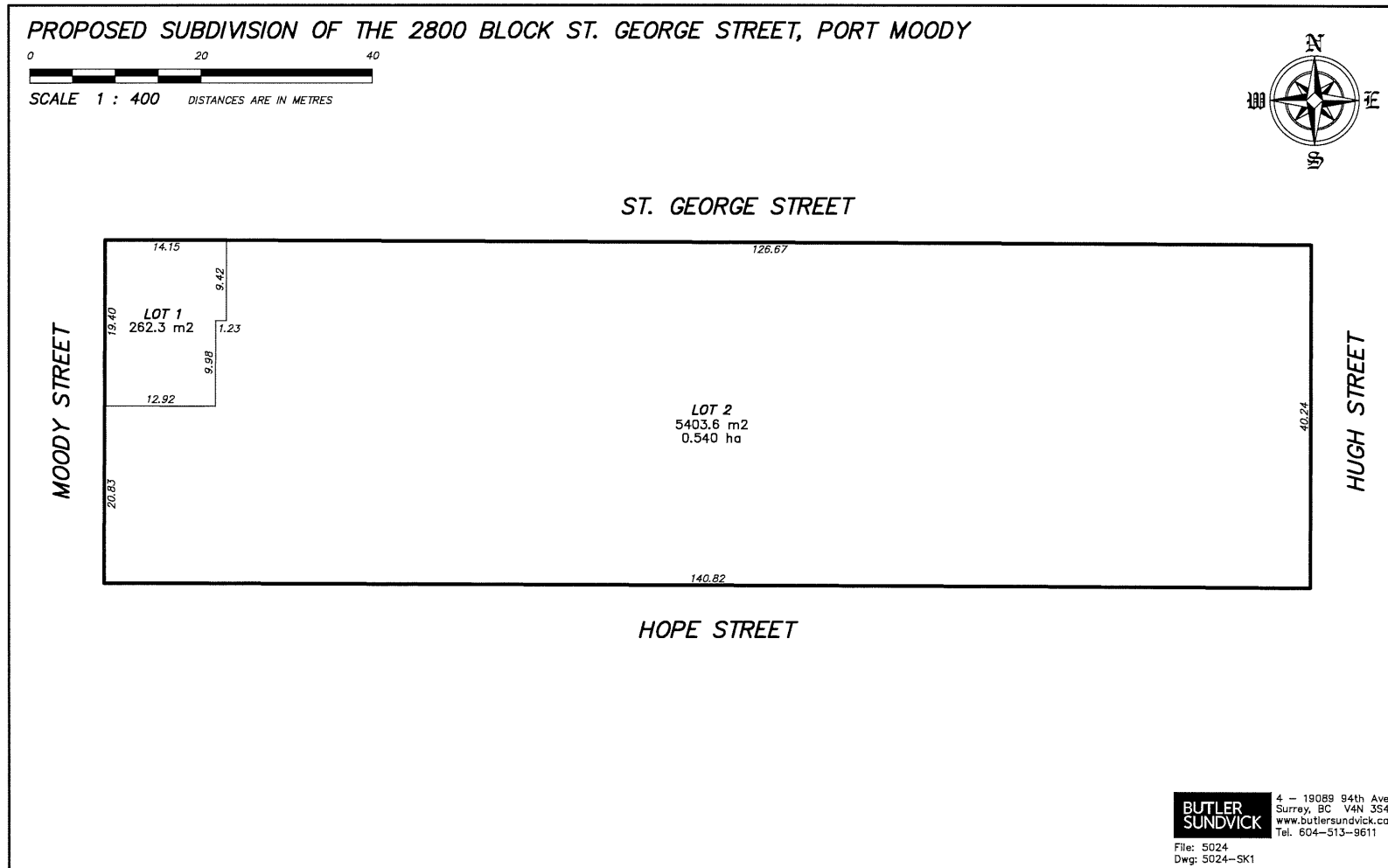


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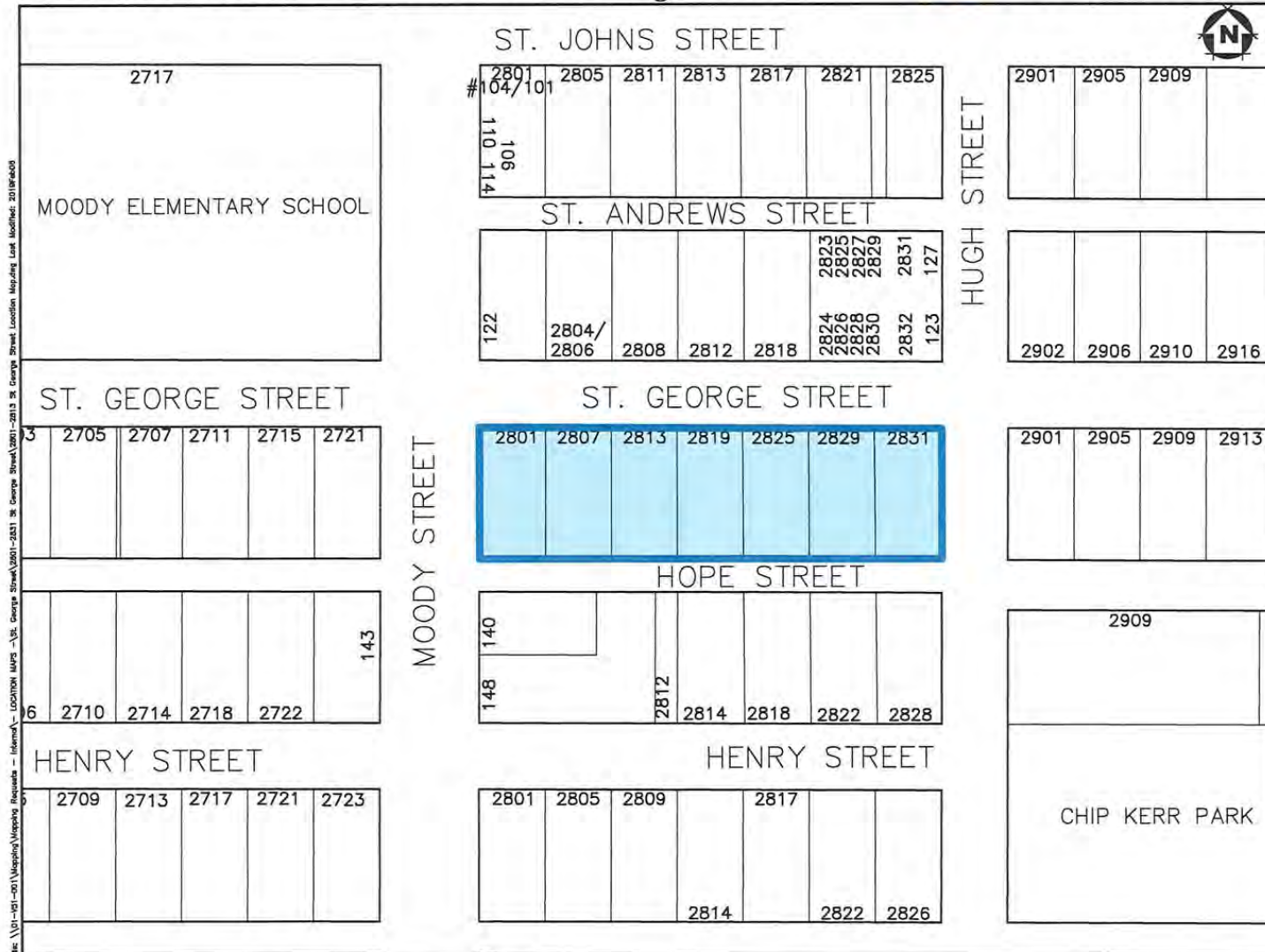
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LOCATION MAP - 2801 - 2831 St. George Street

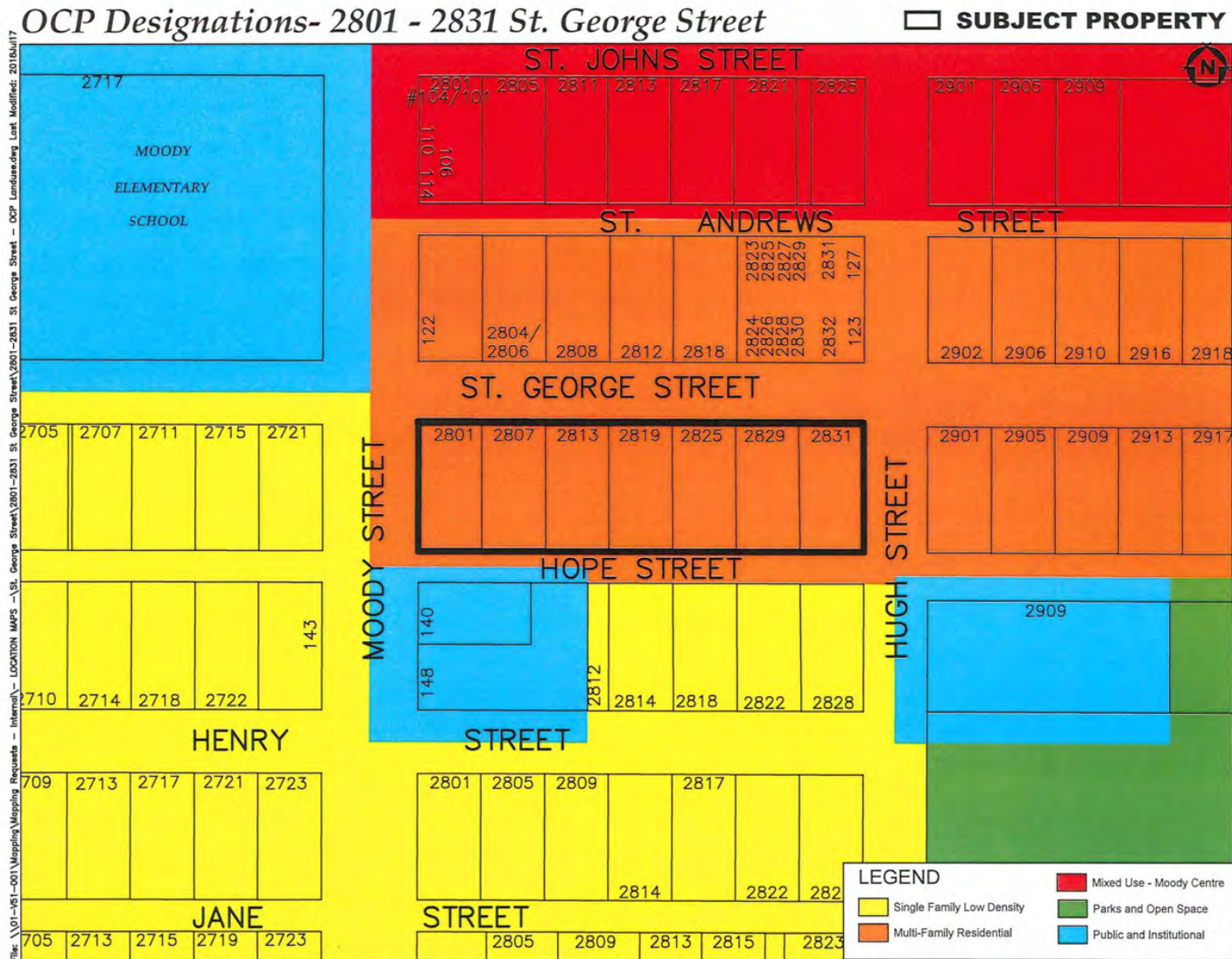
 **SUBJECT PROPERTY**



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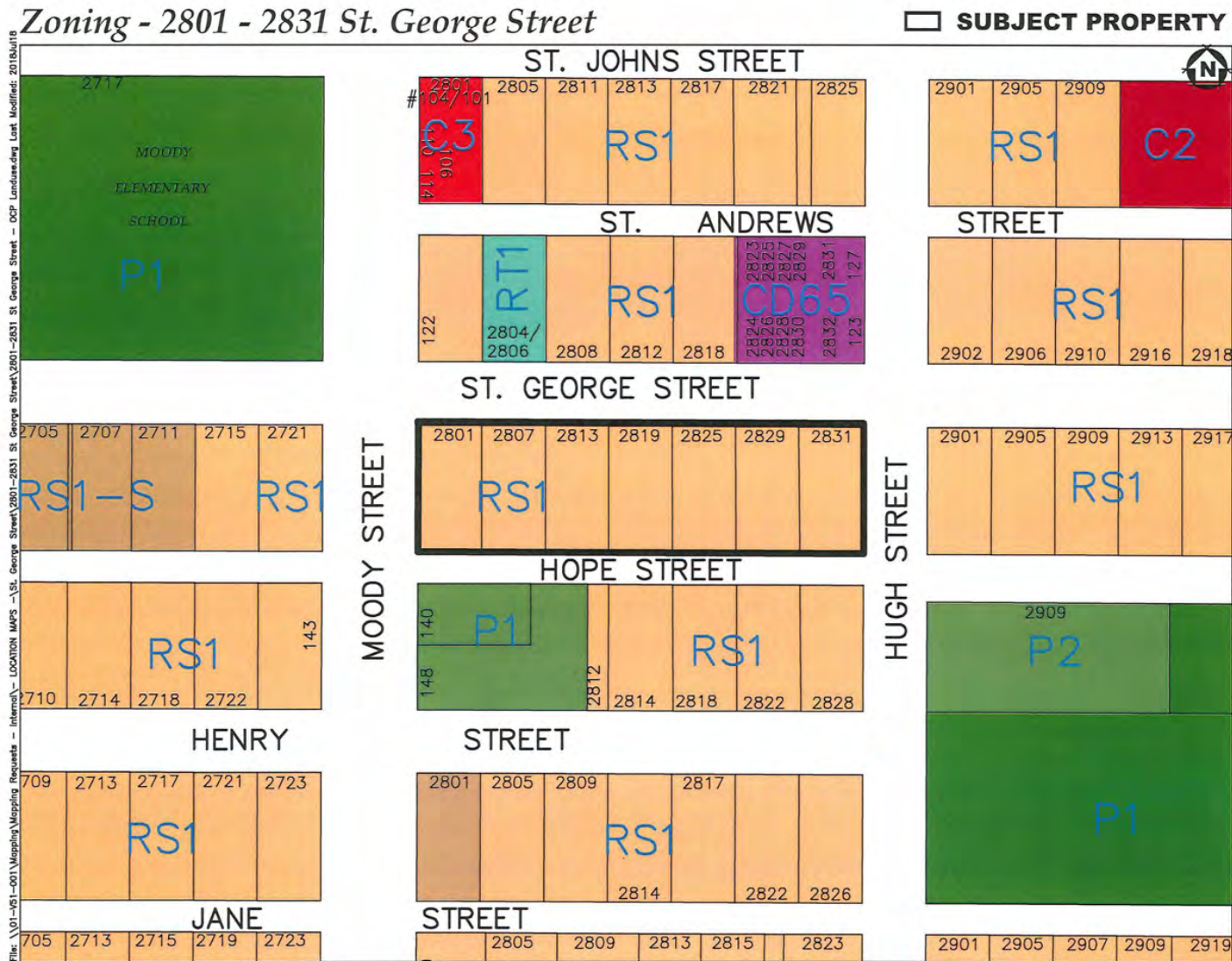
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City of Port Moody

Bylaw No. 3180

A Bylaw to designate the land, buildings, and structure (Johnston Residence) located at 2801 St. George Street as a protected heritage property.

WHEREAS the City may by Bylaw designate real property in whole or in part, as protected heritage property and conditions it considers appropriate, in accordance with the Local Government Act, R.S.B.C., 2015, c 1;

AND WHEREAS the registered owners of 2801 St. George Street have entered into a heritage revitalization agreement in relation to the Property as authorized by Heritage Revitalization Agreement Bylaw, 2019, No. 3179, and have requested that Council designate the lands, building and structure (Johnston Residence) as protected heritage property, and have released the City from any obligation to compensate the registered owners for the effect of such designation;

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 Heritage Designation Bylaw, 2019, No. 3180 (2801 St. George Street)”.

2. Interpretation

2.1 In this Bylaw, the terms “heritage value”, “heritage character”, and “alter” have the corresponding meanings given to them in the *Local Government Act*.

3. Property Identification

3.1 The identified land, buildings, and structure (Johnston Residence) located at 2801 St. George Street in the City of Port Moody, British Columbia, more particularly described as:

2801 St. George Street and legally described as Lot 14, Block 25,
District Lot 201, Group 1, New Westminster District, Plan 72;

PID: 011-453-761;

(collectively, the “Property”)

are hereby designated in their entirety as protected heritage property under the provisions of the *Local Government Act* of British Columbia.

Considered at May 28, 2019 Regular Council Meeting

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4. Prohibition

4.1 Except as expressly permitted by section 5 or as authorized by City Council, a Heritage Revitalization Agreement, or a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Property (Johnston Residence) protected under this Bylaw:

- (a) alter the exterior façade of the building or structure;
- (b) make a structural change to the building or structure;
- (c) move a building or structure; or
- (d) alter, excavate, or build on land anywhere on the Property.

5. Exemptions

5.1 Despite section 4, the following actions may be undertaken in relation to the Property without first obtaining a heritage alteration permit from the City:

- (a) non-structural renovations or alterations to the interior of a building or structure that do not affect any protected interior feature or fixture and do not alter the exterior appearance of the building or structure; and
- (b) non-structural normal repairs and maintenance that do not alter the exterior appearance of the building or structure.

6. Definitions

6.1 For the purpose of section 5, “normal repairs” means the repair or replacement of elements, components, or finishing materials of a building, structure, or protected feature or fixture with elements, components, or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions, and quality.

7. Maintenance

7.1 The property shall be maintained in good repair in accordance with City of Port Moody Heritage Maintenance Standards Bylaw, No. 2490 contained in Schedule “A” attached to and forming part of this Bylaw.

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8. Heritage Alteration Permits

8.1 Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Property, application shall be made to the City of Port Moody Planning and Development Department in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such a permit.

8.2 City Council, or its delegated authority, is hereby authorized to:

- (a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Property under this Bylaw and the Heritage Revitalization Agreement;
- (b) withhold the issuance of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Property under this Bylaw or the Heritage Revitalization Agreement;
- (c) establish and impose terms, requirements, and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Property provided under this Bylaw and the Heritage Revitalization Agreement; and
- (d) determine whether the terms, requirements, and conditions of a heritage alteration permit have been met.

9. Reconsideration By Council

9.1 An applicant or owner whose application for a heritage alteration permit for alteration of the Property has been considered may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

Read a first time this ____ day of _____, 2019.

Read a second time this ____ day of _____, 2019.

Public Hearing held this ____ day of _____, 2019.

Read a third time this ____ day of _____, 2019.

Adopted this ____ day of _____, 2019.

Mayor

D. Shermer
Corporate Officer

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I hereby certify that the above is a true copy of Bylaw No. 3180 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

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SCHEDULE "A"

CITY OF PORT MOODY

BYLAW NO. 2490

A bylaw under Section 970 of the *Local Government Act* to establish minimum standards of maintenance for real property designated as protected by a heritage designation bylaw or located within a heritage conservation area.

The Council of the City of Port Moody in open meeting assembled, enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Maintenance Standards Bylaw, 2001, No. 2490".

GENERAL REQUIREMENTS

2. The maintenance standards prescribed in this bylaw apply to real property designated as protected by a heritage designation bylaw under the *Local Government Act* or situate within a heritage conservation area designated under the *Local Government Act* and listed as protected heritage property in a schedule to the City of Port Moody's Official Community Plan Bylaw No. 2465.

OWNERS RESPONSIBILITY

3. Protected heritage properties require a reasonable level of maintenance to be effectively retained. The purpose of the standards is to ensure that significant deterioration does not jeopardize the life of the building.

The maintenance of a protected heritage property is the responsibility of the owner. The owner may need to obtain a heritage alteration permit, building permit or other approval from the City, depending upon the extent and type of work to be done.

GENERAL MAINTENANCE

4. Every owner of a protected heritage property referred to in Section 2 shall maintain the property so as to reasonably prevent, or effectively retard, damage from the elements. Original exterior features shall be retained, when possible. When replacement is necessary, new materials shall replicate the original in terms of design, colour and texture.

WEATHER AND INFESTATION

5. Every owner of a protected heritage property referred to in Section 2 shall maintain the property so as to reasonably prevent, or effectively retard, damage from the elements. This includes, but is not limited to, preventing water penetration and excessive damage to materials from the wind, sun and infestations.

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PAINTING

6. Every owner of a protected heritage building referred to in Section 2 shall paint or stain the building as necessary and required to protect exterior finish materials. Painting of the buildings or structures, will not require a Heritage Alteration Permit as long as the proposed colour scheme is consistent with the guidelines relevant to the subject property.

STRUCTURAL INTEGRITY

7. Every owner of a protected heritage property referred to in Section 2 shall maintain every building and its structural members in good repair and in a manner that provides sufficient structural integrity so as to sustain safely its own weight.

HERITAGE CONSERVATION STANDARDS AND GUIDELINES

8. Every owner of a protected heritage property referred to in Section 2 shall undertake work in conformance to accepted heritage conservation principles, standards and guidelines. For the purposes of this bylaw the B.C. Heritage Trust Technical Paper Series 9: *Principles of Heritage Conservation*; Technical Paper Series 10: *Restoration Principles and Procedures*; and Technical Paper Series 11: *Rehabilitation Principles and Guidelines* will be used as the basis for the review of any proposed work on protected heritage properties. These will be superseded by the National Standards and Guidelines currently being prepared by the Federal Government as part of the National Historic Places Initiatives [anticipated adoption March, 2003].

EXTENDED PERIODS OF DISUSE

9. Where any protected heritage property referred to in Section 2 is to be left unoccupied for 15 days or longer, the owner shall secure the property to minimize the potential for vandalism and theft. At minimum this shall include:

- a) all points of entry to be secured; and
- b) posting a sign, available free of charge from the Planning and Development Services Department, that reads substantially as follows:

**Protected Heritage Site
No Vandalism or Removal of Materials
Maximum individual penalty: \$50,000 and 2 years imprisonment.**

In addition to the above, when a protected heritage building is to be left unoccupied for 45 days or longer, the owner shall ensure that windows are covered to prevent glass breakage and other acts of vandalism to the satisfaction of the Director of Planning and Development Services. Under certain circumstances where a prolonged vacancy is being considered, the Director of Planning and Development Services may require that the property owner install security and fire alarms.

ENFORCEMENT

10. Failure to comply with these Minimum Maintenance Standards may result in an application by the City to the Supreme Court for an order for compliance or restoration under Section 979 of the Local Government Act.

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11. Every person who contravenes any provision of this bylaw or who suffers, permits or causes any act or thing to be done in contravention of any of the provisions of this bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this bylaw, or fails to comply with an order, notice or direction given under this bylaw is guilty of an offence against this bylaw and is liable to a fine and penalty not exceeding \$ 2 000. Each day a violation is permitted to exist shall constitute a separate offence.

READ A FIRST TIME THE 26TH DAY OF FEBRUARY, 2002.

READ A SECOND TIME THE 26TH DAY OF FEBRUARY, 2002.

READ A THIRD TIME THE 26TH DAY OF FEBRUARY, 2002.

READ A THIRD TIME AS AMMENDED ON THE 23RD DAY OF JULY, 2002

ADOPTED THE 10TH DAY OF SEPTEMBER, 2002.

"G. Trasolini"

MAYOR

"G. van der Wolf"

CITY CLERK

Multi-Family Sustainability Report Card

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. Sustainability involves stewardship of land and environmental resources, as well as green building and a focus on design elements that bring people together and help communities flourish economically, socially, and culturally. Port Moody encourages innovative thinking in community design to achieve a more sustainable community.

To this end, the Report Card is a requirement for rezoning, development permit, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values: these measures are used to evaluate development proposals. The Report Card is intended to be a summary of overall project sustainability. It is a tool to be integrated with all other development approval requirements.

Process

There are six steps to follow in completing the Sustainability Report Card process:

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a weblink to portmoody.ca/SRC where you can find a fillable PDF version of the Report Card.
2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.
3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff (sustainabilityreportcard@portmoody.ca or deliver to City Hall Planning Department at 100 Newport Drive), along with a completed land use application.
4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.
5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.
6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.
- 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.
- Some measures are marked 'EARLY STAGE'. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the Glossary at the back of this document.

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- Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.
- Italicized terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

Scoring

- Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.
- Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.
- 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 Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.
- Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

Monitoring

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

Public Information

The public may request a review of any completed Report Card related to a development application. Copies of the Report Card are maintained by the Planning Division. The Development Services Department makes Report Cards available following completion of the project.

Property and Applicant Information

Applicant Marcon Johnston (GP) Ltd.	Telephone (604) 530-5646	Email tschmitt@marcon.ca
Registered Owner Marcon Johnston Properties Ltd.	Project Address 2829, 2825, 2813, 2819, 2801, 2831, 2807 St. George Street	
Proposed Use Multi-family residential, townhome and heritage conservation		

Total Floorspace m²

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CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Arts

Performance Measure Description and Scoring

C1 Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).

OR Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

See links in Resources under "Examples of Good Public Art".

Applicant Explanation and Reference to Plans, Drawings, and Reports

If yes, describe:

A public art piece will be located in the public space that is being proposed on the west side of the site. The exact location and design will be determined with the assistance of a public art consultant and in consultation with local arts groups.

Public Art Consultant:

Ballard Fine Art

Plan reference:

Landscape plans L1.0

Staff Comments

Bonus Score /1 Score /3

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Arts

Performance Measure Description and Scoring

C2 Project supports Port Moody's desire to be a "City of the Arts" by integrating artistic design into the site or building form or functionality (2 points).

Examples:

- Creative stormwater management features.
- Creative interaction of the project with the public.
- Artistic panels in entry foyer.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

As noted above (C1) the project will feature a public space at the southwest corner of the site and which is envisaged to act as a community gathering space. The plaza has been designed to include benches, a children's play space, and games tables to encourage community interaction and gathering. The space could be used as a small performance space, or as a place for artists to display their works.

Plan reference:

Staff Comments

Score /2

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CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C3

Project includes reusing an existing heritage structure with heritage value through *heritage restoration* or *heritage rehabilitation* (4 points).

Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location.

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: historicplaces.ca

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

The site includes an existing heritage home located at 2801 St. George Street, known generally as the Johnston House. The house is required to be relocated but will remain on its existing lot. Significant work to the home is required in order to restore its original design, including removing a recent addition that was made to the building and removing and replacing the roof.

Staff Comments

Plan reference:

Architectural Package A1.04 to A 2.05

Score /4

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C4

Project includes a *statement of significance* prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable).

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: historicplaces.ca

Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title:

The project includes a statement of significance for the Johnston House. This is included in the heritage conservation plan prepared by Donald Luxton and Associates Inc. Proposed restoration plans for the house have been compiled in accordance with the conservation plan, and further detailed work will be conducted with the consultant's assistance.

Staff Comments

Heritage Consultant:

Donald Luxton and Associates Inc.

Bonus Score /2 Score /2

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CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C5 Project salvages materials or artefacts from a historic place, or reuses materials or artefacts from architectural/landscape salvage in a manner which supports the authenticity of the site's *character-defining elements*.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

The conservation and restoration of the Johnston House will endeavor to reuse as much of the original building as possible. Where new materials are required, efforts will be made to match what would have been used when originally constructed.

Plan reference:

Arch A2.01 & A2.02

Staff Comments

Score /3

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Arts

Performance Measure Description and Scoring

C6 Project designates space for the arts or creative enterprise to be retained for the lifetime of the project.
Ex. artist studio, gallery space, dance studio, indoor/outdoor theatre, live-work units, plaza, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

meters² / feet²

Description of space:

A public plaza area is proposed to be located on both city and private land. The area has been designed as a space which can accommodate a broad range of activities including use as an informal outdoor performance space. The plaza space will be protected by a covenant in perpetuity and a right-of-way which ensures it is publicly accessible.

Staff Comments

Score /4

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CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Complete Community Elements

Performance Measure Description and Scoring

C7 Project improves the *streetscape* beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's *beautification* impact.

Examples:

- Restores the frontage of an existing building in Historic Moody Centre.
- Proposes artistic paving treatments in the public realm.
- Adds creativity to functional elements of the *streetscape*.
- Benches, bike rack, planter, lighting, etc. upgrades.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

- The project includes generous landscaping and trees along both sides of the sidewalk along all frontages of the project.
- Building facades have been designed to incorporate heritage elements and to reflect heritage character as reference by the Heritage Conservation Area Guidelines.
- The restoration and preservation of the 1911 Johnston heritage house.
- Utilizes and enhances the wide Moody Street boulevard as an innovative public space.
- Provides a cross site pedestrian path with a seating area at St. George Street.

Plan reference:

Landscape L1.0, L3.1 & L3.2

Staff Comments

Score /2

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C8 Project will apply to be added to the City's Heritage Register.

Applicant Explanation and Reference to Plans, Drawings, and Reports

☒ Yes ☐ No ☐ N/A

Details:

The Johnston House will apply to be added to the heritage register.
Ref: Heritage Conservation Plan, Architectural drawings A2.01 & A2.02

Staff Comments

Score /3

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CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

The project includes a considerable public landscape space along the Moody St. boulevard. In addition to including a public art component, the space has been designed to encourage interaction.

Staff Comments

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments

Cultural Sustainability Score Summary

Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)

Score

26

Total

Total Cultural Points Not Applicable

(Total Points for Items Not Relevant to this Application)

0

n/a

Maximum Achievable Score

(Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)

26

Maximum

Cultural Pillar Minimum Score

(Sum of Applicable Baseline Items)

10

Cultural Baseline:

Total Points Achieved

(Total Points Achieved for Applicable Items for this Application)

25

Total Cultural Points

Cultural Pillar Score

(Total Points Achieved/Maximum Achievable Score)

25
Total Cultural
Points

26

Max

96 %
Percent

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ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Land Use/Employment

Performance Measure Description and Scoring

EC1 Supports walking to shops and services by improving the circulation and connectivity of the site to the retail shops and services of the relevant neighbourhood centre.

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Use(s):	
7 single family homes.	
Number of jobs on-site relating to this use in operation:	
0	
Proposed:	
Use(s):	
43 town homes and 1 heritage house.	
Number of jobs estimate:	
Assumptions:	
Home based businesses are an important component of the local economy. 20 of the homes will feature a 4th bedroom on the ground-level and which is often used as a home office.	

Score /3

ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Land Use

Performance Measure Description and Scoring

EC2 Provides more intensive use of land to the allowable housing density that supports local businesses.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location:	Staff Comments
The project features a near 6-fold increase in the number of homes that are accommodated by these lands (7 existing, 44 proposed). These homes are located within walking distance to Moody Centre businesses and, importantly, the Heritage Commercial District and the future Spring Street Promenade.	

Score /1

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ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Land Use/Employment

Performance Measure Description and Scoring

EC3 Results in net increase in the City's property tax base.

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Building type: Single-detached residential	
FSR: 0.25	
Proposed:	
Building type: 43 townhomes and 1 heritage house.	
FSR: 1.05	

Score 3 / 3

ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Land Use

Performance Measure Description and Scoring

EC4 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:	Staff Comments

Score N/A /3

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ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Innovation

Performance Measure Description and Scoring

EC5 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Constraints

Performance Measure Description and Scoring

EC6 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
--	----------------

Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	10 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	3 N/A
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	7 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	6 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	6 / 7 = 86 % Total Economic Points Max Percent

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site Context | Ecology

Performance Measure Description and Scoring

EN1 Project protects and enhances an Environmentally Sensitive Area (ESA) as designated on Map 13 in the City's Official Community Plan, i.e. provides positive net benefit.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Type of ESA:	Staff Comments
<input type="radio"/> High ESA	
<input type="radio"/> Medium ESA	
<input type="radio"/> Low ESA	
<input type="radio"/> 30m Stream Buffer (High Value)	
<input type="radio"/> Special Feature (High Value)	
Features/Species of Value:	
Means of Protection:	
<input type="radio"/> Covenant	
<input type="radio"/> Dedication	
<input type="radio"/> Monitoring	
<input type="radio"/> Other:	
Means of Improvement of ESA:	

Score N/A /4

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site Context | Ecology

Performance Measure Description and Scoring

- EN2 Project provides bird-friendly development through landscaping that provides habitat to native species and building design that reduces bird collisions.

See [Vancouver Bird Strategy](#).

Applicant Explanation and Reference to Plans, Drawings, and Reports

List all elements that reduce the impact that urbanization has on birds for this project:

Landscape plans include areas for habitat and food sources for birds and insects (through berries and pollen / nectar sources).

Staff Comments

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site Context | Ecology

Performance Measure Description and Scoring

- EN3 Design of outdoor lighting minimizes the harmful effects of *light pollution* with technology that ensures lighting is:

- Only on when needed
- Only lights the area that needs it
- No brighter than necessary
- Minimizes blue light emissions
- Fully shielded (pointing downward)

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the lighting plan for the site and its dark sky friendly features:

Landscape lighting would be kept minimal, but sufficient to provide for safety and way finding. All fixtures would be full cut-off style to focus lighting and minimize spill-over or glare from fixtures.

Staff Comments

Score /3

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

- EN4 Project provides alternative transportation facilities for user groups of each land use type, which contributes to reducing Greenhouse Gas Emissions from this development.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces¹</p> <p>Plan references: Landscape L1.0</p>	<p>Staff Comments</p>
--	-----------------------

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations</p> <p><input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails</p> <p><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths</p> <p><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow</p> <p><input type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings</p> <p><input checked="" type="checkbox"/> Pedestrian scale lighting</p> <p><input type="checkbox"/> Pedestrian/bike-only zones</p> <p><input type="checkbox"/> Other:</p> <p>Site circulation plan:</p> <p>Other plan references: A3.07 to A3.13</p>	<p>Staff Comments</p>
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Score /3

¹ See BC Hydro's *Electric Vehicle Charging Infrastructure Deployment Guidelines*.

Considered at May 28, 2019 Regular Council Meeting

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Waste Storage Space

Performance Measure Description and Scoring

EN6 Project allocates sufficient and accessible recycling and garbage storage space in multi-family and commercial buildings and complexes compatible with City of Port Moody recycling, green waste, and garbage services.

Target 1: Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments.

Target 2: Design provides safe and universally accessible access in a secure common area.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Total residential recycling, garbage, and green waste space proposed: Recycling: <input type="text" value="8"/> m ² Garbage: <input type="text" value="8"/> m ² Green Waste: <input type="text" value="8"/> m ²	Staff Comments
Total commercial recycling, garbage, and green waste space proposed: Recycling: <input type="text"/> m ² Garbage: <input type="text"/> m ² Green Waste: <input type="text"/> m ²	
Details regarding design for safety, security, and accessibility: Space for recycling and waste storage is provided in each of the townhome garages.	

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Urban Forestry

Performance Measure Description and Scoring

EN7 Project protects and enhances the *urban forest*, prioritizing native tree species.

See [City of Port Moody Tree Protection Bylaw](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: <input type="checkbox"/> Existing mature trees protected (# <input type="text"/>) <input checked="" type="checkbox"/> Replacement tree ratio (<input type="text" value="5"/> : 1) • Native tree species planted on site (# <input type="text" value="99"/>) • Native tree species planted off site (# <input type="text" value="30"/>) <input type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text"/>)	Staff Comments
Arborist report: Froggers Creek Tree Consultants.	

Score /3

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Habitat

Performance Measure Description and Scoring

EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).
Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).

See City of Port Moody Naturescape Policy 13-6410-03.

See also [Invasive Plant Council of BC](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting	
<input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m ²	
<input type="checkbox"/> Removal of <i>invasive plant species</i> Names:	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping	
<input type="checkbox"/> Watercourse daylighting	
<input type="checkbox"/> Riparian area restoration	
<input type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: The plant material palette in this project follows naturescape principles which provides a sustainable, ecologically sound, and aesthetically pleasing urban condition. Focus is on low maintenance, attractive species that require low water consumption. Plant palette does not include any invasive materials, and considers habitat options with lush layered plant species.	

Score /4

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Stormwater

Performance Measure Description and Scoring

EN9 Project provides for stormwater retention and evaporation, and groundwater protection in the site stormwater management plan.
Targets:

1. Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions.
2. Maximum allowable annual run-off volume is no more than 50% of the total average annual rainfall depth.
3. Remove 80% of total suspended solids based on the post-development imperviousness.

(3 points if all three targets are achieved)

See link in References to Metro Vancouver's Stormwater Source Control Guidelines

Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached:	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	Staff Comments
Means of achieving (check all that apply): <input checked="" type="checkbox"/> Absorbent landscape <input type="checkbox"/> Roof downspout disconnection <input checked="" type="checkbox"/> Infiltration swales and/or trenches <input checked="" type="checkbox"/> Sub-surface chambers/detention tanks <input checked="" type="checkbox"/> Rain gardens with native plantings <input type="checkbox"/> Rainwater harvesting <input type="checkbox"/> Tree well structures <input type="checkbox"/> Green roof/wall <input checked="" type="checkbox"/> Water quality structures <input type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands				
<input type="checkbox"/> Other:				
References to plans and documents: Refer to Detail sheet L4.0 for soil depth minimums Refer to Landscape Plans L1.0 and L1.1 for permeable paving locations. Refer to civil drawings and stormwater management plan.				

Score /3

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Water Conservation

Performance Measure Description and Scoring

- EN10 Project reduces potable water use for irrigation.
2 points = 5 actions (from "check all that apply" list)
1 point = 3 actions (from "check all that apply" list)

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Drought-tolerant landscaping (<i>xeriscaping</i>) with native species</p> <p><input checked="" type="checkbox"/> Low-maintenance lawn alternatives</p> <p><input checked="" type="checkbox"/> Non-water dependent materials/features for ground cover treatment</p> <p><input type="checkbox"/> Irrigation system with central control and rain sensors</p> <p><input type="checkbox"/> Captured rainwater irrigation system, e.g. using cisterns/rain barrels</p> <p><input type="checkbox"/> Other:</p> <p>Plan reference: L3.0, L3.1, L3.2</p>	<p>Staff Comments</p>
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Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site Context | Ecology

Performance Measure Description and Scoring

- EN11 Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected *habitat corridors*.
Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Species supported:</p>	<p>Staff Comments</p>
<p>Means of supporting:</p>	
<p>Environmental assessment or site plan reference:</p>	

Score /2

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Green Building Rating

Performance Measure Description and Scoring

EN12 Project will achieve a recognized industry standard for sustainable design.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Green Building Certification		Staff Comments
<input checked="" type="checkbox"/> Built Green Level: Gold equivalent <ul style="list-style-type: none"> • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) 		
<input type="checkbox"/> LEED Level:		
<input type="checkbox"/> Canadian Passive House Institute (10 points)		
<input type="checkbox"/> Living Future Institute <ul style="list-style-type: none"> • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points) 		
<input type="checkbox"/> Other:		

Score	8	/10
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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Alternative/Renewable Energy

Performance Measure Description and Scoring

EN13 Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: NA	Staff Comments
Specify % of energy generated:	

Score 0 / 4

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Energy Reduction and Indoor Climate

Performance Measure Description and Scoring

EN14 Building architecture employs *passive design* strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.

Examples:

- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
- Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
- See [City of Vancouver Passive Design Toolkit](#) for Large Buildings for other examples.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<input checked="" type="radio"/> Yes <input type="radio"/> No	Staff Comments
Key <i>passive design</i> building elements: Window wall ratio is less than 50%. The site design minimizes east and west exposures to minimise unwanted solar gains. Heat recovery ventilation is not used, but building design uses natural ventilation, including facilitating cross ventilation when possible.	

Score 1.5 /3

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Smart Technology

Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.

Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: LED Lighting, HRV, Energy Star appliances, programmable thermostats	Staff Comments

Score 1 /2

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping

Performance Measure Description and Scoring

- EN16 Project provides or designates space for growing food in private or common areas including on-site composting to support the gardening activities.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Each townhome has a private yard that could accommodate a raised garden bed or herb garden.

Staff Comments

Landscape Plan Reference: Landscape L3.1 and L3.2

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building Energy Performance

Performance Measure Description and Scoring

- EN17 Building design incorporates Port Moody Building Energy Performance Design Guidelines.

Applicant Explanation and Reference to Plans, Drawings, and Reports

BC Energy Step Code:

☒ Tier 1 (1 point)

☐ Tier 2 (2 points)

☐ Tier 3 (3 points)

☐ Tier 4 (4 points)

Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.

Checklist attached.

Staff Comments

Score /4

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Stormwater and Ecology/Water Conservation

Performance Measure Description and Scoring

EN18 Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.

OR

Project includes on-site grey water reuse.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Low maintenance planting is included in the landscape design, and rain gardens are proposed to be located in curb bulges at each end of Hope St.

Staff Comments

Bonus Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Environmental Monitoring

Performance Measure Description and Scoring

EN19 Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.

OR

Project employs an energy efficiency consultant.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details of Work Overseen/Contribution:

Staff Comments

Bonus Score /2

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Accessibility

Performance Measure Description and Scoring

S1

For single-storey units in multi-family residential development:

(a) a minimum of 40% are adaptable units (2 points) and, of those units,

(b) accessible unit(s) providing full wheelchair accessibility are provided (2 points).

Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential % of Adaptable Units: <input type="text" value="0"/>	Staff Comments
Details:	
Number of Accessible Units: <input type="text" value="0"/>	
Details:	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses:	
Details:	

Score /6

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Complete Community Design

Performance Measure Description and Scoring

S2 Project design is adapted to minimize shadow or privacy impacts to adjacent buildings.

AND/OR

Project design integrates the results of a *viewscape* study with respect to water and mountain views.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Shadow study has been provided to demonstrate the design's limited impact on neighbouring buildings, and no impact on buildings beyond the immediate vicinity of the development.

Plan/document references:

A0.04

Staff Comments

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

S3 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	Staff Comments
Live-work units	<input type="text"/>	
Ground-oriented units	44	
Apartment units	<input type="text"/>	

Score /3

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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Innovation

Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Constraints

Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
--	----------------

Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	6 n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	51 Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	26 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	29.5 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	29.5 / 51 = 58 % Total Environmental Points Max Percent

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

- S4 Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e. den can easily become another bedroom.

Targets:

2-bedroom minimum 25% of units

3+ -bedroom minimum 10% of units

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<div></div>	<div></div>	
2-bedroom	<div></div>	<div></div> (1 pt)	
3+ -bedroom	<div>44</div>	<div>100</div> (2 pts)	
Flexible design features: The fourth bedroom (~50% of townhomes (20 homes plus 2 lock-off suites)) could be used as an office for home-based businesses. Lock-off suites have been included in two of the townhomes. This could be used by extended family or could be rented to provide someone with affordable housing. Lock-off suites provide a new way to help offset the high cost of housing by allowing the homeowner securely rent a portion of their suite.			

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Affordability

Performance Measure Description and Scoring

- S5 Project provides new purpose-built *market rental housing* (2 points) or *affordable market rental housing* (3 points) or *non-market rental housing* (4 points).

OR

Development contributes to the City's Affordable Housing Reserve Fund in lieu of provision of affordable housing (2 points).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Types: In lieu contribution	Staff Comments
Description:	
% of total housing units: <input type="text"/> %	
Plan reference:	

Score /4

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S6

Project provides voluntary public amenities.

Examples:

- Child care facility
- Space for growing food
- Child play areas
- Gathering place/space
- Park/greenspace
- Public contribution in lieu (CACs), i.e., school, library, arts, etc.

(5 Points = any approved option)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

- Public plaza/gathering space including a landscaping and children's play structure.
- A large (167sq.m) multi-use outdoor space that features a fire pit and benched seating area, table tennis, and an unprogrammed activity space.
- A 107sq.m secluded seating nook has also been created between buildings 5/6. This also includes a seating/rest area on Hope street.

Plan reference:

Landscape L1.2

Staff Comments

Score /5

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S7 Project provides voluntary private amenities.

Examples:

- Accessible green roof
- Communal garden
- Dog runs
- Play areas
- Social gathering place

(1 point per approved amenity item – maximum of 3 points)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

- Play area
- Games tables
- Social gathering place
- Each unit is provided with a front yard and a generous balcony.
- Fire pit and benched seating area.
- Ping-pong table
- Open space suitable for lawn games and activities.
- Quiet and secluded seating nook featuring lush planting.

Plan reference:

Landscape L1.2

Staff Comments

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Inclusive Community

Performance Measure Description and Scoring

S8 The proposal supports aging-in-place with adult care, assisted living space, and/or independent senior living space.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

The lock-off suites mentioned in S4 provides a ideal housing opportunity for extended family. This could be used to provide semi- or full-independent living for a senior parent.

Staff Comments

Score /4

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Community Building

Performance Measure Description and Scoring

- S9 Project provides *urban vitalization* by involving land owners 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.

Examples:

- 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.

Staff will advise on notification requirements and appropriate stakeholder consultation

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please identify stakeholders and explain their involvement:

Consultation with community stakeholders has been undertaken throughout the project development process. Input has been sought from local residents and the Heritage Society.

Staff Comments

Identify actions taken in response to stakeholder input:

- The amount of open space has been increased and additional landscape elements included within the public outdoor space. Additional space has been added and programmed to provide activity space for all age groups.
- The number of townhomes has been reduced from 46 to 43 homes in response to concerns over the project's density.
- Lock-off suites have been added to two of the townhomes in response to desire to provide new and innovative housing options.

Plan references:

L1.2, A3.12

Score 3 /4

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Safety

Performance Measure Description and Scoring

- S10 The design of the site incorporates *Crime Prevention Through Environmental Design* principles (CPTED).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please explain:

All townhome yards are gated and will be provided with appropriate porch lighting.

All sideyards have windows and the interior lane has both balconies and windows that look on to it. The project provides ample 'overlook' to all public areas.

The townhomes adjacent to the public open spaces and playground features wrap-around decks which face these areas in order to provide greater 'overlook'.

Plan references:

L1.0, A3.09, A3.10 & A3.12

Staff Comments

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Education and Awareness

Performance Measure Description and Scoring

- S11 Project provides education and awareness of the sustainable features of the project for owners/occupants.

Examples:

- Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws
- Signage/display/art recognizing design, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

Homeowners manual will be provided to each purchaser and will include details on the design and sustainability feature. In addition, information on recycling and other sustainability-related activities that homeowners can take will be included in this package.

Staff Comments

Score /1

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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Innovation

Performance Measure Description and Scoring

S12 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

A public parkette/play area is provided at the southwest corner of the proposed development. It is proposed that this amenity be extended beyond the boundaries of the property in order to make use of the ample boulevard on Moody Street while extending the use of the parkette to those outside of the development.

Staff Comments

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Constraints

Performance Measure Description and Scoring

S13 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	35 Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	6 n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	29 Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	1 Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	19.5 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	19.5 / 29 = 67 % Total Social Points / Max / Percent

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Project Report Card Summary FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER

Project Address/Name: 2801 - 2831 St. George Street	File No:
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PROJECT SCORE SUMMARY

Total Pillar Points Available

Sum Of Items Not Applicable

Maximum Achievable Score

(Total Pillar Points – Sum of Items N/A)

Minimum Score

(Sum of Applicable Baseline Items)

Missed Points

(Sum of Applicable Items Not Achieved)

TOTAL PILLAR SCORE ACHIEVED

(Total Points Achieved out of
Applicable Items)

Cultural	Economic	Environmental	Social
23	16	57	35
Cultural na	Economic na	Enviro na	Social na
0	3	6	6
Maximum Cultural Achievable	Maximum Economic Achievable	Maximum Enviro Achievable	Maximum Social Achievable
26	7	51	29
Minimum Cultural Score	Minimum Economic Score	Minimum Enviro Score	Minimum Social Score
10	7	26	1
Missed Cultural Points	Missed Economic Points	Missed Enviro Points	Missed Social Points
1	1	21.5	10.5
<div>25 / 26</div> <div>Total Cultural # Possible Cultural #</div> <div>96 %</div> <div>Total Cultural Percent</div>	<div>6 / 7</div> <div>Total Economic # Possible Economic #</div> <div>86 %</div> <div>Total Economic Percent</div>	<div>29.5 / 51</div> <div>Total Enviro # Possible Enviro #</div> <div>58 %</div> <div>Total Enviro Percent</div>	<div>19.5 / 29</div> <div>Total Social # Possible Social #</div> <div>67 %</div> <div>Total Social Percent</div>

OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

<div>80 / 113</div> <div>Overall # Overall Possible #</div>	<div>71 %</div> <div>Overall Percent</div>
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SUSTAINABILITY HIGHLIGHTS

+ Priority Items (Score ≥3) Achieved
and Confirmed Innovations

– Priority Items (Score ≥3) Missed
and Confirmed Constraints

Cultural	Economic	Environmental	Social
+ Cultural	+ Economic	+ Environmental	+ Social
Restoration and Heritage Designation of the Johnston Residence	Intensive Land Use in accordance with the OCP	Built Green Gold equivalent	Play area with public access
– Cultural	– Economic	– Environmental	– Social
		BC Step Code Renewable Energy	More challenging providing aging in place in a townhouse form

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Report Card Glossary

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.

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.

BC Energy Step Code – BC Energy Step Code is a voluntary 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.

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.

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.

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.

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](#).

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

Market rental housing – Private, market rental rate housing units.

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

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.

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.

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Report Card Glossary – continued

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.

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

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

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

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

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

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 – This term 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.

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Resources

Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management

atfiles.org

BC Climate Exchange

bcclimatexchange.ca

BC Energy Step Code Technical Requirements

bclaws.ca

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia

env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto

toronto.ca/lightsoff/guidelines

Canada Green Building Council

cagbc.org

City of Port Moody: Official Community Plan (2014)

portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470

portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822

portmoody.ca

City of Vancouver *Passive Design* Toolkit for Large Buildings

vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature

evergreen.ca

Design Centre for CPTED (*Crime Prevention Through Environmental Design*)

designcentreforcpted.org

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia

env.gov.bc.ca/wld/documents/bmp/devwithcare/

EnerGuide Rating System

nrcan.gc.ca/energy/efficiency/housing/new-homes/5035

Environmentally Sensitive Areas, Best Practices

env.gov.bc.ca

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Examples of Good Public Art

[City of Port Moody Public Art](#)

Fatal Light Awareness Program (FLAP)

[flap.org](#)

Invasive Species Council of Metro Vancouver

[iscmv.ca](#)

International Dark Sky Association

[darksky.org](#)

Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

[metrovancover.org/services](#)

Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

Naturescape BC

[naturescapebc.ca](#)

Project for Public Spaces

[pps.org](#)

Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

Standards and Best Management Practices for Instream Works

[env.gov.bc.ca](#)

Standards and Guidelines for the Conservation of Historic Places in Canada

[historicplaces.ca](#)

Stream Stewardship: A Guide for Planners and Developers

[stewardshipcentrebc.ca](#)

Translink: Transit Oriented Communities

[translink.ca/transit-oriented-communities](#)

Vancouver Bird Strategy – City of Vancouver (2015)

[vancouver.ca](#)

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