**Council Agenda Information**
☒ *CPAC November 5, 2019*

# City of Port Moody
## Report to Community Planning Advisory Committee

Date: October 28, 2019

Submitted by: Planning and Development Department – Development Planning

Subject: 2025 St. Johns Street

### Purpose:
To present to Community Planning Advisory Committee a rezoning application for a six-storey mixed-use development, with approximately 8,000ft² of commercial space and 242 multi-family residential units at 2025 St. Johns Street.

## Recommended Resolution

**THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on November 5, 2019 regarding the proposed project presented in the report dated October 28, 2019 from the Planning and Development Department – Development Planning Division regarding 2025 St. Johns Street**

### Applicant:
Marcon Albert (GP) Ltd.

### Property Description:
The development site consists of one property, 2025 St. Johns Street, located on the southwest corner of St. Johns Street and Albert Street, as shown on the Location Map (**Attachment 1**).

The total site is approximately 8088.1m$^2$ (97,059ft$^2$) in area and has significant grade changes on the western portion of the site before gently sloping towards the northeast corner of the property. South Schoolhouse Creek runs through the southeast portion of the property. The subject property is currently vacant, but was the site of the former Barnet Hotel.

### Land Use Policy:
Official Community Plan (OCP):
The OCP designates the subject lands as Mixed Use – Moody Centre, which permits commercial and residential development ranging up to six storeys in height.

The site is located within the Westport Evergreen Line Sub-Area and Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 4: Environmentally Sensitive Areas related to South Schoolhouse Creek and an Environmentally Sensitive Area located on the western portion of the property.

Zoning:
The subject lots are presently zoned Automobile Sales and Leasing (C5), with a site specific allowance for a Licensee Retail Store on the subject property.

The OCP, Zoning designation, and Environmentally Sensitive Area maps are included as **Attachments 2, 3,** and **4**.

## Neighbourhood Context:

Surrounding development mainly consists of the following:

- North: Medium Density Townhouse Residential (RM4) lots developed as three-storey apartment buildings and Automobile Sales and Leasing (C5) occupied by Craftsman Collision.
- East: Single Detached Residential (RS1) lots, including a vacant lot and a lot developed with a single family home;
- South: Civic Service (P1) which includes the location of South Schoolhouse Creek and Port Moody Secondary School beyond that to the south; and
- West: Single Detached Residential (RS1) lots, developed with single family homes, though these properties are under application by Bold Properties for a rezoning for a six-storey multi-family project;

## Proposal:

The applicant is proposing to rezone the subject site from Automobile Sales and Leasing (C5) to Six-Storey Mixed Use (CRM2). The development proposal consists of a six-storey mixed-use building over an underground parkade. The proposal includes 242 condominium units and 736m² (7,927ft²) of commercial space, located at the northeast corner of the development. The proposal has a density, or floor area ratio (FAR) of 2.23, which is within the 2.5 FAR permitted under the CRM2 Zone. The development proposes the following unit mix:

- 119 studio units;
- 49 one-bedroom units;
- 70 two-bedroom units; and
- four three-bedroom units.

Additional key elements of the proposal include:

- 22 units which are proposed to be dedicated for market-rental housing for a period of 20 years;

- a public art component, with a proposed budget of $200,000, that would include a standalone piece that would be located at the highly visible corner of St. Johns Street and Albert Street and also a component that would be incorporated within the building façade;
- a project target of Built Green Gold equivalent; and
- retention, restoration and enhancement of the South Schoolhouse Creek riparian area and also High Value Environmentally Sensitive Area.

Reduced project plans are included as **Attachment 5.** A letter of intent provided by the project proponent is included as **Attachment 6**.

Access and Parking

Vehicle access to the site and underground parking is provided from Albert Street.

In total, 331 parking spaces would be required, with 322 currently being proposed, resulting in a shortfall of 9 spaces, though depending on the amount and type of rental housing incorporated the required amount of parking may be reduced.

In accordance with the Zoning Bylaw, 100% of all residential parking spaces (268 spaces) will have electric vehicle charging infrastructure and 20% of commercial spaces (4 spaces) shall have Level 2 energized charging capability.

A total of 364 long-term residential bicycle parking spaces and are provided, which meets the Zoning Bylaw requirements.

Amenity Space

The proposal provides a total of 848.4$m^2$ (9,132$ft^2$) of common amenity space, which is comprised of an indoor amenity room 220.5$m^2$ (2,373$ft^2$) in size and an outdoor amenity space with an area of 627.9$m^2$ (6,759$ft^2$). This meets and exceeds the Zoning Bylaw requirement for apartment buildings of 3.0$m^2$ (32$ft^2$) per unit under the CRM2 Zone. The ground floor indoor amenity space consists of a gym, meeting room, seating and lounge areas, with outdoor space consisting of an open turf area and a children's play space. On the 6$^{th}$ floor there is an amenity room along with a kitchen, dining spaces, seating area and activity space which is connected to a rooftop patio, with an outdoor barbeque and dining area and community garden beds. In addition to the indoor and outdoor common amenity spaces, each individual unit has its own balcony or patio space.

South Schoolhouse Creek

The Zoning Bylaw setback for South Schoolhouse Creek requires a 20-meter Riparian Management Zone measured from the top of bank, which includes:

- a 15-meter Riparian Protection and Enhancement Area (RPEA), a 'no touch/no build' area that should not be impacted by any construction-related activities (apart from enhancement work); and

- a 5-meter Riparian Transition Area (RTA), an area where certain features or activities may be permitted including construction-related activities (e.g., work zones), landscaping, stormwater management, and trails.

The proposal is requesting a setback variance to the RTA for a 70m² (753ft²) portion of the building at the southwest corner of Building 2 (South). A map detailing the proposed conditions is included as part of **Attachment 5**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 7** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

| Sustainability Pillar / Application | Cultural | Economic | Environmental | Social | **Overall Total** |
|---|---|---|---|---|---|
| 2025 St. Johns Street | 50% (7 out of 14) | 46% (6 out of 13) | 70% (40 out of 57) | 45% (17 out of 38) | 57% |

Implementation

For the proposal to proceed the following would be required:

- a rezoning of the property to CRM2;
- adoption of a housing agreement bylaw to secure any rental component; and
- issuance of a Development Permit for form and character and environmentally sensitive areas.

## Stage of the Application in the Review Process:

The development application procedures allow CPAC comments and consideration early in the review process. As part of the first review of the application, CPAC is being asked to comment on the proposal.

## Items for Further Review:

Based on the present submission, the project is consistent with the Official Community Plan designation and the design generally complies with the applicable development permit area guidelines for the regulation of the form and character of mixed-use development. However, the following topics will be further reviewed by staff:

- proposed amount of commercial space;
- proposed unit mix;

- traffic considerations; and
- proposed rental housing provision;

Prior to Council consideration, staff will ensure that the technical reports address the environmental aspects associated with the proposal.

## Concluding Comments:

The proposed development is for a six-storey mixed-use building, which is consistent with the land use direction identified in the OCP and at a density that complies with the applicable CRM2 zone for such a building.

## Attachment(s)

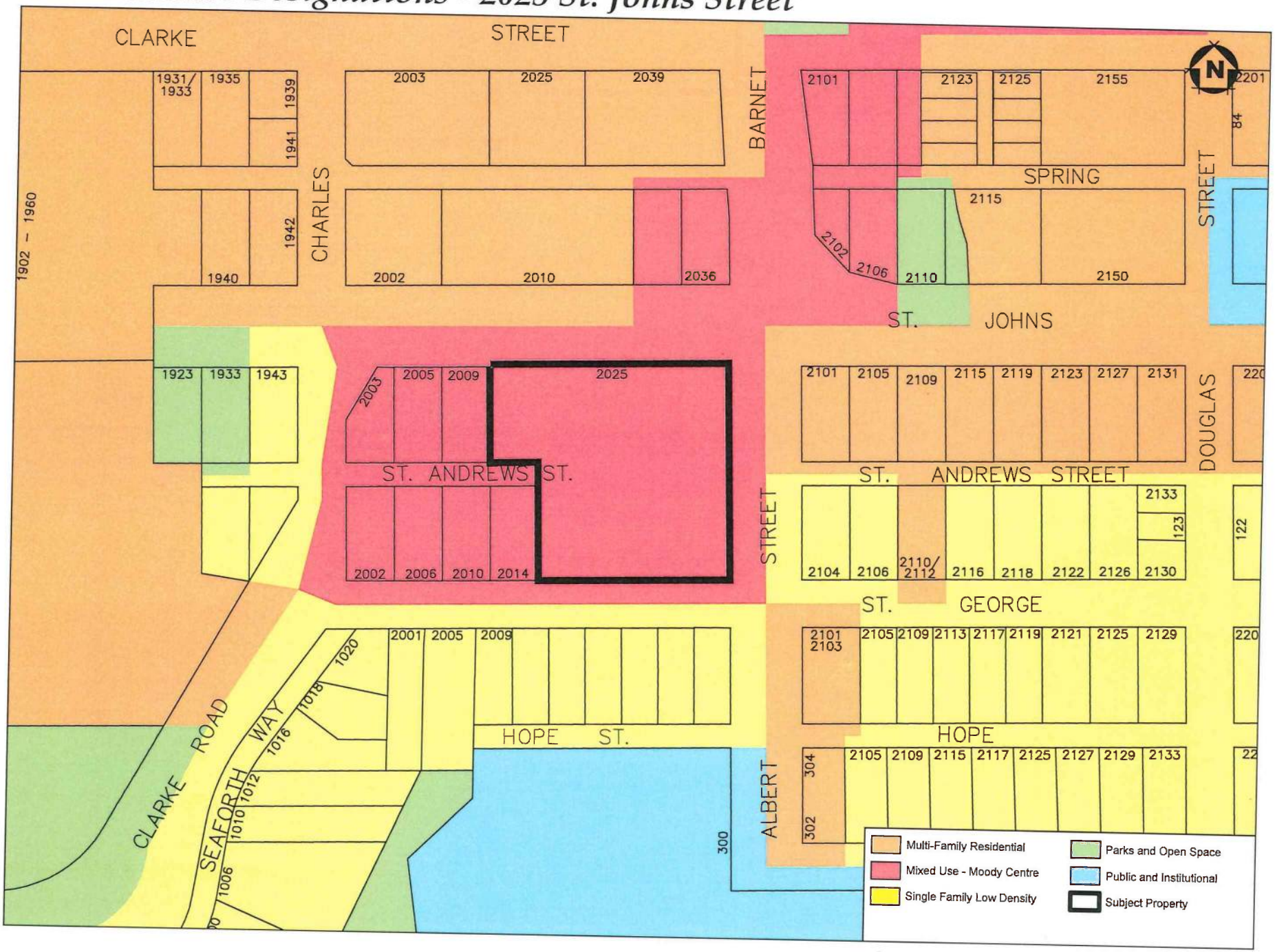
1. Location Plan.
2. OCP Designation Map.
3. Zoning Map.
4. Environmental Sensitive Areas Map
5. Reduced Project Plans.
6. Letter of Intent
7. Sustainability Report Card.

| Prepared by: | | Reviewed by: |
|---|---|---|
| Kevin Jones, MCIP, RPP<br>Senior Planner | | Chris Jarvie, MCIP, RPP<br>Manager of Development Planning<br><br>André Boel, MCIP, RPP<br>General Manager of Planning and Development |

# LOCATION MAP - 2025 St. Johns Street

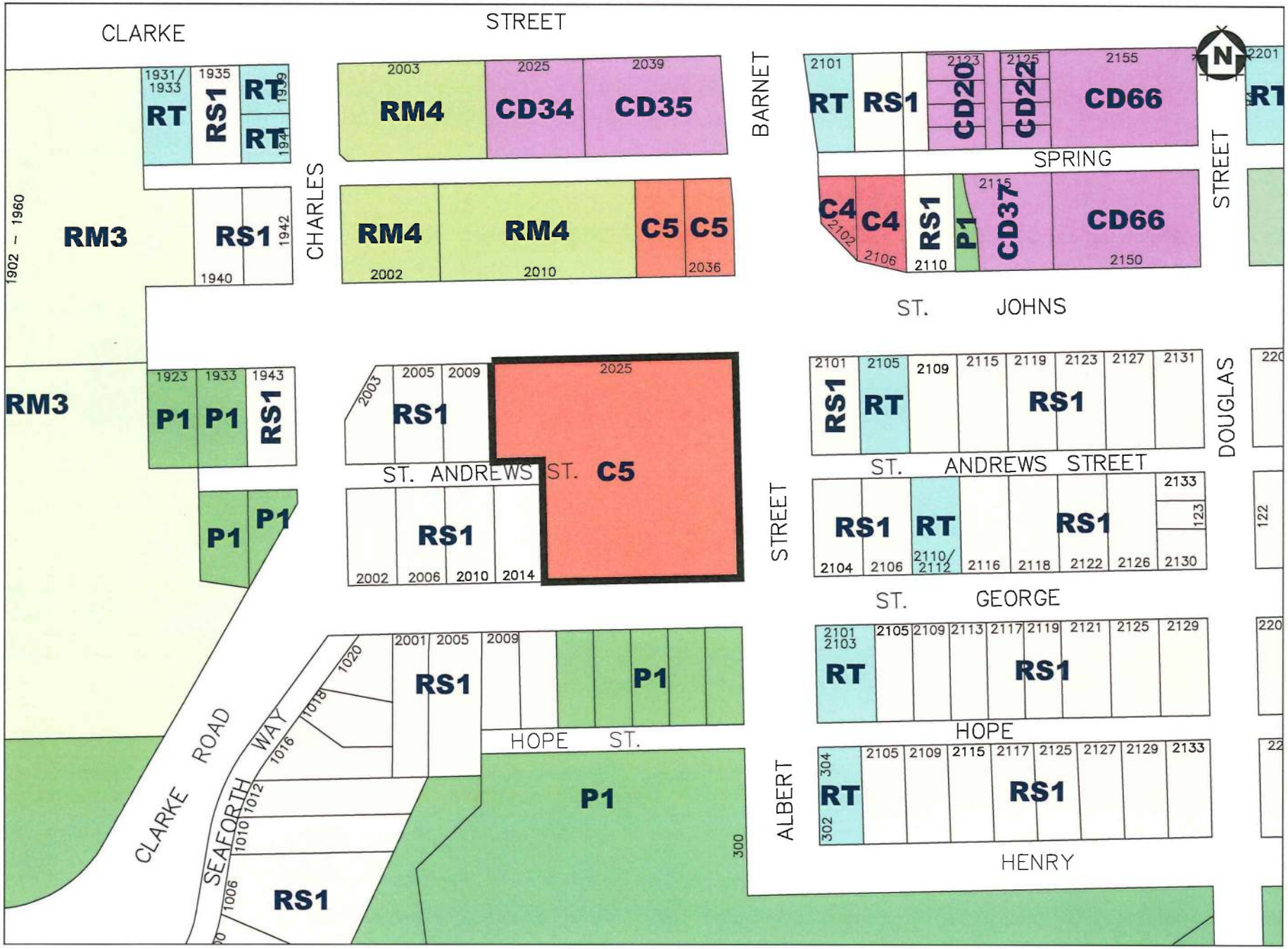
SUBJECT PROPERTY

# OCP Landuse Designations - 2025 St. Johns Street

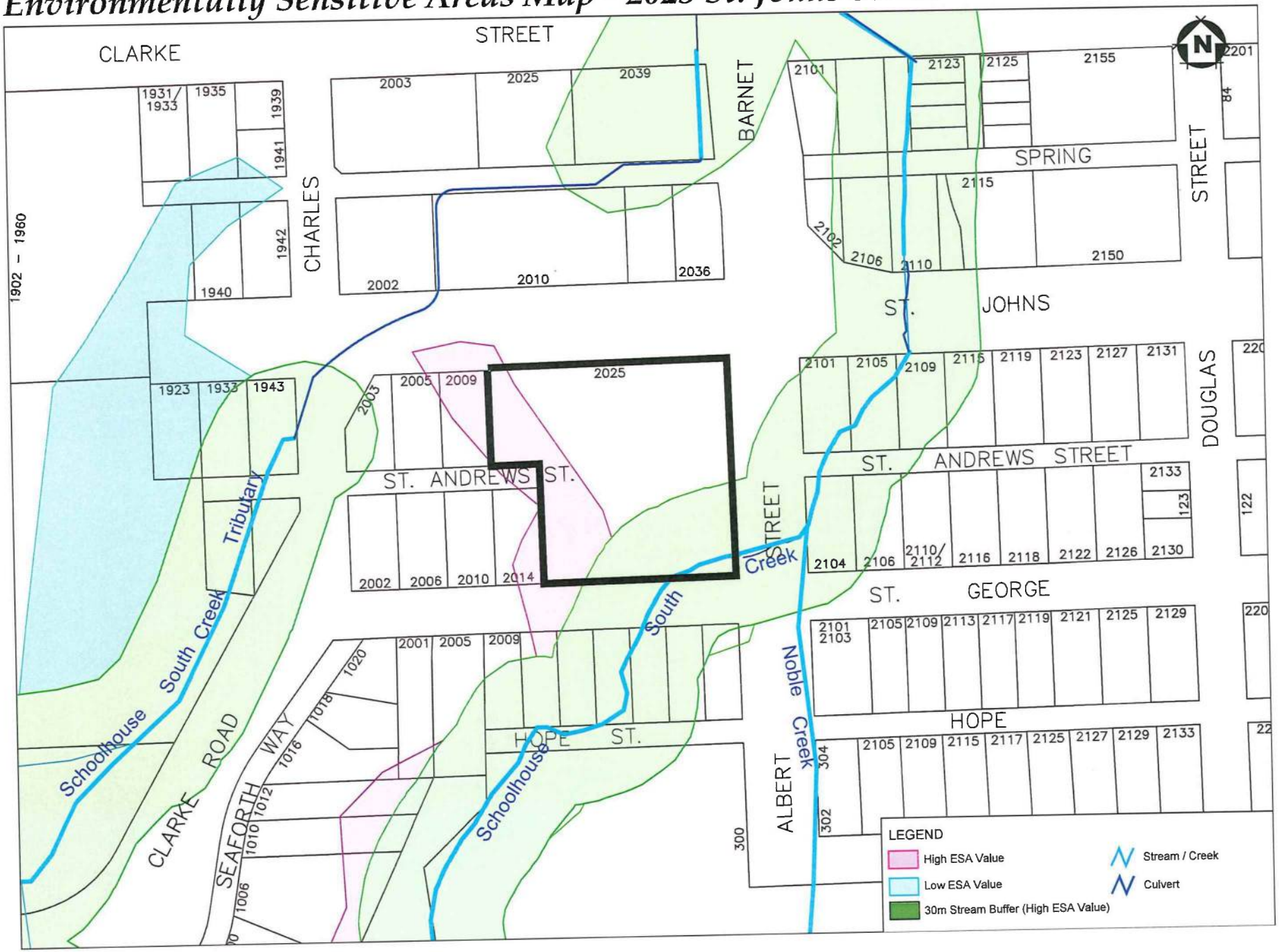


# ZONING MAP - 2025 St. Johns Street

SUBJECT PROPERTY



# *Environmentally Sensitive Areas Map - 2025 St. Johns Street*



# MARCON ALBERT (GP) LTD.

# ALBERT STREET RESIDENTIAL DEVELOPMENT

## PROJECT DESCRIPTION

**SITE**
The proposed development is located on a vacant site at the western edge of Port Moody's, Moody Centre neighbourhood, at the intersection of the Barnet Highway and St. John's Street. The site was the former location of the Barnet Hotel which has been previously demolished.

The site is bounded by St. John's Street to the north, by Albert Street and urban forest to the east, Schoolhouse Creek South and urban forest to the south, and steeply sloping urban forest to the west. Immediately south of the site and Schoolhouse Creek, is Port Moody Secondary School. To the west of the urban forest of the site are existing single-family residences. The site is effectively separated from the adjacent urban fabric by the natural forested boundaries to the west, south and east, while the arterial nature of St. John's provides a significant separation from properties to the north.

**ARCHITECTURAL EXPRESSION**
Given the gateway location of the site, the project seeks to elevate the architectural expression of the development in order create a memorable western entry into Port Moody center. This memory is firmly established by the interplay of multiple colourful glazed guards that populate the north and east facades of the project. These colourful panels, change with the day as the capture, reflect or cast coloured light onto the immediate surroundings.

Upper residential levels of the development sit upon a well-defined commercial base which is located at the intersection of Albert and St. John's Streets. The commercial base is rendered in masonry which contrasts the corrugated metal cladding of the upper residential levels. The extent of this commercial occupancy is limited by the slope of the site in both the north/south and east/west directions. A glazed canopy wraps the commercial frontage, serving to further define the base while providing cover for those accessing the three commercial units. The masonry base is extended the full length of the development on both the east and north elevations by utilizing brick for the landscape walls. The expression of a strong base for the development is further accentuated by recessing and darkening the lowest level of the northern building.

Residential levels of the buildings are rendered in corrugated metal cladding with composite metal accent panels and glazed guards, both clear and coloured. The corrugated cladding is purposefully light in colour to maximize the effect of light reflections that emanate from the coloured glazing. The coloured guards and accent panels are playfully arranged to achieve interest. Each building is capped with a projecting eyebrow that provides cover for the residential balconies.

The public expression of the Architecture is consistent and extends from the riparian area at the southern boundary of the site, north to the intersection of Albert and St John's Streets and westward to the urban forest at the western edge of the property. On the less public, forest facing or internal elevations, coloured accent panels are used to create interest rather than the coloured guards of the more public, street facing facades.

Public artwork for the project is being developed by Alex Morrison. The two sculptural pieces are located within the recess on the north elevation of Building 2 and within the small plaza at the corner of Albert and St. Johns Streets.

Amenities for the development include the triangular, residential courtyard which is enclosed by the two buildings and the urban forest of the hillside. This courtyard provides both common gathering and play spaces as well as individual yards for those units that open directly to it. A small meeting room within the Building 2 opens onto the courtyard and a resident gym is located at the west end of Building 1. A large amenity room on the upper level of Building 2 is also provided. This large amenity room provides access and connects with the generous public roof deck which extends the full length of the north wing of Building 2.

Throughout the proposed development, high quality, durable materials are specified. Brick, corrugated metal siding, composite metal panels, wood-like soffits and glazed guards are carefully composed to achieve the fresh, contemporary, playful expression of the Architecture.


VIEW FROM INTERSECTION OF ALBERT & ST. JOHN'S STREET TO SOUTHWEST

## PROJECT STATISTICS


## PROPERTY INFORMATION

**Legal Description:**

PLAN OF LOT 92, DISTRICT LOT 202, GROUP 1, N.W.D. PLAN 52281
PID 004-963-539

**Civic Adresses:**

2025 ST. JOHNS STREET

## PROJECT STATISTICS

**SITE AREA**

| | | | |
|---|---|---|---|
| Existing | **8088.1** | sq. m. | 87,059.6 sq. ft. |

**LOT COVERAGE**

| | | | | |
|---|---|---|---|---|
| Proposed | 17.2% | **1392.2** | sq.m | 14,985.0 sq. ft. |

**SETBACKS**

| | | North | South | East | West |
|---|---|---|---|---|---|
| **CRM2 Req'd** | | 0m | N/A | NA | 1.5m |
| **Proposed** | Feet | **1.50** | **55.14** | **1.97** | **29.45** |
| | Meters | **0.456** | **16.807** | **0.599** | **8.976** |

**FAR**

| | | | | | |
|---|---|---|---|---|---|
| Allowable | 2.4 | **19411.4** | sq.m | 208,943.0 | sq. ft. |
| Proposed | **2.23** | **18041.3** | sq.m | **194,195.1** | sq. ft. |

**COMMON AMENTIY**

| | | | | | |
|---|---|---|---|---|---|
| Required | 3.0m2/Unit | 726.00 | sq.m | 7,814.6 | sq. ft. |
| **Proposed** | Interior | **220.5** | sq.m | 2,373.0 | sq. ft. |
| | Exterior | **627.9** | sq.m | 6,759.0 | sq. ft. |
| | | **848.4** | sq.m. | **9,132.0** | sq.ft. |

**BUILDING HEIGHT**

| | | | | | |
|---|---|---|---|---|---|
| Allowable | 6 Stories | | | | |
| **Proposed** | | | | | |
| **Building 1** | **6 Stories** | **60.67** | **ft** | or | **18.49** **m** |
| **Building2** | **6 Stories** | **64.53** | **ft** | or | **19.67** **m** |

**AREA SUMMARY**

| | GROSS AREA | | | | | | Exclusions | | | | GROSS AREA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Units | Residential | Circulation | Commercial | Lobby | | GROSS | Amenity | ADA Units | Exclusion | Total Excl. | | |
| Level P1 | | 835.0 | 7,927.0 | | | **8,762.0** | | | | | **8,762** | sq. ft. |
| Level 1 | 26,175.0 | 4,069.0 | | 1,209.0 | 1,009.0 | **32,462.0** | 1,009.0 | 19 | 409 | 1,418.0 | **31,044** | sq. ft. |
| Level 2 | 29,914.0 | 3,283.0 | | | | **33,197.0** | | 22 | 474 | 473.6 | **32,723** | sq. ft. |
| Level 3 | 29,914.0 | 3,283.0 | | | | **33,197.0** | | 22 | 474 | 473.6 | **32,723** | sq. ft. |
| Level 4 | 29,914.0 | 3,283.0 | | | | **33,197.0** | | 22 | 474 | 473.6 | **32,723** | sq. ft. |
| Level 5 | 29,914.0 | 3,283.0 | | | | **33,197.0** | | 22 | 474 | 473.6 | **32,723** | sq. ft. |
| Level 6 | 21,184.0 | 2,656.0 | | | | **25,204.0** | 1,364.0 | 16 | 344 | 1,708.4 | **23,496** | sq. ft. |
| Roof | | | | | | | | | | | | sq. ft. |
| **Totals** | **167,015.0** | **20,692.0** | **7,927.0** | **1,209.0** | | **199,216.0** | **2,373.0** | **123** | **2,648** | **5,020.9** | **194,195** | sq. ft. |

**STORAGE SUMMARY**

| | |
|---|---|
| Total Number of Units | |

**BALCONY SUMMARY**

| | | | |
|---|---|---|---|
| FSR Area | | 194,195.1 | sq. ft. |
| Proposed | 9.78% | 18,990.0 | sq. ft. |

**PARKING SUMMARY**

| VEHICLES | Vehicle | | | Accessible | | Small Car | | Loading | | EV | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Required | Provided | | Required | Provided | Maximum | Provided | Required | Provided | Required | Provided |
| Residential | 268 | 268 | | 6 | 6 | 80 | 47 | 2 | 2 | 268 | 268 |
| Visitor | 34 | 34 | | 1 | 1 | 10 | 4 | | t.b.d. | | |
| Commercial | 20 | 20 | | | | 6 | 8 | | t.b.d. | 4 | 4 |
| **Total Parking** | **322** | **322** | | **7** | **7** | **97** | **59** | **2** | **2** | **272** | **272** |

| BICYCLES | Bicycle - Long Term | | | Horizontal Stalls | | Vertical Stalls | | Lockers | | Bicycle - Short Term | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Required | Provided | | Maximum | Provided | Maximum | Provided | Required | Provided | Required | Provided |
| Residential | 363 | 364 | | N/A | 274 | N/A | 90 | N/A | | 12 | 12 |
| Visitor | N/A | | | N/A | | N/A | | N/A | | | |
| Commercial | 1 | | | | | | | | | | 6 |
| **Total Parking** | **364** | **364** | | | **274** | | **90** | | | **12** | **18** |

## PROJECT TEAM

**OWNER/DEVELOPER**
**MARCON ALBERT (GP) LTD.**
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(604) 530-5646

**ARCHITECT**
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**CODE CONSULTANT**
**CAMPHORA ENGINEERING**
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**LANDSCAPE ARCHITECT**
**CONNECT LANDSCAPE ARCHITECTURE INC.**
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**GEOTECHNICAL ENGINEER**
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**CIVIL ENGINEER**
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(604) 420-1721

**ENVIRONMENTAL**
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**LAND SURVEYOR**
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**PUBLIC ART CONSULTANT**
**BALLARD FINE ART**
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## DRAWING LIST



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| No. | Date | Revision Notes |
|---|---|---|
| A | 2019/09/06 | ISSUED FOR RZ/DP |

| No. | Date | Revision Notes |
|---|---|---|

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**COVER SHEET**

| | |
|---|---|
| *Drawn By* | Author |
| *Reviewed by* | Approver |
| *Project Number* | **1805** |
| *Plot Date* | 2019/08/30 |
| *Issue Date* | 2019/09/06 |
| *Scale* | **As indicated** |
| *Issue/Revision* | **A** |

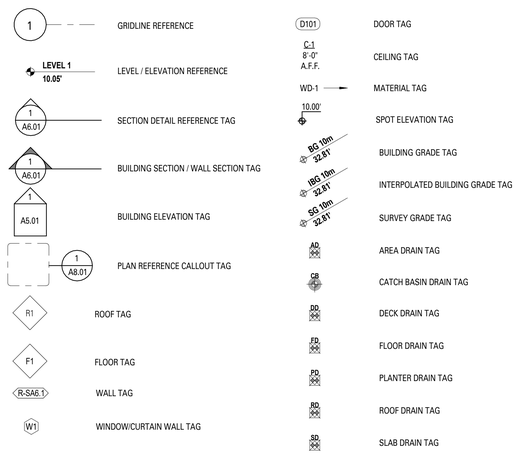
*Sheet Number*
**A0.00**

2019-9-6 2:53:21 PM

C:\REVIT 2019 LOCAL FILES\1805 ALBERT BUILDING (Central)_SHIFT_Susanne.rvt

VIEW OF BUILDING 2 ENTRY FROM ALBERT STREET

## SYMBOL LEGEND




## ABBREVIATIONS

| | |
|---|---|
| ACT | Acoustic Ceiling Tile |
| AD | Area Drain |
| AFF | Above Finished Floor |
| AGG | Aggregate |
| AHU | Air Handling Unit |
| AL or ALUM | Aluminum |
| ANNUN | Annunciator |
| ANOD | Anodized |
| APPROX | Approximate/Approximately |
| ARCH | Architecture/Architectural |
| AUTO | Automatic |
| AUX | Auxiliary |
| | |
| BD | Board |
| BALC | Balcony |
| BF | Barrier Free |
| BG | Building Grade |
| BLDG | Building |
| BLK | Block |
| BM | Bench Mark |
| BOW | Bottom of Wall |
| BR | Bedroom |
| BSMT | Basement |
| | |
| C/W | Complete With |
| C to C | Centre to Centre |
| CAB | Cabinet |
| CAV | Cavity |
| CB | Catch Basin |
| CEIL | Ceiling |
| CER | Ceramic |
| CIP | Cast in place |
| CJ | Construction/Control Joint |
| CL | Centre Line |
| CLOS | Closet |
| CLR | Clear/Clearance |
| CMP | Composite Metal Panel |
| CMU | Concrete Masonry Unit |
| COAX | Coaxial |
| COL | Column |
| COMM | Communication |
| COMP | Composite |
| CONC | Concrete |
| CONST | Construction |
| CONT | Continuous |
| CONTR | Contractor |
| CORR | Corrugated |
| CPT | Carpet |
| CRS | Cabinet |
| CRU | Commercial Retail Unit |
| CT | Ceramic Tile |
| CTR | Centre |
| CW | Cold Water |
| CWP | Composite Wood Panel |
| | |
| DBL | Double |
| DET | Detail |
| DD | Deck Drain |
| DF | Drinking Fountain |
| DIA | Diameter |
| DIAG | Diagonal |
| DIM. | Dimension |
| DN | Down |
| DPT | Department |
| DWG | Drawing |
| | |
| E/W | East/West or E-W |
| EG | For Example |
| EL | Elevation (Above Datum) |
| ELC | Electrical |
| ELEV | Elevation (View) |
| ELEV. | Elevator |
| EMERG | Emergency |
| EMR | Elevator Machine Room |
| ENC | Enclosure |
| ENG | Engineering |
| EQ | Equal |
| EQUIV | Eauivalent |
| EQUPT | Equipment |
| ESCL | Escalator |
| EST | Estimate |
| EXIST. | Existing |
| EXP | Exposure |
| EXT. | Exterior |
| | |
| FG | Frosted Glass |
| F to F | Face to Face |
| F/F or FF | Fire Fighters |
| F/S or FS | Fire Stop |
| F2S | Finish Two sides |
| FAB | Fabricate |
| FCP | Fibre Cement Panel |
| FD | Floor Drain |
| FE | Fire Extinguisher |
| FF | Finished Floor |
| FH | Fire Hydrant |
| FHC | Fire-Hose Cabinet |
| FIN. | Finish |
| FIX. | Fixture |
| FL | Floor |
| FLEX. | Flexible |
| FLG. | Flooring |
| FLUOR | Fluorescent |
| FND | Foundation or FNDN |
| FR | Fire Rating |
| FRR | Fire Resistace Rating |

| | |
|---|---|
| FTG | Footing |
| FURN | Furnishing/Furniture |
| | |
| GA | Gauge |
| GALV | Glavanized |
| GEN | Generator |
| GI | Galvanized Iron |
| GL | Glass |
| GLB | Glass Block or GL BLK |
| GRD/FL | Ground Floor |
| GWB | Gypsum Wall Board |
| GWG | Georgian Wire Glass |
| GYP | Gypsum |
| | |
| HB | Hose Bibb |
| HC | Handicapped |
| HDR | Header |
| HDWD | Hardwood |
| HM | Hollow Metal |
| HOR | Horizontal |
| HSG | Housing |
| HT | Height |
| HW | Hot water |
| HWY | Highway |
| HYD | Hydrant |
| HZ | Horizontal |
| | |
| IBG | Interpolated Building Grade |
| ID | Inside Diameter |
| ILLUM | Illuminate |
| INCL | Include/including |
| INFO | Information |
| INSUL | Insulate(ion) |
| IRR | Irregular |
| | |
| JB | Junction Box |
| JT | Joint |
| | |
| K/D | Kiln/Dried |
| | |
| L | Length |
| LAB | Laboratory |
| LAM | Laminate/Laminated |
| LAV | Lavatory |
| LEV | Level |
| LG | Laminated Glass |
| LIN | Linear |
| LINO | Linoleum Floor |
| LINO/B | Linfoleum Base |
| LINO/FL | Linoleum Floor |
| LR | Living Room |
| LTG | Lighting |
| LWR | Lower |
| | |
| MAINT | Maintenance |
| MATL | Material |
| MAX | Maximum |
| MECH | Mechanical |
| MED | Medium |
| MEMB | Membrane |
| MER | Meridian |
| MEZZ | Mezzanine |
| MFR | Manufacture |
| MH | Manhole |
| MIN | Minimum |
| MISC | Miscellanceous |
| MSNRY. | Masonry |
| MT | Metal |
| MUN | Municipality |
| | |
| N | North |
| N/S | North/South |
| NEG | Negative |
| NIC | Not in Contract |
| NO. | Number or # |
| NOM | Nominal |
| NTS | NTS |
| | |
| O/A | Overall |
| OBS | Obsolete |
| OC | On Centre |
| OCT | Octagon |
| OD | Outside Diameter |
| OFS | Overflow Scupper |
| OPNG | Opening |
| OPP | Opposite |
| ORIG | Original |
| | |
| PAR. | Parallel |
| PD | Planter Drain |
| PWDR | Powder |
| PH | Penthouse |
| PKG | Package |
| PL | Plate |
| PLAM | Plastic Laminate |
| PLUM. | Plumbing |
| PLYWD | Plywood |
| PN | Project North |
| PNL | Panel |
| PNT | Paint |
| PNT | Point |
| POL | Polished |
| PR | Pair |
| PREFAB | Prefabricated |
| PRELIM | Preliminary |
| PREP | Prepare |

| | |
|---|---|
| PROP | Proposed |
| PT | Pressure treated |
| PTD | Painted |
| PVC | Polyvinyl chloride |
| PWR | Power |
| | |
| QTY | Quantity |
| QU | Square |
| | |
| RB | Rubber Base |
| RCP | Reflected Ceiling Plan |
| RD | Roof Drain |
| RECIRC | Recirculate |
| RECT | Rectangle |
| REF | Reference |
| REFR | Refrigerator |
| REINF | Reinforced |
| REINF/CONC | Reinforced Concrete |
| REINF/ST | Reinforced Steel |
| REPL | Replace |
| REQD | Required |
| RET | Return |
| REV | Reverse |
| RFG | Roofing |
| RI | Rigid Insulation |
| RM | Room |
| RND | Round |
| RO | Rough Opening |
| RTU | Roof Top Unit |
| RUB | Rubber |
| RWL | Rainwater Leader |
| | |
| S | South |
| S/ST | Stainless Steel |
| SAM | Self-Adhered Membrane |
| SAN | Sanitary |
| SCHED | Schedule |
| SCHEM | Schematic |
| SCUP | Scupper |
| SD | Shower Drain |
| SD/BL | Sand Blast |
| SECT. | Section |
| SGL | Survey Grade |
| SGL | Single |
| SIM | Similar |
| SK | Sketch |
| SP | Spandrel |
| SPEC | Specification |
| SPHER | Spherical |
| SS | Stainless Steel |
| ST | Street |
| ST | Steel of STL |
| STD | Standard |
| STOR | Storage |
| STRUCT | Structural |
| SUB | Substitute |
| SUSP | Suspend |
| SYM | Symmetrical |
| SYS | System |
| | |
| T&G | Tongue and Groove |
| T/O or T.O. | Top Of |
| TB | Tile Base |
| TEL | Telephone |
| TEL COMM | Telecommunication |
| TEMP | Temperature |
| TG | Tempered Glass |
| THR | Threshold |
| TLG | Tempered and Laminated Glass |
| TOC | Top of Concrete |
| TOF | Top of Finish |
| TOFF | Top of Finished Floor |
| TOL | Tolerance |
| TOW | Top of Wall |
| TV | Television |
| TYP | Typical |
| | |
| U/G | Underground |
| U/S | Underside |
| ULT | Ultimate |
| UNFIN | Unfinished |
| UNIV | Universal |
| UNO | Unless Noted Otherwise |
| | |
| VB | Vapor Barrier |
| VCT | Vinyl Composite Tile |
| VENT | Ventilate |
| VERT | Vertical |
| VEST | Vestibule |
| VEST | Vestibule |
| VFL | Vinyl Sheet Flooring |
| VOL | Volume |
| W | West |
| W/ | With |
| W/O | Without |
| W/S | Weather Stripping |
| WC | Water Closet |
| WCB | Workers' Compensation Board |
| WCH | Wheel Chair |
| WD | Wood |
| WIC | Walk In Closet |
| WP | Weatherproof |
| WPG | Waterproofing |
| WPM | Waterproof Membrane |
| WR | Washroom |

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*Project Title*
**ALBERT STREET**

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Port Moody, BC

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*Sheet Title*
**ABBREVIATIONS**

*Drawn By* Author
*Reviewed by* Approver

*Project Number*
**1805**

*Plot Date*
2019/08/30

*Issue Date*
2019/09/06

*Scale*
**12" = 1'-0"**

*Issue/Revision*
**A**

*Sheet Number*
**A0.01**

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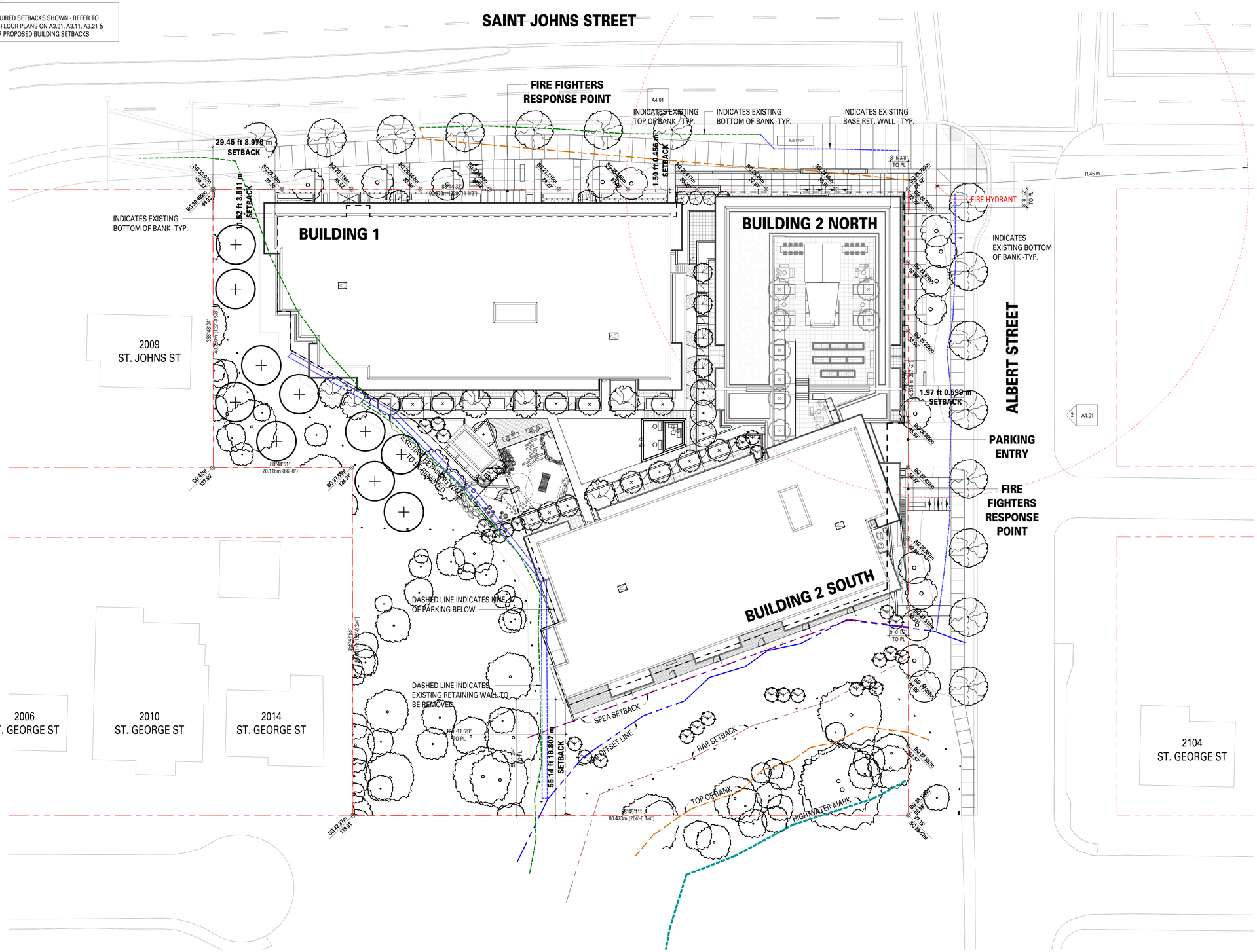
**NOTE:**
SITE REQUIRED SETBACKS SHOWN - REFER TO GROUND FLOOR PLANS ON A3.01, A3.11, A3.21 & A3.31 FOR PROPOSED BUILDING SETBACKS

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*Sheet Title*
**SITE PLAN**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |

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VIEW FROM NE (SAINT JOHNS ST.)

VIEW FROM NW (SAINT JOHNS ST.)

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*Sheet Title*
**PERSPECTIVES**

| | |
|---|---|
| *Drawn By* | Author |
| *Reviewed by* | Approver |

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**1805**

| | |
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VIEW FROM SE (ALBERT STREET)

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**PERSPECTIVES**

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*Reviewed by* Approver

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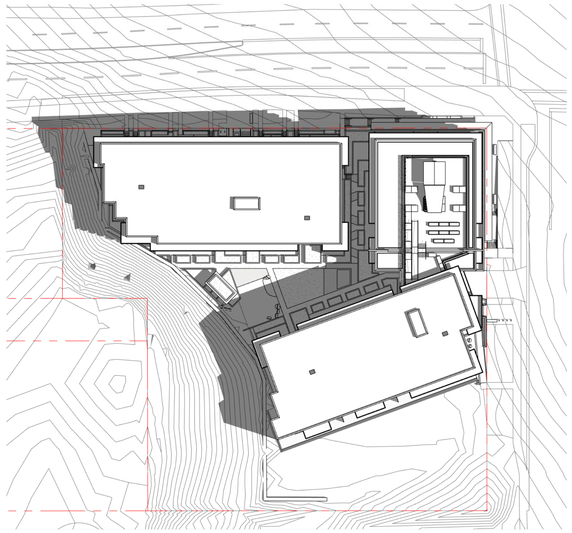
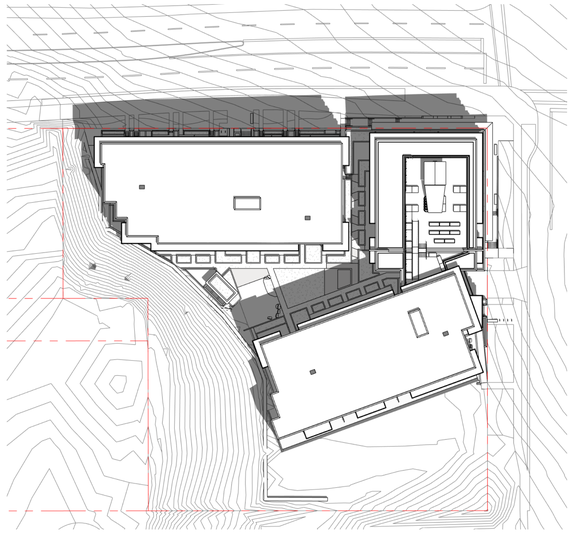
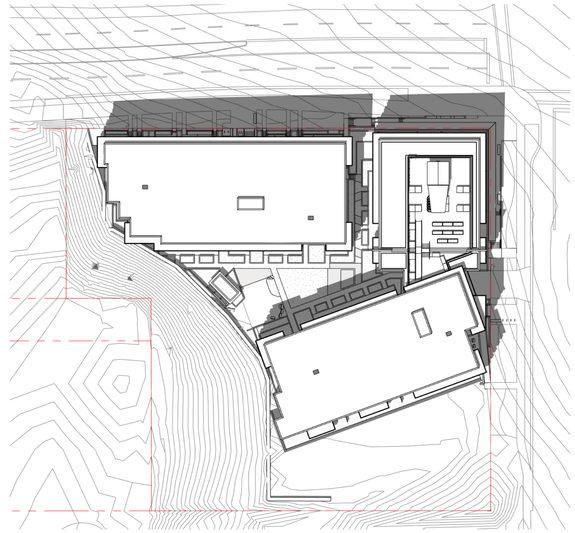


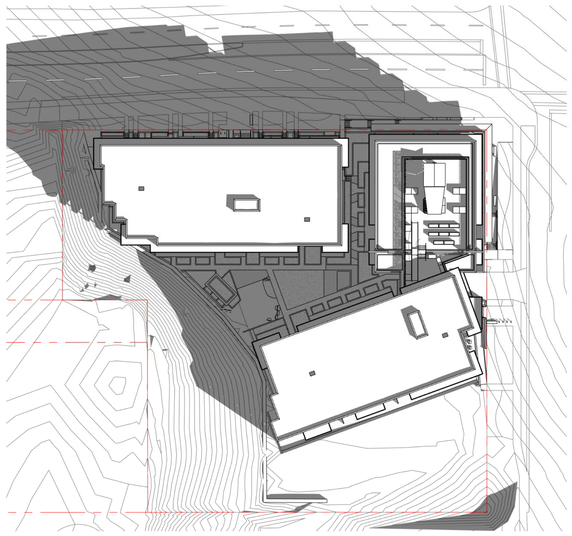
1 SHADOW STUDY - JUNE 21st (10am)
1" = 50'-0"



2 SHADOW STUDY - JUNE 21st (12pm)
1" = 50'-0"

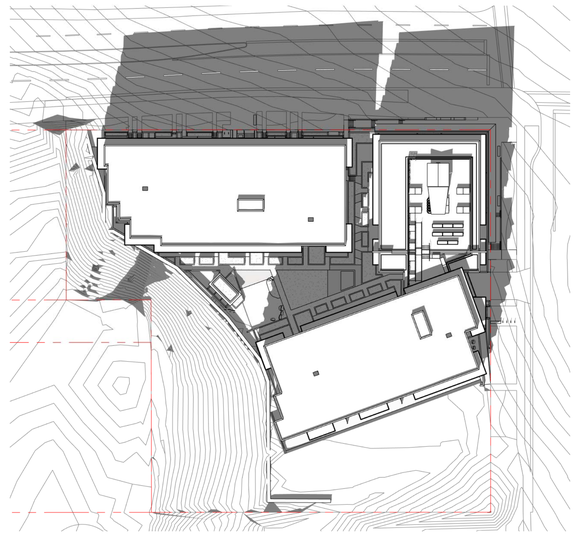


3 SHADOW STUDY - JUNE 21st (2pm)
1" = 50'-0"



4 SHADOW STUDY - SEPT / MARCH 21st (10am)
1" = 50'-0"

5 SHADOW STUDY - SEPT / MARCH 21st (12pm)
1" = 50'-0"



6 SHADOW STUDY - SEPT / MARCH 21st (2pm)
1" = 50'-0"

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**SHADOW STUDIES**

*Drawn By* Author
*Reviewed by* Approver

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**1805**

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*Scale* **1" = 50'-0"**
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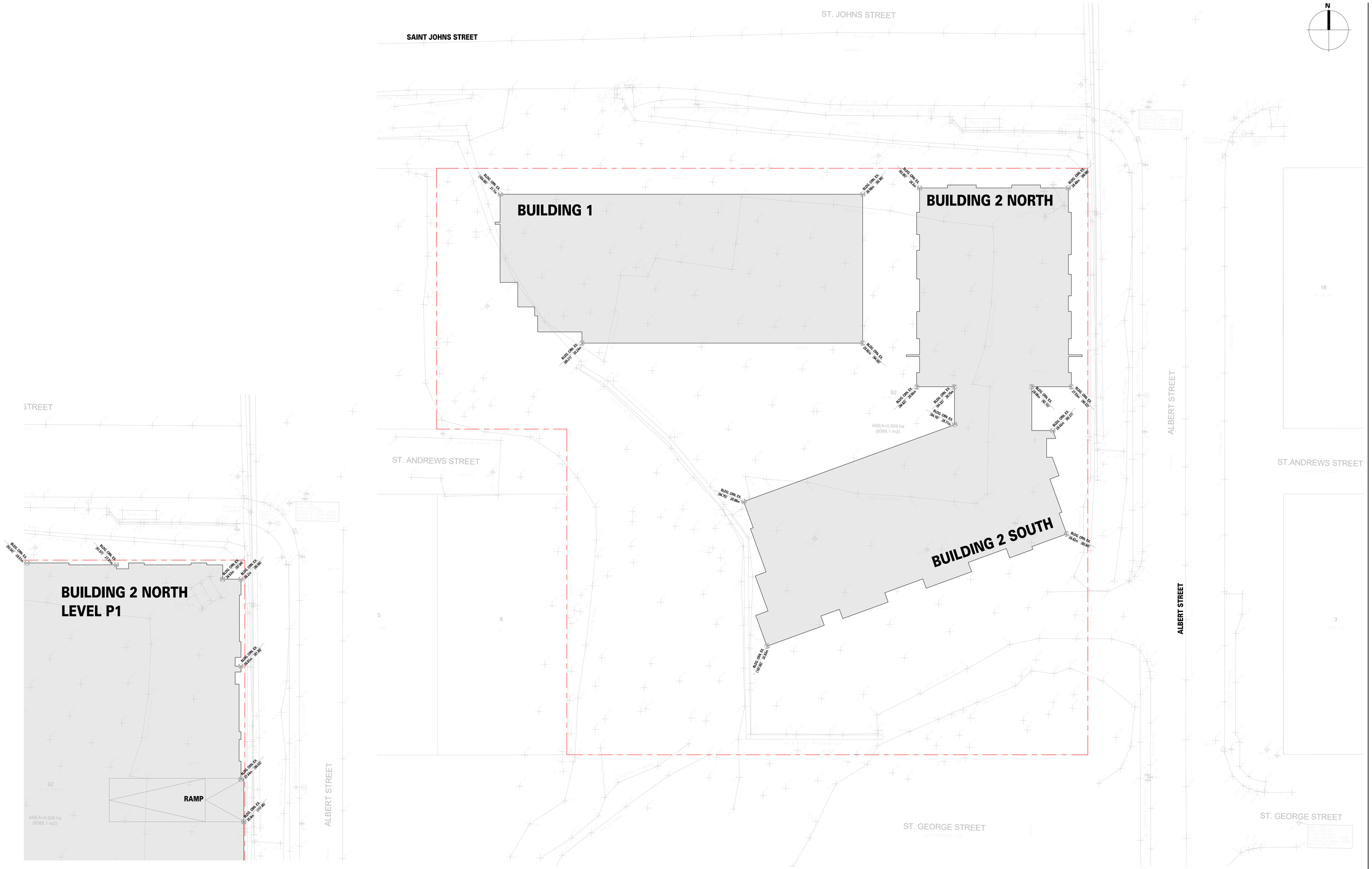





2 A4.11 SITE PLAN - EXISTING GRADES - LEVEL P1
1" = 20'-0"

1 A4.11 SITE PLAN - EXISTING GRADES - LEVEL 1
1" = 20'-0"

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**EXISTING GRADES**

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| **1" = 20'-0"** | **A** |

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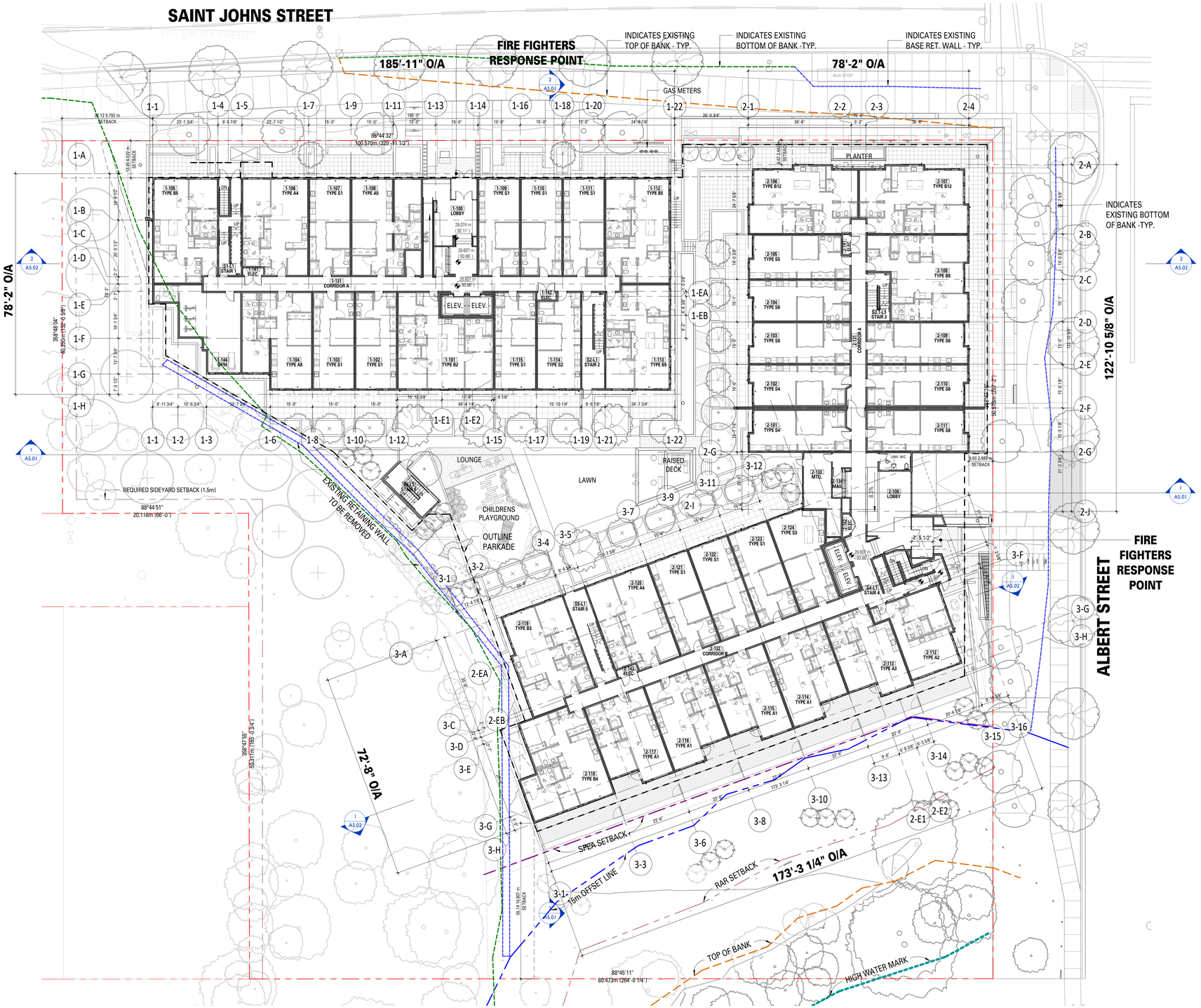


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**LEVEL 1**

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| **1/16" = 1'-0"** | **A** |

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2 A1.00 STREETSCAPE - EAST
1/16" = 1'-0"


1 A1.00 STREETSCAPE - NORTH
1/16" = 1'-0"

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**STREETSCAPES**

*Drawn By* Author
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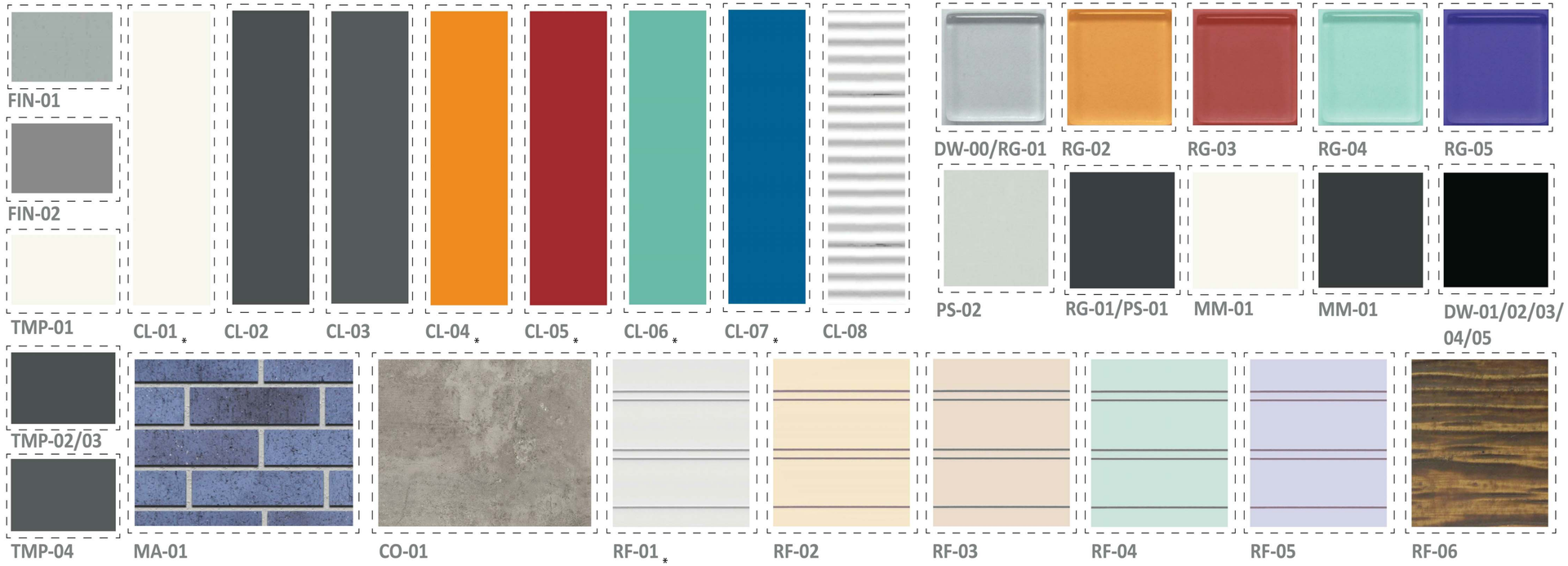
## MATERIAL LEGEND

| | |
|---|---|
| **CL-01*** | CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE' |
| **CL-02** | CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END' |
| **CL-03** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE' |
| **CL-04*** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH' |
| **CL-05*** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED' |
| **CL-06*** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL' |
| **CL-07*** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE' |
| **CL-08** | 7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE' |
| **CO-01** | ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82' |
| **DW-00** | WINDOW GLAZING - CLEAR |
| **DW-01** | VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-02** | PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-03** | ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-04** | PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK |
| **DW-05** | 2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR |
| **FIN-01** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE' |
| **FIN-02** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY' |
| **GL-01** | FROSTED GLAZING PANEL |
| **MA-01** | BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH |
| **MM-01** | PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **MM-02** | PAINTED METAL - TO MATCH BM 2133-30 'DAYS END |
| **PS-01** | PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' |
| **PS-02** | TRANSLUCENT GLASS |

## MATERIAL LEGEND

| | |
|---|---|
| **RF-01*** | ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE' |
| **RF-02** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL' |
| **RF-03** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH' |
| **RF-04** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA' |
| **RF-05** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2067-60 'WINDMILL WINGS' |
| **RF-06** | WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - 'SOFFIT VENT TO BE BLACK' |
| **RG-01** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH CLEAR GLAZING PANELS |
| **RG-02** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED) |
| **RG-03** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE) |
| **RG-04** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2) |
| **RG-05** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE) |
| **TMP-01** | PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **TMP-02** | PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-03** | PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-04** | PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523 |

* DENOTES MATERIALS NOT SHOWN ON RENDER. REFER TO A.4.11-A4.24 BUILDING ELEVATION SHEETS.

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*Sheet Title*
**MATERIALS SCHEME**

| | |
|---|---|
| *Drawn By* | Author |
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| *Plot Date* | 2019/08/30 |
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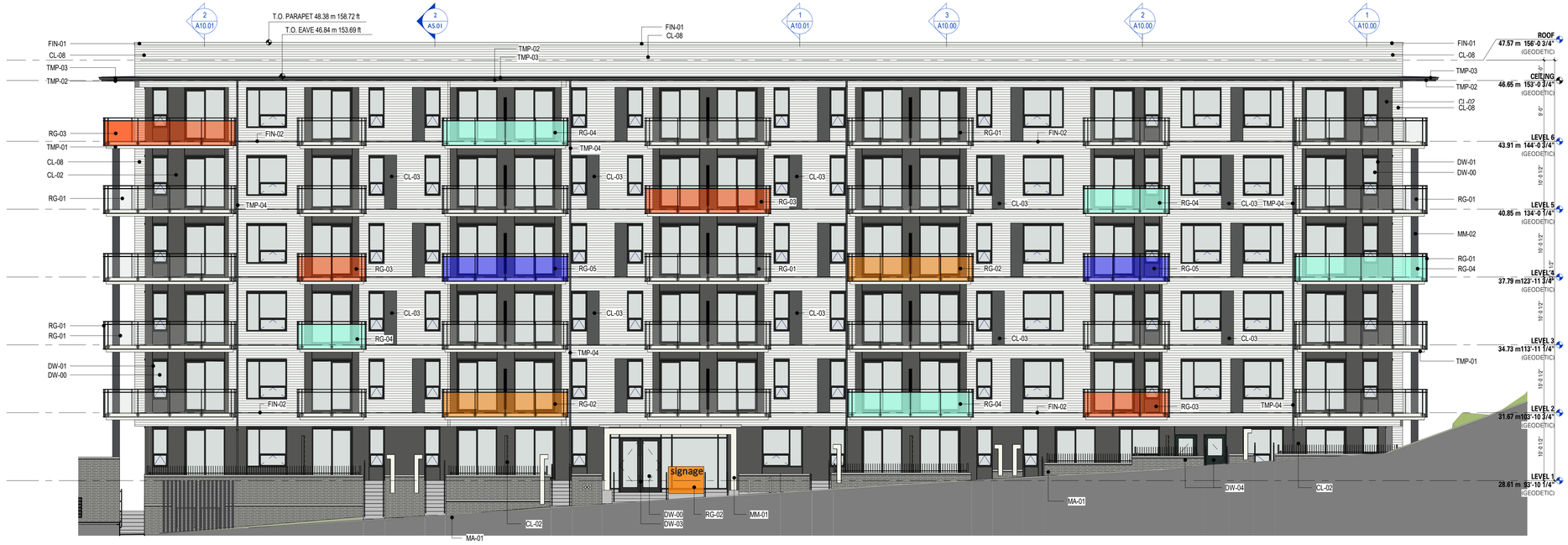


1 B1 - NORTH ELEVATION
1/8" = 1'-0"

**MATERIAL LEGEND**

| | |
|---|---|
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| **CL-07** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE' |
| **CL-08** | 7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE' |
| **CO-01** | ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82' |
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| **FIN-01** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE' |
| **FIN-02** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY' |
| **GL-01** | FROSTED GLAZING PANEL |
| **MA-01** | BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH |
| **MM-01** | PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **MM-02** | PAINTED METAL - TO MATCH BM 2133-30 'DAYS END |
| **PS-01** | PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' |
| **PS-02** | TRANSLUCENT GLASS |

**MATERIAL LEGEND**

| | |
|---|---|
| **RF-01** | ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE' |
| **RF-02** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL' |
| **RF-03** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH' |
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| **RF-06** | WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - 'SOFFIT VENT TO BE BLACK' |
| **RG-01** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH CLEAR GLAZING PANELS |
| **RG-02** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED) |
| **RG-03** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE) |
| **RG-04** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2) |
| **RG-05** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE) |
| **TMP-01** | PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **TMP-02** | PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-03** | PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-04** | PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523 |


2 B1 - EAST ELEVATION
1/8" = 1'-0"

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North Vancouver, BC V7P 3J6
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| No. | Date | Revision Notes |
|---|---|---|
| A | 2019/09/06 | ISSUED FOR RZ/DP |

| No. | Date | Revision Notes |
|---|---|---|

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

MARCON

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B1 - ELEVATIONS**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |
| *Project Number* | **1805** |
| *Plot Date* | 2019/08/30 |
| *Issue Date* | 2019/09/06 |
| *Scale* | **1/8" = 1'-0"** |
| *Issue/Revision* | **A** |

*Sheet Number*
**A4.11**

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1 B1 - SOUTH ELEVATION
1/8" = 1'-0"

## MATERIAL LEGEND

| | |
|---|---|
| **CL-01** | CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE' |
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| **CL-03** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE' |
| **CL-04** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH' |
| **CL-05** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED' |
| **CL-06** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL' |
| **CL-07** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE' |
| **CL-08** | 7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE' |
| **CO-01** | ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82' |
| **DW-00** | WINDOW GLAZING - CLEAR |
| **DW-01** | VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-02** | PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-03** | ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-04** | PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK |
| **DW-05** | 2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR |
| **FIN-01** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE' |
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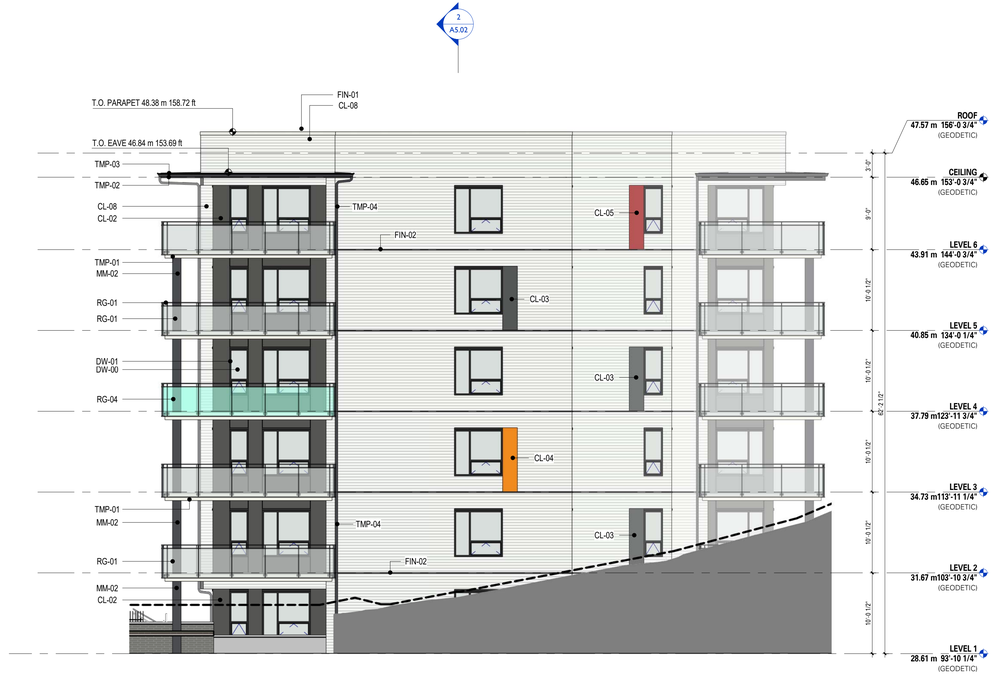


2 B1 - WEST ELEVATION
1/8" = 1'-0"

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|---|---|---|
| A | 2019/09/06 | ISSUED FOR RZ/DP |

| No. | Date | Revision Notes |
|---|---|---|

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

MARCON

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B1 - ELEVATIONS**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |
| *Project Number* | **1805** |
| *Plot Date* | 2019/08/30 |
| *Issue Date* | 2019/09/06 |
| *Scale* | **1/8" = 1'-0"** |
| *Issue/Revision* | **A** |

*Sheet Number*
**A4.12**

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1 B2 - NORTH ELEVATION (NORTH)
1/8" = 1'-0"


2 B2 - EAST ELEVATION (NORTH)
1/8" = 1'-0"

## MATERIAL LEGEND

| | |
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## MATERIAL LEGEND

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SHIFT ARCHITECTURE
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| No. | Date | Revision Notes |
|---|---|---|
| A | 2019/09/06 | ISSUED FOR RZ/DP |

No. Date Revision Notes

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

MARCON

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B2 - NORTH - ELEVATIONS**

*Drawn By* Author
*Reviewed by* Approver

*Project Number*
**1805**

*Plot Date* 2019/08/30
*Issue Date* 2019/09/06

*Scale* **1/8" = 1'-0"**
*Issue/Revision* **A**

*Sheet Number*
**A4.21**

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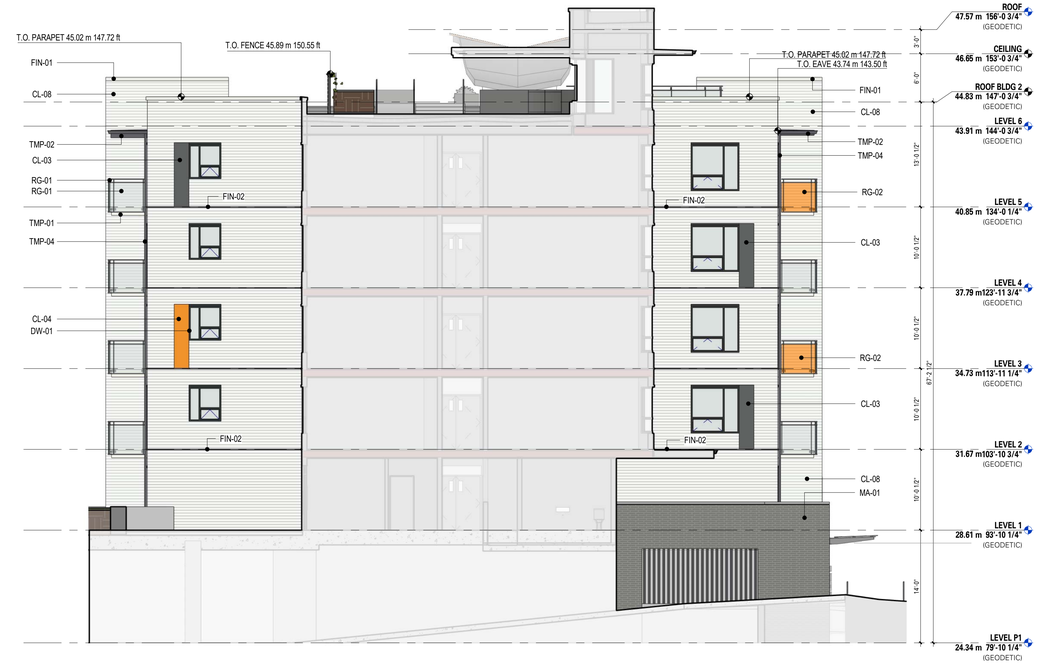
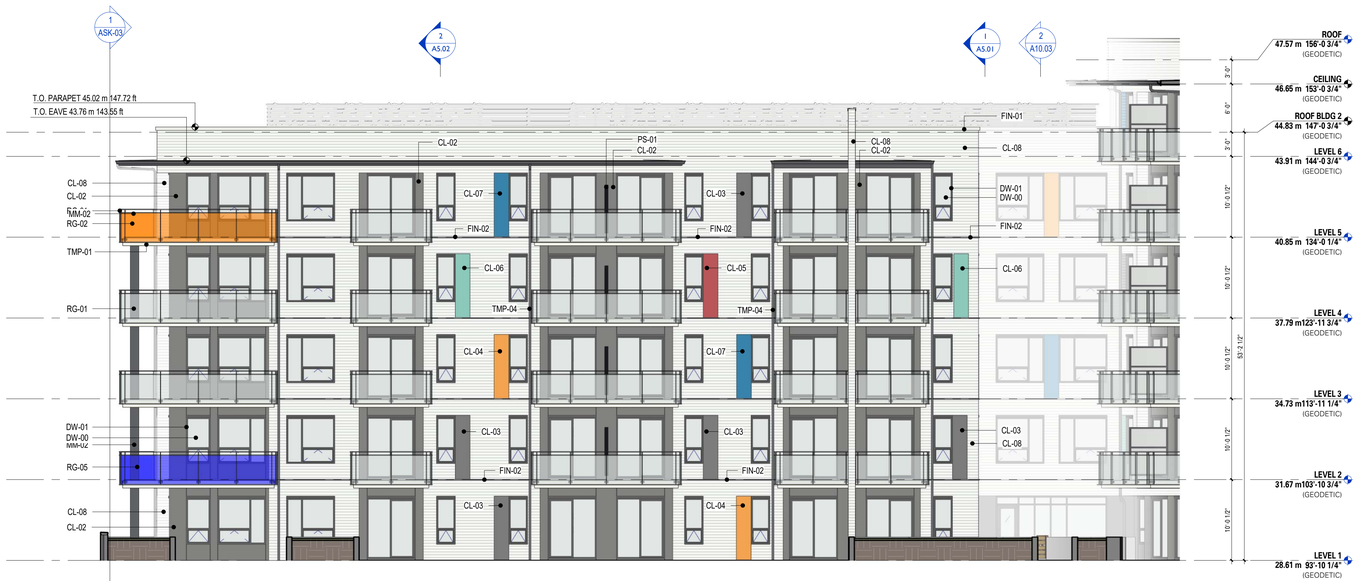



1 B2 - SOUTH ELEVATION (NORTH)
1/8" = 1'-0"




2 B2 - WEST ELEVATION (NORTH)
1/8" = 1'-0"

## MATERIAL LEGEND

| | |
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| No. | Date | Revision Notes |
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| A | 2019/09/06 | ISSUED FOR RZ/DP |

| No. | Date | Revision Notes |
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ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
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*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B2 - NORTH - ELEVATIONS**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |

*Project Number*
**1805**

| | |
|---|---|
| *Plot Date* | *Issue Date* |
| 2019/08/30 | 2019/09/06 |
| *Scale* | *Issue/Revision* |
| **1/8" = 1'-0"** | **A** |

*Sheet Number*
**A4.22**

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1 B2 - NORTH ELEVATION (SOUTH)
1/8" = 1'-0"

**MATERIAL LEGEND**

| | |
|---|---|
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| **CL-06** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL' |
| **CL-07** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE' |
| **CL-08** | 7/8" CORRUGATED METAL CLADDING - 5616 'CAMBRIDGE WHITE' |
| **CO-01** | ARCHITECTURAL CONCRETE - C/W CLEAR COAT SEALER OR BEHR ELASTOMERIC PAINT 'COBBLESTONE GREY MS-82' |
| **DW-00** | WINDOW GLAZING - CLEAR |
| **DW-01** | VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-02** | PATIO DOOR C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-03** | ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK |
| **DW-04** | PAINTED WOOD OR FIRBEGLASS ENTRY DOOR - BLACK |
| **DW-05** | 2X4 COMB FACE WOOD TRIM PAINTED TO MATCH WINDOW/DOOR |
| **FIN-01** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 80 'CAMBRIDGE WHITE' |
| **FIN-02** | PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS SRI 35 'REGENT GREY' |
| **GL-01** | FROSTED GLAZING PANEL |
| **MA-01** | BRICK - NORMAN MODULE, 1/3 BOND - PACIFIC CLAY - DARK IRONSPOT - SMOOTH FINISH |
| **MM-01** | PAINTED METAL - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **MM-02** | PAINTED METAL - TO MATCH BM 2133-30 'DAYS END |
| **PS-01** | PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' |
| **PS-02** | TRANSLUCENT GLASS |

**MATERIAL LEGEND**

| | |
|---|---|
| **RF-01** | ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- 'SOFFIT VENT TO BE WHITE' |
| **RF-02** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2017-60 'PALE DAFFODIL' |
| **RF-03** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2012-60 'CREAMY PEACH' |
| **RF-04** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2048-60 'JAMAICAN AQUA' |
| **RF-05** | PAINTED ALUMINUM SOFFIT - GENTEK - 16" 4 PANEL SOLID 'RAINWARE WHITE'- TO MATCH BM 2067-60 'WINDMILL WINGS' |
| **RF-06** | WOODLIKE CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 5.25" 'SUMMER WHEAT' - 'SOFFIT VENT TO BE BLACK' |
| **RG-01** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH CLEAR GLAZING PANELS |
| **RG-02** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (ORANGE: SAHARA SUN, GOLDEN LIGHT, RUBY RED) |
| **RG-03** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (RED: RUBY RED x2, TANGERINE) |
| **RG-04** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (MARINE: AQUAMARINE x2) |
| **RG-05** | GUARDRAIL (ALUMINUM) - POWDER COAT - RAL 7016 ' ANTHRACITE GREY' WITH TEMPERED TRANSPARENT GLAZING PANELS (BLUE: SAPHIRE, RUBY RED, SAPHIRE, CORAL ROSE) |
| **TMP-01** | PAINTED FASCIA - TO MATCH BM OC-117 'SIMPLY WHITE' |
| **TMP-02** | PAINTED FASCIA - TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-03** | PREFINISHED ALUMINUM GUTTER – GENTEK 'SLATE' 523 TO MATCH BM 2133-30 'DAY'S END' |
| **TMP-04** | PREFINISHED ALUMINUM RWL 3 DIA. – GENTEK 'SLATE' 523 |


2 B2 - EAST ELEVATION (SOUTH)
1/8" = 1'-0"

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| No. | Date | Revision Notes |
|---|---|---|
| A | 2019/09/06 | ISSUED FOR RZ/DP |

| No. | Date | Revision Notes |
|---|---|---|

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

MARCON

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B2 - SOUTH - ELEVATIONS**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |

*Project Number* **1805**

| | |
|---|---|
| *Plot Date* 2019/08/30 | *Issue Date* 2019/09/06 |
| *Scale* **1/8" = 1'-0"** | *Issue/Revision* **A** |

*Sheet Number*

**A4.23**

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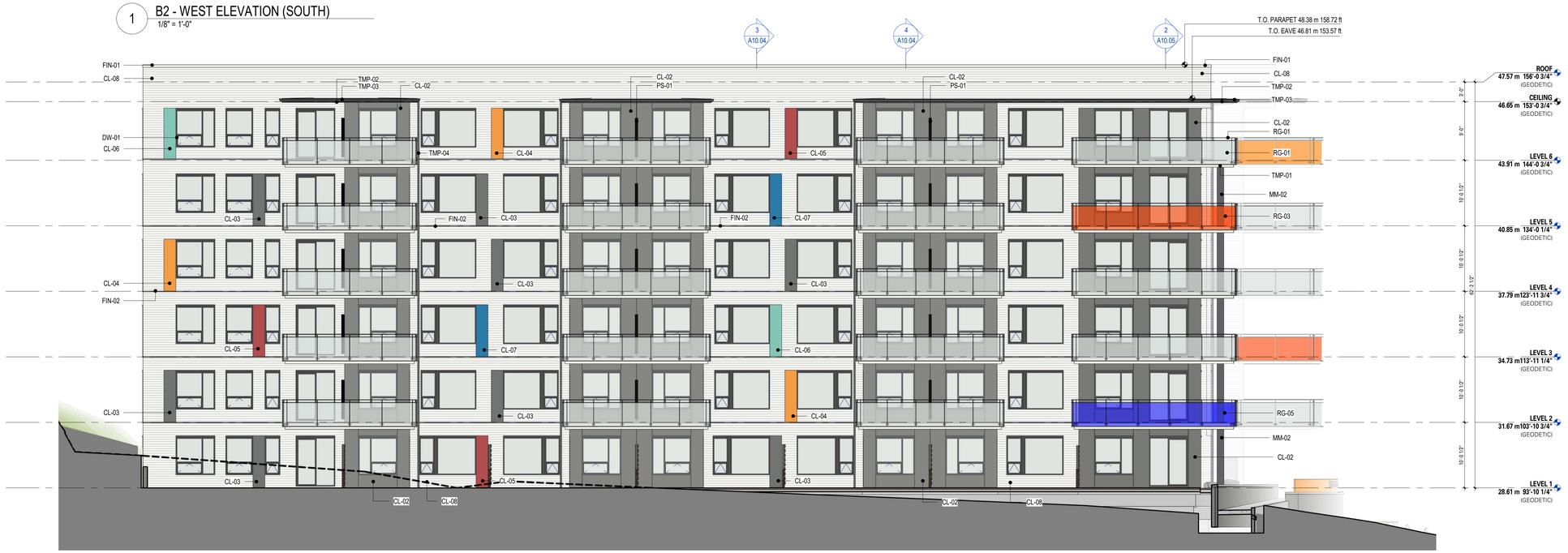
1 B2 - WEST ELEVATION (SOUTH)
1/8" = 1'-0"




2 B2 - SOUTH ELEVATION (SOUTH)
1/8" = 1'-0"

## MATERIAL LEGEND

| | |
|---|---|
| **CL-01** | CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM OC-117 'SIMPLY WHITE' |
| **CL-02** | CEMENTITIOUS PANEL C/W TRIM AND FLASHINGS TO MATCH BM 2133-30 'DAY'S END' |
| **CL-03** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD330 'SLATE' |
| **CL-04** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD337 'PEACH' |
| **CL-05** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD341 'CORNELL RED' |
| **CL-06** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 - PAINT TO MATCH BM 648 'KOKOPELLI TEAL' |
| **CL-07** | PREFINISHED ALUMINIUM CLADDING PANEL - AL13 SD343 'FRENCH BLUE' |
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| **PS-01** | PRIVACY SCREEN (ALUMINUM) - POWDER COAT - RAL 7016 'ANTHRACITE GREY' |
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## MATERIAL LEGEND

| | |
|---|---|
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| No. | Date | Revision Notes |
|---|---|---|

ISSUED FOR RZ/DP - 06 SEPT 2019

*Project Title*
**ALBERT STREET**

2025 Saint Johns Street
Port Moody, BC

MARCON

*Client/Owner*
**MARCON ALBERT (GP) LTD.**

5645 199 Street
Langley, BC V3A 1H9

*Sheet Title*
**B2 - SOUTH - ELEVATIONS**

| | |
|---|---|
| *Drawn By* | *Author* |
| *Reviewed by* | *Approver* |

*Project Number*
**1805**

| | |
|---|---|
| *Plot Date* | *Issue Date* |
| 2019/08/30 | 2019/09/06 |
| *Scale* | *Issue/Revision* |
| **1/8" = 1'-0"** | **A** |

*Sheet Number*
**A4.24**

04/09/19 2:26:19 PM

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# Albert Street Residential Development

## Landscape Set: ISSUED FOR RZ/DP
## September 6, 2019


## LANDSCAPE DRAWING LIST



## PROJECT TEAM

**OWNER/DEVELOPER**
**MARCON ALBERT (GP) LTD.**
5645-199th Street, Langley, BC V3A 1H9
604.530.5646

**ARCHITECT**
**SHIFT ARCHITECTURE INC.**
200-100 W 3 Street, North Vancouver, BC V7P 3J6
604.988.7501

## GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

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

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SELECTION AND LAYOUT OF ALL SITE WORKS (INCLUDING, BUT NOT LIMITED TO: HARDSCAPES, SITE FURNITURE, GROWING MEDIA, TREES, AND PLANTING) IS TO BE APPROVED BY THE CITY OF VANCOUVER PRIOR TO MATERIAL ACQUISITION AND STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SIDEWALK LOCATION AND BOULEVARD DESIGN TO BE DETERMINED BY THE GENERAL MANAGER OF ENGINEERING SERVICES PRIOR TO BUILDING OCCUPANCY.

THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION". EIGHT WEEKS NOTICE IS REQUESTED. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL PLANS RECEIVE "FOR CONSTRUCTION" APPROPVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

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| 1 | ISSUED FOR RZ/DP | 19-09-06 |

REVISIONS

## ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

| | |
|---|---|
| Scale: | 1:250 |
| Drawn: | KD |
| Reviewed: | DS |
| Project No. | 06-653 |

## COVER SHEET & DRAWING LIST

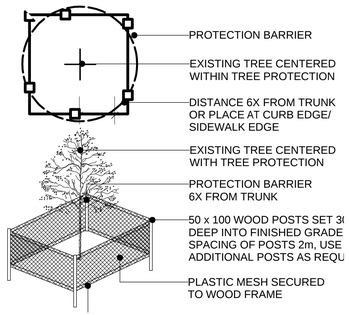
# L0.0

## TREE RETENTION / REMOVAL LEGEND

**EXISTING TREE TO BE REMOVED**
TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF PORT MOODY ARBORIST PRIOR TO REMOVAL

**EXISTING TREE TO BE RETAINED**

**TREE PROTECTION FENCING**
TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF PORT MOODY STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY




## TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY.

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF PORT MOODY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF PORT MOODY TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

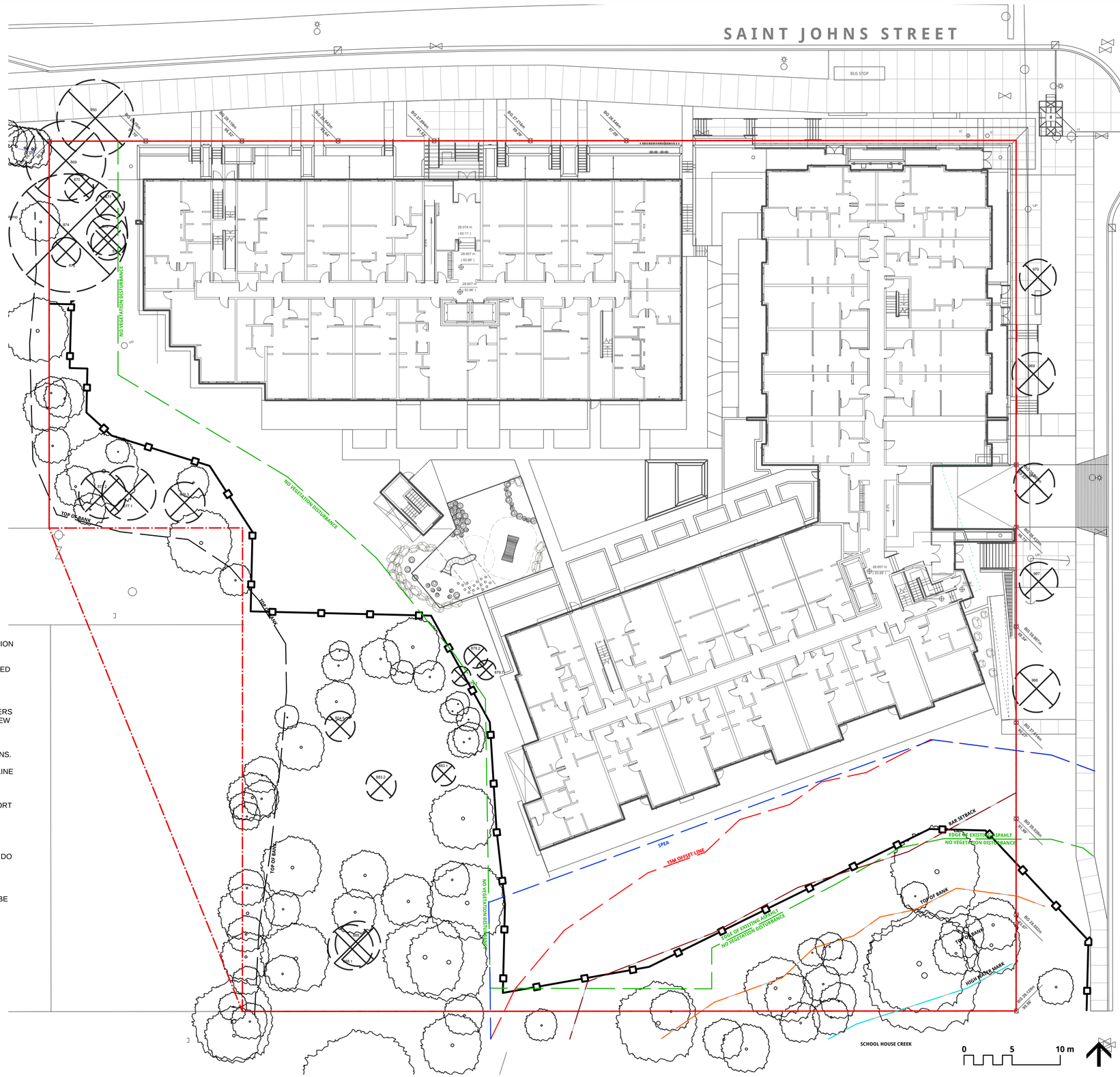
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY A LANDSCAPE PLAN MUST BE SUBMITTED TO ENGINEERING SERVICES AND BE ISSUED AS "FOR CONSTRUCTION".

12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.

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REVISIONS

# ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

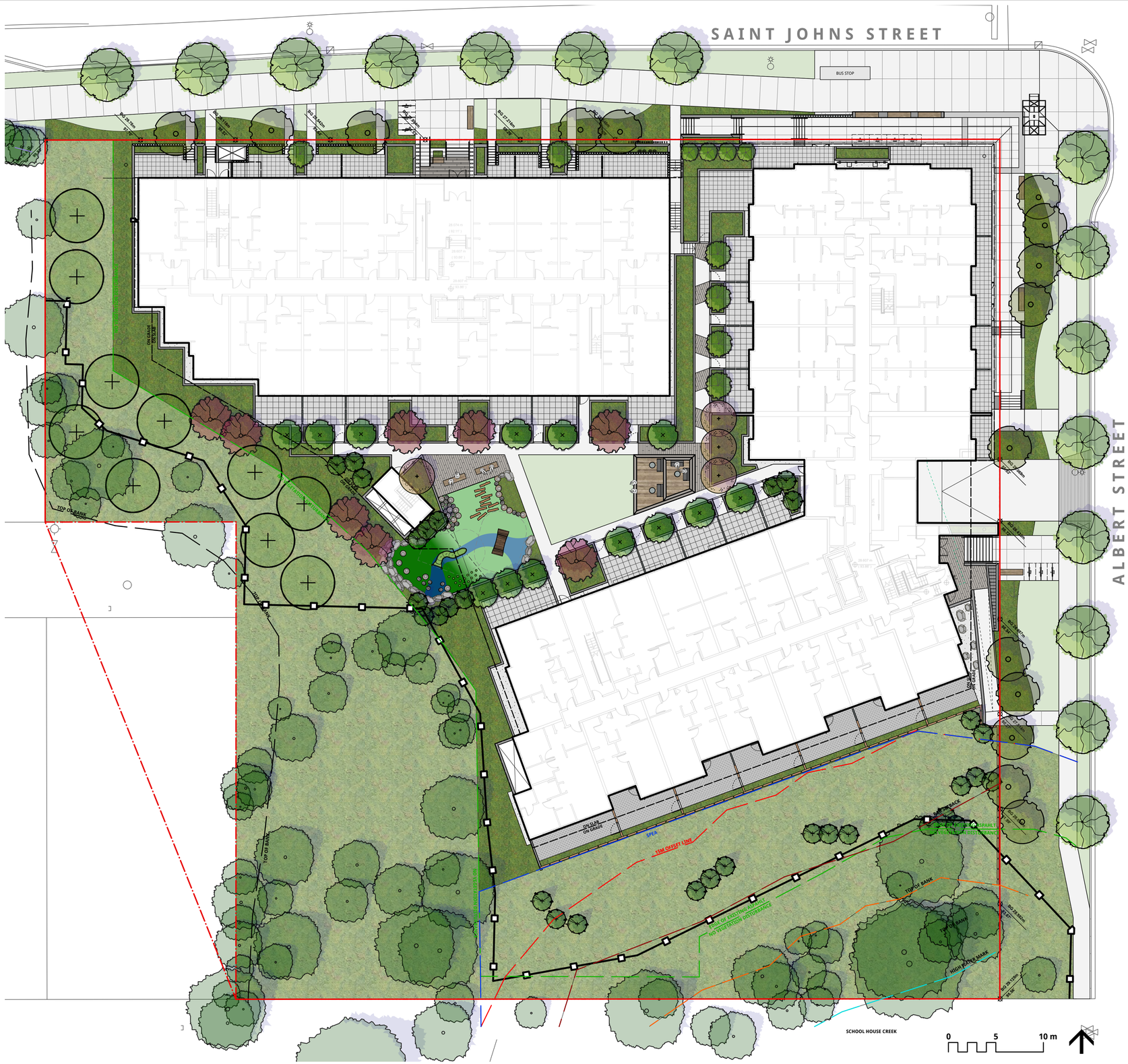
| | |
|---|---|
| Scale: | 1:200 |
| Drawn: | KD |
| Reviewed: | DS |
| Project No. | 06-653 |

## TREE MANAGEMENT

L0.1

## LAYOUT & MATERIAL LEGEND

- **CIP CONCRETE WALKWAY** PER PLANS & DETAILS
- **FEATURE UNIT PAVING** PER PLANS & DETAILS
- **PERMABLE UNIT PAVING** PER PLANS & DETAILS
- **PRIVATE PATIO SLAB PAVING** PER PLANS & DETAILS
- **WOOD DECK** PER PLANS & DETAILS
- **GRAVEL EDGING** 450MM TYP. PER PLANS & DETAILS
- **CIP CONCRETE RETAINING WALL** PER ARCHITECTURE
- **TREE PROTECTION FENCING** PER CITY STANDARDS
- **METAL GUARD** PER ARCHITECTURE
- **WOOD GUARD** PER PLANS & DETAILS
- **6' WOOD PRIVACY SCREEN** PER PLANS & DETAILS
- **EXISTING PLANTING** TO REMAIN UNDISTURBED
- **PROPOSED PLANTING** PER PLANS & DETAILS
- **PROPOSED LAWN** PER PLANS & DETAILS
- **CUSTOM WOOD BENCH** PER PLANS & DETAILS
- **BIKE RACK** PER PLANS & DETAILS
- **OUTDOOR FURNITURE** LOCATION PER PLAN PER MARCON/INTERIORS
- **EXISTING TREE TO REMAIN** PER ARBORIST REPORT
- **PROPOSED TREE** PER PLANS & DETAILS
- **PLAY AREA SURFACING** PER PLANS & DETAILS
- **NATURE PLAY ELEMENTS** PER PLANS & DETAILS
- **BOULDER RETAINING** PER PLANS & DETAILS

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## LAYOUT & MATERIALS LEVEL 1

**L1.0**

## LAYOUT & MATERIAL LEGEND

**CIP CONCRETE**
PER PLANS & DETAILS

**PATIO SLAB PAVING**
PER PLANS & DETAILS

**GRAVEL SURFACE**
PER PLANS & DETAILS

**PROPOSED PLANTING IN METAL PLANTER**
PER PLANS & DETAILS

**BBQ & COUNTER**
PER PLANS & DETAILS

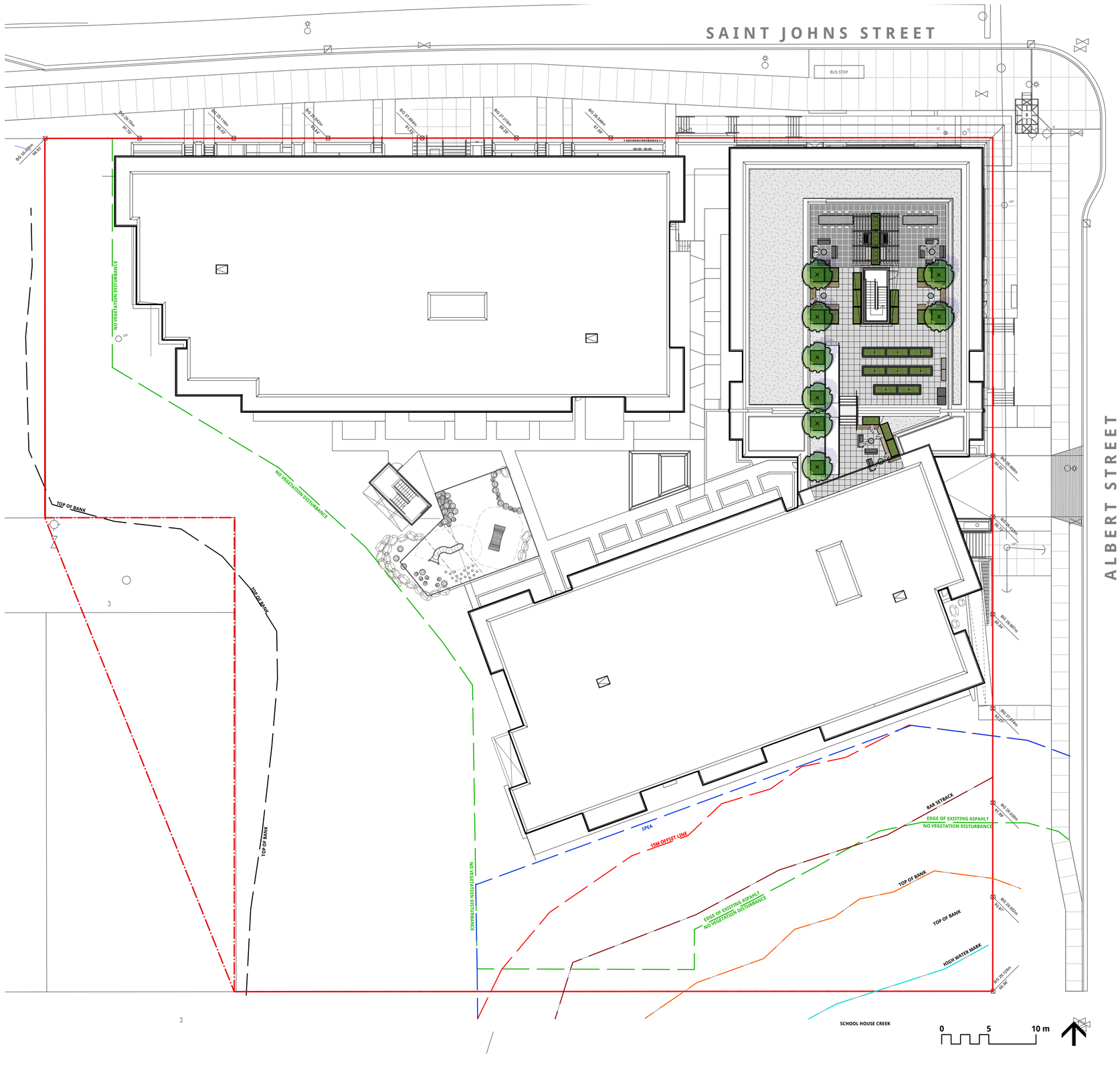
**CUSTOM METAL TRELLIS**
PER PLANS & DETAILS

**OUTDOOR FURNITURE**
LOCATION PER PLAN
PER MARCON/INTERIORS

**CUSTOM WOOD BENCH**
PER PLANS & DETAILS

**TIMBER GARDEN PLANTER**
PER PLANS & DETAILS

**COMPOST & WORK TABLE**
LOCATION PER PLAN
PER MARCON/INTERIORS

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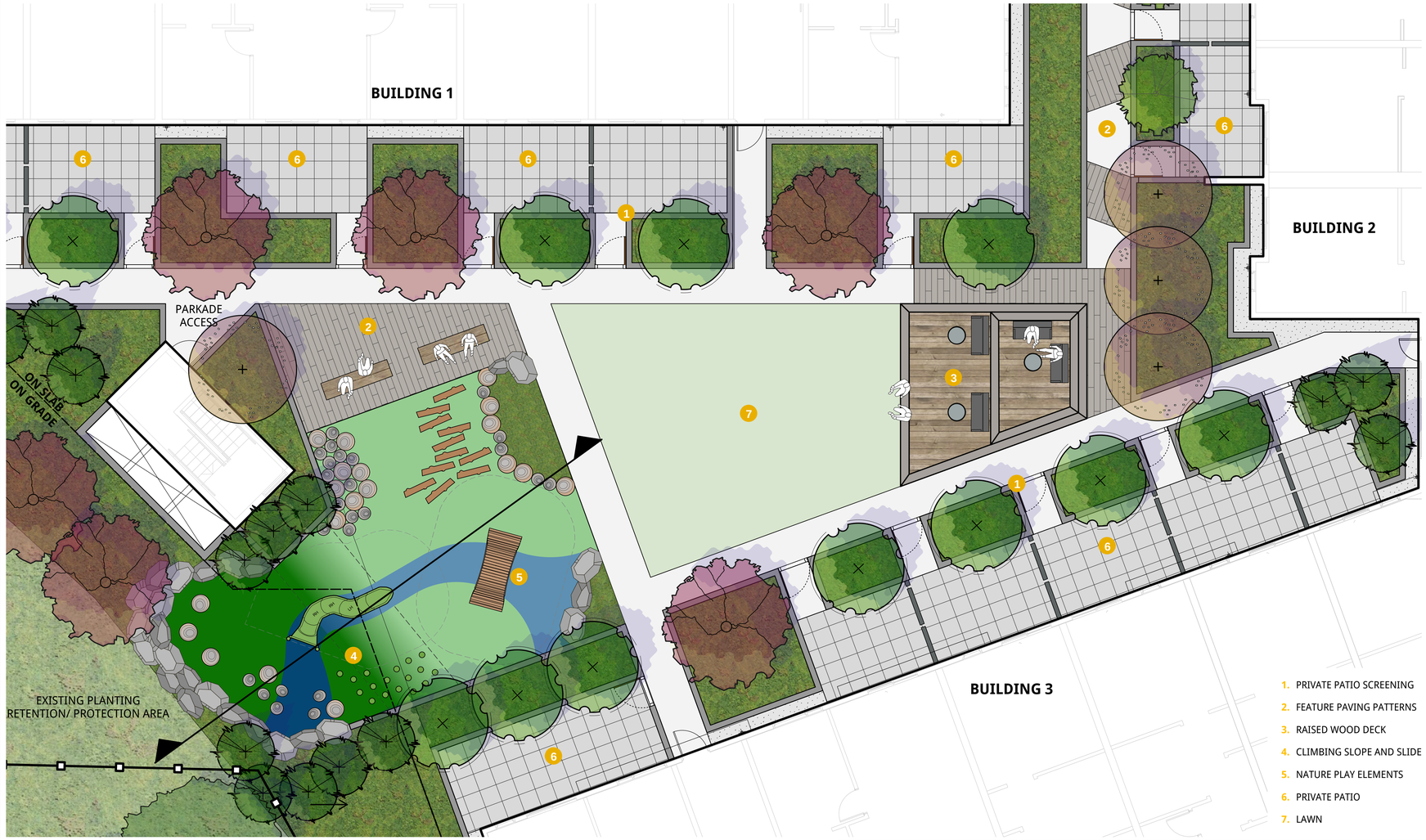
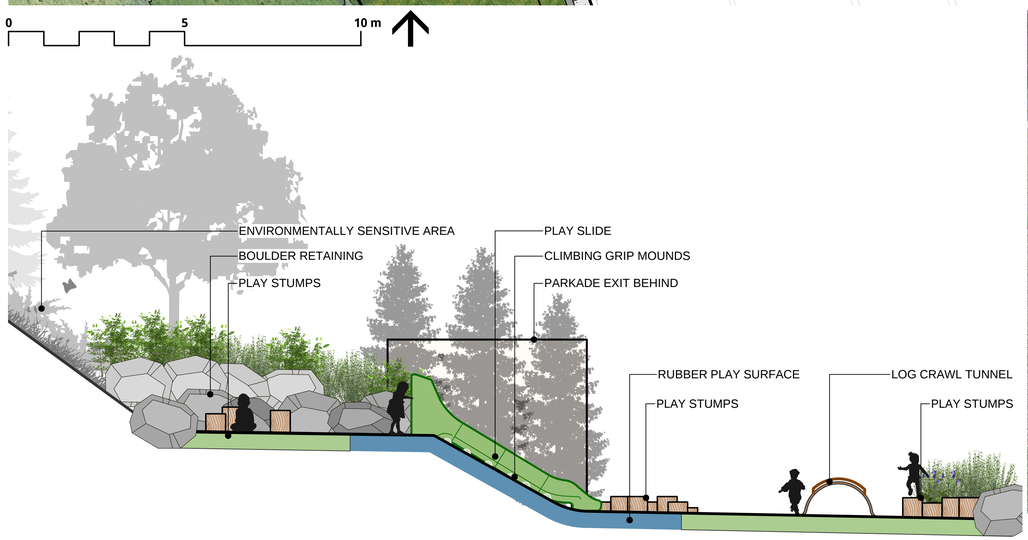
## LAYOUT & MATERIALS ROOF

L1.1





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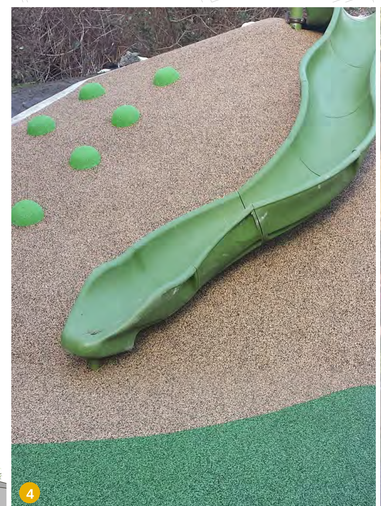
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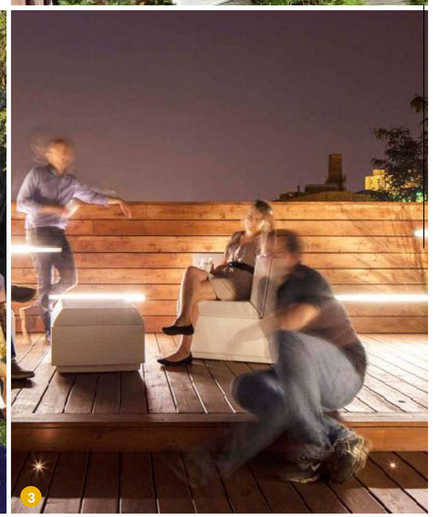
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# ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

| | |
|---|---|
| Scale: | 1:75 |
| Drawn: | KD |
| Reviewed: | DS |
| Project No. | 06-653 |

## ENLARGEMENT COURTYARD LAYOUT

L1.2

## LAYOUT & MATERIAL LEGEND

**CIP CONCRETE**
PER PLANS & DETAILS

**PATIO SLAB PAVING**
PER PLANS & DETAILS

**GRAVEL SURFACE**
PER PLANS & DETAILS

**PROPOSED PLANTING IN METAL PLANTER**
PER PLANS & DETAILS

**BBQ & COUNTER**
PER PLANS & DETAILS

**CUSTOM METAL TRELLIS**
PER PLANS & DETAILS

**OUTDOOR FURNITURE**
LOCATION PER PLAN
PER MARCON/INTERIORS

**CUSTOM WOOD BENCH**
PER PLANS & DETAILS

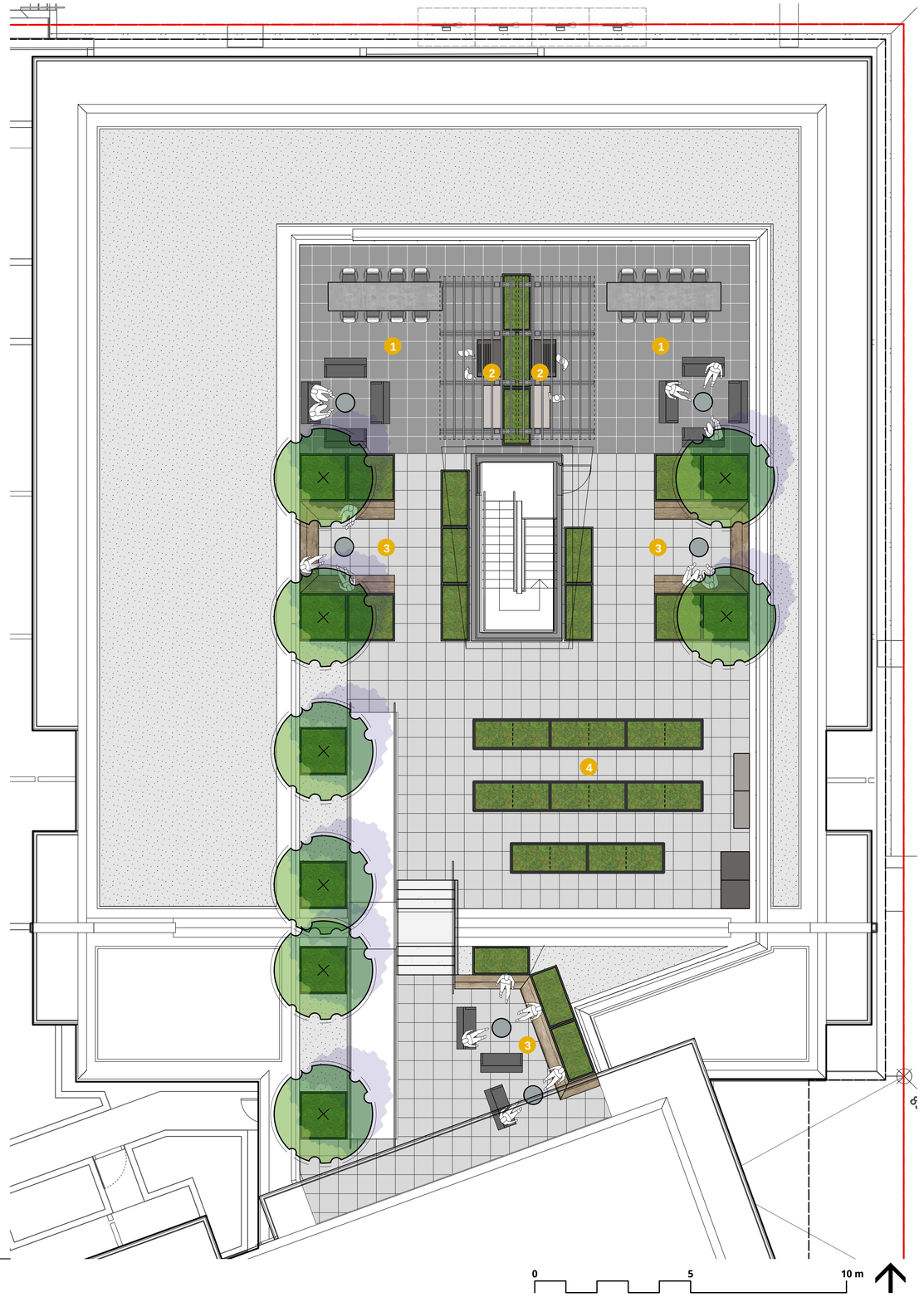
**TIMBER GARDEN PLANTER**
PER PLANS & DETAILS

**COMPOST & WORK TABLE**
LOCATION PER PLAN
PER MARCON/INTERIORS





1. DINING AREA
2. OUTDOOR KITCHEN
3. LOUNGE AREA
4. ROOFTOP GARDEN

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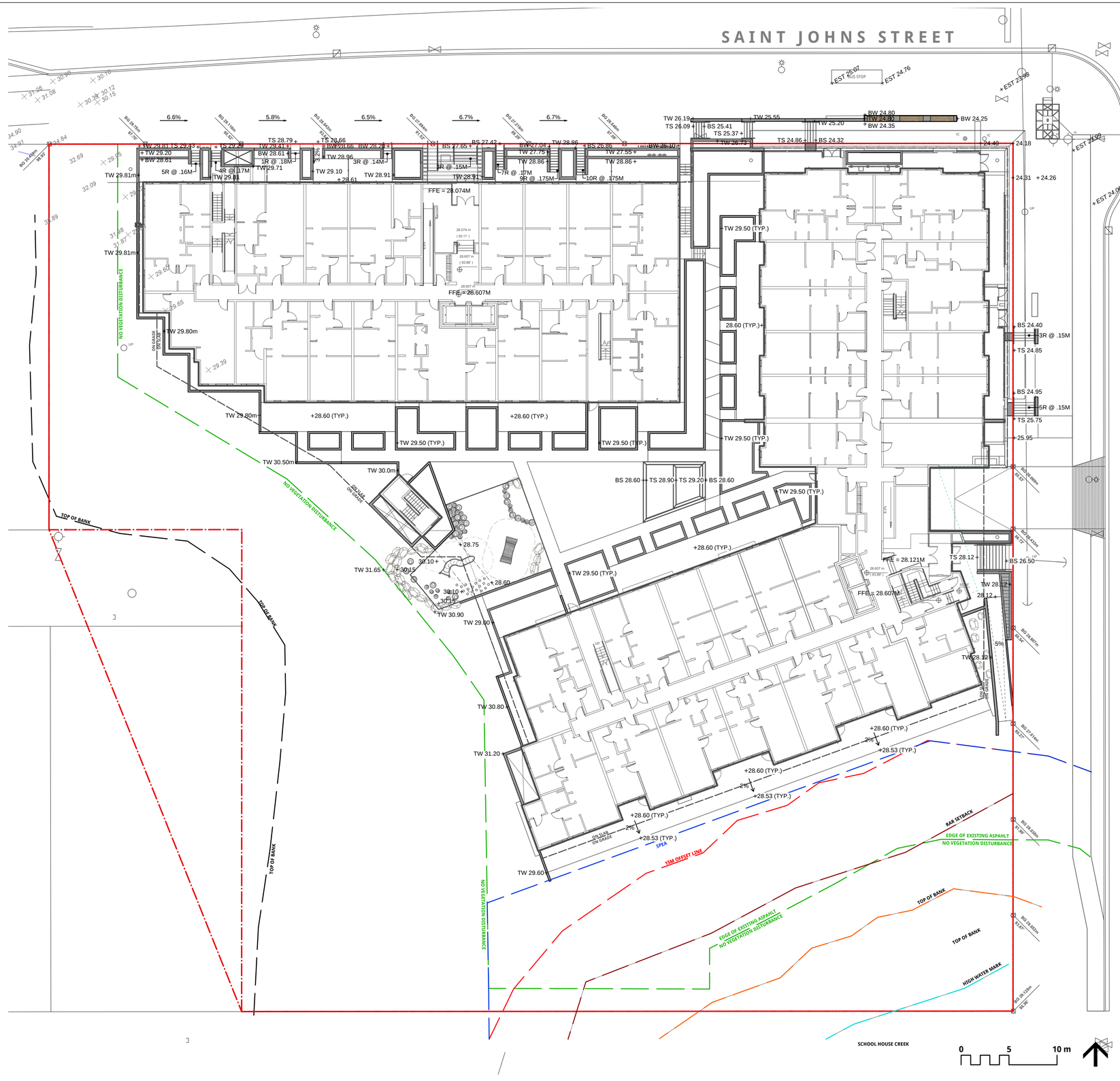
## ENLARGEMENT ROOF LAYOUT

L1.3

## GRADING LEGEND

| | |
|---|---|
| **EXISTING GRADE** | EX.338.94 / 103.31m |
| **PROPOSED GRADE BY ARCH** | BG.339.2 / 103.38m |
| **PROPOSED GRADE** | +100.00 |
| **TOP/BOTTOM OF STAIR** | +TS/BS 100.00 |
| **TOP/BOTTOM OF WALL** | +TW/BW 100.00 |
| **SLOPE** | 2% |

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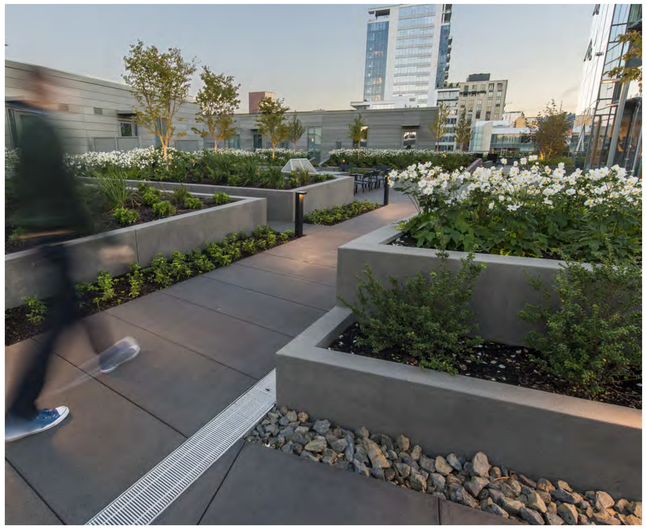
## LANDSCAPE LEVEL 1 GRADING PLAN

# L2.0



**NATIVE & EVERGREEN LAYERS**

Acer circinatum
**Vine Maple**

Iris tenax
**Oregon Iris**

Rosa gymnocarpa
**Baldhip Rose**

Taxus x media 'Hicksii'
**Hick's Yew**

**ENVIRONMENTALLY SENSTIVE SPECIES**

Amelanchier alnifolia
**Saskatoon Berry**

Arctostaphylos uva-ursi
**Kinnikinnick**

Malus fusca
**Pacific Crabapple**

Polystichum Munitum
**Western Sword Fern**

## PLANT LIST

| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|
| **TREES** | | | | |
| 13 | *Acer circinatum | Vine Maple | 6cm cal., B&B | as shown |
| 8 | Cercis canadensis 'Forest Pansy' | Eastern Redbud | 7cm cal., B&B | as shown |
| 15 | Fraxinus pennsylvanica 'Prairie Spire' | Prairie Spire Ash | 6cm cal., B&B | as shown |
| 4 | Liquidambar styraciflua 'Slender Silouette' | Fastigiate Sweetgum | 6cm cal., B&B | as shown |
| 4 | *Malus fusca | Pacific Crabapple | 6cm cal., B&B | as shown |
| 31 | *Picea omorika | Serbian Spruce | 3M height, B&B | as shown |
| 6 | Stewartia pseudocamellia | Japanese Stewartia | 6cm cal., B&B | as shown |
| | Street Tree<br>Per City of Port Moody | | 6cm cal., B&B | as shown |
| **SHRUBS** | | | | |
| | *Amelanchier alnifolia | Saskatoon Berry | #2 pot | 42" o.c |
| | Buxus microphylla 'Winter Beauty' | Korean Boxwood | #5 pot | 18" o.c |
| | *Cornus stolonifera | Red Osier Dogwood | #5 pot | 36" o.c |
| | Cotoneaster dammerii | Little-Leaf Cotoneaster | #2 pot | 24" o.c |
| | Lavandula angustifolia 'Hidcote' | English Lavender | #2 pot | 18" o.c |
| | *Physocarpus capitalus | Pacific Ninebark | #2 pot | 36" o.c |
| | *Polystichum munitum | Western Sword Fern | #2 pot | 24" o.c |
| | *Rhododendron macrophyllum | Pacific Rhododendron | #5 pot | 36" o.c |
| | *Rosa gymnocarpa | Baldhip Rose | #2 pot | 36" o.c |
| | Sarcococca hookerana humilis | Himalayan Sweet Box | #2 pot | 24" o.c |
| | Skimmia japonica | Japanese Skimmia | #3 pot | 24" o.c |
| | Stipa tenuissima | Mexican Feather Grass | #2 pot | 24" o.c |
| | *Symphoricarpus albus | Snowberry | #2 pot | 24" o.c |
| | Taxus X Media 'Hicksii' | Hick's Yew - 1.5M height | #3 pot | 20" o.c |
| **GROUND COVERS AND VINES** | | | | |
| | *Arctostaphylos uva-ursi | Kinnikinnick | 4"(10cm) pot | 15" o.c |
| | Ceanothus griseus horizontalis | Creeping California Lilac | 4"(10cm) pot | 15" o.c |
| 50/50mix | Rubus calycinoides | Emerald Carpet | 4"(10cm) pot | 15" o.c |
| | Oxalis oreganum | Redwood Spurge | 4"(10cm) pot | 15" o.c |
| 50/50mix | Pachysandra terminalis | Japanese Spurge | 4"(10cm) pot | 15" o.c |
| **GRASSES, PERENNIALS, BULBS, AND ANNUALS** | | | | |
| | *Achillia millefolium | Yarrow | #1 pot | 18" o.c |
| | *Dicentra formosa | Bleeding Heart | #1 pot | 18" o.c |
| | *Iris tenax | Oregon Iris | #1 pot | 18" o.c |
| **ENVIRONMENTAL SENSITIVE AREA** | | | | |
| | *Acer macrophyllum | Broadleaf Maple | 6cm cal., B&B | as shown |
| | *Pinus contorta var. contorta | Shore Pine | 6cm cal., B&B | as shown |
| | *Achillia millefolium | Yarrow | #1 pot | 18" o.c |
| | *Amelanchier alnifolia | Saskatoon Berry | #2 pot | 42" o.c |
| | *Blechnum spicant | Deer Fern | #2 pot | 24" o.c |
| | *Cornus stolonifera | Red Osier Dogwood | #5 pot | 36" o.c |
| | *Gaultheria shallon | Salal | #2 pot | 24" o.c |
| | *Lonicera involucrata | Black Twinberry | | 24" o.c |
| | *Polystichum munitum | Western Sword Fern | #2 pot | 24" o.c |
| | *Physocarpus capitalus | Pacific Ninebark | #2 pot | 36" o.c |
| | *Ribes sanguineum | Red-Flowering Currant | | 36" o.c |
| | *Rosa gymnocarpa | Baldhip Rose | #2 pot | 36" o.c |
| | *Symphoricarpus albus | Snowberry | #2 pot | 24" o.c |

* Indicates native species

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REVISIONS

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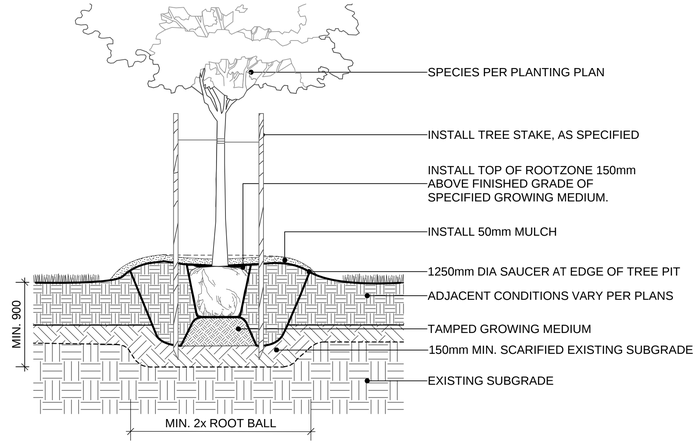
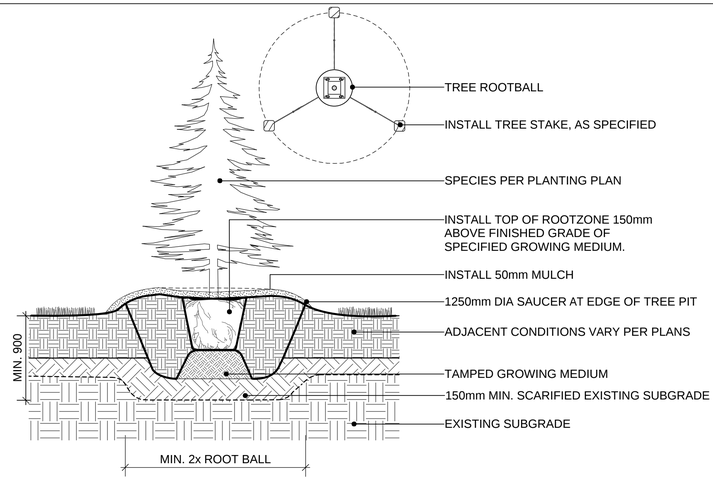
## LANDSCAPE MATERIALS

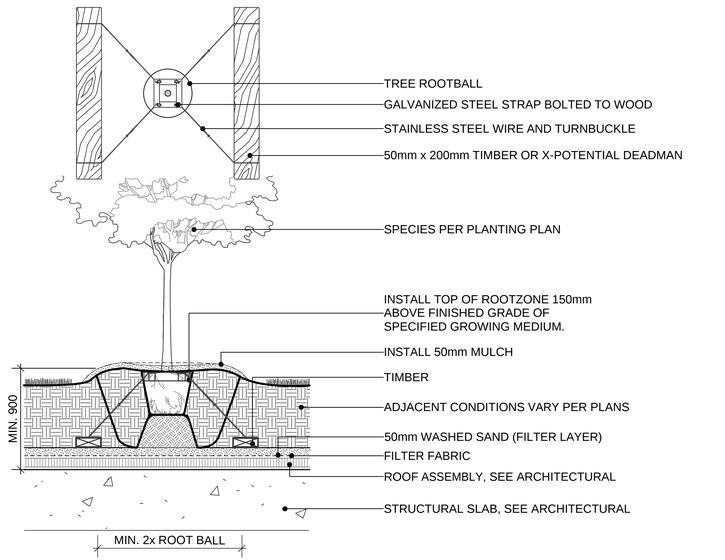
# L3.0



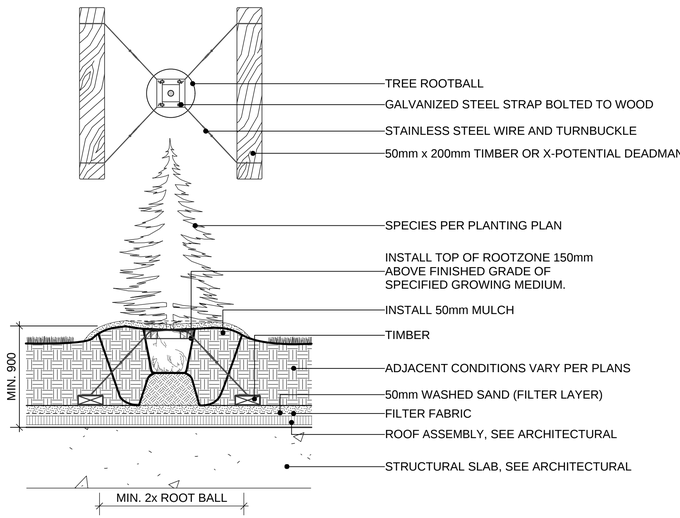

**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**
**Scale: 1:20**



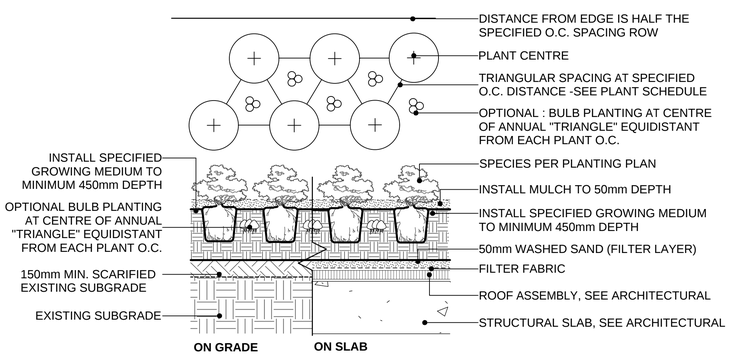

**2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)**
**Scale: 1:20**



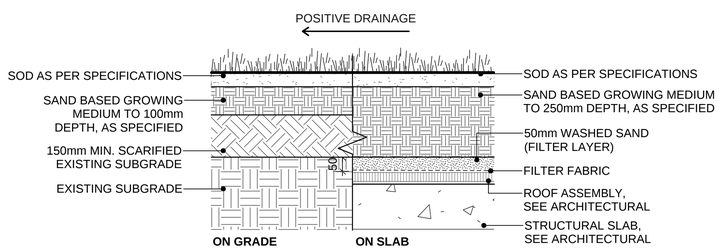

**3 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)**
**Scale: 1:25**




**4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)**
**Scale: 1:25**




**5 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)**
**Scale: 1:25**




**6 SOD LAWN (TYPICAL)**
**Scale: 1:10**

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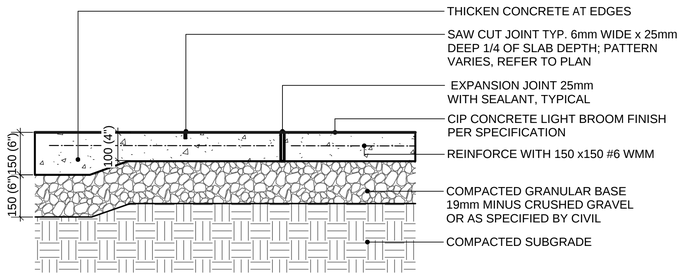
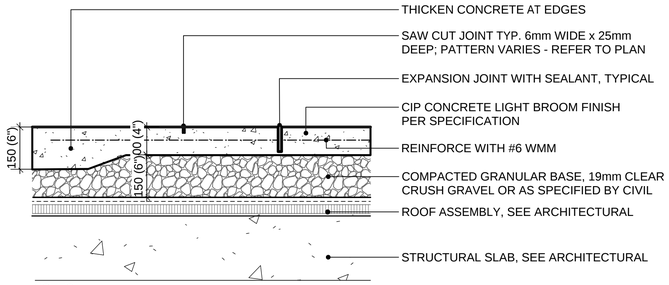
## LANDSCAPE DETAILS SOFTSCAPE

# L5.0




NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

## 1 CIP CONCRETE ON GRADE
**Scale: 1:10**



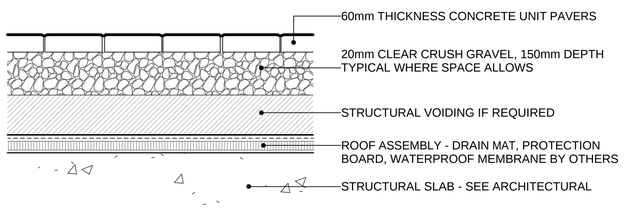

NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

## 2 CIP CONCRETE ON SLAB (TYPICAL)
**Scale: 1:10**

**UNIT PAVING CLASSIC STANDARD SERIES**
SIZE: 3:1 225mm x 75mm x 60mm
BY: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

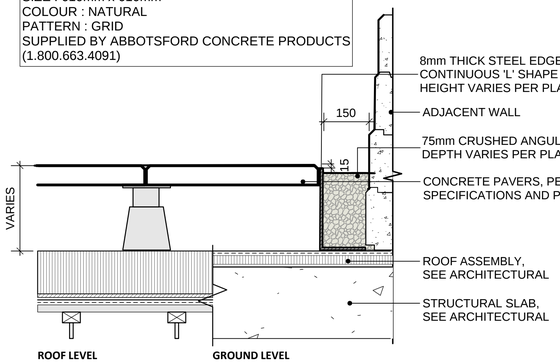
COLOUR: NATURAL

PATTERN: RUNNING BOND




## 3 PEDESTRIAN UNIT PAVING ON SLAB
**Scale: 1:10**

**TEXADA HYDRAPRESSED SLAB PAVER**
SIZE : 610mm x 610mm
COLOUR : NATURAL
PATTERN : GRID
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

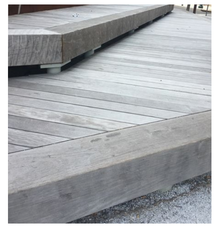


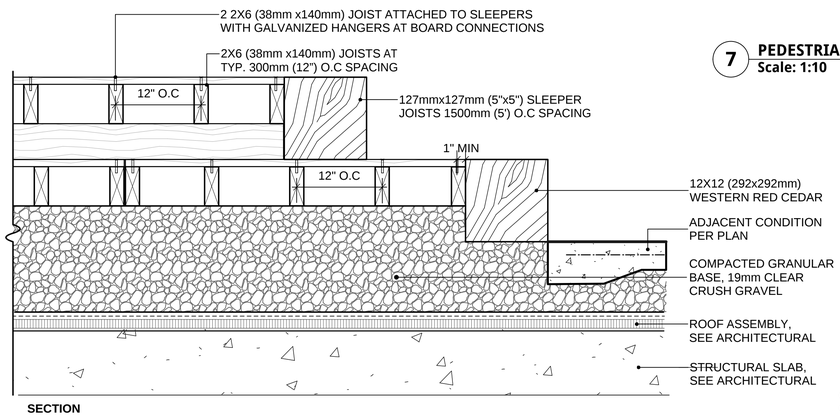

NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

## 4 HYDRAPRESSED CONCRETE PAVERS ON SLAB (TYPICAL)
**Scale: 1:10**

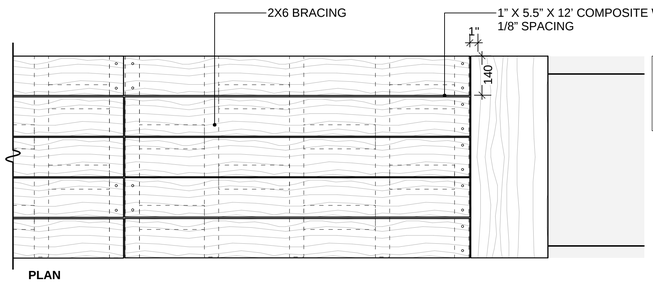



## 5 GRAVEL DRAIN STRIP - ON SLAB
**Scale: 1:10**





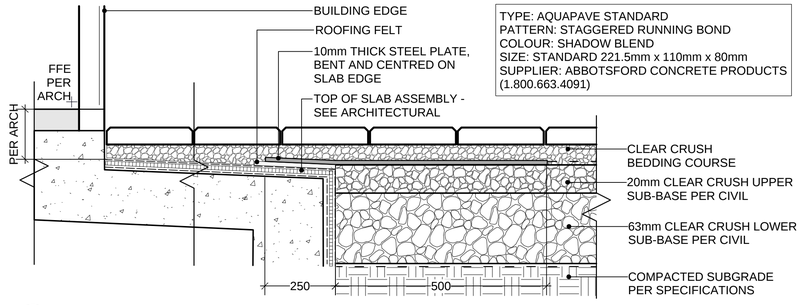

SECTION




PLAN

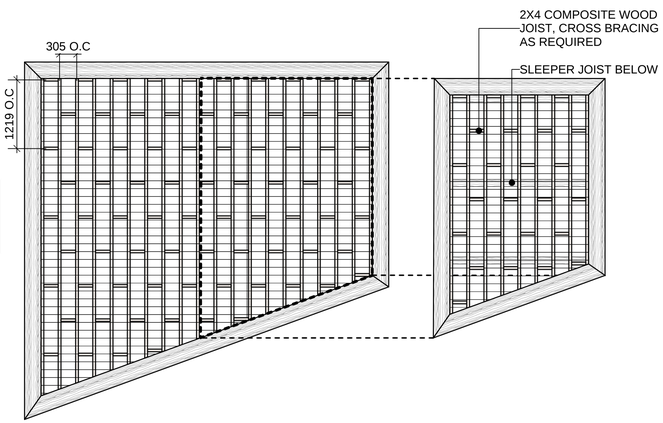
**COMPOSITE WOOD DECKING**
COLOUR : COASTAL BLUFF
OR APPROVED ALTERNATIVE
PATTERN: RUNNING BOND
SIZE: 1" X 5.5" X 12'

## 6 RAISED WOOD DECK
**Scale: 1:10**




TYPE: AQUAPAVE STANDARD
PATTERN: STAGGERED RUNNING BOND
COLOUR: SHADOW BLEND
SIZE: STANDARD 221.5mm x 110mm x 80mm
SUPPLIER: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

## 7 PEDESTRIAN PAVER ON GRADE/ON SLAB TRANSITION
**Scale: 1:10**




## 6A FRAMING PLAN
**Scale: 1:50**

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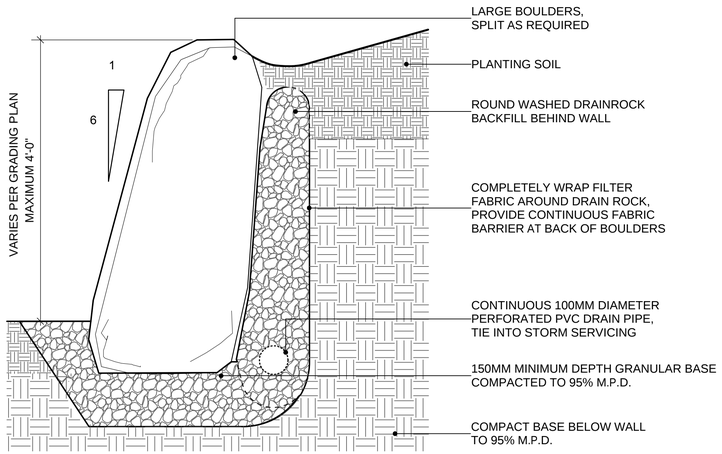
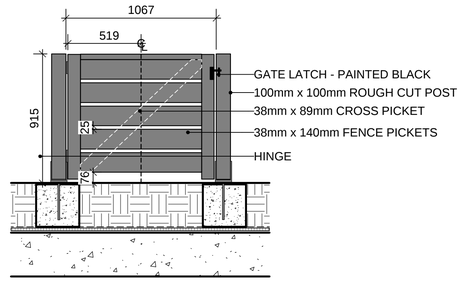
LANDSCAPE DETAILS
HARDSCAPE

L5.1

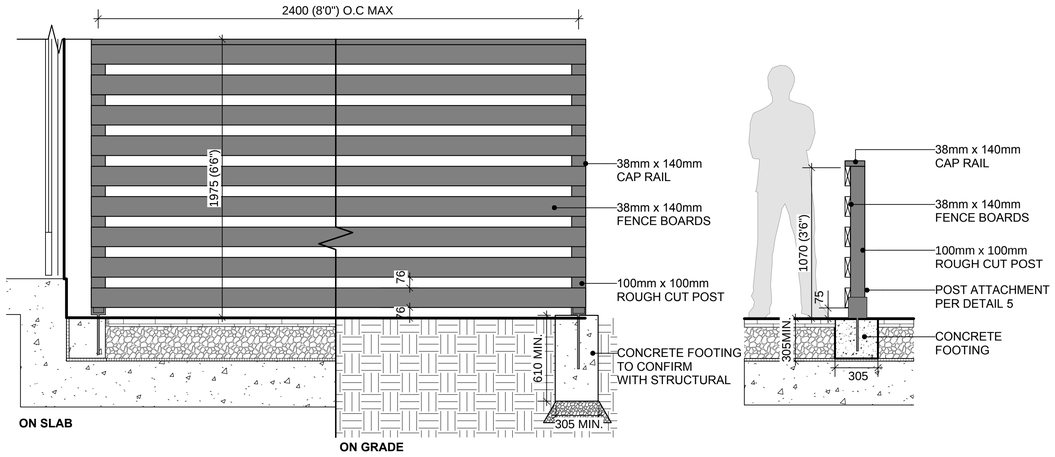



**1 BOULDER RETAINING WALL**
**Scale: 1:10**

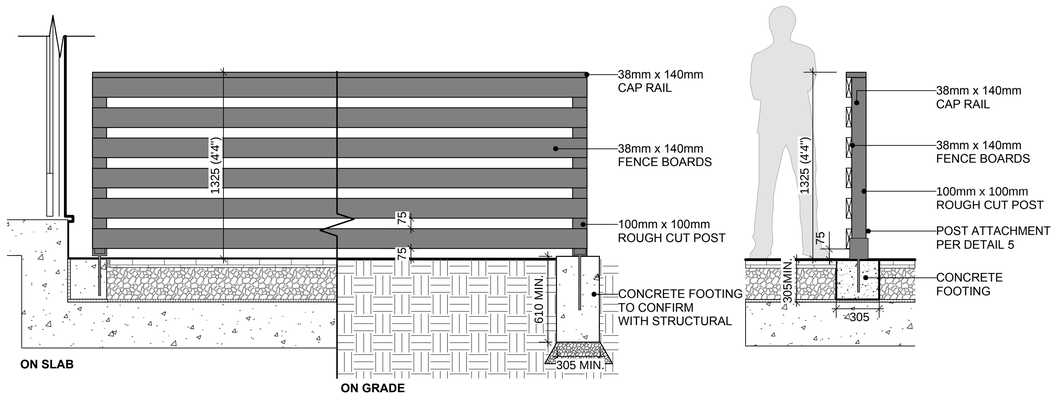



**2 WOOD YARD GATE**
**Scale: 1:20**

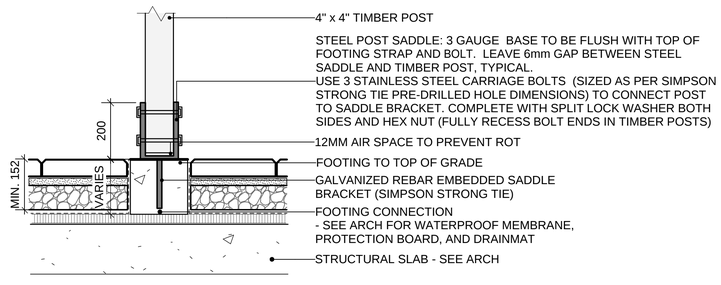
**TIMBER NOTES:**
1. ALL WOOD POSTS AND BOARDS TO BE CEDAR, CLEAN NO KNOTS.
2. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE PAINTED (SOLID), COLOUR TO MATCH BUILDING METAL FILIGREE. PROVIDE SAMPLE FOR LANDSCAPE APPROVAL BEFORE APPLICATION.
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.
7. ALL METAL FASTENERS TO BE HOT PITTED GALVANIZED TO G185 OR APPROVED EQUAL FOR PRESSURE-TREATED WOOD.




**3 WOOD PRIVACY SCREEN**
**Scale: 1:20**




**4 WOOD GUARDRAIL**
**Scale: 1:20**




**5 TIMBER POST ATTACHMENT, ON SLAB**
**Scale: 1:10**

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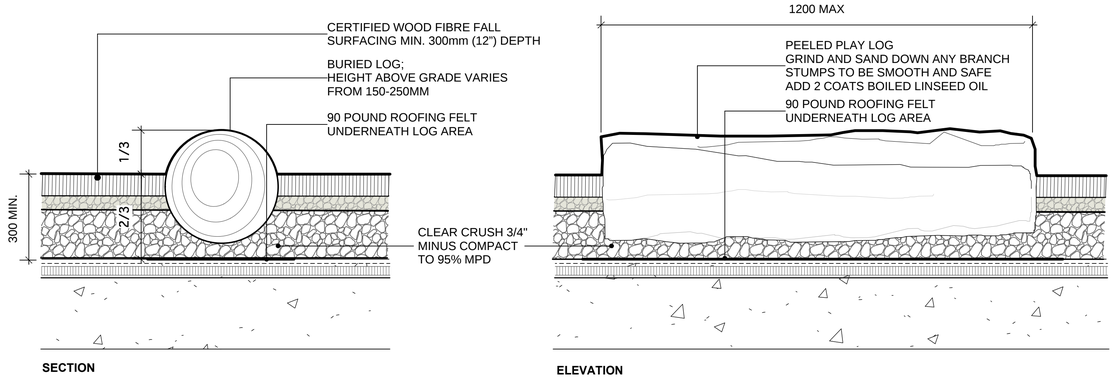
## LANDSCAPE DETAILS FENCES

# L5.2

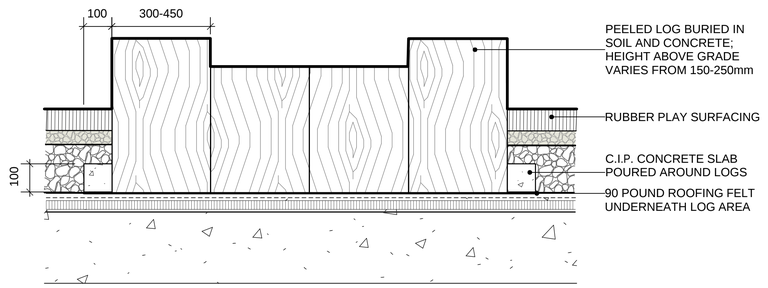
**WOOD ELEMENTS NOTES:**
1. REMOVE BARK, SAND ALL CORNERS, EDGES, AND TIMBER SMOOTH, NO ROUGH SURFACES, SMOOTH AND FREE OF SPLINTERS.
2. ENSURE POSITIVE DRAINAGE FROM TOP FACE OF LOG; NO DEPRESSIONS PERMITTED
3. APPLY 2 COATS BOILED LINSEED OIL FINISH BEFORE CONSTRUCTION TO ENSURE ALL EDGES ARE FINISHED PRIOR TO ASSEMBLY.



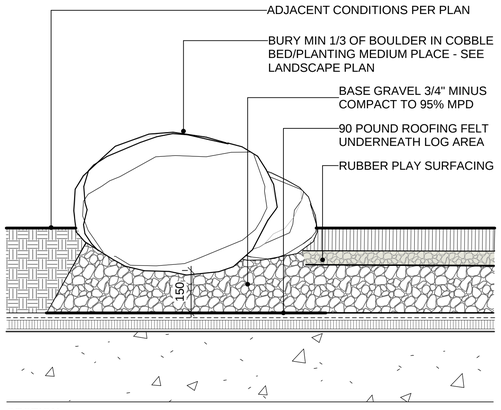

SECTION

ELEVATION

**1 PLAY LOGS**
**Scale: 1:10**

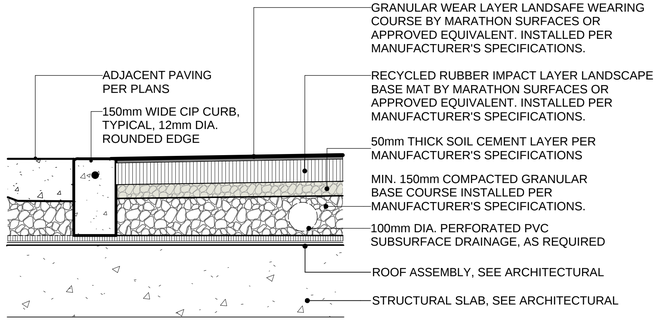



**2 PLAY STUMPS**
**Scale: 1:10**



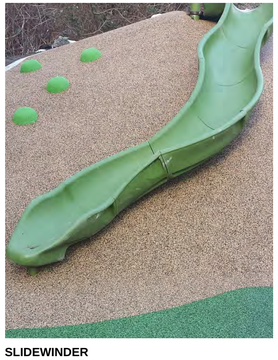

SECTION

**3 PLAY AREA BOULDER EDGE**
**Scale: 1:10**




NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

**4 RUBBER PLAY SURFACING**
**Scale: 1:10**



**SLIDEWINDER**
COLOUR: TBD
BY: LANDSCAPE STRUCTURES
1.888.438.6574

**LOG CRAWL TUNNEL**
COLOUR: TBD
BY: LANDSCAPE STRUCTURES
1.888.438.6574

**5 PLAY STRUCTURES**

connect
LANDSCAPE ARCHITECTURE

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| | | |
|---|---|---|
| 1 | ISSUED FOR RZ/DP | 19-09-06 |

REVISIONS

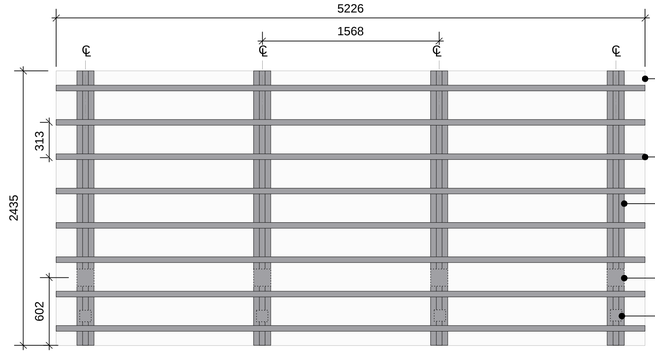
# ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

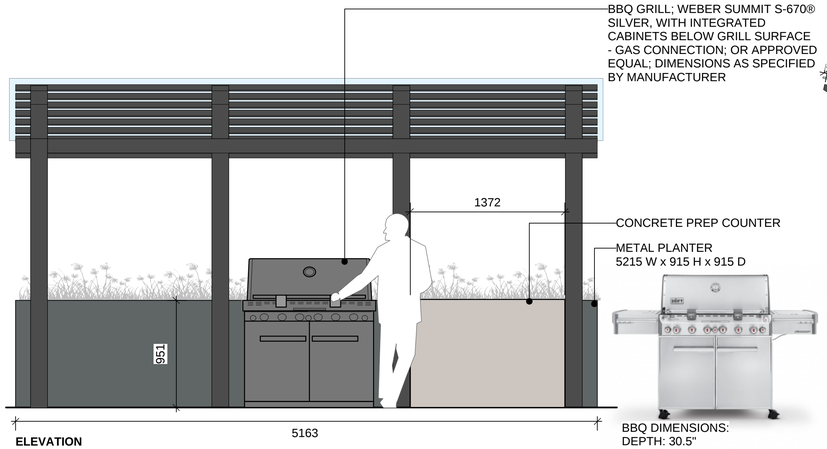
| | |
|---|---|
| Scale: | AS SHOWN |
| Drawn: | KD |
| Reviewed: | DS |
| Project No. | 06-653 |

## LANDSCAPE DETAILS
## PLAY AREA

L5.3



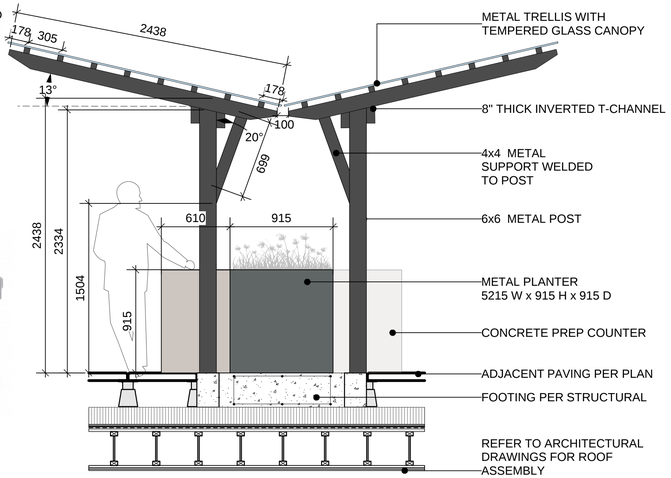

**PLAN**




**ELEVATION**



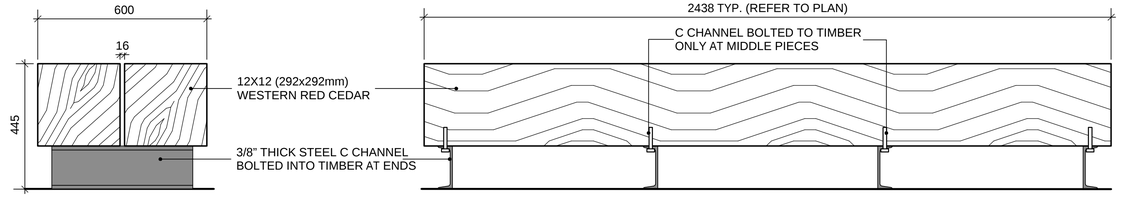
BBQ DIMENSIONS:
DEPTH: 30.5"
HEIGHT: 52"
WIDTH: 47"




**SECTION**

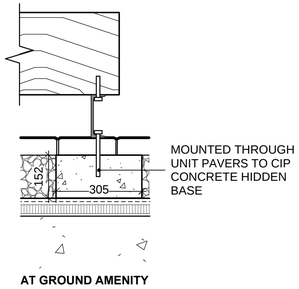
**NOTES:**
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS OF THE METAL TRELLIS FOR REVIEW AND APPROVAL.
2. ALL FASTENERS ARE TO BE HOT-DIPPED GALVANIZED.
3. ALL WELDS TO BE GROUND SMOOTH.
4. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
5. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.
6. REFER TO SPECIFICATION FOR FINISH AND COLOUR OF TRELLIS STRUCTURE.

## 1 COVERED BBQ AND COUNTER
**Scale: 1:25**

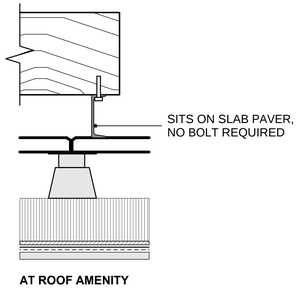



## 2 CUSTOM TIMBER BENCH
**Scale: 1:10**

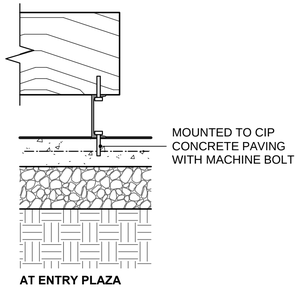
**TIMBER NOTES:**
1. LUMBER TO BE PRESSURE-TREATED CEDAR, CLEAN NO KNOTS.
2. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ENSURE POSITIVE DRAINAGE FROM TOP FACE OF BENCH; NO DEPRESSIONS PERMITTED
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.
7. ALL METAL FASTENERS TO BE HOT PITTED GALVANIZED TO G185 OR APPROVED EQUAL FOR PRESSURE-TREATED WOOD.
8. APPLY 2 COATS BOILED LINSEED OIL FINISH BEFORE CONSTRUCTION TO ENSURE ALL EDGES ARE FINISHED PRIOR TO ASSEMBLY.




**AT GROUND AMENITY**

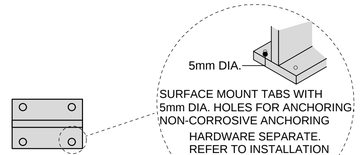



**AT ROOF AMENITY**



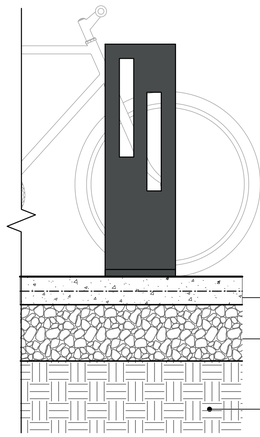

**AT ENTRY PLAZA**

## 2A C CHANNEL ATTACHMENT
**Scale: 1:10**




**PLAN**

MODEL: EP 5900 PROMENADE
FINISH: POWDERCOAT BLACK
BY: EQUIPARC
(1.800.363.9264)




## 2 BIKE RACK
**Scale: 1:10**

Item 4.1
Attachment 5

connect
LANDSCAPE ARCHITECTURE

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| 1 | ISSUED FOR RZ/DP | 19-09-06 |

REVISIONS

# ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

| | |
|---|---|
| Scale: | AS SHOWN |
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| Reviewed: | DS |
| Project No. | 06-653 |

## LANDSCAPE DETAILS FURNISHINGS

# L5.4

connect
LANDSCAPE ARCHITECTURE

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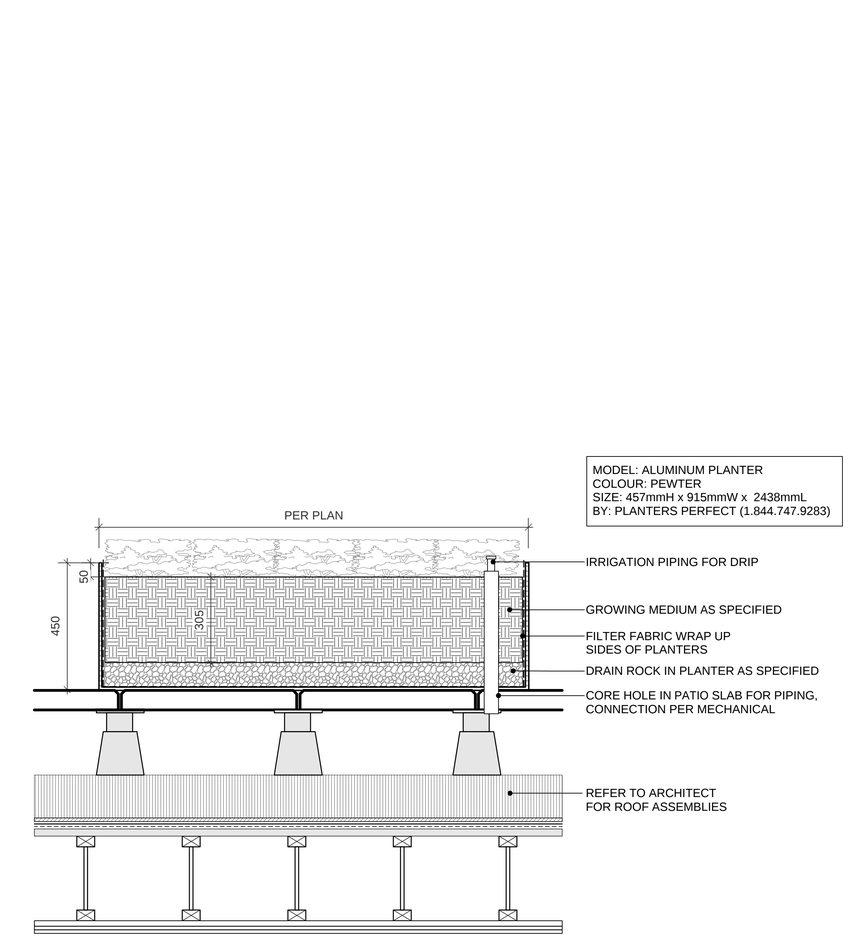
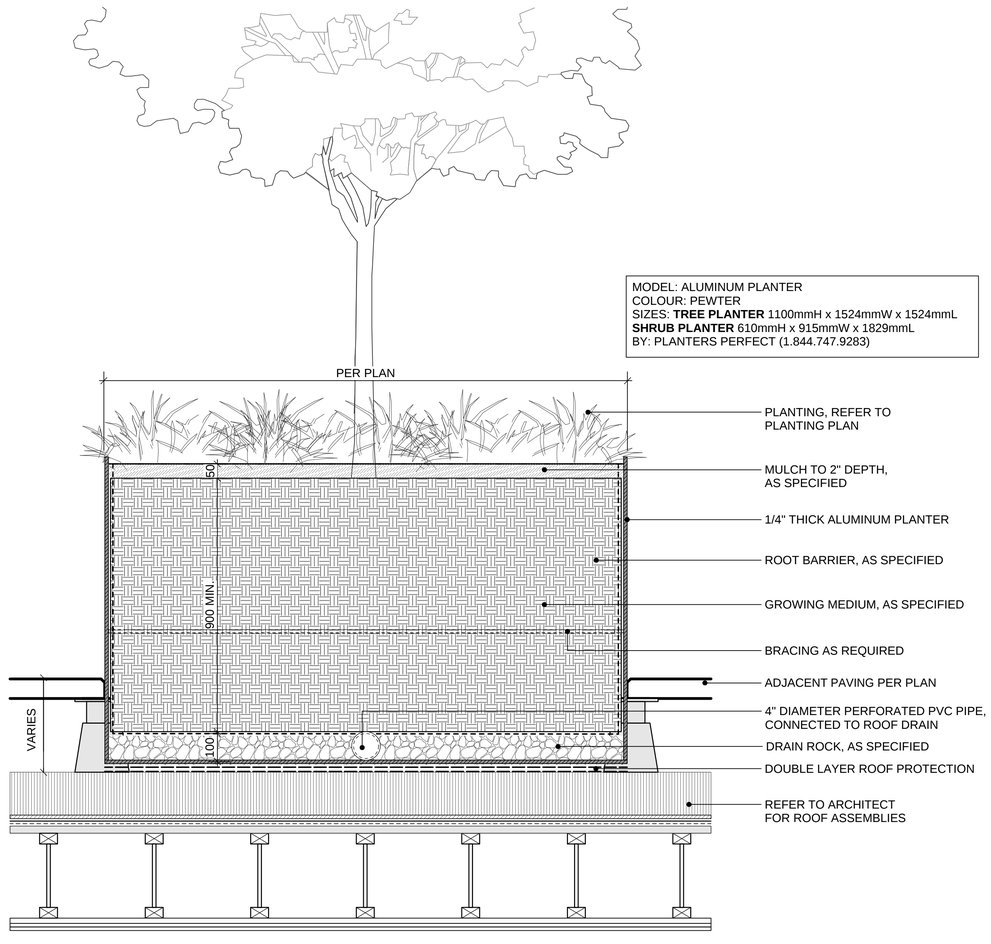



**1 METAL GARDEN PLANTER**
**Scale: 1:10**




**2 METAL TREE & SHRUB PLANTER**
**Scale: 1:10**

1 ISSUED FOR RZ/DP 19-09-06

REVISIONS

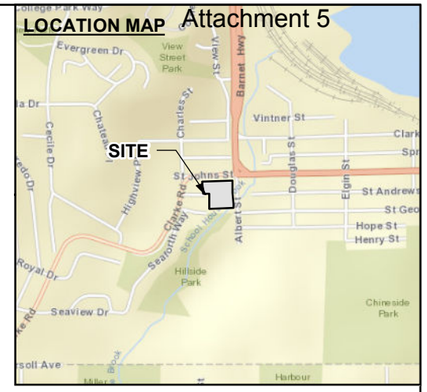
# ALBERT STREET

2025 Saint Johns Street
Port Moody, BC

| | |
|---|---|
| Scale: | AS SHOWN |
| Drawn: | KD |
| Reviewed: | DS |
| Project No. | 06-653 |

## LANDSCAPE DETAILS ROOF PLANTERS

L5.5


**LEGEND**

- SITE
- LOT LINES
- MAPPED ENVIRONMENTALLY SENSITIVE AREA (FROM CITY GIS)
- RPEA ADDED (163m²)
- PROPOSED PARKADE FOOTPRINTS
- PROPOSED BUILDING FOOTPRINTS

HABITAT CLASSIFICATION

- RESTORATION/CONSERVATION AREA - HIGH VALUE (4,579m²)
- MODERATE VALUE ( 285m ²
- NIL VALUE ( 247m ²
- TOP OF BANK
- RIPARIAN AREAS REGULATION SETBACK
- RIPARIAN TRANSITION AREA
- PROPOSED ESA BOUNDARY
- SCHOOLHOUSE BROOK RIPARIAN PROTECTION AND ENHANCEMENT AREA
- PROPOSED RIPARIAN PROTECTION AND ENHANCEMENT AREA
- WATERCOURSE
- UNNAMED DITCH RIPARIAN PROTECTION AND ENHANCEMENT AREA
- FLOW DIRECTION
- RETAINED TREE

Keystone Environmental

*NOTES:*
*1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY. LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.*
*2. DATE OF AERIAL PHOTO IS 2017.*

5 0 25 m
SCALE: 1:750 (approx.)

2025 St. Johns Street
Port Moody, B C
Marcon Developments Ltd.

| REVISION No. | DATE | PROJECT No. |
|---|---|---|
| 05 | Sept. 2019 | 14296-100 |

**Figure 2**
Proposed Conditions

DRAWN BY: HL/CY Document Path: \\key-fs2012\Common\14200-14299\14296\Phase 100\Figs\CADD GIS\Rev05\Fig2-ProposedConditions-R5.mxd

MARCON.CA

MARCON

T 604.530.5646
F 604.530.5180

5645 – 199TH Street
Langley, BC, Canada
V3A 1H9

Doug Allan, MCIP, RPP
Acting Manager, Development Planning
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

September 5, 2019

Mr. Allan:

**Re: Letter of Intent, 2025 St. Johns Street – DP and Rezoning Application**

| | |
|---|---|
| Legal Description: | Lot 92, Plan 52281, District Lot 202, New West District |
| PID: | 004-963-539 |

We are pleased to submit a DP and Rezoning application for the property located at 2025 St. John St. The site is situated at the southeast quadrant of the intersection of Albert St. and St. Johns, is approximately 2 acres in size and is currently zoned C5 Commercial.

The project is compliant with the OCP designation of Mixed Use – Moody Centre and has been designed within the context of the CRM2 Six-Storey Mixed Use zone. The proposed consists of 2 six-storey wood-frame buildings over a common parkade, and includes 242 condominium residential units and 7,927 sf of commercial space at the ground level. The Floor Area Ratio (FAR) is 2.23 based on a net floor area of 194,195 sf, accounting for the exclusion of indoor amenity space and an adaptable allowance of 2.0m$^2$ per adaptable unit. A design rationale has been provided by the Shift Architecture and attached as Appendix 1.

An initial iteration of the plan, generally consistent with the current configuration, was reviewed with staff in September of 2018. The current proposal incorporates the comments provided by staff and discussion at the September 5th meeting.

**Affordable Housing**

In addition to the CAC contribution for affordable housing, this project will provide 22 market rental units to further augment the City's rental supply. The rental tenure of these units will carry a term of 20 years.

Consistent with Marcon's previous projects in Port Moody, a 'locals-first' initiative will be employed to provide Port Moody residents with first opportunity to purchase before opening to the wider-public.

A Housing Agreement preventing future strata's from enacting rental restriction bylaws or regulations will be provided.

**Commercial**

Recognising the aspirations of the OCP Westport Study Area to provide locally serving commercial and employment space, retail and office has been included at the ground level fronting St. Johns St. and Albert St. The corner location provides good visibility to the busy intersection and provides for an appropriate urban-oriented pedestrian interface. The grade slopes up along both the west and south frontages of the site where the land use transitions to residential.

A total of 7,927 sf of commercial has been included, with one-third of the space being designated as office use. The composition and size of the commercial space reflects what is considered to be appropriate for marketable space and given traffic and access considerations.

**Setbacks**

In accordance with the CRM2 zone, the site design incorporates near-zero lot line setbacks for the commercial portion of the building. In order to provide a comfortable pedestrian realm for the commercial frontages, awnings have been included and which encroach on the City right-of-way. We anticipate a typical canopy encroachment covenant to be registered on title to accommodate this.

Setbacks increase to 3.0m measured from the building face for residential above the commercial and the street fronting homes. To meet the intent of the DP Guidelines for building form, balconies extend out from the building face so that the setback to the balcony face is reduced and overall massing reflects the desired urban character.

**Environment**

The site is located adjacent to Schoolhouse South Creek which crosses the far southeast corner of the property. It is also partially within the High Environmentally Sensitive Area (ESA) attributed to the steeply sloped, treed area that extends beyond the western edge of the property. In total, the project contributes nearly one-third (2,900$m^2$) of the total site as high-value environmental area. In addition, another 1,600$m^2$ of off-site riparian area will be improved through invasive removal.

Setbacks from Schoolhouse South Creek have been established at a minimum of 15 metres for the Riparian Protection Enhancement Area (RPEA) in accordance with the Zoning Bylaw for this watercourse. As identified in the Keystone Environmental report, the stream setback exceeds the Riparian Area Regulations setback.

A setback variance is being requested for the 5m Riparian Transition Area (RTA) based on earlier discussion with Staff, and on the basis of a net increase in high-value riparian/ESA areas being provided. The variance occurs where foundation wall overlaps the RTA which occurs only at the centre point of the arched setback line and represents an area of just 70m$^2$. This is offset by the increase of higher valued RPEA of 163m$^2$ which will be restored and protected from future disturbances.

The project's RPEA and ESA balance of accounts is positive, High-Value ESA is provided through restoration measures and additional preservations. Of particular importance is the increased RPEA setback at the southwest corner of the building which will be preserved as a 'no touch' area protected by a RPEA fence. In addition, restoration measures are being proposed through the ravine area within the St. George right-of-way and directly south of the site.

Lastly, Salmon Safe Certification is being pursued to provide a third-party confirmation that the project meets their standards for environmental stewardship and stormwater management. As noted in the attached letter, Salmon Safe has conducted their initial review of the project and found that it is a good candidate for certification. This would likely make this the first residential development to be certified in BC. Attached to this letter as Appendix 2 is the initial review letter provided by Salmon Safe.

**Public Art**

Public art is identified in the OCP and DP Area Guidelines as an important consideration particularly for sites which are situated prominently at the entrance to the City and have the potential to incorporate an identity feature. In recognition of the site's 'gateway' location, a significant piece of public art has been integrated into the south façade so as to be prominent when entering the City from the south via Barnet Highway.

In addition to the façade, a second piece of public art is proposed to be located at the northwest corner of the site at the intersection of Albert and St. Johns St. This piece, located within the public realm, plays on the City's rich heritage housing vernacular with an abstracted house form. The trellis façade and house both utilise the same materials of square tube aluminum and coloured glass to relate to one another.

The artist's public art proposal, included with this submission, provides a more in-depth discussion of their influences and considerations for the piece. Ballard Fine Art Consultants have been retained to manage the process and implementation. In accordance with the Public Art Policy, the budget for the work is set at $200,000 based on 0.5% of construction cost.

**Amenity Space**

A number of amenity spaces have been incorporated into the project to accommodate a wide range of resident activities. At the ground-level 615 sf of indoor space and 2,864 sf outdoor space is provided and includes a gym, meeting room, seating and lounge areas, an open turf area and a children's play space.

On the 6th floor a large 1,364 sf amenity room is provided along with kitchen and dining spaces seating area and activity space. Connected to the indoor space, located on the roof of building 2 is a 4,000 sf roof top amenity space. The outdoor area has been carefully programmed to provide entertaining spaces, outdoor barbeque and dining areas, lounge space and community garden beds.

In total, the building provides over 9,100 sf (848 $m^2$) of amenity space for the residents use. This represents 3.5 $m^2$ per dwelling unit exceeding the Bylaw requirement of 3.0 m2 per unit.

We look forward to receiving your feedback on our proposal. Please do not hesitate to contact me with any questions on the enclosed during the review process.

Sincerely,

**Nic Paolella**
Director of Development
**MARCON**

# APPENDIX 1 – DESIGN RATIONALE

September 6, 2019

**The City of Port Moody**
100 Newport Drive
Port Moody, B.C. V3H 5C3

Attn: Doug Allan
Acting Manager, Development Planning

Dear Mr. Allan:

**Re: 2025 Saint Johns Street , Port Moody**
**Architectural Design Rationale**

Further to the success of our previous projects within the City of Port Moody with Marcon Developments, we are pleased to be have been retained to provide Architectural services for the above-mentioned site. One of the primary focusses of our involvement in this project will be the successful integration of the development within the changing urban fabric of your community. Key to this integration is the architectural expression of the development. With proceeding in mind, we wish to formally submit the following design rational for this prominent gateway location.

**SITE**
The proposed development is located on a vacant site at the western edge of Port Moody's, Moody Centre neighbourhood, at the intersection of the Barnet Highway and St. John's Street. The site was the former location of the Barnet Hotel which has been previously demolished.

The site is bounded by St. John's Street to the north, by Albert Street and urban forest to the east, Schoolhouse Creek South and urban forest to the south, and steeply sloping urban forest to the west. Immediately south of the site and Schoolhouse Creek, is Port Moody Secondary School. To the west of the urban forest of the site are existing single-family residences. The site is effectively separated from the adjacent urban fabric by the natural forested boundaries to the west, south and east, while the arterial nature of St. John's provides a significant separation from properties to the north.

**ARCHITECTURAL EXPRESSION**
Given the gateway location of the site, the project seeks to elevate the architectural expression of the development in order create a memorable western entry into Port Moody center. This memory is firmly established by the interplay of multiple colourful glazed guards that populate the north and east facades of the project. These colourful panels, change with the day as the capture, reflect or cast coloured light onto the immediate surroundings.

Upper residential levels of the development sit upon a well-defined commercial base which is located at the intersection of Albert and St. John's Streets. The commercial base is rendered in masonry which contrasts the corrugated metal cladding of the upper residential levels. The extent of this commercial occupancy is limited by the slope of the

**Shift Architecture Inc**

200 – 1000 West 3rd Street
North Vancouver, BC V7P 3J6

tel 604 988 7501
fax 604 988 7510

info@shiftarchitecture.ca
shiftarchitecture.ca

PRINCIPAL

Cameron Halkier
Architect AIBC,
MRAIC

SHIFT

site in both the north/south and east/west directions. A glazed canopy wraps the commercial frontage, serving to further define the base while providing cover for those accessing the three commercial units. The masonry base is extended the full length of the development on both the east and north elevations by utilizing brick for the landscape walls. The expression of a strong base for the development is further accentuated by recessing and darkening the lowest level of the northern building.

Residential levels of the buildings are rendered in corrugated metal cladding with composite metal accent panels and glazed guards, both clear and coloured. The corrugated cladding is purposefully light in colour to maximize the effect of light reflections that emanate from the coloured glazing. The coloured guards and accent panels are playfully arranged to achieve interest. Each building is capped with a projecting eyebrow that provides cover for the residential balconies.

The public expression of the Architecture is consistent and extends from the riparian area at the southern boundary of the site, north to the intersection of Albert and St John's Streets and westward to the urban forest at the western edge of the property. On the less public, forest facing or internal elevations, coloured accent panels are used to create interest rather than the coloured guards of the more public, street facing facades.

Public artwork for the project is being developed by Alex Morrison. The two sculptural pieces are located within the recess on the north elevation of Building 2 and within the small plaza at the corner of Albert and St. Johns Streets.

Amenities for the development include the triangular, residential courtyard which is enclosed by the two buildings and the urban forest of the hillside. This courtyard provides both common gathering and play spaces as well as individual yards for those units that open directly to it. A small meeting room within the Building 2 opens onto the courtyard and a resident gym is located at the west end of Building 1. A large amenity room on the upper level of Building 2 is also provided. This large amenity room provides access and connects with the generous public roof deck which extends the full length of the north wing of Building 2.

Throughout the proposed development, high quality, durable materials are specified. Brick, corrugated metal siding, composite metal panels, wood-like soffits and glazed guards are carefully composed to achieve the fresh, contemporary, playful expression of the Architecture.

In conclusion, we are excited to be involved with this project and contributing to the development of your growing and changing community. Should you have any questions or require further information regarding this project, feel free to call me at (604) 988-7501

Sincerely,

Cameron Halkier Architect AIBC, MRAIC
Principal

# APPENDIX 2 – SALMON SAFE

SALMON SAFE

1001 SE Water Ave.
Suite 450
Portland, OR 97214
503.232.3750
f 503.228.3556

August 2, 2019

Tim Schmitt
Marcon Developments Ltd.
5465 – 199th Street
Langley, BC, V3A 1H9

Dear Tim:

This letter serves to summarize the Salmon-Safe pre-assessment design review that has been conducted for the Albert Street development as well as to provide an overview of Salmon-Safe's urban certification program.

Salmon-Safe BC is one of Canada's first eco-certification programs that recognizes and promotes environmentally friendly land and water management practices that minimize impacts on water quality and aquatic biodiversity. Salmon-Safe provides expert guidance for developers, landowners and property managers interested in demonstrating environmental stewardship that helps to protect salmon health and habitat. Building off of the success of Salmon-Safe US, the Fraser Basin Council helped to launch BC's first urban certification program, Salmon-Safe Communities in 2013.

Salmon-Safe's peer-reviewed standards and rigorous on-site inspections provide independent validation of environmental performance, as well as a framework to inform ongoing operations. Salmon-Safe's high visibility media outreach and communication campaigns provide public recognition to certified sites, building their reputation for excellence in environmental stewardship and efforts to go beyond regulatory compliance. Salmon-Safe Certification is valid for a 5-year period and entitles the certified institution to display the Salmon-Safe logo and incorporate Salmon-Safe messaging within internal and external communications.

As a first step in the certification process for the Albert Street Development, Salmon-Safe conducted a review of current drawings and completed a memo summarizing our findings on July 23, 2019. Our overall impression of the project is positive and that it's a good candidate site for Salmon-Safe certification. Specifically, the approach to stormwater management appears to emphasize on-site treatment to the maximum extent feasible, the design improves ecological function both in vegetation and in the RPEA, water conservation is prioritized, and a plan for long-term monitoring and maintenance of the stormwater system has been drafted.

We look forward to getting to know the project in greater depth as the design and certification processes move forward.

Kind regards,

Anna Huttel
Certification Manager

Cc: Dan Kent, Executive Director
Theresa Fresco, BC Program Manager

# Mixed-Use 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.

- 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 | Telephone | Email |
|---|---|---|
| Marcon Albert (GP) Ltd. | 604.530.5646 | tschmitt@marcon.ca |
| Registered Owner<br>Marcon Albert Properties Ltd. | Project Address<br>2025 St. Johns Street | |
| Proposed Use<br>Mixed-use, Residential Multi-family and Commercial | | |

Total Floorspace 18507 $m^2$

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

### Arts

**Performance Measure Description and Scoring**

BASELINE – EARLY STAGE

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: | **Staff Comments** |
|---|---|
| The project provides two pieces of public art. The first will be installed on the site in advance of any construction activity taking place on site, and is intended to provide a prelude of the project to come. This piece will be relocated to a public location when the building completes.<br>The second and primary public art component is a structure that will be located on the north face of the building and will be highly visible from the intersection. | |
| Public Art Consultant:<br>Ballard Fine Art. | |
| Plan reference:<br>Public Art Brief | |

**Bonus Score** 1 /1 **Score** 3 /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**

BASELINE

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: | **Staff Comments** |
|---|---|
| As noted above, the building's design incorporates a significant public art piece in the north facade. The building further response to this public art component by punctuating the facade with coloured balcony railings. | |
| Plan reference:<br>Alex Morrison proposal and Arch A0.00 | |

**Score** 2 /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**

BASELINE FOR HRA + EARLY STAGE

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: | **Staff Comments** |
|---|---|
| Does not apply, no heritage building or structures remain on the site. | |
| Plan reference: | |

**Score** N/A /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**

EARLY STAGE

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: | **Staff Comments** |
|---|---|
| Does not apply. | |
| Heritage Consultant: | |

**Bonus Score** N/A /2 **Score** N/A /2

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

EARLY STAGE

## 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: | **Staff Comments** |
|---|---|
| The public art makes reference to the City's heritage and the single-family housing typology that the area has been known for. | |
| Plan reference: | |

Score 1 /3

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

EARLY STAGE

## 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 | **Staff Comments** |
|---|---|
| Description of space: | |

Score 0 /4

**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: | Staff Comments |
|---|---|
| The vibrant colours and unique design of the building which incorporates public art in the facade will greatly improve the quality of the streetscape. The building design was driven by the site's location at a prominent 'gateway' intersection.<br>The pedestrian realm will be improved with the introduction of commercial and ground-oriented residential fronting the street. In addition, the new sidewalk, street trees, wider boulevard, and multi-use pathway improvements will provide a more pedestrian oriented street frontage. | |
| Plan reference:<br>L1.0, A0.00, A0.031 | |

Score 1 /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

| | Staff Comments |
|---|---|
| ○ Yes ○ No ◉ N/A | |
| Details: | |

Score N/A /3

**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**

| | Staff Comments |
|---|---|
| - Internal plaza space has been designed to work with the adjacent hillside.<br>- The childrens' play area utilises the slope as an interactive play feature.<br>- Making use of the rooftop amenity space's good sun exposure, community garden beds have been provided for growing food.<br>- Restoration, preservation and protection of the Schoolhouse Creek riparian area and the Environmentally Sensitive Area bank on the west. | |

**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 |
|---|---|
| The site is constrained on the south by the setback and riparian area and on the west by the ESA. These two environmental preservation areas, while important for ecology, limit the space available on-site for more cultural, arts and performance space. | |

## Cultural Sustainability Score Summary

| | Score |
|---|---|
| **Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)** | 23 Total |
| **Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)** | 9 n/a |
| **Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)** | 14 Maximum |
| **Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)** | 5 Cultural Baseline |
| **Total Points Achieved (Total Points Achieved for Applicable Items for this Application)** | 7 Total Cultural Points |
| **Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)** | 7 Total Cultural Points / 14 Max — 50 % Percent |

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

### Land Use/Employment

**Performance Measure Description and Scoring**

BASELINE

EC1 Project increases long-term employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan.

*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:** | |
|---|---|
| Use(s):<br>Vacant | **Staff Comments** |
| Number of jobs on-site relating to this use in operation:<br>0 | |
| **Proposed:** | |
| Use(s):<br>Commercial and office space | |
| Number of jobs estimate:<br>54 | |
| Assumptions:<br>Based on industry averages of one employee per 150sf of commercial space, the 7,927sf CRU is estimated to accommodate 54 direct jobs, not accounting for indirect or induced jobs. | |

Score 2 /3

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

### Land Use

**Performance Measure Description and Scoring**

BASELINE + EARLY STAGE

EC2 Project supports walking to shops and services by broadening the current retail/service mix within an 800m radius of the lot.

**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 provides 7,927 sf of commercial space which will accommodate services and employment space that can serve the local area. This provides a live-work opportunity for people that reside in the general neighbourhood or within the development. There are a number of existing restaurants and shops and other planned developments within 800m that future residents can to walk to, particularly the Queen St. and Clarke St. retail clusters. | |

Score 1 /1

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

### Land Use/Employment

**Performance Measure Description and Scoring**

EARLY STAGE

EC3 Project provides more intensive use of land designated as Mixed Use, *Transit Oriented Development,* Mixed Employment, or Industrial in the City's Official Community Plan that will support neighbourhood businesses (where permitted/appropriate).

*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: NA | |
| FSR: NA | |
| **Proposed:** | |
| Building type: Mixed-use, 6-storey | |
| FSR: 2.23 | |

Score 3 /3

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

### Tourism

**Performance Measure Description and Scoring**

EARLY STAGE

EC4 Project provides regional destination commercial or institutional uses such as specialized training/education, specialty retail, dining, arts, cultural, or recreational opportunities.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

| | **Staff Comments** |
|---|---|
| (●) Yes ( ) No | |
| If Yes, explain:<br>Given the site's location at a 'gateway' intersection, considerable attention has be paid to creating an exciting facade. The public art will make this intersection unique and highly identifiable. The project provides and opportunity to revitalize the site and improve on its current and historic uses. | |

Score 0 /2

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

## Economic Development/Energy/Materials/Water Use Efficiency

### Performance Measure Description and Scoring

EARLY STAGE

EC5 Project participates in or develops an alliance between multiple, co-located uses/businesses, i.e. eco-industrial networking.

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| **Relationship results in (check all that apply):** | **Staff Comments** |
|---|---|
| ☐ Reduced energy consumption<br>☐ Reduced water consumption<br>☐ Reduced materials use<br>☐ Waste reduction | |
| Other efficiency: | |
| Description: | |

Score 0 /4

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

## Land Use

### Performance Measure Description and Scoring

EARLY STAGE

EC6 Project redevelops and rehabilitates a *brownfield* site.

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| Describe: | **Staff Comments** |
|---|---|
| Although this is a redevelopment of a commercial site, it is not a brownfield property in that it is not contaminated with hazardous substances. The proposed site design provides considerable improvement on the existing/historical use which was predominately paved, non-permeable surface. Considerable increase in landscaped areas and stormwater detention will reduce storm flows to 50% of the pre-development condition. | |

Score N/A /3

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

### Innovation

**Performance Measure Description and Scoring**

EC7 *Economic sustainability aspects not captured above.*

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

| | Staff Comments |
|---|---|
| | Applicant Comment:<br>Provides much needed rental housing to support a workforce that underpins local business. |

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

### Constraints

**Performance Measure Description and Scoring**

EC8 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)** | 16 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)** | 13 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 / 13 (Total Economic Points / Max) — 46 % (Percent) |

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

BASELINE + EARLY STAGE

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 |
|---|---|
| (●) High ESA<br>( ) Medium ESA<br>( ) Low ESA<br>( ) 30m Stream Buffer (High Value)<br>( ) Special Feature (High Value) | |
| Features/Species of Value:<br>Mature forest of bigleaf maple, red alder, western hemlock, Douglas-fir and western redcedar, salmonberry, sword fern, red elderberry and lady fern. Partially compromised by invasive Himalayan blackberry and English ivy. Provides habitat for songbirds and urban-associated wildlife. Fish-bearing Schoolhouse Brook and riparian area are located at the south end of the site. | |
| **Means of Protection:**<br>(●) Covenant<br>( ) Dedication<br>( ) Monitoring | |
| ( ) Other: | |
| Means of Improvement of ESA:<br>It is proposed that invasive Himalayan blackberry and English ivy will be removed and areas will be restored by planting diverse native tree and shrub species. Species planted were selected to provide a food source for songbirds and pollinators and to support riparian health. A fence will be installed around the ESA and riparian buffer to prevent encroachment. Post-restoration monitoring will be conducted to confirm ecological health. | |

The restoration plan goes beyond the site boundaries to include the riparian area within the adjacent road RoW. This adds 1600m2 of additional restored riparian area.

**Score** 3 /4

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

### Site Context | Ecology

**Performance Measure Description and Scoring**

BASELINE

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: | **Staff Comments** |
|---|---|
| -Forested ESA and riparian habitat will be protected.<br>-Native fruit-bearing species including salmonberry, red elderberry, Indian plum, Nootka rose, and snowberry were selected for restoration planting in the ESA and riparian buffer to provide food for songbirds. Species with a range of flowering times were selected, which will encourage pollinators and select insectivore bird species.<br>-The restoration planting areas will include species with diverse vertical structure (e.g., snowberry, red elderberry, bigleaf maple).<br>-Nest surveys will be conducted before clearing invasive blackberr | |

Score 3 /3

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

### Site Context | Ecology

**Performance Measure Description and Scoring**

BASELINE

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: | **Staff Comments** |
|---|---|
| Landscape lighting is used only when needed to light pathways and to provide appropriate lighting levels under BCBC and CPTED. Lighting is all LED and directed downward onto the pathway. Automatic, photocells to reduce energy consumption by ensuring lighting is only turned on in the evening. | |

Score 2 /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**

BASELINE + EARLY STAGE

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**

| Check all that apply: | **Staff Comments** |
|---|---|
| ☑ *Short-Term Bicycle parking* | |
| ☑ Long-Term Bicycle parking | |
| ☐ End-of-Trip Bicycle Facilities: | |
| ☐ Bike share and assigned parking | |
| ☐ Co-op vehicle and assigned parking space provision | |
| ☑ *Electric Vehicle* plug-ins and designated spaces[1] | |
| Plan references: | |

**Score** 2 /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**

BASELINE + EARLY STAGE

EN5 Project incorporates measures to support pedestrians and cyclists.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

| **Check all that apply:** | **Staff Comments** |
|---|---|
| ☑ Connects to existing pedestrian/cycling routes and priority destinations | |
| ☑ Improves local pedestrian routes, local bike networks/trails | |
| ☑ Safe, secure, accessible, and sustainable footpaths | |
| ☑ Pedestrian clearway sufficient to accommodate pedestrian flow | |
| ☑ Covered outdoor waiting areas, overhangs, or awnings | |
| ☑ Pedestrian scale lighting | |
| ☑ Pedestrian/bike-only zones | |
| ☐ Other: | |
| Site circulation plan: | |
| Other plan references: A2.04, A3.01, 18-1133-KP | |

**Score** 2 /3

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

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

### Building | Waste Storage Space

#### Performance Measure Description and Scoring

BASELINE – EARLY STAGE

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:**<br>Recycling: 39.7 $m^2$<br>Garbage: 19 $m^2$<br>Green Waste: 15 $m^2$ | **Staff Comments** |
| **Total commercial recycling, garbage, and green waste space proposed:**<br>Recycling: 6 $m^2$<br>Garbage: 8 $m^2$<br>Green Waste: 2.6 $m^2$ | |
| Details regarding design for safety, security, and accessibility:<br>Both commercial and residential recycling and garbage rooms are fully accessible per code. The rooms are access controlled for security, and will be well lit with motion activated lighting. | |

**Score** 2 /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

BASELINE

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:**<br>☑ Existing mature trees protected (# 61 )<br>☑ Replacement tree ratio ( 5.4 : 1)<br>• Native tree species planted on site (# 97 )<br>• Native tree species planted off site (# )<br>☑ Protected/natural park areas added on site<br>(% of total site area: 34 %) | **Staff Comments** |
| Arborist report:<br>Froggers Creek Tree Consultants Ltd., Appendix 3. | |

**Score** 2 /3

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

## Site | Sustainable Landscaping – Habitat

### Performance Measure Description and Scoring

BASELINE

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** |
|---|---|
| ☐ Salvage replanting<br>☑ Reduction to existing impervious area 470 $m^2$ | |
| ☑ Removal of *invasive plant species*<br>Names:<br>Himalayan blackberry, English ivy, English holly, spurge laurel | |
| ☑ Native/"naturescape" landscaping<br>☐ Watercourse daylighting<br>☑ Riparian area restoration | |
| ☐ Other measures taken to enhance habitat or to compensate for habitat loss:<br>The plant material palette in this project follows naturescape principles which provides a sustainable, ecologically sound, and aesthetically pleasing urban condition that blends with the adjacent environmentally sensitive area. Focus is on low maintenance and native attractive species and minimal lawn areas, which helps to reduce water consumption. Plant palette does not include any invasive materials, and considers habitat and food options for birds and butterflies with layered plant species. | |

**Score** 4 /4

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

### Site | Sustainable Landscaping – Stormwater

**Performance Measure Description and Scoring**

BASELINE

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: ☑ 1 ☑ 2 ☑ 3 | **Staff Comments** |
|---|---|
| **Means of achieving (check all that apply):**<br>☑ Absorbent landscape<br>☐ Roof downspout disconnection<br>☐ Infiltration swales and/or trenches<br>☑ Sub-surface chambers/detention tanks<br>☐ Rain gardens with native plantings<br>☐ Rainwater harvesting<br>☐ Tree well structures<br>☐ Green roof/wall<br>☑ Water quality structures<br>☐ Pervious paving<br>☐ Daylighted streams<br>☐ Constructed wetlands | |
| ☐ Other: | |
| References to plans and documents:<br>Stormwater Management Plan | |

**Score** 1 /3

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

## Site | Sustainable Landscaping – Water Conservation

### Performance Measure Description and Scoring

BASELINE

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

| Check all that apply: | Staff Comments |
|---|---|
| ☑ Drought-tolerant landscaping *(xeriscaping)* with native species<br>☑ Low-maintenance lawn alternatives<br>☑ Non-water dependent materials/features for ground cover treatment<br>☑ Irrigation system with central control and rain sensors<br>☐ Captured rainwater irrigation system, e.g. using cisterns/rain barrels | |
| ☐ Other: | |
| Plan reference:<br>L1.0 | |

Score 1 /2

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

## Site Context | Ecology

### Performance Measure Description and Scoring

EARLY STAGE

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

| | Staff Comments |
|---|---|
| Species supported:<br>Chum salmon, coho salmon, coastal cutthroat trout rainbow trout, urban-associated wildlife (e.g, songbirds, deer, raccoons). | |
| Means of supporting:<br>Protect Schoolhouse Brook riparian habitat and enhance riparian habitat through removal of invasive species and planting of native species | |
| Environmental assessment or site plan reference:<br>Environmental Assessment and Restoration Plan (Keystone) | |

Score 1 /2

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

## Building | Green Building Rating

### Performance Measure Description and Scoring

EARLY STAGE

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

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| | |
|---|---|
| (●) **Built Green Level:** Gold Equivalent<br>• Bronze (2 points)<br>• Silver (5 points)<br>• Gold (8 points)<br>• Platinum (10 points)<br>( ) **LEED Level:**<br>• Certified (2 points)<br>• Silver (5 points)<br>• Gold (8 points)<br>• Platinum (10 points)<br>( ) **Canadian Passive House Institute** (10 points)<br>( ) **Living Future Institute**<br>• Living Building Certification (10 points)<br>• Petal Certification (10 points)<br>• Net Zero Energy Certification (10 points) | **Staff Comments** |
| ( ) Other: | |

Score 8 /10

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

## Building | Alternative/Renewable Energy

### Performance Measure Description and Scoring

EARLY STAGE

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:<br>NA | **Staff Comments** |
| Specify % of energy generated: | |

Score N/A /4

**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

EARLY STAGE

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

| | Staff Comments |
|---|---|
| (●) Yes ( ) No | |
| Key *passive design* building elements:<br>Window wall ratio is less than 50%.<br>The site design minimizes east and west exposures to minimise unwanted solar gains. | |

Score 2 /3

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

## *Smart Technology*

### Performance Measure Description and Scoring

EARLY STAGE

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: | Staff Comments |
|---|---|
| LED lighting, Heat Recovery Ventilation (HRV), Low-E glazing, Energy Star appliances. | |

Score 2 /2

**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: | Staff Comments |
|---|---|
| The rooftop amenity space includes community garden planters and associated tool storage for food to be grown on site. | |
| Landscape Plan Reference: L1.3 | |

Score 2 /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:* | Staff Comments |
|---|---|
| (●) Tier 1 (1 point)<br>( ) Tier 2 (2 points)<br>( ) Tier 3 (3 points)<br>( ) Tier 4 (4 points)<br><br>*Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.* | |

Score 1 /4

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

## Stormwater and Ecology/Water Conservation

### Performance Measure Description and Scoring

BONUS

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: | **Staff Comments** |
|---|---|
| 3,500m2 of the Schoolhouse South Creek riparian area and ESA habitat will be enhance and protected providing habitat birds and other animals, wildlife corridor and a food source for downstream aquatic animals. | |

**Bonus Score** 1 /2

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

## Environmental Monitoring

### Performance Measure Description and Scoring

BONUS

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** |
|---|---|
| Keystone Environmental Consultants have been retained to develop the plan for the riparian area and ESA, and will provide monitoring over the three year post-restoration period. | |

**Bonus Score** 1 /2

**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 |
|---|---|
| | Applicant Comment: In addition, Salmon Safe Certification is being pursued for the project. Salmon Safe provides a third-party verification that the project is being designed and built in accordance with environmentally friendly management practices that minimize impacts on water quality and aquatic biodiversity. |

**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)** | 61 Total |
| **Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)** | 4 n/a |
| **Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)** | 57 Maximum |
| **Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)** | 30 Enviro Baseline |
| **Total Points Achieved (Total Points Achieved for Applicable Items for this Application)** | 40 Total Environmental Points |
| ***Environmental Pillar Score* (Total Points Achieved/Maximum Achievable Score)** | 40 Total Environmental Points / 57 Max — 70 % Percent |

## 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).

BASELINE + EARLY STAGE

#### Applicant Explanation and Reference to Plans, Drawings, and Reports

| **Residential**<br>% of *Adaptable Units:* 50 | **Staff Comments** |
|---|---|
| Details:<br>All common areas of the residential building, lobby, circulation space, elevators and amenity spaces, will be accessible. | |
| Number of *Accessible Units:* 0 | |
| Details: | |
| Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses:<br>Office | |
| Details:<br>Commercial spaces will be fully accessible from the street level and the parking area. CRU spaces are not yet designed but will be required to provide fully accessible bathrooms and circulation areas. | |

**Score** 2 **/6**

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Complete Community Design

### Performance Measure Description and Scoring

BASELINE + EARLY STAGE

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: | **Staff Comments** |
|---|---|
| A shadow study has been conducted and demonstrates no impact to adjacent buildings. Only the northwest corner of the building lines up with an adjacent residential building so privacy impacts are minimal. The other building frontages are facing heavily treed areas and commercial uses. | |
| Plan/document references:<br>A0.011, A0.040 | |

Score 1 /1

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Diversity of Use

### Performance Measure Description and Scoring

EARLY STAGE

S3 Development provides diversification by increasing the mix of uses for the particular site and its neighbourhood.

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| Existing use(s): | **Staff Comments** |
|---|---|
| None. | |

Proposed uses:

| | % Total Floorspace/Site Area |
|---|---|
| Residential | 96 |
| Commercial | 4 |
| Industrial | |
| Institutional | |
| Park (Note Type) | Underground |
| Gathering Space | 1.2 |

Score 1 /3

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Housing Diversity

### Performance Measure Description and Scoring

EARLY STAGE

S4 Development includes a mix of housing types.

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| | Number of Units | Staff Comments |
|---|---|---|
| Live-work units | | |
| Ground-oriented units | 41 | |
| Apartment units | 201 | |

Score 1.5 /3

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Housing Diversity

### Performance Measure Description and Scoring

EARLY STAGE

S5 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 | 168 | 69 | |
| 2-bedroom | 70 | 29 (1 pt) | |
| 3+ -bedroom | 4 | 2 (2 pts) | |
| *Flexible design features:* | | | |

Score 1 /3

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Housing Affordability

### Performance Measure Description and Scoring

EARLY STAGE

S6 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: Market Rental | **Staff Comments** |
|---|---|
| Description:<br>22 of the units will be provided as market rental for a term of 20 years. | |
| % of total housing units: 9 % | |
| Plan reference:<br>NA | |

Score 1.5 /4

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Amenities

### Performance Measure Description and Scoring

EARLY STAGE

S7 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:<br>Multi-use pathway along St. Johns St. Public, realm improvements with seating benches fronting the commercial area and bike racks for short term bike parking. | **Staff Comments** |
|---|---|
| Plan reference: | |

Score 2 /5

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Amenities

### Performance Measure Description and Scoring

EARLY STAGE

S8 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: | Staff Comments |
|---|---|
| Children's playground that benches into the slope and includes 'nature play' elements.<br>Central gathering space with raised seating area. Lawn space.<br>Large indoor amenity room on the 6th floor facing Burrard Inlet and connected to an outdoor, rooftop amenity space. Outdoor kitchen/BBQ with dinning table, lounge seating and community garden plots. | |
| Plan reference:<br>L1.2, L1.2 | |

Score 3 /3

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Inclusive Community

### Performance Measure Description and Scoring

EARLY STAGE

S9 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: | Staff Comments |
|---|---|
| 50% of the units are being designed as adaptable which is an appropriate design standard to support aging-in-place. This includes key spacial design elements (eg. space for wheelchairs) as well as provision for grab bars to be installed in the future. Light switches, receptacles, cable/data outlets all located to be reachable to a person in a wheelchair. | |

Score 1 /4

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Community Building

### Performance Measure Description and Scoring

S10 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: | **Staff Comments** |
|---|---|
| Local stream keepers and other environmental groups will be sought for consultation and advice on the enhancement of the riparian area. In past experiences, we found this provided key insights into the local ecology and enabled a more tailor-made approach. | |
| Identify actions taken in response to stakeholder input: | |
| Consultation is pending. | |
| Plan references: | |

**Score** 1 /4

EARLY STAGE

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Safety

### Performance Measure Description and Scoring

S11 The design of the site incorporates *Crime Prevention Through Environmental Design* principles *(CPTED).*

### Applicant Explanation and Reference to Plans, Drawings, and Reports

| Please explain: | **Staff Comments** |
|---|---|
| This development follows well established CPTED principals by eliminating or reducing concealed spaces both above and below grade, separating public and residential stairs, separating and controlling access to resident parking areas and by controlling access to residential elevators while providing egress from below grade visitor or commercial parking areas. Access to the visitor and commercial parking areas is through an open gate during normal business hours while off hour access to these areas is controlled by an enter-phone. | |
| Plan references:<br>A2.17, A3.01 | |

Score 1 /1

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

## Education and Awareness

### Performance Measure Description and Scoring

S12 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: | **Staff Comments** |
|---|---|
| An operations and maintenance plan will be provided to the strata corporation and property manager, and will outline standards for maintaining on-site landscaping in accordance with Salmon Safe practices. This includes, limitation of herbicides/pesticides and identification of permitted fertilizers.<br>Signage will be located on the SPEA fence along the Albert Street frontage. | |

Score 1 /1

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

### Innovation

**Performance Measure Description and Scoring**

S13 Social sustainability aspects not captured above.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

| | Staff Comments |
|---|---|
| | |

**SOCIAL SUSTAINABILITY SECTION** *How well does the project address community health and wellness?*

### Constraints

**Performance Measure Description and Scoring**

S14 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)** | 38 Total |
| **Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)** | 0 n/a |
| **Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)** | 38 Maximum |
| **Social Pillar Minimum Score (Sum of Applicable Baseline Items)** | 7 Social Baseline |
| **Total Points Achieved (Total Points Achieved for Applicable Items for this Application)** | 17 Total Social Points |
| **Social Pillar Score (Total Points Achieved/Maximum Achievable Score)** | 17 Total Social Points / 38 Max — 45 % Percent |

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

| Project Address/Name: | File No: |
|---|---|
| | |

| PROJECT SCORE SUMMARY | Cultural | Economic | Environmental | Social |
|---|---|---|---|---|
| **Total Pillar Points Available** | 23 | 16 | 57 | 38 |
| **Sum Of Items Not Applicable** | Cultural na: 9 | Economic na: 3 | Enviro na: 4 | Social na: 0 |
| **Maximum Achievable Score** (Total Pillar Points – Sum of Items N/A) | Maximum Cultural Achievable: 14 | Maximum Economic Achievable: 13 | Maximum Enviro Achievable: 57 | Maximum Social Achievable: 38 |
| **Minimum Score** (Sum of Applicable Baseline Items) | Minimum Cultural Score: 5 | Minimum Economic Score: 7 | Minimum Enviro Score: 30 | Minimum Social Score: |
| **Missed Points** (Sum of Applicable Items Not Achieved) | Missed Cultural Points: 7 | Missed Economic Points: 7 | Missed EnviroPoints: 17 | Missed Social Points: |
| **TOTAL PILLAR SCORE ACHIEVED** (Total Points Achieved out of Applicable Items) | 7 / 14 (Total Cultural # / Possible Cultural #); 50 % Total Cultural Percent | 6 / 13 (Total Economic # / Possible Economic #); 46 % Total Economic Percent | 40 / 57 (Total Enviro # / Possible Enviro #); 70 % Total Enviro Percent | 17 / 38 (Total Social # / Possible Social #); 45 % Total Social Percent |

| OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars) | |
|---|---|
| 70 / 122 (Overall # / Overall Possible #) | 57 % Overall Percent |

| SUSTAINABILITY HIGHLIGHTS | Cultural | Economic | Environmental | Social |
|---|---|---|---|---|
| + Priority Items (Score ≥3) Achieved and Confirmed Innovations | + Cultural: Public Art installation proposed for corner of St. Johns Street and Albert Street. | + Economic: | + Environmental: Enhancement of existing riparian area and removal of invasive species. Commitment to Built Green Gold equivalent. | + Social: 22 units proposed to be market rental for a term of 20 years. |
| – Priority Items (Score ≥3) Missed and Confirmed Constraints | – Cultural: No Heritage Buildings on-site | – Economic: | – Environmental: Step Code Tier 1 commitment | – Social: |