

# 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](http://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](mailto: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 Craig Marcyniuk	Telephone 604-732-7651 ext 124	Email craig@porte.ca
Registered Owner St Johns Project Properties LTD.	Project Address 3227 & 3239 St. Johns Street	
Proposed Use Residential multi-family apartment (5 storey) above single level commercial units at grade. Parking Area below grade.		

Total Floorspace **10,648.17** m<sup>2</sup>

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

- C1 Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).  
**OR** Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

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

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

<p>If <b>yes</b>, describe:</p> <p>Cash in lieu if desired by the City or we could do automobile theme artwork in different parts of the building as remembrance to the current site.</p>	<p><b>Staff Comments</b></p> <p>The applicant is working with staff to determine if an art installation is possible</p> <p><i>A public art installation will be provided</i></p>
Public Art Consultant:	
Plan reference:	

Bonus Score  /1Score  /3**CULTURAL SUSTAINABILITY SECTION***How will the project contribute to Port Moody's status as 'City of the Arts'?***Arts****Performance Measure Description and Scoring**

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

Examples:

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

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

<p>Describe:</p> <p>Architecture is modern, yet takes cues from the area's industrial heritage – a union of brick, glass, wood, metal, inner courtyard, and street-level retail.</p>	<p><b>Staff Comments</b></p> <p>this response does not address the integration of artistic design into the project</p>
Plan reference:	
Perspective view: A-8.30, A-8.31, A-8.32	

Score  /2



**CULTURAL SUSTAINABILITY SECTION**
*How will the project contribute to Port Moody's status as 'City of the Arts'?*
**Heritage**
**Performance Measure Description and Scoring**

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](http://historicplaces.ca)

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

Describe:

Does not apply as current site is a commercial building used for auto sales and servicing.

**Staff Comments**

The subject properties are not designated as heritage properties

Plan reference:

N/A

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**

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](http://historicplaces.ca)

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

Report title:

Does not apply as current site is a commercial building used for auto sales and servicing.

**Staff Comments**

The subject properties are not designated as heritage properties

Heritage Consultant:

N/A

Bonus Score  /2

Score N/A /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

- 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: Does not apply.	<b>Staff Comments</b>
Plan reference: N/A	

Score N/A /3

## CULTURAL SUSTAINABILITY SECTION

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

### Arts

#### Performance Measure Description and Scoring

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

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

<div style="border: 1px solid black; display: inline-block; width: 50px; height: 20px; vertical-align: middle;"></div> meters <sup>2</sup> / <span style="border: 1px solid black; padding: 0 5px;">10426</span> feet <sup>2</sup>	<b>Staff Comments</b>  There is no firm commitment for art-related businesses in the project but the commercial spaces have not been marketed to date
Description of space:  Commercial space could be used for art-related businesses such as gallery or dance studio. Landscape podium and amenity can be used for different artistic expressions.  Plan reference: Level 1 - First Floor Plan: A-2.20 Level 2 - Second Floor Plan: A-2.30	

Score 1 /4

**Complete Community Elements****Performance Measure Description and Scoring**

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

Examples:

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

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

Details:

The unique architectural design will greatly improve the streetscape by replacing the existing automobile sales servicing centre. It will also improve its street frontage by redoing the sidewalk and incorporate functional elements such as benches, bike racks, and planters.

Plan reference:

Landscape plan, current site photos,

Staff Comments

Score 2 /2

**Heritage****Performance Measure Description and Scoring**

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

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

☐ Yes ☐ No ☒ N/A

Details:

Does not apply as it will be a new building.

Staff Comments

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**

	<b>Staff Comments</b> Applicant's comment:  The unique architectural design reflects thoughtful design. Private balconies, landscape podium and amenity room allow for artists to work on their projects either in the privacy of their space or in the company of other artists in the shared spaces.
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**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**

	<b>Staff Comments</b> <i>There are no heritage structures on-site</i>
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**Cultural Sustainability Score Summary**

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	<div>23</div> Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div>12</div> n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	<div>11</div> Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	<div>3</div> Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div>7</div> Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div>7/11</div> Max
	<div>54.5</div> Percent
	63.6

**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use/Employment****Performance Measure Description and Scoring**

- 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**

<b>Existing:</b>	<b>Staff Comments</b>
Use(s): Automobile Sales/Service	
Number of jobs on-site relating to this use in operation: 10	
<b>Proposed:</b>	
Use(s): Residential multi-family apartments (5 storey) above single level commercial units at grade.	
Number of jobs estimate: 28	
Assumptions: For the commercial portion 4 employees for every 1,700 sqft. For the residential area a total of 4 employees including cleaning staff, and property manager.	

Score  /3**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use****Performance Measure Description and Scoring**

- 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:  The project is not only located near many shops, restaurants and commerce within the 800m radius, but it will also add approximately 9,400 sqft of new retail space. Additionally, the project is 400m from the Inlet Centre Sky Train Station.	<b>Staff Comments</b>
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Score  /1



**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use/Employment****Performance Measure Description and Scoring**

- 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**

<b>Existing:</b>	<b>Staff Comments</b>
Building type: Commercial (Automobile Sales/Service)	
FSR: Not available	
<b>Proposed:</b>	
Building type: Mixed use, transit oriented development	
FSR: 2.8	

Score  /3**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Tourism****Performance Measure Description and Scoring**

- 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**

<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Staff Comments</b>  While the opportunity exists for art related businesses to acquire space in the commercial units, there is no firm commitment to do so at this stage.
If Yes, explain:  Commercial unit use is not limited by design and provides an opportunity for a variety of different uses including listed above. We are hoping to bring the interest of art galleries as future tenants in the commercial units.	

Score  /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**

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):**

- ☒ Reduced energy consumption  
☒ Reduced water consumption  
☐ Reduced materials use  
☐ Waste reduction

**Other efficiency:**

The project will include energy and water consumption reduction features during building and engineering phase. Standard features such as dual-flush toilets, low-flow shower heads, energy efficient light fixtures etc. will be used.

**Description:**

Use of co-located layers for the drafting of contracts with neighbouring properties.  
Utilize co-located experience from Burke Mountain Naturalists and Backyard Bird Centre to define the best bid nest location and appropriate design that excludes non-native species and welcomes local birds.

**Staff Comments**

The developer's comments do not address the intent of this measure to establish business to business relationships to share resources.

As the commercial spaces have not been marketed at this stage, the potential exists that businesses may share resources as suggested but it is unknown at this time.

Score 0 /4**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use****Performance Measure Description and Scoring**

EC6 Project redevelops and rehabilitates a *brownfield* site.

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

Current site is an auto oriented commercial space with impermeable surface, one story low quality building of little architectural value.

**Staff Comments**

the site is not a brownfield site

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

	<b>Staff Comments</b> Comment provided by applicant: By providing market housing close to the sky train people who commute to work will be able to reduce carbon footprint by reducing the use of the car. By providing commercial space, people will be able to open local business, increase the local economy and decrease the necessity to commute
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## 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

	<b>Staff Comments</b>
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## Economic Sustainability Score Summary

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

Score

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)

7

Total Economic Points

Economic Pillar Score  
(Total Points Achieved/Maximum Achievable Score)

7  
Total  
Economic  
Points

13  
Max

54 %  
Percent



**Site Context | Ecology**

**Performance Measure Description and Scoring**

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

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

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

<p><b>Type of ESA:</b></p> <p><input type="radio"/> High ESA</p> <p><input type="radio"/> Medium ESA</p> <p><input type="radio"/> Low ESA</p> <p><input type="radio"/> 30m Stream Buffer (High Value)</p> <p><input type="radio"/> Special Feature (High Value)</p>	<p><b>Staff Comments</b></p>
<p><b>Features/Species of Value:</b></p> <p>Does not apply as site is not located in an Environmentally Sensitive Area.</p>	
<p><b>Means of Protection:</b></p> <p><input type="radio"/> Covenant</p> <p><input type="radio"/> Dedication</p> <p><input type="radio"/> Monitoring</p>	
<p><input type="radio"/> Other:</p>	
<p><b>Means of Improvement of ESA:</b></p>	

Score N/A /4

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

See [Vancouver Bird Strategy](#)

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

<p>List all elements that reduce the impact that urbanization has on birds for this project:</p> <p>Partial vegetation along the streetscape on St. Johns Street, landscaped podium on the second level and retaining of trees on the south and east side and installation of bird nest boxes and bird bath will provide native birds with food and shelter.</p> <p>Reduced night time lighting, the use of awnings on ground level, residential drapes/blinds will increase the opacity of clear glass. We will also provide new home owners information on how they can help reduce bird collisions and create awareness</p>	<p><b>Staff Comments</b></p>
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Score  /3

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

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

<p>Describe the lighting plan for the site and its dark sky friendly features:</p> <p>Outdoor light design:</p> <ol style="list-style-type: none"> <li>1. lights up only when dark</li> <li>2. only lights walkways and play area</li> <li>3. lights are in a downward direction in a luminaire fully shielded to avoid glare</li> <li>4. LED lights only to minimize blue light emissions</li> </ol>	<p><b>Staff Comments</b></p>
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Score  /3

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

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

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces<sup>1</sup></p> <p>Plan references: A-2.00, A-2.10, A-2.20, Street Landscape</p>	<p><b>Staff Comments</b></p> <p>Bicycle parking and electric vehicle charging satisfy the Zoning Bylaw requirements</p>
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Score ☒ /3  
2

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations</p> <p><input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails</p> <p><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths</p> <p><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow</p> <p><input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings</p> <p><input checked="" type="checkbox"/> Pedestrian scale lighting</p> <p><input type="checkbox"/> Pedestrian/bike-only zones</p> <p><input type="checkbox"/> Other:</p> <p>Site circulation plan:</p> <p>Other plan references: Street Landscape, First Floor Plan A-2.20</p>	<p><b>Staff Comments</b></p>
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Score ☐ /3  
3

<sup>1</sup> 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

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

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

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

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

##### Total residential recycling, garbage, and green waste space proposed:

Recycling: 16 m<sup>2</sup>

Garbage: 25 m<sup>2</sup>

Green Waste: 16 m<sup>2</sup>

##### Total commercial recycling, garbage, and green waste space proposed:

Recycling: 17.92 m<sup>2</sup>

Garbage: 26.17 m<sup>2</sup>

Green Waste: 17.92 m<sup>2</sup>

Details regarding design for safety, security, and accessibility:

Garbage area is separated into two rooms one for commercial and one for residential. There is a shared garbage compactor and a shared cardboard bin. All require fob for access.

##### Staff Comments

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

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:

☐ Existing mature trees protected (# )

☒ Replacement tree ratio (2  : 1)

• Native tree species planted on site (# 15)

• Native tree species planted off site (# 7)

☐ Protected/natural park areas added on site  
(% of total site area: )

Arborist report:

Provided with documentation - Diamond Head Report

##### Staff Comments

Score  /3  
2

**Site | Sustainable Landscaping – Habitat**

**Performance Measure Description and Scoring**

EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).  
 Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).  
 See City of Port Moody Naturescape Policy 13-6410-03.  
 See also [Invasive Plant Council of BC](#)

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

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m <sup>2</sup>	
<input checked="" type="checkbox"/> Removal of <i>invasive plant species</i> Names: Possible knotweed. Our landscape team will confirm if there's any in the Spring so it can be spotted. If there is, we will provide a knotweed management plan	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping <input type="checkbox"/> Watercourse daylighting <input type="checkbox"/> Riparian area restoration	
<input checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Project will enhance the area with a courtyard on the second level which will have extensive planters with 47 new trees, shrubs and groundcovers supplementing, enhancing and rehabilitating the current parking centric environment.  Also, streetscape will be greatly enhanced with 7 new trees and shrubs.	

Score  /4

**Site | Sustainable Landscaping – Stormwater**

**Performance Measure Description and Scoring**

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

Targets:

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

(3 points if all three targets are achieved)

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

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

Target(s) reached: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<b>Staff Comments</b>
<p><b>Means of achieving (check all that apply):</b></p> <p><input checked="" type="checkbox"/> Absorbent landscape</p> <p><input type="checkbox"/> Roof downspout disconnection</p> <p><input type="checkbox"/> Infiltration swales and/or trenches</p> <p><input checked="" type="checkbox"/> Sub-surface chambers/detention tanks</p> <p><input type="checkbox"/> Rain gardens with native plantings</p> <p><input checked="" type="checkbox"/> Rainwater harvesting</p> <p><input checked="" type="checkbox"/> Tree well structures</p> <p><input type="checkbox"/> Green roof/wall</p> <p><input checked="" type="checkbox"/> Water quality structures</p> <p><input checked="" type="checkbox"/> Pervious paving</p> <p><input type="checkbox"/> Daylighted streams</p> <p><input type="checkbox"/> Constructed wetlands</p>	to be confirmed on final civil and landscape drawings
<p><input checked="" type="checkbox"/> Other:</p> <p>catch basin and oil and water separators, preserve green sp.</p>	
<p>References to plans and documents:</p> <p>&amp; underground extended detention storage. Landscape Drawings, Stormwater Management Plan. Civil Drawings 18-0811 - SWMP, 18-0811 - SWMP2</p>	

Score  /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

- 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

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

Score 2 /2

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

Species supported: Song birds/birds	<b>Staff Comments</b> There is no known habitat corridor but the landscape plan provides habitat opportunities for birds
Means of supporting: Trees and shrubs located within planting areas support potential corridor for bird species.	
Environmental assessment or site plan reference: Plan reference: Landscape L-2	

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

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

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

☐ Built Green Level:

- Bronze (2 points)
- Silver (5 points)
- Gold (8 points)
- Platinum (10 points)

☒ LEED Level:

- Certified (2 points)
- Silver (5 points)
- Gold (8 points)
- Platinum (10 points)

☐ Canadian Passive House Institute (10 points)

☐ Living Future Institute

- Living Building Certification (10 points)
- Petal Certification (10 points)
- Net Zero Energy Certification (10 points)

☐ Other: Project will be LEED equivalent

Staff Comments

Score  /10

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

### Building | Alternative/Renewable Energy

#### Performance Measure Description and Scoring

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

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

Details:

Heat recovery ventilator in amenity areas.

Staff Comments

Specify % of energy generated:

Score  /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

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

☒ Yes ☐ No

#### Staff Comments

Key *passive design* building elements:

Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.  
Shading of South facade. Balconies and roof overhangs provide shade on East and West facades.  
Air tight envelope proposed.  
Energy Modelling to achieve desired energy targets.  
Low E glazing.

Score 3 /3

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

### Smart Technology

#### Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.  
Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

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

Details:

Led lighting, HRV, Energy Star Appliances, Programmable Thermostat. Lobbies, amenity and garbage spaces will have sensor lighting.

#### Staff Comments

Score 1.5 /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**

<p>Details:</p> <p>Outdoor deck will incorporate opportunities for growing food as well as a composting area. Additionally, each apartment has a private balcony that could accommodate a 30" x 18" x 18" container for urban gardening.</p>	<p><b>Staff Comments</b></p>
<p>Landscape Plan Reference: L-2</p>	

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**

<p><b>BC Energy Step Code:</b></p> <p><input type="radio"/> Tier 1 (1 point)</p> <p><input checked="" type="radio"/> Tier 2 (2 points)</p> <p><input type="radio"/> Tier 3 (3 points)</p> <p><input type="radio"/> Tier 4 (4 points)</p> <p>Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.</p>	<p><b>Staff Comments</b></p> <p>to be confirmed at the development permit stage</p> <p style="font-size: 1.5em; font-family: cursive;">building</p>
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Score 2 /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**

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:

Level 2 outdoor amenity area is landscaped and provides habitat for native species (birds), swallow bird boxes will be located at 30ft. apart with a hole entrance of 1 1/8 inches to exclude nonnative species. Additionally, a shallow bird bath fountain will be installed.

**Staff Comments**

Bonus Score  /2

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

**Environmental Monitoring**

**Performance Measure Description and Scoring**

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

OR

Project employs an energy efficiency consultant.

**2 BONUS POINTS EACH**

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

Details of Work Overseen/Contribution:

Project will have Maruyama & Associates Landscape Architects to design and oversee landscape as designed.

Project employs David Bell from PGL Environmental Consultants as energy efficiency consultant.

**Staff Comments**

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

### Constraints

#### Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

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

	Staff Comments
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## Environmental Sustainability Score Summary

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

Score

57

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)

53

Maximum

Environmental Pillar Minimum Score  
(Sum of Applicable Baseline Items)

19

Enviro Baseline

Total Points Achieved  
(Total Points Achieved for Applicable Items for this Application)

40.5

Total Environmental Points

Environmental Pillar Score  
(Total Points Achieved/Maximum Achievable Score)

40.5  
Total Environmental Points

53  
Max

76 %  
Percent



**Accessibility**

**Performance Measure Description and Scoring**

- S1 For single-storey units in multi-family residential development:
- (a) a minimum of 40% are *adaptable units* (2 points) and, of those units,
  - (b) *accessible unit(s)* providing full wheelchair accessibility are provided (2 points).
- Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

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

Residential	Staff Comments
% of Adaptable Units: <input type="text" value="50.42"/>	The number of adaptable units satisfies the Zoning Bylaw requirement.
Details:	
Number of Accessible Units: <input type="text" value="TBC"/>	
Details:	
Residential Site/Common Areas and Commercial/Industrial/Institutional Uses: Retail units and common areas are accessible	
Details: All common areas will be accessible. Lobby entry/elevators/indoor amenity/accessible washrooms in the amenity area, outdoor amenity area accessible via low profile thresholds. Some of the common area doors will be power operated. CRU bathroom rough-ins will also be accessible. We are also providing 3 additional handicap parking spaces for a total of 7	

Score  /6

**SOCIAL SUSTAINABILITY SECTION**
*How well does the project address community health and wellness?*
**Complete Community Design**
**Performance Measure Description and Scoring**

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

**AND/OR**

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

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

Details:

Shadow study has been provided to demonstrate the design's has no impact on neighbouring buildings as well as no impact on buildings beyond the immediate vicinity of the development. Project design integrates the results of viewscape study with respect to water and mountain views.

Plan/document references:

Shadow Studies: A-8.00, A-8.10, A-8.20

**Staff Comments**

Score  /1

**SOCIAL SUSTAINABILITY SECTION**
*How well does the project address community health and wellness?*
**Diversity of Use**
**Performance Measure Description and Scoring**

- 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):

Automobile Sales/Service

**Staff Comments**

Proposed uses:

**% Total Floorspace/Site Area**

Residential

Commercial

Industrial

Institutional

Park (Note Type)

Gathering Space

Score  /3

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Diversity

#### Performance Measure Description and Scoring

- 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	<input type="text"/>	The project includes a wide mix of 1, 2 and 3-bedroom units
Ground-oriented units	<input type="text"/>	
Apartment units	117	

Score  /3

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Diversity

#### Performance Measure Description and Scoring

- 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	<div><div>68</div><div>67</div></div> <div>57.3</div> <div><div>58.2</div><div>57.3</div></div>		
2-bedroom	<div><div>39</div><div></div></div> <div></div> <div><div>33.3</div><div></div></div> (1 pt)		
3+ -bedroom	<div><div>10</div><div>11</div></div> <div>9.4</div> <div><div>8.5</div><div>9.4</div></div> (2 pts)		
Flexible design features: Larger units featuring 3 bedroom can easily be converted into 2 bedroom + den/office			

Score  /3  
2



**SOcial Sustainability Section***How well does the project address community health and wellness?***Housing Affordability****Performance Measure Description and Scoring**

- 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:	<b>Staff Comments</b> The total affordable housing package is still under consideration
Description: Project includes 10 rental units including one below-market rent unit	
% of total housing units: <input type="text" value="8.5"/> %	
Plan reference:	

Score /4**SOcial Sustainability Section***How well does the project address community health and wellness?***Amenities****Performance Measure Description and Scoring**

- 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: In lieu contribution	<b>Staff Comments</b> no public amenities are provided in the project.  A portion of the total CAC charge will be directed to general community amenities
Plan reference:	

Score /5

**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Amenities****Performance Measure Description and Scoring**

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:

Project will provide 1,945sq.ft of indoor amenity and 3,418sq.ft of outdoor landscaped amenity space that serves as a social gathering place where users will be able to grow food, play, eat, exercise and work.

Plan reference:

Second Floor Plan A-2.30

**Staff Comments**Score **3** /3**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Inclusive Community****Performance Measure Description and Scoring**

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:

Units can be used as aging-in-place

**Staff Comments**

Depends on the level of accessibility and adaptable features in the units but the opportunity exists for the units to be designed to include aging-in-place features.

Score **2** /4

**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**

<p>Please identify stakeholders and explain their involvement:</p> <p>We have successfully met with all of the 5 immediate land owners at 3125 ST. Johns, 101 Clearview Drive, 175, 171 and 170 Edward Crescent.</p> <p>At our meeting with them, we have explained the whole development process, discussed our common property line as well as listened to their concerns and requests.</p>	<p><b>Staff Comments</b></p> <p>These actions were in addition to the Community Information Meeting.</p>
<p>Identify actions taken in response to stakeholder input:</p> <p>Trees on the east side will be retained, new trees and shrubs will be planted between the south retaining wall and property line, and geotechnical inspections will be performed at each of the properties prior to beginning any construction on site.</p>	
<p>Plan references:</p>	

Score 3 /4



**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**

<p>Please explain:</p> <p>Secure site with controlled points of entry/exit. Amenity courtyard is overlooked by approximately 50% of the units and is completely secure. Exits discharge to the Street - no hiding places. Residential is all above grade. Visitor parking/commercial parking contained and separate from residential parking.</p>	<b>Staff Comments</b>
<p>Plan references:</p>	

Score  /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**

<p>Describe:</p> <p>Document will be given to new owners at time of sale</p>	<b>Staff Comments</b>
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Score  /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**

	<b>Staff Comments</b> Comment provided by applicant:  No restriction on the rental of strata units, a locals first marketing program, the inclusion of 10 rental homes for 10 years and one rental unit rented at a 10% discount below market rates secured by covenant.
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**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**

	<b>Staff Comments</b>
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**Social Sustainability Score Summary**

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

Total Social Points Not Applicable

(Total Points for Items Not Relevant to this Application)

Maximum Achievable Score

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

Social Pillar Minimum Score

(Sum of Applicable Baseline Items)

Total Points Achieved

(Total Points Achieved for Applicable Items for this Application)

Social Pillar Score

(Total Points Achieved/Maximum Achievable Score)

**Score**

38

Total

0

n/a

38

Maximum

4

Social Baseline

24/29

Total Social Points

24/29  
Total Social  
Points

38

Max

68%  
Percent

76.3%



# 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

12 Cultural na

3 Economic na

4 Enviro na

0 Social na

Maximum Achievable Score

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

11 Maximum Cultural Achievable

13 Maximum Economic Achievable

53 Maximum Enviro Achievable

38 Maximum Social Achievable

Minimum Score

(Sum of Applicable Baseline Items)

3 Minimum Cultural Score

7 Minimum Economic Score

19 Minimum Enviro Score

4 Minimum Social Score

Missed Points

(Sum of Applicable Items Not Achieved)

5 Missed Cultural Points

6 Missed Economic Points

12.5 Missed Enviro Points

14 Missed Social Points

TOTAL PILLAR SCORE ACHIEVED

(Total Points Achieved out of Applicable Items)

7 / 11  
Total Cultural # Possible Cultural #  
63.6 / 54.5 %  
Total Cultural Percent

7 / 13  
Total Economic # Possible Economic #  
54 %  
Total Economic Percent

40.5 / 53  
Total Enviro # Possible Enviro #  
76 %  
Total Enviro Percent

24.29 / 38  
Total Social # Possible Social #  
63.4 % 76.3  
Total Social Percent

OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

83.5 77.5 / 115  
Overall # Overall Possible #

77.6 67.4 %  
Overall Percent

### SUSTAINABILITY HIGHLIGHTS

#### Cultural

#### Economic

#### Environmental

#### Social

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

+ Cultural  
cash-in-lieu for public art or art installation

+ Economic  
residential use will support local commercial uses and add to the commercial base

+ Environmental  
energy performance  
low impact lighting  
bird habitat

+ Social  
on-site social amenity spaces

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

- Cultural  
no heritage implications

- Economic

- Environmental  
no ESA implications

- Social  
could include additional three bed units



## Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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



## Resources

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

[atfiles.org](http://atfiles.org)

### **BC Climate Exchange**

[bcclimateexchange.ca](http://bcclimateexchange.ca)

### **BC Energy Step Code Technical Requirements**

[bclaws.ca](http://bclaws.ca)

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

[env.gov.bc.ca](http://env.gov.bc.ca)

### **Bird-Friendly Development Guidelines – City of Toronto**

[toronto.ca/lightsoout/guidelines](http://toronto.ca/lightsoout/guidelines)

### **Canada Green Building Council**

[cagbc.org](http://cagbc.org)

### **City of Port Moody: Official Community Plan (2014)**

[portmoody.ca](http://portmoody.ca)

### **Stream and Drainage System Protection Bylaw No. 2470**

[portmoody.ca](http://portmoody.ca)

### **City of Port Moody Waste Management Bylaw No. 2822**

[portmoody.ca](http://portmoody.ca)

### **City of Vancouver *Passive Design* Toolkit for Large Buildings**

[vancouver.ca](http://vancouver.ca)

### **Community Green Ways Linking Communities to Country and People to Nature**

[evergreen.ca](http://evergreen.ca)

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

[designcentreforcpted.org](http://designcentreforcpted.org)

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

[env.gov.bc.ca/wld/documents/bmp/devwithcare/](http://env.gov.bc.ca/wld/documents/bmp/devwithcare/)

### **EnerGuide Rating System**

[nrcan.gc.ca/energy/efficiency/housing/new-homes/5035](http://nrcan.gc.ca/energy/efficiency/housing/new-homes/5035)

### **Environmentally Sensitive Areas, Best Practices**

[env.gov.bc.ca](http://env.gov.bc.ca)

## Resources – continued

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### Examples of Good Public Art

[City of Port Moody Public Art](#)

### Fatal Light Awareness Program (FLAP)

[flap.org](#)

### Invasive Species Council of Metro Vancouver

[iscmv.ca](#)

### International Dark Sky Association

[darksky.org](#)

### Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

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

[metrovancover.org/services](#)

### Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

### Naturescape BC

[naturescapebc.ca](#)

### Project for *Public Spaces*

[pps.org](#)

### Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

### Standards and Best Management Practices for Instream Works

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

### Standards and Guidelines for the Conservation of Historic Places in Canada

[historicplaces.ca](#)

### Stream Stewardship: A Guide for Planners and Developers

[stewardshipcentrebc.ca](#)

### Translink: Transit Oriented Communities

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

### Vancouver Bird Strategy – City of Vancouver (2015)

[vancouver.ca](#)