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**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marcon Albert (GP) Ltd.</td>
<td>604.530.5646</td>
<td><a href="mailto:tschmitt@marcon.ca">tschmitt@marcon.ca</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Registered Owner</th>
<th>Project Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marcon Albert Properties Ltd.</td>
<td>2025 St. Johns Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use, Residential Multi-family and Commercial</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Floorspace</th>
<th>m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>18507</td>
<td></td>
</tr>
</tbody>
</table>
CULTURAL SUSTAINABILITY SECTION

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

Arts

Performance Measure Description and Scoring

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:

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. 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:
Ballard Fine Art.

Plan reference:
Public Art Brief

Staff Comments

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

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

As noted above, 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:
Alex Morrison proposal and Arch A0.00

Staff Comments

Score 2/2

City of Port Moody
### C3

**Heritage**

**Performance Measure Description and Scoring**

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, no heritage building or structures remain on the site.

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan reference:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Score**

\[N/A/4\]

### C4

**Heritage**

**Performance Measure Description and Scoring**

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.

<table>
<thead>
<tr>
<th>Heritage Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**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’?**

#### Heritage

**Performance Measure Description and Scoring**

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**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The public art makes reference to the City's heritage and the single-family housing typology that the area has been known for.</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**

Score 1/3

---

#### Arts

**Performance Measure Description and Scoring**

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**

<table>
<thead>
<tr>
<th>Description of space:</th>
<th>Staff Comments</th>
</tr>
</thead>
</table>

Score 0/4
CULTURAL SUSTAINABILITY SECTION

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

C7

Complete Community Elements

Performance Measure Description and Scoring

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 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. 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:
L1.0, A0.00, A0.031

Staff Comments

Score 1/2

CULTURAL SUSTAINABILITY SECTION

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

C8

Heritage

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

• Yes
• No
• N/A

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

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

Cultural Sustainability Score Summary

<table>
<thead>
<tr>
<th>Score</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)</td>
<td>23</td>
</tr>
<tr>
<td>Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
<td>9</td>
</tr>
<tr>
<td>Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)</td>
<td>14</td>
</tr>
<tr>
<td>Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)</td>
<td>5</td>
</tr>
<tr>
<td>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</td>
<td>7</td>
</tr>
<tr>
<td>Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
<td>50 %</td>
</tr>
</tbody>
</table>

Constraints
Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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.
### ECONOMIC SUSTAINABILITY SECTION

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

#### Land Use

**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**

<table>
<thead>
<tr>
<th>Existing:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(s):</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td></td>
</tr>
</tbody>
</table>

| Number of jobs on-site relating to this use in operation: | 0 |

<table>
<thead>
<tr>
<th>Proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(s):</td>
<td></td>
</tr>
<tr>
<td>Commercial and office space</td>
<td></td>
</tr>
</tbody>
</table>

| Number of jobs estimate: | 54 |

<table>
<thead>
<tr>
<th>Assumptions:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**Score**: 2/3

---

**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 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.

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Score**: 1/1
**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**

<table>
<thead>
<tr>
<th>Existing:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building type: NA</td>
<td></td>
</tr>
<tr>
<td>FSR: NA</td>
<td></td>
</tr>
<tr>
<td>Proposed:</td>
<td></td>
</tr>
<tr>
<td>Building type: Mixed-use, 6-storey</td>
<td></td>
</tr>
<tr>
<td>FSR: 2.23</td>
<td></td>
</tr>
</tbody>
</table>

Score 3/3

**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**

- Yes  
- No

If Yes, explain:

Given the site’s location at a ‘gateway’ intersection, considerable attention has been paid to creating an exciting facade. The public art will make this intersection unique and highly identifiable. The project provides an 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

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:

Description:

Staff Comments

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:

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.

Staff Comments

Score N/A/3
### Economic Sustainability Score Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Score</th>
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</thead>
<tbody>
<tr>
<td>Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)</td>
<td>16</td>
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<tr>
<td>Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
<td>3</td>
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<tr>
<td>Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)</td>
<td>13 n/a</td>
</tr>
<tr>
<td>Economic Pillar Minimum Score (Sum of Applicable Baseline Items)</td>
<td>7</td>
</tr>
<tr>
<td>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</td>
<td>6</td>
</tr>
<tr>
<td>Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
<td>46 %</td>
</tr>
</tbody>
</table>

Applicant Comment: Provides much needed rental housing to support a workforce that underpins local business.
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

<table>
<thead>
<tr>
<th>Type of ESA:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ High ESA</td>
</tr>
<tr>
<td>☐ Medium ESA</td>
</tr>
<tr>
<td>☐ Low ESA</td>
</tr>
<tr>
<td>☐ 30m Stream Buffer (High Value)</td>
</tr>
<tr>
<td>☐ Special Feature (High Value)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Features/Species of Value:</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Means of Protection:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Covenant</td>
</tr>
<tr>
<td>☐ Dedication</td>
</tr>
<tr>
<td>☐ Monitoring</td>
</tr>
<tr>
<td>☐ Other:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Means of Improvement of ESA:</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

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

Site Context | Ecology
Performance Measure Description and Scoring

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

See Vancouver Bird Strategy

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

- Forested ESA and riparian habitat will be protected.
- 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.
- The restoration planting areas will include species with diverse vertical structure (e.g., snowberry, red elderberry, bigleaf maple).
- Nest surveys will be conducted before clearing invasive blackberry.

Staff Comments

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

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

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

See International Dark Sky Association for Dark Sky Friendly Lighting.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Landscape lighting 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.

Staff Comments

Score 2 /3
### 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**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Short-Term Bicycle parking</td>
<td></td>
</tr>
<tr>
<td>✔ Long-Term Bicycle parking</td>
<td></td>
</tr>
<tr>
<td>□ End-of-Trip Bicycle Facilities:</td>
<td></td>
</tr>
<tr>
<td>□ Bike share and assigned parking</td>
<td></td>
</tr>
<tr>
<td>□ Co-op vehicle and assigned parking space provision</td>
<td></td>
</tr>
<tr>
<td>✔ Electric Vehicle plug-ins and designated spaces¹</td>
<td></td>
</tr>
</tbody>
</table>

Plan references: 

**Score 2/3**

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

---

### 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**

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

**Score 2/3**

---

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

<table>
<thead>
<tr>
<th>Total residential recycling, garbage, and green waste space proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling: 39.7 m²</td>
<td>Score 2/2</td>
</tr>
<tr>
<td>Garbage: 19 m³</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 15 m³</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total commercial recycling, garbage, and green waste space proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling: 6 m²</td>
<td>Score 2/2</td>
</tr>
<tr>
<td>Garbage: 8 m³</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 2.6 m³</td>
<td></td>
</tr>
</tbody>
</table>

Details regarding design for safety, security, and accessibility:
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

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

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Existing mature trees protected (# 61)</td>
<td>Score 2/3</td>
</tr>
<tr>
<td>✓ Replacement tree ratio (5.4 : 1)</td>
<td></td>
</tr>
<tr>
<td>• Native tree species planted on site (# 97)</td>
<td></td>
</tr>
<tr>
<td>• Native tree species planted off site</td>
<td></td>
</tr>
<tr>
<td>✓ Protected/natural park areas added on site (% of total site area: 34 %)</td>
<td></td>
</tr>
</tbody>
</table>

Arborist report:
Froggers Creek Tree Consultants Ltd., Appendix 3.

Score 2/3
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

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Salvage replanting</td>
<td></td>
</tr>
<tr>
<td>✔ Reduction to existing impervious area</td>
<td>470 m²</td>
</tr>
<tr>
<td>✔ Removal of <em>invasive plant species</em></td>
<td></td>
</tr>
<tr>
<td>Names:</td>
<td></td>
</tr>
<tr>
<td>Himalayan blackberry, English ivy, English holly, spurge laurel</td>
<td></td>
</tr>
<tr>
<td>✔ Native/&quot;naturescape&quot; landscaping</td>
<td></td>
</tr>
<tr>
<td>✔ Watercourse daylighting</td>
<td></td>
</tr>
<tr>
<td>✔ Riparian area restoration</td>
<td></td>
</tr>
<tr>
<td>□ Other measures taken to enhance habitat or to compensate for habitat loss:</td>
<td></td>
</tr>
</tbody>
</table>

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
**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**

<table>
<thead>
<tr>
<th>Target(s) reached:</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Means of achieving (check all that apply):</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>✔ Absorbent landscape</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Roof downspout disconnection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Infiltration swales and/or trenches</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Sub-surface chambers/detention tanks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Rain gardens with native plantings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Rainwater harvesting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Tree well structures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Green roof/wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Water quality structures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Pervious paving</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Daylighted streams</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Constructed wetlands</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Other:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

References to plans and documents:

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**

**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**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Drought-tolerant landscaping (<em>xeriscaping</em>) with native species</td>
<td></td>
</tr>
<tr>
<td>✓ Low-maintenance lawn alternatives</td>
<td></td>
</tr>
<tr>
<td>✓ Non-water dependent materials/features for ground cover treatment</td>
<td></td>
</tr>
<tr>
<td>✓ Irrigation system with central control and rain sensors</td>
<td></td>
</tr>
<tr>
<td>☐ Captured rainwater irrigation system, e.g. using cisterns/rain barrels</td>
<td></td>
</tr>
<tr>
<td>☐ Other:</td>
<td></td>
</tr>
</tbody>
</table>

Plan reference:

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**

**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**

<table>
<thead>
<tr>
<th>Species supported:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chum salmon, coho salmon, coastal cutthroat trout rainbow trout, urban-associated wildlife (e.g. songbirds, deer, raccoons).</td>
<td></td>
</tr>
</tbody>
</table>

| Means of supporting: | |
|----------------------| |
| 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:

Environmental Assessment and Restoration Plan (Keystone)

Score **1/2**
### ENVIRONMENTAL SUSTAINABILITY SECTION

#### 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:** Gold Equivalent
  - 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:**

**Score:** 8/10

---

### ENVIRONMENTAL SUSTAINABILITY SECTION

#### Building | Alternative/Renewable Energy

**Performance Measure Description and Scoring**

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

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

- **Details:**
  - NA

**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

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Key passive design building elements:
Window wall ratio is less than 50%.
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

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, 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:
The rooftop amenity space includes community garden planters and associated tool storage for food to be grown on site.

Landscape Plan Reference:  L1.3

Staff Comments

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:

- Tier 1 (1 point)
- Tier 2 (2 points)
- Tier 3 (3 points)
- Tier 4 (4 points)


Staff Comments

Score  1/4
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:  
3,500m² of the Schoolhouse South Creek riparian area and ESA habitat will be enhanced and protected, providing habitat for birds and other animals, a wildlife corridor, and a food source for downstream aquatic animals.

Staff Comments

Bonus Score 1/2

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:  
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.

Staff Comments

Bonus Score 1/2
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.

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

ENVIRONMENTAL SUSTAINABILITY SECTION

How well does the project minimize the demands on the environment?

Innovation
Performance Measure Description and Scoring

Environmental Sustainability Score Summary

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>Total Environmental Pillar Points</td>
</tr>
<tr>
<td>4</td>
<td>Total Environmental Points Not Applicable</td>
</tr>
<tr>
<td>57</td>
<td>Maximum Achievable Score</td>
</tr>
<tr>
<td>30</td>
<td>Environmental Pillar Minimum Score</td>
</tr>
<tr>
<td>40</td>
<td>Total Points Achieved</td>
</tr>
<tr>
<td>40/70</td>
<td>Environmental Pillar Score</td>
</tr>
</tbody>
</table>

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.
### SOCIAL SUSTAINABILITY SECTION

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

**Accessibility**

**Performance Measure Description and Scoring**

S1. For single-storey units in multi-family residential development:
(a) a minimum of 40% are *adaptable units* (2 points) and, of those units,
(b) *accessible unit(s)* providing full wheelchair accessibility are provided (2 points).

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

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

<table>
<thead>
<tr>
<th>Residential</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of Adaptable Units: 50</td>
<td></td>
</tr>
</tbody>
</table>

Details:

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: | |
| Office | |

Details:

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
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:
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:
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

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):
None.

Proposed uses:

<table>
<thead>
<tr>
<th>% Total Floorspace/Site Area</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Institutional</th>
<th>Park (Note Type)</th>
<th>Gathering Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>96</td>
<td>4</td>
<td></td>
<td></td>
<td>Underground</td>
<td>1.2</td>
</tr>
</tbody>
</table>

Score: 1/3
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

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live-work units</td>
<td></td>
</tr>
<tr>
<td>Ground-oriented units</td>
<td>41</td>
</tr>
<tr>
<td>Apartment units</td>
<td>201</td>
</tr>
</tbody>
</table>

Score: 1.5/3

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

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>% of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor/1-bedroom</td>
<td>168</td>
<td>69</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>70</td>
<td>29</td>
</tr>
<tr>
<td>3+ -bedroom</td>
<td>4</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Types: Market Rental</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td></td>
</tr>
<tr>
<td>22 of the units will be provided as market rental for a term of 20 years.</td>
<td></td>
</tr>
<tr>
<td>% of total housing units: 9%</td>
<td></td>
</tr>
<tr>
<td>Plan reference: NA</td>
<td></td>
</tr>
</tbody>
</table>

Score 1.5/4

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:

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.

Plan reference:

Staff Comments

Score 2/5
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:
Children's playground that benches into the slope and includes 'nature play' elements.
Central gathering space with raised seating area. Lawn space.
Large indoor amenity room on the 6th floor facing Burrard Inlet and connected to an outdoor, rooftop amenity space. Outdoor kitchen/BBQ with dining table, lounge seating and community garden plots.

Plan reference:
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

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:
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 (e.g. 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:
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:

Staff Comments

Score 1/4
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

Please explain:
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:
A2.17, A3.01

Score 1/1

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:
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. 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

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Social Pillar Points (Total Points Available – Not Including Bonus Points)</td>
</tr>
<tr>
<td>Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
</tr>
<tr>
<td>Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)</td>
</tr>
<tr>
<td>Social Pillar Minimum Score (Sum of Applicable Baseline Items)</td>
</tr>
<tr>
<td>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</td>
</tr>
<tr>
<td>Social Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
</tr>
</tbody>
</table>

City of Port Moody
## Project Report Card Summary

**FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER**

### PROJECT SCORE SUMMARY

<table>
<thead>
<tr>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>16</td>
<td>57</td>
<td>38</td>
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</table>

<table>
<thead>
<tr>
<th>Total Pillar Points Available</th>
<th>23</th>
<th>16</th>
<th>57</th>
<th>38</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sum Of Items Not Applicable</td>
<td>9</td>
<td>3</td>
<td>4</td>
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<tr>
<td>Maximum Achievable Score</td>
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<td>13</td>
<td>57</td>
<td>38</td>
</tr>
<tr>
<td>Minimum Score</td>
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<td>30</td>
<td>17</td>
</tr>
<tr>
<td>Missed Points</td>
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<td>7</td>
<td>17</td>
<td>0</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL PILLAR SCORE ACHIEVED</th>
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<th>6/13</th>
<th>40/57</th>
<th>17/38</th>
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<tbody>
<tr>
<td>Cultural Points Achieved</td>
<td>50%</td>
<td>46%</td>
<td>70%</td>
<td>45%</td>
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<tr>
<td>Economic Points Achieved</td>
<td></td>
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</tr>
<tr>
<td>Environmental Points</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Social Points Achieved</td>
<td></td>
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</tr>
</tbody>
</table>

### OVERALL SUSTAINABILITY SCORE

(30% Cultural, 38% Economic, 57% Environmental, 38% Social)

### SUSTAINABILITY HIGHLIGHTS

#### Cultural
- **Priority Items**: Public Art installation proposed for corner of St. Johns Street and Albert Street.

#### Economic
- **Priority Items**: Enhancement of existing riparian area and removal of invasive species. Commitment to Built Green Gold equivalent.
- **22 units proposed to be market rental for a term of 20 years.**

#### Environmental
- **Priority Items**: no heritage buildings on-site.

#### Social
- **Priority Items**: Step Code Tier 1 commitment.
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.
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

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

atfiles.org

BC Climate Exchange
b克莱mitimexchange.ca

BC Energy Step Code Technical Requirements
bclaws.ca

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia
env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto
toronto.ca/lightsout/guidelines

Canada Green Building Council
cagbc.org

City of Port Moody: Official Community Plan (2014)
portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470
portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822
portmoody.ca

City of Vancouver Passive Design Toolkit for Large Buildings
vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature
evergreen.ca

Design Centre for CPTED (Crime Prevention Through Environmental Design)
designcentreforcpted.org

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia
env.gov.bc.ca/wld/documents/bmp/devwithcare/

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

Environmentally Sensitive Areas, Best Practices
env.gov.bc.ca
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
metrovancouver.org

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments
metrovancouver.org/services

Metro Vancouver’s Stormwater Source Control Guideline
metrovancouver.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