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>Mosaic Murray Master Holdings Ltd</td>
<td>604-685-3888</td>
<td><a href="mailto:gerry.reibling@mosaichomes.com">gerry.reibling@mosaichomes.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Registered Owner</th>
<th>Project Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gerry Reibling</td>
<td>3015, 3033, 3093 Murray St</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Total Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use</td>
<td>19,272 m²</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:
Mosaic will be providing a public art contribution fund in sum of .05% of construction cost as per the City of Port Moody’s public art corporate policy that will go towards the Artwork reserve. The proposal also includes a significant art installation(s) on site (current value to be determined). Interim art on site fencing will wrap the site during the course of construction and approval process. Publicly accessible art intended, location and form to be developed throughout approvals process.

Public Art Consultant:
TBD
Plan reference:
A810 + A811 + L105

Bonus Score /1 Score /3

CULTURAL SUSTAINABILITY SECTION

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

Arts
Performance Measure Description and Scoring
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:
The project has integrated artistic design by incorporating materials that highlight the sites industrial history. Further, the architectural expression draws from the existing industrial material palette along Murray Ave (cladding, steel) into the landscape features (eg. railway ties, weathering steel, exposed texture concrete found in railway and forestry industry) to bring a new and exciting architecture to Port Moody.

Plan reference:
A205 + A810 + L104.3

Score 0.5 /2
### 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**

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

**Score** N/A/4

### 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**

<table>
<thead>
<tr>
<th>Report title:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

**Bonus Score** 2/2  
**Score** N/A/2
## 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.

<table>
<thead>
<tr>
<th>Details:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

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

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

**Staff Comments**

**Score** N/A /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.

<table>
<thead>
<tr>
<th>Description of space:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The project provides a large amenity courtyard space that could be utilized for outdoor art events, small scale performances or pop up outdoor cinema.</td>
</tr>
</tbody>
</table>

| The commercial space could be used for arts related to businesses such as an art gallery, dance studio, craft tasting room(s). |

**Score** 1 /4
### CULTURAL SUSTAINABILITY SECTION

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

#### Complete Community Elements

**Performance Measure Description and Scoring**

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**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed ground floor commercial retail space proposed along Murray St will create a pedestrian friendly walkway that will activate the streetscape and allow for greater accessibility to everyday shopping. The walkway will include landscaping elements that will create both a functional and pleasing environment. Further, the walkway will reduce the reliance on vehicle transportation and will support greater accessibility to every day shopping needs. The variety of shops provided along the ground floor with offer a mix of uses and provide a range of services to the public. In addition, the bike path, upgraded lighting and contribution to the intersection at Murray St and Electronic will further enhance the streetscape.</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**
L104.3, A202, A203, A810

**Score** 0.5 /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 will apply to be added to the City’s Heritage Register.

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

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

**Details:**
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

The landscape and architectural design allows artists to work in both indoor and outdoor private spaces, such as the large balconies. Or, the option to work among other artists is supplied in the flexibly programmed outdoor courtyard.

Staff Comments

CULTURAL SUSTAINABILITY SECTION

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

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Cultural Sustainability Score Summary

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)</td>
</tr>
<tr>
<td>Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
</tr>
<tr>
<td>Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)</td>
</tr>
<tr>
<td>Cultural 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>Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
</tr>
</tbody>
</table>
ECONOMIC SUSTAINABILITY SECTION

**Land Use/Employment**

**Performance Measure Description and Scoring**

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><strong>Use(s):</strong></td>
<td></td>
</tr>
<tr>
<td>Short term lease for staging and laydown area for construction materials.</td>
<td></td>
</tr>
<tr>
<td>Number of jobs on-site relating to this use in operation:</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use(s):</strong></td>
<td>Mixed-use, commercial and residential</td>
</tr>
<tr>
<td>Number of jobs estimate:</td>
<td>150 plus those working from home</td>
</tr>
<tr>
<td>Assumptions:</td>
<td>Assuming all 18,000 sqft are leased with 17 principal tenants, a total of 150 jobs will be created.</td>
</tr>
</tbody>
</table>

**Score 1/3**

---

**Land Use**

**Performance Measure Description and Scoring**

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:

Currently there are limited retail/service options within 800m radius of the lot. With approx. 18,000 sq.ft. of commercial spaces offering a variety of tenants, local residents will have access to a wide range of shops and services that will enhance the livelihood of the neighborhood, improve walk-ability and positively contribute to the community. The project is within 1.1km from the sky train station providing ease of access and drawing income into the local economy.

**Staff Comments**

**Score 1/1**

City of Port Moody
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:</td>
<td>vacant</td>
</tr>
<tr>
<td>FSR:</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building type:</td>
<td>Mixed-use - Residential and commercial (CRM-2)</td>
</tr>
<tr>
<td>FSR:</td>
<td>2.02</td>
</tr>
</tbody>
</table>

Score 2/3

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:

The commercial spaces proposed, will add shopping and dinnning experiences that will connect to adjacent sites such as Rocky Point Park and Brewers Row. Further, the proposed commercial uses will help connect the area into a fluid strip to offer visitors and residents a one stop shop full destination experience. The project is located within a 15 minute walk (or 1.1km distance) from the Skytrain station, offering greater connectivity through public transportation for tourists and visitors.

Score 1/2
**ECONOMIC SUSTAINABILITY SECTION**  
*How will the project contribute to a stronger local economy?*

**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**

<table>
<thead>
<tr>
<th>Relationship results in (check all that apply):</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Reduced energy consumption</td>
<td></td>
</tr>
<tr>
<td>☐ Reduced water consumption</td>
<td></td>
</tr>
<tr>
<td>✔ Reduced materials use</td>
<td></td>
</tr>
<tr>
<td>☐ Waste reduction</td>
<td></td>
</tr>
</tbody>
</table>

**Other efficiency:**

Shared parking spaces. Residential visitors and commercial visitors will share parking spaces. Excess parking will be eliminated as the peak times of use vary between the two, reducing wasted materials and energy.

**Description:**

Infrastructure designed for small scaled CRU for startups with the ability to grow. (min 1,000 sq.ft.)

**Score** 2 / 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**

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed development redevelops and rehabilitates a contaminated, brownfield site. Appropriate documentation has been provided to demonstrate compliance with BC Contaminated Sites regulations.</td>
<td></td>
</tr>
</tbody>
</table>

**Score** 3 / 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

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

Constraints
Performance Measure Description and Scoring

EC8  Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Economic Sustainability Score Summary

<table>
<thead>
<tr>
<th>Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
</tr>
</tbody>
</table>

| Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application) |
| 0                                                                                     |

| Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable) |
| 16                                                                                       |

| Economic Pillar Minimum Score (Sum of Applicable Baseline Items) |
| 7                                                                         |

| Total Points Achieved (Total Points Achieved for Applicable Items for this Application) |
| 10                                                                                   |

| Economic Pillar Score (Total Points Achieved/Maximum Achievable Score) |
| 83 %                                                                     |
**ENVIROMENTAL SUSTAINABILITY SECTION**  
How well does the project minimize the demands on the environment?

**Site Context | Ecology**

**Performance Measure Description and Scoring**

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

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

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

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

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

**Score** N/A/4
### ENVIRONMENTAL SUSTAINABILITY SECTION

**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**

| Staff Comments |

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

- Landscaping Plants will include a variety of native and adaptive vegetation that will provide nesting and foraging habitats for birds.
- An evaluation of the buildings ventilation grates, drains and pipes will be considered to reduce danger to small birds.

**Score**: 1/3

---

### ENVIRONMENTAL SUSTAINABILITY SECTION

**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**

| Staff Comments |

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

- The outdoor lighting has been designed to minimize effects of light pollution through the inclusion of the following strategies;
  - exterior lights will be pointed down with shields
  - LED bulbs/low voltage bulbs with dimmer controls
  - motion sensors for exterior lights

Residents will also be advised to keep their curtains/blinds at night closed to reduce excessive light spill.

**Score**: 3/3
**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**

Check all that apply:

- ✔ Short-Term Bicycle parking
- ✔ Long-Term Bicycle parking
- □ End-of-Trip Bicycle Facilities:
- □ Bike share and assigned parking
- □ Co-op vehicle and assigned parking space provision
- ✔ Electric Vehicle plug-ins and designated spaces

Plan references: A101b, A101

**Staff Comments**

**Score** 2 /3

---

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

### Site | Air Quality – Alternative Transportation

**Performance Measure Description and Scoring**

**EN5**  Project incorporates measures to support pedestrians and cyclists.

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

Check all that apply:

- ✔ Connects to existing pedestrian/cycling routes and priority destinations
- ✔ Improves local pedestrian routes, local bike networks/trails
- ✔ Safe, secure, accessible, and sustainable footpaths
- ✔ Pedestrian clearway sufficient to accommodate pedestrian flow
- ✔ Covered outdoor waiting areas, overhangs, or awnings
- ✔ Pedestrian scale lighting
- ✔ Pedestrian/bike-only zones
- □ Other:

Site circulation plan:

Other plan references:

**Score** 3 /3

---

1  See BC Hydro's Electric Vehicle Charging Infrastructure Deployment Guidelines.
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:</td>
<td></td>
</tr>
<tr>
<td>Garbage:</td>
<td></td>
</tr>
<tr>
<td>Green Waste:</td>
<td></td>
</tr>
</tbody>
</table>

Details regarding design for safety, security, and accessibility:
Residential totals 650 sqft and commercial totals 234 sqft. Rooms are located on the ground floor, easily accessible through the parking area, well lit and easily maintained and monitored.

Score 1/2

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 (# 0)</td>
<td></td>
</tr>
<tr>
<td>☑ Replacement tree ratio (0 : 1)</td>
<td></td>
</tr>
<tr>
<td>• Native tree species planted on site (# )</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 (1% of total site area: %)</td>
<td></td>
</tr>
</tbody>
</table>

Arborist report:
There are not trees existing on site. No trees were taken down with this application.

Score 0/3
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Habitat
Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:
- [ ] Salvage replanting
- [ ] Reduction to existing impervious area m²
- [ ] Removal of invasive plant species
  Names:
- [x] Native/naturescape landscaping
- [ ] Watercourse daylighting
- [ ] Riparian area restoration
- [ ] Other measures taken to enhance habitat or to compensate for habitat loss:
  No trees or natural habitat was removed through this development. Urban landscaping features will replace the current vacant site that will support a diverse range of habitat.

Score 1/4
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>
</table>

Means of achieving (check all that apply):

- [ ] Absorbent landscape
- [ ] Roof downspout disconnection
- [ ] Infiltration swales and/or trenches
- [ ] Sub-surface chambers/detention tanks
- [ ] Rain gardens with native plantings
- [ ] Rainwater harvesting
- [ ] Tree well structures
- [ ] Green roof/wall
- [ ] Water quality structures
- [ ] Pervious paving
- [ ] Daylighted streams
- [ ] Constructed wetlands
- [ ] Other:

References to plans and documents:
Refer to landscaping plans for green roof, soil depth and absorbent landscaping. Extensive green landscaping in proposed along the roof of the parkade. L102, L101

Score 1/3
**Site | Sustainable Landscaping – Water Conservation**

**Performance Measure Description and Scoring**

**BASELINE**

**EN10** Project reduces potable water use for irrigation.

- 2 points = 5 actions (from “check all that apply” list)
- 1 point = 3 actions (from “check all that apply” list)

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

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Drought-tolerant landscaping (xeriscaping) 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: L102

**Score** 1.5 / 2

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

**Site Context | Ecology**

**Performance Measure Description and Scoring**

**EARLY STAGE**

**EN11** Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected habitat corridors.

Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

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

<table>
<thead>
<tr>
<th>Species supported:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Native bird species</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Means of supporting:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The landscaped podium and courtyard (green roof) will provide significant greenery that will offer the opportunity for native bird species to nest and forage for food.</td>
<td></td>
</tr>
</tbody>
</table>

Environmental assessment or site plan reference: L101

**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:** Step 2+3 of Building Code and Energy Modelling

Score 3/10

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:
HRV system will be installed in every unit. Energy modeling and performance to be determined by energy modeling consultant.

Specify % of energy generated:

Score 2/4
**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:**

Glazing is minimized on East and West elevations. The envelope is proposed to be air tight, and utilization of energy modeling to achieve desired energy standards. Glazing verse cladding ratio is less than 50% glazing. HRV’s are provided in every unit. Deep balconies and roof on south elevation to limit solar heat gain in summer months.

**Score** 2/3

---

### 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, occupancy censored lighting in the common areas. Outdoor automated lighting. Automated security system.

**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

Details:
Community garden in addition to a composing space.

Staff Comments

Landscape Plan Reference: L105

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)  Commercial
- Tier 3 (3 points)  Residential
- Tier 4 (4 points)


Staff Comments

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**

<table>
<thead>
<tr>
<th>Details: The landscaped area will incorporate a variety of native plant. Terrestrial animals benefit from landscaping and ground floor level, while native bird species will benefit from the courtyard as a place to nest and forage for food.</th>
<th>Staff Comments</th>
</tr>
</thead>
</table>

**Bonus Score 1 /2**

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

**Environmental Monitoring  Performance Measure Description and Scoring**

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**

<table>
<thead>
<tr>
<th>Details of Work Overseen/Contribution: The project has engaged a Mechanical and Building Envelope Consultant to produce a building energy model to evaluate the performance levels of the project.</th>
<th>Staff Comments</th>
</tr>
</thead>
</table>

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

**Innovation**

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EN20</th>
<th>Environmental sustainability aspects not captured above.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Applicant Explanation and Reference to Plans, Drawings, and Reports</td>
</tr>
</tbody>
</table>

---

ENVIRONMENTAL SUSTAINABILITY SECTION

**Constraints**

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EN21</th>
<th>Unique site aspects that limit environmental sustainability achievement.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Applicant Explanation and Reference to Plans, Drawings, and Reports</td>
</tr>
</tbody>
</table>

---

Environmental Sustainability Score Summary

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)</td>
</tr>
<tr>
<td>Total Environmental Points Not Applicable</td>
</tr>
<tr>
<td>(Total Points for Items Not Relevant to this Application)</td>
</tr>
<tr>
<td>Maximum Achievable Score</td>
</tr>
<tr>
<td>(Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)</td>
</tr>
<tr>
<td>Environmental Pillar Minimum Score</td>
</tr>
<tr>
<td>(Sum of Applicable Baseline Items)</td>
</tr>
<tr>
<td>Total Points Achieved</td>
</tr>
<tr>
<td>(Total Points Achieved for Applicable Items for this Application)</td>
</tr>
<tr>
<td>Environmental Pillar Score</td>
</tr>
<tr>
<td>(Total Points Achieved/Maximum Achievable Score)</td>
</tr>
</tbody>
</table>
### 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 <em>Adaptable Units</em>: 26</td>
<td>Details:</td>
</tr>
<tr>
<td>Number of <em>Accessible Units</em>: 0</td>
<td>Details:</td>
</tr>
<tr>
<td>Residential Site/Common Areas and Commercial/Industrial/Institutional Uses:</td>
<td>Details:</td>
</tr>
<tr>
<td><strong>Details:</strong> Common areas including the outdoor amenity space are all accessible. Lobby entry/elevators, outdoor amenity areas are accessible via low profile thresholds. CRU bathrooms will also be accessible. Commercial spaces are designated to be fully accessible.</td>
<td></td>
</tr>
</tbody>
</table>

Score: 1/6
### 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**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shadow study has been done to demonstrate the design has no impact beyond the local vicinity or neighbouring buildings.</td>
<td></td>
</tr>
<tr>
<td>Design and landscaping has been incorporated to maximize privacy from the railway line as well as abutting sites.</td>
<td></td>
</tr>
</tbody>
</table>

Plan/document references:

A009

**Score**

1/1

#### SOCIAL SUSTAINABILITY SECTION

**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**

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

<table>
<thead>
<tr>
<th>Proposed uses:</th>
<th>% Total Floorspace/Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>90%</td>
</tr>
<tr>
<td>Commercial</td>
<td>10%</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
</tr>
<tr>
<td>Park (Note Type)</td>
<td>Significant Green Space included</td>
</tr>
<tr>
<td>Gathering Space</td>
<td></td>
</tr>
</tbody>
</table>

**Score**

0.5/3
### 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>16</td>
</tr>
<tr>
<td>Apartment units</td>
<td>188</td>
</tr>
</tbody>
</table>

Score: **1/3**

---

**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>130</td>
<td>63.7</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>74</td>
<td>36.3 (1 pt)</td>
</tr>
<tr>
<td>3+ -bedroom</td>
<td></td>
<td>(2 pts)</td>
</tr>
</tbody>
</table>

Flexible design features:
- 1-bed and 1-bed + den allows for easier market entry for first time homebuyers

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

| Types: | | Staff Comments |
|--------|-----------------|
| Description: | +/- $352,023 will be contributed via the Community Amenity Contribution AHRF allocation |
| % of total housing units: | | % |
| Plan reference: | | |

Score 2 /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: | | Staff Comments |
|----------|-----------------|
| 6,460 (sq.ft.) of green space on site |
| Plan reference: | | L101 |

Score 1 /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**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approx. 46,000 sq. ft. amenity space is proposed:</td>
<td></td>
</tr>
<tr>
<td>Large landscaped podium comprising of play area, outdoor dining, large open lawn, community garden, bosk, central plaza as well as a potential performance space.</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**

L101

**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**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adaptable units supporting aging in place. Variety of unit sizes, accessible community spaces.</td>
<td></td>
</tr>
</tbody>
</table>

**Score**

0.5/4
### 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

<table>
<thead>
<tr>
<th>Please identify stakeholders and explain their involvement:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Host a community open house to meet with local brewers, tenants and homeowners to explain the project, the development process as well as listen to comments and take questions and concerns.</td>
<td></td>
</tr>
</tbody>
</table>

Identify actions taken in response to stakeholder input:

Plan references:

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**

<table>
<thead>
<tr>
<th>Please explain:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPTED measures are met through video surveillance of the exterior courtyard and entry and exit points of the building. Maintenance will ensure the common areas and landscaped grounds are kept clean, safe and user friendly. The programmed spaces of the courtyard encourage the intended uses of the space by residents. The design encourages human interaction, and separates the spaces from public to private spaces.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan references:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A205</td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Describe:</th>
</tr>
</thead>
<tbody>
<tr>
<td>At the time of sale, homeowners will be provided a package detailing the sustainable features of the building, including maintenance, usage hours, and security.</td>
</tr>
</tbody>
</table>

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

**Score** 1/1
Innovation

**Performance Measure Description and Scoring**

S13 Social sustainability aspects not captured above.

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

The project will provide a locals first marketing program as well as offer a discount to community service workers such as nurses, police officers, firefighters, teachers etc.

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

**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**

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

**Social Sustainability Score Summary**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>38</td>
</tr>
</tbody>
</table>

**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)

0  

**Maximum Achievable Score**

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

38  

**Social Pillar Minimum Score**

(Sum of Applicable Baseline Items)

7  

**Total Points Achieved**

(Total Points Achieved for Applicable Items for this Application)

14  

**Social Pillar Score**

(Total Points Achieved/Maximum Achievable Score)

14 38 37 %
### Project Report Card Summary

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

<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>
</tr>
</tbody>
</table>

#### Total Pillar Points Available

<table>
<thead>
<tr>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
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</thead>
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#### Maximum Achievable Score

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

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<th>Social</th>
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#### Minimum Score

(Sum of Applicable Baseline Items)

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#### Missed Points

(Sum of Applicable Items Not Achieved)

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#### OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

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</thead>
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<tr>
<td>45 %</td>
<td>63 %</td>
<td>55 %</td>
<td>37 %</td>
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### SUSTAINABILITY HIGHLIGHTS

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

- Contribution to City’s Artwork Reserve and also installation of Public Art on-site. Streetscape enhancement.

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

- +/- $352,023 will be contributed via the Community Amenity Contribution AHRF allocation. 
  Large on-site amenity space.
**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](#).
**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 terms 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
bcclimateexchange.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
Resources – continued

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