

Considered at April 14, 2020 Special Council Meeting

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City of Port Moody Report/Recommendation to Council

Date: March 11, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning – 2002-2014 St. George Street and 2003-2009 St. Johns Street (Multi-Family Residential, Bold Properties)

Purpose

To present for Council consideration OCP Amendment Bylaw No. 3242, Rezoning Bylaw No. 3243 and Road Closure Bylaw No. 3244 to facilitate the redevelopment of the properties at 2002-2014 St. George Street and 2003-2009 St. Johns Street.

Recommended Resolutions

THAT City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 (2002-2014 St. George Street and 2003-2009 St. Johns Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street) (RM8) be read a first time as recommended in the report dated March 11, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2002-2014 St. George Street and 2003-2009 St. Johns Street (Multi-Family Residential, Bold Properties);

AND THAT City of Port Moody Road Closure Bylaw – 2002-2014 St. George Street and 2003-2009 St. Johns Street, 2020, No. 3244 be read a first time.

Executive Summary

Bold Properties (New Barnet) LP has submitted an OCP Amendment and Rezoning Application in order to allow for a six-storey, 163-unit development on the properties located between 2002-2014 St. George Street and 2003-2009 St. Johns Street. Key aspects of the proposal include:

- two six-storey buildings over a single parkade with access from St. George Street;
- an overall Floor Area Ratio (FAR) of 2.4;
- a mix of units from one-bedroom to three-bedroom + den suites ranging in size from 53.7m² (578ft²) to 122.5m² (1,318.3ft²);
- 92 (57%) adaptable units;

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- land dedication to enable the construction of an additional northbound travel lane and multi-use pathway on Clarke Road and St. Johns Street;
- improvements to the existing trail from the end of St. George Street to Moody Secondary School; and
- an affordable housing approach based on BC Housing's Affordable Home Ownership Program.

The developer is dedicating land along Clarke Road to facilitate the road improvements and the construction of the multi-use path. Site consolidation, following dedication, will involve the closure of the opened portion of St. Andrews Street, east of Clarke Road.

In order to permit the development, the following are required:

- adoption of an OCP amendment bylaw to alter the land use designation from '*Mixed Use – Moody Centre*' to '*Multi-Family Residential*' as the project does not incorporate commercial use;
- adoption of a bylaw rezoning the site from '*Single Detached Residential (RS1)*' to '*Six Storey Apartment Residential Zone (RM8)*';
- adoption of a road closure bylaw to enable the closure of St. Andrews Street;
- adoption of a housing agreement bylaw to establish the terms and conditions relating to the management of the proposed affordable home ownership program; and
- issuance of a development permit if the OCP amendment, rezoning, and road closure bylaws proceed.

Background

Bold Properties (New Barnet) LP has submitted an OCP amendment and rezoning application for seven properties located at 2001-2014 St. George Street and 2003-2009 St. Johns Street as shown on the Location Plan (**Attachment 1**). The application proposes two six-storey multi-family residential buildings consisting of 163 apartment units in a mix of unit types from studios to three-bedroom suites, over underground parking. The two buildings are arranged around the perimeter of the site enclosing an outdoor courtyard with a variety of outdoor amenities. A project fact sheet is included as **Attachment 2**.

Key issues that have been considered by staff during the review include: the provision of an affordable housing component; the St. Andrews Street road closure; building design improvements to create a transition to the single-family homes to the south; road improvements on Clarke Road; the provision of a multi-use pathway along Clarke Road; the Clarke Road-St. George Street intersection design; and the reconstruction of the pathway/stairs leading from the St. George Street cul-de-sac down the bank to Port Moody Senior Secondary School.

On December 3, 2019, Council considered a staff report recommending first and second readings of an OCP Amendment Bylaw and a Rezoning Bylaw to implement the project; the following motion was DEFEATED:

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RC19/530

That City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 23, 2019, No. 3222 (2002-2014 St. George Street and 2003-2009 St. Johns Street) be read a first time as recommended in the report dated November 13, 2019 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 2002-2014 St. George Street and 2003-2009 St. Johns Street.

This decision effectively ended the processing of the application and, under section 14.1 of the City's Development Approval Procedures Bylaw, the project may not be brought back for reconsideration for six months.

Following the rejection of the OCP Amendment Bylaw, the applicant continued to work with BC Housing to refine an affordable home ownership program for the project to address Council's concerns.

This item was considered by Council on February 11, 2020 and, at that time, the following motion was passed:

RC20/115

THAT the six-month requirement of the application for OCP Amendment and Rezoning for 2002-2014 St. George Street and 2003-2009 St. Johns street be waived;

AND THAT staff continue to work with the applicant to bring back the OCP Amendment and Rezoning application with the applicant's proposed changes for Council's consideration.

Discussion

Site and Conditions

The development site consists of seven single-family lots located between St. Johns Street and St. George Street, on the east side of Clarke Road, as shown on the Location Plan included as **Attachment 1**. The single-family lots are developed with the exception of the vacant lot at 2005 St. Johns Street.

The site slopes down by approximately 10.35m (34ft) from St. George Street to the northeast to St. Johns Street. The site is located at the top of a heavily-treed, steep bank that separates the site from the vacant property to the east. This bank varies in height from 12.2m (40ft) at the south end of the site to 3m (10ft) at the north end.

Surrounding development consists of:

- North: across St. Johns Street, developed three-storey multi-family buildings (RM4), which are designated Multi-Family Residential in the OCP up to a maximum of three storeys;
- East: the former Barnet Hotel site (C5), now vacant, which is designated in the OCP for mixed-use development up to six storeys in height and is the subject of a current development application;

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- South: Single Detached Residential (RS1) lots, which are proposed to remain Single Family Low Density under the OCP; and
- West: across Clarke Road are five undeveloped properties, including one private RS1 lot and four City parcels zoned Civic Service (P1).

Official Community Plan

The subject property is designated Mixed Use – Moody Centre which allows for mixed commercial/residential development up to a maximum height of six storeys. The site is also situated within the Evergreen Line Westport Sub-Area. Sub-Area Policy 15.5.1.4 anticipated that the subject lots and the adjacent vacant Barnet Hotel site would be developed based on a comprehensive site plan addressing site access, existing grades, and compatibility with surrounding uses. The Sub-Area Policy also indicated that that commercial uses would be limited to the St. Johns Street and Albert Street frontages. The site is located within Development Permit Area 1, which regulates the form and character of development in neighbourhoods, and the east portion of the site is designated as an Environmentally Sensitive Area (Development Permit Area 4) for the protection of the existing tree resource on the bank to the east.

Zoning

The subject properties are currently zoned Single Detached Residential (RS1). The OCP and Zoning designation maps are included as **Attachment 3**.

Development Proposal Description

The development proposal consists of two six-storey apartment buildings enclosing an outdoor amenity courtyard over a parking structure with access off St. George Street. Project details include:

- 163 apartment units including:
 - 79 (48.5%) studio, one-bedroom, and one-bedroom and den units ranging from 42.9m² (462.5ft²) to 67.8m² (729.7ft²);
 - 74 (45.4%) two-bedroom and two-bedroom and den units ranging from 70.8m² (762.3ft²) to 93.4m² (1005.8ft²);
 - 10 (6.1%) three-bedroom and three-bedroom and den units ranging from 95.7m² (1,029.8ft²) to 106m² (1,140.8ft²); and
 - 92 (56.4%) adaptable units;
- a total floor area of 13,851.2m² (149,092.96ft²), which results in a Floor Area Ratio of 2.4;
- 217 resident parking spaces and 27 visitor spaces;
- 270 long- and short-term bicycle parking spaces, which satisfies the Zoning Bylaw requirement of 258 spaces;
- 123.6m² (1,330.4ft²) of common indoor amenity space; and
- approximately 477m² (5,134.4ft²) of common outdoor amenity space within the central courtyard (excluding the landscaped areas), plus 252m² (2,720ft²) of communal outdoor roof deck spaces. The total indoor and outdoor amenity areas amount to 852m² (9,177ft²) or 5.22m² (56.3ft²) per unit, exceeding the Zoning Bylaw requirement of 3m² (32.3ft²) per unit.

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Table 1 compares the project elements to the RM8 zoning regulations and other zoning regulations relating to parking, bicycle parking, adaptable units, and amenity area. As illustrated, the project meets and exceeds the RM8 Zone regulations with the exception of the rear (south) setback (as shown bolded in Table 1), which is 0.84m (2.76ft) short of the RM8 requirement. Staff propose that the site be rezoned to RM8 and the non-compliance be considered as a variance within the development permit if the project proceeds.

Table 1 – Zoning Comparison

Zoning Regulation	RM8 Zone/Other Regs.	Proposal
Density (FAR)	2.4	2.4
Height	21.5m (70.5ft) and 6 storeys, whichever is less	N. Bldg. – 17.46m (57.3ft) and 6 storeys S. Bldg. – 18.8m (61.68ft) and 6 storeys
Lot Coverage	60%	56.5%
Setbacks		
- Front	3.0m (9.8ft)	Front (North) – 5.48m (18ft)
- Rear	4.5m (14.76ft)	Rear (South) – 3.66m (12ft)
- Side	3.0m (9.8ft)	Side (East/West) – 5.45m (18ft)/3.81m (12.5ft)
Parking		
- Resident	204	217
- Visitor	27	27
- Total	231	244
Bicycle Parking		
- Long- and short-term	258	270
Adaptable Units	Min. 50%	57%
Amenity Space	3m ² (32.3ft)/Unit	5.22m ² (56.2ft ²)/unit

Project plans are included as **Attachment 4**.

Road Dedication and Intersection Design

In accordance with the Master Transportation Plan, the developer will dedicate 571.2m² (6,148.3ft²) of the site and reconstruct a portion of Clarke Road and St. Johns Street to include a second northbound travel lane and a multi-use pedestrian/cycling pathway along the east side of Clarke Road. The purpose of these measures is to improve traffic flow and safety, improve pedestrian safety, and to incorporate improvements to the cycling network.

The St. George Street/Clarke Road intersection will not be signalized due operational reasons due to the grade of the road. The intersection will be redesigned to include a new southbound left turn lane from Clarke Road to St. George Street but, to ensure that a potentially dangerous situation is not created, the intersection will not allow for southbound left turns from St. George Street onto Clarke Road. Traffic wishing to proceed south will travel up Seaforth Way to Seaview Drive and access Clarke Road at a new signalized intersection.

Site Consolidation

In order to consolidate the site, following the road dedication, the applicant will purchase the open portion of the St. Andrews Street road allowance amounting to 766.8m² (8,253.7ft²) which

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requires a road closure bylaw. **Attachment 5** illustrates the area to be dedicated and that portion of the St. Andrews Street road allowance to be closed.

Affordable Housing

The original affordable home ownership program for the project initially involved three partners: Bold Properties, BC Housing, and the City of Port Moody. Affordability would be achieved by a reduced developer profit margin, the deferral of fees owing to the City, and through low-cost interim construction financing from BC Housing. The developer has since revised the affordable housing proposal to involve Bold and BC Housing only.

The thrust of the revised program is still as originally presented, to offer potential first time home owners who are currently renting, with an option to enter the housing market. However, the City is not being asked to consider any fee waivers as initially requested and as such, it is not involved as a partner. While the details of the revised program are still being developed, Bold has confirmed that there will be a locals-first marketing program, and BC Housing indicated that they would be open to responding to individual situations on an as-needed basis if units need to be vacated before the five-year residency requirement has been satisfied. Staff will continue to work with Bold and BC Housing to understand all of the program details, but some known issues which require clarity include:

- the extent of the price discount in terms of the actual percentage reduction and the number of units to which this would apply. This will ultimately be dependent upon project costs which may not be known until the building permit is issued;
- details on how the BC Housing mortgage proceeds will be re-invested back into the City;
- how the program will prioritize residents currently renting in Port Moody;
- confirmation of the total household income range applicable to each type of unit; and
- confirmation that BC Housing will manage the process of selecting eligible households.

In order to reduce project costs and improve the affordability of the project, the applicant has suggested that a reduction in the amount of parking required would reduce the extent of the underground parkade and, therefore, construction costs. At present, the project has 13 spaces more than required under the Zoning Bylaw. By eliminating these 13 spaces, maximizing the use of small car spaces and reducing the parking requirements for two-bedroom units to 1.25 spaces/unit, a variance of 21 spaces would be required. These changes affect only the underground parkade design and are not reflected in the attached parking plans. A parking demand assessment has been requested to support the proposed variance. If supported, the reduction would be authorized as a variance in the development permit.

If the OCP amendment and rezoning bylaws proceed, a housing agreement bylaw implementing the revised affordable home ownership program will be provided for Council's consideration.

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Form and Character

The project is situated within Development Permit Area 1: Neighbourhood Residential and the project generally addresses the applicable design guidelines. This will be addressed in detail at the development permit stage if the required bylaws proceed. Of note, the south building has been redesigned with a significant stepped break in the upper levels in order to reduce the massing of the building and ease the transition to the single family homes across St. George Street. This break is shown on Sheet A3.0 in **Attachment 4** and varies between 9.4m (31ft) at the fourth level and 23.3m (76.5ft) at the sixth level. The upper two levels have also been setback from the face of the south elevation to increase the separation from the single-family homes to the south. At a minimum, the separation between the face of the fifth and sixth levels of the building to the closest single-family home is 31.7m (104ft).

Community Planning Advisory Committee

The application was reviewed by CPAC on July 2, 2019 and the following resolution was passed:

CPAC19/005

THAT CPAC provide the following comments on the proposed project as presented in the report dated June 18, 2019 from the Planning and Development Department – Development Planning Division regarding 2002-2014 St. George Street and 2003-2009 St. Johns Street:

- provide additional details on the value of the affordable housing component of the project;
- explore potential partnerships for affordable housing other than with the City;
- consider live/work studio spaces within the project;
- consider the inclusion of curb space for ride-sharing services;
- investigate whether separated multi-use paths are appropriate;
- consider including rainwater capturing opportunities;
- encourage the inclusion of passive energy designs;
- provide motion-sensitive lighting in the corridors and parkades;
- encourage the retention of existing trees (such as the mature conifers);
- provide more details on the bird-friendly attributes;
- consider alternative colour-schemes that fit neighbourhood context;
- consider requiring replanting of native species as appropriate; and
- provide revised study of anticipated traffic impact.

In terms of these issues:

- as noted previously, staff and the applicant are presently refining the details of the approach based on BC Housing's 'Affordable Home Ownership Program' as discussed later in this report;
- CPAC encouraged the developer to incorporate live-work units in the project, but that use is not permitted in the RM8 Zone. The RM8 Zone does allow for home occupations subject to the regulations in sections 5.2.3(a) and (b) of the Zoning Bylaw and the developer has offered to ensure that a future strata council cannot prohibit that use which may have to be implemented through a restrictive covenant as a condition of a development permit;

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- the design of the improvements to St. George Street have not been approved, but there is a pull-in which would allow for a ride-sharing vehicle.

The remainder of the issues identified by CPAC are detailed design matters, which will be assessed during the on-going review of the development permit plans.

Sustainability Report Card

The current Sustainability Report Card is included as **Attachment 6** and the project has reached a score of 68%.

Sustainability Pillar Application	Cultural	Economic	Environmental	Social	Overall Total
2002-2014 St. George Street and 2003-2009 St. Johns Street	57% (4 out of 7)	100% (7out of 7)	75% (43 out of 57)	51% (18 out of 35)	68%

Implementation

Implementation of this project requires:

- an amendment to the OCP to change the land use designation from 'Mixed Use – Moody Centre' to 'Multi-Family Residential' to reflect the fact that the project does not contain any commercial use. This site was designated as a mixed-use site with the expectation that it would be developed in conjunction with the adjacent Barnet Hotel site. As the sites are being considered separately, staff are concerned that commercial use on the subject site may not be viable due to site grades and limited vehicle access. The provision of commercial uses on the adjacent Barnet Hotel site as proposed, is more appropriate and is not impacted by the absence of commercial use on the subject site. In support of the proposed amendment to eliminate the requirement for commercial use, the applicant has provided a Letter of Opinion (**Attachment 7**) from a commercial brokerage firm, which indicates that the location of the site and the access challenges suggest that the site is not one that would support commercial use. To implement the land use change, OCP Amendment Bylaw, No. 3242 is included as **Attachment 8**;
- rezoning from 'Single Detached Residential (RS1)' to 'Six-Storey Apartment Residential Zone (RM8)'. Rezoning Bylaw, No. 3243 is included as **Attachment 9**;
- closure of the opened portion of St. Andrews Street to enable the consolidation of the site. Road Closure Bylaw, No. 3244 is included as **Attachment 10**; and
- a Housing Agreement Bylaw to implement the final affordable housing program.

If the above Bylaws proceed, a development permit will be presented to Council for consideration at the time the Bylaws are ready to be considered for Adoption.

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Concluding Comments

The proposed development, while requiring an OCP amendment to eliminate the requirement for commercial use, is otherwise in conformance with the six-storey built form policies established in the OCP. The development has generally addressed the applicable development permit area design guidelines to the satisfaction of staff. The Affordable Home Ownership Program will enable more buyers to enter the ownership market and potentially free up rental units in the City. Overall, this project will provide some variety of housing sizes for different segments of the market and given the proximity to transit, schools, and commercial uses on St. Johns Street, it represents a positive addition to the community. If the OCP Amendment and Rezoning Bylaws proceed, a Housing Agreement and development permit will be provided for Council's consideration.

Other Options

1. THAT City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street), and City of Port Moody Road Closure Bylaw, 2020, No. 3244 be given first and second readings and referred to a Public Hearing.
2. THAT the report dated March 11, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2002-2014 St. George Street and 2003-2009 St. Johns Street be received for information;
AND THAT the applicant be requested to update the proposal by addressing the following concerns / suggestions:

Financial Implications

Community Amenity and Public Art Contributions

The applicant is required to pay the Community Amenity Contribution (CAC) amount, which will be established at the development permit stage once the final residential floor area is confirmed and prior to the adoption of the OCP Amendment Bylaw, No. 3242 and Zoning Amendment Bylaw, No. 3243. Based on a gross residential floor area of 14,035m² (151,072.8ft²), the contribution would be in the order of \$900,000. Of that total, approximately \$300,000 would be directed to the Affordable Housing Reserve Fund and the remaining \$600,000 would go towards general community amenities.

The applicant has committed to provide a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on a construction cost estimate of approximately \$37,800,000, the contribution would be \$189,000.

Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, the applicant held a Community Information Meeting on May 23, 2019 to engage the public about the proposal and solicit feedback. The meeting was attended by 24 residents and a total eight feedback responses were received. Comments received related to:

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- the parking and safety impacts associated with the additional traffic on Seaforth Way;
- the proposed design of the intersection of St. George Street and Clarke Road and the absence of a signalized intersection;
- emergency access/egress due to the limited access off St. George Street;
- a suggestion that a road connection be provided through the former Barnet Hotel site to Albert Street;
- the impact of the building on views from the surrounding neighbourhood; and
- the need for designated on-street service vehicle parking.

Should this rezoning application proceed to a Public Hearing, notices will be sent to adjacent properties within a 140m radius of the site and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the *Local Government Act*. The Public Hearing will not be scheduled until the local and regional situation stabilizes regarding COVID-19, or the Provincial Government enacts new interim legislation to address Public Hearing attendance.

Council Strategic Plan Objectives

The proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

Attachment(s)

1. Location Plan.
2. Application Fact Sheet.
3. OCP Land Use and Zoning Designation Maps.
4. Reduced Project Plans.
5. Plan Showing Dedication and Road Closure Areas.
6. Sustainability Report Card.
7. Report from Commercial Real Estate Consultant.
8. Draft City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242.
9. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243.
10. Draft City of Port Moody Road Closure Bylaw – 2002-2014 St. George Street and 2003-2009 St. Johns Street, 2020, No. 3244.

Report Author

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Senior Planner

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Report Approval Details

Document Title:	OCP Amendment and Rezoning Application - 2002-2014 St. George Street and 2003-2009 St. Johns Street.docx
Attachments:	<ul style="list-style-type: none">- attachment 1 - Location Plan.pdf- Attachment 2 - Application Fact Sheet.pdf- Attachment 3 - OCP Land use and Zoning Designations Map.pdf- Attachment 4 - Reduced Project Plans.pdf- Attachment 5 - dedication and acquisition map.pdf- attachment 6 - sustainability report card.pdf- Attachment 7 - Report from Commercial Real Estate Consultant.pdf- Attachment 8 - Draft Official Community Plan Bylaw No. 3242.pdf- Attachment 9 - Draft Zoning Bylaw No. 3243.pdf- Attachment 10 - Draft Road Closure Bylaw No. 3244.pdf
Final Approval Date:	Apr 3, 2020

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Apr 2, 2020 - 4:37 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 2, 2020 - 4:55 PM

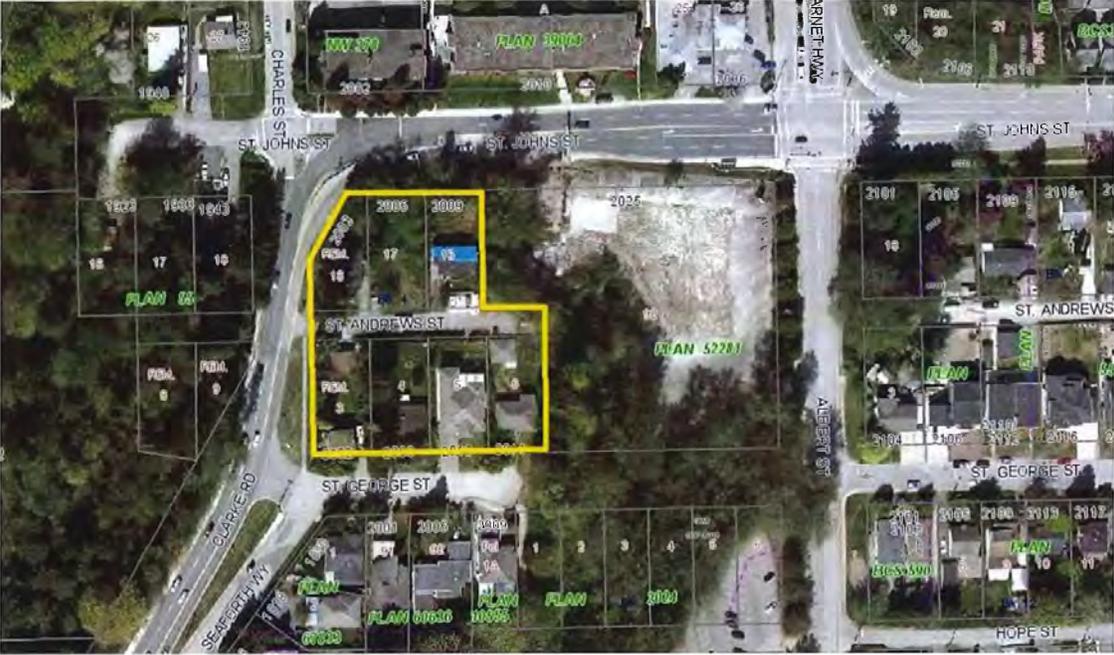
Paul Rockwood, General Manager of Finance and Technology - Apr 2, 2020 - 4:58 PM

André Boel, General Manager of Planning and Development - Apr 3, 2020 - 9:37 AM

Tim Savoie, City Manager - Apr 3, 2020 - 10:36 AM

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LOCATION PLAN



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ATTACHMENT 2

APPLICATION FACT SHEET

Applicant: Bold Properties (New Barnet) LP

Application No. and Type 6700-20-186
Rezoning from Single Detached Residential (RS1) to Six-Storey Apartment Residential Zone (RM8).

Project Description: A six-storey mixed-use project comprised of 163 apartment units in two buildings over underground parking.

Existing OCP Designation: Mixed Use – Moody Centre (max. six storeys).

Development Permit Areas: Development Permit Area 1: Neighbourhood Residential. Development Permit Area 4: Environmentally Sensitive Areas.

Community Information Meeting: May 23, 2019

Community Planning Advisory Committee Meeting: July 2, 2019

Proposed Development Statistics:

Number of residential units	163	
Density	13,851m ² (149,092.96ft ²) net floor area Floor Area Ratio: 2.4	
Lot Coverage	56.5%	
Resident Parking	217 Spaces	
Visitor Parking	27 Spaces	
Bicycle Parking	270 Long- and short-term spaces	
Setbacks – South	South – 3.66m (12ft)	
– West	West – 3.81m (12.5ft)	
– North	North – 5.48m (18ft)	
– East	East – 5.48m (18ft)	
Number of Studios, One-Bedroom and One-Bedroom + Den Units and size range	79	42.9m ² (462.5ft ²) to 67.8m ² (729.7ft ²)
Number of Two-Bedroom and Two-Bedroom + Den Units and size range	74	70.8m ² (762.3ft ²) to 93.4m ² (1005.8ft ²)
Number of Three-Bedroom and Three-Bedroom + Den Units and size range	10	95.7m ² (1,029.8ft ²) to 106m ² (1140.8ft ²)

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DRAWING LIST:

- A-0.1 COVER PAGE - STATISTICS / DRAWING LIST
- A-0.2 AREAS CALCULATION / FSR / UNITS / COVERAGE
- A-0.3 AVERAGE BUILDING HEIGHT - AREA COVERAGE
- A-1.1 LOCATION PLAN
- A-1.2 SITE PHOTOS
- A-1.3 SITE PLAN - SETBACKS + DIMENSIONS
- A-2.0 FLOOR PLAN : LEVEL 113 - PARKING LEVEL 3
- A-2.1 FLOOR PLAN : LEVEL 126/123 - N-5 BLDG - PARKING LEVEL 2
- A-2.2 FLOOR PLAN : LEVEL 136/133 - N-5 BLDG - PARKING LEVEL 1
- A-2.3 FLOOR PLAN : LEVEL 146 S BLDG + 143 N BLDG
- A-2.4 FLOOR PLAN : LEVEL 156 S BLDG + 153 N BLDG
- A-2.5 FLOOR PLAN : LEVEL 166 S BLDG + 163 N BLDG
- A-2.6 FLOOR PLAN : LEVEL 176 S BLDG + 173 N BLDG
- A-2.7 FLOOR PLAN : LEVEL 186 S BLDG
- A-2.8 FLOOR PLAN : LEVEL 196 S BLDG
- A-2.9 FLOOR PLAN : LEVEL 206 - N-5 BLDG - ROOF
- A-3.0 SOUTH BUILDING ELEVATIONS
- A-3.1 NORTH + SOUTH BUILDINGS ELEVATIONS
- A-3.2 NORTH BUILDING ELEVATIONS
- A-4.0 BUILDING SECTION : 1-1
- A-4.1 BUILDING SECTION : 2-2
- A-4.2 BUILDING SECTION : 3-3
- A-4.3 BUILDING SECTION : 4-4
- A-5.0 PERSPECTIVE VIEWS FROM N-E
- A-5.1 PERSPECTIVE VIEWS FROM N-W
- A-5.2 PERSPECTIVE VIEWS FROM S-E
- A-5.3 PERSPECTIVE VIEWS FROM S-W
- A-5.4 PERSPECTIVE VIEWS FROM COURTYARD
- A-5.5 PERSPECTIVE VIEWS ALONG ST. GEORGE STREET
- A-6.0 SHADOW ANALYSIS
- A-7.0 MATERIAL BOARD

CONSULTANT LIST	ADDRESS	CITY	PROVINCE	POSTAL	PHONE	CONTACT	EMAIL
• DEVELOPER	BOLD PROPERTIES INC.	600 - 688 WEST HASTINGS	VANCOUVER	BC	V6B 1P1	604 944 8942 / 140	CHARLIE KEAY ckeay@bold.ca
• ARCHITECT	GATEWAY ARCHITECTURE INC.	220-401 6TH STREET	NEW WESTMINSTER	BC	V3L 3C1	604 608 1868 / 203	MICHAEL COX mike@designinvcoucover.com
• LANDSCAPE ARCHITECT	FERRY AND ASSOCIATES	112 EAST BROADWAY	VANCOUVER	BC	V5T 1V9	604 738 4118	MICHAEL PATTERSON mp@ferryandassociates.ca
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• CIVIL ENGINEER	BINNIE & ASSOCIATES	# 300 4940 CANADA WAY	BURNABY	BC	V5B 4H4	604 885 9533	JASON STUART jstuart@binnie.com
• CODE CONSULTANT	CAMPIONA ENGINEERING	2479 KINGSWAY	VANCOUVER	BC	V5R 5G8	604 800 9922 X 1	DAVID MARCHAND dmarchand@binnie.com
• GEOLOGICAL CONSULTANT	GEO PACIFIC CONSULTANTS	1779 WEST 25TH AVENUE	VANCOUVER	BC	V6P 6P2	604 439 0922	BYRON RICHARDSON richardson@geopacific.ca
• TRAFFIC	BINNIE & ASSOCIATES	# 300 4940 CANADA WAY	BURNABY	BC	V5B 4H4	604 420 1721	DAVID MARCHAND dmarchand@binnie.com
• ARBORIST	ARBORTECH CONSULTING	#145 12051 HORSESHOE WAY	RICHMOND	BC	V7A 4V4	604 275 3784 EXT: 102	NORM HOLL norm@edgroup.ca
• ENVIRONMENTAL	KEYSTONE ENVIRONMENTAL	# 320 4400 DOMINION STREET	BURNABY	BC	V5B 4G3	604 430 0671	LIBOR MICHALAK lmichal@keystoneenvironmental.ca
• SURVEY	PAPOVE	# 1120 WESTWOOD STREET	COQUITLAM	BC	V3B 4S4	604-464-5199	BILL PAPOVE landsurveyors@telus.net
• ACOUSTIC	BKL	1200 LYNN VALLEY ROAD	NORTH VANCOUVER	BC	V7J 2A2	604 988 2508 EXT: 153	NICK DOBBS dobbs@bkl.ca

STATISTICS

CIVIC ADDRESS:
2002, 2004, 2010, 2014 ST. GEORGE STREET
2009, 2005, 2003 ST. JOHNS STREET

LEGAL ADDRESS:
LOTS: 3, 4, 5, 6, 16, 17 + LOT 18
EXCEPT: PART RED ON PLAN WITH BYLAW FILED 62959,
BLOCK 4, DISTRICT LOT 202, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 55

EXISTING REZONING: RS 1
PROPOSED ZONING: RM 8

TOTAL FLOOR AREA
(EXISTING HOMES ON S.F. LOTS): 14,136

SITE AREA CALCULATION:

LOT	AREA (sq ft)
16+17+18	24900.79
ST. ANDREWS STREET	8712.54
3+4+5+6	34849.73
TOTAL	68463.06
ROW AREA	6332.15
SITE AREA	62130.91

PARAMOUNT

Clarke Road @ St. Johns Street
City of Port Moody

FLOOR AREA CALCULATION		FLOOR AREA (sq ft)	AMENITY	MINUS AMENITY SPACES
NORTH BUILDING	1ST GROUND LEVEL (123)	9933.3		
	2ND 2ND LEVEL (133)	9931.1	412.7	
	3RD 3RD LEVEL (143)	10092.4		
	4TH 4TH LEVEL (153)	10011.6		
	5TH 5TH LEVEL (163)	9916		
	6TH 6TH LEVEL (173)	9916.6		
		52785		52172.3
SOUTH BUILDING	1ST GROUND LEVEL (144)	18221.2		
	2ND 2ND LEVEL (154)	19301.6	717.7	
	3RD 3RD LEVEL (164)	18976.4		
	4TH 4TH LEVEL (174)	17194.9		
	5TH 5TH LEVEL (184)	15878.9		
	6TH 6TH LEVEL (194)	12065.2		
		99618.2		98900.5
FLOOR AREA TOTAL		151072.8		
TOTAL # OF UNITS		162		
ADAPTABLE # OF UNITS		189		
ALLOWABLE REDUCED AREA (SQ.FT.)		2 SQ. M. / UNIT	21.52	1895.76
FLOOR AREA		AFTER REDUCTIONS		149179.04
SITE AREA				62130.91
F S R				2.40

PARKING REQUIRED		REQUIRED	TOTAL
1 REQ (1 / UNIT) >1 REQ (1.5 / UNIT)			
N BLDG	28	30	68
S BLDG	41	95	136
N+S BLDG	79	125	204
FIRST 100 UNITS OVER 100 UNITS			
100 UNITS (0.2 / UNIT) >100 UNITS (0.1 / UNIT)			
VISITORS	20	7	27
REQUIRED		231	

PARKING PROVIDED (ALL ELECTRIC CARS)		STANDARD	SMALL	HC	TOTAL
72.1% 25.4% 2.5%					
VISITORS	18	1	1	15	
PARKING 2	73	18	1	94	
PARKING 3	79	20	1	108	
PROVIDED		176	62	6	244

BICYCLES REQUIRED		/ UNIT	VEH [%]	HOV [%]	LOCKERS [%]	SHORT TERM	TOTAL
NORTH BLDG	1.5	30	30	20			94
SOUTH BLDG	1.56	78	47	22			163
N+S TOTAL	243	122	73	50	12		257
BICYCLES PROVIDED							
(ON LEVEL P3 AND P2) =		129 V + 76 H + 50 L					255
(ON COURTYARD LEVEL) =					12		12
TOTAL							267

LOCKERS PROVIDED		(ON LEVEL P3 AND P2)
=		162 (1 / UNIT)



Gateway Architecture
220 - 401 6th Street
New Westminster, BC V3L 2C1
Tel: (604) 688-1888

Author's seal:

BOLD PROPERTIES

City of Port Moody
City Engineer
City Clerk
City Administrator
City Manager
City Council

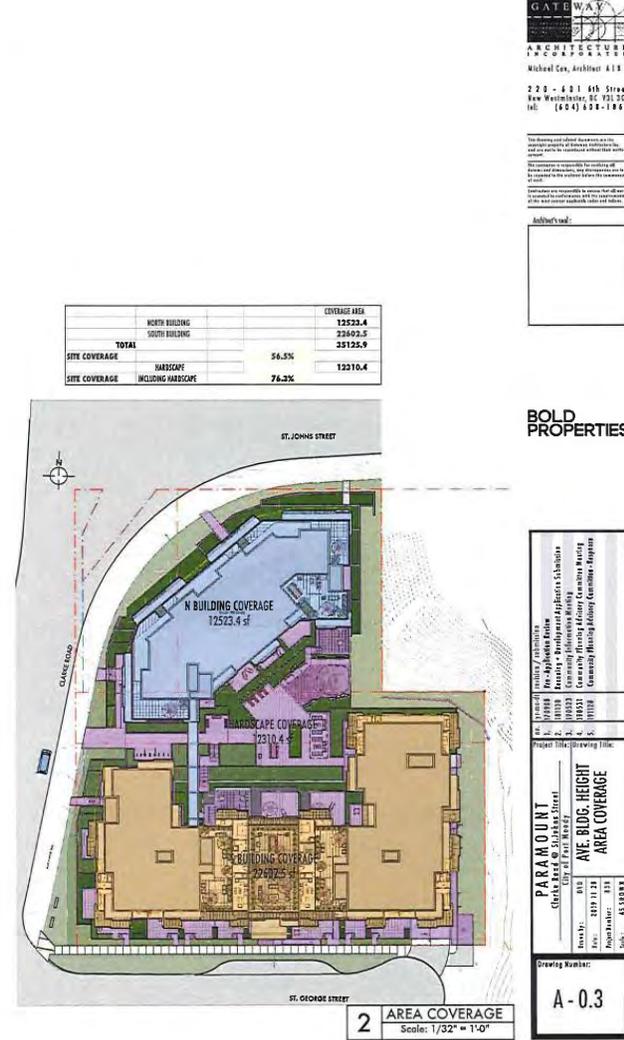
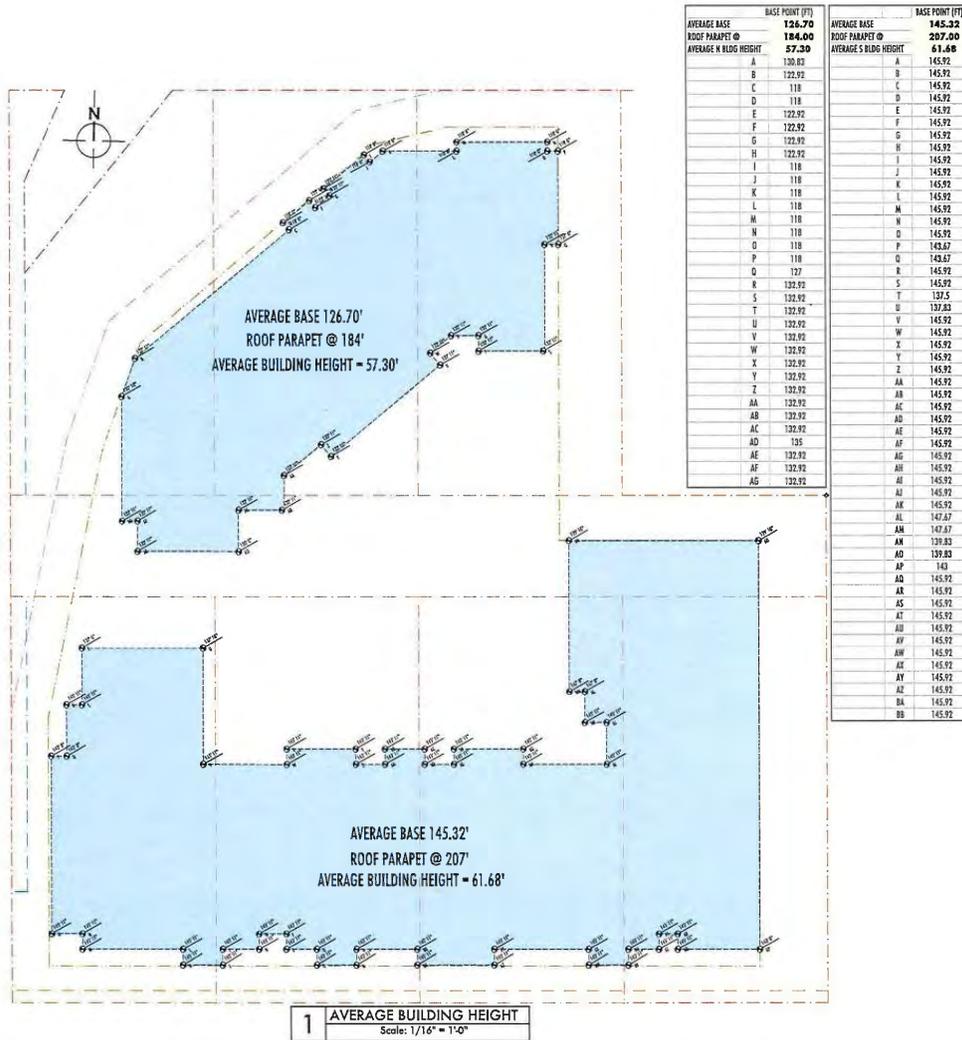
Project File: Drawing Title:

PARAMOUNT
CITY OF PORT MOODY
COVER PAGE
Date: 2019.11.28
Project Number: 318
Scale: AS SHOWN

Drawing Name:
A - 0.1

Considered at April 14, 2020 Special Council Meeting

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GATEWAY
ARCHITECTURE
Michael Cox, Architect AIA
220 - 431 815 Street
New Rochelle, NY 10851
tel: (914) 624-1888

The Owner and/or Applicant is the responsible party for ensuring that all work is completed within the terms of the contract and that all work is completed in accordance with the terms of the contract and that all work is completed in accordance with the terms of the contract.

BOLD PROPERTIES

PARAMOUNT
Clark Ave @ Duane Street
Area: 100000
City: New Rochelle
County: Westchester
Project Title: Drawing Title

AVE. BLDG. HEIGHT
AREA COVERAGE

Drawing Number: **A-0.3**

Considered at April 14, 2020 Special Council Meeting

LOCATION PLAN

The site is located in the West side of Port Moody, on the South-Eastern corner of the intersection of St. Johns Street and Clarke Road.

7 lots and a proposed to be decommissioned street (St. Andrews Street) have been assembled together for this site.

LOTS:

16, 17, 18

3, 4, 5, 6



GATEWAY
ARCHITECTURE
INCORPORATED
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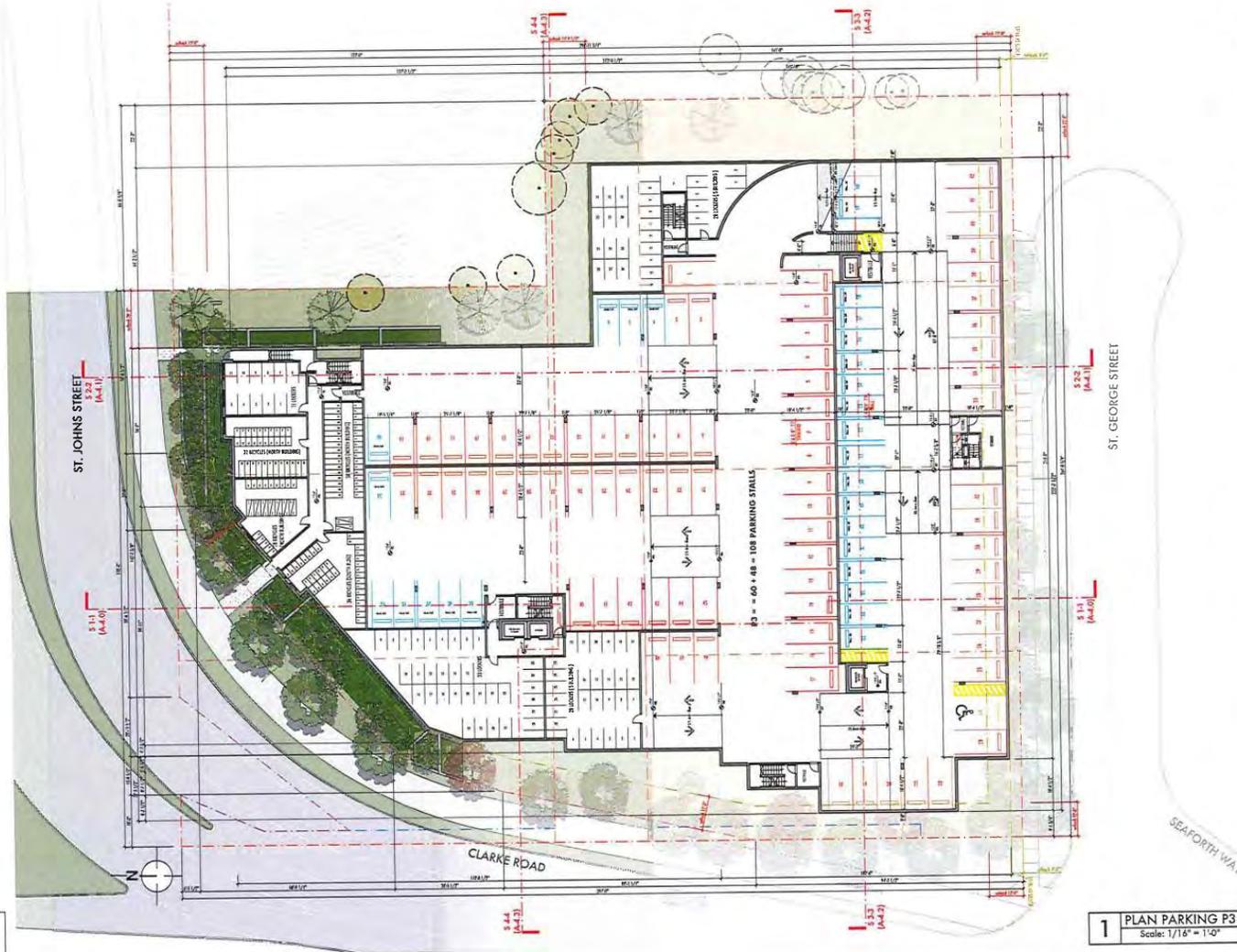
Author's seal:

BOLD PROPERTIES

Project Name: PARAMOUNT City of Port Moody Drawing Title: SITE LOCATION PLAN	Project No.: 15-20004 Date: 2019-11-14 Scale: AS SHOWN
Project Location: Port Moody Secondary School Project Description: 16, 17, 18, 3, 4, 5, 6 Project Status: Proposed	Project No.: 15-20004 Date: 2019-11-14 Scale: AS SHOWN
Drawing Number: A-1.1	

Considered at April 14, 2020 Special Council Meeting

ALL RESIDENTIAL PARKING STALLS
ARE PROVIDED WITH
LEVEL 2 EV OUTLETS.



1 PLAN PARKING P3
Scale: 1/16" = 1'-0"

GATEWAY ARCHITECTURE
Michael Cox, Architect AIA & C
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New Westminster, BC V3L 5C1
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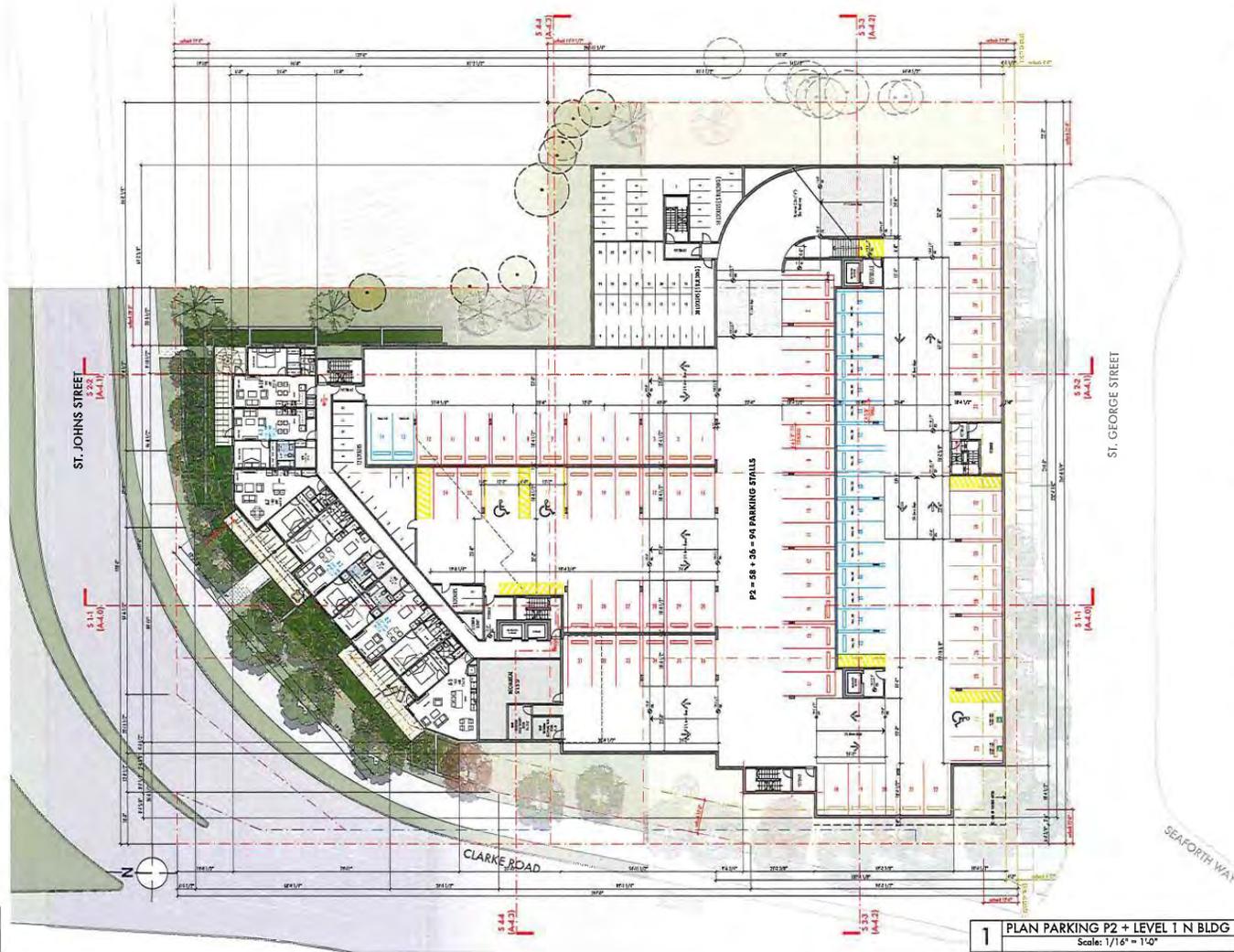
without work:

BOLD PROPERTIES

PARAMOUNT City of Park Royal Planning Department 2017-11-18 2018-01-18 2018-03-14	Project Title: Parking P3
	Drawing Number: A-2.0

Considered at April 14, 2020 Special Council Meeting

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ALL RESIDENTIAL PARKING STALLS ARE PROVIDED WITH LEVEL 2 EV OUTLETS.

1 PLAN PARKING P2 + LEVEL 1 N BLDG
Scale: 1/16" = 1'-0"

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Tel: (804) 668-1888

The owner shall retain the architect as the design professional for the project. The architect shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project.

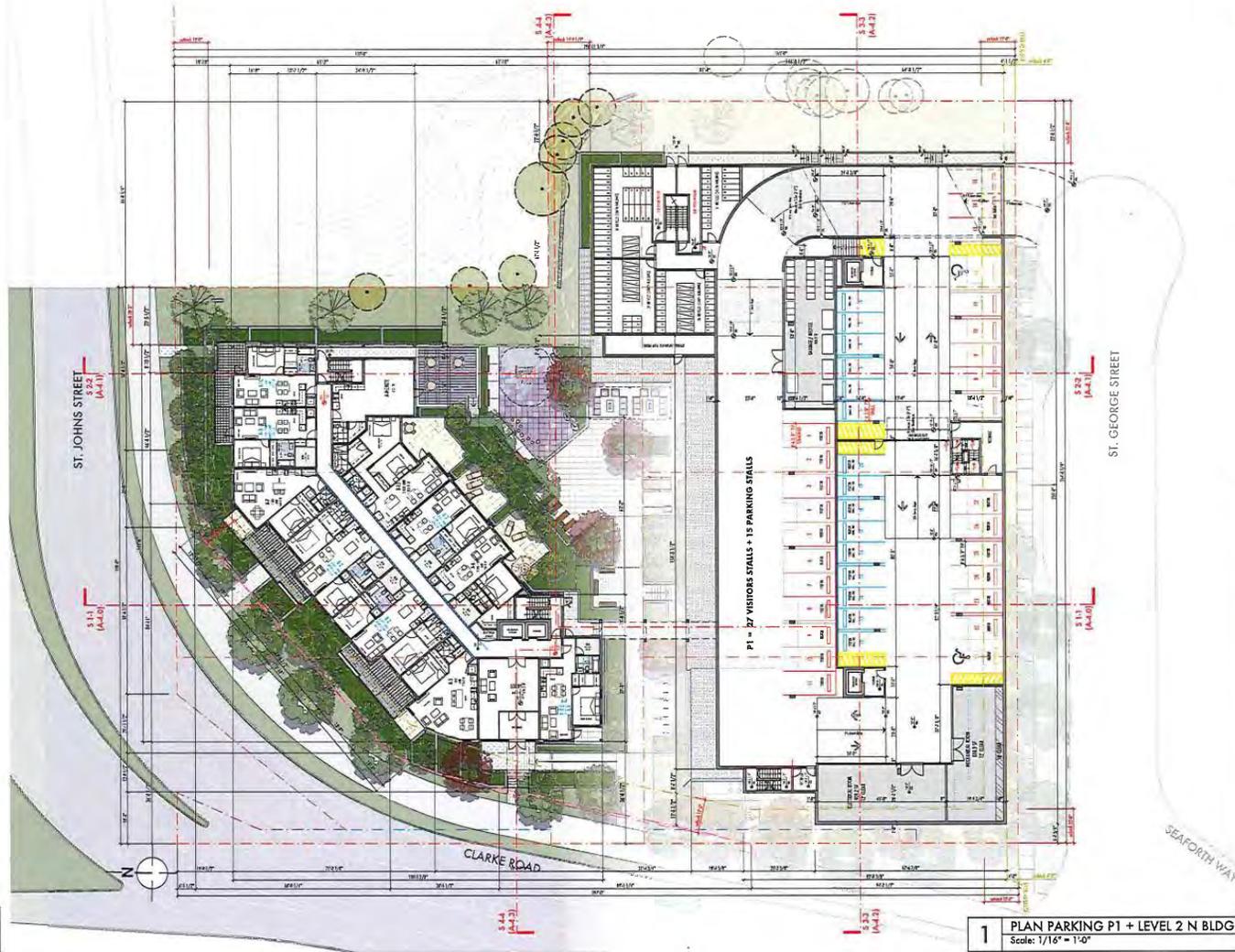
Architect's seal:

BOLD PROPERTIES

<p>PARAMOUNT City of Park Forest City of Park Forest</p>	<p>Project Title: Parking Plan Level: 1 N BLDG</p>
<p>Scale: 1/16" = 1'-0"</p>	<p>Sheet: A-2.1</p>
<p>Drawn by: [Name]</p>	<p>Checked by: [Name]</p>
<p>Date: [Date]</p>	<p>Scale: 1/16" = 1'-0"</p>

Considered at April 14, 2020 Special Council Meeting

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ALL RESIDENTIAL PARKING STALLS ARE PROVIDED WITH LEVEL 2 EV OUTLETS.

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ARCHITECTURE
PLANNING & DESIGN
Michael Cox, Architect AIA ©
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New Washington, SC 29325
(803) 608-1999

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Author's seal:

BOLD PROPERTIES

NO.	REVISION
1.	Final Utility Submittal
2.	10/13/18
3.	10/13/18
4.	10/13/18
5.	10/13/18
6.	10/13/18

PARAMOUNT
Clark Hill @ St. Johns Street
City of Fort Meade
PLAN PARKING P1
LEVEL 2 N BLDG

Drawing Number:
A-2.2

Considered at April 14, 2020 Special Council Meeting

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 INCORPORATED
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BOLD PROPERTIES

Project Name: PARAMOUNT	Project Number: 1518
Client: CLARKE ROAD STUDIOS	Architect: GATEWAY ARCHITECTURE
Project Location: CLARKE ROAD + ST. GEORGE STREET	Project Description: PLAN LEVEL 1 S BLDG LEVEL 3 N BLDG
Project Status: PRELIMINARY	Project Phase: PRELIMINARY
Project Manager: GUY	Project Designer: GUY
Project Engineer: GUY	Project Architect: GUY
Project Consultant: GUY	Project Specialist: GUY
Project Coordinator: GUY	Project Assistant: GUY
Project Contact: GUY	Project Phone: 415.368.6868
Project Email: GUY	Project Website: GUY
Project Address: CLARKE ROAD + ST. GEORGE STREET	Project City: SAN FRANCISCO
Project State: CA	Project Zip: 94103
Project Country: USA	Project Continent: NORTH AMERICA

Considered at April 14, 2020 Special Council Meeting

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1 PLAN LEVEL 2 S BLDG + LEVEL 4 N BLDG
Scale: 1/16" = 1'-0"

GATEWAY
ARCHITECTURE
Michael Cox, Architect AIA C
220 - 601 4th Street
New Brunswick, NJ 08901
Tel: (609) 688-1888

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43	PROJECT / CATEGORY	PARAMOUNT
44	PROJECT / CATEGORY	PARAMOUNT
45	PROJECT / CATEGORY	PARAMOUNT
46	PROJECT / CATEGORY	PARAMOUNT
47	PROJECT / CATEGORY	PARAMOUNT
48	PROJECT / CATEGORY	PARAMOUNT
49	PROJECT / CATEGORY	PARAMOUNT
50	PROJECT / CATEGORY	PARAMOUNT

PARAMOUNT	
City of Fort Worth	
PLAN LEVEL 2 S BLDG	
LEVEL 4 N BLDG	
DATE:	03/11/20
BY:	MM/LL/YY
SCALE:	AS SHOWN

Drawing Number:
A-2.4

Considered at April 14, 2020 Special Council Meeting

95



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 P A C O P
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BOLD PROPERTIES

<p>PARAMOUNT City of Erie Mayor PLAN LEVEL 3 S BLDG LEVEL 5 N BLDG</p>	<p>Project No. 111111 Date: 11/11/11 Scale: 1/16" = 1'-0"</p>	<p>Project Title: Drawing Title</p>	<p>City of Erie Mayor City of Erie Mayor City of Erie Mayor City of Erie Mayor City of Erie Mayor</p>
<p>Drawing Number: A-2.5</p>			

Considered at April 14, 2020 Special Council Meeting

96



1 PLAN LEVEL 4 S BLDG + LEVEL 6 N BLDG
Scale: 1/16" = 1'-0"

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ARCHITECTURE
P.C.A.
Michael Cox, Architect AIA BC
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tel: (800) 898-1888

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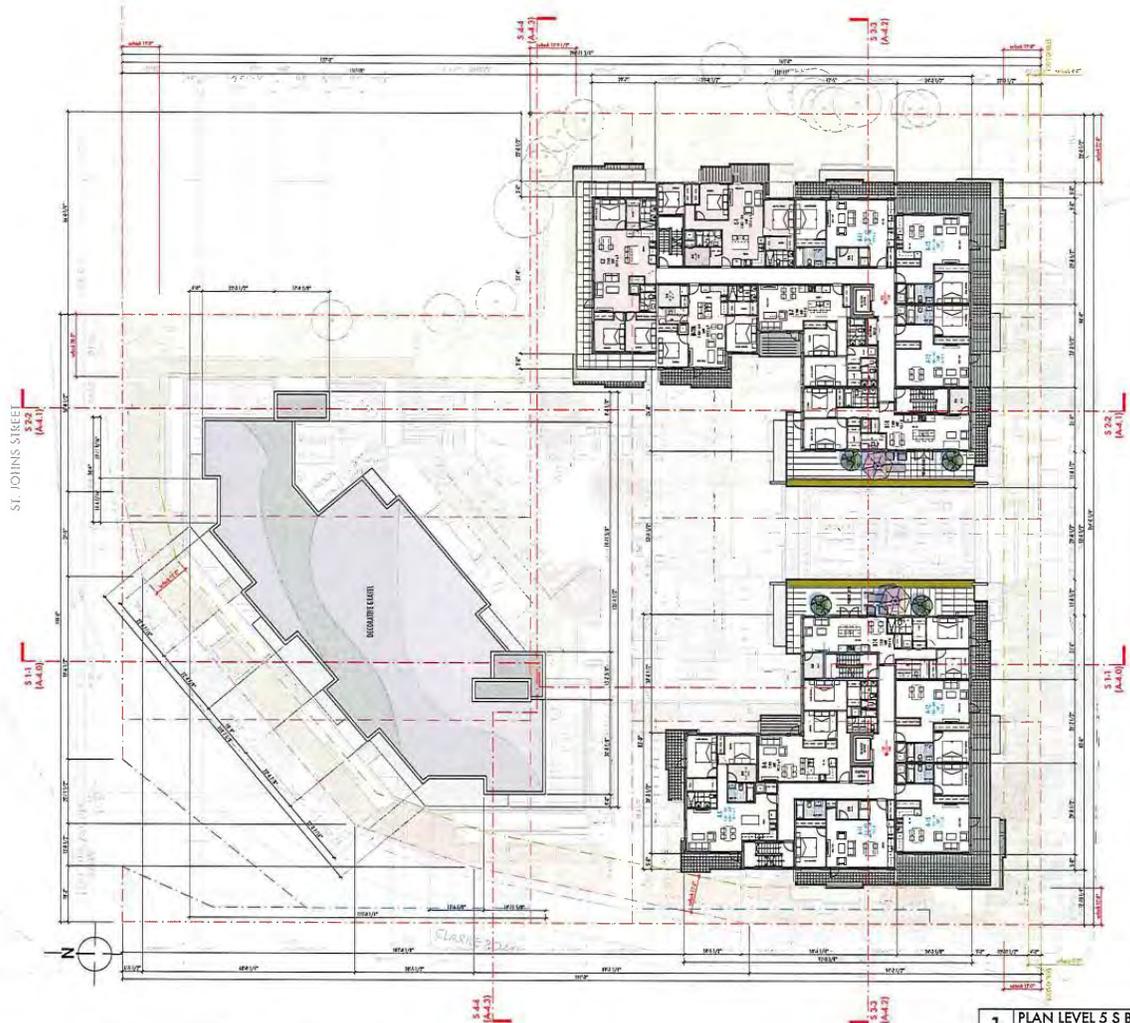
BOLD PROPERTIES

PARAMOUNT City of Clark County City of Clark County City of Clark County	
Project Name	PLAN LEVEL 4 S BLDG LEVEL 6 N BLDG
Project No.	2018/1/11
Revision No.	01
Revision Date	05/18/20
Revision Description	AS SHOWN

Drawing Number: **A-2.6**

Considered at April 14, 2020 Special Council Meeting

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1 PLAN LEVEL 5 S BLDG + ROOF N BLDG
Scale: 1/16" = 1'-0"

GATEWAY
ARCHITECTURE
P.C. ARCHITECTS
Michael Cox, Architect + INC
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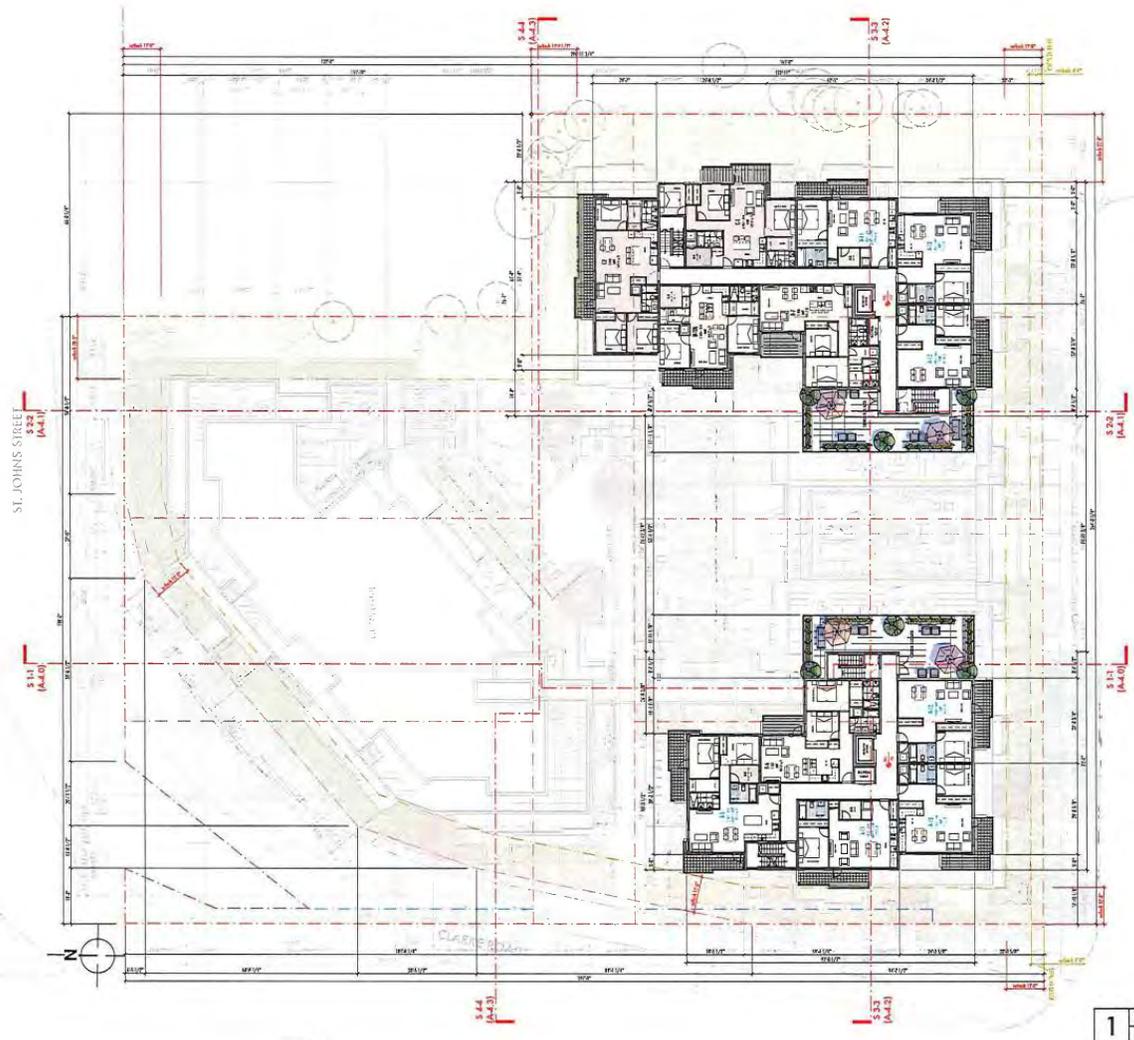
40	PROJECT / PRIMARY / CATEGORY	RE-DEVELOPMENT / COMMERCIAL / OFFICE
41	PROJECT / SECONDARY / CATEGORY	RE-DEVELOPMENT / COMMERCIAL / OFFICE
42	PROJECT / TERTIARY / CATEGORY	RE-DEVELOPMENT / COMMERCIAL / OFFICE
43	PROJECT / QUATERNARY / CATEGORY	RE-DEVELOPMENT / COMMERCIAL / OFFICE
44	PROJECT / QUINQUARY / CATEGORY	RE-DEVELOPMENT / COMMERCIAL / OFFICE

PARAMOUNT Clerk of Court @ St. Johns Street City of Port Harford	
Project Title Drawing Title: PLAN LEVEL 5 S BLDG ROOF PLAN N BLDG	Drawing Number: A-2.7

Drawing Number: **A-2.7**

Considered at April 14, 2020 Special Council Meeting

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1 PLAN LEVEL 6 S BLDG
Scale: 1/16" = 1'-0"

GATEWAY
ARCHITECTURE
WORKS
Michael Cox, Architect AIA
222 - 601 403 Street
New Washington, SC 29128
Tel: (803) 681-1868

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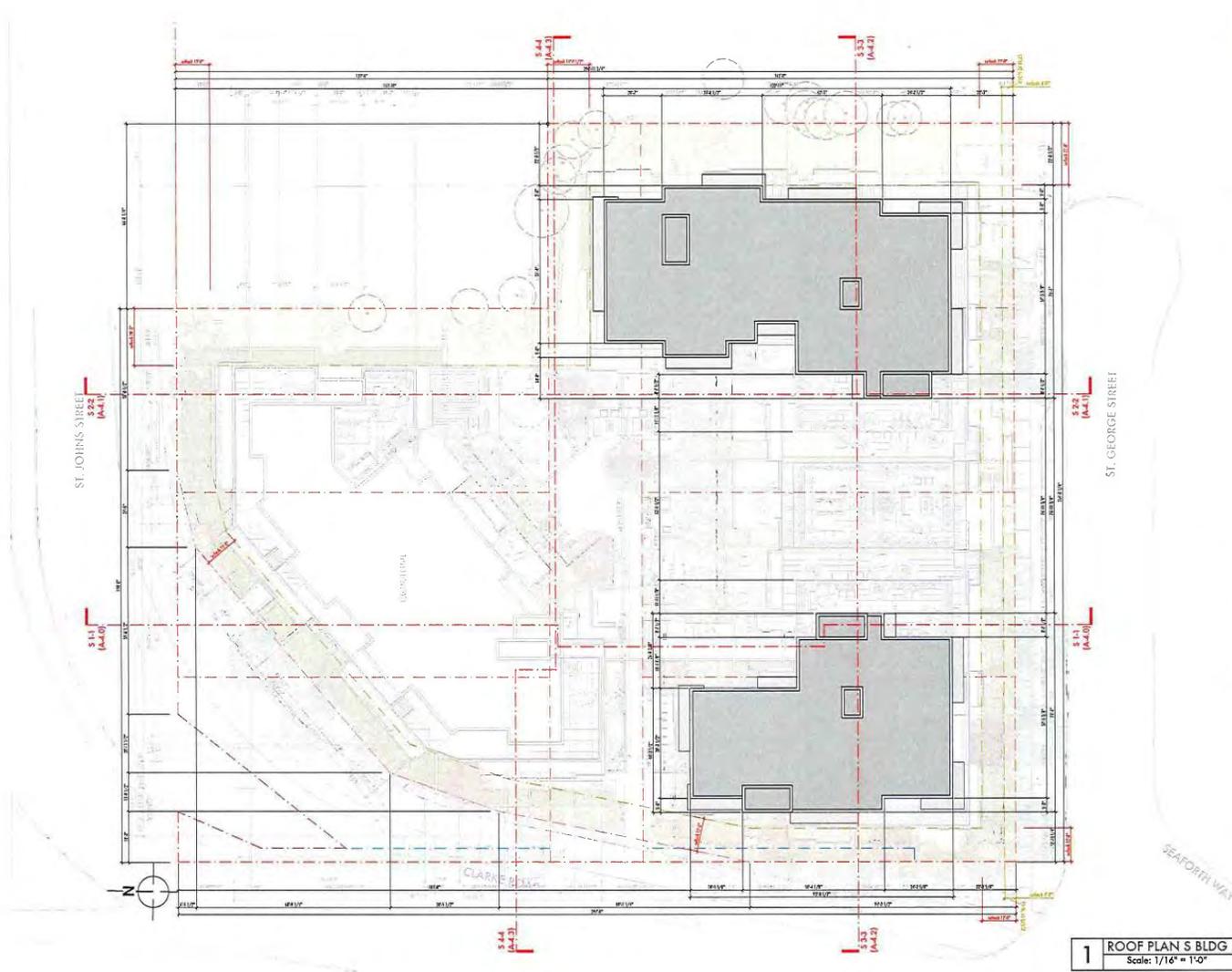
Architect's seal:

BOLD PROPERTIES

PARAMOUNT City of Fort Meade PLAN LEVEL 6 S BLDG	Project Title: _____ Drawing Title: _____ Date: _____ Scale: _____ Sheet: _____ of _____
Drawing Number: A-2.8	Project No.: _____ Drawing No.: _____ Date: _____ Scale: _____ Sheet: _____ of _____

Considered at April 14, 2020 Special Council Meeting

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 P.C. HOOPER & ASSOCIATES
 Michael Cox, Architect A.I.T.C.
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BOLD PROPERTIES

<p>Project Name: PARAMOUNT City of Fort Pierce</p>	<p>Client: City of Fort Pierce</p>
	<p>Project No: 2019-0003</p>
<p>Project Title: ROOF PLAN S BLDG</p>	<p>Project No: 2019-0003</p>
<p>Project No: 2019-0003</p>	<p>Project Title: ROOF PLAN S BLDG</p>
<p>Project Title: ROOF PLAN S BLDG</p>	<p>Project No: 2019-0003</p>
<p>Project No: 2019-0003</p>	<p>Project Title: ROOF PLAN S BLDG</p>
<p>Project Title: ROOF PLAN S BLDG</p>	<p>Project No: 2019-0003</p>
<p>Project No: 2019-0003</p>	<p>Project Title: ROOF PLAN S BLDG</p>
<p>Project Title: ROOF PLAN S BLDG</p>	<p>Project No: 2019-0003</p>
<p>Project No: 2019-0003</p>	<p>Project Title: ROOF PLAN S BLDG</p>

Drawing Number: **A-2.9**

Considered at April 14, 2020 Special Council Meeting

100



MATERIALS + FINISHES (INDICATED WHERE APPLICABLE)

1. CONCRETE	14. METAL ALLOY	15. METAL ALLOY	16. METAL ALLOY
2. CONCRETE	17. METAL ALLOY	18. METAL ALLOY	19. METAL ALLOY
3. CONCRETE	20. METAL ALLOY	21. METAL ALLOY	22. METAL ALLOY
4. CONCRETE	23. METAL ALLOY	24. METAL ALLOY	25. METAL ALLOY
5. CONCRETE	26. METAL ALLOY	27. METAL ALLOY	28. METAL ALLOY
6. CONCRETE	29. METAL ALLOY	30. METAL ALLOY	31. METAL ALLOY
7. CONCRETE	32. METAL ALLOY	33. METAL ALLOY	34. METAL ALLOY
8. CONCRETE	35. METAL ALLOY	36. METAL ALLOY	37. METAL ALLOY
9. CONCRETE	38. METAL ALLOY	39. METAL ALLOY	40. METAL ALLOY
10. CONCRETE	41. METAL ALLOY	42. METAL ALLOY	43. METAL ALLOY
11. CONCRETE	44. METAL ALLOY	45. METAL ALLOY	46. METAL ALLOY
12. CONCRETE	47. METAL ALLOY	48. METAL ALLOY	49. METAL ALLOY
13. CONCRETE	50. METAL ALLOY	51. METAL ALLOY	52. METAL ALLOY

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 New Washington, DC 22122
 TEL: (504) 624-1888

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Author's seal:

BOLD PROPERTIES



PREPARED FOR: BOLD PROPERTIES
 PROJECT: SOUTH BUILDING S + N ELEVATIONS
 CITY: NEW WASHINGTON, DC
 DRAWING NO.: A-3.0
 DATE: 08/14/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT TITLE: SOUTH BUILDING S + N ELEVATIONS
 CITY: NEW WASHINGTON, DC
 DRAWING NO.: A-3.0
 DATE: 08/14/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Considered at April 14, 2020 Special Council Meeting

101



MATERIALS + FINISHES (INDICATED BY COLOR)			
1. CONCRETE BOARD	10. 1/2\"/>		

GATWAY ARCHITECTURE ARCHITECTS
 Michael Cox, Architect AIA/CC
 220 - 601 4th Street
 New Washington, DC 22122
 Tel: (804) 608-1888

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Architect's seal:

BOLD PROPERTIES



Project Title: **PARAMOUNT**
 City of Park Forest
S + N BUILDINGS
WEST + EAST ELEVATIONS

Drawn By: [Name]
 Date: [Date]
 Scale: 3/32\"/>

Considered at April 14, 2020 Special Council Meeting

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1 NORTH BUILDING : ELEVATION SOUTH - COURTYARD
Scale: 3/32" = 1'-0"

MATERIALS + FINISHES (SHOW NAME COLOR)			
1. CLAY TILE ROOF	BA 02-17-CLAY TILE	8. GLAZED	VEHICAL - GLAZED W/ DR. TINT.
2. CLAY TILE ROOF	BA 02-17-CLAY TILE	9. GLAZED W/ WOOD	EMERGENCY ENTRANCE (SEE GATE)
3. CLAY TILE ROOF	BA 02-17-CLAY TILE	10. WOODEN FLOOR	WOOD - CHESTNUT
4. CLAY TILE ROOF	BA 02-17-CLAY TILE	11. WOODEN DOOR & WINDOW FRAME	WOODEN - CHESTNUT
5. BRICK	BA 02-17-CLAY TILE	12. CONCRETE	CONCRETE - LIGHT GRAY
6. METAL PANEL	BA 02-17-CLAY TILE	13. GLAZED	GLAZED - CLEAR
7. METAL PANEL	BA 02-17-CLAY TILE	14. CLAY TILE ROOF	CONCRETE - CHESTNUT - DARK TIE OF STN.
			BA 02-17-CLAY TILE



2 NORTH BUILDING : ELEVATION NORTH
Scale: 3/32" = 1'-0"

GATWAY ARCHITECTURE
200 - 401 6th Street
New Westminster, BC V2L 2C1
Tel: (604) 502-1868

Architect's seal:



BOLD PROPERTIES

Project Name: **PARAMOUNT NORTH BUILDING ELEVATIONS**

Client: **PARAMOUNT NORTH BUILDING ELEVATIONS**

City: **NEW WESTMINSTER**

Address: **200 - 401 6th Street**

Project Number: **18-0001**

Scale: **3/32" = 1'-0"**

Sheet: **A-3.2**

Considered at April 14, 2020 Special Council Meeting

103



Considered at April 14, 2020 Special Council Meeting



GATEWAY
ARCHITECTURE
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 Michael Cox, Architect AIA NC
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 New Martinsburg, WV 26053
 Tel: (804) 624-1888

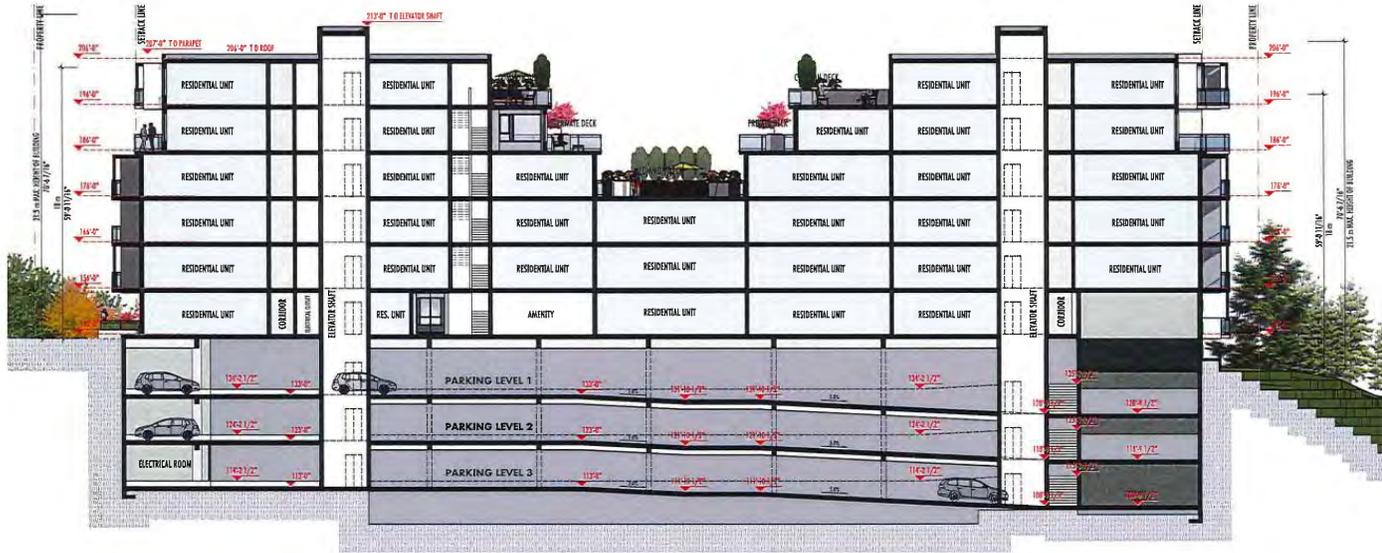
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Architect's seal:
 [Empty box for seal]

BOLD PROPERTIES

Project Name: PARAMOUNT Location: City of Parkersburg Drawing Number: SECTION 2-2 Date: 11/13/19 Scale: 3/32" = 1'-0" Title: A-4.1	Project Title (Drawing Title): Project Title (Drawing Title): Project Title (Drawing Title): Project Title (Drawing Title):
---	--

Considered at April 14, 2020 Special Council Meeting



1 SECTION 3-3
Scale: 3/32" = 1'-0"

GATEWAY
ARCHITECTURE
CORPORATION
Michael Cox, Architect A.I.B.C.
220 - 0 0 1 8th Street
New Westminster, BC V2Y 2E2
Tel: (604) 628-1888

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Author's seal:

BOLD PROPERTIES

Prepared by:	Michael Cox
Checked by:	Michael Cox
Drawn by:	Michael Cox
Project Title:	Paramount
Project File:	Paramount
Drawing Title:	SECTION 3-3

PARAMOUNT	
Gateway Architect @ Gateway Architect	
Unit of First Floor	
Sheet:	0101-11-11
Book/Block:	111
Date:	15/11/2019

Drawing Number:
A-4.2

Considered at April 14, 2020 Special Council Meeting

106



1 SECTION 4-4 (E to W)
Scale: 3/32" = 1'-0"

GATEWAY
ARCHITECTURE
P L L C
Michael Cox, Architect A I C
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New Martinsville, NC 28131
Tel: (504) 604-1888

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Project Name: PARAMOUNT City: Clarksville County: Putnam State: NC	Project Title: SECTION 4-4
Drawing Number: A-4.3	Date: 11/11/20

Considered at April 14, 2020 Special Council Meeting

107



1 VIEW FROM N-E



2 AERIAL VIEW FROM N-E

GATEWAY
ARCHITECTURE
PLANNING
MICHAEL COE, ARCHITECT AIA P.C.
200 - 401 8th Street
New Westminster, BC V3E 2E1
Tel: (604) 682-1888

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Author's seal:

BOLD PROPERTIES

PROJECT: 151515 CLIENT: BOLD PROPERTIES ADDRESS: 400-401 8th Street PROJECT TITLE: N + S BUILDINGS DRAWING TITLE: VIEWS FROM N-E DRAWING NUMBER: A-5.0	PROJECT: 151515 CLIENT: BOLD PROPERTIES ADDRESS: 400-401 8th Street PROJECT TITLE: N + S BUILDINGS DRAWING TITLE: VIEWS FROM N-E DRAWING NUMBER: A-5.0
---	---

Considered at April 14, 2020 Special Council Meeting



1 VIEW FROM N-W



2 AERIAL VIEW FROM N-W

GATEWAY
ARCHITECTURE
PROFESSIONALS
Michael Cox, Architect AIA/BC
220 - 531 8th Street
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PROJECT / CLIENT / ADDRESS Gateway Architecture Bold Properties 220 - 531 8th Street New Westminster, BC V2Y 3C2	
PROJECT TITLE / DRAWING TITLE N + S BUILDINGS VIEWS FROM N-W	
DRAWING NUMBER A-5.1	

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1 VIEW FROM S-E



2 AERIAL VIEW FROM S-E

GATEWAY
ARCHITECTURE
 PROFESSIONAL ARCHITECTS
 Michael Cox, Architect AIA/C
 226 - 601 6th Street
 New Westminster, BC V2Y 2E2
 TEL: (604) 628-1888

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primary / secondary 1. 101119 2. 101120 3. 101121 4. 101122	Planning / Development Planning / Development Planning / Development Planning / Development
Project Title: Drawing Title:	PARADISE City of New Westminster N + S BUILDINGS VIEWS FROM SE
Drawing Number: A-5.2	Date: Project Number: 151 Scale: AS SHOWN

Considered at April 14, 2020 Special Council Meeting

110



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ARCHITECTURE
 INC. P.C.
 Michael Cox, Architect AIA
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 New Westminster, BC V3L 2Z2
 Tel: (604) 688-1888

We warrant that the drawings and specifications are a true and correct representation of the work to be performed. We warrant that the drawings and specifications are a true and correct representation of the work to be performed. We warrant that the drawings and specifications are a true and correct representation of the work to be performed.

Architect's seal:

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Project Name: N + S BUILDINGS
 City: New Westminster
 Project No: 18-0013
 Drawing No: A-5.3
 Date: 10/15/19
 Scale: AS SHOWN

PARAMOUNT
 Clerk & Co. Inc.
 City of New Westminster
N + S BUILDINGS
VIEWS FROM S-W

Drawing Number:
A-5.3

Considered at April 14, 2020 Special Council Meeting

111



1 COURTYARD VIEW 1



2 COURTYARD VIEW 2



3 COURTYARD VIEW 3



4 COURTYARD VIEW 4

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P.C. ARCHITECTS
Michael Cox, Architect & P.C.
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City of Richmond
City of Surrey
City of Vancouver
City of West Vancouver
City of Whistler
City of Burnaby
City of Coquitlam
City of Langley
City of Maple Ridge
City of Mission
City of North Vancouver
City of Port Moody
City of Richmond
City of Surrey
City of Vancouver
City of West Vancouver
City of Whistler

PARAMOUNT
City of Port Moody
N + S BUILDINGS
COURTYARD VIEWS

Project Title: Drawing Title:
Drawing Number:
A-5.4

Considered at April 14, 2020 Special Council Meeting

112



2 BIRD EYE VIEW ALONG ST. GEORGE STREET



1 VIEW ALONG ST. GEORGE STREET

GATEWAY
ARCHITECTURE
PROFESSIONALS

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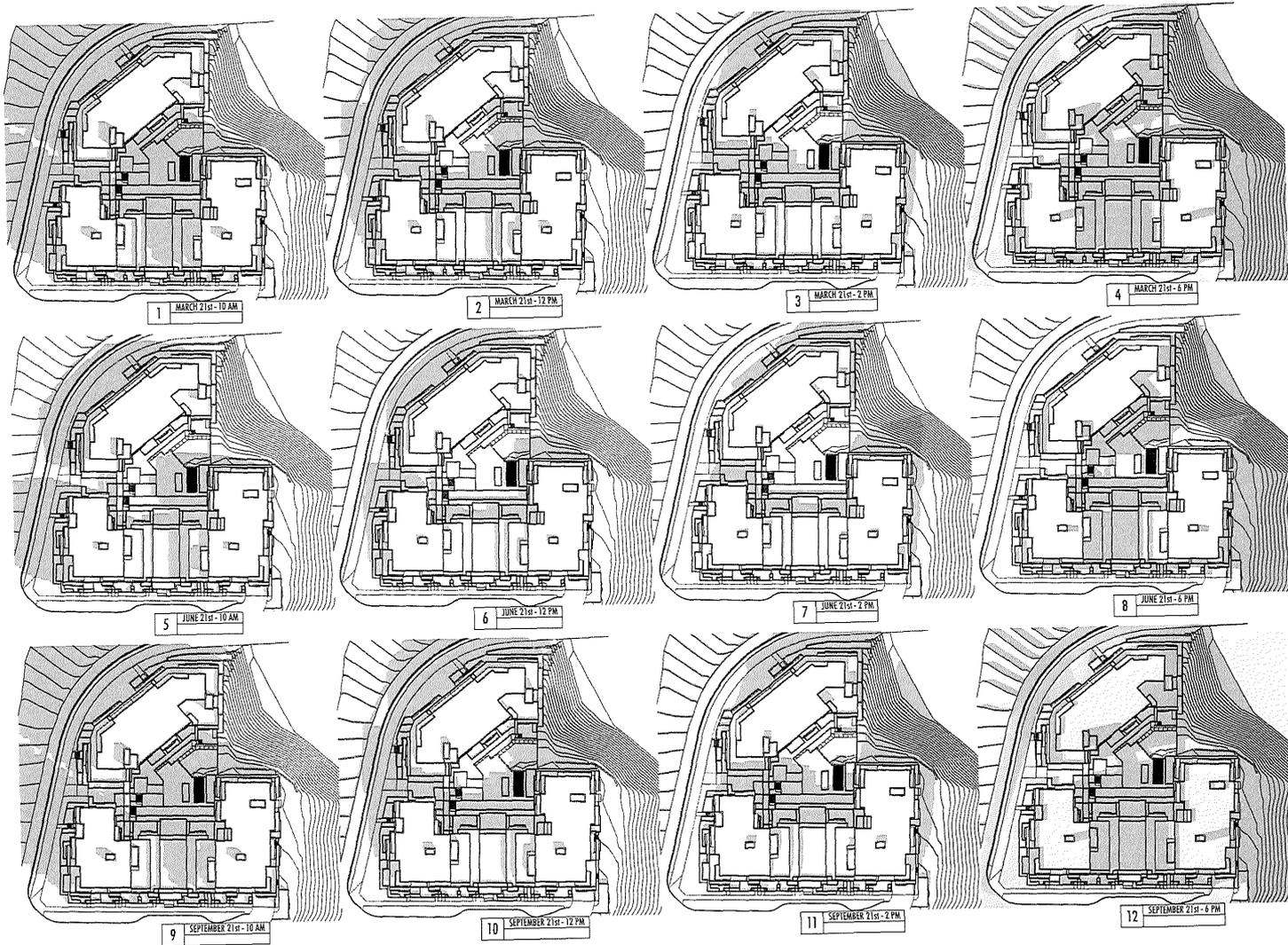
City of Vancouver
Housing & Development Services Division
Community Engagement Meeting
Project Title: Drawing Title:

Project Name: **PARAMOUNT**
City of Vancouver
N + S BUILDINGS
VIEWS ALONG
ST. GEORGE STREET

Scale: AS SHOWN

Drawing Number:
A-5.5

Considered at April 14, 2020 Special Council Meeting



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PROJECT INFORMATION	Project Name: PARAMOUNT
Client: BOLD PROPERTIES	Project File: 2020-01-01
Design: Michael Coe	Drawing Title: SHADOW ANALYSIS
Drawn: Michael Coe	Project Location: 601 8th Street, New Westminster, BC
Checked: Michael Coe	Scale: 1:100
Date: 2020.03.13	Sheet No.: 013
Project No.: 2020-01-01	Scale: AS SHOWN
Drawing Number: A-6.0	

Considered at April 14, 2020 Special Council Meeting

114



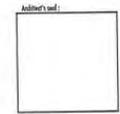
1 S + N BUILDINGS - ELEVATION WEST
Scale: 3/32" = 1'-0"

<p>GLASS VITRUM - SOLARBAN 60 OR SYM.</p> <p>8 9</p>	<p>WINDOW FRAMES VINYL - CHARCOAL</p> <p>10</p>	<p>METAL ACCENT BM 1666 - IN THE MIDNIGHT HOUR</p> <p>7</p>	<p>1</p> <p>CEMENT BOARD BM 180 - BEVERLY HILLS</p>	<p>2</p> <p>CEMENT BOARD BM 1642 - CAPE BLUE</p>	<p>14</p> <p>CEMENT BOARD BM OC 68 - DISTANT GRAY</p>	<p>13</p> <p>SOFFIT ALUMINUM LONGBOARD - DARK FIR OR SYM.</p>
<p>6</p> <p>METAL RAILINGS BM 2132-20 - EBDNY KING</p>	<p>11</p>	<p>4</p> <p>CEMENT BOARD BM 1613 - SILENT NIGHT</p>	<p>3</p>	<p>5</p> <p>CEMENT BOARD BM 1636 - PROVIDENCE BLUE</p>	<p>BRICK MUTUAL MATERIALS - COAL CREEK</p>	<p>12</p> <p>CONCRETE SACK & GRIND FINISH</p>
<p>ENTRANCE DOOR & WINDOW FRAMES ALUMINUM - CHARCOAL</p>			<p>CEMENT BOARD BM 1636 - PROVIDENCE BLUE</p>			

GATEWAY ARCHITECTURE
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Author's seal



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Project Name: **PARAMOUNT**
City: **City of Port Moody**

Project Title: **MATERIALS BOARD**

Scale: **A-7.0**

Author: **Michael Cox**
Date: **2019.11.21**
Project No: **131**
Scale: **AS SHOWN**

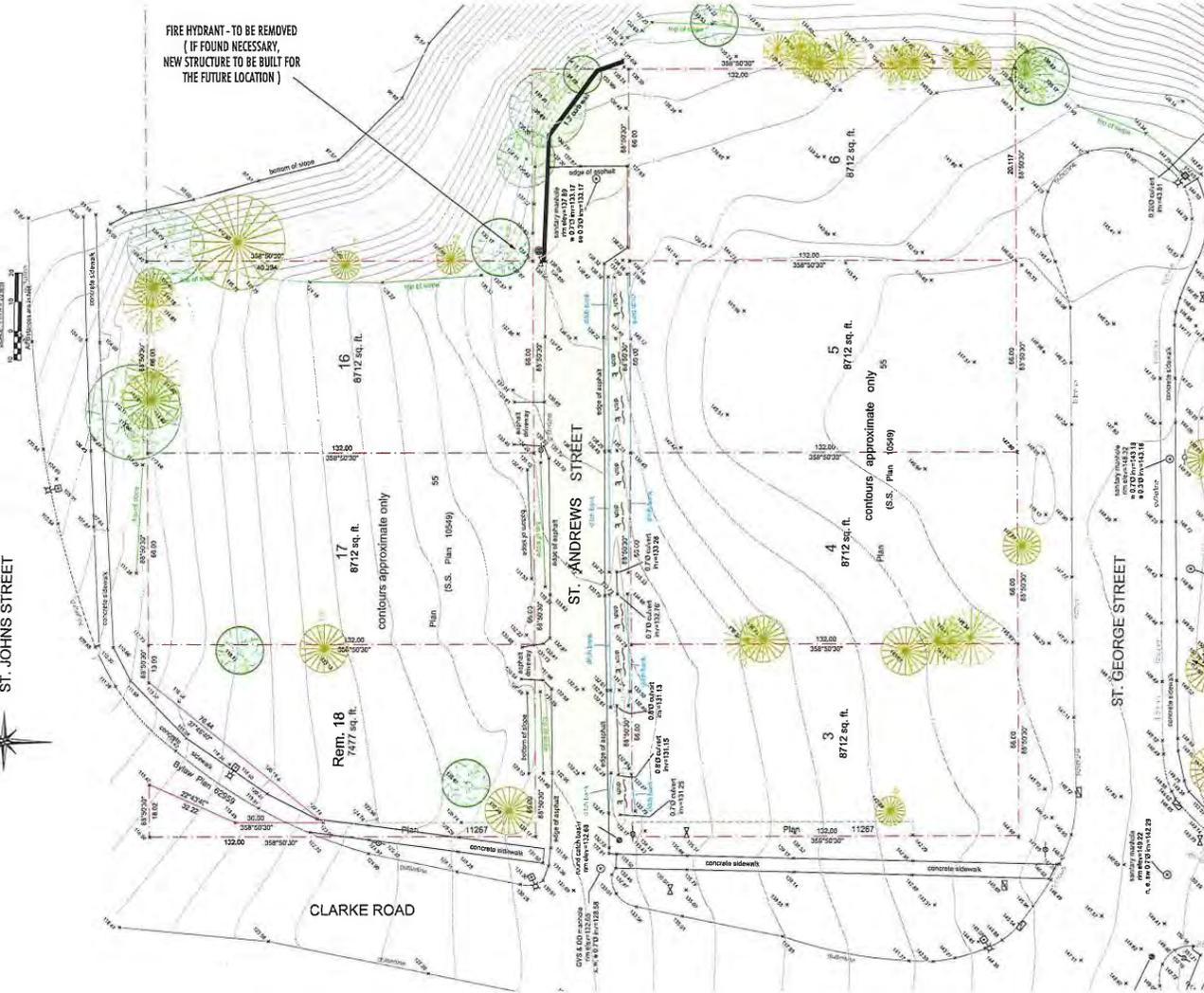
Considered at April 14, 2020 Special Council Meeting

115

TOPOGRAPHICAL PLAN OF LOTS 3, 4, 5, 6, 16, 17,
AND LOT 18 EXCEPT PART RED ON PLAN WITH BYLAW FILED 62959,
BLOCK 4, DISTRICT LOT 202, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 55



ST. JOHNS STREET



- LEGEND**
- Spot Elevation
 - Elevation of Top of Wall
 - Contour Line
 - Deciduous Tree
 - Power Pole
 - Water Valve
 - Fire Hydrant
 - Aseptic
 - Catch Basin
 - Lamp Standard
 - Electrical Box
- Elevations are Geoidic, shown in feet, derived from Control Monument 620304. Elevation = 113.32 feet Datum: CGVD2011/NOV2015.
- Lot dimensions are based on Special Survey Plan 10549 and Bylaw Plan 62559.
- This plan does not show any structures or improvements on subject lots.
- Contours on subject lots approximate only.
- This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.
- CERTIFIED CORRECT**
this 20th day of February, 2015.

GATEWAY ARCHITECTURE
Michael Cox, Architect A.I.C.C.
226 - 601 6th Street
New Westminster, BC V3L 3C1
(604) 899-1968

Author's seal:

BOLD PROPERTIES

PARAMOUNT SURVEY PLAN

Project File/Drawing Title: _____

Drawing Number: **A-8.0**

Scale: 1/16" = 1'-0"

Considered at April 14, 2020 Special Council Meeting

116



P+A
 Landscape Architecture
 250 Parkway
 6. One Park & Sunlight Inc.
 11111 Oldham Road
 Wakeham, NC 27178
 910.426.4110
 704.726.4110
 www.parsa.com

- LEGEND**
- ⊕ CIP Concrete
 - ⊕ Hydroponic Gas Poles
 - ⊕ Play Surfacing
 - ⊕ CIP Concrete Walk
 - ⊕ Alter Stone Walk
 - ⊕ CIP Concrete Wall with Glass Facing
 - ⊕ Drain Rack
 - ⊕ CIP Concrete Star over Sidewalk Only and Handrail
 - ⊕ Bench
 - ⊕ Maple Chairs
 - ⊕ Choking Hot
 - ⊕ Shopping Laps
 - ⊕ Landscape Forms Table and Chairs
 - ⊕ Concrete and Wood Harvest Table and Bench
 - ⊕ Bike Rack
 - ⊕ Custom DOG Enclosure
 - ⊕ Fossils by Color
 - ⊕ Custom Tables

6	Issued for Community Planning Advisory Committee Meeting	05/21/2019
5	Rev Issued for Planning/Development Permit	04/18/2019
4	Issued for Planning/Development Permit	11/08/2018
3	Issued for Pre Application Review	09/04/2017
2	Issued for Preliminary Review	09/22/2017
1	Issued for Preliminary Review	09/15/2017
Revision No.		Date

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Project Title: **PARAMOUNT**

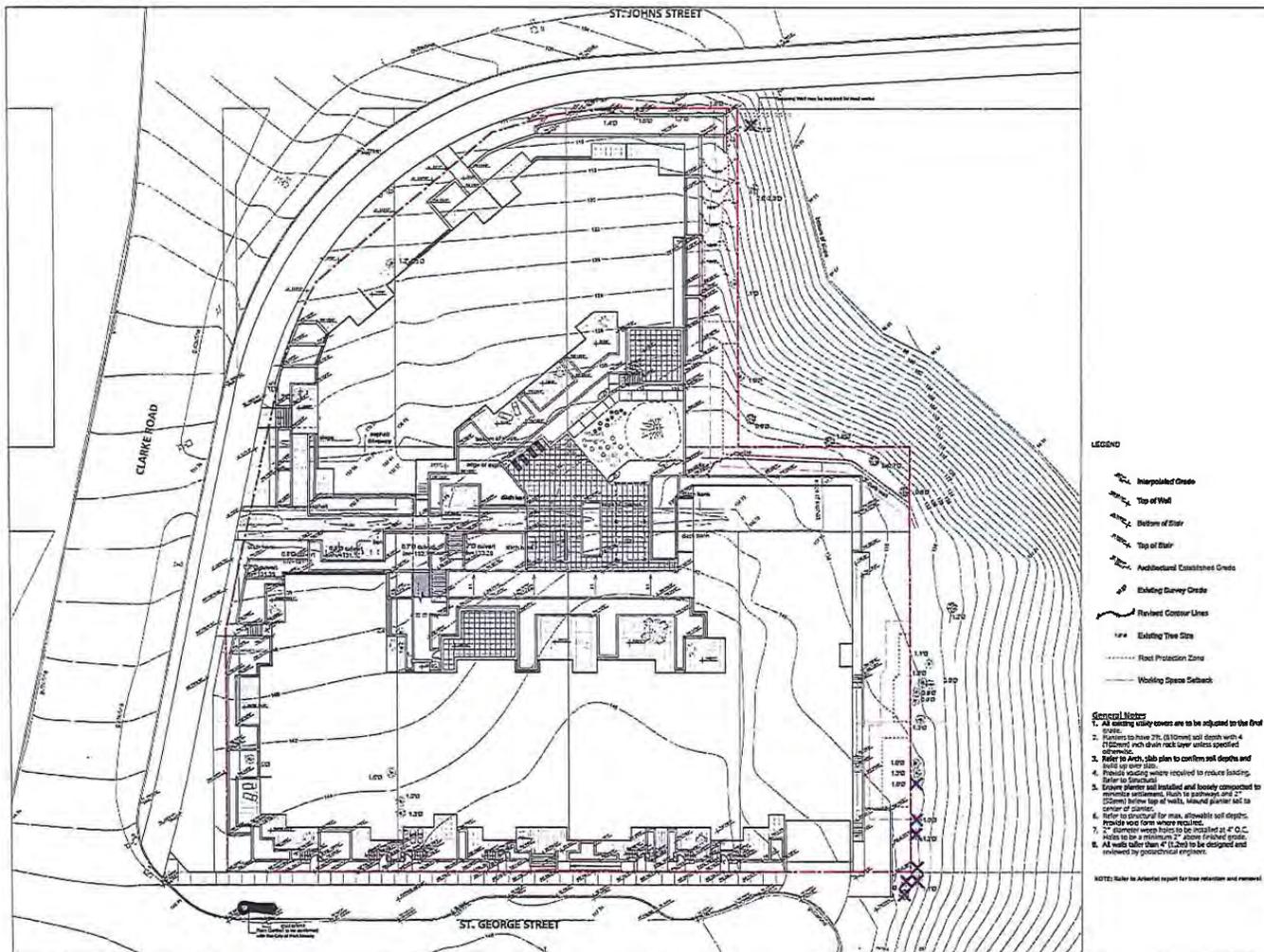
Drawing Title: **LANDSCAPE LAYOUT PLAN**

Project No.: _____
 Sheet No.: **KS**
 Checked By: **MP**
 Scale: **1/8" = 1'-0"**
 Date: **12-08**

L1.0

Considered at April 14, 2020 Special Council Meeting

117



P+A
Landscape Architecture
Site Planning

5, 5th Floor & Associates, P.L.L.C.
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Falls Church, VA 22044
Tel: 703-281-8100
Fax: 703-281-8110
www.pandaplanning.com

4. Issued for Community Planning Advisory Committee Meeting	09/01/2019
3. Reissued for Planning/Development Permit	04/17/2019
2. Issued for Planning/Development Permit	11/03/2018
1. Issued for Pre Application Review	09/04/2017

COMMENTS RECEIVED
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Project Title: **PARAMOUNT**

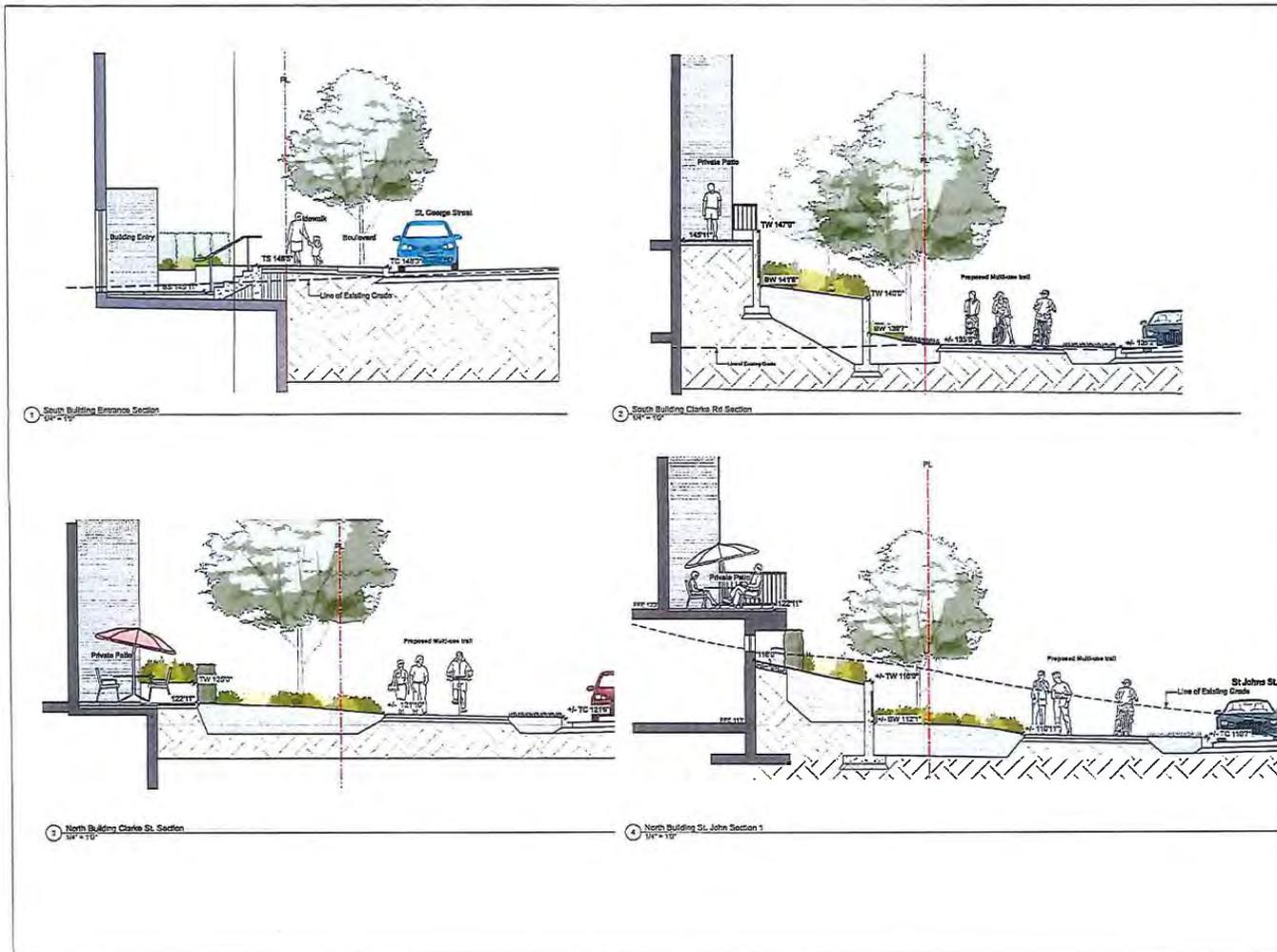
Drawing Title: **LANDSCAPE GRADING PLAN**

Project No.: **17-001** Sheet No.: **4/2**
 Drawing No.: **4/2** Checked By: **ESP**
 Date: **1/27/20** Job No.: **17-001**
 Scale: **1/8" = 1'-0"** Title: **TS-002**

L2.0

Considered at April 14, 2020 Special Council Meeting

119



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 Site Planning
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 Williamsport, PA 17701
 Fax: 717-418-1111
 Email: info@six-pines.com
 www.six-pines.com

4 Issued for Community Planning Advisory Committee Meeting 03/21/2019
 3 Re-issued for Planning/Development Permit 04/16/2019
 2 Issued for Planning/Development Permit 11/02/2018
 1 Issued for Pre-Application 02/21/2017

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Project Title: **Paramount**

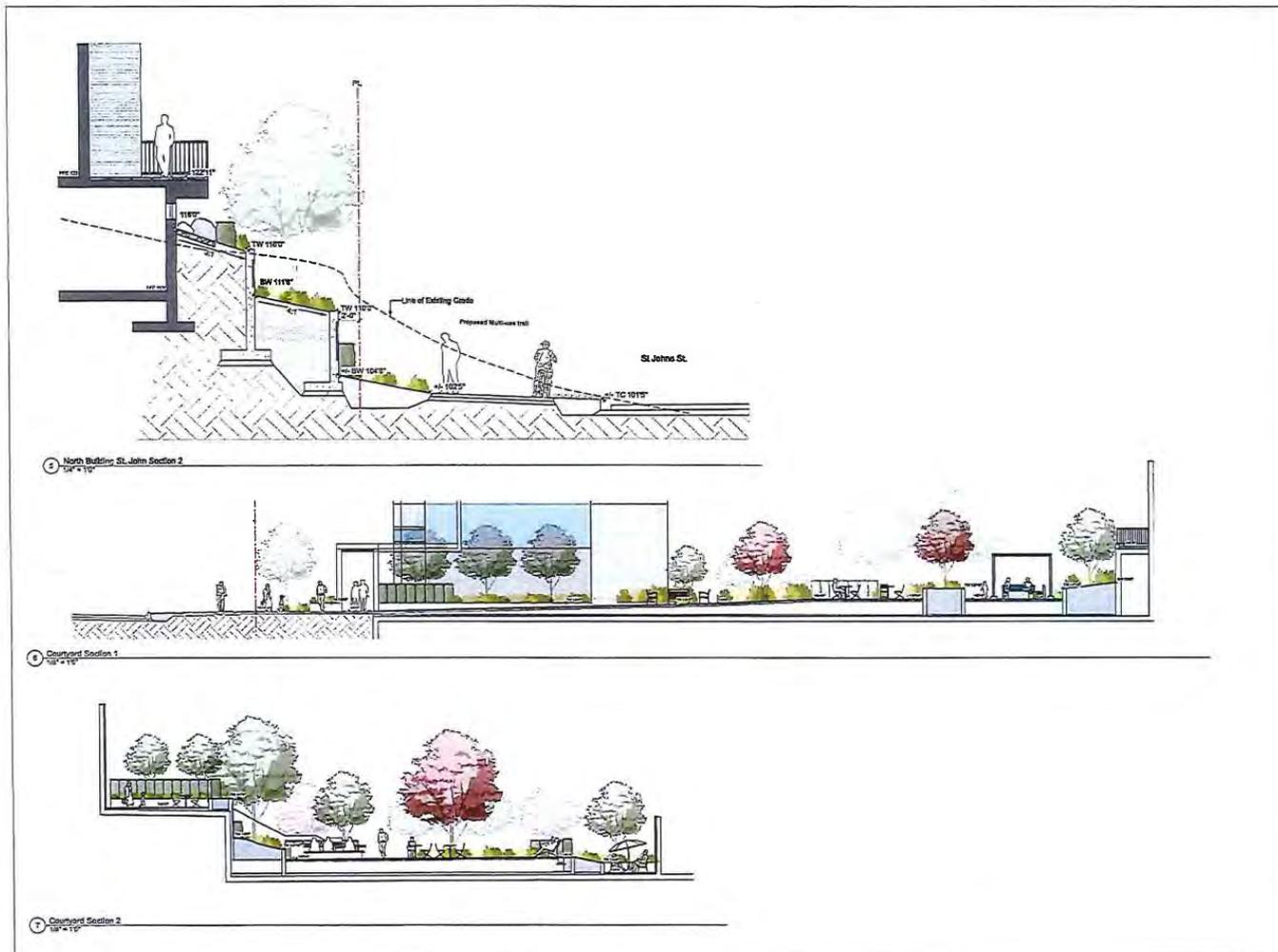
Drawing Title: **Illustrative Sections**

Prepared By: **Shawn Eyr**
 Checked By: **KC**
 Date: **04/08/20**
 Job No.: **15-062**

L4.0

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120



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4. Issued for Community Planning Advisory Committee Meeting	05/01/2019
3. Reviewed by Planning/Development Permit	04/16/2019
2. Issued for Recording/Development Permit	11/28/2018
1. Issued for Pre Application Review	08/01/2017

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Project Name: **Paramount**

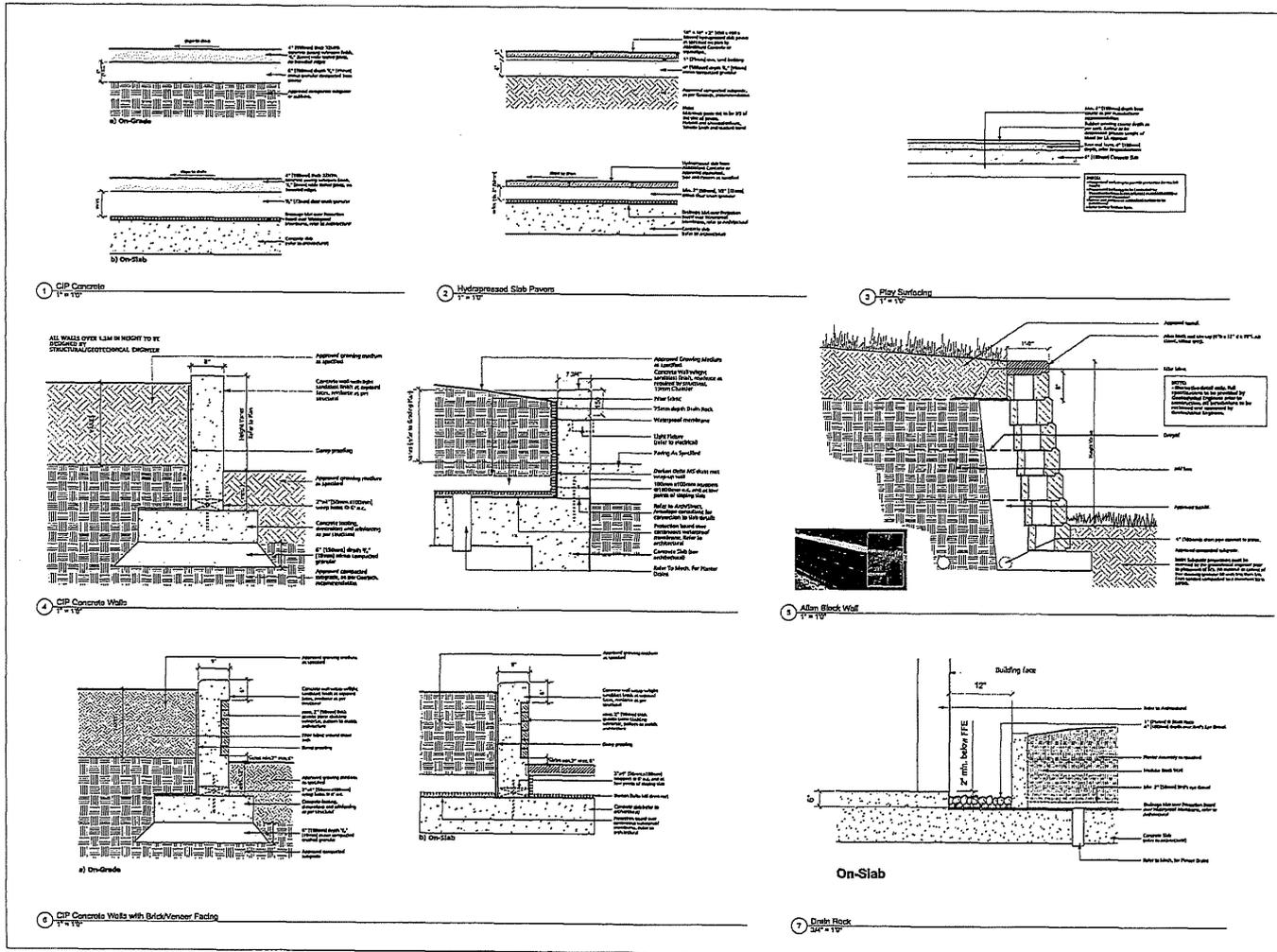
Drawing Title: **Illustrative Sections**

Project Lead: Drawn By: KS
Checked By: MP
Date: Job No.: 15-082
Sheet No.: Ar Shown

L4.1

Considered at April 14, 2020 Special Council Meeting

121



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8. The Firm & Associates Inc.
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5 Issued for Community Planning Advisory Committee Meeting 05/01/2019
4 Issued for Planning/Development Permit 04/16/2019
3 Issued for Planning/Development Permit 11/26/2018
2 Issued for CIP 04/26/2017
1 Progress Call 03/02/2017
Revised By: Date

CONVEYANCE RECEIVED
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Client: **BOLD PROPERTIES**

Project Title: **Paramount**

Drawing Title: **Landscape Details**

Project Name: **ES**
Checked By: **MP**
Scale: **As Noted** 12'-0"=1'-0"
Sheet No.: **L5.0**

Considered at April 14, 2020 Special Council Meeting

122

10 CIP Concrete Stairs w/ tactile strip and handrail
10'0" x 10'

11 Bench
34' x 10'

12 Martin Chairs
24' x 10'

13 Climbing Net
7'15"

14 Slipping Logs
1' x 10'

15 Landscape Forms Table and Chairs
11'3"

16 Concrete and Wood Harvest Table and Bench
10'2" x 10'

17 Bike Rack
11'3"

18 MUGEN MUGEN SEIZE
All steel components are protected with CC-Zinc Rich Priming. The design is intended for outdoor use in a public space. The wood deck and handrail are finished with a protective finish. Sealed with a clear coat.

19 BOLD PROPERTIES

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Minneapolis, MN 55414
612.338.1111
612.338.1112
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8 Issued for Community Planning/Advisory Committee Meeting 05/31/2019
4 Issued for Resourcing/Development Permit 04/16/2019
3 Issued for Resourcing/Development Permit 11/05/2018
2 Issued for DP 04/05/2017
1 Proposed Set 03/23/2017
Revised No. Date

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Project Title: **Paramount**

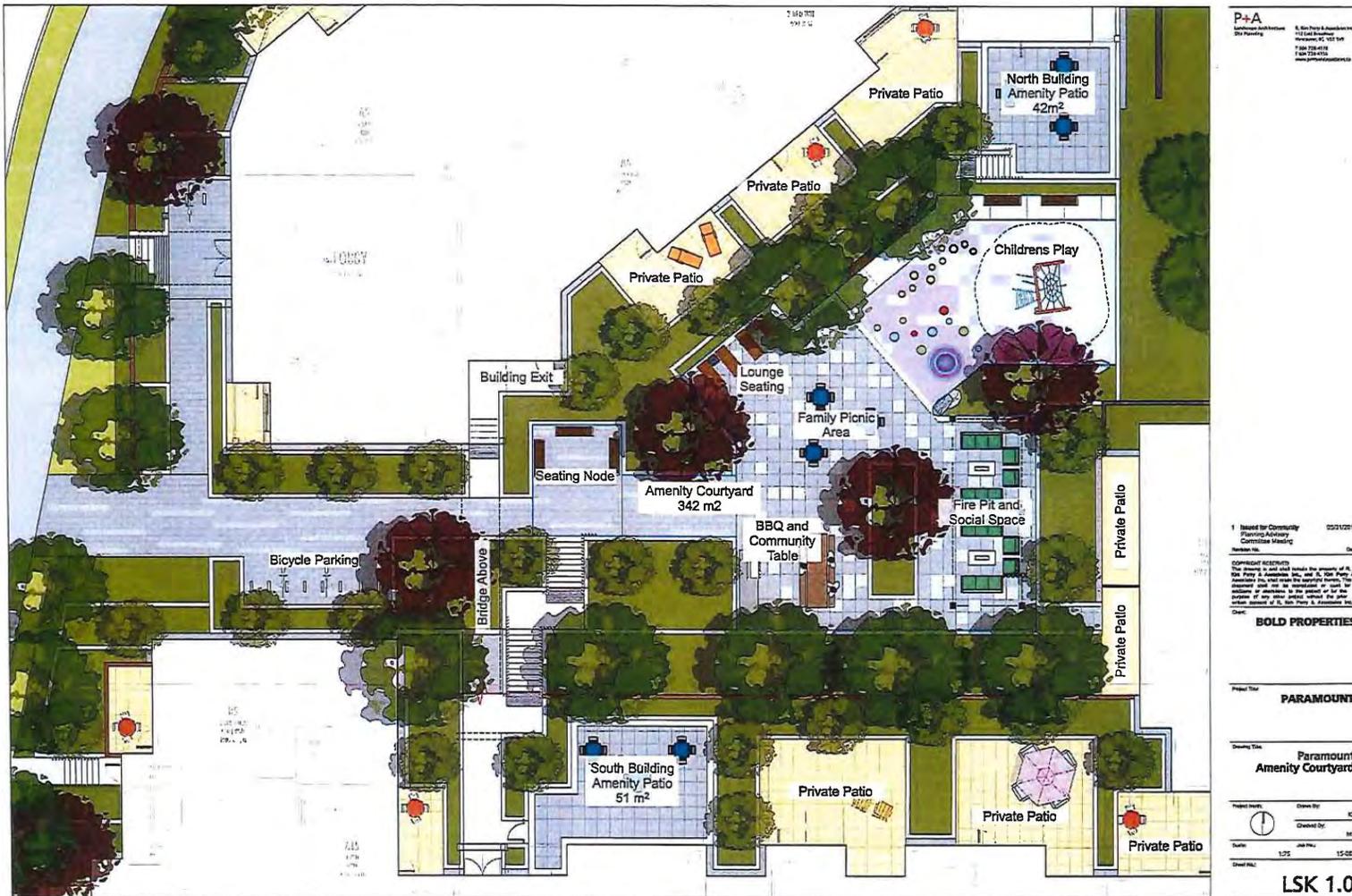
Drawing Title: **Landscape Details**

Prepared By: [Blank] Drawn By: **KS**
Checked By: **MP**
Date: **04/14/20** Job No.: **15-002**
Sheet No.: [Blank]

L5.1

Considered at April 14, 2020 Special Council Meeting

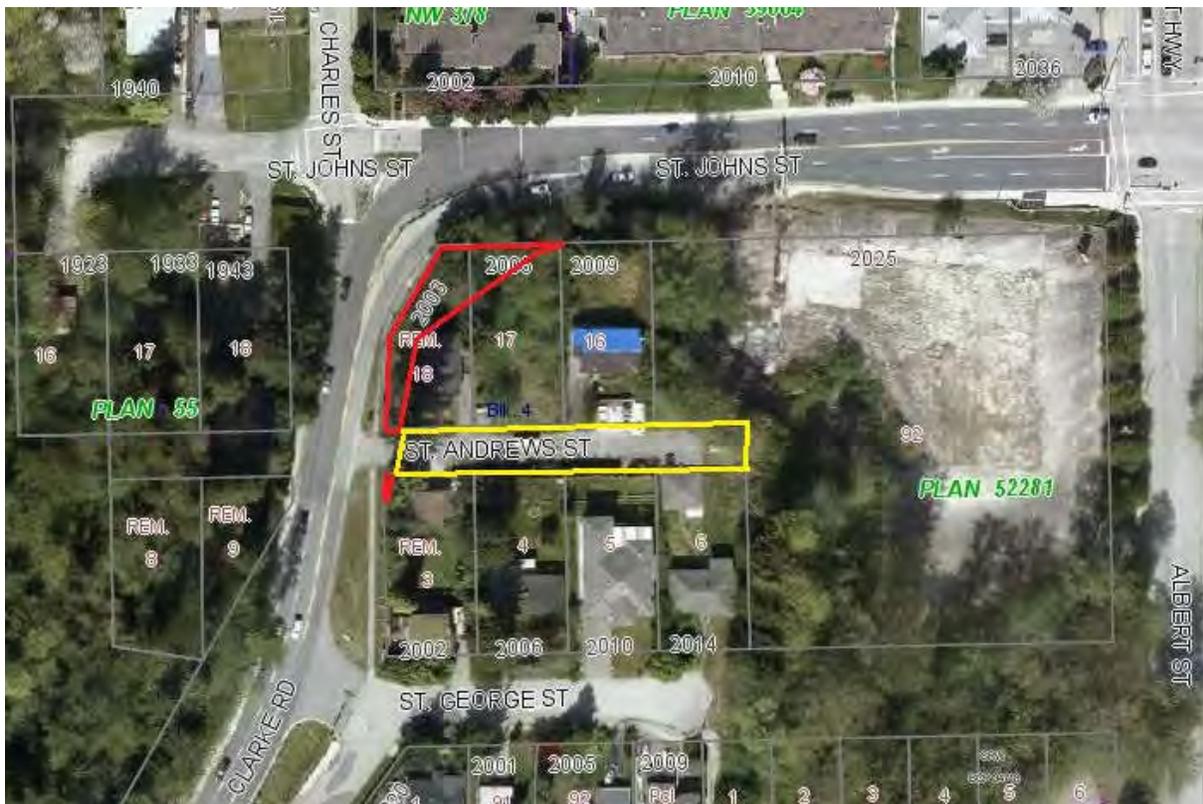
124



Considered at April 14, 2020 Special Council Meeting

125

DEDICATION AND ACQUISITION MAP



Multi-Family Sustainability Report Card

Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Sustainability involves stewardship of land and environmental resources, as well as green building and a focus on design elements that bring people together and help communities flourish economically, socially, and culturally. Port Moody encourages innovative thinking in community design to achieve a more sustainable community.

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

Process

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

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

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.
- Some measures are marked 'EARLY STAGE'. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the [Glossary](#) at the back of this document.

Considered at April 14, 2020 Special Council Meeting

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

Scoring

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

Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the kind of information required for a typical development application. However, to ensure accountability, you can expect the City to request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability measures. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

Public Information

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

Property and Applicant Information

Applicant BP (New Barnet) LP	Telephone 604.944.8942	Email tylert@bold.ca
Registered Owner BOLD PROPERTIES (NEW BARNET) N	Project Address 2002, 2006, 2010, 2014 St. George St & 2003, 2005, 2009 St. Johns St	
Proposed Use Multi-family residential		

Total Floorspace **14,192** m²

Considered at April 14, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION *How will the ¹²⁸project contribute to Port Moody's status as 'City of the Arts'?*

Arts

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE + EARLY STAGE

<p>If yes, describe: Project provides an in lieu financial contribution to the City's Public Art Reserve Fund.</p>	<p>Staff Comments</p>
<p>Public Art Consultant:</p>	
<p>Plan reference:</p>	

Bonus Score /1 Score /3

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

Arts

Performance Measure Description and Scoring

- C2 Project supports Port Moody's desire to be a "City of the Arts" by integrating artistic design into the site or building form or functionality (2 points).
 Examples:
 • Creative stormwater management features.
 • Creative interaction of the project with the public.
 • Artistic panels in entry foyer.

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE

<p>Describe: an artisitic use of colour on the building forms to highlight the composition of architectural elements</p>	<p>Staff Comments response does not address intent of the measure</p>
<p>Plan reference:</p>	

Score /2

Considered at April 14, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION *How will the ¹²⁹project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C3

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

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE FOR HRA + EARLY STAGE

Describe: N/A	Staff Comments
Plan reference:	

Score N/A /4

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

Heritage

Performance Measure Description and Scoring

C4

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

EARLY STAGE

Report title: N/A	Staff Comments the existing homes have no identifiable heritage elements
Heritage Consultant:	

Bonus Score /2 Score N/A /2

Considered at April 14, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION *How will the ¹³⁰project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C5

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: N/A	Staff Comments The site is not situated in a heritage character or heritage conservation area
Plan reference:	

EARLY STAGE

Score N/A /3

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

Arts

Performance Measure Description and Scoring

C6

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; width: 40px; height: 20px; display: flex; align-items: center; justify-content: center; font-size: 8px;">meters²</div> <div style="border-bottom: 1px solid black; width: 100px;"></div> <div style="border: 1px solid black; width: 40px; height: 20px; display: flex; align-items: center; justify-content: center; font-size: 8px;">feet²</div> </div> meters ² / feet ²	Staff Comments the project is a residential-only multi-family building
Description of space: N/A	

EARLY STAGE

Score N/A /4

Considered at April 14, 2020 Special Council Meeting

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

Complete Community Elements

Performance Measure Description and Scoring

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>As a result of this project the Clarke Road and St. Johns Street frontages will be redesigned to provide for a safer vehicular, pedestrian and cyclist environment. This will be accommodated through the widening of the vehicular intersection and the provision of a treed boulevard and a multipurpose trail adjacent to the road and the project.</p> <p>Layered plantings along the street frontages will provide a colourful layered landscape providing interest through the seasons.</p>	<p>Staff Comments</p> <p>opportunities to add an artistic element to the public sidewalks can be investigated with Engineering through the DP process</p>
<p>Plan reference:</p>	

Score /2

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

Heritage

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p><input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A</p>	<p>Staff Comments</p>
<p>Details:</p> <p>N/A</p>	

Score /3

Considered at April 14, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION *How will the ¹³²project contribute to Port Moody's status as 'City of the Arts'?*

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Text	Staff Comments
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Cultural Sustainability Score Summary

	Score												
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	23 <small>Total</small>												
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	16 <small>n/a</small>												
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	7 <small>Maximum</small>												
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	3 <small>Cultural Baseline</small>												
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	4 <small>Total Cultural Points</small>												
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">4</td> <td style="font-size: 2em; vertical-align: middle;">/</td> <td style="border: 1px solid black; padding: 2px;">7</td> <td style="padding: 0 10px;">=</td> <td style="border: 1px solid black; padding: 2px;">57</td> <td style="font-size: 2em; vertical-align: middle;">%</td> </tr> <tr> <td style="font-size: 8px;">Total Cultural Points</td> <td></td> <td style="font-size: 8px;">Max</td> <td></td> <td style="font-size: 8px;">Percent</td> <td></td> </tr> </table>	4	/	7	=	57	%	Total Cultural Points		Max		Percent	
4	/	7	=	57	%								
Total Cultural Points		Max		Percent									

Considered at April 14, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION *How will the ¹³³project contribute to a stronger local economy?*

Land Use/Employment

Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments in addition to constructing the improvements to Clarke Road including improved cycling infrastructure, the applicant will reconstruct the existing trail connection from St. George Street to Port Moody Secondary
Use(s): 6 single family homes, 1 vacant lot.	
Number of jobs on-site relating to this use in operation: 0	
Proposed:	
Use(s): 163 condominium homes.	
Number of jobs estimate:	
Assumptions:	

Score 3 /3

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

Land Use

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location: The project proposes 163 homes, current use accommodates 6 homes. Local businesses of Moody Centre are within walking distance and are accessible via public transit.	Staff Comments
--	-----------------------

Score 1 /1

Considered at April 14, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION ¹³⁴ How will the project contribute to a stronger local economy?

BASELINE + EARLY STAGE

Land Use/Employment

Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Building type: Single-detached residential	
FSR: 0.13	
Proposed:	
Building type: 163 condominium homes	
FSR: 2.40	

Score 3 /3

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

EARLY STAGE

Land Use

Performance Measure Description and Scoring

EC4 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:	Staff Comments
The proposed new housing will support existing and proposed future businesses by adding demand for local goods and services. Rezoning to a higher density significantly increases the tax base.	The applicant's response is more suited to EC3 measure above. The development site is not a brownfield site.

Score N/A /3

Considered at April 14, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION ¹³⁵ *How will the project contribute to a stronger local economy?*

Innovation

Performance Measure Description and Scoring

EC5 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Constraints

Performance Measure Description and Scoring

EC6 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	<div style="border: 1px solid black; padding: 2px; width: 60px; margin: 0 auto;">10</div> <small>Total</small>
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	<div style="border: 1px solid black; padding: 2px; width: 60px; margin: 0 auto;">3</div> <small>n/a</small>
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	<div style="border: 1px solid black; padding: 2px; width: 60px; margin: 0 auto;">7</div> <small>Maximum</small>
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	<div style="border: 1px solid black; padding: 2px; width: 60px; margin: 0 auto;">7</div> <small>Economic Baseline</small>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<div style="border: 1px solid black; padding: 2px; width: 60px; margin: 0 auto;">7</div> <small>Total Economic Points</small>
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div style="display: flex; align-items: center; justify-content: center; gap: 10px;"> <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 0 auto;">7</div> / <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 0 auto;">7</div> = <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 0 auto;">100</div> % </div> <div style="display: flex; justify-content: space-around; width: 100%; font-size: 8px; margin-top: 2px;"> Total Economic Points Max Percent </div>

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION *How well¹³⁶ 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

<p>Type of ESA:</p> <p><input checked="" type="checkbox"/> High ESA</p> <p><input type="checkbox"/> Medium ESA</p> <p><input type="checkbox"/> Low ESA</p> <p><input type="checkbox"/> 30m Stream Buffer (High Value)</p> <p><input type="checkbox"/> Special Feature (High Value)</p> <p style="text-align: center;">ESA 8 - West Chineside Forest</p> <hr/> <p>Features/Species of Value:</p> <p>The ESA habitat long the eastern slope of the Site boundary consisted of disturbed mature mixed wood forest located on a steep slope. Understory vegetation was sparse and comprised primarily of exotic and invasive Himalayan blackberry, English ivy, and English holly. Habitat within the ESA above the top of bank has been cleared for residential use.</p> <p>Wildlife use in this area is anticipated to be limited to ■</p> <hr/> <p>Means of Protection:</p> <p><input checked="" type="radio"/> Covenant</p> <p><input type="radio"/> Dedication</p> <p><input type="radio"/> Monitoring</p> <hr/> <p><input type="radio"/> Other: Municipal Regulation Setback</p> <hr/> <p>Means of Improvement of ESA:</p> <p>Edge of ESA 8 will be revegetated with native trees and shrubs in accordance with municipal and provincial standards as part of a planting plan.</p>	<p>Staff Comments</p> <p>a covenant may be required to protect trees suitable for retention and minimize disturbance on the bank within the property</p>
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Score 4 /4

BASELINE + EARLY STAGE

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹³⁷ How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

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

See [Vancouver Bird Strategy](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Landscape plans include areas for habitat and food sources for birds and insects (through berries and pollen / nectar sources). Riparian area of creeks will retain setbacks and the ESA No.8 will be revegetated to provide habitat and berries for birds in the area. Site will incorporate the Vancouver Bird Strategy "For the Birds Bird Friendly Tips!". It will incorporate where possible the Strategy's "Bird Friendly Design Guidelines - Considerations for Development Permit".

Staff Comments

BASELINE

Score /3

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

Site Context | Ecology

Performance Measure Description and Scoring

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

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

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

Staff Comments

BASELINE

Score /3

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹³⁸ *How well does the project minimize the demands on the environment?*

Site | Air Quality – Alternative Transportation
Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <hr/> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <hr/> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> <i>Electric Vehicle</i> plug-ins and designated spaces¹</p> <p>Plan references: Drawing Set / Landscape Plans</p>	<p>Staff Comments</p> <p>The project complies with the bicycle parking and EV parking requirements in the Zoning Bylaw.</p>
---	--

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

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

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

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹³⁹ How well does the project minimize the demands on the environment?

BASELINE + EARLY STAGE

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

<p>Total residential recycling, garbage, and green waste space proposed:</p> <p>Recycling: <input type="text" value="79"/> m²</p> <p>Garbage: <input type="text"/> m²</p> <p>Green Waste: <input type="text"/> m²</p>	<p>Staff Comments</p> <p>To be confirmed at building permit stage</p>
<p>Total commercial recycling, garbage, and green waste space proposed:</p> <p>Recycling: <input type="text"/> m²</p> <p>Garbage: <input type="text"/> m²</p> <p>Green Waste: <input type="text"/> m²</p>	<p>No commercial component in project</p>
<p>Details regarding design for safety, security, and accessibility:</p> <p>Space for recycling, waste and organics storage has been allocated based on the recommendations of Waste Control Services Inc. See letter and drawing attached to submission. the 79m2 room accommodates all 3 types</p>	

Score /2

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

BASELINE

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Existing mature trees protected (# <input type="text" value="1"/>)</p> <p><input type="checkbox"/> Replacement tree ratio (<input type="text"/> : 1)</p> <ul style="list-style-type: none"> • Native tree species planted on site (# <input type="text" value="166"/>) • Native tree species planted off site (# <input type="text" value="26"/>) <p><input type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text"/> %)</p>	<p>Staff Comments</p>
<p>Arborist report:</p> <p>Please see Arborist Report from Arbortech Consulting and ESA Pl</p>	

Score /3

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴⁰ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Habitat Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
<input checked="" type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m ²	
<input checked="" type="checkbox"/> Removal of <i>invasive plant species</i> Names: SA 8 and neighbouring perimeter areas will be enhanced through native tree and shrub plantings. All invasives at the Site and surrounding immediate environs will be eliminated of invasive species and revegetated with natives.	
<input checked="" type="checkbox"/> Native/"naturescape" landscaping <input type="checkbox"/> Watercourse daylighting <input checked="" type="checkbox"/> Riparian area restoration	
<input checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Many of the plant species selected for use on site are native plants to the region.	

Score /4

BASELINE

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴¹ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Stormwater

Performance Measure Description and Scoring

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

Targets:

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

(3 points if all three targets are achieved)

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached: 1 2 3	Staff Comments
Means of achieving (check all that apply): <input checked="" type="checkbox"/> Absorbent landscape <input checked="" type="checkbox"/> Roof downspout disconnection <input checked="" type="checkbox"/> Infiltration swales and/or trenches <input checked="" type="checkbox"/> Sub-surface chambers/detention tanks <input checked="" type="checkbox"/> Rain gardens with native plantings <input type="checkbox"/> Rainwater harvesting <input checked="" type="checkbox"/> Tree well structures <input type="checkbox"/> Green roof/wall <input checked="" type="checkbox"/> Water quality structures <input type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands	Actual target achieved will be determined at the building permit stage but based on available information, one point is given
<input checked="" type="checkbox"/> Other: Native species use for development	
References to plans and documents: Refer to environmental planting plans, landscape, and civil plans	

Score 1 /3

BASELINE

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴² 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

BASELINE

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

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

EARLY STAGE

Species supported:	Staff Comments
Various native common species and tailed-frog along with salmon	
Means of supporting: Native plantings along ESA No. 8 and the riparian corridors. Fencing restricting access to ESA No. 8 and creeks.	
Environmental assessment or site plan reference: Keystone Environmental Ltd. Environmental Overview Report	

Score 2 /2

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴⁸ 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

<p><input checked="" type="checkbox"/> Built Green Level: <input type="text" value="Gold equivalent"/></p> <ul style="list-style-type: none"> • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) <p><input type="checkbox"/> LEED Level: <input type="text"/></p> <ul style="list-style-type: none"> • Certified (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) <p><input type="checkbox"/> Canadian Passive House Institute (10 points)</p> <p><input type="checkbox"/> Living Future Institute</p> <ul style="list-style-type: none"> • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points) <p><input type="checkbox"/> Other:</p>	<p>Staff Comments</p> <p>Applicant seeking formal BuiltGreen certification</p> <p>Covenant required as condition of development permit to ensure performance.</p>
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Score /10

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

Building | Alternative/Renewable Energy Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>Project will provide heat recovery ventilation.</p>	<p>Staff Comments</p> <p>amount of energy generated will be confirmed at building permit stage</p>
<p>Specify % of energy generated: <input type="text" value="TBD"/></p>	

Score /4

EARLY STAGE

EARLY STAGE

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴⁴ *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

EARLY STAGE

<input checked="" type="radio"/> Yes <input type="radio"/> No	Staff Comments
Key <i>passive design</i> building elements: Buildings are linear in the east/west direction which reduces the east and west facades. windows are generally limited to 50% of facade area. HRV's will be incorporated.	

Score /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

EARLY STAGE

Details: LED Lighting, Energy Star appliances, programmable thermostats, Heat Recovery Ventilation.	Staff Comments
---	-----------------------

Score /2

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴⁵ *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>Each home has a private balcony that could accommodate a planter box for growing food.</p>	<p>Staff Comments</p>
<p>Landscape Plan Reference:</p>	

Score 1 /2

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

Building Energy Performance

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>BC Energy Step Code:</p> <p><input checked="" type="radio"/> Tier 1 (1 point)</p> <p><input type="radio"/> Tier 2 (2 points)</p> <p><input type="radio"/> Tier 3 (3 points)</p> <p><input type="radio"/> Tier 4 (4 points)</p> <p><i>Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.</i></p>	<p>Staff Comments</p> <p>Details will be provided at the building permit stage</p>
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Score 1 /4

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION *How well¹⁴⁶ does the project minimize the demands on the environment?*

Stormwater and Ecology/Water Conservation

Performance Measure Description and Scoring

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

OR

Project includes on-site grey water reuse.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Low maintenance planting is included in the landscape design.	Staff Comments neither target measure is included
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Bonus Score /2

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

Environmental Monitoring

Performance Measure Description and Scoring

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

OR

Project employs an energy efficiency consultant.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details of Work Overseen/Contribution: R.P.Bio. from Keystone Environmental Ltd. will be Environmental Monitor for the duration of the Site construction period in accordance with a prepared Environmental Management Plan guidelines.	Staff Comments
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Bonus Score /2

Considered at April 14, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁴⁷ How well does the project minimize the demands on the environment?

Innovation

Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Constraints

Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 <small>Total</small>
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 <small>n/a</small>
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	57 <small>Maximum</small>
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	30 <small>Enviro Baseline</small>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	43 <small>Total Environmental Points</small>
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">43</div> <div style="font-size: 1.2em; margin: 0 5px;">/</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">57</div> <div style="margin: 0 10px;">=</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">75</div> <div style="font-size: 1.2em; margin: 0 5px;">%</div> </div> <small>Total Environmental Points / Max Percent</small>

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?¹⁴⁸

Accessibility

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential	Staff Comments
% of Adaptable Units: <input type="text" value="56%"/>	
Details: Building access and circulation, including access to all Dwelling Units, accessible and visitor parking, common amenity areas, and common washroom and laundry facilities, are designed and built in accordance with the Adaptable Housing standards in the British Columbia Building Code 92 adaptable units provided.	
Number of Accessible Units: <input type="text" value="0"/>	
Details:	
Residential Site/Common Areas and Commercial/Industrial/Institutional Uses:	
Details:	

Score /6

BASELINE + EARLY STAGE

Considered at April 14, 2020 Special Council Meeting

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

BASELINE + EARLY STAGE

Details: Shadow study has been provided to demonstrate the design's limited impact on neighbouring buildings, and no impact on buildings beyond the immediate vicinity of the development.	Staff Comments
Plan/document references:	

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

S3 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

EARLY STAGE

	Number of Units	Staff Comments
Live-work units	<input type="text"/>	The ground level units have exterior access to grade.
Ground-oriented units	<input type="text" value="27"/>	
Apartment units	<input type="text" value="136"/>	

Score /3

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

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

Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<input type="text" value="79"/>	<input type="text" value="48"/>	
2-bedroom	<input type="text" value="74"/>	<input type="text" value="45"/> (1 pt)	
3+ -bedroom	<input type="text" value="10"/>	<input type="text" value="7"/> (2 pts)	
Flexible design features: 52 units (32%) are 1 bed + den and 45 (27%) are 2 bed + den. Dens provide excellent opportunities for home offices and storage, allowing for greater flexibility of living spaces.			

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Affordability

Performance Measure Description and Scoring

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

OR

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Types: In lieu contribution to Affordable Housing Reserve Fund	Staff Comments
Description:	
% of total housing units: <input type="text"/> %	
Plan reference:	
The project will contribute to the Affordable Housing	

Score /4

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does¹⁵¹ the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S6 Project provides voluntary public amenities.

Examples:

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

(5 Points = any approved option)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: CAC contribution in lieu	Staff Comments No public facilities are included in the project.
Plan reference:	

Score /5

EARLY STAGE

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S7 Project provides voluntary private amenities.

Examples:

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: - Children's play area - Communal BBQ and seating area - Communal lounge seating	Staff Comments
Plan reference: landscape plans	

Score 3 /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Inclusive Community

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: The project supports aging-in-place with the provision of over 50% adaptable units	Staff Comments No specific seniors care or independent seniors units are provided but the adaptable units will support aging-in-place.
--	--

Score 2 /4

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?¹⁵³

Community Building

Performance Measure Description and Scoring

S9 Project provides *urban vitalization* by involving land owners and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets, i.e. goes above and beyond standard notification and consultation.

Examples:

- Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design.

Staff will advise on notification requirements and appropriate stakeholder consultation

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please identify stakeholders and explain their involvement:

Consultation with community stakeholders will be undertaken during the course of the application review process. Input will be sought from local resident groups.

Staff Comments

The applicant's response addresses the City's process requirement for a Community Information Meeting but community input has not been obtained outside of this requirement.

Identify actions taken in response to stakeholder input:

Plan references:

EARLY STAGE

Score 0 /4

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?¹⁵⁴

Safety

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Please explain:</p> <p>Public and private areas will be provided with appropriate lighting. The project provides ample 'overlook' to all central courtyard areas.</p>	<p>Staff Comments</p>
<p>Plan references:</p>	

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Education and Awareness

Performance Measure Description and Scoring

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Describe:</p> <p>Homeowners manual will be provided to each purchaser and will include details on the design and sustainability feature.</p>	<p>Staff Comments</p>
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Score /1

Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does ¹⁵⁵the project address community health and wellness?

Innovation

Performance Measure Description and Scoring

S12 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Constraints

Performance Measure Description and Scoring

S13 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	35 <small>Total</small>
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 <small>n/a</small>
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	35 <small>Maximum</small>
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	5 <small>Social Baseline</small>
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	18 <small>Total Social Points</small>
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	18 / 35 = 51 % <small>Total Social Points / Max / Percent</small>

Considered at April 14, 2020 Special Council Meeting

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

Project Address/Name:	File No:
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PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social																																
Total Pillar Points Available	23	10	61	35																																
Sum Of Items Not Applicable	Cultural na 16	Economic na 3	Enviro na 0	Social na 0																																
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable 7	Maximum Economic Achievable 7	Maximum Enviro Achievable 57	Maximum Social Achievable 35																																
Minimum Score (Sum of Applicable Baseline Items)	Minimum Cultural Score 3	Minimum Economic Score 7	Minimum Enviro Score 30	Minimum Social Score 5																																
Missed Points (Sum of Applicable Items Not Achieved)	Missed Cultural Points 3	Missed Economic Points 0	Missed Enviro Points 14	Missed Social Points 17																																
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	<table border="1"> <tr> <td>4</td> <td>7</td> </tr> <tr> <td>Total Cultural #</td> <td>Possible Cultural #</td> </tr> <tr> <td colspan="2">57 %</td> </tr> <tr> <td colspan="2">Total Cultural Percent</td> </tr> </table>	4	7	Total Cultural #	Possible Cultural #	57 %		Total Cultural Percent		<table border="1"> <tr> <td>7</td> <td>7</td> </tr> <tr> <td>Total Economic #</td> <td>Possible Economic #</td> </tr> <tr> <td colspan="2">100 %</td> </tr> <tr> <td colspan="2">Total Economic Percent</td> </tr> </table>	7	7	Total Economic #	Possible Economic #	100 %		Total Economic Percent		<table border="1"> <tr> <td>43</td> <td>57</td> </tr> <tr> <td>Total Enviro #</td> <td>Possible Enviro #</td> </tr> <tr> <td colspan="2">72 %</td> </tr> <tr> <td colspan="2">Total Enviro Percent</td> </tr> </table>	43	57	Total Enviro #	Possible Enviro #	72 %		Total Enviro Percent		<table border="1"> <tr> <td>18</td> <td>35</td> </tr> <tr> <td>Total Social #</td> <td>Possible Social #</td> </tr> <tr> <td colspan="2">51 %</td> </tr> <tr> <td colspan="2">Total Social Percent</td> </tr> </table>	18	35	Total Social #	Possible Social #	51 %		Total Social Percent	
4	7																																			
Total Cultural #	Possible Cultural #																																			
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18	35																																			
Total Social #	Possible Social #																																			
51 %																																				
Total Social Percent																																				

OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	<table border="1"> <tr> <td>72</td> <td>106</td> </tr> <tr> <td>Overall #</td> <td>Overall Possible #</td> </tr> <tr> <td colspan="2">68 %</td> </tr> <tr> <td colspan="2">Overall Percent</td> </tr> </table>	72	106	Overall #	Overall Possible #	68 %		Overall Percent	
72	106								
Overall #	Overall Possible #								
68 %									
Overall Percent									

SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural	+ Economic Project will add to the City's tax base and provide additional support for local businesses	+ Environmental Protects high value ESA (tree resource) project addresses on-site and off-site pedestrian measures building energy performance	+ Social provision of adaptable units Affordable Home Ownership Program provision of on-site social spaces
- Priority Items (Score ≥3) Missed and Confirmed Constraints	- Cultural Potential points lost as the site has no heritage values	- Economic	- Environmental	- Social

Considered at April 14, 2020 Special Council Meeting

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Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Considered at April 14, 2020 Special Council Meeting

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Report Card Glossary – continued

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.

Considered at April 14, 2020 Special Council Meeting

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Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

Xeriscaping – This 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.

Considered at April 14, 2020 Special Council Meeting

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Resources

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

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

Considered at April 14, 2020 Special Council Meeting

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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

metrovancover.org

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

metrovancover.org/services

Metro Vancouver's Stormwater Source Control Guideline

metrovancover.org/services

Naturescape BC

naturescapebc.ca

Project for Public Spaces

pds.org

Riparian Areas Regulation Assessment Methods

gov.bc.ca

Standards and Best Management Practices for Instream Works

env.gov.bc.ca

Standards and Guidelines for the Conservation of Historic Places in Canada

historicplaces.ca

Stream Stewardship: A Guide for Planners and Developers

stewardshipcentrebc.ca

Translink: Transit Oriented Communities

translink.ca/transit-oriented-communities

Vancouver Bird Strategy – City of Vancouver (2015)

vancouver.ca

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June 18th, 2019

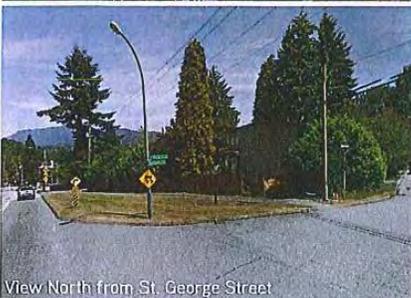
Jane Koh, MCIP RPP
Vice President, Development
Bold Properties

Colliers International
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6

Dear Jane,

Re: 2002-2014 Saint George Street and 2003-2009 Saint Johns Street – Letter of Opinion

Colliers International Consulting has assessed the commercial potential of Bold Properties' site located at 2002-2014 Saint George Street and 2003-2009 Saint Johns Street (Subject Site), as identified below. The goal of this letter is to examine the Subject Site's viability for ground floor commercial use based on traditional commercial development principles strongly correlated with performance metrics and a healthy mixed-use environment.



View North from St. George Street



View South from St. Johns Street



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Planning Considerations

The Subject Site is located within the Westport Evergreen Sub-Area, as outlined in the Port Moody Official Community Plan. This western entrance to Port Moody is envisioned as a gateway to the City, balancing the existing residential character and function with new opportunities for locally serving commercial uses, as well as more diverse housing options.

Future development goals of this area include work-live space, public arts presentation space, seniors accommodation, assisted living accommodation, high tech mixed employment space, enhanced green space, new parks, and commercial/retail services.



The site itself is currently designated as Mixed-Use Moody Centre, intended for the development of a variety of retail, service, office, and stand-alone commercial activities, along with multi-family residential. As outlined below, Colliers has examined the difficulties the site possesses in terms of its commercial development potential.

Accessibility

Accessibility by vehicle, public transportation, foot, and bicycle is one of the most important factors when examining a site's potential for commercial use. The Subject Site's location at the corner of Clarke Road and Saint Johns street creates significant limitations in terms of accessibility. Due to the physical characteristics of the corner, the site is difficult to access by vehicle with limited (if any) options for streetfront parking, access, or egress. It is also relatively far away from the Port Moody Skytrain station, and pedestrian access is hindered by the lack of available crossings across Clarke Road.

Gradation

The majority of commercial tenants strongly prefer level sites to maintain consistent frontages, strong lines of sight, and simple access. Additionally, a large proportion of the population that would access the site by foot is located downhill, and as such, the slope may deter some of these consumers from venturing up to the Subject Site. This slope is likely to be a major deterrent for any prospective tenants and could result in a longer than expected leasing period, an undesired tenant mix, and poorly performing commercial tenants.

Population

Commercial performance is dependent on a nearby population with the potential for future growth, providing a constant source of expenditures that could be captured on-site. For example, a full-sized grocery store requires a minimum trade area population of approximately 20,000. Currently, the Subject Site has a population of approximately 3,000 within a 10-minute walk, and 7,000 within a 1 km radius with limited growth between census periods.

Critical Mass

It is also essential to locate commercial uses within areas containing an existing critical mass of complementary tenants and residential population rather than in isolated regions. Within Port Moody, the centre of gravity in terms of commercial supply is located to the east, closer to Port Moody Station, Inlet Centre Station, Suter Brook Village,



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and Newport Village. These areas are known as Port Moody's commercial destinations and attract more footfall than the area near the Subject Site.

Work-Live

Although the Subject Site is located within a region of Port Moody that desires the inclusion of work-live units, the proposed RM8 zoning does not permit such use. The following uses are permitted within this zone:

- > Principal Use – Apartment
- > Secondary Use – Home Occupation, Type A Community care

Throughout Port Moody, the zones that do permit work-live units are the following:

- > C2 – Neighbourhood Commercial
- > C3 – General Commercial
- > C6 – Adaptive Commercial
- > CRM1 – Four-Storey Mixed Use
- > CRM2 – Six-Storey Mixed Use

Summary

The Subject Site has significant challenges in terms of its viability for commercial development, and it is Colliers opinion that it would be better suited for residential uses. Due to these challenges, a comprehensive market analysis is not required at this point, as the locational characteristics alone make commercial use problematic.

Please feel free to contact us if you have any questions regarding the analysis above.

Yours truly,

COLLIERS INTERNATIONAL CONSULTING

A handwritten signature in black ink, appearing to read "Gordon Easton".

Gordon Easton
Managing Director
(604) 662-2642
Gordon.Easton@colliers.com

A handwritten signature in black ink, appearing to read "Russell Whitehead".

Russell Whitehead
Retail Consultant
(604) 661-0857
Russell.Whitehead@colliers.com



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City of Port Moody

Bylaw No. 3242

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 (2002-2014 St. George Street and 2003-2009 St. Johns Street).

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 (2002-2014 St. George Street and 2003-2009 St. Johns Street).

2. Amendments

- 2.1 The Official Community Plan Overall Land Use Plan – Map 1 (Schedule A to this Bylaw) of Schedule “A” of City of Port Moody Official Community Plan Bylaw 2014, No. 2955 is amended by changing the land use designation of the properties at 2002-2014 St. George Street and 2003-2009 St. Johns Street from “Mixed Use – Moody Centre” to “Multi-Family Residential” as shown on the Detail Map attached as Schedule B to this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:
 - Schedule A – Map 1 – Overall Land Use Plan
 - Schedule B – Detail Map

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2020.

Read a second time this ___ day of _____, 2020.

Public Hearing this ___ day of _____, 2020.

Read a third time this ___ day of _____, 2020.

Adopted this ___ day of _____, 2020.

Considered at April 14, 2020 Special Council Meeting

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R. Vagramov
Mayor

D. Shermer
Corporate Officer

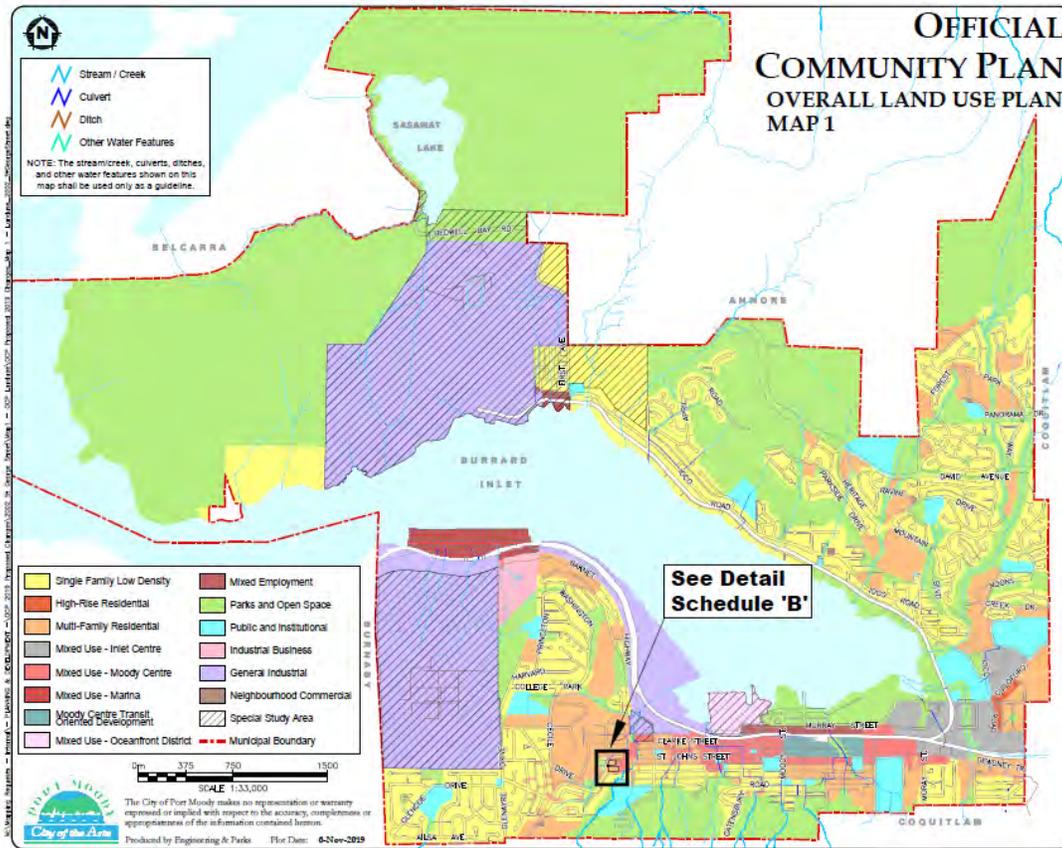
I hereby certify that the above is a true copy of Bylaw No. 3242 of the City of Port Moody.

D. Shermer
Corporate Officer

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Schedule A – Map 1 – Overall Land Use Plan



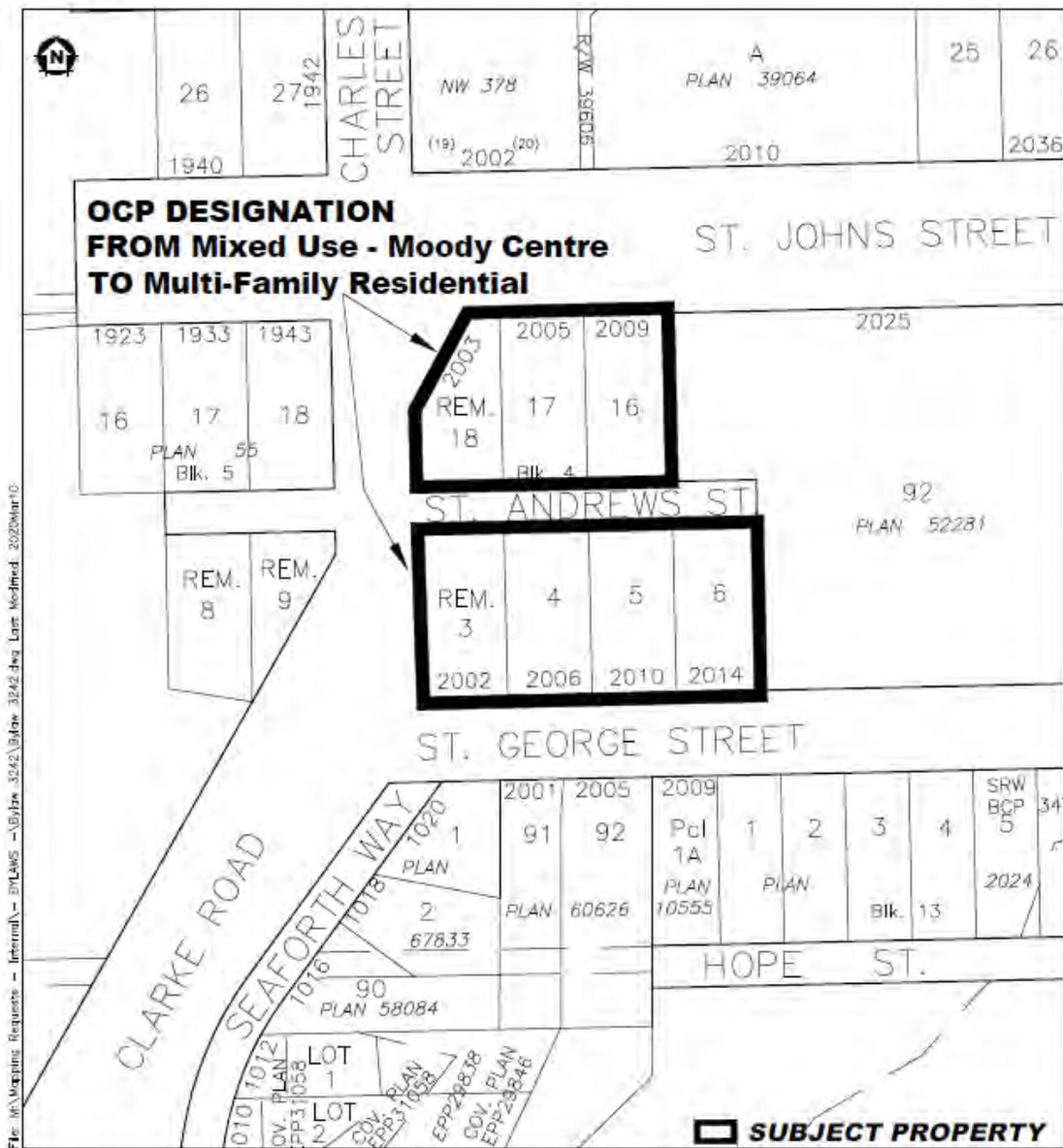
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Schedule B – Detail Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 (2002-2014 St. George Street and 2003-2009 St. Johns Street).

Corporate Officer



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City of Port Moody

Bylaw No. 3243

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey multi-family residential project.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street) (RM8).

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Six-Storey Apartment Residential Zone (RM8):

LOT 3, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 002-088-967;

LOT 4, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 001-739-255;

LOT 5, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 011-459-395;

LOT 6, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 011-459-417;

LOT 16, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 011-459-433;

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LOT 17, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESMINSTER DISTRICT PLAN 55;

PID: 011-459-450; AND

LOT 18, EXCEPT: PART RED ON PLAN WITH BYLAW FILED 62959, BLOCK 4, DISTRICT LOT 202, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55;

PID: 011-459-492

as shown on the attached map.

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2020.

Read a second time this ___ day of _____, 2020.

Public Hearing this ___ day of _____, 2020.

Read a third time this ___ day of _____, 2020.

Adopted this ___ day of _____, 2020.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3243 of the City of Port Moody.

D. Shermer
Corporate Officer

Considered at April 14, 2020 Special Council Meeting

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Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street) (RM8).

Corporate Officer



Considered at April 14, 2020 Special Council Meeting

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City of Port Moody

Bylaw No. 3244

A Bylaw to close a portion of St. Andrews Street.

WHEREAS pursuant to s. 40 of the *Community Charter*, Council may adopt a bylaw to close a portion of a highway to traffic and remove its dedication as highway;

AND WHEREAS notice of adoption of this Bylaw has been published in a newspaper for two consecutive weeks prior to adoption and Council has provided an opportunity for persons who consider they are affected to make presentations to Council;

NOW THEREFORE, the Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as City of Port Moody Road Closure Bylaw – 2002-2014 St. George Street and 2003-2009 St. Johns Street, 2020, No. 3244.

2. Legal Description

- 2.1 That the 766.8m² area shown in heavy black outline and identified as Parcel A on Reference Plan EPP 98216 dedicated as road on Plan 55, Block 4, District Lot 202, Group 1, New Westminster District, a copy of which is attached hereto as Schedule A and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as road is removed.

3. Authorization

- 3.1 The Mayor and Corporate Officer are hereby authorized to execute all documentation necessary to give effect to the provisions of this Bylaw, including the plan attached hereto.

4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:
 - Schedule A – Reference Plan EPP 98216.

5. Severability

- 5.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Considered at April 14, 2020 Special Council Meeting

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Read a first time this ___ day of _____, 2020.

Read a second time this ___ day of _____, 2020.

Read a third time this ___ day of _____, 2020.

Adopted this ___ day of _____, 2020.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3244 of the City of Port Moody.

D. Shermer
Corporate Officer

Considered at April 14, 2020 Special Council Meeting

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Schedule A – Reference Plan EPP 98216

