

Considered at June 2, 2020 Special Council Meeting

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City of Port Moody Report/Recommendation to Council

Date: May 4, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)

Purpose

To present for Council consideration Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 25, 2020, No. 3258 (Lots 17-20 Henry Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57) to allow for the development of 173 multi-family apartment units at Lots 17-20 Henry Street.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 25, 2020, No. 3258 (Lots 17-20 Henry Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57) be read a first and second time as recommended in the report dated May 4, 2020, from the Planning and Development Department – Development Planning Division regarding OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand);

AND THAT Bylaws No. 3258 and No. 3259 be referred to a Public Hearing to be held once the details of the affordable housing component are clearly established and the geotechnical peer review has been completed to staff satisfaction.

Executive Summary

Ankenman Marchand Architects has submitted an OCP Amendment and Rezoning Application to allow for a six-storey, 173-unit development on the properties located at Lots 17-20 Henry Street. Key aspects of the proposal include:

- an 11-storey building that tiers up the hillside, with a Floor Area Ratio of 1.82;
- a unit mix, including, 63 studio and one-bedroom units, and 110 units with two or more bedrooms, with 87 units, or 50%, being adaptable;
- dedication of 8,005m² (86,162ft²) of land to the City for park and environmental purposes;

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- an affordable housing component, including, up to 148.6m² (1,600ft²) of residential floor area to be provided to a non-profit affordable housing operator; 17 units offered as rent to own to local buyers; and the inclusion of six units with lock-off suites;
- compliance with the Zoning Bylaw's riparian setbacks.

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

- adoption of an OCP amendment to change the land use designation of a portion of the site to be dedicated to the City as park, from 'Multi-Family Residential' to 'Parks and Open Space', and to allow for an 11-storey building;
- adoption of a bylaw rezoning the property from Acreage Reserve to Comprehensive Development Zone 57 (CD57) for the portion of the lot proposed for development and to Civic Institutional (P1) for the portion to be dedicated to the City as park;
- adoption of a Housing Agreement Bylaw to establish the parameters of and implement the affordable housing component;
- Development Permits for form and character, hazardous conditions, and environmentally sensitive areas; and
- a consolidation of the four existing lots and subdivision to create two parcels, one lot for the development and one lot for the park.

It is recommended to give the application first and second reading and refer the item to a Public Hearing, though the Public Hearing will take place only once the key aspects related to geotechnical matters and affordable housing are resolved.

Background

An OCP amendment and rezoning application was submitted by Ankenman Marchand Architects on July 5, 2019, for a terraced 11-storey multi-family development on Lots 17-20 Henry Street in the 3000-block of Henry Street (**Attachment 1**).

An earlier application was considered by Council at the February 12, 2019 Regular Council meeting. At that time, while considering renewing third reading, Council rescinded the OCP amendment and rezoning Bylaws, which defeated the application, due to concerns with the time that had elapsed since the previous third reading of the Bylaw (June 12, 2012), the related need for further public input, and concerns that the proposal did not meet other current City Bylaw requirements, particularly in relation to environmental setbacks. The technically-challenging nature of the site was the main reason for the long period of time that elapsed between initial third reading and the application returning to Council for consideration, as the applicant was required to finalize the geotechnical, stormwater management, and environmental aspects associated with the Development Permit. As part of this new application, the applicant was directed by staff to ensure that these previously-outstanding items be addressed earlier in the process.

The current application was considered by the Community Planning Advisory Committee (CPAC) at the September 3, 2019 meeting; the following motion was passed:

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CPAC19/008

THAT the following suggestions from the Community Planning Advisory Committee on the proposed project as presented in the report dated July 29, 2019 from the Planning and Development Department – Development Planning Division regarding Lots 17-20 Henry Street be forwarded to staff and the applicant for information:

- seek partnership opportunities for providing affordable housing to performing artists;
- include accessible parking on each level of the parkade;
- increase the number of three-bedroom units;
- consider allocating the art contribution into a reserve instead of towards an art installation;
- provide traffic impact assessment information at a public information meeting prior to the Public Hearing;
- forward the geotechnical report to an independent party for peer review;
- encourage the proponent to provide clear language regarding fully accessible units;
- provide drawings or scale models that demonstrate compatible scale, form, character, and footprint, in comparison to Terra Vista and the general neighbourhood context;
- consider how the trees at the rear of the project will be protected if the City does not take ownership of the area;
- provide an indication of the number of trees to be removed in order to determine the number of replacement trees needed;
- perform a thorough risk assessment of wildlife management;
- perform ongoing monitoring and removal of invasive species on site;
- plant a maximum amount of pollinating native species;
- provide a common area for depositing household items that can be shared or reused by residents;
- consider a raised crosswalk that aligns with the existing Henry Street crosswalk; and
- provide clarity on how the green rooftop will be maintained.

Council passed the following motion at the Special Council meeting held on January 25, 2020:

RC20/055

THAT the project, as outlined in the report dated December 24, 2019 from the Planning and Development Department – Development Planning Division regarding Lots 17-20 Henry Street – OCP Amendment and Rezoning Application be supported subject to further review by staff and the addressing of any traffic issues in the neighbourhood, including rat-running, and any further matters identified by Council.

Discussion

Property Description:

The development site consists of four undeveloped lots located on the south side of Henry Street, west of Buller Street, as shown on the Location Plan (**Attachment 1**).

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The total site is approximately 17,556m² (4.3ac) in size and is situated on the Chines hillside. The site slopes significantly upwards from north to south with an elevation gain of approximately 56m and slopes varying between 25-35%. A large environmentally sensitive area covers the vast majority of the site as it is heavily forested, and it is impacted by two watercourses: the West Channel running along the west property boundary; and Elginhouse Creek, a more significant watercourse, crossing the southeast portion of the subject site. Due to the steep topography and environmentally sensitive areas, only the portion of the site closest to Henry Street is being proposed for development. A map showing the watercourses on the subject site is provided in **Attachment 2**.

Neighbourhood Context:

Surrounding development mainly consists of environmentally sensitive areas and includes:

- North: Undeveloped, forested land zoned Medium Density Townhouse Residential (RM4) with two watercourses running through the properties. These properties are designated Multi-Family Residential in the OCP;
- East: Environmentally sensitive lands including Elginhouse Creek and Dallas Creek. These lands are part of the Port Moody Middle School site, zoned Civic Service (P1), and designated Public and Institutional within the OCP;
- South: City of Coquitlam lands that are designated for Parks and zoned Special Park (P5) within the City of Coquitlam Zoning Bylaw. The intent of Coquitlam's P5 Zone is to provide for open space of varying sizes such as parks and playgrounds, waterways, and utility-related structures such as pumphouses; and
- West: A developed six-storey multi-family residential building (Terra Vista) zoned Comprehensive Development 13 (CD13) consisting of 133 residential units. Between the existing multi-family residential building and the developable area is an environmentally sensitive area that includes an unnamed watercourse.

Land Use Policy:

Official Community Plan (OCP) and Zoning:

The OCP designates the subject lands as multi-family residential, which permits residential development up to a maximum of six storeys. The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 4: Environmentally Sensitive Area due to the site's forested character and the riparian area associated with Elginhouse Creek and in Development Permit Area 5: Hazardous Conditions due to the existence of steep slopes and the potential for soil liquefaction.

Zoning:

The subject lots are presently zoned Acreage Reserve (A1). The OCP designation and Zoning maps are included as **Attachments 3 and 4**.

Proposal:

The development proposal consists of a U-shaped 11-storey residential building with 173 units over an underground parkade. Although the building will have a total of 11 storeys, the proposed development consists of three-storeys fronting onto Henry Street, then steps back with each additional storey of height, giving a terraced appearance up the hillside. Though the

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building is technically 11 storeys, given the grade change on the site and the way in which the building has been terraced, at its tallest, the building is eight storeys along the eastern property line. An outdoor rooftop amenity space and outdoor amenity spaces at the interface with the ESA to the south are provided. Architectural Plans and Landscape Plan are provided as **Attachment 5**.

The project has been reviewed against the applicable Development Permit Area 1: Neighbourhood Residential design guidelines, which regulates the form and character of multi-family residential developments. The design sensitively terraces into the hillside and includes townhouse units that front onto the street and extensive landscaped balconies of each terrace fronting onto the north facing street frontage. The development also includes an extensive outdoor amenity space on the roof and to the rear (south) of the building, which will also help with the transition to the environmentally sensitive areas and parkland to the south.

The proposed floor area for the purposes of calculating the Floor Area Ratio (FAR) is 17,362m² (186,881ft²), which results in an FAR of 0.99. However, the applicant is proposing to dedicate 8,005m² (86,162ft²) of land to the City for park and environmental purposes, which increases the FAR to 1.82 based on the net area. A summary of the floor area can be found in the table below.

Floor Area Ratio of Proposed Development:

	Prior to Dedication of Land	After Proposed Dedication of Land
Site Area	17,555m ² (188,966ft ²)	9,551m ² (102,804ft ²)
Floor Area	17,348m ² (186,733ft ²)	17,362m ² (186,881ft ²)
Floor Area Ratio (FAR)	0.99	1.82

The proposal includes a mix of unit sizes with 63 studio and one-bedroom units, and 110 units with two bedrooms or more, with 87 units, or 50%, being adaptable. The proposal provides a total of 519m² (5,586ft²) of indoor amenity space or 3.0m² (32.3ft²) per unit. In addition to the indoor amenity space, two outdoor amenity spaces are proposed, one on the rooftop and one in the rear yard, which would see a minimum of 865m² (9,310ft²) or 5.0m² (53.8ft²) per unit. This meets and exceeds significantly the Zoning Bylaw minimum requirement for apartment buildings of 3.0m² (32ft²) per unit, which can include a mix of both indoor and outdoor amenity space under the Six-Storey Apartment Residential (RM8) Zone. In addition to the indoor and outdoor common amenity spaces, each individual unit has its own balcony space.

Access and Parking

Vehicle access to the site and underground parking is provided from Henry Street through an internal roundabout. Parking provision proposes a total of 255 resident and visitor parking spaces, meeting the Zoning Bylaw requirement. The parking total includes 228 resident spaces and 27 designated visitor spaces, seven of which are accessible spaces. In accordance with the Zoning Bylaw, 100% of all residential parking spaces will be required to have electric vehicle charging infrastructure. A total of 262 long-term residential bicycle parking spaces are provided, which also meets the Zoning Bylaw requirement.

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Since the January 25, 2020 Special Council meeting, an updated Traffic Impact Assessment has been submitted that reflects current and proposed development in the neighbourhood and has been reviewed by staff. In relation to the concern raised about traffic cutting through the neighborhood, staff are aware of this concern and are considering ways in which traffic calming measures, as part of existing or future capital projects that will require funding and Council approval, may be introduced to mitigate such concerns within the wider neighbourhood and how this project may contribute towards these through civil upgrades. It is though noted that public consultation, separate from this application, would be required before implementing traffic calming measures or changes to traffic operations along these corridors.

Streamside Protection

The subject property is within a highly sensitive ESA and bordered by two watercourses (Elginhouse Creek and an unnamed creek). The proposed Riparian Enhancement and Protection Area (RPEA) aligns with the Zoning Bylaw requirements for the two watercourses. As per section 5.4.3 (c) of the Zoning Bylaw, the 20m setback from Elginhouse Creek is reduced by no more than 20% at any one point (i.e. 16.0m) and the total length of area where the reduction occurs does not extend beyond 50% of the total setback length. The required 10m RPEA setback is proposed for the unnamed watercourse. The additional 5m Riparian Transition Area (RTA) may allow for pathways and trails, though further work and clarification on the nature and materials of this pathway is required.

It is also noted that since the application was considered by Council on January 25, 2020, following further discussions with staff, additional parkland dedication is now being proposed, which will see 8,005m² (86,162ft²) of land dedicated, which represents an increase of approximately 3,148m² (33,885ft²) or nearly a 65% increase from that previously proposed when the application was considered by both CPAC and Council. Areas outside the building footprint, will also be subject to covenants associated with the RPEA and RTA, which will ensure that these areas are also protected. The additional park dedication will also ensure that environmentally sensitive areas are under the control of the City and enables consideration for the future development of a formalized trail system in this area. It is further noted that the applicant has committed a contribution to the City of \$25,000 for trail construction and rehabilitation in this area and also \$54,000 in FireSmart wildland interface funding.

With regards to tree removal or alteration, 141 trees on-site are slated for removal or modification and, based on the current plans, 212 replacement trees are currently proposed. A detailed replanting plan will be finalized as part of the Development Permit process and a cash in lieu amount, of \$600 per tree, may be accepted for any trees that are unable to be replaced on-site, in order to meet the two-for-one replacement requirements of the City's Tree Protection Bylaw.

Affordable Housing

In line with OCP policy and other related City policy, including the recently-adopted Interim Affordable Housing Guidelines, staff have been working with the applicant to incorporate an affordable housing component within the project. Based on this, the following is proposed:

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- up to 148.6m² (1,600ft²) of residential floor area to be provided to a non-profit affordable housing operator, likely in the form of a single strata unit, which includes two bedrooms and two lock-off suites;
- 17 units (10% of the total number of units) offered as rent-to-own to local buyers; and
- the inclusion of six units (3% of the total number of units) with lock-off suites which could serve as accessory dwelling units for relatives or for market rental units.

The affordable housing unit is to be allocated to a non-profit and will be secured via a Housing Agreement, further details of which will be brought forward to Council prior to, or at the time of the application proceeding to Public Hearing. As currently presented the proponent is proposing to provide \$200,000 towards the cost of the unit and is requesting a waiver of the one-third of the total Community Amenity Contribution (CAC) (approximately \$342,500 of \$1,038,000), that would normally go toward the Affordable Housing Reserve Fund. Additional costs associated with the provision of the unit would be borne by the non-profit. The proponent is in discussions with Kinsight as the potential non-profit to which the unit would be allocated. The finalized details in relation to this element will be formalized through a Housing Agreement Bylaw. It is noted that Council may, at its discretion, waive some or all of the CAC as part of a rezoning where affordable housing is being directly provided by the applicant. At this point, staff are not recommending waiving the CAC until further details are established. Ultimately, waiving of the CAC is something that Council would decide on when the details of the affordable housing component are finalized and at the time the related Housing Agreement Bylaw is brought forward for Council consideration.

Geotechnical Peer Review (pending)

Given the location of the site at the foot of the Chines hillside and that the lot falls within the Development Permit Area 5: Hazardous Conditions due to the existence of steep slopes and the potential for soil liquefaction, ensuring all geotechnical aspects associated with the project have been fully addressed is of paramount importance. Accordingly, a peer review of the submitted geotechnical report is being undertaken by the City, with the cost being recovered from the applicant. Given the importance of this element, staff are proposing to hold off on holding the Public Hearing for the OCP amendment and rezoning Bylaws until this aspect of the proposal is satisfactorily resolved.

Comparison with Previous Application

In comparison with the earlier application considered at the February 12, 2019 Regular Council meeting, the following key differences are identified:

- the new proposal's full compliance with the Zoning Bylaw's Streamside Protection setbacks;
- an increase of approximately 557m² (6,000ft²) in the gross floor area for the project and in the number of units from 145 to 173;
- an approximately 65% increase in parkland dedication to 8,005m² (86,162ft²) resulting in an increase in FAR (after park dedication) from 1.32 to 1.82;
- a reduced building footprint from 4,073.5m² (43,847ft²) to 3,026.3m² (32,575ft²); and
- the provision of 148.6m² (1,600ft²) of residential floor area to be provided to a non-profit affordable housing operator;

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Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 6**; the following table summarizes the scoring. The scoring may be revised further as part of the finalizing of any future Development Permit for the project.

Sustainability Pillar Application	Cultural	Economic	Environmental	Social	Overall Total
Lots 17-20 Henry Street	73 (8 out of 11)	100% (7 out of 7)	58% (34 out of 57)	56% (23.5 out of 35)	66%

Implementation

Implementation of this project requires the following:

OCP amendment:

In addition to a change in land use designation to change a portion of the site from Multi-Family Residential to Parks and Open Space, in order to allow for an 11-storey building on this site, an OCP amendment for height is required, as under the Multi-Family Residential designation a maximum of six-storeys is permitted. Staff are supportive of the proposed OCP amendment, given the way in which the building terraces into the hillside and is significantly screened from neighbouring development to the west by large trees, that the overall FAR before land dedication would be only 0.99 and that the site is in relatively close proximity to rapid transit service and other amenities. The dedication of land to the City as park, the covenant protection afforded to the watercourses to the east and west and the proposed affordable housing component are also acknowledged as positive elements of the proposal.

In summary, the proposed OCP amendment will include the following:

- an amendment to the OCP to change the land use designation of a portion of the site to be dedicated to the City as park, from 'Multi-Family Residential' to 'Parks and Open Space', which will also require changes to other related maps in the OCP, including Map 1 – Overall Land Use Plan; Map 2 – Parks, Open Space, and Public Facilities; Map 6 – Bike Routes; and Map 7 – Pedestrian Routes;
- a text amendment to the OCP to allow for an 11-storey building on the subject property. OCP Amendment Bylaw No. 3258 is included as **Attachment 7**;

Rezoning:

- rezoning of the property from Acreage Reserve to Comprehensive Development Zone 57 (CD57) for the portion of the lot proposed for development of a 11-storey apartment building and to Civic Institutional (P1) for the portion to be dedicated to the City as park. Rezoning Bylaw No. 3259 is included as **Attachment 8**;

Additional approvals:

- a Housing Agreement Bylaw to establish the parameters of and implement the affordable housing component;

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- Development Permits for form and character, hazardous conditions, and environmentally sensitive areas, which will be presented to Council for consideration at the time the above-referenced Bylaws are ready to be considered for adoption; and
- a consolidation of the four existing lots and subdivision to create one lot for the development and one lot for the park.

Concluding Comments

The proposed development, while requiring an OCP amendment for height to allow for an 11-storey building, is otherwise seen as in conformance with the applicable design guidelines. Other positive aspects of the development relate to the significant parkland dedication, protection of setback areas related to adjacent watercourses, and the affordable housing component. Overall, this project will provide additional housing options in proximity to transit, schools, and commercial uses on St. Johns Street, and is seen as representing a positive addition to the community.

Other Option(s)

THAT the report dated May 4, 2020, from the Planning and Development Department – Development Planning Division regarding OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand) 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 Rezoning Bylaw No. 3259. Based on a current gross floor area, the contribution would be in the order of \$1,038,000. Of that total, the proponent is requesting a waiver for the approximately \$342,500 which would be allocated towards the affordable housing unit the project is providing, with the remaining \$695,500 going towards general community amenities. As stated earlier in the report, staff are not recommending waiving a portion of the CAC at this time.

The applicant has committed to either provide a contribution to the Public Art Reserve Fund or look to provide public art on site, 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, approximately \$250,000 is proposed to be allocated for this component.

It is also noted that the applicant has additionally proposed \$25,000 for trail construction and rehabilitation and also \$54,000 in FireSmart wildland interface funding.

The CAC and the Public Art Reserve Fund contribution are payable prior to adoption of the OCP Amendment Bylaw No. 3258 and Rezoning Bylaw No. 3259.

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Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups was provided at a community information meeting facilitated by the applicant and attended by staff on September 9, 2019 to engage the public about the proposal and solicit feedback. Approximately 50 people attended the meeting, with total of 21 respondents submitting feedback forms, with 52% expressing support for the project and 48% not supportive, with the majority of concerns related to the environment, traffic, height/density, and architecture.

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*.

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 City's Official Community Plan.

Attachment(s)

1. Location Plan.
2. Watercourse Map.
3. OCP Land Use Designation Map.
4. Zoning Map.
5. Reduced Architectural and Landscaping Plans.
6. Sustainability Report Card.
7. Draft City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 25, 2020, No. 3258 (Lots 17-20 Henry Street).
8. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57).

Report Author

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Senior Development Planner

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Report Approval Details

Document Title:	OCP-Rezoning (Apartments) - Lots 17-20 Henry Street (Ankenman Marchand).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - Watercourse Map.pdf - Attachment 3 - OCP Land Use Designation Map.pdf - Attachment 4 - Zoning Map.pdf - Attachment 5 - Reduced Architectural and Landscaping Plans.pdf - Attachment 6 - Sustainability Report Card.pdf - Attachment 7 - Draft OCP Amendment Bylaw No. 25, 2020, No. 3258.pdf - Attachment 8 - Zoning Bylaw Amendment Bylaw No. 3259.pdf
Final Approval Date:	May 22, 2020

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

Jeff Moi, General Manager of Engineering and Operations - May 21, 2020 - 11:32 AM

Lesley Douglas, General Manager of Environment and Parks - May 21, 2020 - 12:47 PM

Gary Penway, Manager of Development Planning - May 21, 2020 - 1:39 PM

André Boel, General Manager of Planning and Development - May 21, 2020 - 4:47 PM

Dorothy Shermer, Corporate Officer - May 21, 2020 - 4:57 PM

Rosemary Lodge, Manager of Communications and Engagement - May 22, 2020 - 8:08 AM

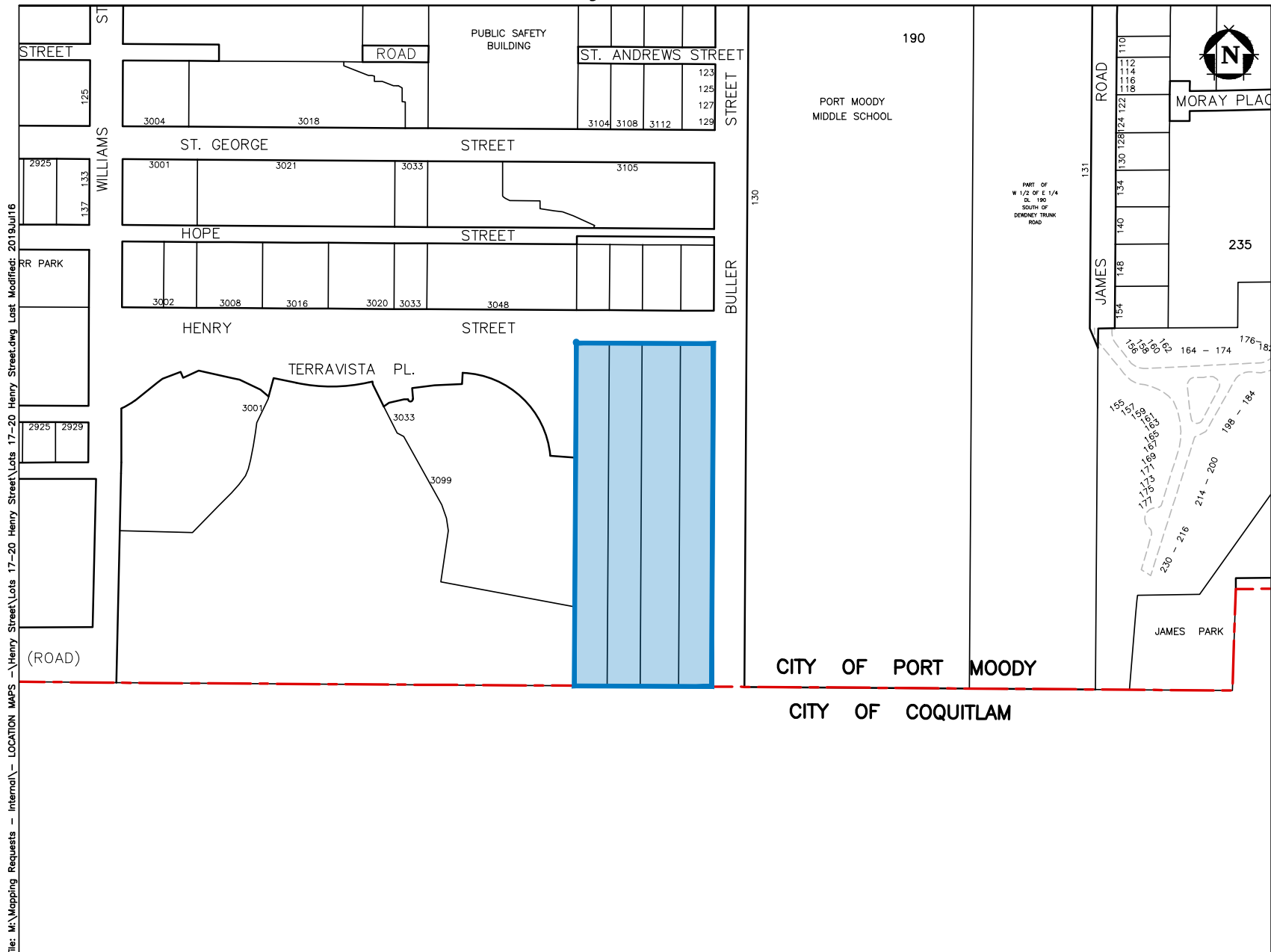
Paul Rockwood, General Manager of Finance and Technology - May 22, 2020 - 8:10 AM

Tim Savoie, City Manager - May 22, 2020 - 10:24 AM

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LOCATION MAP - Lots 17-20 Henry Street

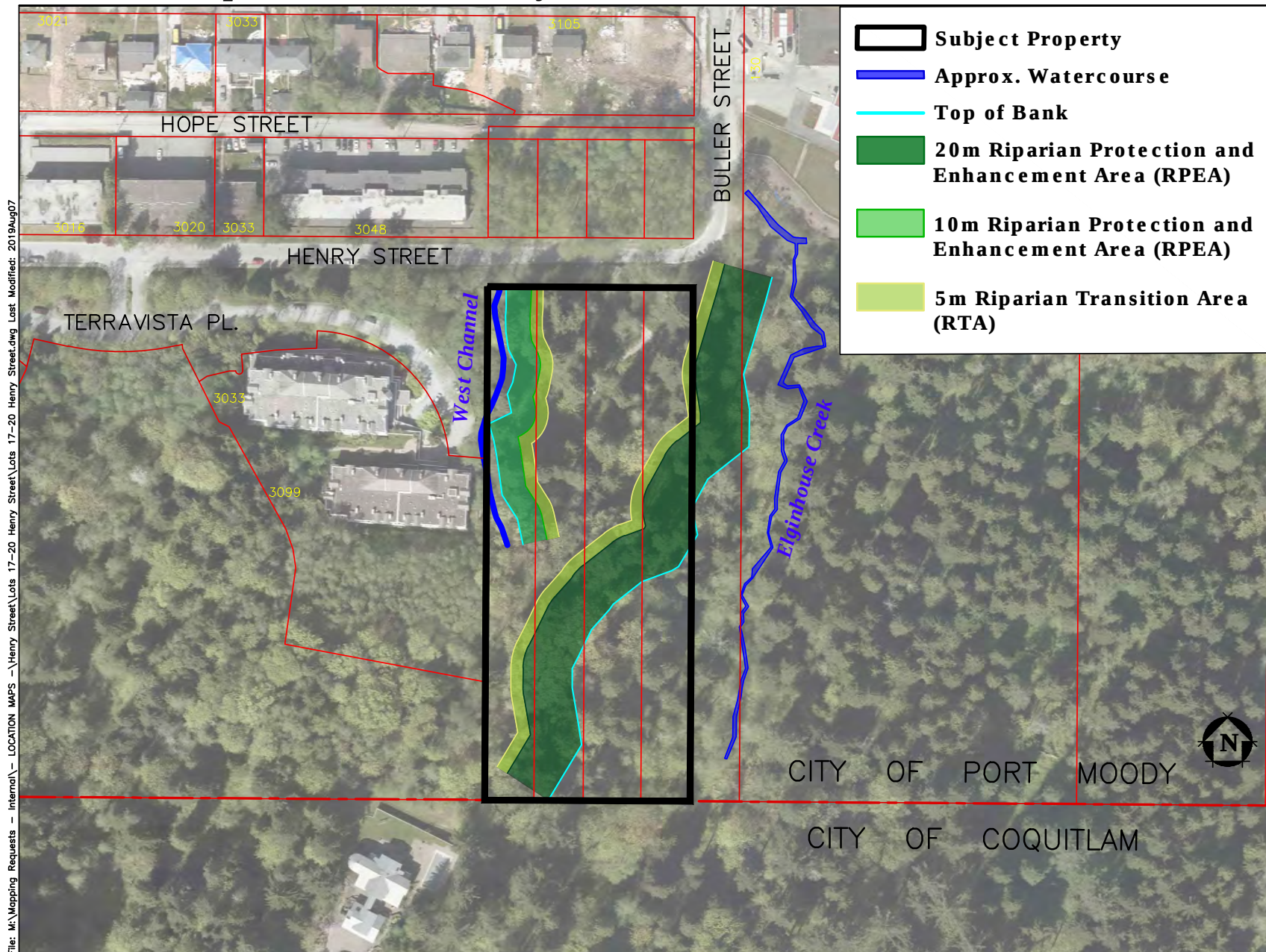
 **SUBJECT PROPERTY**



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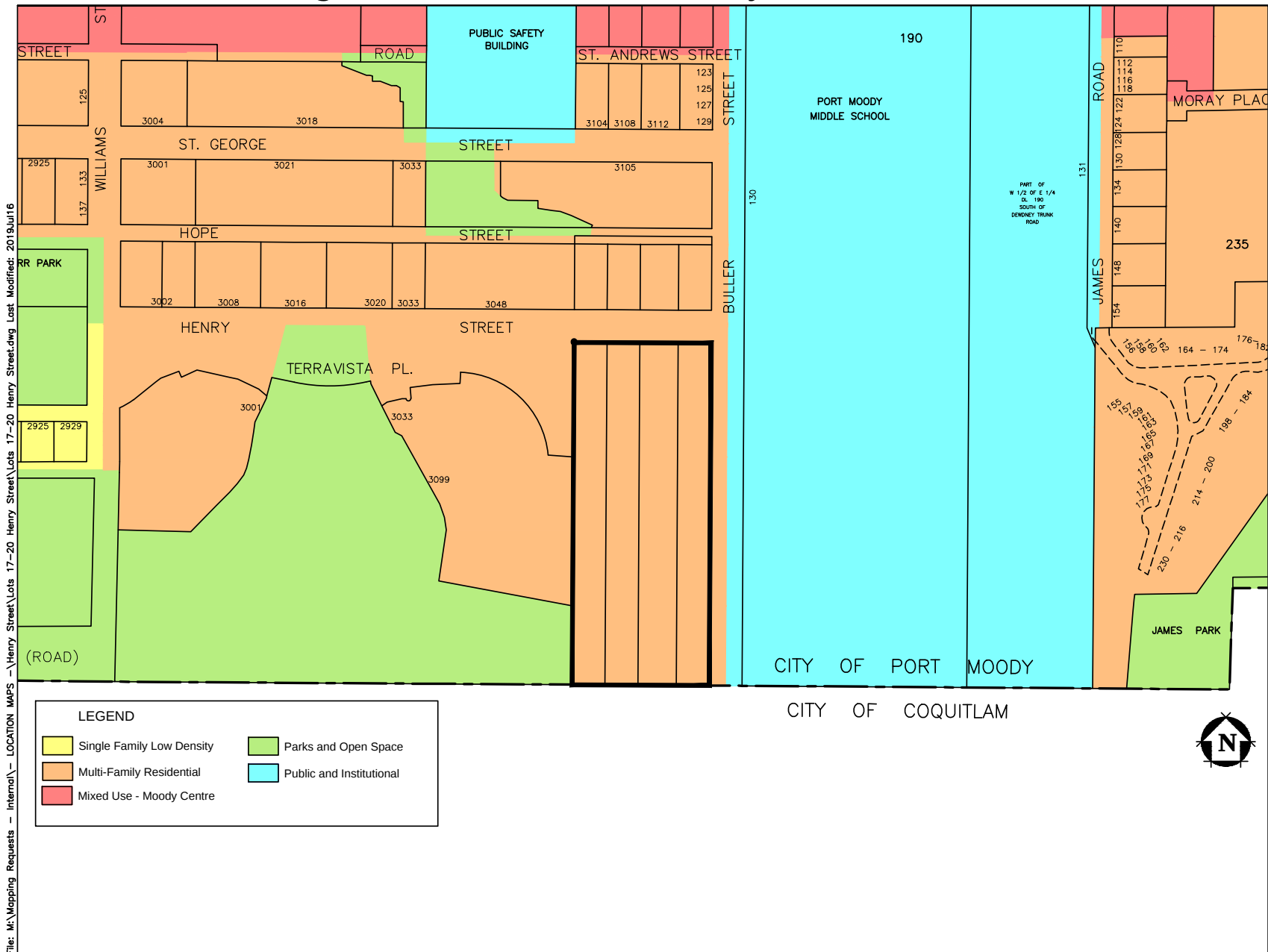
Location Map - Lots 17-20 Henry Street

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OCP Landuse Designations - Lots 17-20 Henry Street 134 ▢ SUBJECT PROPERTY



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LEGAL DESCRIPTION

LOTS 17, 18, 19 AND 20 DISTRICT LOT 190, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 11618

CURRENT

STATISTICS

CURRENT ZONING: A1 (Acreage Reserve)

PROPOSED ZONING: Comprehensive Development (CD)

SITE AREA:

Current: 188,966 SF (17,555.6 SM, 4.3 acres)
Park dedication: 86,162 SF (8,004.7 SM)
After dedication: 102,804 SF (9,551 SM, 2.36 acres)

BUILDING FOOTPRINT: 32,743 SF (3,042 SM)
NOTE: FOOTPRINT OF BUILDING ABOVE GROUND.

SITE COVERAGE:

Before Dedication:
32,743 SF/188,966 SF = 17.3%

After Dedication:
32,743 SF/102,804 SF = 31.8%

TOTAL # of UNITS: 173

DEVELOPMENT DATA

UNITS PER ACRE: 173/4.34 = 40 UPA (AFTER DEDICATION)

ADAPTABLE UNITS: Bylaw 5.2.1.b
MIN. 50% OF SINGLE-STORY UNITS TO BE ADAPTABLE

173 single-storey units x 50% = 87 units
FAR EXCLUSION: 87 units x 2 m² = 174 m² (1,873 SF)

GFA CALCULATION
NET INCLUSION: 188,754 - 1,873 = 186,881 SF (17,362 SM)

PROPOSED F.A.R.: 186,881 + 188,966 = 0.99 (BEFORE DEDICATION)

PROPOSED F.A.R.: 186,881 + 102,804 = 1.82 (AFTER DEDICATION)

INDOOR AMENITY AREA

REQUIRED: 32.29 SF (3.0 SM) / UNIT = 5,586.2 SF (519 SM)

PROVIDED: 5,589 SF (519 SM)
AREA/UNIT: 32.31 SF/UNIT

OUTDOOR AMENITY AREA

REQUIRED: 53.82 SF (5.0 SM) / UNIT = 9,310.8 SF (865 SM)

PROVIDED: ROOF: 8,882 SF (804.7 SM)
REAR YARD: 2,446 SF (227 SM)
TOTAL: 11,102 SF (1,031.5 SM)
AREA/UNIT: 64.2 SF/UNIT

SETBACKS:

Front Setback: 10ft (3.05m)
Side Setback (West): 87.8ft (26.76m)
Side Setback (East): 7ft (2.15m)
Rear Setback: 465.72ft (141.95m)

BUILDING HEIGHT:

PROPOSED HEIGHT:
Calculated with number of storeys:
11 Storeys at 34.75m (114 ft)

Calculated with average grade:
average grade: 101.00'

height of parapet: 190.00'

190-101 = 89.00' (27.1 m)

PARKING CALCULATION

REQUIRED PARKING PER ZONING BYLAW
FOR HIGH DENSITY DEVELOPMENTS:

1 STALL PER STUDIO, 1-BEDROOM UNIT
1.5 STALLS PER 2-BEDROOM+
0.2 VISITOR STALLS <100 UNITS
0.1 VISITOR STALLS >100 UNITS

ACCESSIBLE STALLS UP TO 274: 6 REQUIRED

PARKING REQUIRED:
STUDIOS & 1-BED UNITS: 63 x 1 = 63 STALLS
2-BED+ or LARGER UNITS: 110 x 1.5 = 165 STALLS
TOTAL: = 228 STALLS

0.2 X 100 UNITS = 20 VISITOR STALLS
0.1 X 73 UNITS = 7.3 ~ 7 VISITOR STALLS
TOTAL: = 27 STALLS

TOTAL: = 228 + 27 = 255
(of which 7 are accessible)

Up to 30% max Small Car, clearly marked.

RESIDENTIAL STALLS PROVIDED:

Accessible: 5 stalls
Regular: 151 stalls
Small: 73 stalls

Total Residential: = 229 Stalls (including 2 carshare)

VISITOR STALLS PROVIDED:

Accessible: 2 stalls
Regular: 22 stalls
Small: 4 stalls

Total Visitor: = 28 Stalls

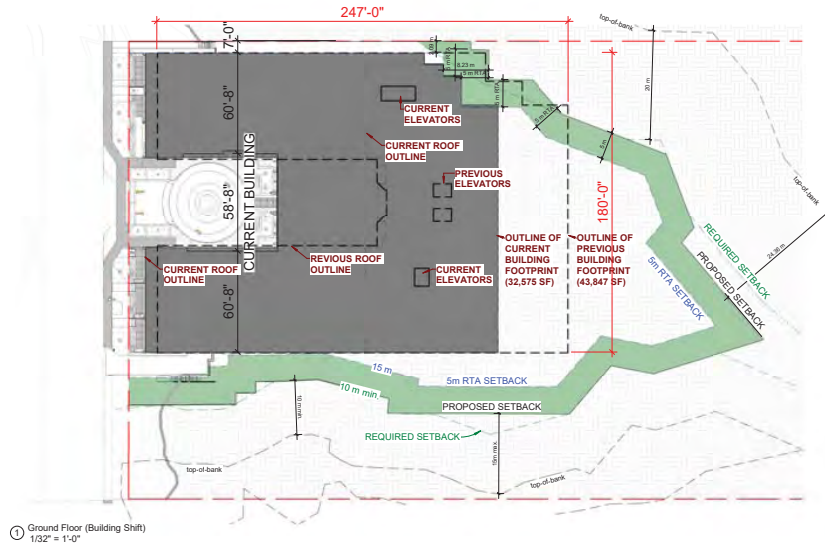
TOTAL NUMBER OF STALLS: 257 STALLS

GARBAGE & RECYCLING CALCULATIONS

TOTAL NUMBER OF UNITS: 173

ESTIMATED VOLUME GENERATED PER WEEK			
Waste Categories	(L/unit/week)	(L/Total units/week)	Comments
Garbage	53.00	9169.00	
Mixed Containers	18.50	3200.50	
Mixed Papers (exclude cardboard)	15.00	2595.00	
Cardboard	27.50	4757.50	
glass	2.00	346.00	small container
Compostables	14.00	2422.00	

NUMBER OF CHOSEN CONTAINERS				
Waste Categories	Cart	3 Yard Bin	4 Yard Bin	6 Yard Bin
	360L	2294L	3058 L	4588L
Garbage	0	0	0	2
Mixed Containers	0	0	1	0
Mixed Papers (exclude cardboard)	1	1	0	0
Cardboard	0	0	0	1
glass	1	0	0	0
Compostables	1	1	0	0
Total	3	2	1	3



Ground Floor (Building Shift)
1/32" = 1'-0"

ARCHITECTS

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ANKENMAN MARCHAND

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
STATISTICS

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-01-08	Revised for Rezoning
2020-02-28	Revised for Rezoning
2020-05-04	Revised for Rezoning

REVISION		
No.	Date	Description

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

DWG. NO.:
A003

137

Considered at June 2, 2020 Special Council Meeting

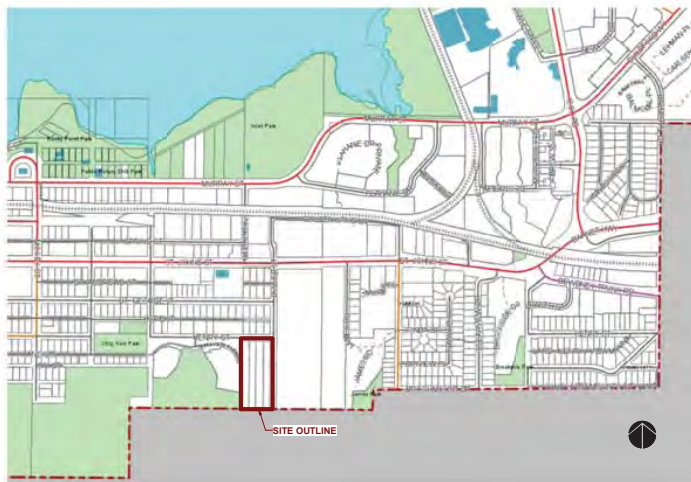
138



From Bulter and Henry looking West



From Henry looking East



Context Map



Orthophoto

ARCHITECTS

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Project:
1736
Henry Street
3000 Henry Street - Port Moody

Drawing:
CONTEXT

Project Status:
REZONING

SUBMISSION	
Date (YYYY-MM-DD)	Description
2020-01-08	Revised for Rezoning
2020-02-28	Revised for Rezoning
2020-05-04	Revised for Rezoning

REVISION		
No.	Date	Description

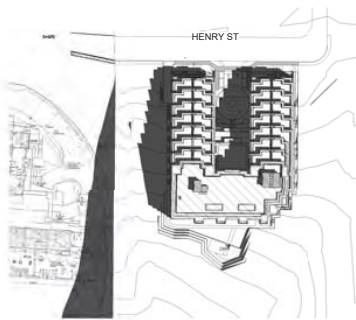
All drawings in this set to be read in conjunction with each other. Any notes or amendments to be included in the Addendum before construction work commences are to be included in the Addendum before construction work commences.

Scale: 1 : 1500

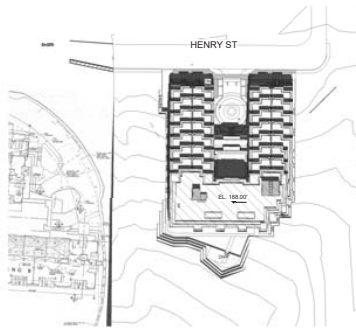
DWG. NO: **A030**

Considered at June 2, 2020 Special Council Meeting

139



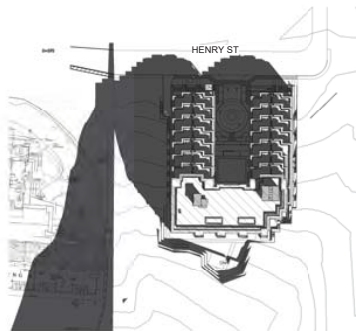
SUMMER SOLTICE - 10 AM



SUMMER SOLTICE - 12 PM



SUMMER SOLTICE - 2 PM



SPRING EQUINOX - 10 AM



SPRING EQUINOX - 12 PM



SPRING EQUINOX - 2 PM

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Email: office@AMArchitects.com

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
SHADOW STUDY

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-01-08	Released for Rezoning
2020-02-28	Re-issued for Rezoning
2020-05-04	Re-issued for Rezoning

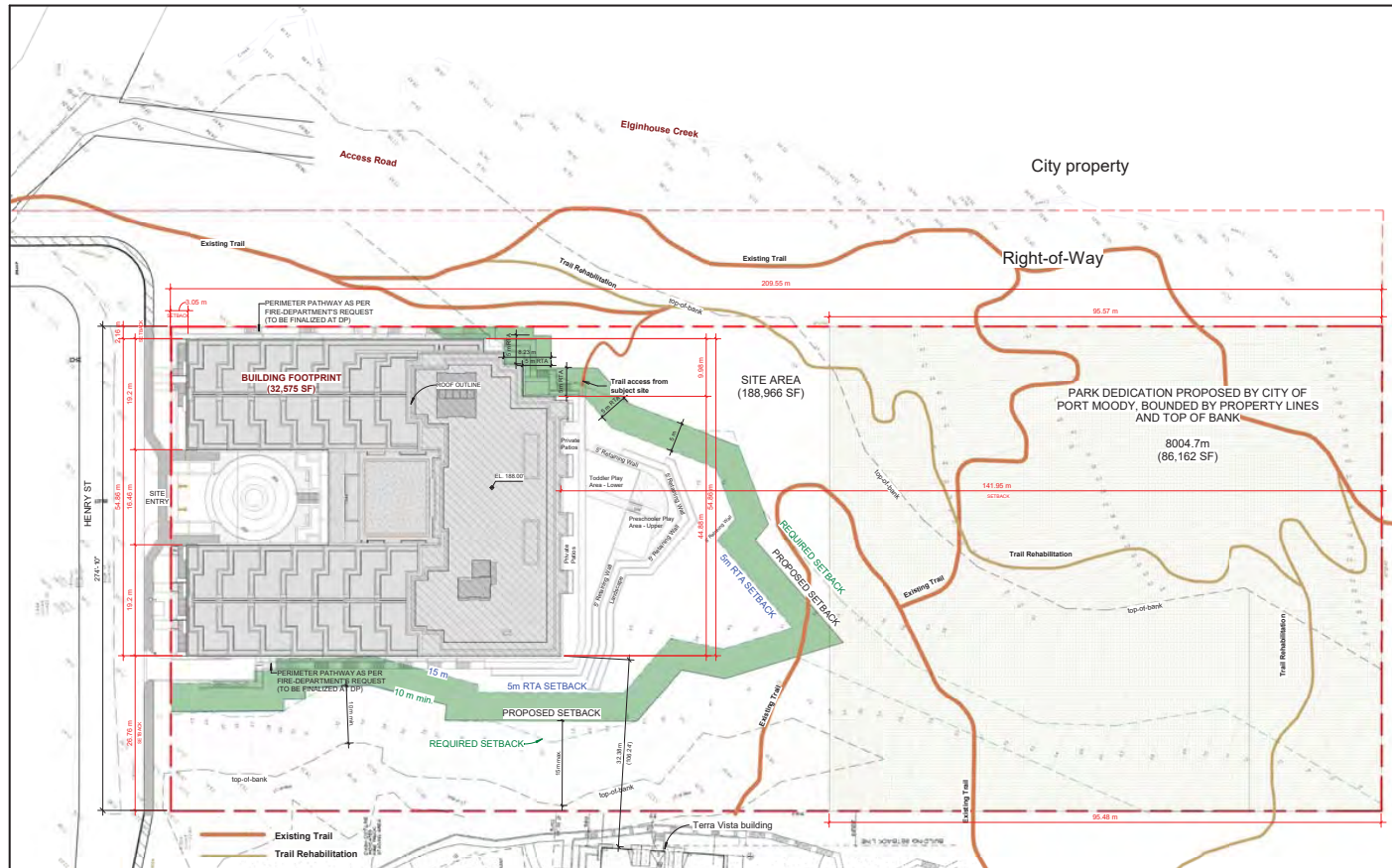
REVISION		
No.	Date	Description

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Scale:
1" = 80'-0"

DWG. NO:
A060

140



① Site Plan (Full)
1" = 30'-0"

**PLEASE REFER TO
ENVIRONMENTAL PLANS AND
RIPARIAN SETBACKS**

D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces.qpEVMC2.rvt

Plot Date: 2020-05-05 12:23:53 PM

ARCHITECTS

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Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
SITE PLAN (FULL)

Project Status:
REZONING

[illegible]

REVISION

[illegible]

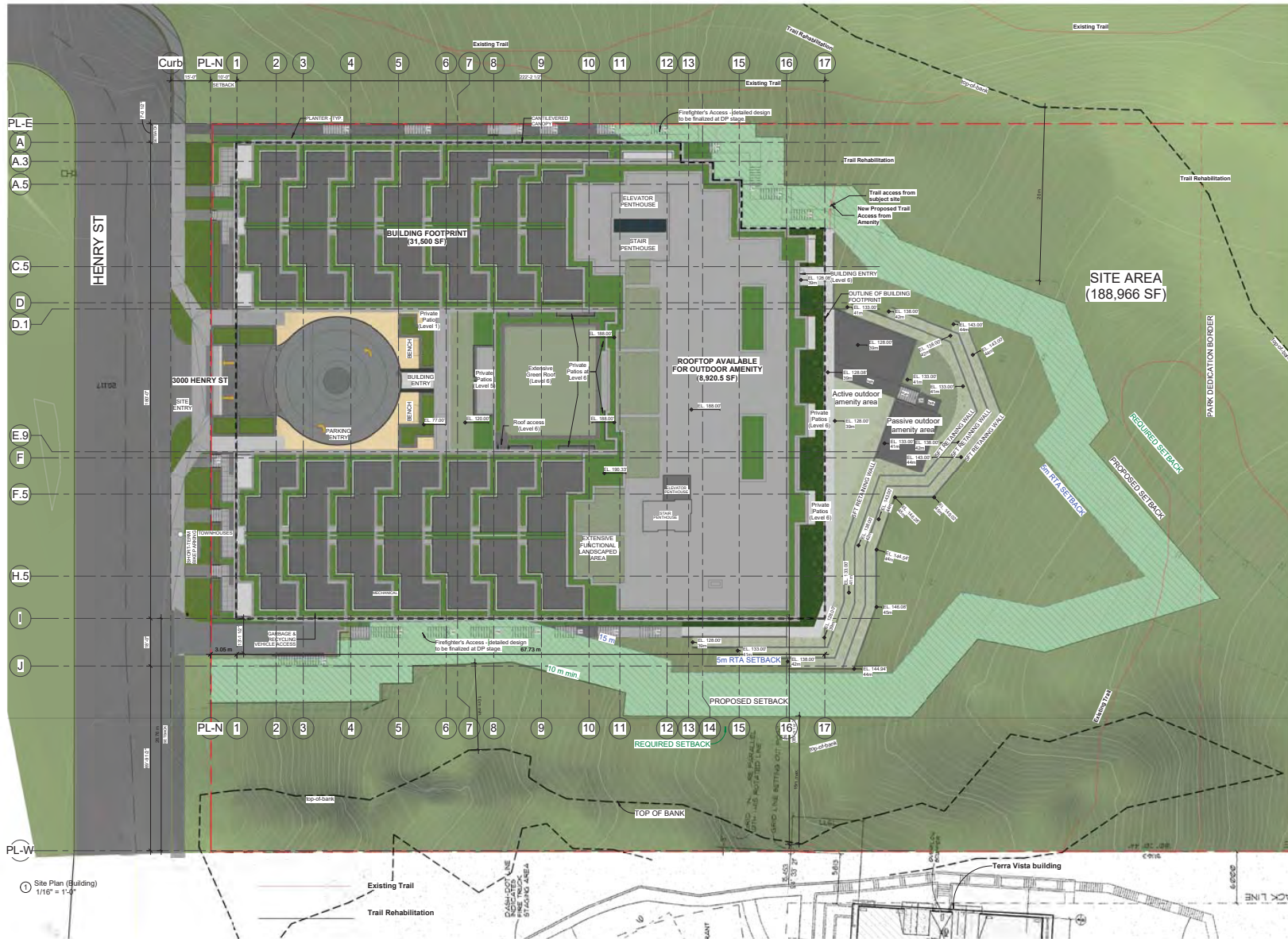
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Scale:
1" = 30'-0"

DWG. NO:
A100

Considered at June 2, 2020 Special Council Meeting

141



Considered at June 2, 2020 Special Council Meeting

142



Parking Count Level P1	
Type	Count
Regular	48
Small	31
Grand total:	79

Bicycle Parking P1	
Type	Count
Horizontal Locker 2'-0" x 6'-0"	71
Vertical Stall 2'-0" x 3'-4"	37
Grand total:	108

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Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
PARKING P1 PLAN

SUBMISSION	
Date	Description
2020-03-10	File issued for Recording
2020-05-04	File issued for Recording

REVISION		
No.	Date	Description

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

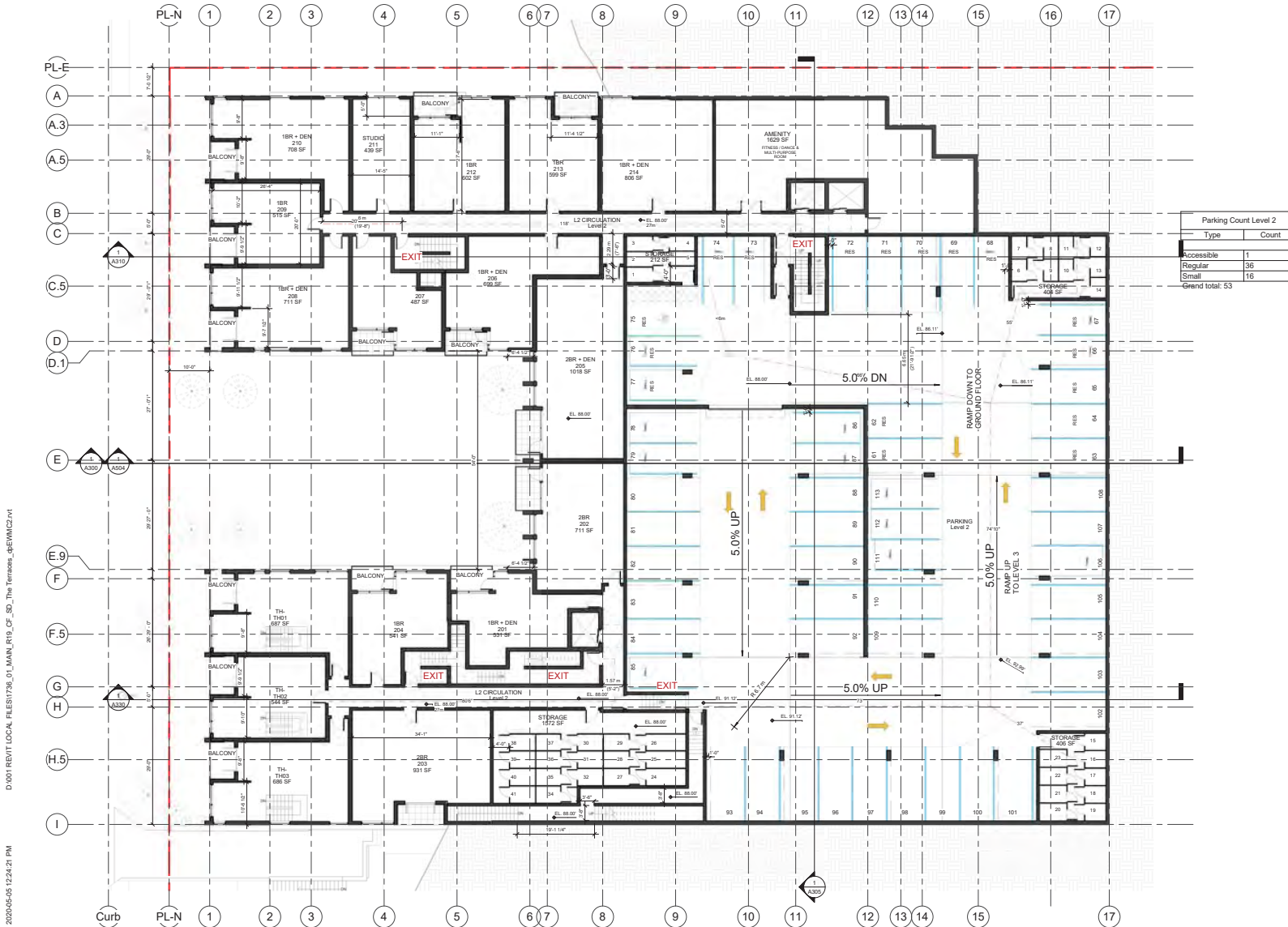
DWG. NO: A105

143



Considered at June 2, 2020 Special Council Meeting

144



D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces.dwg (1736) rvt

Plot Date: 2020-05-05 12:24:21 PM

① Level 2
3/32" = 1'-0"

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Email: office@AMArchitects.com

Project:
1736
Henry Street
3000 Henry Street - Port Moody

Drawing:
LEVEL 2 PLAN

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-03-03	File issued for Rezoning
2020-05-04	File issued for Rezoning

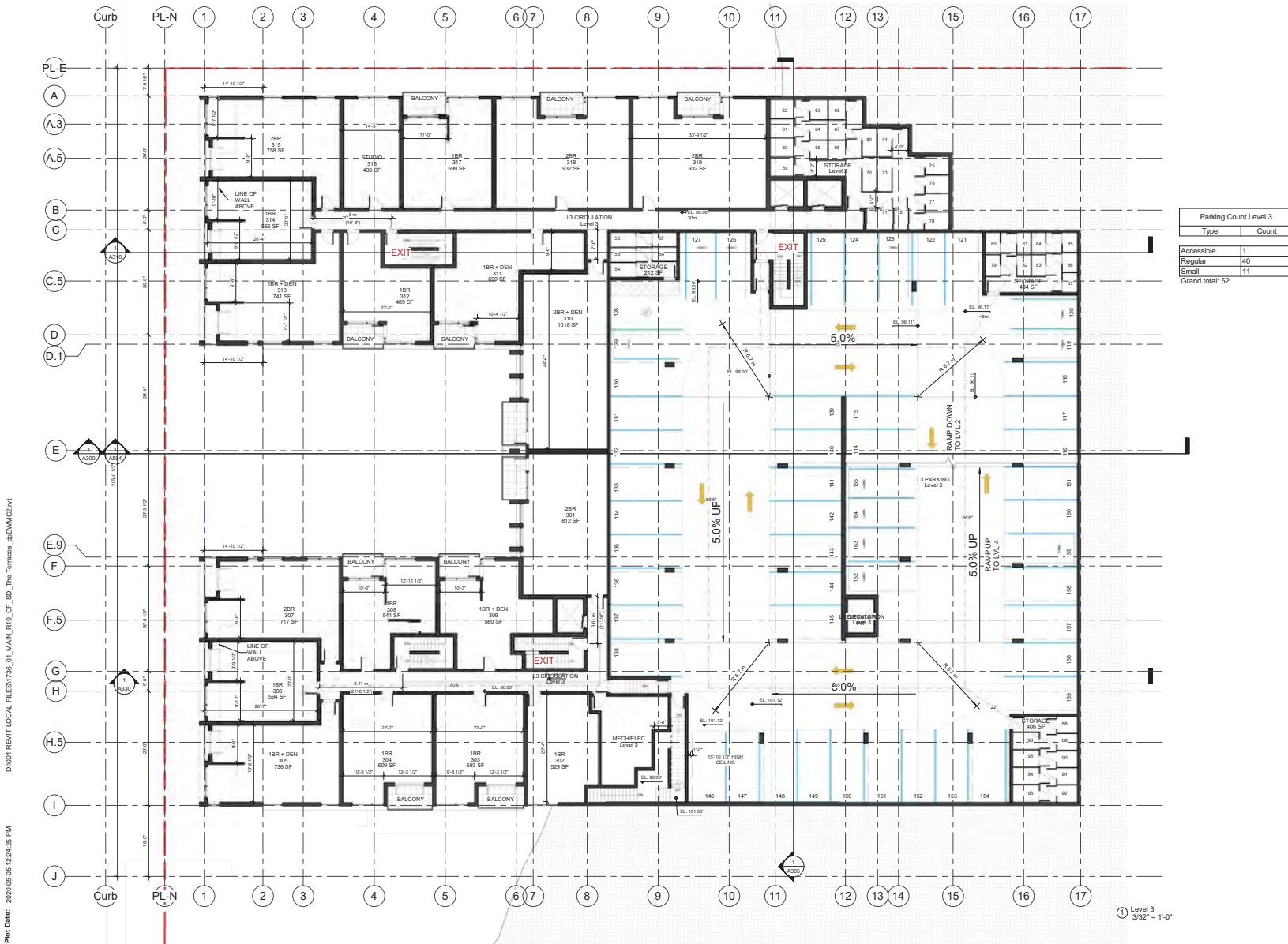
REVISION		
No.	Date	Description

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

DWG. NO: **A115**

145



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Email: office@AMArchitects.com



Project Status:
REZONING

[illegible]

REVISION

[illegible]

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Scale: 3/32" = 1'-0" DWG. NO: **A120**

Considered at June 2, 2020 Special Council Meeting

146



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Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
LEVEL 4 PLAN

Project Status:
REZONING

SUBMISSION

Date	Description
2020-03-03	File issued for Reviewing
2020-05-04	File issued for Reviewing

REVISION

No.	Date	Description

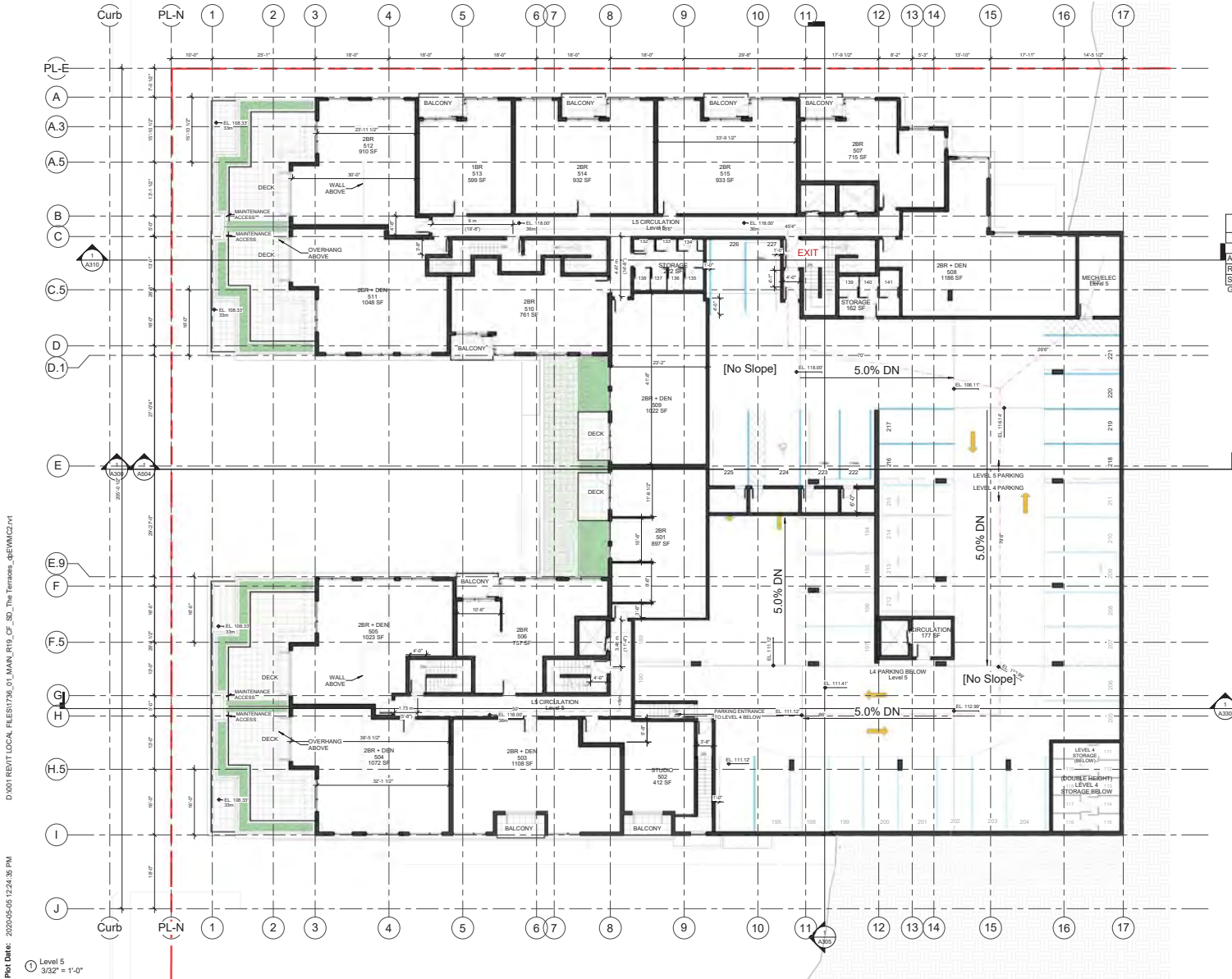
All drawings in this set are to be read in conjunction with each other. Any notes or discrepancies to be resolved in the Architect's office before construction work commences are to be resolved in the Architect's office before construction work commences.

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

DWG. NO.: **A125**

Considered at June 2, 2020 Special Council Meeting

147



Parking Count Level 5	
Type	Count
Accessible	1
Regular	8
Small	3
Grand total:	12

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Project:
1736
Henry Street
3000 Henry Street - Port Moody

Drawing:
LEVEL 5 PLAN

Project Status:
REZONING

DATE	SUBMISSION
2020-03-03	File issued for Rezoning
2020-05-04	File issued for Rezoning

REVISION		
No.	Date	Description

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

DWG. NO: **A130**

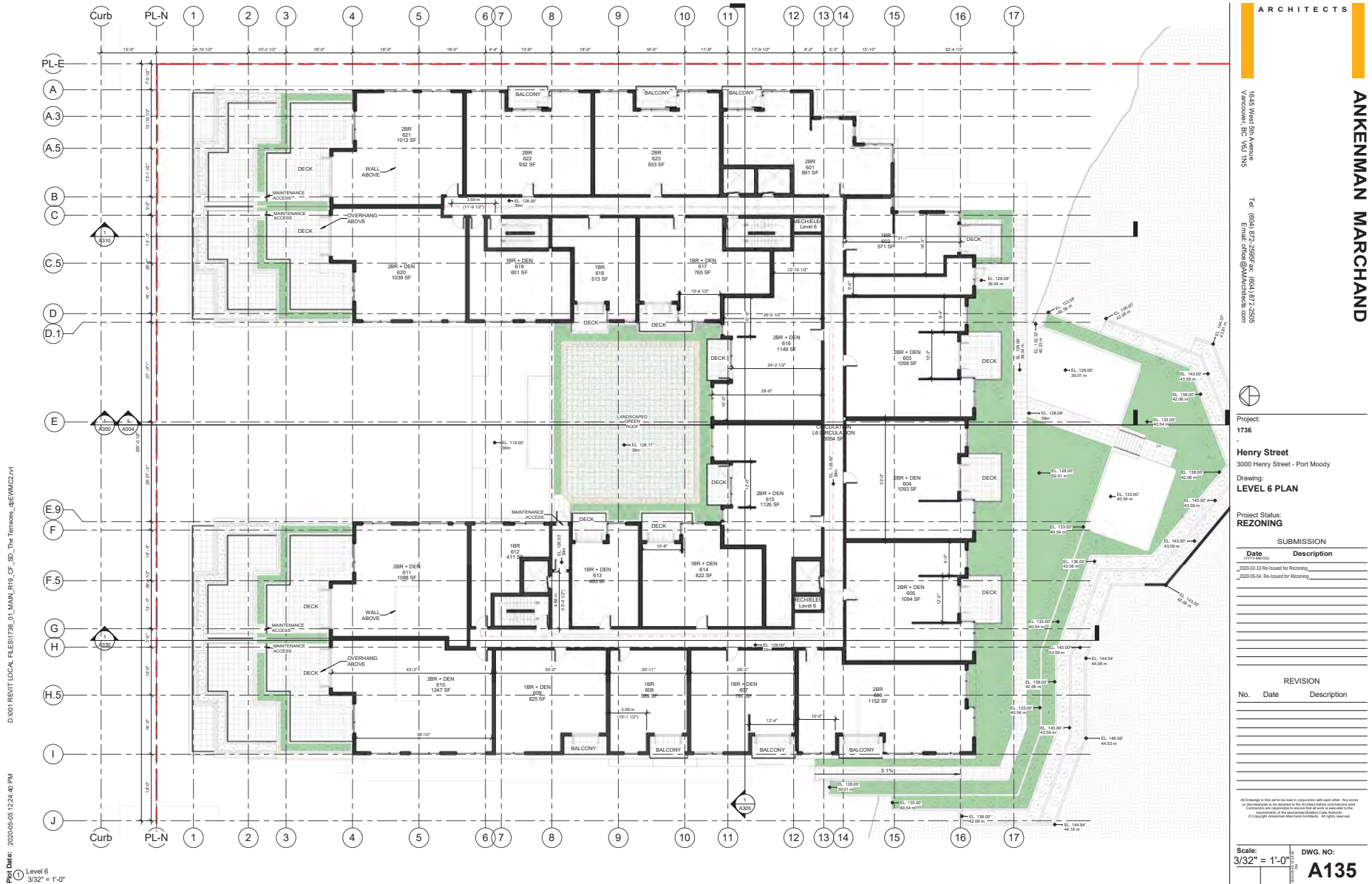
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Plot Date: 2020-05-05 12:24:35 PM

Level 5
3/32" = 1'-0"

Considered at June 2, 2020 Special Council Meeting

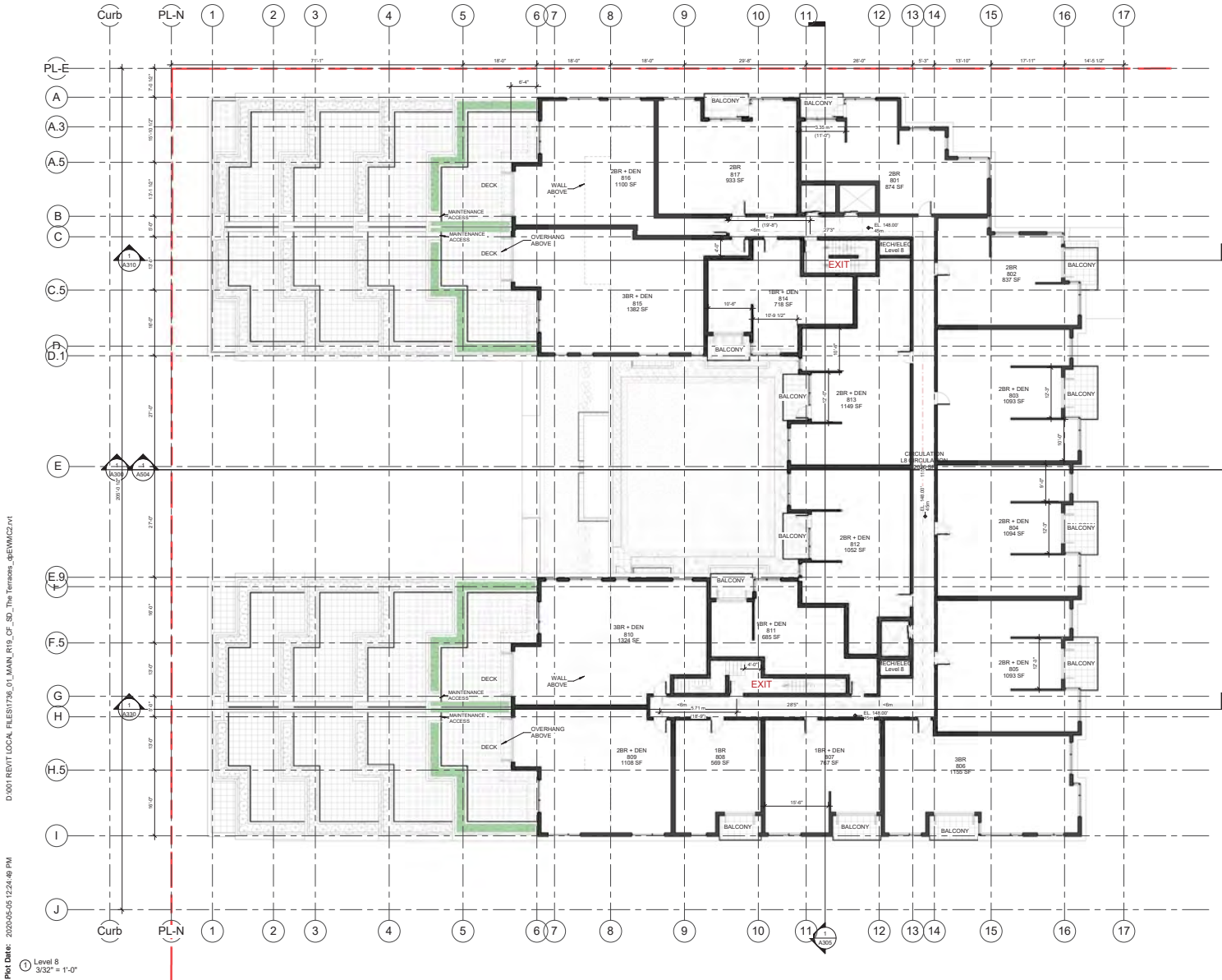
148



149

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150



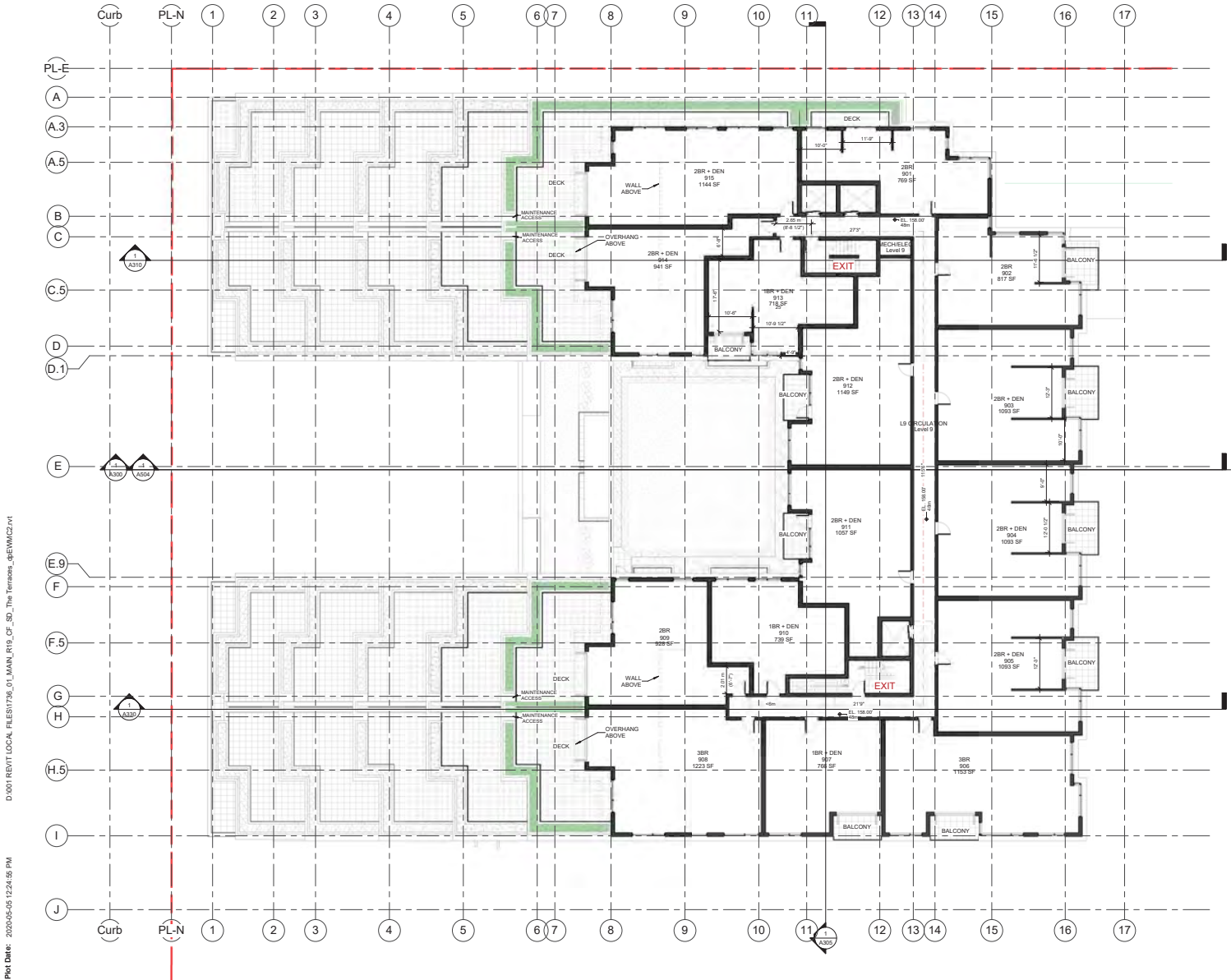
ANKENMAN MARCHAND

Scale: $3/32" = 1'-0"$ DWG. NO: **A145**

Scale:
3/32"

Considered at June 2, 2020 Special Council Meeting

151



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Vancouver, BC V6J 1N5

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Email: office@AMArchitects.com



Project:
1736
Henry Street
3000 Henry Street - Port Moody

Drawing:
LEVEL 9 PLAN

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-03-10	File issued for Recording
2020-05-04	File issued for Recording

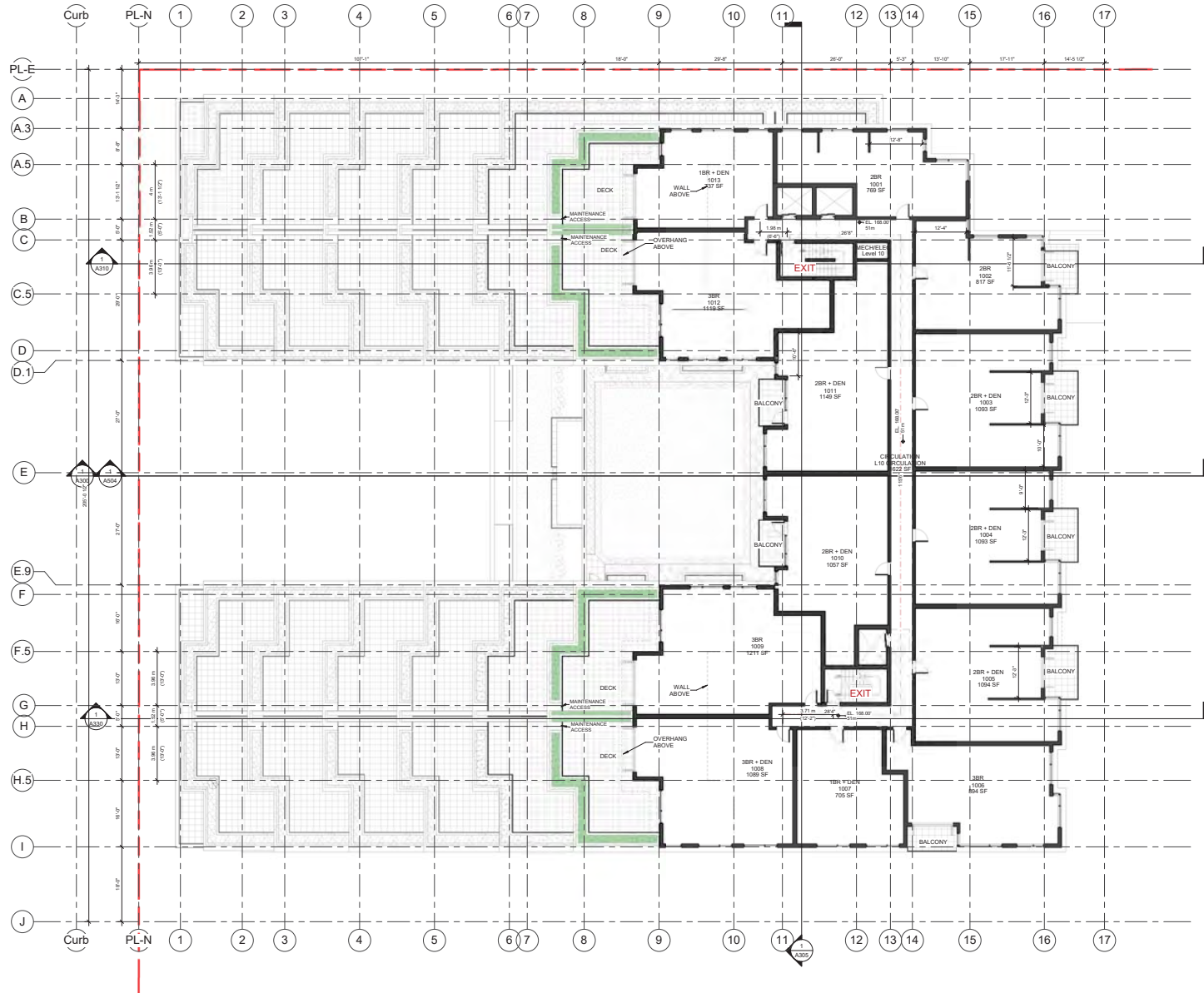
REVISION		
No.	Date	Description

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

DWG. NO:
A150

152



D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces.dwg

Plot Date: 2020-05-05 12:25:00 PM

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Tel. (604) 872-2696 ext. (604) 872-2205

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
LEVEL 10 PLAN

Project Status:
REZONING[illegible]

REVISION

[illegible]

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Scale: $\frac{3}{32}'' = 1'-0''$ DWG. NO: **A155**

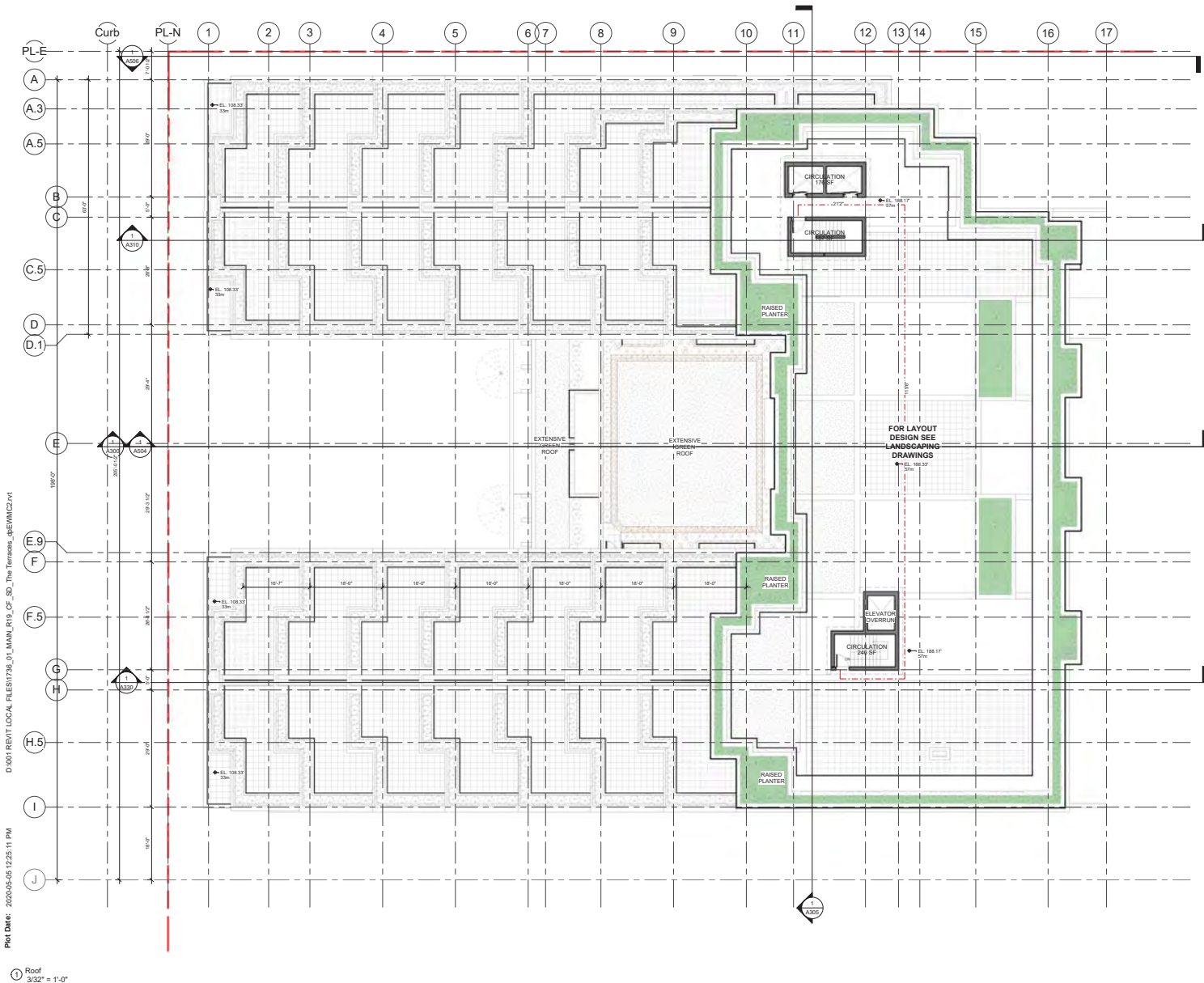
153



Scale: $3/32" = 1'-0"$ DWG. NO: **A160**

Considered at June 2, 2020 Special Council Meeting

154



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1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 ext. (604) 872-2595
Email: office@AMArchitects.com



Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
ROOF PLAN

Project Status:
REZONING

SUBMISSION

Date	Description
2020-03-03	File issued for Rezoning
2020-05-04	File issued for Rezoning

REVISION

No.	Date	Description

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

DWG. NO:
A165

155



D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces.dwg E:\WMC2.rvt

Plot Date: 2020-05-05 12:25:31 PM

1	Metal Panel Cladding - 6" Wood Grain Finish	2	Aluminum Frame and Wood Railing / Privacy Screen Frame Colour: Charcoal Slat: Aluminum Louver with Wood Finish	3	Aluminum Frame Folding Window Wall System Frame Colour: Charcoal	4	Aluminum Frame and Glass Railing System Frame Colour: Charcoal	5	Aluminum Frame Windows Frame Colour: Charcoal	6	Aluminum Fin - 2"x 8" Horizontal Spandrel Panels Colour: Stone Gray	7	Glulam Columns
													

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Vancouver, BC V6J 1N5

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Email: office@AMArchitects.com

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
NORTH ELEVATION

Project Status:
REZONING

SUBMISSION

Date (MM-YY-DD)	Description
--------------------	-------------

2020-02-10 Re-issued for Rezoning

2020-05-04 HR-Excluded for Reasoning

REVISION

REVISION

No.	Date	Description
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Scale: _____ DWG. NO: _____

As Indicated

A200

100

156



D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces.dwg EV\WMC2.rvt

Plot Date: 2020-05-05 12:25:40 PM

1	Metal Panel Cladding - 6" Wood Grain Finish	2	Aluminum Frame and Wood Slat Railing / Privacy Screen Frame Colour: Charcoal Slat: Aluminum Louver with Wood Finish	3	Aluminum Frame Folding Window Wall System Frame Colour: Charcoal	4	Aluminum Frame and Glass Railing System Frame Colour: Charcoal	5	Aluminum Frame Windows Frame Colour: Charcoal	6	Aluminum Fin - 2"x 8" Horizontal Spandrel Panels Colour: Stone Gray	7	Glulam Columns
													

ARCHITECTS

ANKENMAN MARCHAND

1645 West 50th Avenue
Vancouver, BC V6P 1N5
Canada

Tel: (604) 972-2025 ext. 3041 / 972-2026
Fax: (604) 972-2026
www.ankenmanmarchand.com

Project:
1736
-
Henry Street
3000 Henry Street - Port Moody
Drawing:
SOUTH ELEVATION

Project Status:
REZONING

[illegible]

REVISION

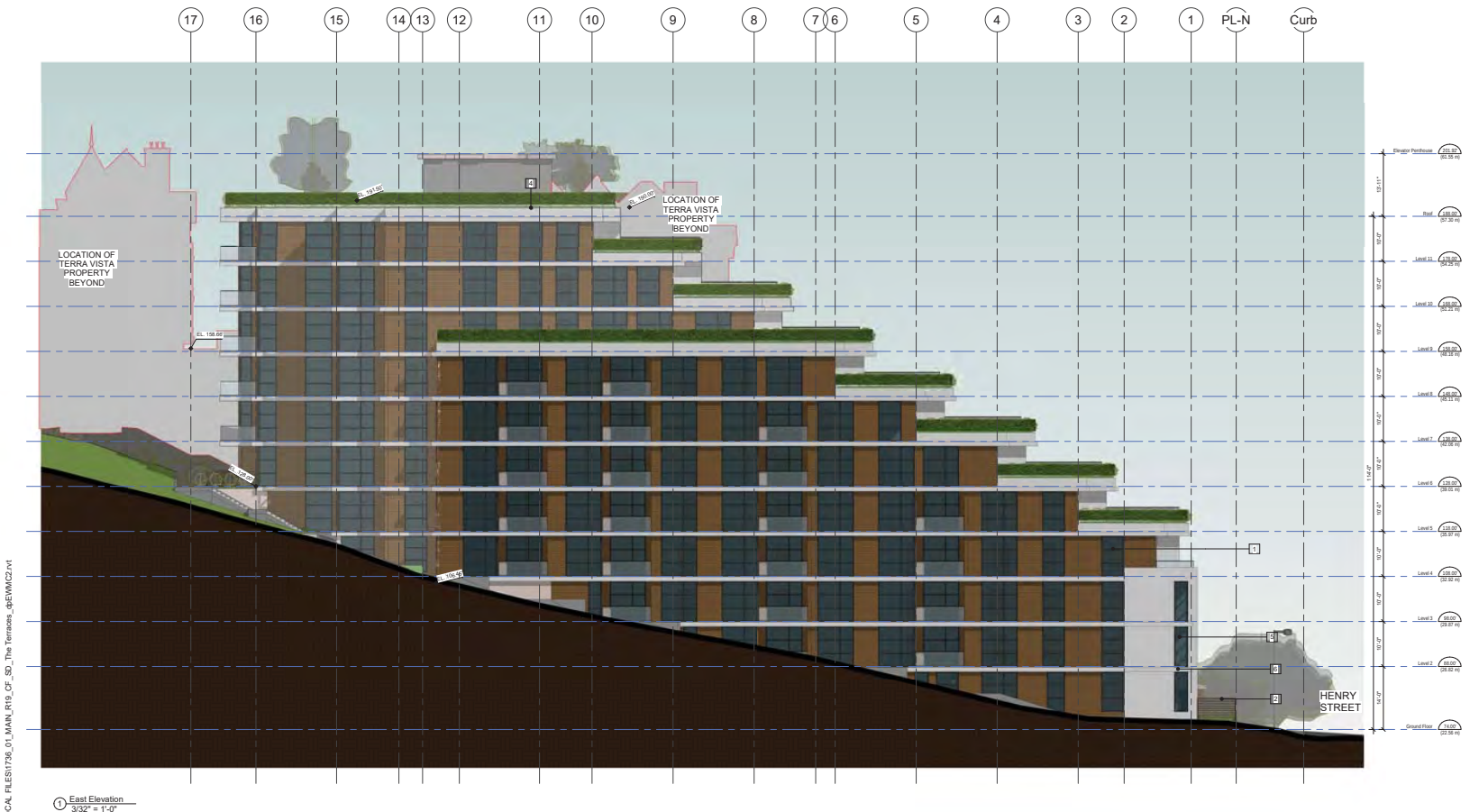
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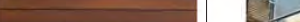
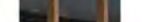
Scale:	DWG. NO:
As indicated	A205

Considered at June 2, 2020 Special Council Meeting

157



① East Elevation
3/32" = 1'-0"

1	Metal Panel Cladding - 6" Wood Grain Finish	2	Aluminum Frame and Wood Slat Railing / Privacy Screen Frame Colour: Charcoal Slat: Aluminum Louver with Wood Finish	3	Aluminum Frame Folding Window Wall System Frame Colour: Charcoal	4	Aluminum Frame and Glass Railing System Frame Colour: Charcoal	5	Aluminum Frame Windows Frame Colour: Charcoal	6	Aluminum Fin - 2"x 8" Horizontal Spandrel Panels Colour: Stone Gray	7	Glulam Columns
													

ARCHITECTS

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1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 872-2505
Email: office@AMArchitects.com

Project:
1736
Henry Street
3000 Henry Street - Port Moody
Drawing:
EAST ELEVATION
Project Status:
REZONING
SUBMISSION
Date: 2020-03-03
Description: 2020-03-03 File issued for Recording
2020-05-04 File issued for Recording
REVISION
No. Date Description
Scale:
As indicated
DWG. NO.:
A210

158



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Scale:	DWG. NO:
As indicated	A220

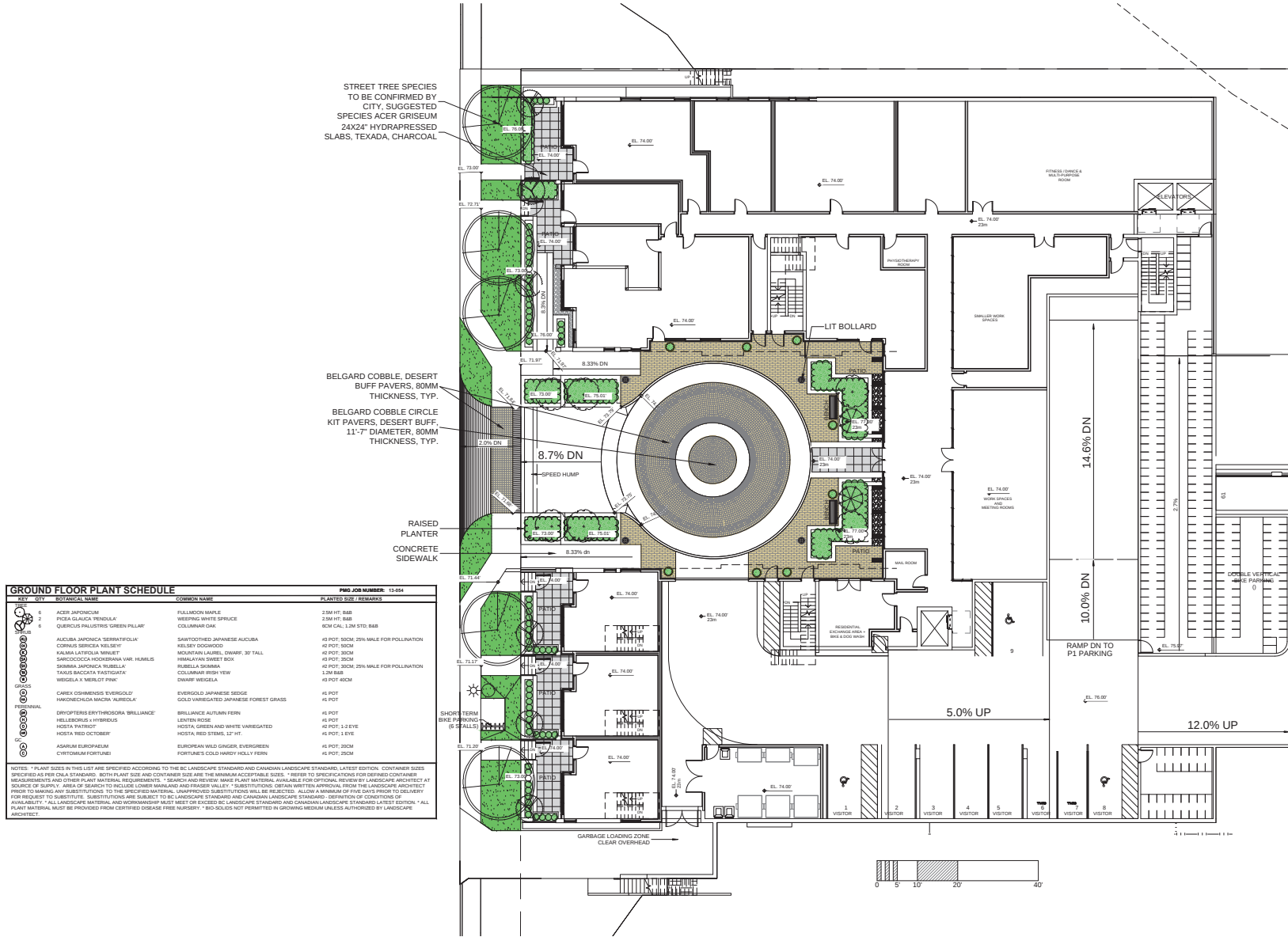
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D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_CF_SD_The Terraces_dpEVMC2.rvt

Plot Date: 2020-05-05 12:26:06 PM

Considered at June 2, 2020 Special Council Meeting

159

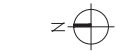


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pmg
LANDSCAPE
ARCHITECTS

Suite C200 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 : f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	05/08/11	COUNCIL PACKAGE	BE
13	05/08/11	COUNCIL PACKAGE	BE
14	05/08/11	REVISION PACKAGE	BE
15	05/08/11	REVISION PACKAGE	BE
16	05/08/11	REVISION PACKAGE	BE
17	05/08/11	REVISION PACKAGE	BE
18	05/08/11	REVISION PACKAGE	BE
19	05/08/11	REVISION PACKAGE	BE
20	05/08/11	REVISION PACKAGE	BE
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98	05/08/11	REVISION PACKAGE	BE
99	05/08/11	REVISION PACKAGE	BE
100	05/08/11	REVISION PACKAGE	BE

CLIENT:

PROJECT:
HENRY STREET CONDOS
3000 BLOCK HENRY STREET
PORT MOODY, BC

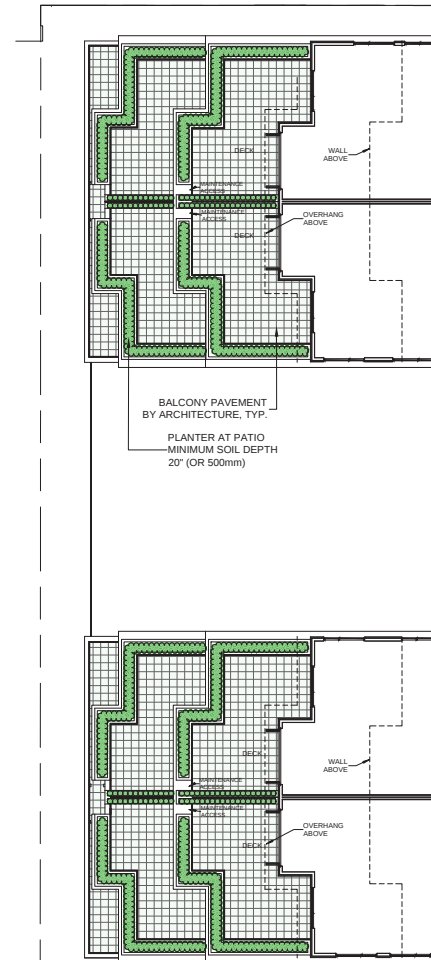
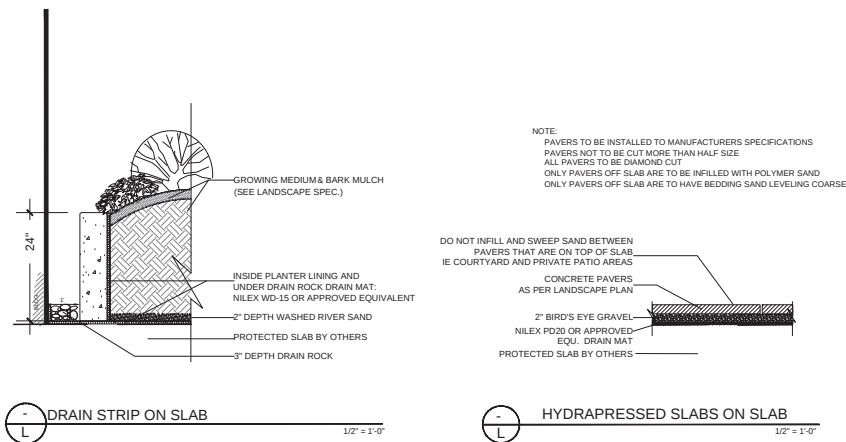
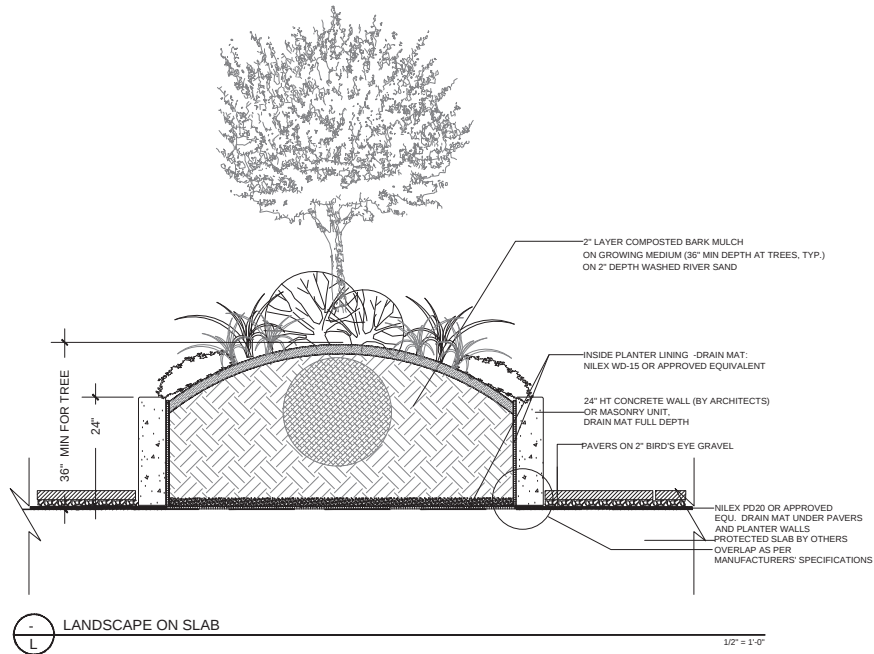
DRAWING TITLE:
**LANDSCAPE PLAN
GROUND FLOOR**

DATE: 13.MAY.23 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DO
DESIGN: MM/MC
CHKD: MCY

L1

Considered at June 2, 2020 Special Council Meeting

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LANDSCAPE
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Burnaby, British Columbia, V5C 6G9
p. 604.294-0011 ; f. 604.294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	20 FEB 11	COUNCIL PACKAGE	SK
11	20 JAN 07	COUNCIL PACKAGE	SK
10	19 JUL 07	REVISION PACKAGE	SK
9	09 MAY 10	NEW CONCEPT FOR UPDATED RE PACKAGE	SK
8	18 JUL 08	REV FOR ENVIRONMENT DRAWINGS	SK
7	18 FEB 08	REV FOR CITY COMMENTS	SK
6	15 DEC 07	REVISE FOR NEW ARCHITECTURE PLANS	SK
5	15 MAY 08	REV CITY COMMENTS AND NEW SITE PLAN	SK
4	15 MAY 07	REV CITY COMMENTS AND NEW SITE PLAN	SK
3	15 DEC 06	REV CITY COMMENTS AND NEW SITE PLAN	SK
2	15 SEP 07	REV CITY COMMENTS	SK
1	15 MAY 05	REVISE CONCEPT PLAN	SK

CLIENT:

HENRY STREET CONDOS
3000 BLOCK HENRY STREET
PORT MOODY, BC

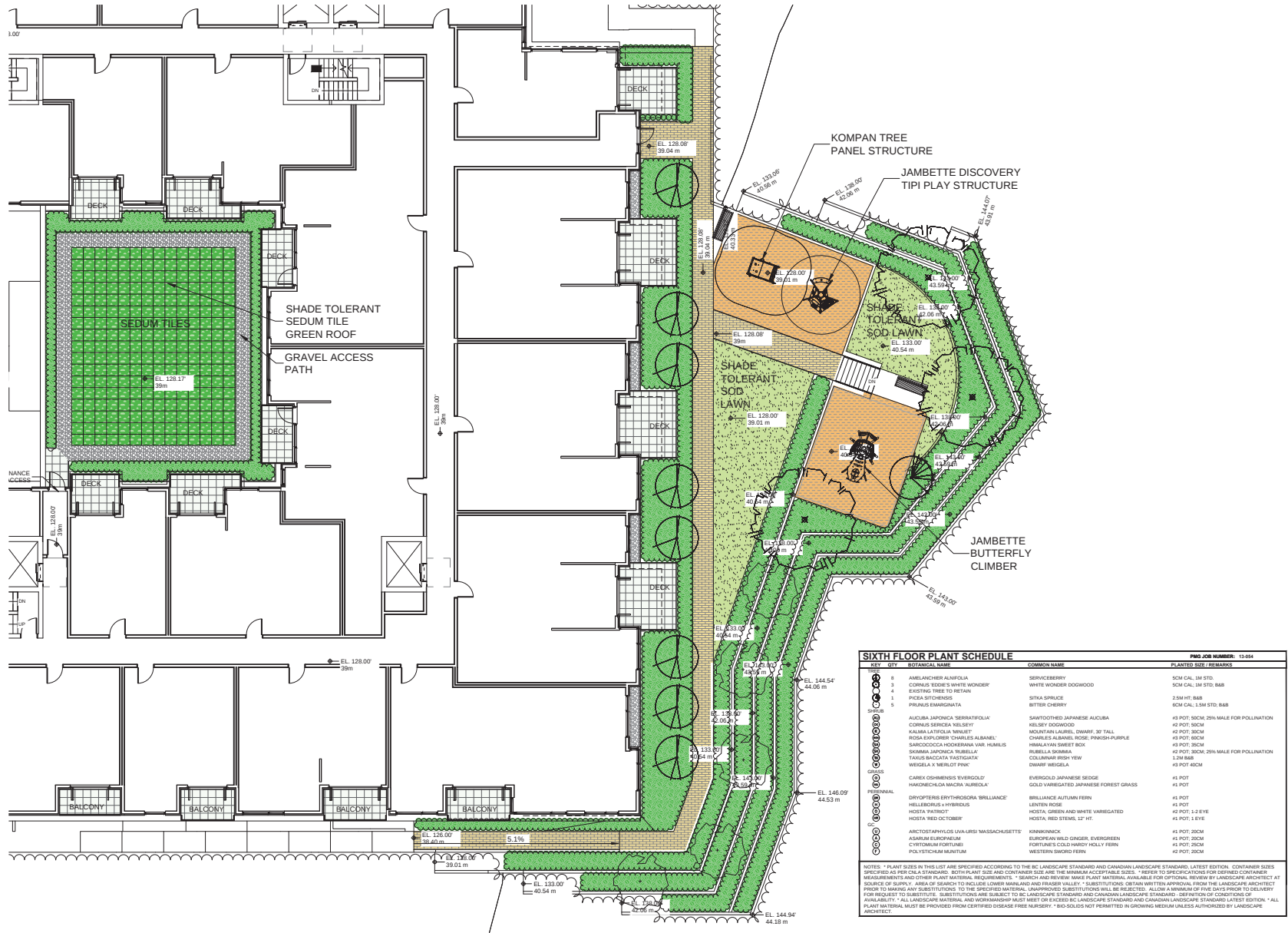
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**TYPICAL LEVELS 4-11
NORTH PATIO PLAN**

DATE: 13 MAY 23 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: DO
DESIGN: MMA/BC
CHKD: MCV

L2

Considered at June 2, 2020 Special Council Meeting

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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	13 MAY 20	REV. CITY COMMENTS	BC
2	13 DEC 19	REV. CITY COMMENTS AND NEW SITE PLANS	BC
3	13 DEC 19	REV. CITY COMMENTS AND NEW SITE PLANS	BC
4	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
5	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
6	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
7	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
8	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
9	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
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14	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
15	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
16	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
17	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
18	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
19	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC
20	13 MAY 20	REV. CITY COMMENTS AND NEW SITE PLAN	BC

CLIENT:

PROJECT:
HENRY STREET CONDOS
3000 BLOCK HENRY STREET
PORT MOODY, BC

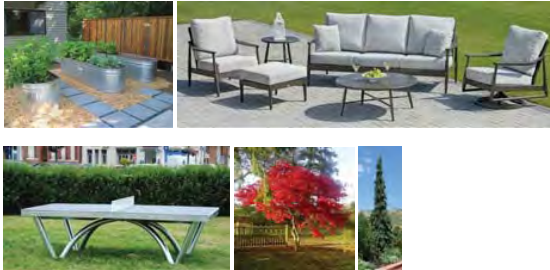
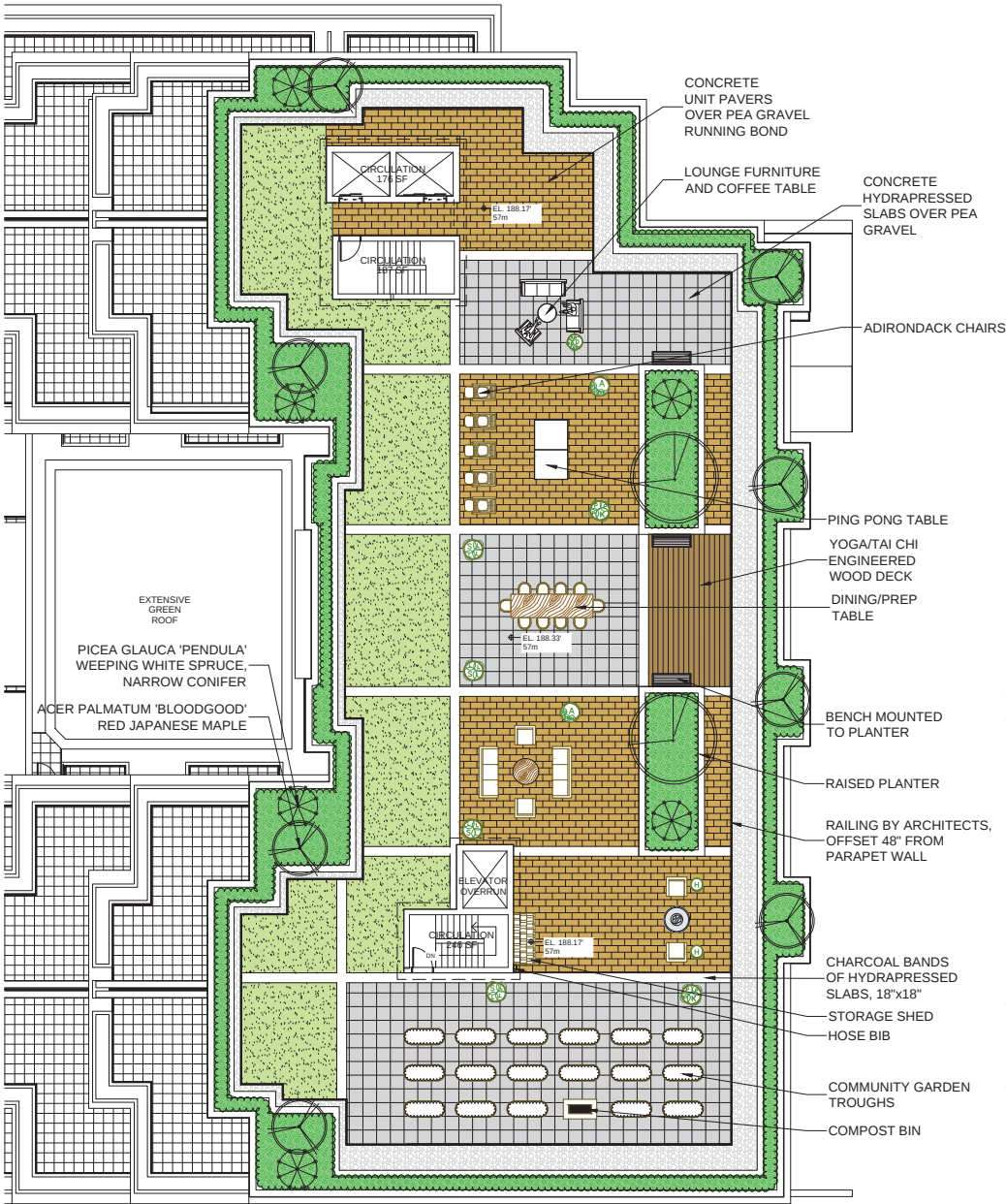
DRAWING TITLE:
**SOUTH LANDSCAPE
PLAN - LEVEL 6**

DATE: 13 MAY 23
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: MM/RC
CHKD: MCY

L3

Considered at June 2, 2020 Special Council Meeting

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ROOF DECK PLANT SCHEDULE				PMG JOB NUMBER: 13-054	
REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	1	ACER GRiseum	PAPERBARK MAPLE	6CM CAL, 1.5M STD. BAB	
4	4	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	6CM CAL. BAB	
4	4	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT. BAB	
1	1	BERBERIS THUNBERGII	DWARF PURPLE LEAF BARBERRY	#2 POT, 30CM	
1	1	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT, 25CM	
1	1	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT, 50CM	
1	1	KALIMA LATIFOLIA 'NINEET'	MOUNTAIN LAUREL, DWARF, 30" TALL	#2 POT, 30CM	
1	1	ROSA EXPLORER 'CHARLES ALBANEL'	CHARLES ALBANEL ROSE, PINKISH-PURPLE	#3 POT, 60CM	
1	1	SARCOCOCCA HOOKERIANA VAR. HUMULIS	HIMALAYAN SWEET ROSE	#3 POT, 30CM	
1	1	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT, 30CM	
1	1	SKIMMIA REVESSIANA	DWARF SKIMMIA	#2 POT, 25CM	
1	1	TAXUS BACCATA 'FASTIGIATA'	COLUMBIAN IRISH YEW	1.2M BAB	
1	1	WEIGELA X 'MERLOT PINK'	DWARF WEIGELA	#3 POT, 40CM	
1	1	HAKONECHLOA MACRA 'AUROREA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT	
1	1	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT	
1	1	DRYOPTERIS ERYTHROSTROA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#1 POT	
1	1	HELLEBORUS X HYBRIDUS	LENTER ROSE	#1 POT	
1	1	HEMIBODALIS 'ELIASH'	DAYLILY, BRIGHT ORANGE	#1 POT, 1-2 FAN	
1	1	SEDUM SPURSUM 'DRAGON'S BLOOD'	RED STONECROP	#1 POT	
1	1	ASARUM EUROPAEUM	EUROPEAN WILD GINGER, EVERGREEN	#1 POT, 20CM	
1	1	CYRTOMIUM FORTUNEI	FORTUNE'S COLD HARDY HOLLY FERN	#1 POT, 25CM	
1	1	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT, 15CM	
1	1	SEDUM ANGELINA	GOLD SEDUM	#1 POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CSA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

13	2018.11	COUNCIL PACKAGE	RE
11	2018.07	COUNCIL PACKAGE	RE
10	2018.05	REVISION PACKAGE	RE
9	2018.05	NEW CONCEPT FOR UPDATED RE PACKAGE	RE
8	2018.05	REV. FOR ENVIRONMENT DRAWINGS	RE
7	2018.05	REV. FOR CLIENT COMMENTS	RE
6	2018.05	REV. FOR NEW ARCHITECTURE PLANS	RE
5	2018.05	REV. CITY COMMENTS AND NEW SITE PLAN	RE
4	2018.05	REV. CITY COMMENTS AND NEW SITE PLAN	RE
3	2018.05	REV. CITY COMMENTS AND NEW SITE PLAN	RE
2	2018.05	REV. CITY COMMENTS	RE
1	2018.05	REV. CONCEPT PLAN	RE
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

HENRY STREET CONDOS

3000 BLOCK HENRY STREET

PORT MOODY, BC

DRAWING TITLE:

LANDSCAPE

PLAN - ROOF

DATE: 13 MAY 23 DRAWING NUMBER:

SCALE: 3/32"=1'-0"

DRAWN: DO

DESIGN: MM

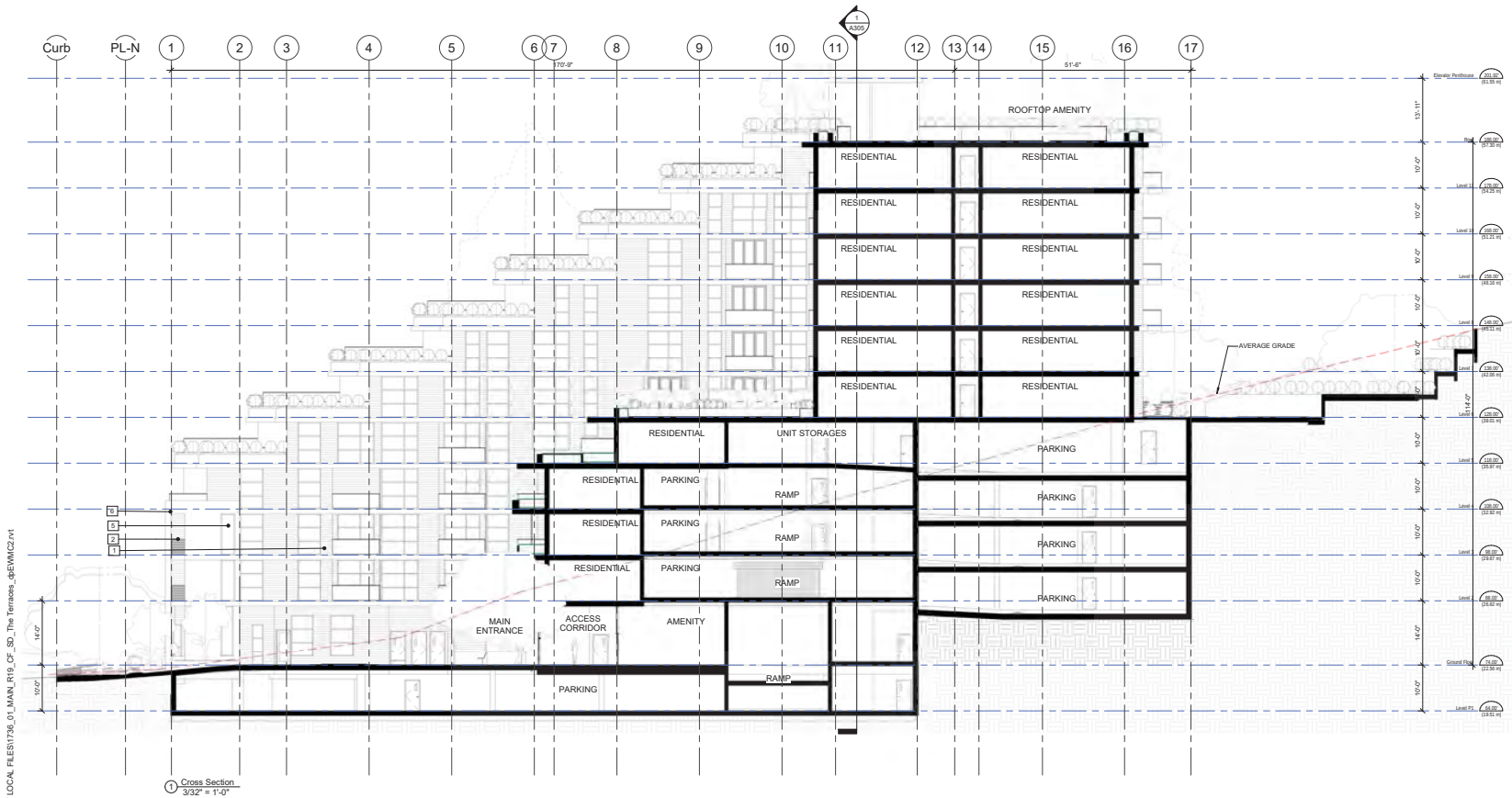
CHKD: MCY

PMG PROJECT NUMBER: 13-054

L4

Considered at June 2, 2020 Special Council Meeting

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1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 ext. (604) 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
COURTYARD SECTION

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-03-03	File Issued for Recording
2020-05-04	File Issued for Recording

REVISION		
No.	Date	Description

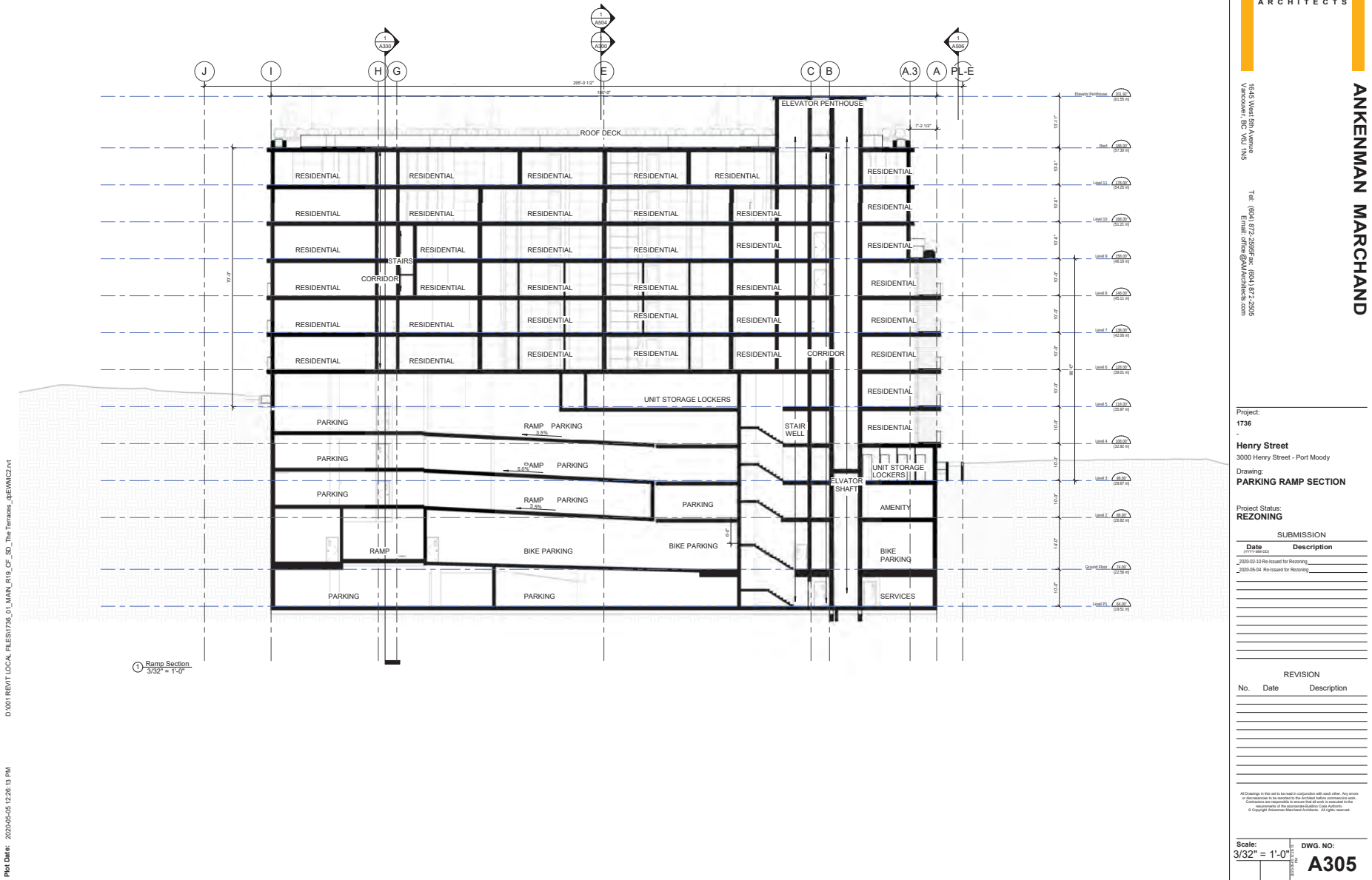
All drawings in this set to be read in conjunction with each other. Any notes or discrepancies to be resolved to the Architect before construction work commences are designated as errors that should be corrected before construction begins. © Copyright Ankenman Marchand Architects. All rights reserved.

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

DWG. NO:
A300

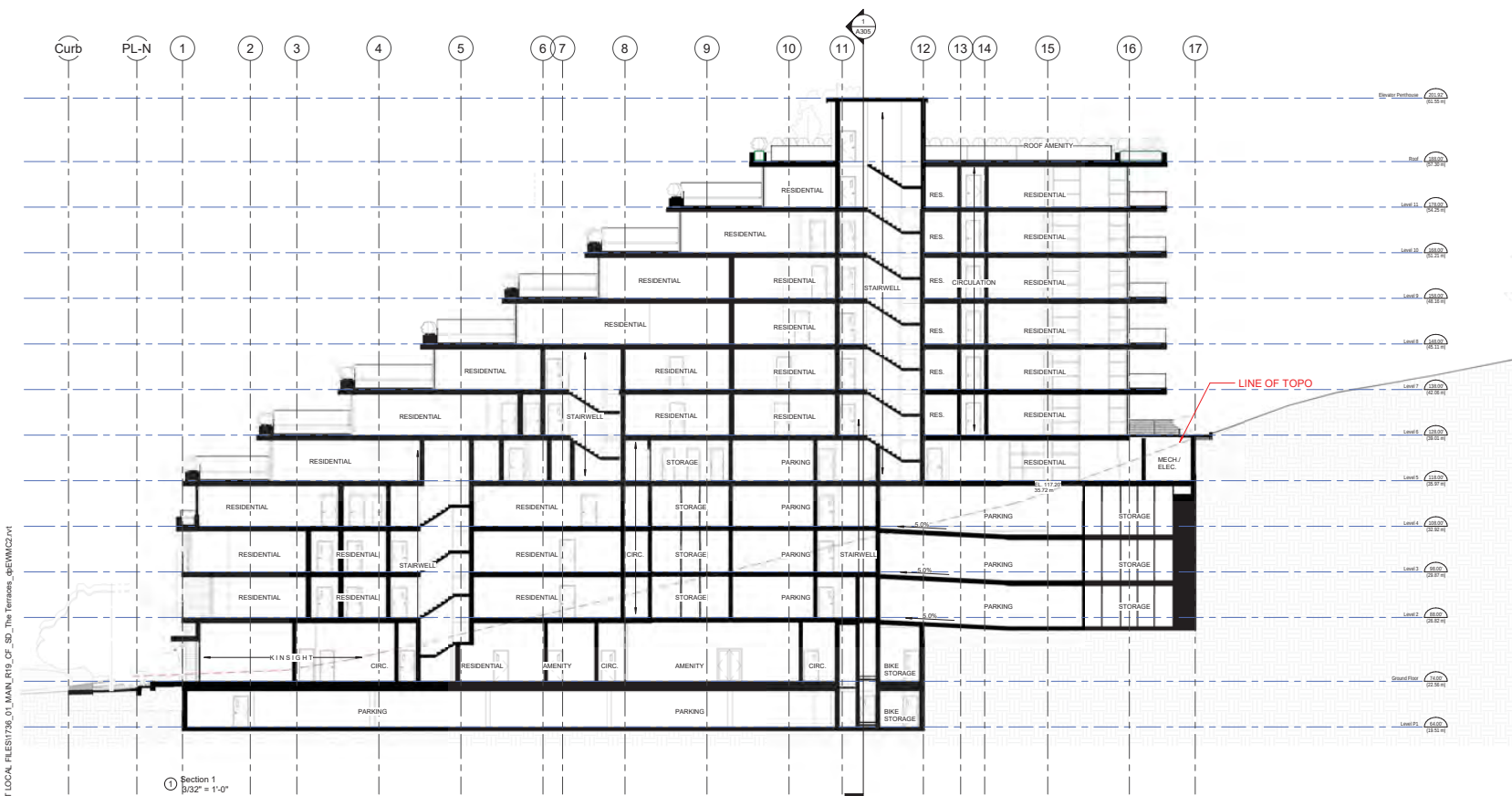
Considered at June 2, 2020 Special Council Meeting

164



Considered at June 2, 2020 Special Council Meeting

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D:\001 REVIT LOCAL FILES\1736_01_MAIN_R19_OF_SD_The Terraces.dwg\1736_01_MAIN_R19_OF_SD_The Terraces.dwg

Plot Date: 2020-05-05 12:28:17 PM

ARCHITECTS

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Vancouver, BC V6J 1N5

Tel: (604) 872-2595 ext. (604) 872-2505
Email: office@AMArchitects.com

Project:
1736

Henry Street
3000 Henry Street - Port Moody

Drawing:
LONGITUDINAL BUILDING
SECTION

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-03-10	File Issued for Recording
2020-05-04	File Issued for Recording

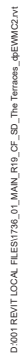
REVISION		
No.	Date	Description

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

DWG. NO:
A310

All drawings in this set to be read in conjunction with each other. Any notes or discrepancies to be resolved in the Architect's favor. Construction work shall be completed in accordance with the latest edition of the National Building Code of Canada. © Copyright Ankenman Marchand Architects. All rights reserved.

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Plot Date: 2020-05-05 12:26:20 PM

ANKENMAN MARCHAND

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project Status:
REZONING

[illegible]

Scale: $3/32" = 1'-0"$ DWG. NO: **A330**

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 June 2, 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 Ankenman Marchand Architects	Telephone 604 872 2595	Email timothy@amarchitects.com
Registered Owner 3000 Henry Street Limited Partnership	Project Address 3000 Henry St, Port Moody	
Proposed Use Multi-Family Residential		

Total Floorspace **17,412** m²

Considered at June 2, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION

How will the ¹⁶⁹project 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

If yes, describe: Financial contribution to the City's Public Art Reserve Fund or incorporation of public art in front courtyard to be viewed from Henry Street. More details can be provided after approval for art contribution from city. The Project will commit \$250,000 to cover the Public Art Consultant and selection process, as well as design integration with the future building installation and artist's commission. Public Art Consultant: The project will commit to a Public Art Consultant for building Plan reference:	Staff Comments
--	------------------------------

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

Describe: The terraced form and exemplary design of the architecture will contribute to the Port Moody's reputation as a "City of the Arts" while providing a landmark building. The foyer and circulation spaces provide opportunities for display of artistic panels, to be determined. The building's siting, scale, and design will offer many opportunities for integrating artistic functions, particularly within the extensive landscape where the perimeter interacts with public Plan reference:	Staff Comments
---	------------------------------

Score /2

Considered at June 2, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION

How will the ¹⁷⁰project 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

Describe: N/A	Staff Comments
Plan reference:	

Score /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

Report title: N/A	Staff Comments
Heritage Consultant:	

Bonus Score /2 Score /2

Considered at June 2, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION

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

Heritage

Performance Measure Description and Scoring

C5 Project salvages materials or artefacts from a historic place, or reuses materials or artefacts from architectural/landscape salvage in a manner which supports the authenticity of the site's *character-defining elements*.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: N/A	Staff Comments
Plan reference:	

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

meters²/ feet² Description of space: The project includes many amenity areas suitable for the arts, indoor and out. These creative spaces will include: 1. workshop/studio with appropriate ventilation, tables, benches 2. dance studio consisting of appropriate flooring, bars, mirrors 3. potential for a small amphitheatre to be integrated in rear yard near the playground for improvised and playful performance for the desired 'audience' 4. opportunities around courtyard and entry amenity rooms for exhibiting artwork of various mediums.	Staff Comments To be confirmed at a later date.
--	--

Score /4

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CULTURAL SUSTAINABILITY SECTION

How will the ¹⁷²project contribute to Port Moody's status as 'City of the Arts'?

Complete Community Elements

Performance Measure Description and Scoring

C7

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

The landscape design has provided for generous four season planting along the project's frontage, as well as site furnishings like a bench, a bear-proof garbage receptacle, decorative paving and landscape lighting.

Plan reference:
L1

Staff Comments

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

☐ Yes ☐ No ☒ N/A

Details:

N/A

Staff Comments

Score /3

Considered at June 2, 2020 Special Council Meeting

CULTURAL SUSTAINABILITY SECTION

How will the ¹⁷³project 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
N/A	

CULTURAL SUSTAINABILITY SECTION

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

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
A total of 12 points (+2 bonus) relate to existing buildings of historical significance, which this site does not contain.	

Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	11 Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	12 n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	11 Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	5 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	8 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	8/11 = 73%

Considered at June 2, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION

How will the ¹⁷⁴project 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
Use(s): None	
Number of jobs on-site relating to this use in operation: None	
Proposed:	
Use(s): Multi-Family Residential	
Number of jobs estimate: 14	
Assumptions: Site: Landscaper (2) Cleaner (2) Nearby retail and shop: (10)	

Score /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 173 diverse units suitable for many types of new and existing residents. The new residents will support nearby businesses including the St John's Street commercial/ retail area within walking distance.	Staff Comments
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Score /1

Considered at June 2, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION

How will the ¹⁷⁵project contribute to a stronger local economy?

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: None	
FSR: 0	
Proposed:	
Building type: Multi-family Residential, 173 Units	
FSR: 0.99 before park dedication; 1.82 without park	

Score	3	/3
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ECONOMIC SUSTAINABILITY SECTION

How will the project contribute to a stronger local economy?

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
N/A	

Score	N/A	/3
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Considered at June 2, 2020 Special Council Meeting

ECONOMIC SUSTAINABILITY SECTION

¹⁷⁶ 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

The design, approvals, sales, construction, and occupancy / management of such a development provides multiple degrees of economic activity for Port Moody, over a long period of time. This activity is likely to employ local residents, but also generate revenue for local businesses.

Staff Comments

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

N/A

Staff Comments

Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	7 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	3 n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	7 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	7 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	7 / 7 = 100 % Total Economic Points / Max Percent

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁷⁷How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Type of ESA: ☒ High ESA ☐ Medium ESA ☐ Low ESA ☐ 30m Stream Buffer (High Value) ☐ Special Feature (High Value)	Staff Comments Dedicates significant portion of ESA lands to the City
Features/Species of Value: Features: 2 watercourses (Elginhouse Creek and an unnamed ephemeral channel); wildlife corridors; mixed second-growth deciduous/coniferous forest with snags and wildlife trees. Species at Risk with suitable habitat to critical life history functions within property: Olive-sided flycatcher, western screech-owl, northern red-legged frog, Oregon forestsnail, pacific water-shrew, Roell's brotherella.	
Means of Protection: ☐ Covenant ☒ Dedication ☐ Monitoring	
☐ Other:	
Means of Improvement of ESA: Setback has been adjusted to meet current Zoning By-Law requirements, while tree protection is maintained for large, contiguous area of site where riparian top-of-slopes and associated setbacks become closer together, forming a more significant and permanently intact habitat area. Within the allowable building areas, planting and natural interface is sensitive to the adjacent riparian setback areas.	

Score 3 /4

BASELINE + EARLY STAGE

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁷⁸How 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:

Project provides native landscaping and 11,777 sqm of existing habitat. The native landscape includes plants that provide food, nesting, and cover sources for local bird populations. Reflective glazing to be used to reduce bird collisions.

The building's facade and solar shading strategies will also serve to reduce the attraction and interaction of birds with the building's glazing.

Staff Comments

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁷⁸How 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:

The landscape lighting provided will provide a safe realm for pedestrians, while minimizing the light output to reduce the harmful effects of light pollution.

Building lighting will be carefully designed to reduce impacts on residents around the entire perimeter, and therefore the outward and upward 'pollution' of the dark, night sky.

Digital lighting controls will also be available.

Staff Comments

To be confirmed with lighting plan.

Score /3

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁷⁹ How well does the project minimize the demands on the environment?

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☒ Short-Term Bicycle parking ☒ Long-Term Bicycle parking ☒ End-of-Trip Bicycle Facilities: Bicycle repair area conveniently located on ground floor ☐ Bike share and assigned parking ☒ Co-op vehicle and assigned parking space provision ☒ Electric Vehicle plug-ins and designated spaces¹ Plan references:	Staff Comments
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Score /3

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

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☐ Connects to existing pedestrian/cycling routes and priority destinations ☒ Improves local pedestrian routes, local bike networks/trails ☒ Safe, secure, accessible, and sustainable footpaths ☒ Pedestrian clearway sufficient to accommodate pedestrian flow ☒ Covered outdoor waiting areas, overhangs, or awnings ☒ Pedestrian scale lighting ☐ Pedestrian/bike-only zones ☐ Other: Site circulation plan: Other plan references: Landscape Plans	Staff Comments Improvements to local pedestrian routes and bike networks/trails to be confirmed at a later date.
--	---

Score /3

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

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁰ How well does the project minimize the demands on the environment?

Building | Waste Storage Space

Performance Measure Description and Scoring

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

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Total residential recycling, garbage, and green waste space proposed: Recycling: m ² Garbage: m ² Green Waste: m ²	Staff Comments Combined space of 808 sqft proposed.
Total commercial recycling, garbage, and green waste space proposed: Recycling: n/a m ² Garbage: n/a m ² Green Waste: n/a m ²	
Details regarding design for safety, security, and accessibility: The Garbage and Recycling room, conveniently located on the ground floor, will be secure and accessible, and include sorting for recyclables. The Solid Waste Management Plan will include special handling of recyclable materials.	

Score 2 /2

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

Site | Sustainable Landscaping – Urban Forestry

Performance Measure Description and Scoring

EN7 Project protects and enhances the *urban forest*, prioritizing native tree species.

See [City of Port Moody Tree Protection Bylaw](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☒ Existing mature trees protected (# 70) ☒ Replacement tree ratio (1.2 : 1) • Native tree species planted on site (# 152) • Native tree species planted off site (# 6) ☒ Protected/natural park areas added on site (% of total site area: 46 %)	Staff Comments
Arborist report: Included	

Score 3 /3

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸¹How 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
☐ Salvage replanting ☐ Reduction to existing impervious area m ²	
☒ Removal of <i>invasive plant species</i> Names: Typical invasive plant species found in this area include Himalayan Blackberry, Japanese Knotweed, Ivy, etc. All invasive species present on the site will be removed.	
☒ Native/"naturescape" landscaping ☐ Watercourse daylighting ☒ Riparian area restoration	
☐ Other measures taken to enhance habitat or to compensate for habitat loss: An enhancement planting plan to augment the existing riparian area will be provided by Envirowest Consultants Inc.(based on 2:1 ratio for total habitat losses of 59 sqm). Planting around the perimeter of the building, outside of the stream setback has been proposed by PMG landscape architects, and follows the Port Moody naturescape principles.	

Score /4

BASELINE

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸²How 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): ☒ Absorbent landscape ☐ Roof downspout disconnection ☒ Infiltration swales and/or trenches ☒ Sub-surface chambers/detention tanks ☐ Rain gardens with native plantings ☒ Rainwater harvesting ☐ Tree well structures ☒ Green roof/wall ☒ Water quality structures ☒ Pervious paving ☐ Daylighted streams ☐ Constructed wetlands				To be confirmed as project progresses.
☒ Other: Rain Barrels				
References to plans and documents: Binnie Post Development Stormwater Management Plan, SWMP 1 & SWMP 2 Binnie Stormwater Management Plan Report				

Score 2 /3

BASELINE

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸³How 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

Check all that apply: ☒ Drought-tolerant landscaping (<i>xeriscaping</i>) with native species ☒ Low-maintenance lawn alternatives ☒ Non-water dependent materials/features for ground cover treatment ☒ Irrigation system with central control and rain sensors ☒ Captured rainwater irrigation system, e.g. using cisterns/rain barrels ☐ Other: Plan reference: Landscape Plans	Staff Comments To be confirmed at a later stage.
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Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸³How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Species supported: N/A	Staff Comments
Means of supporting: N/A	
Environmental assessment or site plan reference:	

Score /2

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION *How well¹⁸⁴ 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

Green Building Certification		Staff Comments
☐ Built Green Level: • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points)		
☒ LEED Level: Silver-Midrise • Certified (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points)		
☐ Canadian Passive House Institute (10 points) ☐ Living Future Institute • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points)		
☐ Other:		

Score 5 /10

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

Building | Alternative/Renewable Energy

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: N/A	Staff Comments
Specify % of energy generated:	

Score 0 /4

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁵How well does the project minimize the demands on the environment?

Building | Energy Reduction and Indoor Climate

Performance Measure Description and Scoring

EN14 Building architecture employs *passive design* strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.

Examples:

- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
- Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
- See [City of Vancouver Passive Design Toolkit](#) for Large Buildings for other examples.

Applicant Explanation and Reference to Plans, Drawings, and Reports

☒ Yes ☐ No	Staff Comments
Key <i>passive design</i> building elements: Orientation results in reduced solar-gain (no air-conditioning required), low-e glass and high insulation values will reduce overall heating load, high thermal mass of concrete structure reduces peak heating loads, green roofs reduce heat gain and increase thermal resistance of roofs etc. Furthermore, overhangs and the terraced form will minimize impact of rain and wind.	

Score 1 /3

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁶How well does the project minimize the demands on the environment?

Smart Technology

Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.

Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: The project includes a virtual concierge, online residential management tools, automated lighting, energy efficient appliances with Energy Star ratings, and a rain-water harvesting irrigation system.	Staff Comments

Score 1 /2

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁶How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

The project features gardening space in the outdoor amenity dedicated to community garden beds for the residents, with an 18" soil depth included. The community garden area includes a table, garden storage shed and compost tumbler bin.

Landscape Plan Reference:

Staff Comments

Included in landscape plan.

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁶How well does the project minimize the demands on the environment?

Building Energy Performance

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

BC Energy Step Code:

☐ Tier 1 (1 point)

☒ Tier 2 (2 points)

☐ Tier 3 (3 points)

☐ Tier 4 (4 points)

Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.

Staff Comments

Score /4

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁷How well does the project minimize the demands on the environment?

Stormwater and Ecology/Water Conservation

Performance Measure Description and Scoring

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

OR

Project includes on-site grey water reuse.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:	Staff Comments
The project includes extensively landscaped roof decks and gardens and includes rain water harvesting for irrigation. The landscape material proposed is native or adaptable to the local climate and will provide food, cover and nesting sources for local bird populations.	

Bonus Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁷How 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:	Staff Comments
The project will utilize an energy consultant.	To be confirmed as project progresses.

Bonus Score /2

Considered at June 2, 2020 Special Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ¹⁸⁸ 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

The building will also feature convenient, ground floor access to 2 car share options, as well as an area dedicated to motorcycle and scooter parking. By providing these options, private vehicle use and ownership can be reduced.

Staff Comments

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

Constraints

Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments

Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	57 Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	31 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	34 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	34 / 57 = 60 % Total Environmental Points Max Percent

Considered at June 2, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Accessibility

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential	Staff Comments
% of Adaptable Units: 50	
Details: The project provides 87adaptable units	
Number of Accessible Units: 0	
Details: N/A	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses: N/A	
Details: N/A	

Score /6

BASELINE + EARLY STAGE

Considered at June 2, 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

Details:

No view impact on surrounding residents, no over-shadow opportunities existing. The project prioritizes unit orientation to maximize water and mountain views by utilizing a terraced building form which follows the topography, reducing the apparent scale of the development and preserving views for neighboring developments.

The revision to the courtyard significantly reduces the impact of the massing and 'inner unit' orientation, by stepping-back the central portion and reducing the inward-looking areas and conflicts.

Plan/document references:

Staff Comments

Score 1 /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

	Number of Units	Staff Comments
Live-work units		Overwhelming majority are 1 and 2 bedroom units.
Ground-oriented units	3	
Apartment units	170	

Score 1.5 /3

Considered at June 2, 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	63	36.4	
2-bedroom	96	55.5 (1 pt)	
3+ -bedroom	14	8.1 (2 pts)	
Flexible design features:			
The project provides inclusive housing choices appropriate for young families, first-time buyers, young couples, empty-nesters, seniors and the disabled. Among the variety of unit types, many floor plans have the opportunity for flexibility as interior partition walls are freed from structure.			

Score 1 /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: Non-market rental housing	Staff Comments
Description: • 148.6m ² of floor area to be provided to a non-profit affordable housing operator; 17 rent to own units; 6 units with lock-off suites	
% of total housing units: 10+4 %	
Plan reference:	

Score 4 /4

Considered at June 2, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does¹⁹² 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:
The project dedicates 86,162 sf (8,005 m2) of parkland to the city.

Staff Comments

Plan reference:

Score 5 /5

Considered at June 2, 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:

The project provides:

- outdoor children's play area
- communal gardens
- outdoor pet area
- outdoor gathering space
- extensive indoor amenity

Plan reference:

Staff Comments

Score 3 /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Inclusive Community

Performance Measure Description and Scoring

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 proponent has partnered with Kinsight to create a 1,600SF 2-Bedroom unit on the ground floor, with 2 lock-off studios for both live-in and independent care provisions, to be owned and operated by Kinsight.

Further, the extensive amenity space provides the opportunity for activity rooms which could enhance the lives of seniors living in the building and thus support aging-in-place, along with large strata units that can contain lock-offs for live-in family and professional supports.

Staff Comments

Score 3 /4

Considered at June 2, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does¹⁹⁴ the project address community health and wellness?

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:

Public Information Session facilitated.

Ultimately, owner/occupant participation will be enabled by online building management tools designed to engage in use of amenities and potential for sharing of time and expertise in various hobbies/passions of residents.

Staff Comments

Identify actions taken in response to stakeholder input:

- direct and indirect outreach to various stakeholders as identified throughout the process
- created information website and informal survey to disseminate information and receive feedback (ie. for rent-to-own program).
- commitments to partner and fund various programs and future works around the project

Plan references:

Score 1 /4

EARLY STAGE

Considered at June 2, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?¹⁹⁵

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

Please explain: The site design will implement CPTED principles through a variety of strategies including security lighting and "eyes on the street" views from units. Further site security systems to be determined.	Staff Comments
Plan references:	

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

Describe: Documents will be provided to new owners to explain the rainwater harvesting irrigation system, online management tools, virtual concierge and other sustainable features.	Staff Comments

Score /1

Considered at June 2, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

¹⁹⁶How well does the 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

The project will engage with relevant natural and outdoor societies to help determine new trail connections and wayfinding to formally connect park corridors and create safe environments for exercise and well-being.

Staff Comments

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

N/A

Staff Comments

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	35 Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	35 Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	8 Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	23.5 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	23.5 / 35 = 67 % Total Social Points Max Percent

Considered at June 2, 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: The Terraces, 3000 Block Henry St, Port Moody	File No: 6700-20-68 3060-20-97
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PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
Total Pillar Points Available	23	10	57	35
Sum Of Items Not Applicable	12	3	0	0
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	11	7	57	35
Minimum Score (Sum of Applicable Baseline Items)	5	7	30	7
Missed Points (Sum of Applicable Items Not Achieved)	8	0	33	15.5
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	8 / 11 Total Cultural # Possible Cultural # 73 % Total Cultural Percent	7 / 7 Total Economic # Possible Economic # 100 % Total Economic Percent	34 / 57 Total Enviro # Possible Enviro # 58 % Total Enviro Percent	23.5 / 35 Total Social # Possible Social # 67 % Total Social Percent
OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	72.5 / 110 Overall # Overall Possible #			66 % Overall Percent
SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural	+ Economic	+ Environmental Dedication of ESA area to the City as Park	+ Social Provision of Affordable Housing units
– Priority Items (Score ≥3) Missed and Confirmed Constraints	– Cultural	– Economic	– Environmental	– Social

Considered at June 2, 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 June 2, 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 June 2, 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 term refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

Considered at June 2, 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/lightstout/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 June 2, 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

[ismv.ca](#)

International Dark Sky Association

[darksky.org](#)

Metro Vancouver's DLC Waste Management Toolkit

[metrovancover.org](#)

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

[metrovancover.org/services](#)

Metro Vancouver's Stormwater Source Control Guideline

[metrovancover.org/services](#)

Naturescape BC

[naturescapebc.ca](#)

Project for Public Spaces

[pps.org](#)

Riparian Areas Regulation Assessment Methods

[gov.bc.ca](#)

Standards and Best Management Practices for Instream Works

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

Standards and Guidelines for the Conservation of Historic Places in Canada

[historicplaces.ca](#)

Stream Stewardship: A Guide for Planners and Developers

[stewardshipcentrebc.ca](#)

Translink: Transit Oriented Communities

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

Vancouver Bird Strategy – City of Vancouver (2015)

[vancouver.ca](#)

Considered at June 2, 2020 Special Council Meeting

203



City of Port Moody

Bylaw No. 3258

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation of Lots 17-20 Henry 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. 25, 2020, No. 3258 (Lots 17-20 Henry Street)”.

2. Amendments

- 2.1 Map 1 – Overall Land Use Plan in Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the land use designation for portions of the following lands from Multi-Family Residential to Parks and Open Space:

Lots 17, 18, 19 and 20 District Lot 190, Group 1, New Westminster
District Plan 11618;
PID Nos.: 002-083-931; 002-083-957; 002-422-875; and 002-422-891

as shown on the Location Map in Schedule A of this Bylaw.

- 2.2 Schedule A of Bylaw No. 2955 is amended by replacing Map 1 – Overall Land Use Plan with Map 1 – Overall Land Use Plan attached to this Bylaw as Schedule B.
- 2.3 Schedule A of Bylaw No. 2955 is amended by replacing Map 2 – Parks, Open Space & Public Facilities with Map 2 – Parks, Open Space & Public Facilities attached to this Bylaw as Schedule C.
- 2.4 Schedule A of Bylaw No. 2955 is amended by replacing Map 6 – Bike Routes with Map 6 – Bike Routes attached to this Bylaw as Schedule D.
- 2.5 Schedule A of Bylaw No. 2955 is amended by replacing Map 7 – Pedestrian Routes with Map 7 – Pedestrian Routes attached to this Bylaw as Schedule E.

Considered at June 2, 2020 Special Council Meeting

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- 2.6 Chapter 15, section 15.4 of Schedule A of Bylaw No. 2955 is amended by replacing the following General Policy 9:

“9. The north side of the 3300 block of Dewdney Trunk Road is designated as Multi-family Residential for consideration of redevelopment to a maximum height of 4 storeys.”

with the following General Policies:

- “9a. The north side of the 3300 block of Dewdney Trunk Road is designated as Multi-family Residential for consideration of redevelopment to a maximum height of 4 storeys.
- 9b. For the multi-family designated properties on Lots 17-20 Henry Street, a maximum height of 11 storeys is permitted provided that the proposed development exhibits an exceptional architectural design, reduces the perception of the building scale by stepping the building back up the existing slope, and protects environmentally sensitive areas of the site.”

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map
- Schedule B – Map 1 – Overall Land Use Plan
- Schedule C – Map 2 – Parks, Open Space & Public Facilities
- Schedule D – Map 6 – Bike Routes
- Schedule E – Map 7 – Pedestrian Routes

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 ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

Considered at June 2, 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. 3258 of the City of Port Moody.

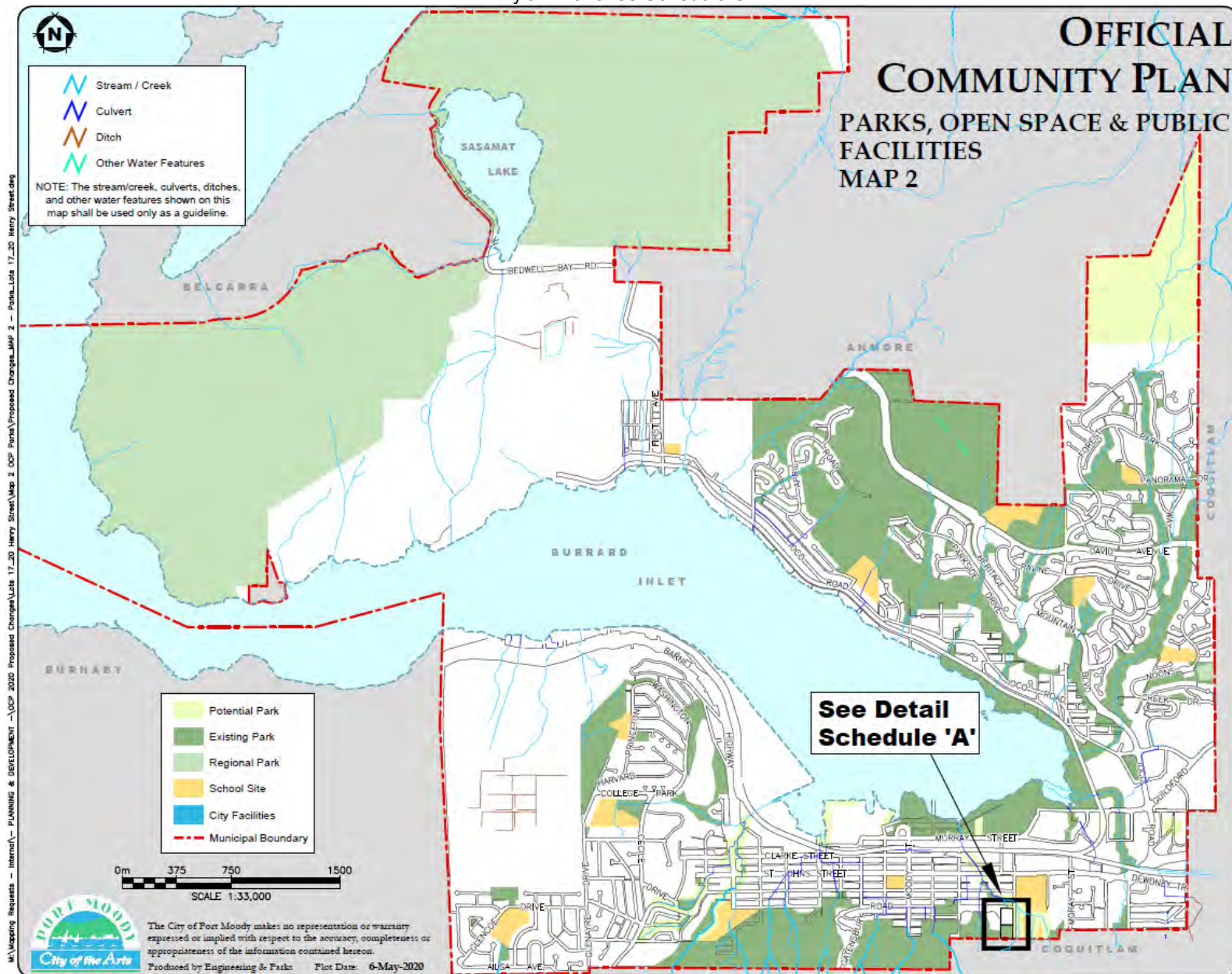
D. Shermer
Corporate Officer

207
Bylaw No. 3258 Schedule B



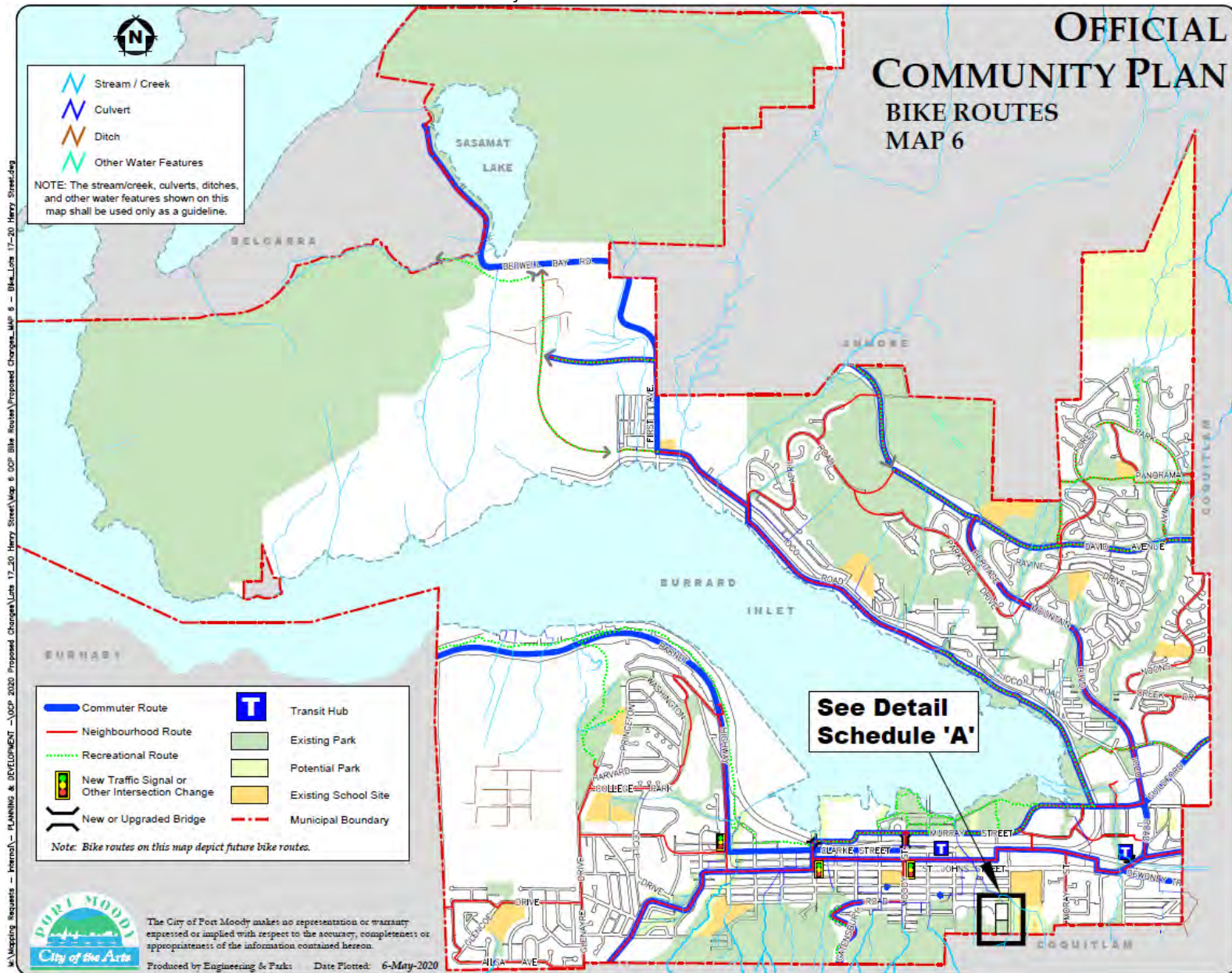
Considered at June 2, 2020 Special Council Meeting

208
Bylaw No. 3258 Schedule C



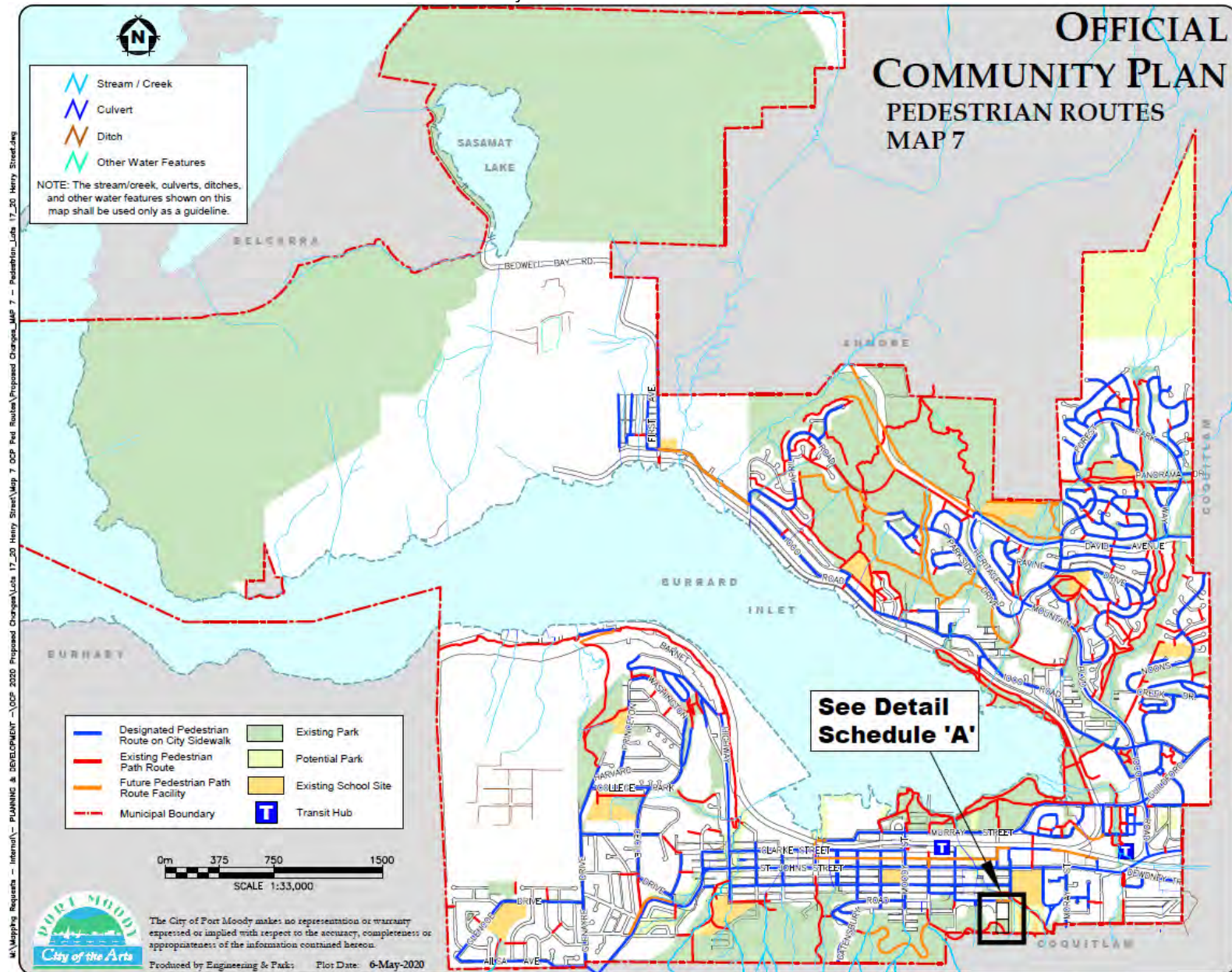
Considered at June 2, 2020 Special Council Meeting

209
Bylaw No. 3258 Schedule D



Considered at June 2, 2020 Special Council Meeting

210
Bylaw No. 3258 Schedule E



Considered at June 2, 2020 Special Council Meeting

211



City of Port Moody

Bylaw No. 3259

A Bylaw to rezone Lots 17-20 in the 3000 block of Henry Street from Acreage Reserve (A1) to Comprehensive Development Zone 57 (CD57) and Civic Institutional (P1).

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. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Acreage Reserve (A1) to Comprehensive Development Zone 57 (CD57) and Civic Institutional (P1):

Lots 17, 18, 19 and 20 District Lot 190, Group 1, New Westminster
District Plan 11618;
PID Nos.: 002-083-931; 002-083-957; 002-422-875; and 002-422-891

as shown on the location map in Schedule A of this Bylaw.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD57 to Schedule D:

“CD57. Comprehensive Development Zone (CD57)

CD57.1 Intent

The intent of this zone is to facilitate the development of an 11-storey multiple family development with a maximum floor area ratio of 1.82 in one building with underground parking.

CD57.2 Permitted Uses

The following uses are permitted in the CD57 Zone:

- (1) Multiple Family Residential Use
- (2) Community Care
- (3) Accessory Off-Street Parking
- (4) Accessory Home Occupation Use –Type A

Considered at June 2, 2020 Special Council Meeting

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CD57.3 Conditions of Use

Adaptable units shall be provided per section 5.2 of the Zoning Bylaw.

CD57.4 Coverage

The maximum permitted coverage of all buildings and structures shall not exceed 32%.

CD57.5 Floor Area Ratio

The maximum permitted Floor Area Ratio shall not exceed 1.82.

CD57.6 Height of Buildings

The maximum permitted building height shall not exceed 11 storeys and 27.1m (89 ft).

CD57.7 Setbacks

CD57.7.1. The location of buildings and setbacks from property lines and watercourses to buildings and structures shall be as established in Schedule B of Bylaw No. 3259 (Drawing A100).

CD57.7.2. Setbacks to watercourses shall also be in conformance with section 5.4 of the Zoning Bylaw.

CD57.8 Parking

CD57.8.1. Off-Street Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.8.2. Bicycle Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.9 Amenity Space

CD57.9.1. An indoor common amenity area of 3.0m² per unit shall be provided.

CD57.9.2. An outdoor common amenity area of 5.0m² per unit shall be provided.”

3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map
- Schedule B – Drawing A100 – Building Setbacks

Considered at June 2, 2020 Special Council Meeting

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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 ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3259 of the City of Port Moody.

D. Shermer
Corporate Officer

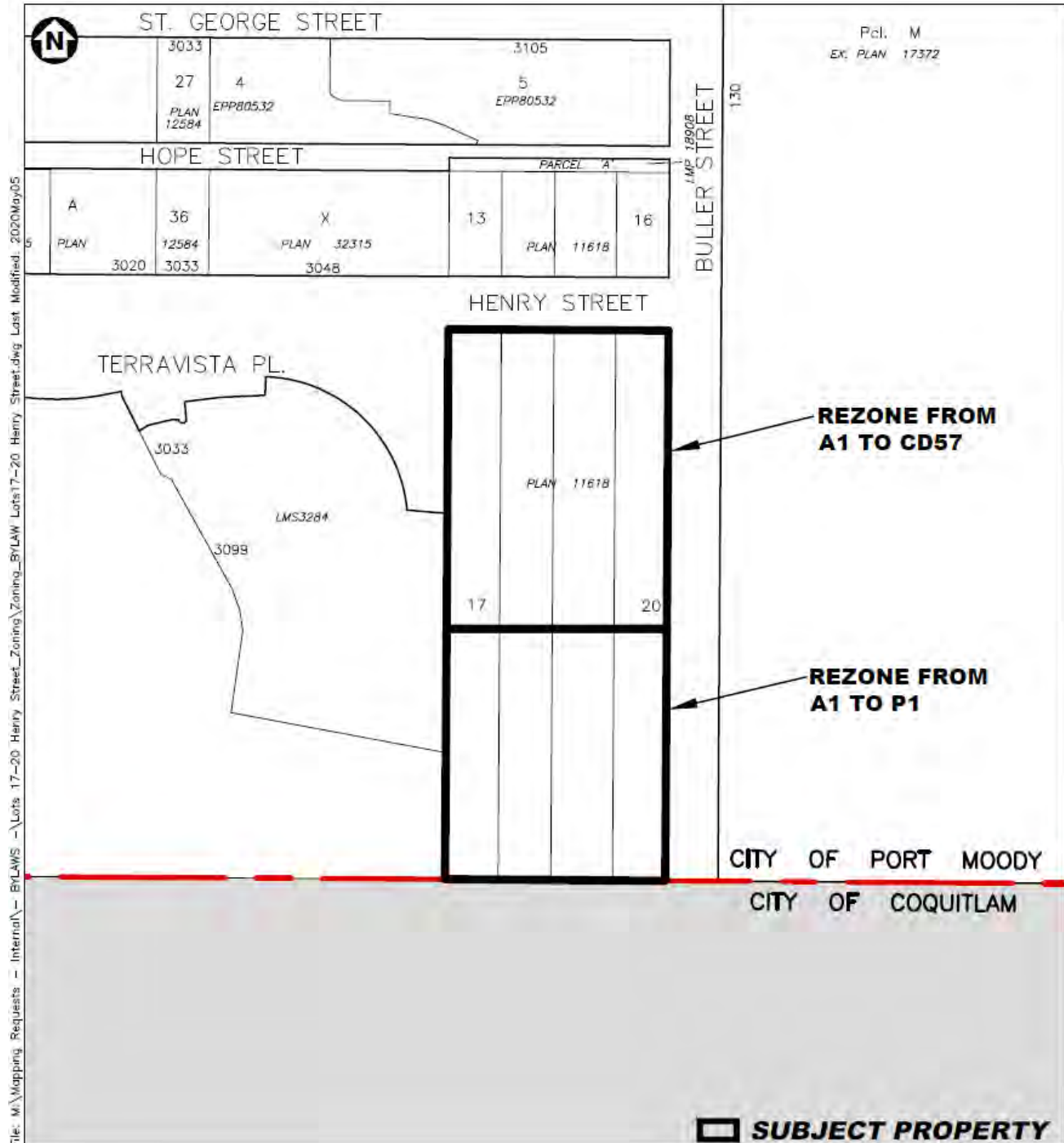
Considered at June 2, 2020 Special Council Meeting

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Schedule A – Location Map

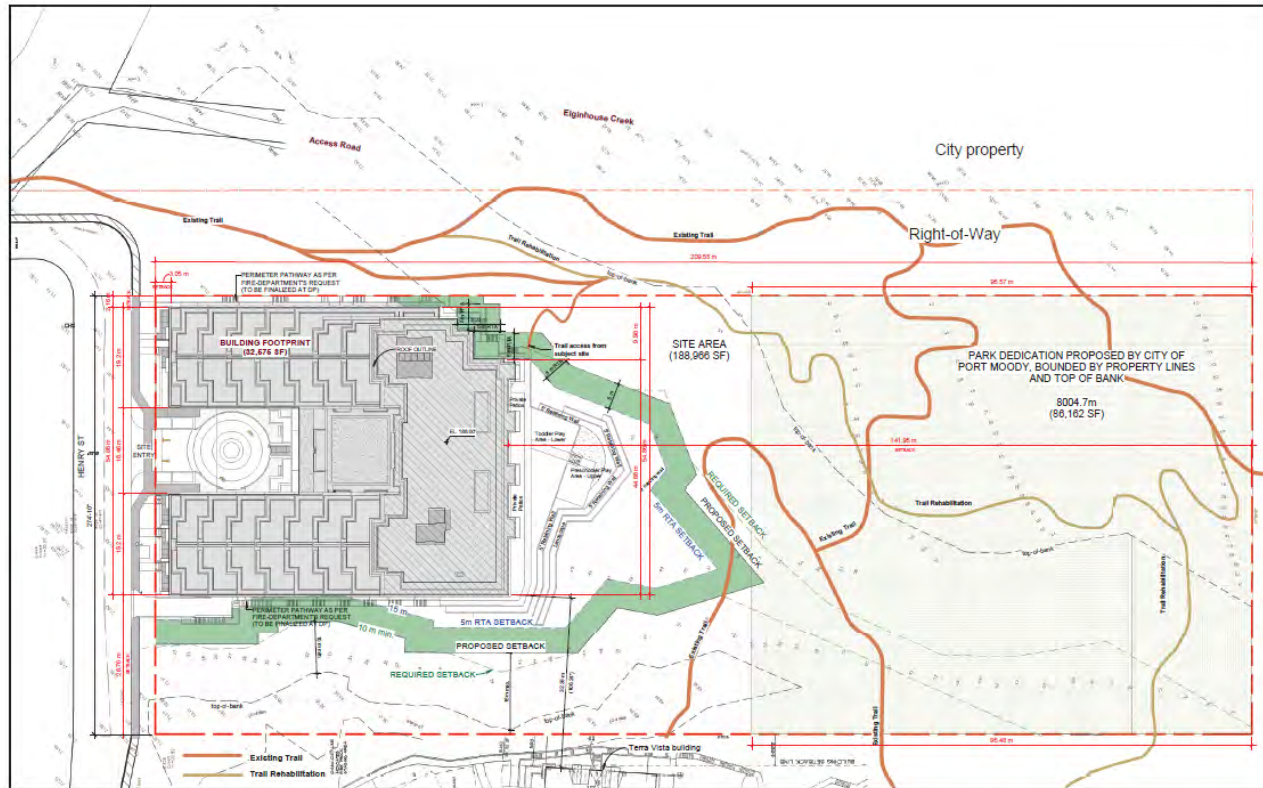
This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57).

Corporate Officer



Considered at June 2, 2020 Special Council Meeting

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Bylaw No. 3259 Schedule B



1 Site Plan (Full)
1" = 30'-0"

PLEASE REFER TO
ENVIRONMENTAL PLANS AND
RIPARIAN SETBACKS

ARCHITECTS

ANKENMAN MARCHAND

1640 West 20 Avenue
Vancouver, BC V6M 1K6
Tel: (604) 272-2929 Fax: (604) 272-2930
Email: info@ankenmanmarchand.com

NORTH

Project:
1708

Henry Street
3000 Henry Street - Port Moody

Drawing:
SITE PLAN (FULL)

Project Status:
REZONING

SUBMISSION	
Date	Description
2020-05-05	2020-05-05: Submitted for Review
2020-05-05	2020-05-05: No issues for Review
2020-05-05	2020-05-05: No issues for Review

REVISION		
No.	Date	Description

Scale:
1" = 30'-0"

DWG. NO:
A100