



## City of Port Moody Report/Recommendation to Council

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

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### Purpose

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

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### Recommended Resolutions

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

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

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### Executive Summary

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

- two six-storey buildings over a single parkade with access from St. George Street;
- an overall Floor Area Ratio (FAR) of 2.4;
- a mix of units from one-bedroom to three-bedroom + den suites ranging in size from 53.7m<sup>2</sup> (578ft<sup>2</sup>) to 122.5m<sup>2</sup> (1,318.3ft<sup>2</sup>);
- 92 (57%) adaptable units;

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

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

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

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

## Background

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

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

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

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## RC19/530

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

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

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

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

## RC20/115

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

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

## Discussion

### Site and Conditions

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

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

Surrounding development consists of:

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

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

## Official Community Plan

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

## Zoning

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

## Development Proposal Description

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

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



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

Table 1 – Zoning Comparison

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

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

## Road Dedication and Intersection Design

In accordance with the Master Transportation Plan, the developer will dedicate 571.2m<sup>2</sup> (6,148.3ft<sup>2</sup>) of the site and reconstruct a portion of Clarke Road and St. Johns Street to include a second northbound travel lane and a multi-use pedestrian/cycling pathway along the east side of Clarke Road. The purpose of these measures is to improve traffic flow and safety, improve pedestrian safety, and to incorporate improvements to the cycling network.

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

## Site Consolidation

In order to consolidate the site, following the road dedication, the applicant will purchase the open portion of the St. Andrews Street road allowance amounting to 766.8m<sup>2</sup> (8,253.7ft<sup>2</sup>) which

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

## Affordable Housing

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

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

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

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

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

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## Form and Character

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

## Community Planning Advisory Committee

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

### CPAC19/005

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

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

In terms of these issues:

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

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

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

## Sustainability Report Card

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

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

## Implementation

Implementation of this project requires:

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

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

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## Concluding Comments

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

## Other Options

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

## Financial Implications

### Community Amenity and Public Art Contributions

The applicant is required to pay the Community Amenity Contribution (CAC) amount, which will be established at the development permit stage once the final residential floor area is confirmed and prior to the adoption of the OCP Amendment Bylaw, No. 3242 and Zoning Amendment Bylaw, No. 3243. Based on a gross residential floor area of 14,035m<sup>2</sup> (151,072.8ft<sup>2</sup>), the contribution would be in the order of \$900,000. Of that total, approximately \$300,000 would be directed to the Affordable Housing Reserve Fund and the remaining \$600,000 would go towards general community amenities.

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

## Communications and Civic Engagement Initiatives

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

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

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

## Council Strategic Plan Objectives

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

## Attachment(s)

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

## Report Author

Doug Allan, MCIP, RPP  
Senior Planner

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## Report Approval Details

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

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

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

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

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

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

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

## LOCATION PLAN





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## ATTACHMENT 2

### APPLICATION FACT SHEET

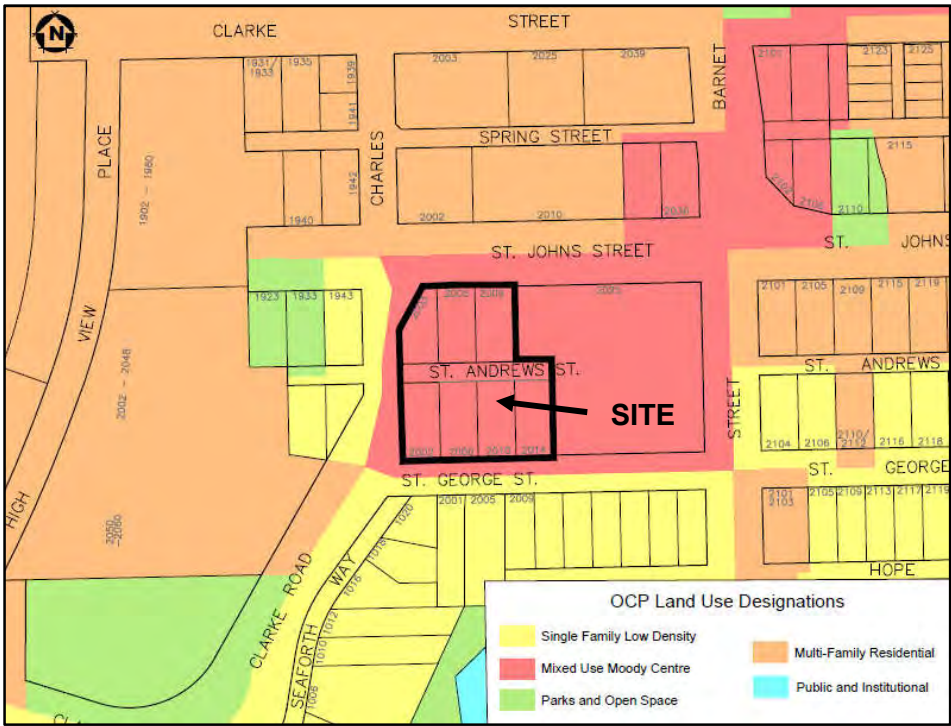
<b>Applicant:</b>	Bold Properties (New Barnet) LP
<b>Application No. and Type</b>	6700-20-186 Rezoning from Single Detached Residential (RS1) to Six-Storey Apartment Residential Zone (RM8).
<b>Project Description:</b>	A six-storey mixed-use project comprised of 163 apartment units in two buildings over underground parking.
<b>Existing OCP Designation:</b>	Mixed Use – Moody Centre (max. six storeys).
<b>Development Permit Areas:</b>	Development Permit Area 1: Neighbourhood Residential. Development Permit Area 4: Environmentally Sensitive Areas.
<b>Community Information Meeting:</b>	May 23, 2019
<b>Community Planning Advisory Committee Meeting:</b>	July 2, 2019

### Proposed Development Statistics:

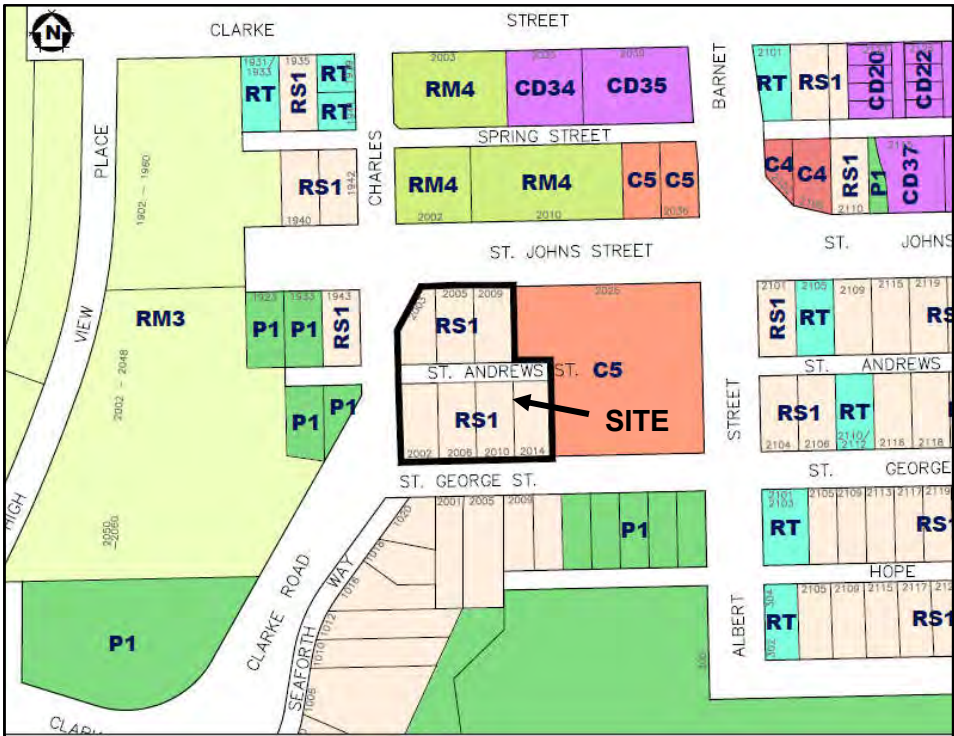
Number of residential units	163	
Density	13,851m <sup>2</sup> (149,092.96ft <sup>2</sup> ) net floor area	Floor Area Ratio: 2.4
Lot Coverage	56.5%	
Resident Parking	217 Spaces	
Visitor Parking	27 Spaces	
Bicycle Parking	270 Long- and short-term spaces	
Setbacks – South	South – 3.66m (12ft)	
– West	West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

ATTACHMENT 3

OCP LAND USE DESIGNATIONS



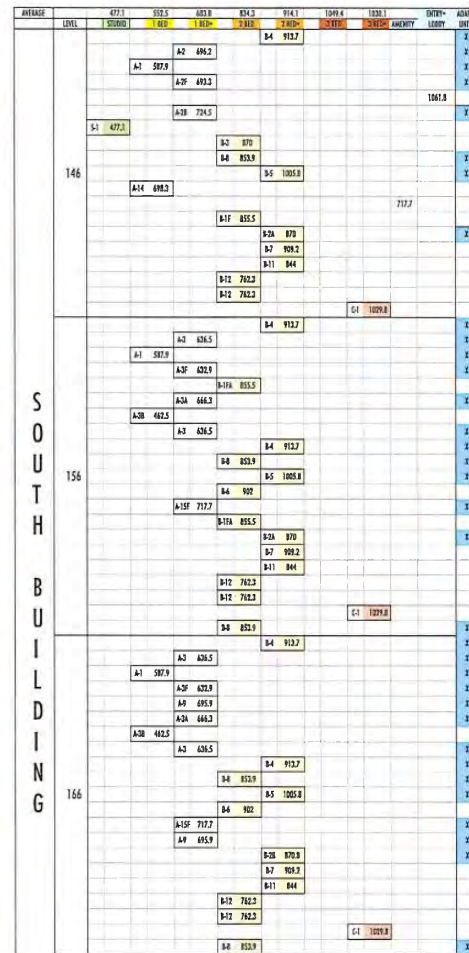
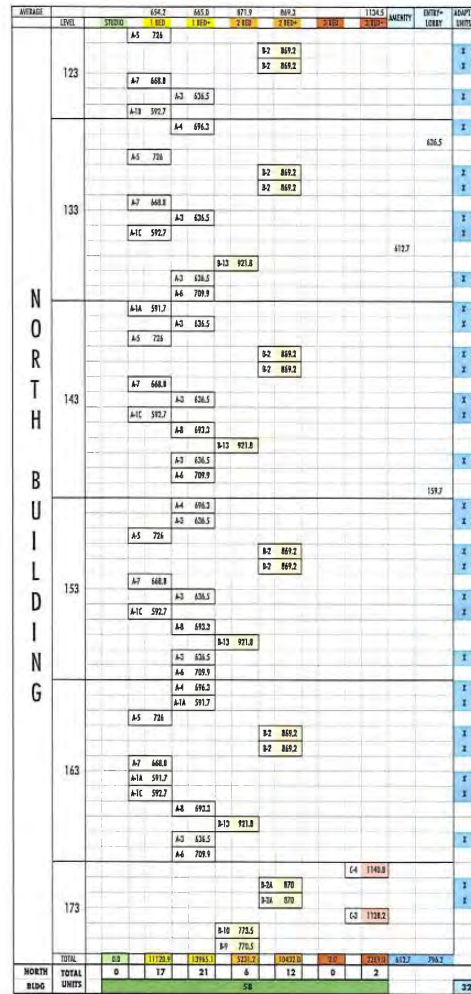
ZONING DESIGNATIONS



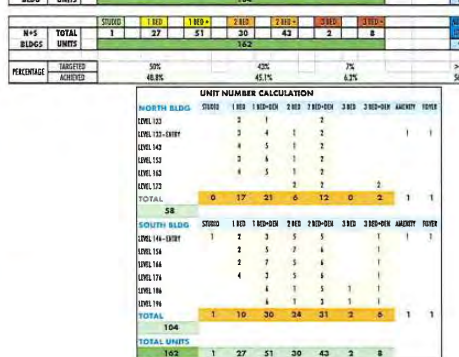
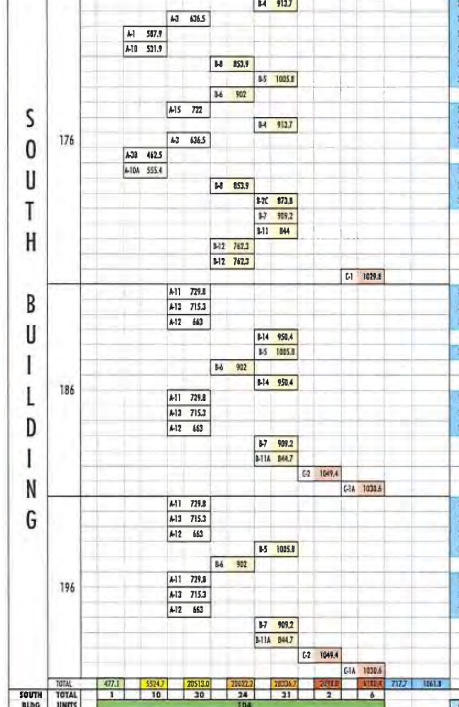




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TO CONTINUE AT LEVEL 4 (176')



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The contractor is responsible for verifying all data and documents. Any discrepancies are to be reported to the architect before the commencement of work.

Contractors are responsible to ensure that all work is completed in conformance with the requirements of the most current applicable codes and orders.



**BOLD  
PROPERTIES**

Drawing Number:		A-0.2	
<b>PARAMOUNT</b> Circle Road & Highway 100 City of Fort Worth	Title: <b>STATISTICS</b>	Project Title: <b>Drawing Title:</b>	(check) 1. Military / Veterans 2. 10319 3. 10319 4. 10319 5. 10319 6. 10319 7. 10319 8. 10319 9. 10319 10. 10319 11. 10319 12. 10319 13. 10319 14. 10319 15. 10319 16. 10319 17. 10319 18. 10319 19. 10319 20. 10319 21. 10319 22. 10319 23. 10319 24. 10319 25. 10319 26. 10319 27. 10319 28. 10319 29. 10319 30. 10319 31. 10319 32. 10319 33. 10319 34. 10319 35. 10319 36. 10319 37. 10319 38. 10319 39. 10319 40. 10319 41. 10319 42. 10319 43. 10319 44. 10319 45. 10319 46. 10319 47. 10319 48. 10319 49. 10319 50. 10319 51. 10319 52. 10319 53. 10319 54. 10319 55. 10319 56. 10319 57. 10319 58. 10319 59. 10319 60. 10319 61. 10319 62. 10319 63. 10319 64. 10319 65. 10319 66. 10319 67. 10319 68. 10319 69. 10319 70. 10319 71. 10319 72. 10319 73. 10319 74. 10319 75. 10319 76. 10319 77. 10319 78. 10319 79. 10319 80. 10319 81. 10319 82. 10319 83. 10319 84. 10319 85. 10319 86. 10319 87. 10319 88. 10319 89. 10319 90. 10319 91. 10319 92. 10319 93. 10319 94. 10319 95. 10319 96. 10319 97. 10319 98. 10319 99. 10319 100. 10319

Project Title: Drawing Title:	
<b>PARAMOUNT</b> 10000 S. John Street City of Port Huron	<b>AVE. BLDG. HEIGHT AREA COVERAGE</b>
Sheets: 010 Evt: 2017.11.28 Proprietary: 818 Tables: 4550000	
Drawing Number:	
<b>A-0.3</b>	



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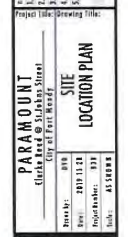
**GATEWAY**  
ARCHITECTURE  
INCORPORATED  
Michael Cox, Architect AIA C  
229 - 601 6th Street  
New Westminster, BC V3L 3C1  
tel: (604) 608-1868

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Architect's seal:

**BOLD  
PROPERTIES**

Year-end	total / subtotal
1994/95	Pre-Application Phase
10/31/95	Review / Pre-application Application Submission
10/31/95	Community Information Meeting
10/31/95	Community Hearing / Advisory Committee Meeting
10/31/95	Community Hearing / Advisory Committee / Application



Drawing Number:  
A-1.1

Considered at April 14, 2020 Special Council Meeting

88

## SITE PHOTOS

**CURRENT USE**

Single family lots.



CORNER OF CLARKE ROAD AND ST. JOHNS STREET - LOOKING TOWARDS NORTH-EAST



ST. JOHNS STREET - LOOKING TOWARDS SOUTH-WEST



CORNER OF CLARKE ROAD AND ST. JOHNS STREET - LOOKING TOWARDS EAST



CORNER OF CLARKE ROAD AND ST. JOHNS STREET - LOOKING TOWARDS SOUTH-WEST



ST. ANDREWS STREET CLOSE TO CLARKE ROAD - LOOKING TOWARDS EAST



CLARKE ROAD AND ST. ANDREWS STREET - LOOKING TOWARDS NORTH



INTERSECTION OF CLARKE ROAD AND ST. GEORGE STREET + SEAFORTH WAY - LOOKING TOWARDS NORTH



ST. GEORGE STREET - LOOKING TOWARDS EAST



ST. GEORGE STREET - LOOKING TOWARDS WEST



INTERSECTION OF ST. GEORGE STREET AND SEAFORTH WAY - LOOKING TOWARDS EAST



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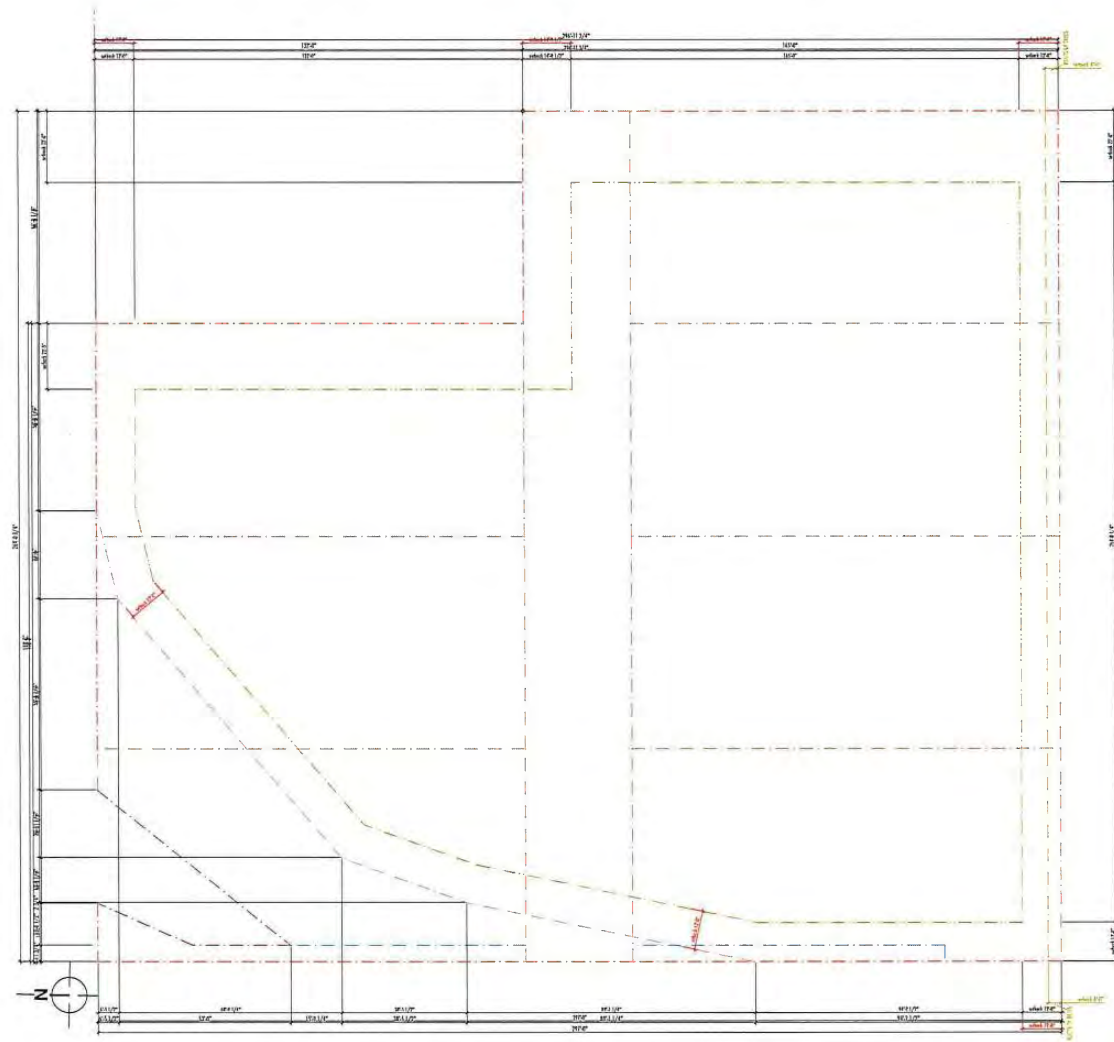
**BOLD  
PROPERTIES**

[illegible]



# Considered at April 14, 2020 Special Council Meeting

89



1 SITE PLAN SETBACKS  
Scale: 1/16" = 1'-0"

**GATEWAY**  
ARCHITECTURE  
INTERIOR DESIGN  
Richard Cox, Architect AIA C  
220 - 401 1st Street  
New Washington, DC 20131  
Tel: (604) 408-1000

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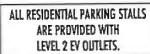
Architect's seal:

**BOLD PROPERTIES**

<b>PARAMOUNT</b> (City of Fort Worth) City of Fort Worth		Project Title: <b>SETBACKS + DIMENSIONS</b>
Project No.: 100331 Drawing No.: 100331	Project Name: <b>SETBACKS + DIMENSIONS</b>	Drawing Number: <b>A-1.4</b>

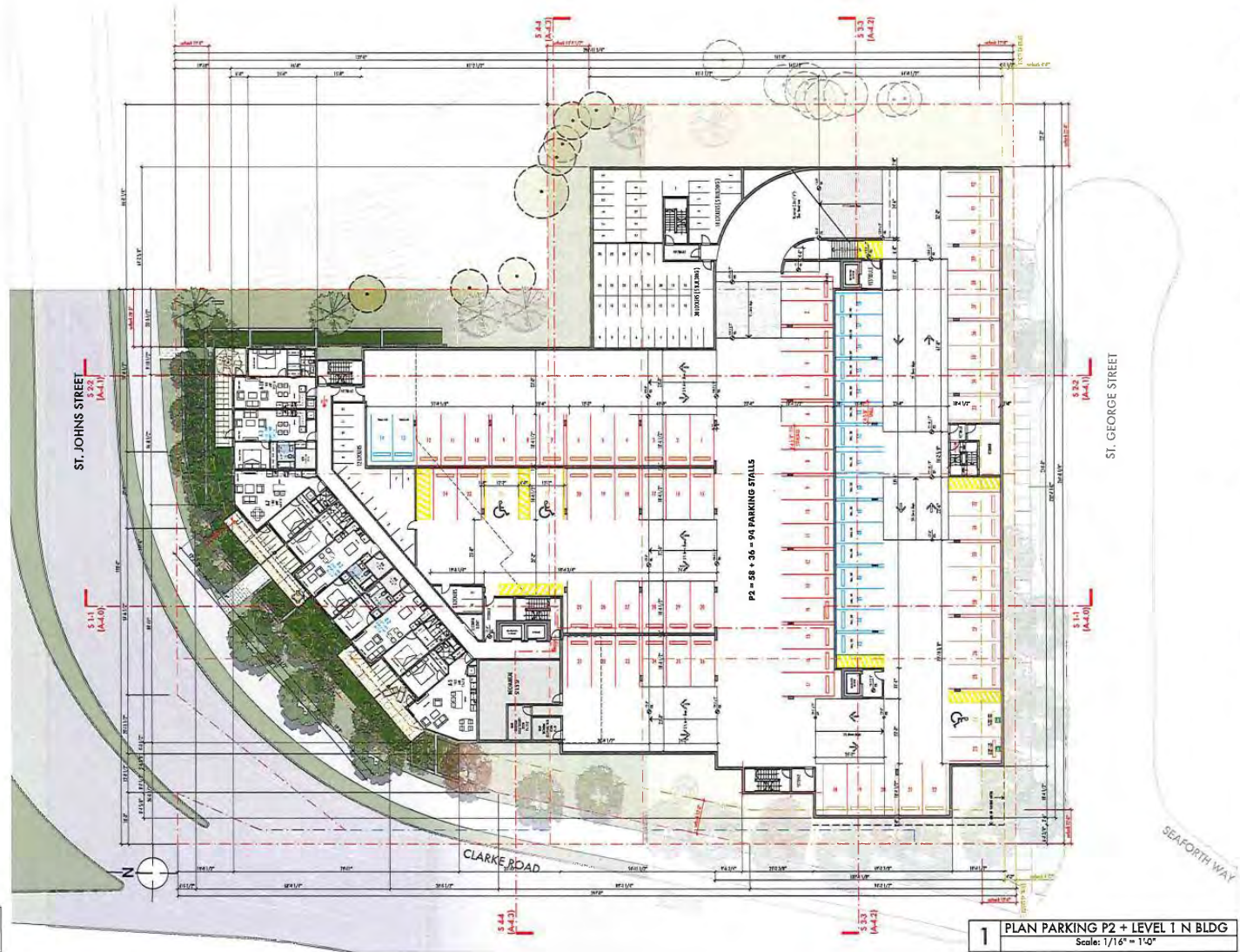


## 90

[illegible]

# Considered at April 14, 2020 Special Council Meeting

91



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

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

**GATEWAY**  
ARCHITECTURE  
P L L C  
Michael Cox, Architect AIA/C  
229 - 601 6th Street  
New Washington, NC 28135  
Tel: (404) 600-1800

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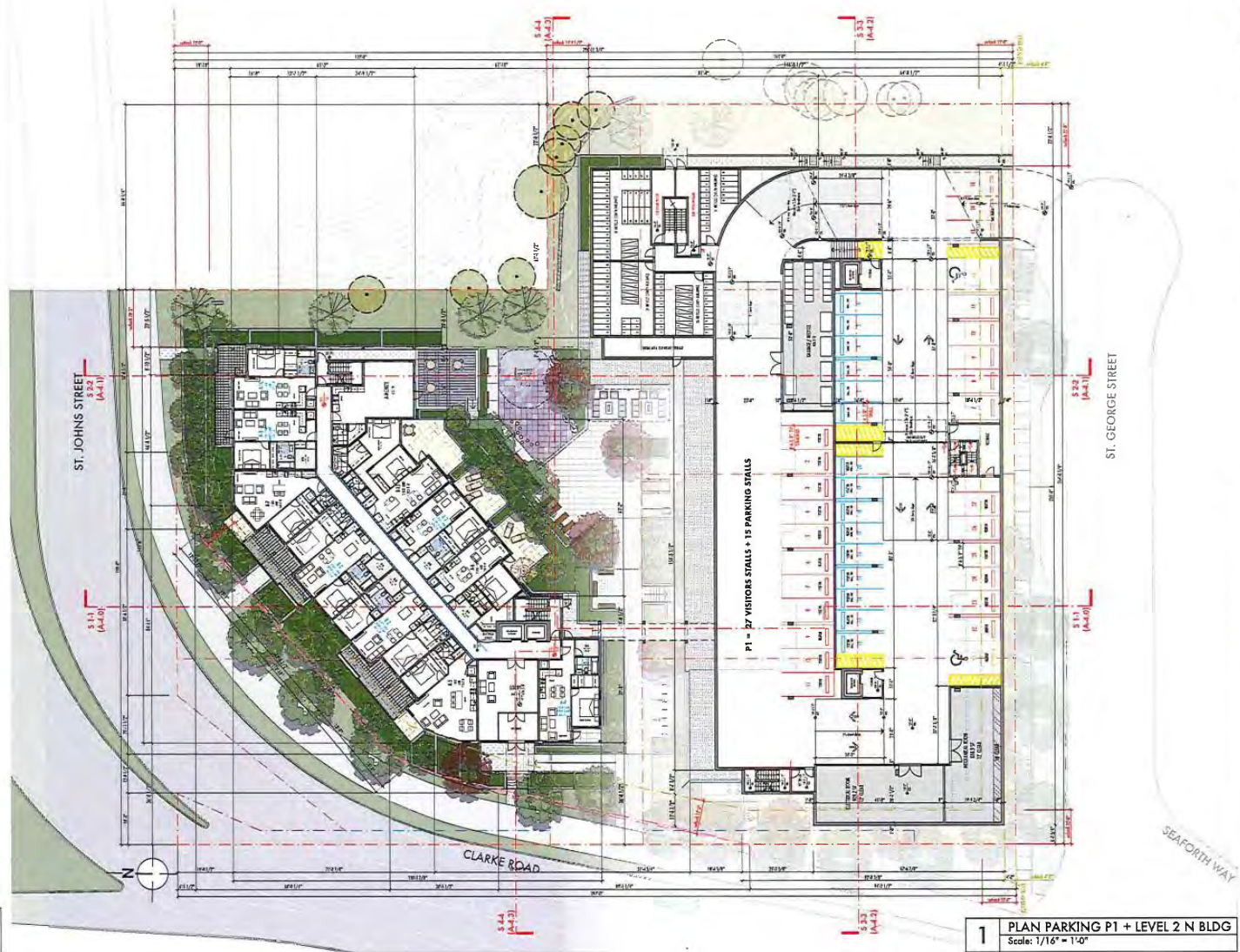
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Drawn by:	013
Check by:	2019.11.11
Project Name:	013
Scale:	1/16" = 1'-0"
Drawing Number:	A-2.1



# Considered at April 14, 2020 Special Council Meeting

92



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ARCHITECTURE  
WORKS  
Michael Cox, Architect 418 C  
220 - 601 4th Street  
New Washington, SC 29151  
tel: (803) 608-1808

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Architect's seal:

**BOLD PROPERTIES**

Project Title: Drawing Title:	PARAMOUNT City of Fort Worth PLAN PARKING P1 LEVEL 2 N BLDG
Drawn by:	010
Check by:	010 1.11
Project Number:	010
Scale:	1/16" = 1'-0"
Sheet:	211000
Drawing Number:	A-2.2



93





94



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

**GATEWAY**  
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INCORPORATED  
Michael Cox, Architect A I D C  
220 - 601 6th Street  
New Westminster, BC V3L 3C1  
tel: [604] 608-1868

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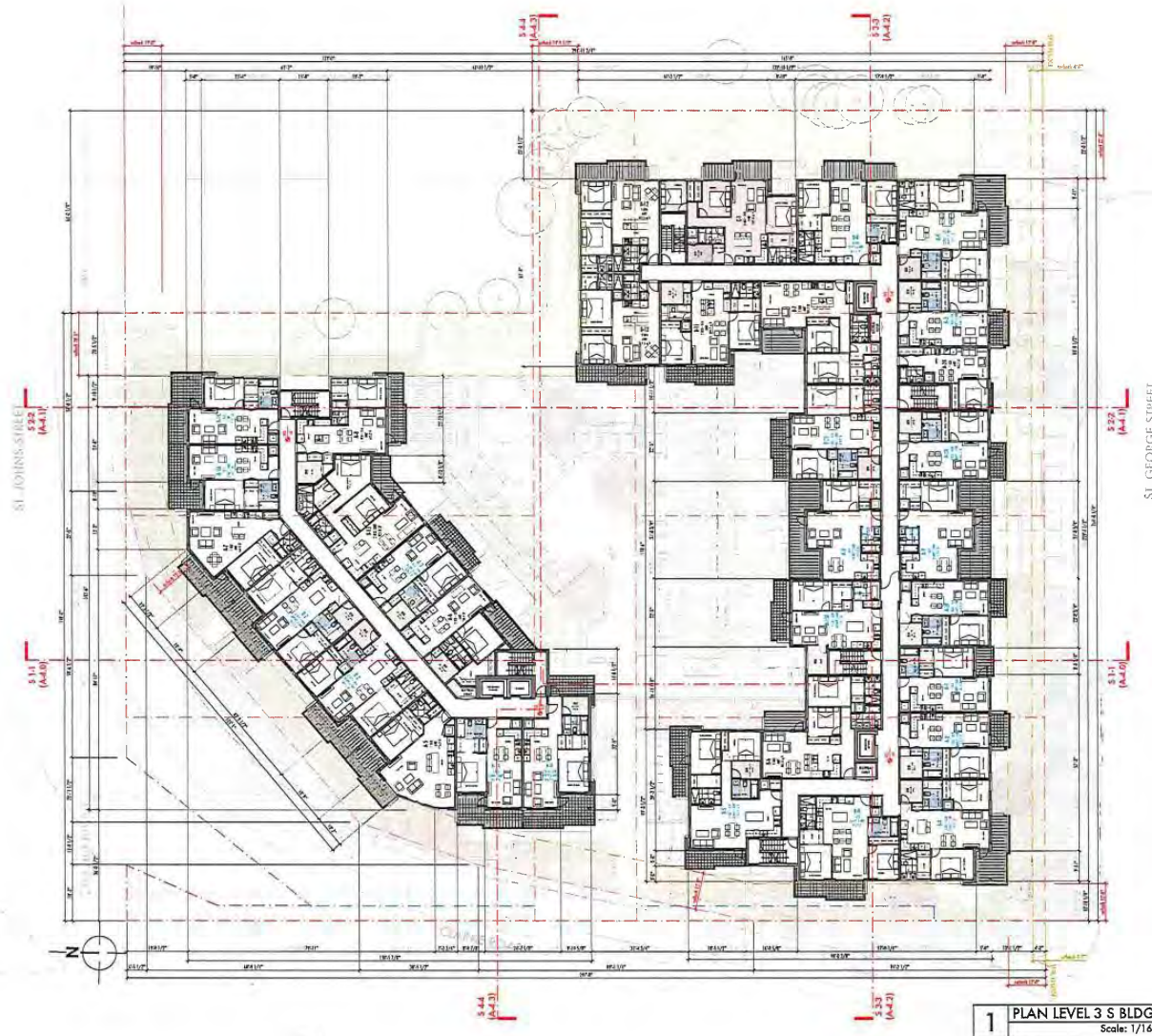
Architect's seal:

**BOLD  
PROPERTIES**

[illegible]

# Considered at April 14, 2020 Special Council Meeting

95



**GATEWAY**  
ARCHITECTURE  
MICHAEL COX, ARCHITECT AIA C  
221 - 601 6th Street  
New Washington, VA 22093  
Tel: (804) 600-1800

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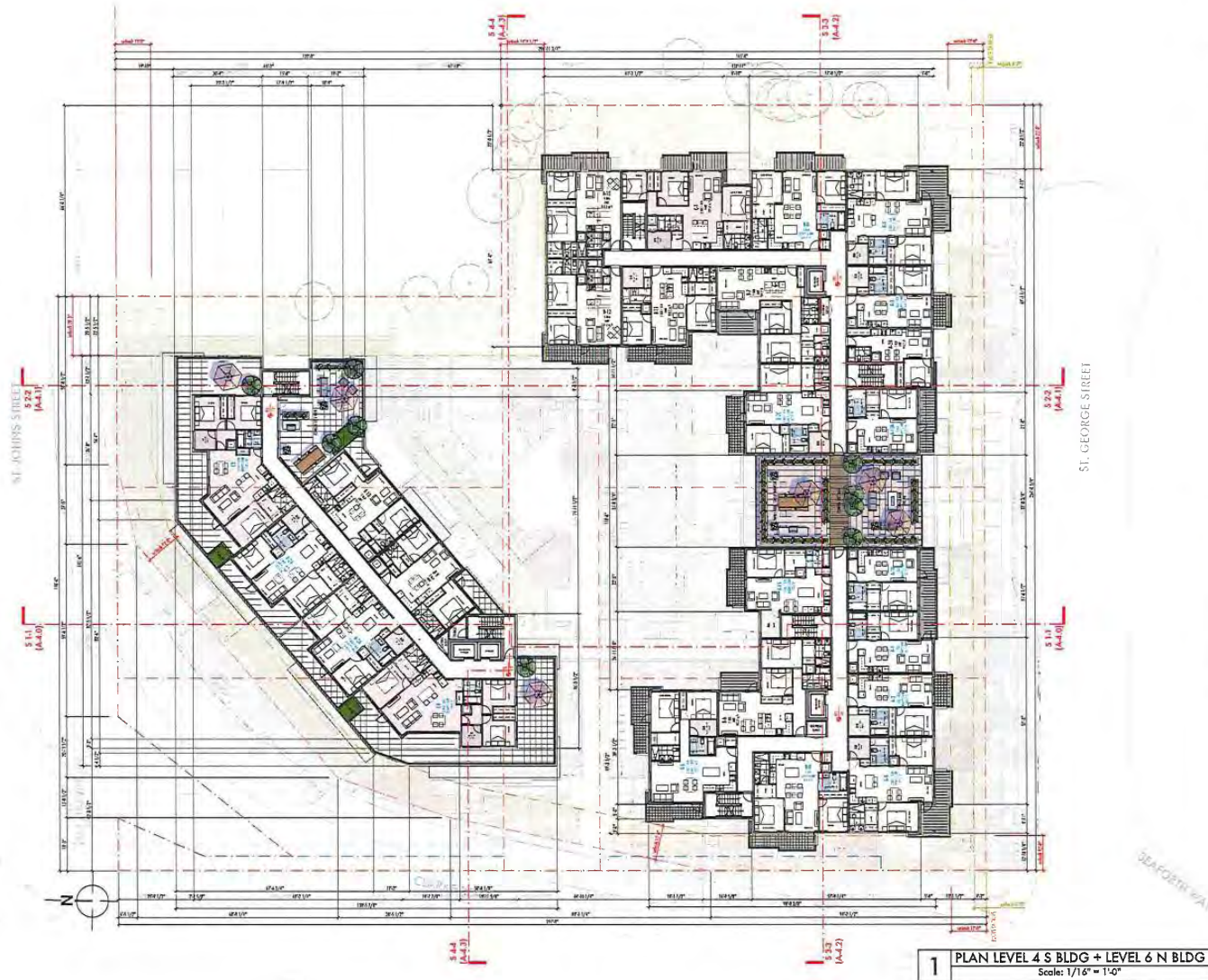
**BOLD PROPERTIES**

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Drawn By:	003
Check By:	003
Scale:	1/16" = 1'-0"
Project Number:	124
Sheet:	4510004
Drawing Number:	A-2.5



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96



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INCORPORATED  
Michael Cox, Architect AIA  
220 - 601 8th Street  
New Westminster, BC V3M 2G1  
Tel: (604) 808-1868

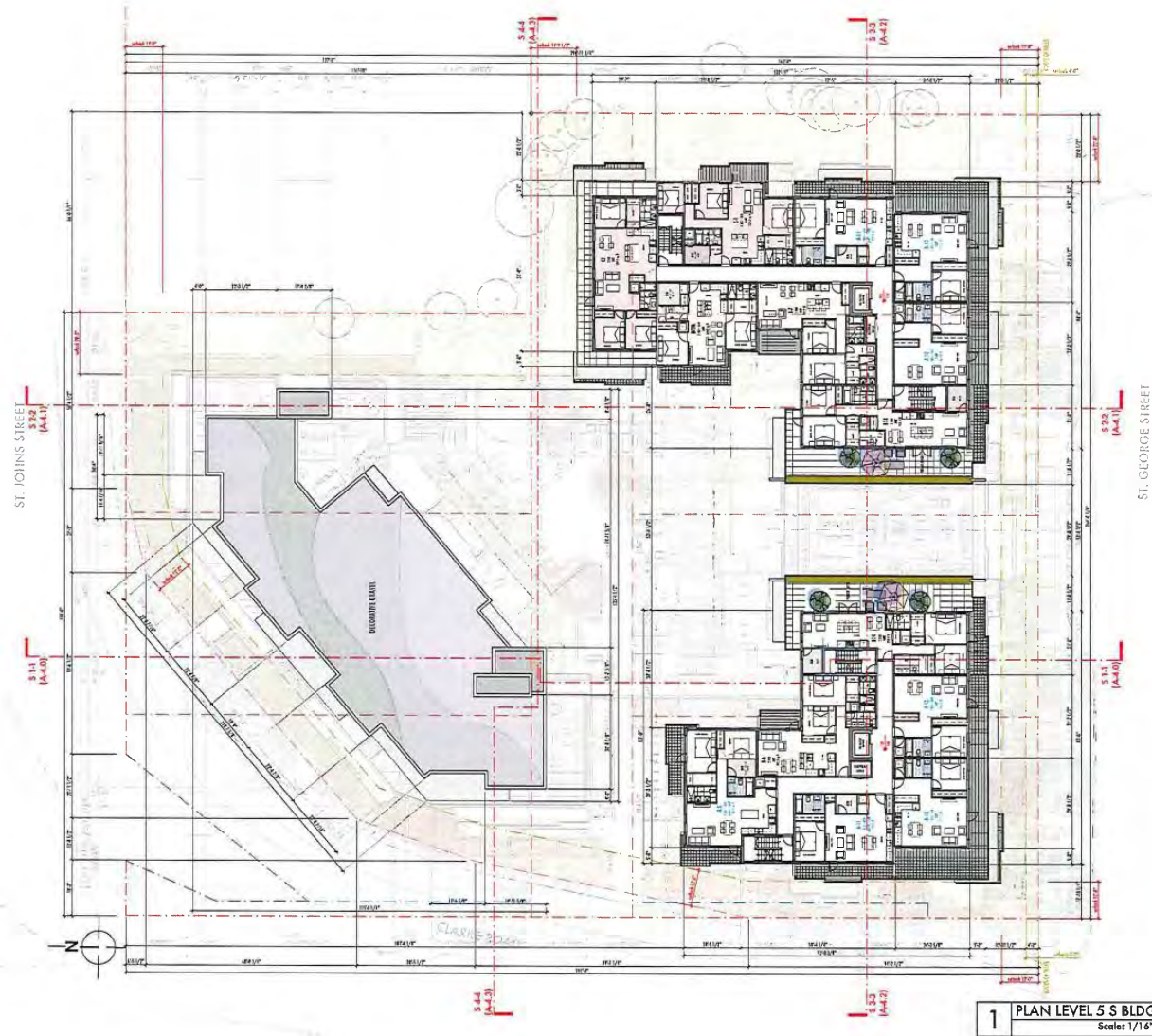
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<b>PARAMOUNT</b> City of Port Moody City of Port Moody City of Port Moody	
Project Title: Drawing Title:	PLAN LEVEL 4 S BLDG LEVEL 6 N BLDG
Drawn by: 1111111111	1111111111
Checked by: 1111111111	1111111111
Date: 11/11/11	11/11/11
Scale: 1/16" = 1'-0"	1/16" = 1'-0"
Drawing Number: <b>A-2.6</b>	

97



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INCORPORATED  
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New Westminster, BC V3L 3C1  
tel: (604) 608-1868

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Architect's seal:

**BOLD  
PROPERTIES**

<b>PARAMOUNT</b>		City of East Rutherford	Project Title: Drawing title:
Clements Blvd. S. 3rd Avenue Street			
City of East Rutherford			
Drawn: 0101 11 21	PLAN LEVEL 5 S BLDG		
Project number: 014	ROOF PLAN N BLDG		
Block: 4510004			

Drawing Number:

**A-2.7**



## 98



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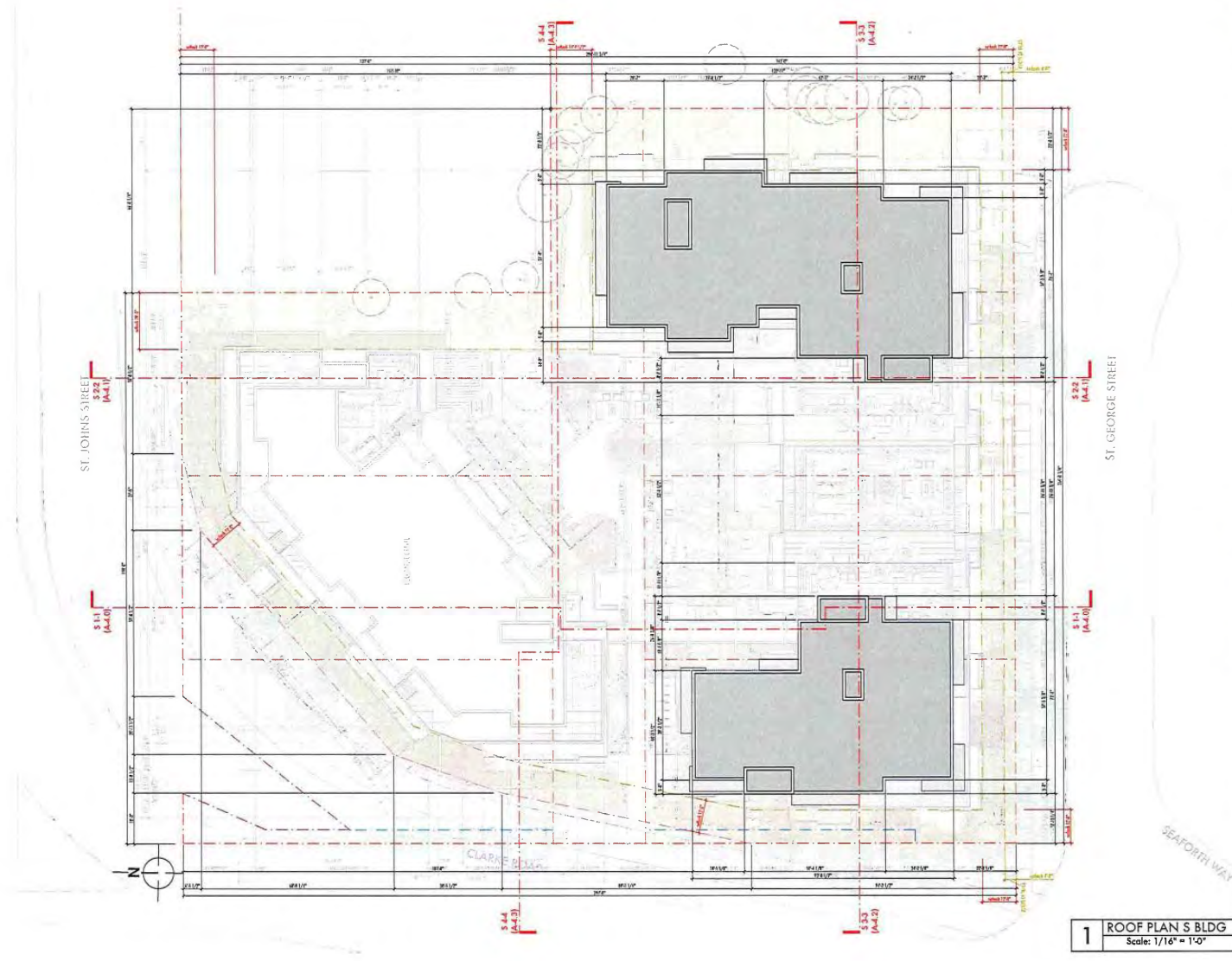
Archimedes's seal:

**BOLD  
PROPERTIES**

<b>PARAMOUNT</b> 6754 North of S. Kings Street City of Fort Worth		Project Title: <b>PLAN LEVEL 6 BLDG</b> Drawing Title:	
Date: 2/10/11 Drawn by: JES	Date: 4/1/2004 Drawn by: JES	Project No: 10031 Revision: 1	Project No: 10031 Revision: 1
Drawing Number:		Drawing Title:	

# Considered at April 14, 2020 Special Council Meeting

99



**1** ROOF PLAN S BLDG  
Scale: 1/16" = 1'-0"

**GATEWAY**  
ARCHITECTURE  
P.C.A.P. ARCHITECTS  
Richard Cox, Architect AIA C  
220 - 801 615 Street  
New Washington, DC 20131  
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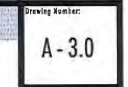
**BOLD PROPERTIES**

Project Name:	PARAMOUNT
Client:	Clark Kent & Associates, Inc.
City:	City of Fort Worth
Project Title:	ROOF PLAN S BLDG
Drawing Title:	
Revision:	010
Date:	2/13/17
Drawn by:	010
Check by:	010
Date:	2/13/17

**A-2.9**

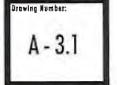


## 100





## 101





# Considered at April 14, 2020 Special Council Meeting

102



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

MATERIALS - FINISHES (EXTERIOR AND INTERIOR)			
1. CLAY TILE ROOF	BA 101-101-CLAY TILE	11. CLAY TILE ROOF	BA 101-101-CLAY TILE
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84. CLAY TILE ROOF	BA 101-101-CLAY TILE	94. CLAY TILE ROOF	BA 101-101-CLAY TILE
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88. CLAY TILE ROOF	BA 101-101-CLAY TILE	98. CLAY TILE ROOF	BA 101-101-CLAY TILE
89. CLAY TILE ROOF	BA 101-101-CLAY TILE	99. CLAY TILE ROOF	BA 101-101-CLAY TILE
90. CLAY TILE ROOF	BA 101-101-CLAY TILE	100. CLAY TILE ROOF	BA 101-101-CLAY TILE



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

**GATEWAY**  
ARCHITECTURE  
P.C. ARCHITECTS  
Michael Cox, Architect AIA  
220 - 401 4th Street  
New Westminster, BC V3L 3C1  
Tel: (604) 698-1868

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Architect's seal

**BOLD PROPERTIES**

<b>PARAMOUNT</b> Development Group 10000 100th Street Surrey, BC V3V 1N1 Tel: (604) 271-1111	
Project Title (Drawing Title): <b>NORTH BUILDING ELEVATIONS</b>	
Drawing Number: <b>A-3.2</b>	Date: 2020.11.24

1	SECTION 1-1 (N to S)
	Scale: 3/32" = 1'-0"



## 104



A-4.1





**PARAMOUNT**  
 61015  
 City of Fairfax Street  
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Project Title (Drawing Title): \_\_\_\_\_

Drawn: 2010  
 Date: 2010.11.10  
 Project: 10101  
 Title: 10101

Sheet: 1 of 1  
 Title: 10101

**SECTION 4-4**

**A-4.3**

## 107



The drawing and related documents are the responsibility of the design architect. The contractor is responsible for construction and erection.

Architect's seal



**BOLD  
PROPERTIES**



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3.	110523
4.	130531
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Project Title: Drawing Title:

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92. Government	100	100	100

Drawing Number:

1

A-50

A-5.0

1. *Journal of Management Studies*, 1990, 27, 1.

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# Considered at April 14, 2020 Special Council Meeting

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**GATEWAY**  
ARCHITECTURE  
MICHAEL COX, ARCHITECT AIA  
220 - 401 6th Street  
New Westminster, BC V3L 2C1  
tel: (604) 608-1868

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**BOLD PROPERTIES**

<b>PARAMOUNT</b> Gateway at 4th Street City of Port Moody N + S BUILDINGS VIEWS FROM N-W	
Project Title: Gateway at 4th Street Drawing Title: N + S BUILDINGS VIEWS FROM N-W	Drawing Number: <b>A - 5.1</b>

└

1



**GATEWAY**  
ARCHITECTURE  
INCORPORATED  
Michael Cox, Architect AIA  
220 - 601 6th Street  
New Westminster, BC V3L 3J3  
tel: (604) 608-1100

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Architect's seal



**BOLD  
PROPERTIES**

<b>PARAMOUNT</b> Circle Area @ 50 Johns Street City of East Windsor		Project Title: Drawing Title:
N + S BUILDINGS VIEWS FROM SE	Date: 03/1 File: 2010.11.23	Project: 03/1

Drawing Number: **A-5.2**



# Considered at April 14, 2020 Special Council Meeting

110



**GATEWAY**  
ARCHITECTURE  
INCORPORATED  
Michael Cox, Architect AIA  
222 - 601 6th Street  
New Westminster, BC V3L 3C1  
Tel: (604) 600-1000

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Architect's seal:

**BOLD PROPERTIES**

<b>PARAMOUNT</b> 2000 West 17th Street City of Port Moody		Project Title: Drawing Title: <b>N + S BUILDINGS          VIEWS FROM S-W</b>
Date: 2020.12.12 Drawn: [Signature] Checked: [Signature]	Date: 2020.12.12 Drawn: [Signature] Checked: [Signature]	Drawing Number: <b>A-5.3</b>



# Considered at April 14, 2020 Special Council Meeting

111



**GATEWAY**  
ARCHITECTURAL  
MICHAEL COX, ARCHITECT & ASSOCIATES  
225 - 401 4th Street  
New Westminster, BC V3L 3C2  
Tel: (604) 688-1868

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The architect warrants that the design and construction of the project will conform to the applicable laws, codes, and regulations.

Architect's seal:  
[Seal]

**BOLD PROPERTIES**

Project Title: Drawing Title:	PARADISE COURTYARD VIEWS
Client: City of New Westminster	City of New Westminster
Project Number: 100000000	100000000
Project Name: N + S BUILDINGS	N + S BUILDINGS
Project Location: 401 Street	401 Street
Project Date: 2019-11-14	2019-11-14
Project Status: 010	010
Project Scale: 4000000	4000000
Drawing Number:	A-5.4



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Arbeiter's said :

no.	years of activity / activities
1.	1994-1998 Activity - Development of the Community Information System
2.	1999-2003 Community Information Mapping
3.	2003-2005 Community Planning Committee Meeting
4.	2005-2008 Community Planning Committee Meeting
5.	2008-2010 Community Planning Committee Meeting

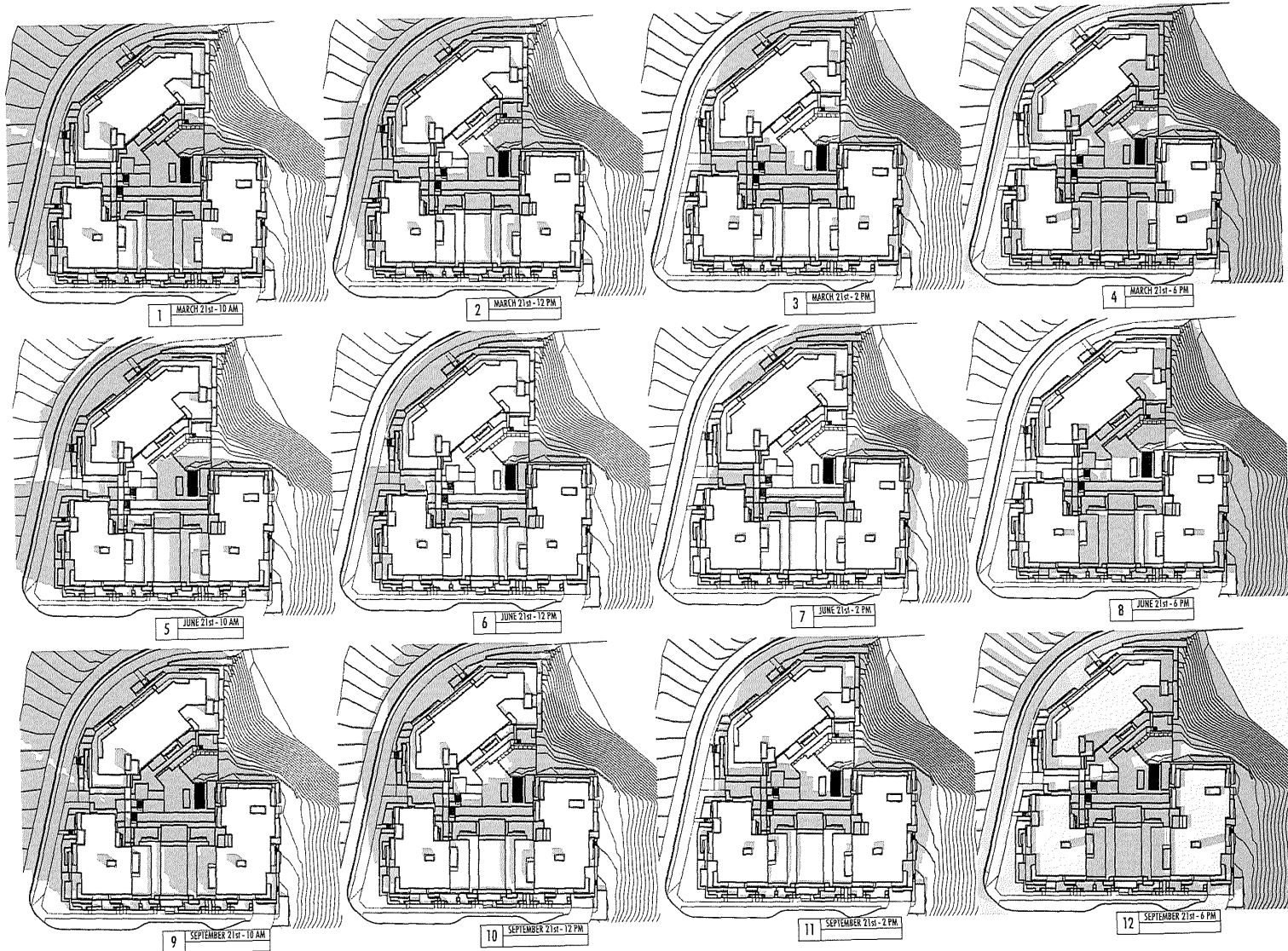
<b>PARAMOUNT</b> Clark, Reed & St. John, Street City of Port Moody		Project Title: Drawing Title:	
Project No.: 000	Date: 2007.11.28	<b>N + S BUILDINGS VIEWS ALONG ST. GEORGE STREET</b>	
Project Number: 430	Date: 45.5600m		

Drawing Number:  
**A-5.5**



# Considered at April 14, 2020 Special Council Meeting

113



**GATEWAY**  
ARCHITECTURE  
P.C. ARCHITECTS  
Michael Cox, Architect AIA NC  
275 - 401 6th Street  
New Washington, NC 27513  
Tel: (804) 601-1868

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The architect is responsible for providing all data and information necessary for the design and construction of the project. The architect is not responsible for the accuracy of the data and information provided by others.

Construction of the project shall be in accordance with the approved plans and specifications. The architect is not responsible for the construction of the project.

Author's seal:



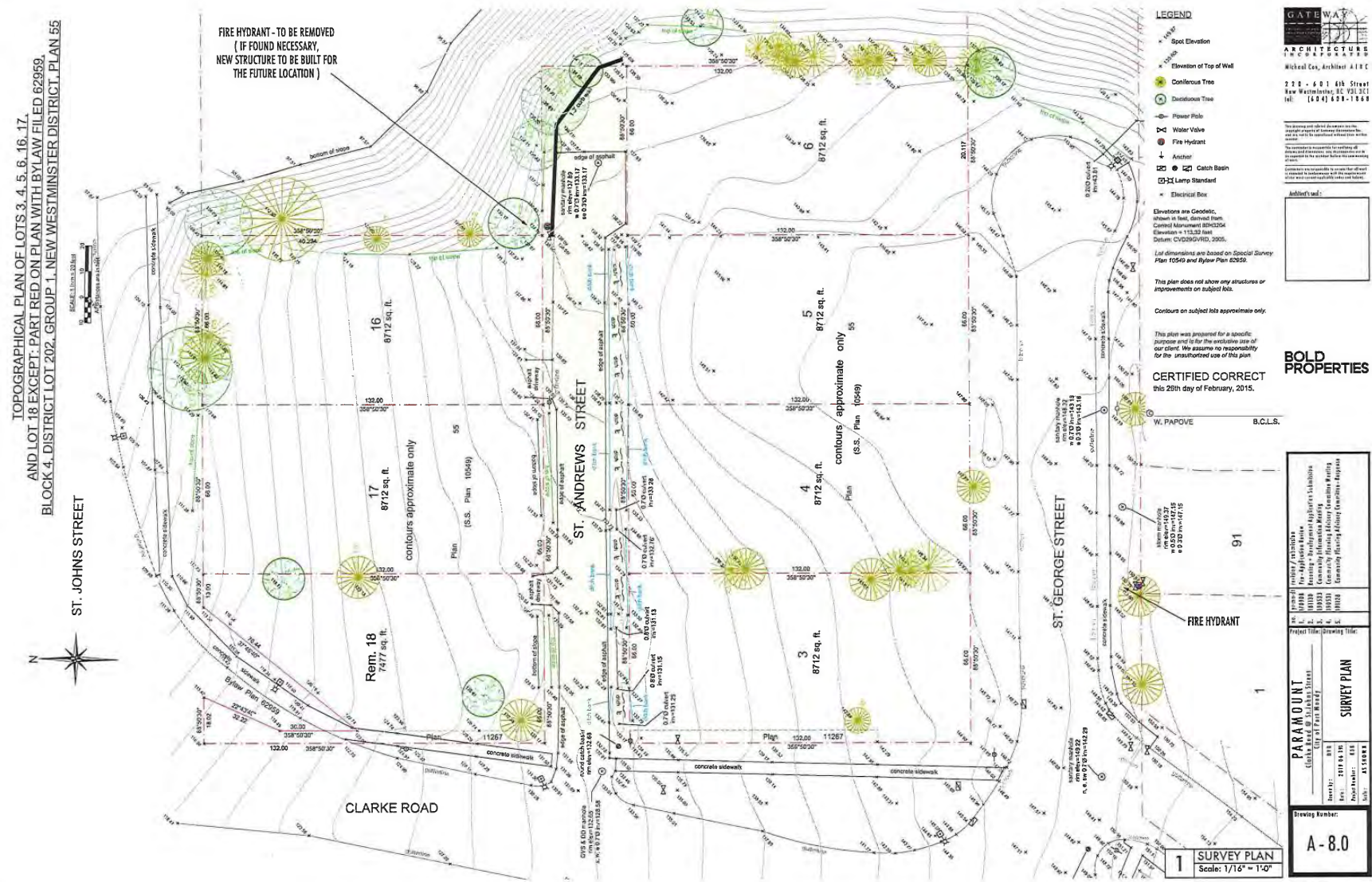
**BOLD  
PROPERTIES**

Project Name: <b>PARAMOUNT</b>	
Project Address: <b>Charles Road @ 11th St, Raleigh, NC</b>	
Project Owner: <b>PARAMOUNT</b>	
Project Architect: <b>GATEWAY ARCHITECTURE P.C. ARCHITECTS</b>	
Project Engineer: <b>Michael Cox, Architect AIA NC</b>	
Project Date: <b>11/11/19</b>	
Project Title: <b>SHADOW ANALYSIS</b>	
Drawing Title: <b>SHADOW ANALYSIS</b>	
Drawing Number: <b>A-6.0</b>	



Project Title (Growing Info):		Type of industry / education:	
1. <b>PARAMOUNT</b>		2. <b>UNION</b>	
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## 115





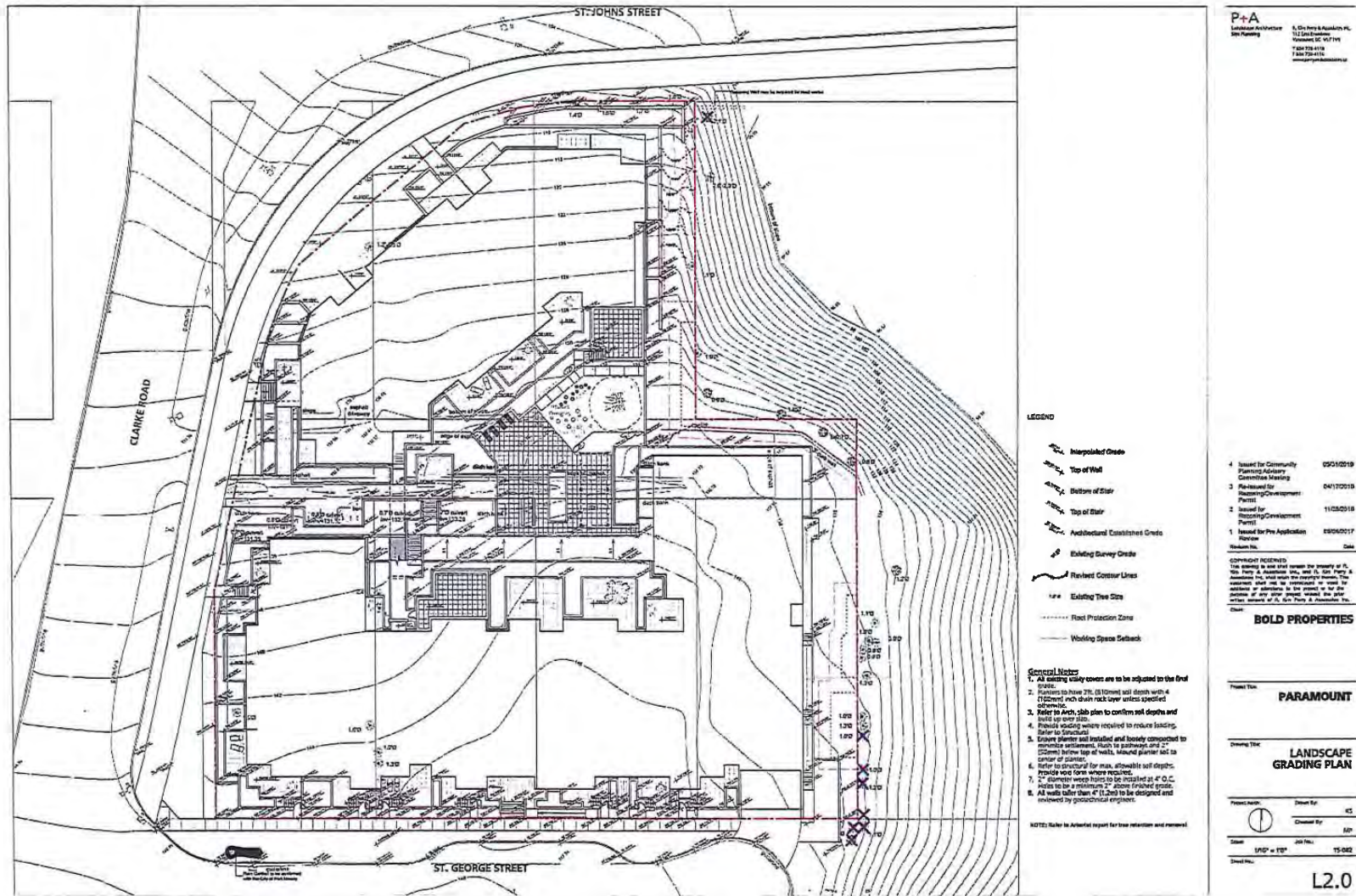
# Considered at April 14, 2020 Special Council Meeting

116



# Considered at April 14, 2020 Special Council Meeting

117



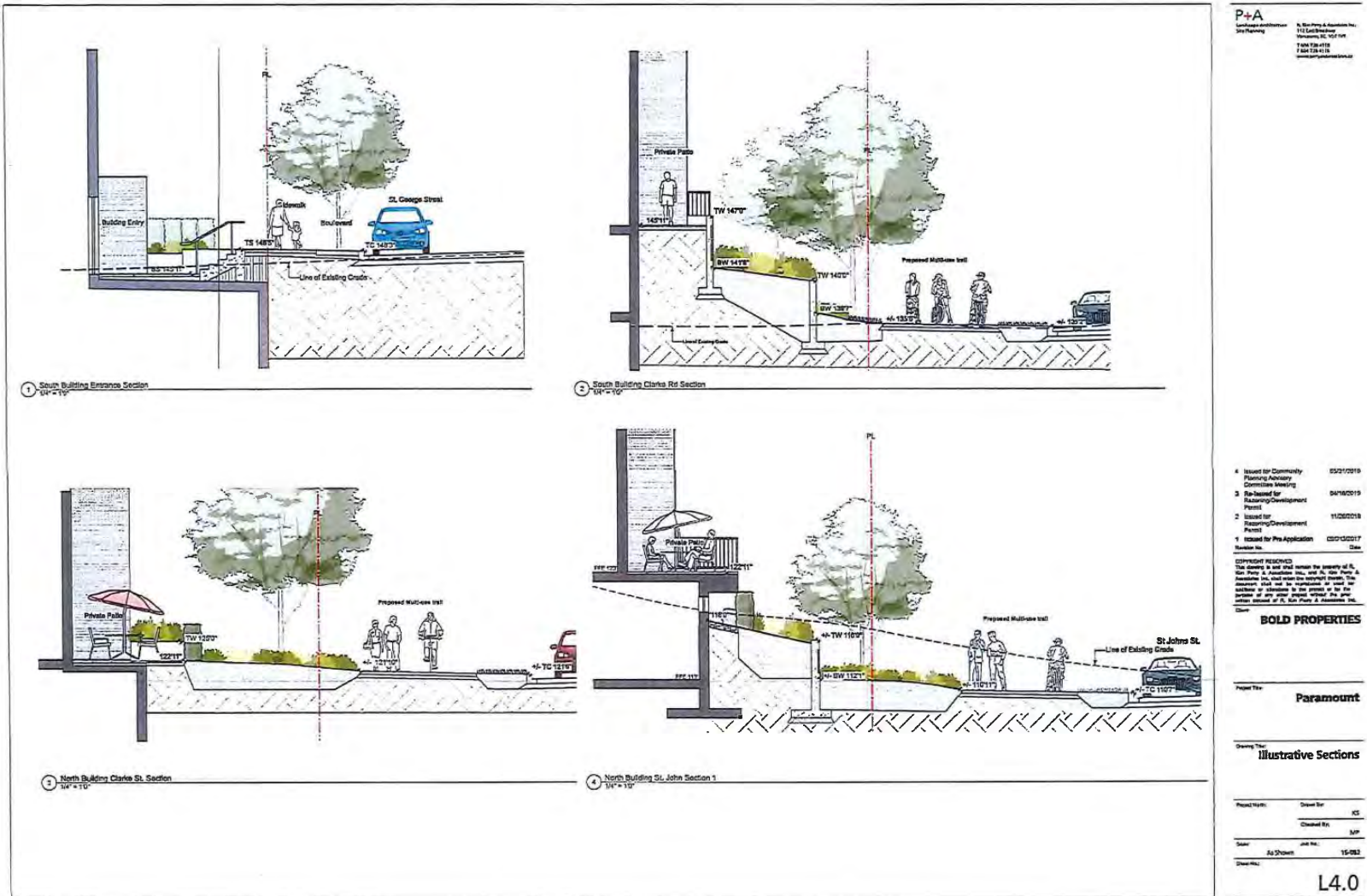


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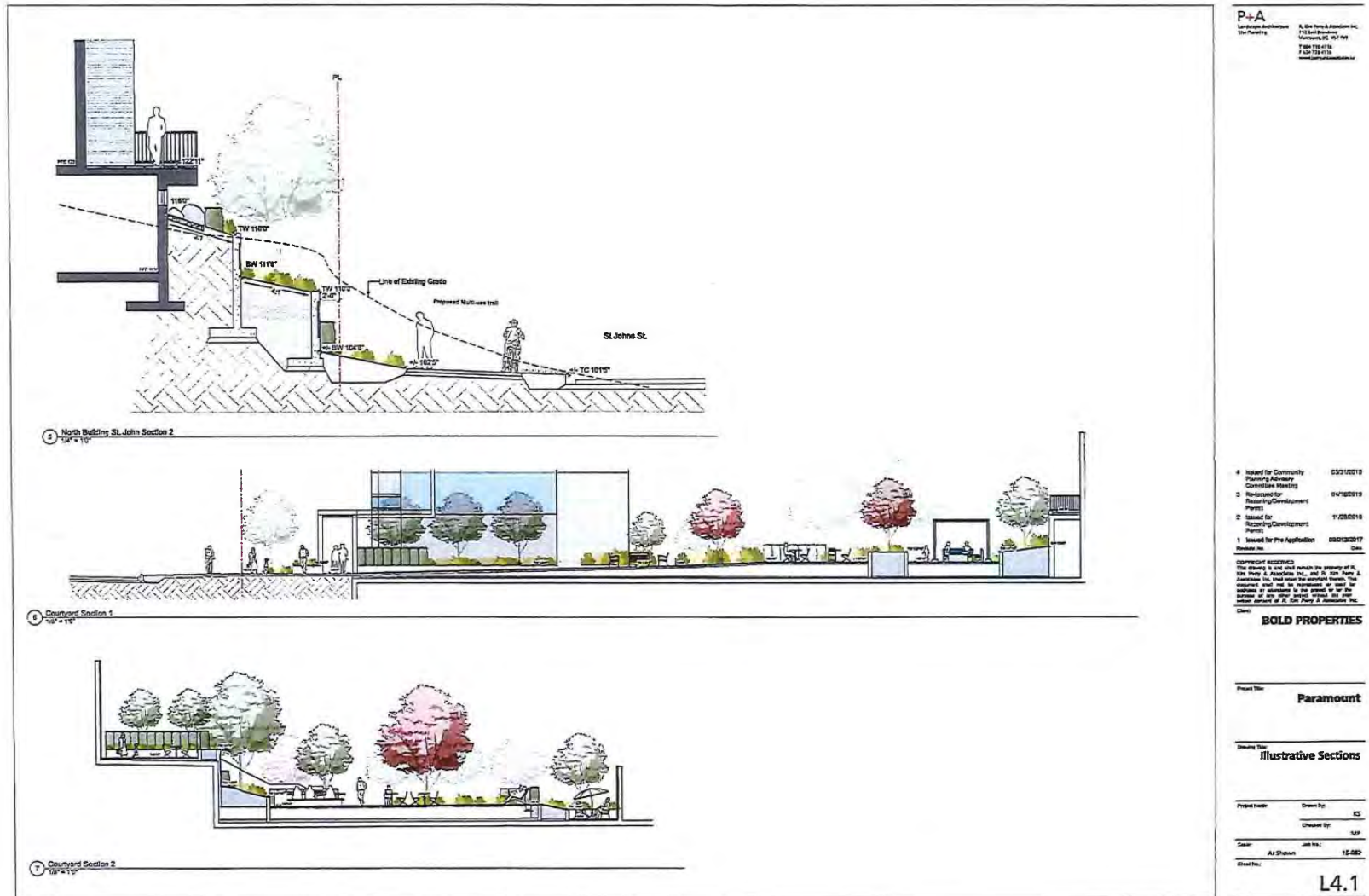
# Considered at April 14, 2020 Special Council Meeting

119



# Considered at April 14, 2020 Special Council Meeting

120

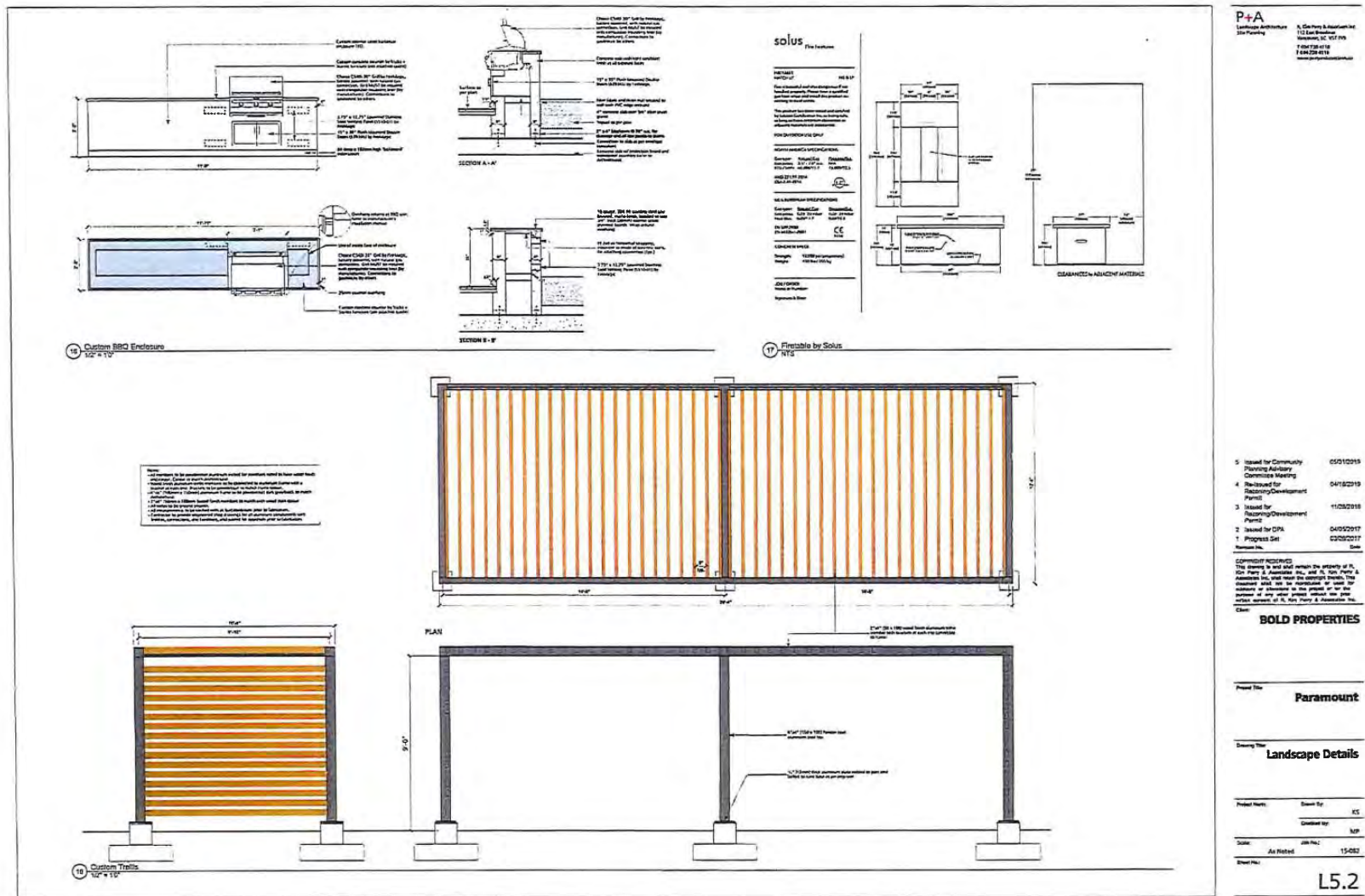


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L5.1

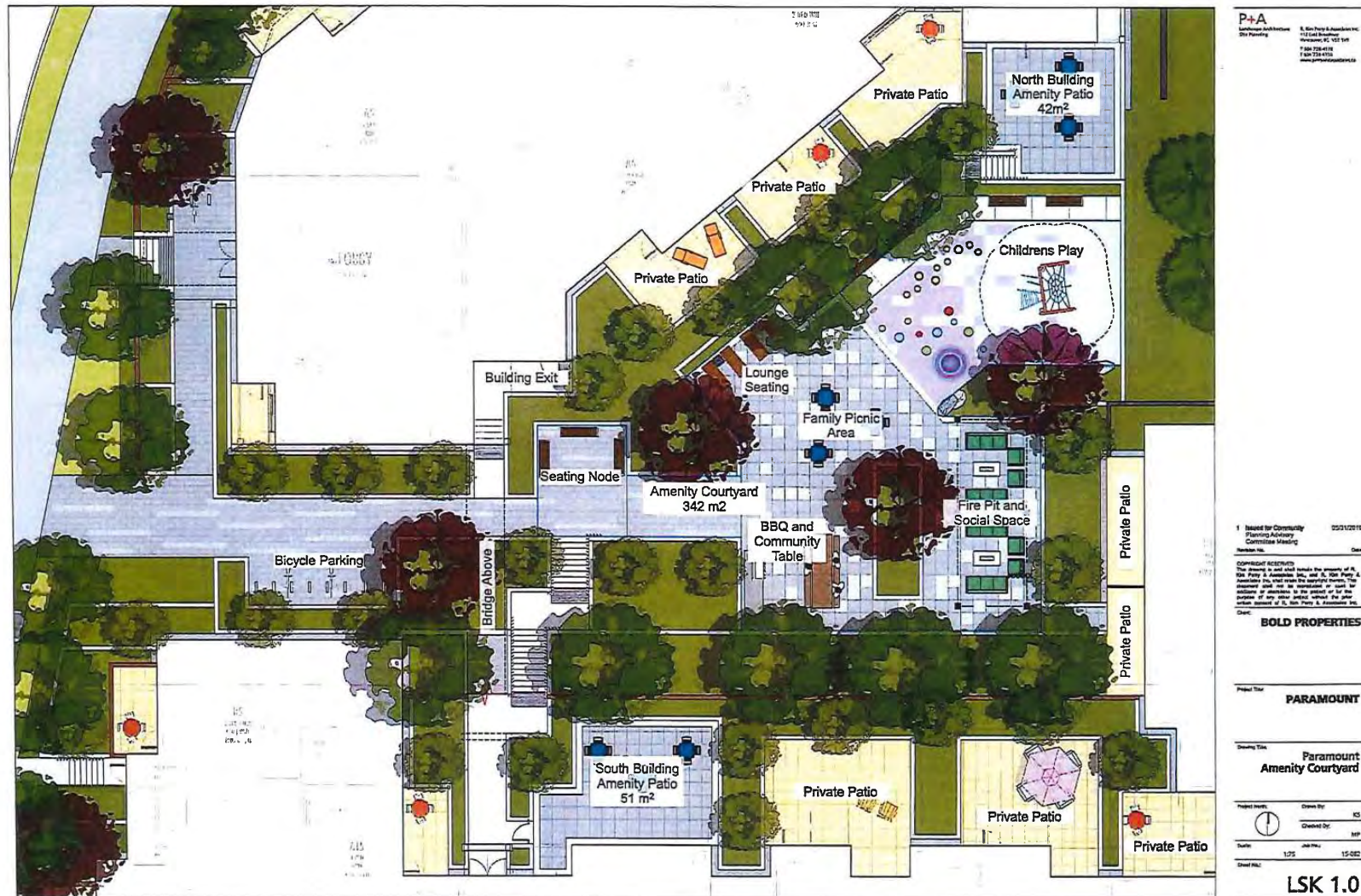
123





# Considered at April 14, 2020 Special Council Meeting

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

### Instructions

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

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

# Considered at April 14, 2020 Special Council Meeting

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

## Scoring

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

## Monitoring

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

## Public Information

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

## Property and Applicant Information

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

Total Floorspace **14,192** m<sup>2</sup>



# Considered at April 14, 2020 Special Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>128</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Arts

#### Performance Measure Description and Scoring

C1

Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).

**OR** Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

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

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

If **yes**, describe:

Project provides an in lieu financial contribution to the City's Public Art Reserve Fund.

Public Art Consultant:

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:

an artisitc use of colour on the building forms to highlight the composition of architectural elements

Plan reference:

Staff Comments

response does not address intent of the measure

Score  /2

# Considered at April 14, 2020 Special Council Meeting

## CULTURAL SUSTAINABILITY SECTION

How will the <sup>129</sup>project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

#### Performance Measure Description and Scoring

C3

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

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

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: [historicplaces.ca](http://historicplaces.ca)

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

Describe: 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](http://historicplaces.ca)

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

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

Bonus Score  /2 Score  /2

# Considered at April 14, 2020 Special Council Meeting

## CULTURAL SUSTAINABILITY SECTION

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

### 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	<b>Staff Comments</b> The site is not situated in a heritage character or heritage conservation area
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

<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 50px; height: 20px; margin-right: 5px;"></div>         meters<sup>2</sup> /          <div style="border: 1px solid black; width: 50px; height: 20px; margin-left: 10px;"></div>         feet<sup>2</sup> </div>	<b>Staff Comments</b> the project is a residential-only multi-family building
Description of space: N/A	

Score N/A /4



# Considered at April 14, 2020 Special Council Meeting

## CULTURAL SUSTAINABILITY SECTION

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

### Complete Community Elements

#### Performance Measure Description and Scoring

C7

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

Examples:

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

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

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

Score  /2

## CULTURAL SUSTAINABILITY SECTION

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

### Heritage

#### Performance Measure Description and Scoring

C8

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

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

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

Score  /3

# Considered at April 14, 2020 Special Council Meeting

## CULTURAL SUSTAINABILITY SECTION <sup>132</sup> How will the project contribute to Port Moody's status as 'City of the Arts'?

### Innovation

#### Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

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

	Staff Comments
--	----------------

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

### Constraints

#### Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

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

Text	Staff Comments
------	----------------

## Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	23 Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	16 n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	7 Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	3 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	4 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<div> <div>4</div> <div>7</div> <div>57</div> </div> <div> <div>Total Cultural Points</div> <div>Max</div> <div>Percent</div> </div>

# Considered at April 14, 2020 Special Council Meeting

## ECONOMIC SUSTAINABILITY SECTION <sup>133</sup> How will the project 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): 6 single family homes, 1 vacant lot.	in addition to constructing the improvements to Clarke Road including improved cycling infrastructure, the applicant will reconstruct the existing trail connection from St. George Street to Port Moody Secondary
Number of jobs on-site relating to this use in operation: 0	
Proposed:	
Use(s): 163 condominium homes.	
Number of jobs estimate:	
Assumptions:	

Score 3 /3

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

### Land Use

#### Performance Measure Description and Scoring

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

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

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

Score 1 /1



# Considered at April 14, 2020 Special Council Meeting

## ECONOMIC SUSTAINABILITY SECTION <sup>134</sup> How will the project 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

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

Score 3 /3

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

Score N/A /3

# Considered at April 14, 2020 Special Council Meeting

## ECONOMIC SUSTAINABILITY SECTION <sup>135</sup> How will the project contribute to a stronger local economy?

### Innovation

#### Performance Measure Description and Scoring

EC5 Economic sustainability aspects not captured above.

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

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

### Constraints

#### Performance Measure Description and Scoring

EC6 Unique site aspects that limit economic sustainability achievement.

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

	Staff Comments
--	----------------

## Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	10 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 April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>136</sup> How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

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

Score 4 /4

BASELINE + EARLY STAGE



# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>137</sup> How well does the project minimize the demands on the environment?

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

See [Vancouver Bird Strategy](#)

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

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

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

#### Staff Comments

Score  /3

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

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

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

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

#### Staff Comments

Score  /3

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>138</sup> How well does the project minimize the demands on the environment?

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

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

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

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Short-Term Bicycle parking</p> <p><input checked="" type="checkbox"/> Long-Term Bicycle parking</p> <p><input type="checkbox"/> End-of-Trip Bicycle Facilities:</p> <p><input type="checkbox"/> Bike share and assigned parking</p> <p><input type="checkbox"/> Co-op vehicle and assigned parking space provision</p> <p><input checked="" type="checkbox"/> Electric Vehicle plug-ins and designated spaces<sup>1</sup></p> <p>Plan references: <b>Drawing Set / Landscape Plans</b></p>	<p><b>Staff Comments</b></p> <p>The project complies with the bicycle parking and EV parking requirements in the Zoning Bylaw.</p>
--	--

Score 2 /3

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

### Site | Air Quality – Alternative Transportation

#### Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

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

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

Score 3 /3

<sup>1</sup> See BC Hydro's Electric Vehicle Charging Infrastructure Deployment Guidelines.

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>139</sup> 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

<b>Total residential recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text" value="79"/> m <sup>2</sup> Garbage: <input type="text"/> m <sup>2</sup> Green Waste: <input type="text"/> m <sup>2</sup>	<b>Staff Comments</b>  To be confirmed at building permit stage     No commercial component in project
<b>Total commercial recycling, garbage, and green waste space proposed:</b> Recycling: <input type="text"/> m <sup>2</sup> Garbage: <input type="text"/> m <sup>2</sup> Green Waste: <input type="text"/> m <sup>2</sup>	
Details regarding design for safety, security, and accessibility:  Space for recycling, waste and organics storage has been allocated based on the recommendations of Waste Control Services Inc. See letter and drawing attached to submission. the 79m2 room accommodates all 3 types	

Score  /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

<b>Check all that apply:</b> <input checked="" type="checkbox"/> Existing mature trees protected (# <input type="text" value="1"/> ) <input type="checkbox"/> Replacement tree ratio ( <input type="text"/> : 1) • Native tree species planted on site (# <input type="text" value="166"/> ) • Native tree species planted off site (# <input type="text" value="26"/> ) <input type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text"/> %)	<b>Staff Comments</b>
Arborist report:  Please see Arborist Report from Arbortech Consulting and ESA Plc	

Score  /3



# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>140</sup>How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Habitat

#### Performance Measure Description and Scoring

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

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

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

Score  /4

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>141</sup>How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Stormwater

#### Performance Measure Description and Scoring

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

Targets:

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

(3 points if all three targets are achieved)

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

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

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

Score  /3

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>142</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Water Conservation

#### Performance Measure Description and Scoring

- EN10 Project reduces potable water use for irrigation.  
2 points = 5 actions (from "check all that apply" list)  
1 point = 3 actions (from "check all that apply" list)

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

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

Score 1 /2

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

### Site Context | Ecology

#### Performance Measure Description and Scoring

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

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

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

Score 2 /2



# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>142</sup> How well does the project minimize the demands on the environment?

### Building | Green Building Rating

#### Performance Measure Description and Scoring

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

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

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

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

### Building | Alternative/Renewable Energy

#### Performance Measure Description and Scoring

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

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

Details: Project will provide heat recovery ventilation.	<b>Staff Comments</b> amount of energy generated will be confirmed at building permit stage
Specify % of energy generated: TBD	

Score  /4

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>144</sup> How well does the project minimize the demands on the environment?

### Building | Energy Reduction and Indoor Climate

#### Performance Measure Description and Scoring

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

Examples:

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

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

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

Score 1 /3

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

### Smart Technology

#### Performance Measure Description and Scoring

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

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

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

<p>Details:</p> <p>LED Lighting, Energy Star appliances, programmable thermostats, Heat Recovery Ventilation.</p>	<b>Staff Comments</b>

Score 2 /2

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>145</sup> How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping

#### Performance Measure Description and Scoring

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

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

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

Score  /2

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

### Building Energy Performance

#### Performance Measure Description and Scoring

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

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

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

Score  /4



# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>146</sup>How well does the project minimize the demands on the environment?

### Stormwater and Ecology/Water Conservation

#### Performance Measure Description and Scoring

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

**OR**

Project includes on-site grey water reuse.

**2 BONUS POINTS EACH**

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

<p>Details:</p> <p>Low maintenance planting is included in the landscape design.</p>	<p><b>Staff Comments</b></p> <p>neither target measure is included</p>
--	--

Bonus Score  /2

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

### Environmental Monitoring

#### Performance Measure Description and Scoring

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

**OR**

Project employs an energy efficiency consultant.

**2 BONUS POINTS EACH**

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

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

# Considered at April 14, 2020 Special Council Meeting

## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>147</sup>How well does the project minimize the demands on the environment?

### Innovation

#### Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

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

	Staff Comments
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## ENVIRONMENTAL SUSTAINABILITY SECTION <sup>147</sup>How well does the project minimize the demands on the environment?

### Constraints

#### Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

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

	Staff Comments
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## Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 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)	30 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	43 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	43 / 57 = 75 % Total Environmental Points / Max / Percent

# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?<sup>148</sup>

### Accessibility

#### Performance Measure Description and Scoring

S1

For single-storey units in multi-family residential development:

(a) a minimum of 40% are adaptable units (2 points) and, of those units,

(b) accessible unit(s) providing full wheelchair accessibility are provided (2 points).

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

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

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

Score  /6

BASELINE + EARLY STAGE



# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

<sup>149</sup>*How well does the project address community health and wellness?*

### Complete Community Design

#### Performance Measure Description and Scoring

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

#### AND/OR

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

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

Details:

Shadow study has been provided to demonstrate the design's limited impact on neighbouring buildings, and no impact on buildings beyond the immediate vicinity of the development.

Plan/document references:

#### Staff Comments

Score  /1

## SOCIAL SUSTAINABILITY SECTION

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

### Housing Diversity

#### Performance Measure Description and Scoring

S3 Development includes a mix of housing types.

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

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

Score  /3

# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Housing Diversity

#### Performance Measure Description and Scoring

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

#### Targets:

2-bedroom minimum 25% of units  
3-bedroom minimum 10% of units

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

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

Score 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: In lieu contribution to Affordable Housing Reserve Fund	Staff Comments
Description:	
% of total housing units: <input type="text"/> %	
Plan reference:	

Score 2 /4

# Considered at April 14, 2020 Special Council Meeting

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?<sup>151</sup>

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

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

Score 0 /5



# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

<sup>152</sup>  
*How well does the project address community health and wellness?*

### Amenities

#### Performance Measure Description and Scoring

S7 Project provides voluntary private amenities.

Examples:

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

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

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

Details:

- Children's play area
- Communal BBQ and seating area
- Communal lounge seating

Plan reference:

landscape plans

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 project supports aging-in-place with the provision of over 50% adaptable units

Staff Comments

No specific seniors care or independent seniors units are provided but the adaptable units will support aging-in-place.

Score **2** /4

# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?<sup>153</sup>

### Community Building

#### Performance Measure Description and Scoring

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

Examples:

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

Staff will advise on notification requirements and appropriate stakeholder consultation

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

Please identify stakeholders and explain their involvement:

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

#### Staff Comments

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

Identify actions taken in response to stakeholder input:

Plan references:

Score 0 /4

EARLY STAGE

# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?<sup>154</sup>

### 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:

Public and private areas will be provided with appropriate lighting. The project provides ample 'overlook' to all central courtyard areas.

Plan references:

#### Staff Comments

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:

Homeowners manual will be provided to each purchaser and will include details on the design and sustainability feature.

#### Staff Comments

Score  /1



# Considered at April 14, 2020 Special Council Meeting

## SOCIAL SUSTAINABILITY SECTION

<sup>155</sup>  
*How 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

	Staff Comments
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## SOCIAL SUSTAINABILITY SECTION

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

### Constraints

#### Performance Measure Description and Scoring

S13 Unique site aspects that limit social sustainability achievement.

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

	Staff Comments
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## Social Sustainability Score Summary

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

# Considered at April 14, 2020 Special Council Meeting

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

Project Address/Name:

File No:

### PROJECT SCORE SUMMARY

#### Total Pillar Points Available

#### Sum Of Items Not Applicable

#### Maximum Achievable Score

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

#### Minimum Score

(Sum of Applicable Baseline Items)

#### Missed Points

(Sum of Applicable Items Not Achieved)

#### TOTAL PILLAR SCORE ACHIEVED

(Total Points Achieved out of Applicable Items)

Cultural	Economic	Environmental	Social
<b>23</b>	<b>10</b>	<b>61</b>	<b>35</b>
Cultural na	Economic na	Enviro na	Social na
16	3	0	0
Maximum Cultural Achievable	Maximum Economic Achievable	Maximum Enviro Achievable	Maximum Social Achievable
7	7	57	35
Minimum Cultural Score	Minimum Economic Score	Minimum Enviro Score	Minimum Social Score
3	7	30	5
Missed Cultural Points	Missed Economic Points	Missed EnviroPoints	Missed Social Points
3	0	14	17
<div>4 / 7</div> <div>Total Cultural # Possible Cultural #</div> <div>57 %</div> <div>Total Cultural Percent</div>	<div>7 / 7</div> <div>Total Economic # Possible Economic #</div> <div>100 %</div> <div>Total Economic Percent</div>	<div>43 / 57</div> <div>Total Enviro # Possible Enviro #</div> <div>72 %</div> <div>Total Enviro Percent</div>	<div>18 / 35</div> <div>Total Social # Possible Social #</div> <div>51 %</div> <div>Total Social Percent</div>

### OVERALL SUSTAINABILITY SCORE

(Sum of Four Pillars)

<div>72 / 106</div> <div>Overall # Overall Possible #</div>	<div>68 %</div> <div>Overall Percent</div>
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### SUSTAINABILITY HIGHLIGHTS

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

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

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

## Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# Considered at April 14, 2020 Special Council Meeting

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## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Considered at April 14, 2020 Special Council Meeting

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## Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

## Resources

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

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

### **BC Climate Exchange**

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

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

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

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

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

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

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

### **Canada Green Building Council**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **EnerGuide Rating System**

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

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

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

# Considered at April 14, 2020 Special Council Meeting

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## Resources – continued

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### Examples of Good Public Art

[City of Port Moody Public Art](#)

### Fatal Light Awareness Program (FLAP)

[flap.org](#)

### Invasive Species Council of Metro Vancouver

[iscmv.ca](#)

### International Dark Sky Association

[darksky.org](#)

### Metro Vancouver's DLC Waste Management Toolkit

[metrovanancouver.org](#)

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

[metrovanancouver.org/services](#)

### Metro Vancouver's Stormwater Source Control Guideline

[metrovanancouver.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](#)



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June 18<sup>th</sup>, 2019

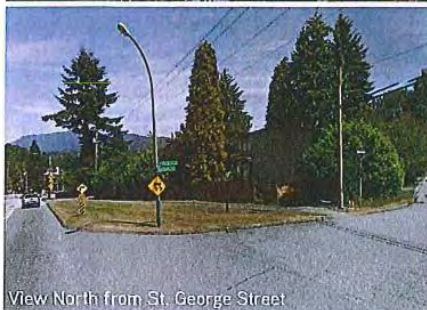
Jane Koh, MCIP RPP  
Vice President, Development  
Bold Properties

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

Dear Jane,

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

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



View North from St. George Street



View South from St. Johns Street

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## Planning Considerations

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

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



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

## Accessibility

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

## Gradation

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

## Population

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

## Critical Mass

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

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

## Work-Live

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

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

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

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

## Summary

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

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

Yours truly,

COLLIERS INTERNATIONAL CONSULTING

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

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

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

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







## City of Port Moody

### Bylaw No. 3242

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

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

#### 1. Citation

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

#### 2. Amendments

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

#### 3. Attachments and Schedules

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

#### 4. Severability

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

**Read a first time** this \_\_\_ day of \_\_\_\_, 2020.

**Read a second time** this \_\_\_ day of \_\_\_\_, 2020.

**Public Hearing** this \_\_\_ day of \_\_\_\_, 2020.

**Read a third time** this \_\_\_ day of \_\_\_\_, 2020.

**Adopted** this \_\_\_ day of \_\_\_\_, 2020.



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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

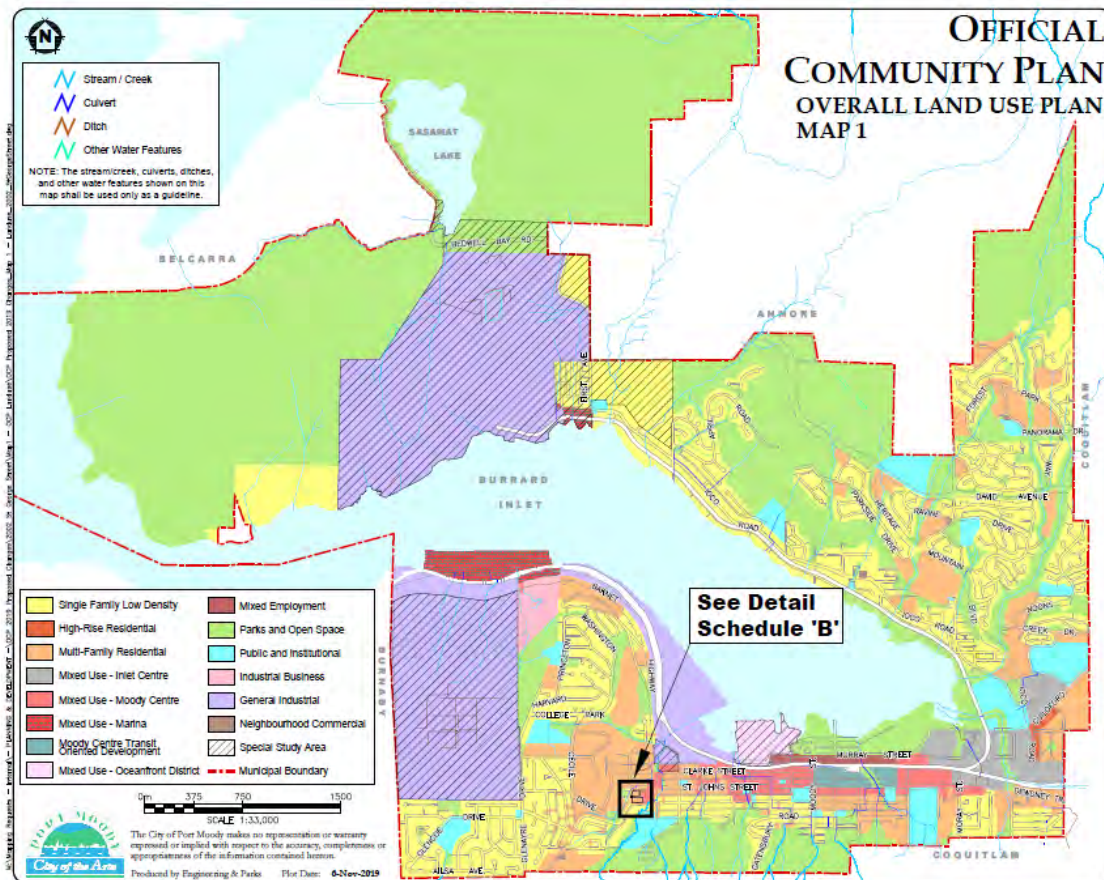
I hereby certify that the above is a true copy of Bylaw No. 3242 of the City of Port Moody.

---

D. Shermer  
Corporate Officer

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## Schedule A – Map 1 – Overall Land Use Plan



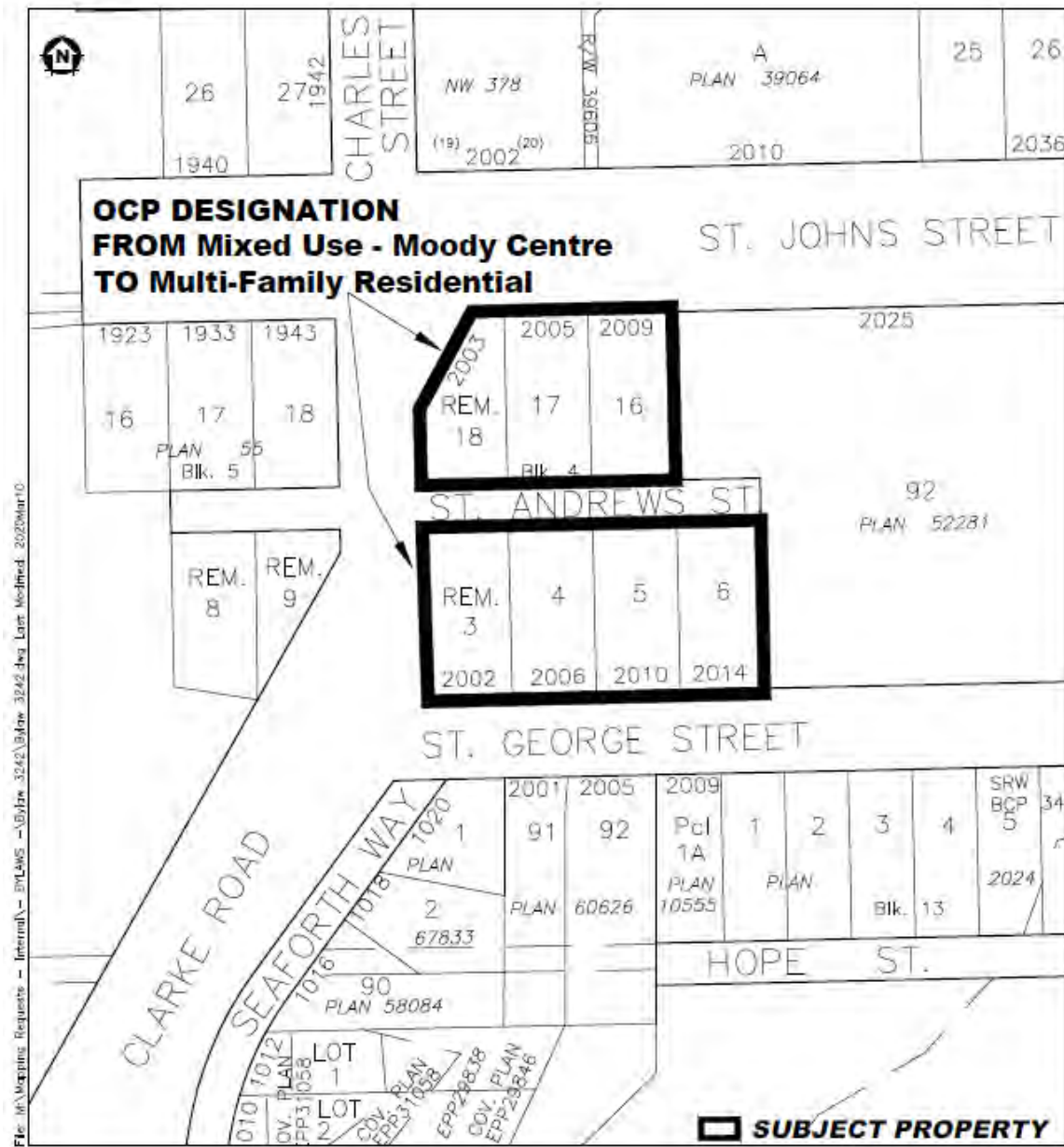
# Considered at April 14, 2020 Special Council Meeting

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## Schedule B – Detail Map

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

\_\_\_\_\_  
Corporate Officer





## City of Port Moody

### Bylaw No. 3243

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

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

#### 1. Citation

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

#### 2. Amendments

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

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

PID: 002-088-967;

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

PID: 001-739-255;

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

PID: 011-459-395;

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

PID: 011-459-417;

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

PID: 011-459-433;



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

PID: 011-459-450; AND

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

PID: 011-459-492

as shown on the attached map.

## 3. Attachments and Schedules

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

- Schedule A – Location Map.

## 4. Severability

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

**Read a first time** this \_\_\_ day of \_\_\_\_, 2020.

**Read a second time** this \_\_\_ day of \_\_\_\_, 2020.

**Public Hearing** this \_\_\_ day of \_\_\_\_, 2020.

**Read a third time** this \_\_\_ day of \_\_\_\_, 2020.

**Adopted** this \_\_\_ day of \_\_\_\_, 2020.

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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

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

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D. Shermer  
Corporate Officer

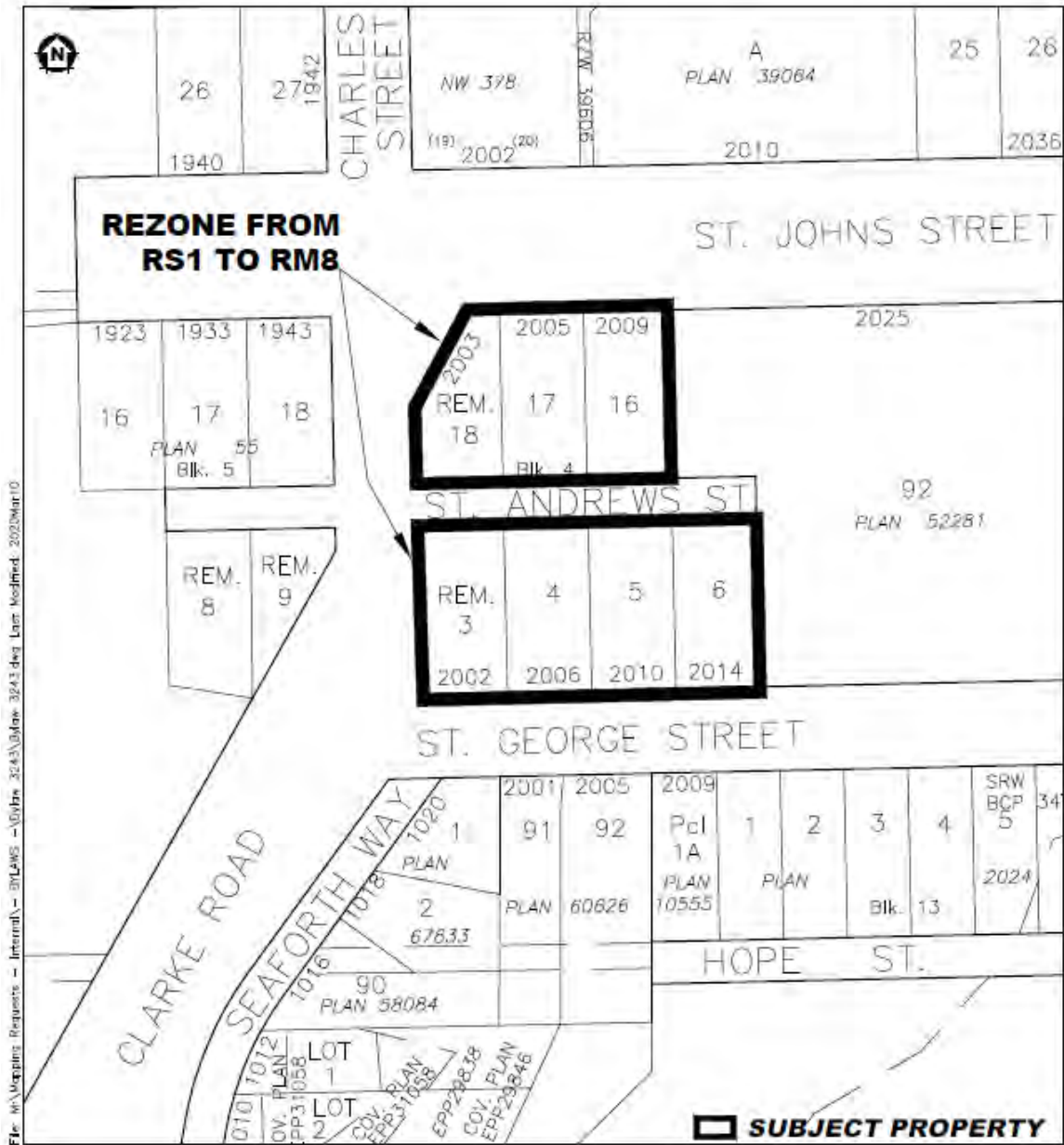
# Considered at April 14, 2020 Special Council Meeting

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## Schedule A – Location Map

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

\_\_\_\_\_  
Corporate Officer





## City of Port Moody

### Bylaw No. 3244

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

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

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

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

#### 1. Citation

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

#### 2. Legal Description

- 2.1 That the 766.8m<sup>2</sup> area shown in heavy black outline and identified as Parcel A on Reference Plan EPP 98216 dedicated as road on Plan 55, Block 4, District Lot 202, Group 1, New Westminster District, a copy of which is attached hereto as Schedule A and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as road is removed.

#### 3. Authorization

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

#### 4. Attachments and Schedules

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

#### 5. Severability

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

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**Read a first time** this \_\_\_ day of \_\_\_\_\_, 2020.

**Read a second time** this \_\_\_ day of \_\_\_\_\_, 2020.

**Read a third time** this \_\_\_ day of \_\_\_\_\_, 2020.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2020.

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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

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

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D. Shermer  
Corporate Officer



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## Schedule A – Reference Plan EPP 98216

