1. Business

3227-3239 St. Johns Street – Zoning Amendment

1.1 Notice of Public Hearing

Report Considered at the June 25, 2019 Regular Council Meeting: Planning and Development Department – Development Planning Division, dated June 14, 2019

Memo: Planning and Development Department – Policy Planning Division, dated July 15, 2019

Bylaw No. 3201

Files: 09-3900-02-1 and 13-6700-20-182

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

PUBLIC REPRESENTATIONS

Recommendation:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) be referred to the Regular Council meeting to be held on July 23, 2019 for consideration.
1.2 Notice of Public Hearing
Report Considered at the July 9, 2019 Regular Council Meeting: Planning and Development Department – Policy Planning Division, dated June 28, 2019
Bylaw No. 3204
Bylaw No. 3203
Files: 09-3900-02-1 and 13-6700-20-141

A Bylaw to amend the Official Community Plan to designate the Westport Village lands as Mixed Use – Westport Village and provide a policy framework for development of the site. A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No, 2937 to establish a Comprehensive Development 77 (CD77) zone.

PUBLIC REPRESENTATIONS

Recommendations:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 21, 2019, No. 3204 (Westport Village) (CD 77) be referred to the Regular Council meeting to be held on July 23, 2019 for consideration.

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 20, 2019, No. 3203 (Westport Village) (CD 77) be referred to the Regular Council meeting to be held on July 23, 2019 for consideration.

2. Close of Public Hearing
Port Moody Council is holding a Public Hearing to consider the following proposed bylaw (Bylaw No. 3201):

1. **Location:** 3227 and 3239 St. Johns Street (Rezoning Application #6700-20-182)

**Applicant:** Porte Development Corporation

**Purpose:** Porte Development Corporation has applied to the City to rezone the properties at 3227 and 3239 St. Johns Street to a new Comprehensive Development Zone 76 (CD 76) to permit the development of a six storey mixed commercial/residential building consisting of 117 apartment units and approximately 10,379 ft² of commercial floor space over underground parking.

**Get in touch!**

**How do I get more information?**

Ask questions and review the application at the Planning Division counter on the 2nd floor of City Hall, 100 Newport Drive, Port Moody, B.C. between 8:30am and 5pm, Monday to Friday, or at portmoody.ca/publichearing after July 3, 2019. You can also contact us at planning@portmoody.ca or 604.469.4540.

**How can I provide input?**

1. If you believe your property is affected by this rezoning application, comment directly to Council on July 23, 2019.

2. You can also send a submission in writing before 12 noon on July 23, 2019 by emailing clerks@portmoody.ca or faxing 604.469.4550.

**André Boel, MCIP, RPP**

General Manager of Planning and Development
Notice of Public Hearing

When: Tuesday, July 23, 2019  7:00pm
Where: Council Chambers, City Hall, 100 Newport Dr., Port Moody, B.C.
What's it about: Porte Development Corporation has applied to the City to rezone the properties at 3227 and 3239 St. Johns Street to a new Comprehensive Development Zone 76 (CD 76) to permit the development of a six storey mixed commercial/residential building over underground parking.

If you believe your property is affected by this rezoning application, comment directly to Council on July 23, 2019. You can also send a submission in writing before 12 noon on July 23, 2019 by emailing clerks@portmoody.ca or faxing 604.469.4550.

Ask questions and review the application at the Planning Division counter on the 2nd floor of City Hall, 100 Newport Drive, Port Moody, B.C. between 8:30am and 5pm, Monday to Friday, or at portmoody.ca/publichearing after July 3, 2019. You can also contact us at planning@portmoody.ca or 604.469.4540.

André Boel, MCIP, RPP, General Manager of Planning and Development

See reverse for a map of the subject properties ➔

Notice of Public Hearing

Port Moody Council is holding a Public Hearing to consider the following proposed bylaw:

Application #6700-20-182

Bylaw No. 3201

Applicant: Porte Development Corporation

Location: 3227 and 3239 St. Johns Street

Purpose: To rezone the properties outlined on the map to permit the development of a six storey, mixed commercial/residential project consisting of 117 apartment units and approximately 10,379 ft² of commercial floor space over underground parking.
City of Port Moody
Report/Recommendation to Council

Date: June 14, 2019
File No. 13-6700-20-182
Submitted by: Planning and Development Department – Development Planning Division
Subject: Rezoning Application – 3227-3239 St. Johns Street

Purpose / Introduction
To present for Council consideration a rezoning application for a mixed-use, commercial, multi-family residential project consisting of 117 condominium units and approximately 964.2m² (10,379ft²) of at-grade commercial floor space.

Recommended Resolutions

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) be read a first time as recommended in the report dated June 14, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 3227 and 3239 St. Johns Street.

THAT staff be directed to further discuss with the applicant the possible inclusion of affordable housing units as part of the project.

Background
Porte Development Corporation has submitted a rezoning application for two properties located at 3227 and 3239 St. Johns Street as shown on the Location Plan and aerial photo included as Attachment 1. The application proposes a mixed commercial/residential project comprising 117 units and 964.2m² (10,379ft²) of leasable commercial floor area over underground parking. To implement the project, it is proposed that the site be rezoned to a new Comprehensive Development Zone. A fact sheet is included as Attachment 2.

Key issues that have been considered by staff during the review include: the project design, access to the site, impact on the single-family homes to the south, and an affordable housing component. As part of the review, the application was also considered by the Community Planning Advisory Committee (CPAC) on December 4, 2018 and the following resolution was passed:
Report/Recommendation to Council
Rezoning Application – 3227 and 3239 St. Johns Street
June 14, 2019

CPAC18/042a-c, e-f, and h-i
THAT the proposed project be endorsed as recommended in the report dated
November 16, 2018 from Planning and Development Department – Development
Planning Division, subject to the applicant addressing the following specific items:

- the construction of a wider sidewalk to the east of the site;
- the provision of a continuous overhang along the north elevation;
- the relocation of the garbage storage facilities away from the Commercial
  Residential Units;
- reconsidering the provision of a green roof;
- the incorporation of opportunities for rainwater harvesting;
- the provision of 3 additional handicapped parking spaces; and
- the provision of additional rental units.

These items are discussed later in the report.

Site and Conditions
The development site consists of two developed lots with a net area of 3,720m² (40,040.8ft²),
located between Moray Street and Clearview Drive, on the south side of St. Johns Street as
shown on the Location Plan and the aerial photo (Attachment 1). The subject lots are currently
occupied by an automotive tire shop and an auto dealership. The rear and east sides of the
property are occupied by a steep bank currently supported by the existing buildings and a
retaining wall. The grade change between the single-family lots to the south and the bottom of
the retaining wall varies between 4m (13ft) and 5.5m (18ft). To the east, the bank varies
between 3m (9.8m) and 4m (13ft) in height.

Surrounding development consists of:

- North: light industrial and commercial properties owned by Berezan Property
  Management (M1 and C5) which were the subject of a recent development application
  and, to the northeast, a four-storey, mixed commercial/residential project (CD36). These
  properties are designated in the OCP for redevelopment up to 12 storeys in height;
- South and East: Single Detached Residential properties (RS1) which are designated
  Single Family Low Density in the OCP; and
- West: a retail building currently used by Shoppers Drug Mart (C3) which is designated in
  the OCP for redevelopment up to six storeys in height.

Official Community Plan
As shown on Attachment 3, the Official Community Plan (OCP) designates the subject lots
Mixed Use – Moody Centre which permits mixed commercial/residential buildings up to six
storeys in height. The site is also located within the Evergreen Line Inlet Centre
Transit-Oriented Development Sub-Area.

The majority of the site is included within Development Permit Area 1: Neighbourhood
Residential, for the regulation of the form and character of development. The site also lies
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within Development Permit Area 5: Hazardous Conditions due to the slope on the site and the fact that the site soils could be susceptible to liquefaction during a seismic event.

Zoning
The properties are zoned Automobile Sale and Service Commercial (C5) as shown on Attachment 3.

The Zoning Bylaw does include a new Six-Storey Mixed Use Zone (CRM2) for mixed commercial/residential projects but as various aspects of the project (eg. FAR) do not fit under the new CRM2 Zone regulations, staff propose that the site be rezoned to a new Comprehensive Development Zone 76 (CD76).

Analysis
Development Proposal Description
The proposed project consists of 117 apartment units and 964.2m² (10,379ft²) of leasable commercial floor area as shown on the Site Plan (Attachment 4). The gross floor area is 10,476.6m² (112,768.7ft²), which results in a Floor Area Ratio of 2.8 based on the net lot area. Sixty-eight units are one-bedroom and one-bedroom plus den suites, 39 units are two-bedroom and two-bedroom plus den units, and 10 units are three-bedroom. The units range in size from 35.38m² (380.85ft²) to 110.5m² (1,189.5ft²). Fifty-nine of the units in the project are designated as adaptable units which satisfies the Zoning Bylaw requirement.

The principal outdoor communal amenity space is the landscaped courtyard located on the second level podium covering the rear parking area as illustrated on the Second Level Courtyard Plan (Attachment 4). This space is 315m² (3390.5ft²) in size and includes a structured children’s play area, communal gathering/seating opportunities, and garden plots for resident use. An indoor amenity room, 181m² (1,945ft²) in size, is located at the east end of the courtyard. In addition, all units have balconies at least 4.65m² (50ft²) in size and nine of the 19 units on the upper floor have access to individual rooftop patios.

The landscape plan also incorporates additional screen planting to the south and east to provide visual separation from the single-family homes on the top of the bank. The streetscape along St. Johns Street is a minimum of 6.7m (22ft) deep and includes street trees and shrub planting beds creating a substantial pedestrian space across the width of the site.

Access and Parking
Vehicle access to the site and the underground parking is provided off St. Johns Street at a new signalized intersection at Golden Spike Way.

A total of 181 parking spaces are required for this project based on the requirements for projects within TOD Areas and 184 spaces are provided. The parking total includes 23 designated visitor spaces and seven accessible spaces which exceeds the Zoning Bylaw requirement of four spaces. In accordance with the Zoning Bylaw, 100% of all residential spaces and 20% of the commercial spaces are provided with electric vehicle charging infrastructure.
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A total of 192 long- and short-term residential and commercial bicycle parking spaces are provided on Level 1 of the parkade and on-street which exceeds the Zoning Bylaw requirement of 189 spaces.

Affordable Housing
Since the preliminary application, Porte Development Corporation has responded to the feedback received from CPAC and staff and has proposed an affordable housing program which consists of:

- a “locals-first” marketing program where Port Moody residents will have an opportunity to purchase a unit before sales are opened to the wider public;
- a 3% discount to Port Moody community workers, which are described by the developer as "...doctors, ambulance drivers, paramedics, nurses, teachers, and members of the police and fire departments."
- a housing agreement to ensure that any future residential strata corporation cannot enact bylaws or regulations that would preclude an owner from renting their unit; and
- a total of 10 rental units (nine market units and one below-market unit), an increase from the six rental units initially proposed, which are proposed to be secured for 10 years through a housing agreement. The proposed below-market unit would be rented for 10% below market rates.

Staff acknowledge the developer’s response to create an affordable housing package to augment the financial contribution to the Affordable Housing Reserve Fund as part of the total CAC charge. In the developer’s view, the focus on ownership options and preferential treatment of Port Moody workers benefits the wider community by potentially freeing up units elsewhere in the community. However, staff note that this does not necessarily result in affordable units becoming available.

While Porte’s overall package represents a reasonable approach and it has the potential to benefit Port Moody residents by providing a new opportunity for locals to purchase or rent a unit, staff feel affordable options are lacking in the project and have the following detailed comments on the current proposal:

- a locals-first marketing program providing Port Moody residents with the opportunity to acquire a unit before marketing is opened to the general public is a welcome approach; the details of this program need to be established;
- the proposed 3% reduction in the unit pricing, for an average-sized unit is estimated to result in savings in the range of $10,000 to $20,000 per unit, a limited savings relative to total unit costs. It is unclear if this would benefit households in need of affordable housing;
- while the proposed number of rental units has increased from six to 10, it represents only 8.5% of the total units in the project and is less than the minimum 10% target suggested by staff for other projects. In addition, the developer has not secured a housing provider to operate these units and as such, the management of the units is unknown at this time;
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- the proposed 10-year rental term is not sufficient. There has only been one other recent project in Port Moody where rental units were secured for less than the lifespan of the building and it was for 20 years. Staff recommend that the developer be requested to increase the term; and
- the suggestion that a housing agreement be used to ensure that owners can rent their units is a standard practice implemented through a housing agreement. While this measure increases the potential to bring more rental units to market, it does not directly impact affordability.

As Council is aware, different developers have responded to staff's request for affordable housing in different ways. **Attachment 5** provides an overview of affordable housing contributions from other mid-size and major projects. Staff welcome Council input on priorities for this project. If the project proceeds, staff will work with the developer, incorporating any input from Council, and prepare a more specific outline of the affordable housing approach for this project prior to Public Hearing.

**Public Realm/Retaining Wall**
At the CPAC meeting, concerns were expressed regarding the current inhospitable pedestrian environment east of the site, with particular reference to the existing retaining wall and the narrow sidewalk. Following a review of the implications of creating a new terraced retaining wall system on City land to enable the sidewalk to be widened, Engineering staff recommend that the on-street parking in this area be removed to enable the sidewalk to be widened on that side. In addition, the applicant is in discussion with staff regarding the provision of a public art installation on the retaining wall but a final decision to add some form of artwork to the retaining wall has not yet been made and the developer may choose to provide a financial contribution based on the current Public Art Policy.

**Site Contamination**
Given the previous use of the two lots for auto and tire sales/repair purposes, the applicant prepared a Site Profile and submitted a Phase 1 Environmental Assessment to the Province for review. The assessment identified a small amount of on-site contamination but based on established Provincial protocols, this site is not considered a high risk site. As a result, the Province has provided a release letter which authorizes the City to issue permits and outlines requirements to be met by the applicant following demolition of the existing buildings, if the rezoning proceeds.

**Form and Character**
In response to the issues raised during the CPAC meeting:

- the canopy over the commercial units has been redesigned as a continuous structure to provide uninterrupted weather protection for pedestrians;
- the garbage and loading facilities previously located behind the commercial units at the west end of the site have been relocated to the rear parking area which eliminates the requirement for the second driveway off St. Johns Street;
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- a green roof has not been provided and the developer provided a letter from their insurance company outlining the issues with green roofs on wood frame buildings; and
- as outlined in the revised Sustainability Report Card, the project includes water conservation strategies, including measures to capture rainwater for use in irrigation.

As the project is situated within Development Permit Area 1: Neighbourhood Residential, the project design will be further reviewed against the applicable design guidelines and this will be discussed in detail at the development permit stage, if the rezoning proceeds.

Reduced site, architectural, and landscape drawings and project renderings are included as (Attachment 6).

Sustainability Report Card
The completed Sustainability Report Card for the development proposal is included as Attachment 7. The initial review resulted in a score of 58% but with changes to the project and the provision of additional information, the score has increased to approximately 67% which is attributable to: building and site lighting measures; tree retention on the steep slope; water conservation/rainwater harvesting measures; and building accessibility. In addition, the applicant has engaged with the adjacent owners to explain the project and to understand their concerns.

<table>
<thead>
<tr>
<th>Sustainability Pillar Application</th>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
<th>Overall Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3227 and 3239 St. Johns Street</td>
<td>54.5%</td>
<td>54%</td>
<td>76%</td>
<td>63%</td>
<td>67%</td>
</tr>
<tr>
<td></td>
<td>(6 out of 11)</td>
<td>(7 out of 13)</td>
<td>(40.5 out of 53)</td>
<td>(24 out of 38)</td>
<td></td>
</tr>
</tbody>
</table>

Implementation
Implementation of this project requires rezoning from the current C5 Zone to a new Comprehensive Development Zone 76 (CD 76). Draft Bylaw No. 3201, establishing the permitted uses and development regulations for the project, is included as Attachment 8.

Concluding Comments
This proposal is consistent with the land use designation and maximum building height in the Official Community Plan and staff are supportive of the proposed rezoning. As the project is situated in close proximity to the Evergreen Line Inlet Centre Station, it provides a range of unit sizes, including three-bedroom family units and incorporates an affordable housing approach, it will result in improvements to the streetscape along St. Johns Street in front of the project, it improves the pedestrian environment to the east, and it results in the clean-up of a site with some contamination.
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Other Options
1. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2018, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) be given first and second readings and proceed to a Public Hearing on July 23, 2019.

2. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2018, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) not be given first and second readings and not proceed to a Public Hearing.

Financial Implications
Community Amenity and Public Art Contributions
The amount of the CAC charge will be confirmed prior to adoption of Bylaw No. 3201 but based on the proposed gross residential floor area less the amenity area and less the allowance for the adaptable units, the charge is estimated to be approximately $595,705.50. Of that total, $198,568.00 would be directed to the Affordable Housing Reserve Fund and the remaining $397,137.00 would go towards general community amenities. The CAC is payable prior to adoption of a rezoning bylaw. As the residential Floor Area Ratio at 2.48 is less than 2.5, a density bonus payment is not required.

The applicant has committed to providing 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 but, as noted above, is having discussions with staff regarding a public art installation, possibly utilizing the retaining wall to the east.

Communications / Civic Engagement
In accordance with the City’s Community and Stakeholder Consultation Policy, the applicant held a Community Information meeting on May 6, 2019 to engage the public about the proposal and solicit feedback. The information meeting was advertised in the April 18 and April 25, 2019 editions of the Tri-City News and meeting notices were delivered to 416 addresses within 140m of the development site. The meeting was attended by 18 residents and seven comment sheets, all of which expressed general support for the project, were submitted. The comments included references to the need for more density on transit routes in the town centre area, support for the building design, along with a suggestion for more two- and three-bedroom units. Staff received an additional six emails forwarding concerns over the project. The majority of the concerns related to the impact of a six-storey building on the single-family properties to the south, in particular, on privacy, noise, and construction impacts and concerns over the additional traffic that would be generated.

Should this rezoning application proceed to a Public Hearing, additional notices will be sent to adjacent properties within the required notification area and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the Local Government Act.
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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 future community growth is carefully considered and strategically managed, consistent with the targets approved in our Official Community Plan.

Attachments:
1. Location Plan.
2. Application Fact Sheet.
3. OCP Land Use and Zoning Designation Maps.
4. Site Plan and Second Level Courtyard Plans.
5. Overview of Affordable Housing Contributions
6. Reduced Site, Architectural, and Landscaping Drawings.
7. Sustainability Report Card.
# Report/Recommendation to Council
Rezoning Application – 3227 and 3239 St. Johns Street
June 14, 2019

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Reviewed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug Allan, MCIP, RPP</td>
<td>André Boel, MCIP, RPP</td>
</tr>
<tr>
<td>Acting Manager of Development Planning</td>
<td>General Manager of Planning and Development Department</td>
</tr>
</tbody>
</table>

Reviewed for Form and Content / Approved for Submission to Council:

*City Manager's Comments*

Tim Savoie, MCIP, RPP
City Manager
LOCATION PLAN

AERIAL VIEW – NORTH TO SOUTH
APPLICATION FACT SHEET

Applicant: Porte Development Corporation

Application No. and Type 6700-20-182
Rezoning from Automobile Sale and Service Commercial (C5) to Comprehensive Development Zone 76 (CD 76).

Project Description: A six-storey mixed-use project composed of 964.2m² (10,379ft²) of leasable commercial floor space and 117 apartment units over underground parking.

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


Community Information Meeting: May 6, 2019

Community Planning Advisory Committee Meeting: December 4, 2018

Proposed Development Statistics:

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Number of residential units</td>
<td>117</td>
</tr>
<tr>
<td>Density</td>
<td>10,476.6m² (112,768.7ft²) floor area</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>89%¹</td>
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<tr>
<td>Resident Parking</td>
<td>136 Spaces</td>
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<tr>
<td>Visitor Parking</td>
<td>23 Spaces</td>
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<tr>
<td>Commercial Parking</td>
<td>25 Spaces</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>180 Spaces in parkade and 12 Spaces on St. Johns Street</td>
</tr>
<tr>
<td>Setbacks – South</td>
<td>South – 6.55m (21.5ft)</td>
</tr>
<tr>
<td>– West</td>
<td>West – 4.5m (14.75ft)</td>
</tr>
<tr>
<td>– North</td>
<td>North – 1.45m (4.75ft)</td>
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<tr>
<td>– East</td>
<td>East – 6.4m (21ft)</td>
</tr>
<tr>
<td>Number of One-Bedroom + Den Units and size range</td>
<td>68 35.38m² (380.85ft²) – 65.21m² (701ft²)</td>
</tr>
<tr>
<td>Number of Two-Bedroom + Den Units and size range</td>
<td>39 73.12m² (787ft²) – 126.25m² (1,359ft²)</td>
</tr>
<tr>
<td>Number of Three-Bedroom Units and size range</td>
<td>10 94.23m² (1,014.3ft²) – 110.51m² (1,189.5ft²)</td>
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</tbody>
</table>

¹ For Council’s reference, the coverage is high due to the fact that the outdoor amenity courtyard covers the open parking to the rear of the commercial units.
OCP LAND USE DESIGNATION

ZONING DESIGNATIONS
<table>
<thead>
<tr>
<th>Project Address</th>
<th>Project Name - Developer</th>
<th>Uses and Number of units</th>
<th>Approval Date</th>
<th>Affordable Housing Contribution (Units, $)</th>
<th>Port Moody Support</th>
<th>Additional Info</th>
</tr>
</thead>
<tbody>
<tr>
<td>300 Morrissey Road</td>
<td>The Grande (Suterbrook Parcel D) - Onni</td>
<td>Apartment Residential - 512 units: 436 Market Condos; 50 Below Market Rental; 26 Market Rental</td>
<td>09-Oct-18</td>
<td>50 below market rental</td>
<td>222 unit increase to max permitted uses for the Suter Brook Site as a whole; Increase in overall site FSR for all uses from 1.79 to 2.0; for Parcel D an increase to the height of Building 6 from 4 storeys to 28 storeys and Building 7 from 4 storeys to 6 storeys; 172 unit increase from 340 to 512; parking reduction</td>
<td>Rental tenure limited to the useful life of the building</td>
</tr>
<tr>
<td>3131 St Johns Street</td>
<td>Woodbridge</td>
<td>3.62 market rental</td>
<td>23-Jan-18</td>
<td>N/A</td>
<td>Parking reduction of 61 spaces</td>
<td>Rental tenure limited to 20 years</td>
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<tr>
<td>3370 Dewdney Trunk Road</td>
<td>PC Urban</td>
<td>229 units: 224 market rental; 5 below market rental</td>
<td>09-Oct-18</td>
<td>5 below market rental</td>
<td>Parking reduction of 184 spaces; OCP amendment to increase height from 4 storeys to 6 storeys</td>
<td>Rental tenure in perpetuity</td>
</tr>
<tr>
<td>3010-3042, 3013-3019, 3037-3035 and 3111-3113 St George Street</td>
<td>The George - Marcon</td>
<td>73 townhouse units; 179 apartment units</td>
<td>13-Feb-18</td>
<td>6 below market rental (Kinough)</td>
<td>OCP amendment to increase height from 4 storeys to 6 storeys; stream setback relaxation from 15m to 10m; parking reduction of 41 spaces for the six storey building; visitor parking reduction of 2 spaces for the townhouses</td>
<td>Rental tenure in perpetuity</td>
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<tr>
<td>50 Electronic Avenue</td>
<td>Panatch Group</td>
<td>358 apartment units; 10 commercial units</td>
<td>25-Sep-18</td>
<td>Rent to Own Program - 30 units</td>
<td>Parking reduction of 56 spaces (based on old zoning bylaw)</td>
<td>Rent collected for 2 years and applied to purchase price</td>
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<td>2318 St Johns St</td>
<td>The Springs - BC Conference Property Development Council of the United Church of Canada</td>
<td>55 below market rental units; office space and church building</td>
<td>09-Oct-18</td>
<td>55 below market rental units</td>
<td>Affordable Housing Reserve Fund contribution of $227,796.50</td>
<td>Rental tenure in perpetuity</td>
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<td>2740 St Johns Street</td>
<td>The Station - Aragon Properties Ltd.</td>
<td>106 apartments</td>
<td>14-Jun-11</td>
<td>AHRF contribution of $250,000</td>
<td>OCP Amendment to increase height from 3 storeys to 4 storeys</td>
<td>N/A</td>
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<td>2721 Clarke Street</td>
<td>The Platform - Aragon Properties Ltd.</td>
<td>92 apartments; 12 townhouses</td>
<td>11-Jul-17</td>
<td>AHRF contribution of $250,000</td>
<td>Parking reduction of 40 spaces</td>
<td>N/A</td>
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</table>
**Project Name**: 3227 S 3239 St Johns Street

**Project Owner/Developer**: Porte Communities, 1200 150 Granville Street, Vancouver, BC, V6C 1S4

**Project Address**: 3227 S 3239 St Johns Street, Port Moody, BC

**Legal Description**: Lot 170, Plan S3B29 4 Lot 1, Plan BCPS2207 Both of DL233, Group 1, NWD

**Zoning**: Exisiting Zoning, Proposed Zoning DPA 1, DPA 3, DPA 5.

**Roof Level**

<table>
<thead>
<tr>
<th>Building</th>
<th>Top Level</th>
<th>Total Area SqFt</th>
<th>Living Area SqFt</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 B</td>
<td>2</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>A1 B</td>
<td>2</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>A1 B</td>
<td>2</td>
<td>50,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>

**Bedrooms**

- 1 Bedroom Units
- 2 Bedroom Units
- 3 Bedroom Units

**Common Amenity Space**

- Indoor: 3,485 sqft
- Outdoor: 7,024 sqft
- Total: 10,509 sqft

**Parking Required**

- Visitor Parking (INDOOR): 252 spaces
- Visitor Parking (OUTDOOR): 191 spaces

**Parking Provided**

- Visitor Parking (INDOOR): 252 spaces
- Visitor Parking (OUTDOOR): 191 spaces

**Building Site Coverage**

- 1 Bedroom Units: 0.10 SF/Unit
- 2 Bedroom Units: 0.22 SF/Unit
- 3 Bedroom Units: 0.00 SF/Unit

**Building Height**

- Porte Communities

**Development Permit Qualifications**

- St. Johns Mixed Use Development

**Project Data**

- Monday, June 17, 2019
- Razoning Resubmission

**Attachment 6**

- Integra Architecture Inc.
- 2520-200 Granville Street, Vancouver, BC, V6C 1S4
- Info: info@portecommunities.co
Porte Communities
St. Johns Mixed Use Development
Friday, April 5, 2019
Rezoning Resubmission
A-2.10

ULTIMATE PROPERTY LINE
BIKE RM.(17) BIKE RM.(10)
BIKE RM.(57)
88 stalls
Inc. 25 commercial stalls on upper ramp and 23 visitor stalls
STORAGE
PARKADE EXHAUST
PARKING DIMENSIONS

Attachment 6
STREETSCAPE TO COMPLY WITH URBAN NEIGHBOURHOOD DESIGN STANDARDS

EXISTING CITY TREES TO BE REMOVED

NOTE: REFER TO PLANT LIST ON DWG. 1-2

EXISTING 3 TREES TO BE REMOVED

PROPOSED BUILDING GROUND LEVEL

GENERAL LANDSCAPE NOTES:

1. SHrub PLANTING AREAS SHALL HAVE GRIDDED COVERS 14" O.C. 7. DEPTH OF MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS

2. WALKWAYS AND COMMON AREA: CAST IN PLACE CONCRETE WITH BROOM FINISH

3. PRIVATE PATIO AREAS: HYDRA-PRESSED CONCRETE SLAB 2X2 UNIT, COLOR TAUPE BROWN. AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. PH: 1.800.633.1091, WWW.PAVEMENTSTONES.COM

4. BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT-FACED STONE, THEY WILL BE.... PROVIDE JPEG PHOTOS OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE, DO NOT REST ON SURFACE

5. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER OR ARCHITECTURAL

6. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED FOR ALL COMMUNITY AREAS. HOSE BIB TO BE INSTALLED ON THE HOOF LEVEL FOR PRIVATE GARDEN AS SHOWN ON THE LANDSCAPE PLAN.

7. BIRD BOX HOUSES TO BE INSTALLED ON LEVEL 1 COURTYARD, PER CITY RECOMMENDATIONS.

LEVEL 1 LANDSCAPE PLAN - WEST

LEGEND:

- SHrub plantings
- Tree plantings
- Decorative wall (24" unit, pressed slab)
- Pressed slab
- Mass planter
- Chess board

PARKING ENTRANCE

STREETScape TO COMPLY WITH URBAN NEIGHBOURHOOD DESIGN STANDARDS

EXISTING CITY TREES TO BE REMOVED

NOTE: REFER TO PLANT LIST ON DWG. 1-2

EXISTING 3 TREES TO BE REMOVED

PROPOSED BUILDING GROUND LEVEL

GENERAL LANDSCAPE NOTES:

1. SHRUB PLANTING AREAS SHALL HAVE GRIDDED COVERS 14" O.C. 7. DEPTH OF MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS

2. WALKWAYS AND COMMON AREA: CAST IN PLACE CONCRETE WITH BROOM FINISH

3. PRIVATE PATIO AREAS: HYDRA-PRESSED CONCRETE SLAB 2X2 UNIT, COLOR TAUPE BROWN. AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. PH: 1.800.633.1091, WWW.PAVEMENTSTONES.COM

4. BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT-FACED STONE, THEY WILL BE.... PROVIDE JPEG PHOTOS OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE, DO NOT REST ON SURFACE

5. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER OR ARCHITECTURAL

6. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED FOR ALL COMMUNITY AREAS. HOSE BIB TO BE INSTALLED ON THE HOOF LEVEL FOR PRIVATE GARDEN AS SHOWN ON THE LANDSCAPE PLAN.

7. BIRD BOX HOUSES TO BE INSTALLED ON LEVEL 1 COURTYARD, PER CITY RECOMMENDATIONS.
Mixed-Use Sustainability Report Card

Purpose

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

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

Process

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

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a weblink to portmoody.ca/SRC where you can find a fillable PDF version of the Report Card.

2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.

3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff (sustainabilityreportcard@portmoody.ca or deliver to City Hall Planning Department at 100 Newport Drive), along with a completed land use application.

4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.

5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.

6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

Instructions

• Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.

• The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.

• Some measures are marked ‘EARLY STAGE’. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the Glossary at the back of this document.
Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.

Italicized terms are defined in the Glossary at the end of the Report Card document.

- Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

Scoring

- Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.

- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.

- Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.

- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and Council.

- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.

- Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

Monitoring

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

Public Information

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

Property and Applicant Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craig Marcyniuk</td>
<td>604-732-7651 ext 124</td>
<td><a href="mailto:craig@porte.ca">craig@porte.ca</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Registered Owner</th>
<th>Project Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Johns Project Properties LTD.</td>
<td>3227 &amp; 3239 St. Johns Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Total Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential multi-family apartment (5 storey) above single level commercial units at grade. Parking Area below grade.</td>
<td>10,648.17 m²</td>
</tr>
</tbody>
</table>
### CULTURAL SUSTAINABILITY SECTION

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

#### Arts

**Performance Measure Description and Scoring**

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

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

<table>
<thead>
<tr>
<th>If yes, describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash in lieu if desired by the City or we could do automobile theme artwork in different parts of the building as remembrance to the current site.</td>
<td>The applicant is working with staff to determine if an art installation is possible</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Art Consultant:</th>
</tr>
</thead>
</table>

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

#### Bonus Score

| Score 3 /3 |

---

**CULTURAL SUSTAINABILITY SECTION**

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

#### Arts

**Performance Measure Description and Scoring**

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

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

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture is modern, yet takes cues from the area's industrial heritage — a union of brick, glass, wood, metal, inner courtyard, and street-level retail.</td>
<td>this response does not address the integration of artistic design into the project</td>
</tr>
</tbody>
</table>

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


#### Score 0 /2
### CULTURAL SUSTAINABILITY SECTION

**Heritage**

**Performance Measure Description and Scoring**

Project includes reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation (4 points). Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location. See Standards and Guidelines for the Conservation of Historic Places in Canada: [historiplaces.ca](http://historiplaces.ca)

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply as current site is a commercial building used for auto sales and servicing.</td>
<td>The subject properties are not designated as heritage properties</td>
</tr>
</tbody>
</table>

**Plan reference:**

N/A

**Score**

N/A /4

---

### CULTURAL SUSTAINABILITY SECTION

**Heritage**

**Performance Measure Description and Scoring**

Project includes a statement of significance prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable). See Standards and Guidelines for the Conservation of Historic Places in Canada: [historiplaces.ca](http://historiplaces.ca)

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

<table>
<thead>
<tr>
<th>Report title</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply as current site is a commercial building used for auto sales and servicing.</td>
<td>The subject properties are not designated as heritage properties</td>
</tr>
</tbody>
</table>

**Heritage Consultant:**

N/A

**Bonus Score**

0 /2

**Score**

N/A /2
## Cultural Sustainability Section

### Heritage

**Performance Measure Description and Scoring**

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

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

<table>
<thead>
<tr>
<th>Details</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply.</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**

| N/A |

**Score:** N/A /3

### Arts

**Performance Measure Description and Scoring**

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

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

<table>
<thead>
<tr>
<th>10426 feet²</th>
<th>Staff Comments</th>
</tr>
</thead>
</table>

**Description of space:**

Commercial space could be used for art-related businesses such as gallery or dance studio. Landscape podium and amenity can be used for different artistic expressions.

**Plan reference:**

- Level 1 - First Floor Plan: A-2.20
- Level 2 - Second Floor Plan: A-2.30

**Score:** 1 /4
**CULTURAL SUSTAINABILITY SECTION**  How will the project contribute to Port Moody's status as 'City of the Arts'?  

**Complete Community Elements**  

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

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

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

**Details:**  
The unique architectural design will greatly improve the streetscape by replacing the existing automobile sales servicing centre. It will also improve its street frontage by redoing the sidewalk and incorporate functional elements such as benches, bike racks, and planters.  

**Staff Comments**  

Plan reference:  
Landscape plan, current site photos,  

**Score**  
2/2

---

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

**Heritage**  

**Performance Measure Description and Scoring**  
Project will apply to be added to the City's Heritage Register.  

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

- Yes  
- No  
- N/A  

**Staff Comments**  

Details:  
Does not apply as it will be a new building.  

**Score**  
N/A/3
CULTURAL SUSTAINABILITY SECTION

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

Innovation
Performance Measure Description and Scoring

C9  Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments
Applicant's comment:

The unique architectural design reflects thoughtful design. Private balconies, landscape podium and amenity room allow for artists to work on their projects either in the privacy of their space or in the company of other artists in the shared spaces.

CULTURAL SUSTAINABILITY SECTION

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

Constraints
Performance Measure Description and Scoring

C10  Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments

Cultural Sustainability Score Summary

Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)

23

Total Cultural Points Not Applicable
(Total Points for Items Not Relevant to this Application)

12

n/a

Maximum Achievable Score
(Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)

11

Maximum

Cultural Pillar Minimum Score
(Sum of Applicable Baseline Items)

3

Cultural Baseline

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

6

Total Cultural Points

Cultural Pillar Score
(Total Points Achieved/Maximum Achievable Score)

54.5 %

City of Port Moody
ECONOMIC SUSTAINABILITY SECTION  How will the project contribute to a stronger local economy?

Land Use/Employment
Performance Measure Description and Scoring
Project increases long-term employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan.

See Map 1: Overall Land Use in the City’s Official Community Plan: Map 1: Overall Land Use Plan.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Number of jobs on-site relating to this use in operation: 10

<table>
<thead>
<tr>
<th>Proposed:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(s): Residential multi-family apartments (5 storey) above single level commercial units at grade.</td>
<td></td>
</tr>
</tbody>
</table>

Number of jobs estimate: 28

Assumptions:
For the commercial portion 4 employees for every 1,700 sqft.
For the residential area a total of 4 employees including cleaning staff, and property manager.

Score 3/3

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

Land Use
Performance Measure Description and Scoring
Project supports walking to shops and services by broadening the current retail/service mix within an 800m radius of the lot.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Describe the diversification and how it is appropriate to this particular location: The project is not only located near many shops, restaurants and commerce within the 800m radius, but it will also add approximately 9,400 sqft of new retail space. Additionally, the project is 400m from the Inlet Centre Sky Train Station.</td>
</tr>
</tbody>
</table>

Score 1/1
## ECONOMIC SUSTAINABILITY SECTION

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

### Land Use/Employment

**Performance Measure Description and Scoring**

EC3 Project provides more intensive use of land designated as Mixed Use, Transit Oriented Development, Mixed Employment, or Industrial in the City’s Official Community Plan that will support neighbourhood businesses (where permitted/appropriate).  
See Map 1: Overall Land Use in the City’s Official Community Plan: [Map 1: Overall Land Use Plan](#)

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

<table>
<thead>
<tr>
<th>Existing:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building type: Commercial (Automobile Sales/Servicing)</td>
<td></td>
</tr>
<tr>
<td>FSR: Not available</td>
<td></td>
</tr>
</tbody>
</table>

**Proposed:**

| Building type: Mixed use, transit oriented development | |
| FSR: 2.8 | |

Score 3/3

### Tourism

**Performance Measure Description and Scoring**

EC4 Project provides regional destination commercial or institutional uses such as specialized training/education, specialty retail, dining, arts, cultural, or recreational opportunities.

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

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

If Yes, explain:

Commercial unit use is not limited by design and provides an opportunity for a variety of different uses including listed above. We are hoping to bring the interest of art galleries as future tenants in the commercial units.

**Staff Comments**

While the opportunity exists for art related businesses to acquire space in the commercial units, there is no firm commitment to do so at this stage.

Score 0/2
ECONOMIC SUSTAINABILITY SECTION  How will the project contribute to a stronger local economy?

Economic Development/Energy/Materials/Water Use Efficiency
Performance Measure Description and Scoring

ECS  Project participates in or develops an alliance between multiple, co-located uses/businesses, i.e. eco-industrial networking.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Relationship results in (check all that apply):</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduced energy consumption</td>
<td>The developer's comments do not address the intent of this measure to establish business to business relationships to share resources.</td>
</tr>
<tr>
<td>Reduced water consumption</td>
<td>As the commercial spaces have not been marketed at this stage, the potential exists that businesses may share resources as suggested but it is unknown at this time.</td>
</tr>
<tr>
<td>Reduced materials use</td>
<td></td>
</tr>
<tr>
<td>Waste reduction</td>
<td></td>
</tr>
</tbody>
</table>

Other efficiency:
The project will include energy and water consumption reduction features during building and engineering phase. Standard features such as dual-flush toilets, low-flow shower heads, energy efficient light fixtures etc. will be used.

Description:
Use of co-located layers for the drafting of contracts with neighbouring properties.
Utilize co-located experience from Burke Mountain Naturalists and Backyard Bird Centre to define the best bid nest location and appropriate design that excludes non-native species and welcomes local birds.

Score 0/4

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

Land Use
Performance Measure Description and Scoring

EC6  Project redevelops and rehabilitates a brownfield site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current site is an auto oriented commercial space with impermeable surface, one story low quality building of little architectural value.</td>
<td>the site is not a brownfield site</td>
</tr>
</tbody>
</table>

Score N/A/3
**ECONOMIC SUSTAINABILITY SECTION**  How will the project contribute to a stronger local economy?

**Innovation**
Performance Measure Description and Scoring

**EC7** Economic sustainability aspects not captured above.

<table>
<thead>
<tr>
<th>Applicant Explanation and Reference to Plans, Drawings, and Reports</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment provided by applicant: By providing market housing close to the sky train people who commute to work will be able to reduce carbon footprint by reducing the use of the car. By providing commercial space, people will be able to open local business, increase the local economy and decrease the necessity to commute.</td>
<td></td>
</tr>
</tbody>
</table>

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

**Constraints**
Performance Measure Description and Scoring

**EC8** Unique site aspects that limit economic sustainability achievement.

**Economic Sustainability Score Summary**

<table>
<thead>
<tr>
<th>Score</th>
<th>City of Port Moody</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>11</td>
</tr>
<tr>
<td>3</td>
<td>Max</td>
</tr>
<tr>
<td>13</td>
<td>Total Economic Points</td>
</tr>
<tr>
<td>7</td>
<td>Economic Baseline</td>
</tr>
<tr>
<td>7</td>
<td>Total</td>
</tr>
</tbody>
</table>

**Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)**

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

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

**Economic Pillar Minimum Score**
(Sum of Applicable Baseline Items)

**Total Points Achieved**
(Total Points Achieved for Applicable Items for this Application)

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

**Site Context | Ecology**

**Performance Measure Description and Scoring**

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

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

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

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

Features/Species of Value:
Does not apply as site is not located in an Environmentally Sensitive Area.

**Means of Protection:**

- Covenant
- Dedication
- Monitoring

**Means of Improvement of ESA:**

Score: N/A /4
ENVIRONMENTAL SUSTAINABILITY SECTION  
How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

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

See Vancouver Bird Strategy.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

- Partial vegetation along the streetscape on St. Johns Street, landscaped podium on the second level and retaining of trees on the south and east side and installation of bird nest boxes and bird bath will provide native birds with food and shelter.

- Reduced night time lighting, the use of awnings on ground level, residential drapes/blinds will increase the opacity of clear glass. We will also provide new home owners information on how they can help reduce bird collisions and create awareness.

Score 2 /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:

Outdoor light design:
1. lights up only when dark
2. only lights walkways and play area
3. lights are in a downward direction in a luminaire fully shielded to avoid glare
4. LED lights only to minimize blue light emissions

Staff Comments

Score 3 /3
ENVIRONMENTAL SUSTAINABILITY SECTION

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:

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

Plan references: A-2.00, A-2.10, A-2.20, Street Landscape

Staff Comments

Bicycle parking and electric vehicle charging satisfy the Zoning Bylaw requirements

Score: [3/3]

ENVIRONMENTAL SUSTAINABILITY SECTION

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

EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:

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

Site circulation plan:

Other plan references: Street Landscape, First Floor Plan A-2.20

Score: [3/3]

1 See BC Hydro's Electric Vehicle Charging Infrastructure Deployment Guidelines.
### ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

#### Building | Waste Storage Space

**Performance Measure Description and Scoring**

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

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

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

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total residential recycling, garbage, and green waste space proposed:</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>Recycling: 16 m²</td>
<td></td>
</tr>
<tr>
<td>Garbage: 25 m²</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 16 m²</td>
<td></td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total commercial recycling, garbage, and green waste space proposed:</td>
<td></td>
</tr>
<tr>
<td>Recycling: 17.92 m²</td>
<td></td>
</tr>
<tr>
<td>Garbage: 26.17 m²</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 17.92 m²</td>
<td></td>
</tr>
</tbody>
</table>

Details regarding design for safety, security, and accessibility:

- Garbage area is separated into two rooms one for commercial and one for residential. There is a shared garbage compactor and a shared cardboard bin. All require fob for access.

**Score:** 1/2

---

### 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**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Check all that apply:</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>[ ] Existing mature trees protected (#  )</td>
<td></td>
</tr>
<tr>
<td>[X] Replacement tree ratio (2 :1)</td>
<td></td>
</tr>
<tr>
<td>- Native tree species planted on site (# 15 )</td>
<td></td>
</tr>
<tr>
<td>- Native tree species planted off site (# 7 )</td>
<td></td>
</tr>
<tr>
<td>[ ] Protected/natural park areas added on site (% of total site area:  )</td>
<td></td>
</tr>
</tbody>
</table>

- Arborist report:
  - Provided with documentation - Diamond Head Report

**Score:** 2/3
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Habitat

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:

- [ ] Salvage replanting
- [ ] Reduction to existing impervious area $\square$ m²
- [X] Removal of invasive plant species

Names:

Possible knotweed. Our landscape team will confirm if there’s any in the Spring so it can be spotted. If there is, we will provide a knotweed management plan.

- [X] Native/naturescape landscaping
- [X] Watercourse daylighting
- [X] Riparian area restoration
- [X] Other measures taken to enhance habitat or to compensate for habitat loss:

Project will enhance the area with a courtyard on the second level which will have extensive planters with 47 new trees, shrubs and groundcovers supplementing, enhancing and rehabilitating the current parking centric environment.

Also, streetscape will be greatly enhanced with 7 new trees and shrubs.

Score 2/4
ENVIRONMENTAL SUSTAINABILITY SECTION  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

<table>
<thead>
<tr>
<th>Target(s) reached:</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Means of achieving (check all that apply):

- [x] Absorbent landscape
- [ ] Roof downspout disconnection
- [ ] Infiltration swales and/or trenches
- [x] Sub-surface chambers/detention tanks
- [x] Rain gardens with native plantings
- [x] Rainwater harvesting
- [x] Tree well structures
- [ ] Green roof/wall
- [x] Water quality structures
- [x] Pervious paving
- [ ] Daylighted streams
- [ ] Constructed wetlands
- [ ] Other: catch basin and oil and water separators, preserve green sp.

References to plans and documents:

& underground extended detention storage. Landscape Drawings, Stormwater Management Plan. Civil Drawings 18-0811 - SWMP, 18-0811 - SWMP2

Score 1/3
### ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

#### Site | Sustainable Landscaping – Water Conservation

**Performance Measure Description and Scoring**

EN10 Project reduces potable water use for irrigation.

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

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

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

| Other:                                                                              |                |

Plan reference:
Landscape L-1 and L-2, Civil rainwater management report/plan

**Score** 2/2

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

#### Site Context | Ecology

**Performance Measure Description and Scoring**

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

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

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

<table>
<thead>
<tr>
<th>Species supported:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Song birds/birds</td>
<td></td>
</tr>
</tbody>
</table>

| Means of supporting:                                                               |                |
| Trees and shrubs located within planting areas support potential corridor for bird species. |                |

| Environmental assessment or site plan reference:                                   |                |
| Plan reference: Landscape L-2                                                       |                |

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

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Green Building Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN12</td>
<td>Project will achieve a recognized industry standard for sustainable design.</td>
</tr>
</tbody>
</table>

**Performance Measure Description and Scoring**

- **Applicant Explanation and Reference to Plans, Drawings, and Reports**
  - **Built Green Level:**
    - Bronze (2 points)
    - Silver (5 points)
    - Gold (8 points)
    - Platinum (10 points)
  - **LEED Level:** Gold
    - Certified (2 points)
    - Silver (5 points)
    - Gold (8 points)
    - Platinum (10 points)
  - **Canadian Passive House Institute** (10 points)
  - **Living Future Institute**
    - Living Building Certification (10 points)
    - Petal Certification (10 points)
    - Net Zero Energy Certification (10 points)
  - **Other:** Project will be LEED equivalent

**Score:** 8 /10

### Staff Comments

**DEMO**

---

**ENVIRONMENTAL SUSTAINABILITY SECTION**

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Alternative/Renewable Energy</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN13</td>
<td>Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.</td>
</tr>
</tbody>
</table>

**Performance Measure Description and Scoring**

- **Applicant Explanation and Reference to Plans, Drawings, and Reports**
  - Details:
    - Heat recovery ventilator in amenity areas.

**Score:** 1 /4

---

**City of Port Moody**

**Sustainability Report Card – Mixed Use**
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Building | Energy Reduction and Indoor Climate
Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Key passive design building elements:
- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Shading of South facade. Balconies and roof overhangs provide shade on East and West facades.
- Airtight envelope proposed.
- Energy Modelling to achieve desired energy targets.
- Low E glazing.

Score 3/3

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

Smart Technology
Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:
- Led lighting, HRV, Energy Star Appliances, Programmable Thermostat. Lobbies, amenity and garbage spaces will have sensor lighting.

Staff Comments

Score 1.5/2
**ENVIRONMENTAL SUSTAINABILITY SECTION**  
*How well does the project minimize the demands on the environment?*

### Site | Sustainable Landscaping

**Performance Measure Description and Scoring**

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

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

**Details:**

Outdoor deck will incorporate opportunities for growing food as well as a composting area. Additionally, each apartment has a private balcony that could accommodate a 30" x 18" x 18" container for urban gardening.

<table>
<thead>
<tr>
<th>Landscape Plan Reference: L-2</th>
</tr>
</thead>
</table>

**Score:** 2/2

### Building Energy Performance

**Performance Measure Description and Scoring**

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

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

**BC Energy Step Code:**

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


**Staff Comments**

to be confirmed at the development permit stage

**Score:** 2/4
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Stormwater and Ecology/Water Conservation
Performance Measure Description and Scoring

EN18  Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.
OR
Project includes on-site grey water reuse.
2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports
Details:
Level 2 outdoor amenity area is landscaped and provides habitat for native species (birds), swallow bird boxes will be located at 30ft. apart with a hole entrance of 1 1/8 inches to exclude nonnative species. Additionally, a shallow bird bath fountain will be installed.

Staff Comments

Bonus Score 1 /2

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

Environmental Monitoring
Performance Measure Description and Scoring

EN19  Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.
OR
Project employs an energy efficiency consultant.
2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports
Details of Work Overseen/Contribution:
Project will have Maruyama & Associates Landscape Architects to design and oversee landscape as designed.
Project employs David Bell from PGL Environmental Consultants as energy efficiency consultant.

Staff Comments

Bonus Score 2 /2
**Environmental Sustainability Score Summary**

<table>
<thead>
<tr>
<th>Description</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)</td>
<td>57</td>
</tr>
<tr>
<td>Total Environmental Points Not Applicable</td>
<td>4</td>
</tr>
<tr>
<td>(Total Points for Items Not Relevant to this Application)</td>
<td></td>
</tr>
<tr>
<td>Maximum Achievable Score</td>
<td>53</td>
</tr>
<tr>
<td>(Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)</td>
<td></td>
</tr>
<tr>
<td>Environmental Pillar Minimum Score</td>
<td>19</td>
</tr>
<tr>
<td>(Sum of Applicable Baseline Items)</td>
<td></td>
</tr>
<tr>
<td>Total Points Achieved</td>
<td>40.5</td>
</tr>
<tr>
<td>(Total Points Achieved for Applicable Items for this Application)</td>
<td></td>
</tr>
<tr>
<td>Environmental Pillar Score</td>
<td></td>
</tr>
<tr>
<td>(Total Points Achieved/Maximum Achievable Score)</td>
<td>76 %</td>
</tr>
</tbody>
</table>

City of Port Moody

Sustainability Report Card – Mixed Use
SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Accessibility

Performance Measure Description and Scoring

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential

% of Adaptable Units: 50.42

Details:

Number of Accessible Units: TBC

Details:

Residential Site/Common Areas and Commercial/Industrial/Institutional Uses:

Retail units and common areas are accessible

Details:

All common areas will be accessible. Lobby entry/elevators/indoor amenity/accessible washrooms in the amenity area, outdoor amenity area accessible via low profile thresholds. Some of the common area doors will be power operated. CRU bathroom rough-ins will also be accessible. We are also providing 3 additional handicap parking spaces for a total of 7.

Staff Comments

The number of adaptable units satisfies the Zoning Bylaw requirement.

Score 3/6
**SOCIAL SUSTAINABILITY SECTION**

**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 has no impact on neighbouring buildings as well as no impact on buildings beyond the immediate vicinity of the development. Project design integrates the results of viewscape study with respect to water and mountain views.

**Plan/document references:**


**Score**

1/1

---

**SOCIAL SUSTAINABILITY SECTION**

**Diversity of Use**

**Performance Measure Description and Scoring**

**S3** Development provides diversification by increasing the mix of uses for the particular site and its neighbourhood.

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

**Existing use(s):**

Automobile Sales/Servicing

**Proposed uses:**

- Residential: 80%
- Commercial: 13%
- Industrial: 0%
- Institutional: 0%
- Park (Note Type): Underground
- Gathering Space: 7%

**Score**

3/3
SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

S4 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live-work units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground-oriented units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment units</td>
<td>117</td>
<td>The project includes a wide mix of 1, 2 and 3-bedroom units</td>
</tr>
</tbody>
</table>

Score 2/3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

S5 Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e., den can easily become another bedroom.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Units</th>
<th>% of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor/1-bedroom</td>
<td>68</td>
<td>58.2</td>
<td></td>
</tr>
<tr>
<td>2-bedroom</td>
<td>39</td>
<td>33.3 (1 pt)</td>
<td></td>
</tr>
<tr>
<td>3+ -bedroom</td>
<td>10</td>
<td>8.5 (2 pts)</td>
<td></td>
</tr>
</tbody>
</table>

Flexible design features:
Larger units featuring 3 bedroom can easily be converted into 2 bedroom + den/office

Score 1/3
### SOCIAL SUSTAINABILITY SECTION

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

#### Housing Affordability

**Performance Measure Description and Scoring**

<table>
<thead>
<tr>
<th>Score</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/4</td>
<td>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).</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Types</th>
<th>Description</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project includes 10 rental units including one below-market rent unit</td>
<td>The total affordable housing package is still under consideration</td>
</tr>
<tr>
<td>% of total housing units</td>
<td>8.5%</td>
<td></td>
</tr>
</tbody>
</table>

#### Amenities

**Performance Measure Description and Scoring**

<table>
<thead>
<tr>
<th>Score</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/5</td>
<td>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)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Details</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>In lieu contribution</td>
<td>no public amenities are provided in the project. A portion of the total CAC charge will be directed to general community amenities</td>
</tr>
</tbody>
</table>
**SOCIAL SUSTAINABILITY SECTION**  
How well does the project address community health and wellness?

### Amenities

**Performance Measure Description and Scoring**

**S8**  
Project provides voluntary private amenities.

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

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

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

**Details:**

Project will provide 1,945 sq. ft of indoor amenity and 3,418 sq. ft of outdoor landscaped amenity space that serves as a social gathering place where users will be able to grow food, play, eat, exercise and work.

**Plan reference:**

Second Floor Plan A-2.30

**Score** 3/3

---

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

### Inclusive Community

**Performance Measure Description and Scoring**

**S9**  
The proposal supports aging-in-place with adult care, assisted living space, and/or independent senior living space.

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

**Details:**

Units can be used as aging-in-place

**Staff Comments**

Depends on the level of accessibility and adaptable features in the units but the opportunity exists for the units to be designed to include aging-in-place features.

**Score** 2/4
## SOCIAL SUSTAINABILITY SECTION

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

### Community Building

**Performance Measure Description and Scoring**

**$10**

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

**Examples:**
- Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design.
- Staff will advise on notification requirements and appropriate stakeholder consultation.

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

<table>
<thead>
<tr>
<th>Please identify stakeholders and explain their involvement:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>We have successfully met with all of the 5 immediate land owners at 3125 ST. Johns, 101 Clearview Drive, 175, 171 and 170 Edward Crescent.</td>
<td>These actions were in addition to the Community Information Meeting.</td>
</tr>
<tr>
<td>At our meeting with them, we have explained the whole development process, discussed our common property line as well as listened to their concerns and requests.</td>
<td></td>
</tr>
</tbody>
</table>

**Identify actions taken in response to stakeholder input:**

Trees on the east side will be retained, new trees and shrubs will be planted between the south retaining wall and property line, and geotechnical inspections will be performed at each of the properties prior to beginning any construction on site.

**Plan references:**

Staff Comments

Score: 3/4
### SOCIAL SUSTAINABILITY SECTION  
**How well does the project address community health and wellness?**

#### Safety  
**Performance Measure Description and Scoring**

| $S11$ | The design of the site incorporates Crime Prevention Through Environmental Design principles (CPTED). |

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

<table>
<thead>
<tr>
<th>Please explain:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secure site with controlled points of entry/exit.</td>
</tr>
<tr>
<td>Amenity courtyard is overlooked by approximately 50% of the units and is completely secure.</td>
</tr>
<tr>
<td>Exits discharge to the Street - no hiding places.</td>
</tr>
<tr>
<td>Residential is all above grade.</td>
</tr>
<tr>
<td>Visitor parking/commercial parking contained and separate from residential parking.</td>
</tr>
</tbody>
</table>

| Plan references: |

| **Staff Comments** |

| Score | 1 /1 |

#### Education and Awareness  
**Performance Measure Description and Scoring**

| $S12$ | Project provides education and awareness of the sustainable features of the project for owners/occupants. |

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

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

<table>
<thead>
<tr>
<th>Describe:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document will be given to new owners at time of sale</td>
</tr>
</tbody>
</table>

| **Staff Comments** |

| Score | 1 /1 |
**SOCIAL SUSTAINABILITY SECTION**

**Innovation**

**Performance Measure Description and Scoring**

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

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment provided by applicant:</td>
</tr>
<tr>
<td>No restriction on the rental of strata units, a locals first marketing program, the inclusion of 10 rental homes for 10 years and one rental unit rented at a 10% discount below market rates secured by covenant.</td>
</tr>
</tbody>
</table>

**SOCIAL SUSTAINABILITY SECTION**

**Constraints**

**Performance Measure Description and Scoring**

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

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

**Social Sustainability Score Summary**

<table>
<thead>
<tr>
<th>Total Social Pillar Points (Total Points Available – Not Including Bonus Points)</th>
</tr>
</thead>
<tbody>
<tr>
<td>38</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Social Points Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Total Points for Items Not Relevant to this Application)</td>
</tr>
<tr>
<td>38</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Achievable Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Total Social Pillar Points Minus Total Social Points Not Applicable)</td>
</tr>
<tr>
<td>38</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Social Pillar Minimum Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Sum of Applicable Baseline Items)</td>
</tr>
<tr>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Points Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Total Points Achieved for Applicable Items for this Application)</td>
</tr>
<tr>
<td>24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Social Pillar Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Total Points Achieved/Maximum Achievable Score)</td>
</tr>
<tr>
<td>63%</td>
</tr>
</tbody>
</table>
## Project Report Card Summary

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

<table>
<thead>
<tr>
<th>Project Address/Name:</th>
<th>File No:</th>
</tr>
</thead>
</table>

### PROJECT SCORE SUMMARY

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

<table>
<thead>
<tr>
<th>Total Pillar Points Available</th>
<th>Sum Of Items Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Achievable Score</th>
<th>Minimum Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Pillar Points - Sum of Items N/A</td>
<td>Sum of Applicable Baseline Items</td>
</tr>
<tr>
<td>23</td>
<td>16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Missed Points</th>
<th>TOTAL PILLAR SCORE ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sum of Applicable Items Not Achieved</td>
<td>(Total Points Achieved out of Applicable Items)</td>
</tr>
<tr>
<td>11</td>
<td>3</td>
</tr>
</tbody>
</table>

### OVERALL SUSTAINABILITY SCORE

- **Cultural**: 23
- **Economic**: 16
- **Environmental**: 57
- **Social**: 38

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

### SUSTAINABILITY HIGHLIGHTS

**Priority Items (Score ≥3) Achieved and Confirmed Innovations**
- Cultural
  - Cash-in-lieu for public art or art installation
- Economic
  - Residential use will support local commercial uses and add to the commercial base
- Environmental
  - Energy performance
  - Low impact lighting
  - Bird habitat
- Social
  - On-site social amenity spaces

**Priority Items (Score ≥3) Missed and Confirmed Constraints**
- Cultural
  - No heritage implications
- Economic
  - No ESA implications
- Environmental
  - Could include additional three bed units

**City of Port Moody**

**Sustainability Report Card - Mixed Use**

**Attachment 7**

**PH - Agenda - 2019 07 23**

**Item 1.1**
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.
**Report Card Glossary – continued**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Public space** – A social space that is generally open and accessible to people.
Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

atfiles.org

BC Climate Exchange
bcclimateexchange.ca

BC Energy Step Code Technical Requirements
bclaws.ca

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

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

Canada Green Building Council
cagbc.org

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

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

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

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

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

Design Centre for CPTED (Crime Prevention Through Environmental Design)
designtc.ca

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

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

Environmentally Sensitive Areas, Best Practices
env.gov.bc.ca
Resources – continued

Examples of Good Public Art
City of Port Moody Public Art

Fatal Light Awareness Program (FLAP)
flap.org

Invasive Species Council of Metro Vancouver
iscmv.ca

International Dark Sky Association
darksky.org

Metro Vancouver’s DLC Waste Management Toolkit
metrovancouver.org

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

Metro Vancouver’s Stormwater Source Control Guideline
metrovancouver.org/services

Naturescape BC
naturescapebc.ca

Project for Public Spaces
pps.org

Riparian Areas Regulation Assessment Methods
gov.bc.ca

Standards and Best Management Practices for Instream Works
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
Bylaw No. 3201

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey, mixed commercial/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. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street)”.

2. Amendments
   2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Auto Sale and Service Zone (C5) to Comprehensive Development Zone 76 (CD 76):

      LOT 1, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP52207;

      PID: 029-356-172; and

      LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53829;

      PID: 005-183-391

      as shown on the attached map.

   2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section 182:

      182 Comprehensive Development Zone 76 (CD76)

      182.1 Intent
      The intent of this zone is to facilitate the development of a six-storey, mixed commercial/residential project.
182.2 Permitted Uses
   1. Multiple-Family Residential Use;
   2. Commercial Use, including:
      (i) Artist Studio – Type B;
      (ii) Child Care (Group);
      (iii) Office;
      (iv) Personal Service;
      (v) Retail;
      (vi) Retail Food Service;
   3. Accessory Home Occupation – Type A; and

182.3 Lot Coverage
   The maximum permitted lot coverage is 89%.

182.4 Residential Density
   No more than 117 residential dwelling units shall be permitted.

182.5 Floor Area Ratio (FAR)
   The maximum permitted gross FAR is 2.80.

182.6 Building Height
   21m as measured from average grade to the top of the elevator
   shaft/mechanical room and not more than six storeys, excluding the roof
   access stair hatches.

182.7 Setbacks
   The building shall be setback in accordance with the following:
   (i) North – 1.45m (4.75ft);
   (ii) East – 6.4m (21ft);
   (iii) South – 6.55m (21.5ft);
   (iv) West – 4.5m (14.75ft).

182.8 Parking, Loading, and Bicycle Parking
   Notwithstanding the regulations in sections 6.3.2, 6.4.1, 6.9, and 6.10.3,
   the following minimum parking, loading, and bicycle parking regulations
   will apply:
   a. a minimum of 136 resident parking spaces are required;
   b. a minimum of 25 commercial parking spaces are required;
   c. a minimum of 23 designated visitor parking spaces are required;
   d. a minimum of 7 handicapped parking spaces are required;
   e. a maximum of 25% of the total parking spaces may be small car
      spaces;
   f. a minimum of 2 loading spaces are required; and
   g. a minimum of 192 residential and commercial bicycle parking spaces
      are required.

3. Attachments and Schedules
   3.1 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 _____, 2019.

Read a second time this ___ day of _____, 2019.

Read a third time this ___ day of _____, 2019.

Adopted this ___ day of _____, 2019.

_________________________________  __________________________
Acting Mayor  D. Shermer
Corporation Officer

I hereby certify that the above is a true copy of Bylaw No. 3201 of the City of Port Moody.

_________________________________
Dorothy Shermer
Corporate Officer
Memorandum

To: Mayor and Council

From: Planning and Development Department – Policy Planning Division

Subject: Updated Affordable Housing Component – 3227-3239 St Johns Street

On July 10, 2019, Porte Development Corporation submitted a letter (Attachment 1) amending the affordable housing component for the 3227-3239 St. Johns Street rezoning application. Table 1 highlights how the affordable housing component has changed since the report dated June 14, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 3227 and 3239 St. Johns Street was submitted.

Table 1. Affordable Housing Component – 3227-3239 St Johns Street

<table>
<thead>
<tr>
<th>Proposal as of June 14, 2019</th>
<th>Updated Proposal as of July 10, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>A &quot;locals-first&quot; marketing program where Port Moody residents will have an opportunity to purchase a unit before sales are opened to the wider public.</td>
<td>A &quot;locals-first&quot; marketing program where Port Moody residents will have an opportunity to purchase a unit before sales are opened to the wider public.</td>
</tr>
<tr>
<td>A 3% discount to Port Moody community workers, which are described by the developer as &quot;...doctors, ambulance drivers, paramedics, nurses, teachers, and members of the police and fire departments&quot;.</td>
<td>A 3% discount to Port Moody community workers, which are described by the developer as &quot;...doctors, ambulance drivers, paramedics, nurses, teachers, and members of the police and fire departments&quot;. A flexible deposit structure to allow first-time buyers to build up the 5% down payment over the course of construction.</td>
</tr>
<tr>
<td>A total of 10 rental units (nine market units and one below-market unit), an increase from the six rental units initially proposed, which are proposed to be secured for 10 years through a housing agreement. The proposed below-market unit would be rented for 10% below market rates.</td>
<td>Two below-market rental units, which are proposed to be secured for 20 years at 10% below market rental rates by a housing agreement. This is an increase of one below-market unit from the original proposal. A non-profit operator to manage the two below-market rental units.</td>
</tr>
</tbody>
</table>

Porte Development Corporation has also offered to sign a housing agreement to ensure that any future residential strata corporation cannot enact bylaws or regulations that would preclude an owner from renting their unit; however, this is already a standard practice for the City.
Canadian Mortgage and Housing Corporation’s (CMHC) First-Time Homebuyer Incentive was also highlighted by Porte Development Corporation as part of their affordable housing component. The Incentive would allow eligible first-time home buyers who have the minimum down payment for an insured mortgage to apply to finance a portion of their home purchase through a shared equity mortgage with CMHC. The Incentive would be available to first-time home buyers with household incomes under $120,000 per year starting September 2, 2019 for units up to $560,000.

These affordable housing components would be in conjunction with a $198,568 contribution to the City’s Affordable Housing Reserve Fund.
July 10, 2019

Doug Allan
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

RE: Affordable and Inclusionary Housing Strategy involving the Rezoning/Development Permit Application for 3227-3239 St. Johns Street

Dear Doug,

As a local developer we recognize the importance of building communities that is inclusive of all residents in a City. This means building homes for a broad range of people, including but not limited to, first time home buyers, upsizers and downsizers, empty nesters and tenants.

To achieve this, we are proposing a comprehensive development, in accordance to the Official Community Plan, which focuses on adding much needed housing in areas that are transit oriented, amenity rich and the builds on the 3 Pillars of Sustainability: Social, Economic and Environmental. By focusing on the 3 Pillars of Sustainability, we are able to build communities that encompass all residents (social) whilst minimizing our carbon footprint through LEED Gold Equivalency (environmental) and enriching local business opportunities with new retail opportunities (economic).

To ensure this is a development inclusionary of all local residents and one that is beneficial to the City of Port Moody, I have outlined our approach and program to achieve inclusionary and affordable housing:

Avoid Requests for Fees Reductions

This development will include various forms of housing (rental and market homes at various sizes) that is typically only accomplished through a request for a reduction in fees. This proposal will not involve a request for a reduction in CACs, DCCs or other contribution relaxations. Our efforts are all voluntary to ensure all residents are included in this development.

Avoid Requests for Project Relaxations

The Rezoning/Development proposal brought before you has been designed to align with the development guidelines for this area. This has enabled us to avoid requesting for project relaxations for extra density, parking, height increase, and reduced setbacks.

Contribution to the City’s Affordable Housing Reserve Fund

A voluntary contribution in the amount of $198,568 will be made to the City’s Affordable Housing Reserve Fund upon Issuance of Building Permit. This is based on $2.00 per square feet (Sqft) of gross residential floor area (102,317 Sqft).
Flexible Deposit Structure for First-time Home Buyers

This program enables first-time buyers to build up their 5% down payment over the course of construction in easy installments. This program will be available to the first ten first-time home buyers.

First Time Home Buyer Incentive

This incentive, available through the First Time Home Buyers Incentive program from CMHC, aims to match up to 10% of the homebuyer’s initial deposit of a new home without monthly repayment or interest.

Two Rental Homes at Below Market Rates

The initial application included one below market rental housing unit. The revised application now includes two homes that will now be made available for rent at below market rates. These two properties will be designated as below market rentals for 20 years and are in addition to the eight Designated Market Rental Homes.

Non-Profit Management Operator

A not-for-profit property management operator will be designated to manage the two rental homes at below market rates for 20 years.

Locals First Initiative

The Locals First Initiative is focused exclusively to the residents of Port Moody. This initiative will protect residents, including downsizers and younger purchasers, who wish to remain in Port Moody, by providing them with first selection on homes within the proposed development.

This will enable local residents to have first opportunity to secure housing in their City while maintaining roots and social relationships with the community. To accommodate the various needs of residents, this development will offer a range of homes from studios up to spacious three-bedrooms.

3% Rebate for Port Moody Community Workers

A 3% rebate will be offered to all Port Moody Community Workers. This rebate is our way of saying “thank you” to the people that give back to the Port Moody Community and help establish and facilitate a Complete Community (eligible workers will be doctors, ambulance drivers, paramedics, nurses, teachers, members of the police and fire departments). A Complete Community enables residents to walk, cycle or ride transit to work, shop and play whilst reducing greenhouse gas emissions, promoting healthier transportation options and increasing social interactions amongst community connections.

Designated Market Rental Homes

This Initiative, a new one for Porte, focuses on providing 8 Designated Market Rental Homes for a 10-year term. This will ensure a rental pool is maintained for 10 years and will provide an interim solution for local residents as more new housing is built in the future.
No Rental Restrictions

We would like to enter into a Housing Agreement with the City under section 483 of the Local Government Act, which will prevent a future strata corporation from enacting bylaws or regulations which would prevent owners fromrenting their units. This agreement would be registered as a Covenant on title. The proposed Housing Agreement will permit future owners to rent their units, if they desire, which will add to the overall pool of rental housing in the City.

I feel our Affordable and Inclusionary Housing Strategy, along with our focus on the 3 Pillars of Sustainability, will be a solid benefit to the City of Port Moody and their residents. If you would like to discuss any of the approaches we are taking as outlined above, do not hesitate to contact me at 604.732.7651.

Sincerely,

Manny Riebeling
Jr. Development Manager
Bylaw No. 3201

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey, mixed commercial/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. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street)”.

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Auto Sale and Service Zone (C5) to Comprehensive Development Zone 76 (CD 76):

LOT 1, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP52207;

PID: 029-356-172; and

LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53829;

PID: 005-183-391

as shown on the attached map.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section 182:

182 Comprehensive Development Zone 76 (CD76)

182.1 Intent

The intent of this zone is to facilitate the development of a six-storey, mixed commercial/residential project.
182.2 Permitted Uses
   1. Multiple-Family Residential Use;
   2. Commercial Use, including:
      (i) Artist Studio – Type B;
      (ii) Child Care (Group);
      (iii) Office;
      (iv) Personal Service;
      (v) Retail;
      (vi) Retail Food Service;
   3. Accessory Home Occupation – Type A; and

182.3 Lot Coverage
   The maximum permitted lot coverage is 89%.

182.4 Residential Density
   No more than 117 residential dwelling units shall be permitted.

182.5 Floor Area Ratio (FAR)
   The maximum permitted gross FAR is 2.80.

182.6 Building Height
   21m as measured from average grade to the top of the elevator shaft/mechanical room and not more than six storeys, excluding the roof access stair hatches.

182.7 Setbacks
   The building shall be setback in accordance with the following:
   (i) North – 1.45m (4.75ft);
   (ii) East – 6.4m (21ft);
   (iii) South – 6.55m (21.5ft);
   (iv) West – 4.5m (14.75ft).

182.8 Parking, Loading, and Bicycle Parking
   Notwithstanding the regulations in sections 6.3.2, 6.4.1, 6.9, and 6.10.3, the following minimum parking, loading, and bicycle parking regulations will apply:
   a. a minimum of 136 resident parking spaces are required;
   b. a minimum of 25 commercial parking spaces are required;
   c. a minimum of 23 designated visitor parking spaces are required;
   d. a minimum of 7 handicapped parking spaces are required;
   e. a maximum of 25% of the total parking spaces may be small car spaces;
   f. a minimum of 2 loading spaces are required; and
   g. a minimum of 192 residential and commercial bicycle parking spaces are required.

3. Attachments and Schedules
   3.1 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 25th day of June, 2019.

**Read a second time** this 25th day of June, 2019.

**Public Hearing held** this ___ day of ____, 2019.

**Read a third time** this ___ day of ____, 2019.

**Adopted** this ___ day of ____, 2019.

________________________________________   __________________________
Acting Mayor                                      D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3201 of the City of Port Moody.

________________________________________
Dorothy Shermer
Corporate Officer
Port Moody Council is holding a Public Hearing to consider the following proposed bylaws (Bylaw No. 3203 & 3204):

**Location:** 2120 Vintner Street, 2110-2136 Clarke Street
(Application #6700-20-141)

**Applicant:** Andrew Peller Ltd

**Purpose:** Andrew Peller Ltd has applied to the City for an Official Community Plan amendment and Zoning Bylaw amendment for a high density mixed-use project that includes a mix of uses including residential, commercial, and light industrial uses within 10 buildings ranging from 2–31 storeys and a total floor space of 67,500m².

**Get in touch!**

**How do I get more information?**

Ask questions and review the application at the Planning Division counter on the 2nd floor of City Hall, 100 Newport Drive, Port Moody, B.C. between 8:30am and 5pm, Monday to Friday, or at portmoody.ca/publichearing after July 16, 2019. You can also contact us at planning@portmoody.ca or 604.469.4540.

**How can I provide input?**

1. If you believe your property is affected by this Official Community Plan Amendment and Rezoning, comment directly to Council on July 23, 2019.
2. You can also send a submission in writing before 12 noon on July 23, 2019 by emailing clerks@portmoody.ca or faxing 604.469.4550.

**André Boel, MCIP, RPP**
General Manager of Planning and Development
Notice of Public Hearing

When: July 23, 2019 7:00 P.M.
Where: Council Chambers, City Hall, 100 Newport Dr., Port Moody, B.C.
What’s it about: An Official Community Plan amendment and Zoning Bylaw amendment for a high density mixed-use project that includes a mix of uses including residential, commercial, and light industrial uses within 10 buildings ranging from 2-31 storeys and a total floor space of 67,500m².

If you believe your property is affected by this Official Community Plan Amendment and Rezoning, comment directly to Council on July 23, 2019. You can also send a submission in writing before 12 noon on July 23, 2019 by emailing clerks@portmoody.ca or faxing 604.469.4550.

Ask questions and review the application at the Planning Division counter on the 2nd floor of City Hall, 100 Newport Drive, Port Moody, B.C. between 8:30am and 5pm, Monday to Friday, or at portmoody.ca/publichearing after July 16. You can also contact us at planning@portmoody.ca or 604.469.4540.

André Boel, MCIP, RPP, General Manager of Planning and Development

See reverse for a map of the subject properties →

Notice of Public Hearing

Port Moody Council is holding a Public Hearing to consider the following proposed bylaws:

Application 6700-20-141
Bylaw No. 3203 & 3204
Applicant: Andrew Peller Ltd
Location: 2120 Vintner St, 2110-2136 Clarke St
Purpose: An Official Community Plan amendment and Zoning Bylaw amendment for a high density mixed-use project that includes a mix of uses including residential, commercial, and light industrial uses within 10 buildings ranging from 2-31 storeys and a total floor space of 67,500m².
Purpose / Introduction
This report presents an Official Community Plan (OCP) Amendment Bylaw and Zoning Amendment Bylaw for Westport Village for Council consideration of first and second readings and referral to a Public Hearing. The report also includes a Term Sheet that will form the basis for the preparation of a development agreement and housing agreements.

Recommended Resolutions

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 21, 2019, No. 3204 (Westport Village) (CD 77) be read a first time as recommended in the report dated June 28, 2019 from the Planning and Development Department – Policy Planning Division regarding Westport Village Official Community Plan and Zoning Amendments and Term Sheet.

THAT Bylaw No. 3204 be read a second time;

AND THAT Bylaw No. 3204 be referred to a Public Hearing to be held on Tuesday, July 23, 2019 at City Hall, 100 Newport Drive, Port Moody.

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 20, 2019, No. 3203 (Westport Village) (CD 77) be read a first time as recommended in the report dated June 28, 2019 from the Planning and Development Department – Policy Planning Division regarding Westport Village Official Community Plan and Zoning Amendments and Term Sheet.

THAT Bylaw No. 3203 be read a second time;

AND THAT Bylaw No. 3203 be referred to a Public Hearing to be held on Tuesday, July 23, 2019 at City Hall, 100 Newport Drive, Port Moody.

THAT the document titled “Westport Village Term Sheet – June 28, 2019” be approved as the basis for preparing a development agreement and housing agreements to be executed by the land owner prior to consideration of adoption of Bylaw No. 3203 and Bylaw No. 3204 as recommended in the report dated June 28, 2019 from the Planning and Development Department – Policy Planning Division regarding Westport Village Official Community Plan and Zoning Amendments and Term Sheet.
Background
Urbanics Consultants Ltd., on behalf of Andrew Peller Limited (APL), applied in October 2016 to amend the OCP’s land use designation for the winery site from “General Industrial” to “Mixed Use – Moody Centre” and to rezone the winery property and the adjacent lots at 2110-2136 Clarke Street to a new Comprehensive Development Zone to allow for the development of a high-density mixed-use project.

A status update on the application was presented to Council at the Regular Council meeting held on May 28, 2019, at which the following resolution was passed:

RC19/245
THAT staff be directed to prepare bylaws to amend the Official Community Plan and Zoning Bylaw and prepare a Term Sheet for a future development agreement for the Westport Village application for Council’s consideration as recommended in the report dated May 17, 2019 from the Planning and Development Department – Policy Planning Division regarding Westport Village Official Community Plan Amendment and Rezoning Application – Status Update.

Discussion
OCP Amendment Bylaw
Draft City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 Amendment Bylaw No. 21, 2019, No. 3204 (Westport Village) (CD77) (Attachment 1) creates a new land use designation for the site titled “Mixed Use – Westport Village” that covers the 1.5ha (3.7ac) portion of the site that will be subdivided and developed.

The remainder of the site will continue to be designated “General Industrial” in the OCP, but will have the “Special Study Area” designation removed as the developable area of the site has been determined. This remainder will also continue to be zoned M2 – General Industrial. This is required in order to satisfy the flexibility provisions of section 6.2.7 of the Regional Growth Strategy, as was discussed in staff’s report to Regular Council on May 28, 2019 on this application.

Despite the “General Industrial” designation and M2 zoning, the remainder of the site is undevelopable and forms the South Schoolhouse Creek environmental area that will be enhanced and protected as part of the Westport Village development.

The new “Mixed Use – Westport Village” land use designation is different than what APL had initially applied for, which was the “Mixed Use – Moody Centre” designation. Staff subsequently determined that it would be more efficient to create a new designation specifically for this site rather than amending a number of existing OCP policies that are part of the “Mixed Use – Moody Centre” designation because what is being proposed for the site is unique.
Zoning Amendment Bylaw
Draft City of Port Moody Zoning Bylaw, 2018, No, 2937, Amendment Bylaw No. 20, 2019, No. 3203 (Westport Village) (CD77) (Attachment 2) is based on the OCP Amendment Bylaw discussed above. Bylaw No. 3203 is very specific in terms of land uses, densities for each land use, and building forms in the zone, per Schedule B to the Bylaw.

As was discussed in staff’s report to Regular Council on May 28, 2019 on this application, APL is seeking up to 15% flexibility in the floorspace for each of the uses to allow adjustments upwards or downwards in response to market conditions, fine-tuning of the design of the development, and other factors that may arise at the time that a development permit application is submitted. However, the maximum permitted density for the site overall will remain capped at 67,500m² (726,588ft²) of floorspace at an approximate Floor Area Ratio of 4.5. Staff believe that this level of flexibility is reasonable and it is therefore included in the zone.

Term Sheet
A Term Sheet (Attachment 3) has been prepared that sets out all of the obligations of APL as the land owner in the delivery of off-site infrastructure upgrades, including road improvements, environmental enhancements, implementation of a number of transportation demand management initiatives, purchase of the unopened Vintner Street right-of-way, and other requirements.

The Term Sheet also sets out the terms and conditions for housing agreements with respect to the rental, seniors, and artists housing components of the project to ensure that these uses are delivered and will remain for the life of the buildings. This proposed housing program, particularly the seniors and subsidized artist housing components, is unique to Port Moody when compared to other development projects recently under consideration.

This Term Sheet forms the basis for the future preparation of a development agreement and the housing agreements in legal form. The detailed development agreement and housing agreements will be required to be executed and registered on property title by APL as one of the conditions of Council consideration of fourth and final reading of the bylaws if Council grants third reading.

Other Options
1. THAT staff be directed to explore the following changes with the applicant: …..

2. THAT Bylaw No. 3203 and Bylaw No. 3204 not be given first and second readings and “Westport Village Term Sheet – June 28, 2019” not be approved as the basis for preparing a development agreement and housing agreements.

Financial Implications
Should the OCP and zoning amendment applications proceed through Bylaw readings and be approved, staff will negotiate the sale of the unopened portion of Vintner Street as previously directed by Council.
The Community Amenity Contributions (CACs) associated with this project are estimated to be approximately $2 million, but could be more depending on the final details of the seniors residential component e.g. care facility vs. independent living. A portion of these CACs may be waived by Council where a public amenity is directly provided by the applicant. In terms of Density Bonus contributions, it appears that the residential floor area ratio is below the 2.5 FAR threshold, but this will be confirmed upon closer examination of the seniors residential component at the development permit stage.

Communications / Civic Engagement
The Public Hearing would be the final opportunity for the public to provide input on the proposed development plan.

Attachments:
Report/Recommendation to Council  
Westport Village Official Community Plan and Zoning Amendments and Term Sheet  
June 28, 2019

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Reviewed by:</th>
</tr>
</thead>
</table>
| [Signature] Mary De Paoli, MCIP, RPP  
Manager of Policy Planning | [Signature] André Boel, MCIP, RPP  
General Manager of Planning and Development |

Reviewed for Form and Content / Approved for Submission to Council:

**City Manager's Comments**

[Signature] Tim Savoie, MCIP, RPP  
City Manager

**Corporate Review**

- Engineering and Operations
- Finance and Technology (Financial Services, Information Services)
- Fire and Rescue Services
- Parks and Environment

<table>
<thead>
<tr>
<th>Initials</th>
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</table>
Bylaw No. 3204

A Bylaw to amend the Official Community Plan to designate the Westport Village lands as Mixed Use – Westport Village and provide a policy framework for development of the site.

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. 21, 2019, No. 3204 (Westport Village) (CD77).”

2. Amendment
   2.1 Chapter 4 of Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by adding the following as section 4.1.5 and renumbering subsequent sections accordingly:

   “4.1.5 MIXED USE – WESTPORT VILLAGE – The Mixed Use – Westport Village designation applies to the development of a mix of residential, commercial, light industrial, and other uses on a portion of the site occupied by the former André Wines facility along with the adjacent residential lots fronting Clarke Street.”

   2.2 Chapter 8, section 8.9.2 of Schedule A of Bylaw No. 2955 is amended by adding the following new subsection:

   “(f) High-Density Multi-Family Form: High Rise (up to 31 storeys)

   This designation is limited to Westport Village and provides for high density residential and mixed-use development. Building heights are limited to 31 storeys.”

   2.3 Chapter 15, section 15.5.1 Westport of Schedule A of Bylaw No. 2955 is amended by deleting the following:

   “The property commonly known as the André Wines site is designated as a Special Study Area in the OCP. The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan. It is envisioned that in the future this area may transition into a comprehensive development with a mix of uses taking advantage of its proximity to rapid transit.”
Chapter 15 of Schedule A of Bylaw No. 2955 is amended by adding the following as section 15.5.2 and renumbering subsequent sections accordingly.

"15.5.2 WESTPORT VILLAGE"

The primary objective of Westport Village is to support development which provides a mix of housing types, services, and employment opportunities at the western end of Moody Centre. The village is envisioned as a vibrant, high-density, mixed-use site that includes:

- diverse employment generating activities;
- arts and culture, including artist live/work space and public arts presentation space;
- a range of housing choices that include rental, seniors accommodation and assisted living accommodation;
- child care space;
- retention and enhancement of environmental values along South Schoolhouse Creek;
- a strong set of transportation demand management measures;
• a distinct architectural identity;
• a welcoming pedestrian-oriented environment by creating plazas, walkways, paths, and other publically accessible areas; and
• integration of sustainable building technologies.

WESTPORT VILLAGE POLICIES

1. The maximum permitted density of development on the site for all uses combined is 67,500m² of floor area.

2. The development must provide a mix of housing that includes rental, seniors, and assisted living components.

3. Employment generating uses and services on the site shall, at a minimum, include all of the following uses: light industry, retail, food and beverage, office, hotel, medical clinic, child care, artist live/work space, and public arts presentation space.

4. The maximum permitted building height on the site is 26 storeys, with the exception of one building of 31 storeys.

5. The development must provide a public trail on the edge of the site along South Schoolhouse Creek and a viewing platform.

6. A transportation demand management plan shall be completed prior to development of the site that considers not only traffic generated by the site, but also the traffic associated with growth outside of the site.”

2.5 Schedule A of Bylaw No. 2955 is amended by replacing Map 1 – Overall Land Use Plan with Map 1 – Overall Land Use Plan attached to this Bylaw as Schedule A.

2.6 Schedule A of Bylaw No. 2955 is amended by replacing Map 11 – Evergreen Line Sub-Areas with Map 11 – Evergreen Line Sub-Areas attached to this Bylaw as Schedule B.

2.7 Schedule A of Bylaw No. 2855 is amended by replacing the Regional Land Use Designations map in Appendix 1 Regional Context Statement with the Regional Land Use Designations map attached to this Bylaw as Schedule C.

3. Attachments and Schedules

3.1 Schedule A – Map 1 – Overall Land Use Plan is attached to and forms part of this Bylaw.

3.2 Schedule B – Map 11 – Evergreen Line Sub-Areas is attached to and forms part of this Bylaw.

3.3 Schedule C – Regional Land Use Designations map is attached to and forms part of this Bylaw.

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 ______, 2019.
Read a second time this ___ day of ______, 2019.
Public Hearing this ___ day of ______, 2019.
Read a third time this ___ day of ______, 2019.
Adopted this ___ day of _____, 2019.

H. Madsen
Acting Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3204 of the City of Port Moody.

Dorothy Shermer
Corporate Officer
Considered at the Regular Council Meeting Held on July 9, 2019

Schedule A

The City of Port Moody makes no representation or warranty expressed or implied with respect to the accuracy, completeness or appropriateness of the information contained herein.

Produced by Engineering & Parks

Plot Date: 25-Jun-2019

City of the Arts
OFFICIAL
COMMUNITY PLAN
EVERGREEN LINE SUB-AREAS
MAP II - DRAFT JUNE 25, 2019

LEGEND

- Multi-Family Residential
- High Rise Residential
- Mixed Use - Inlet Centre
- Mixed Use - Moody Centre
- Mixed Use - Oceanfront District
- Mixed Use - Westport Village
- Proposed Numbers of Stories
- Municipal Boundary
- Existing Connections
- Future Connections
- Evergreen Line - Tunnel
- Evergreen Line - Elevated
- Evergreen Line - Ground Level
- 400m Radius from Station (> 5 min Walk)
- Evergreen Line - Planned
- North纬度: This map shows the planned locations of the Evergreen Line Stations and Future Potential Station. Evergreen Line projected completion date is 2025.

EVERGREEN LINE SUB AREAS

A Westport
B Spring Street Promenade
C Hensige Commercial District
D Murray Street Boulevard
E Oceanfront District
F Moody Centre Station Transit-Oriented Development
G Inlet Centre Station Transit-Oriented Development
Bylaw No. 3203

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to establish a Comprehensive Development 77 (CD77) zone.

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. 20, 2019, No. 3203 (Westport Village) (CD77)”.

2. Amendment
   2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands shown in Schedule A from General Industrial (M2), Single Detached Residential (RS1), and Semi-Detached Residential (RT) to Comprehensive Development 77 (CD77) zone.

   2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section 183:

   183. Comprehensive Development Zone 77

   183.1 Intent
   To accommodate a mixed-use high-density development on the Westport Village site based on a comprehensive development plan.

   183.2 Permitted Uses

   (a) The following uses are permitted based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

<table>
<thead>
<tr>
<th>CD77 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Principal Use</td>
</tr>
<tr>
<td>i. Apartment</td>
</tr>
<tr>
<td>ii. Artist Studio – Type A and B</td>
</tr>
<tr>
<td>iii. Assembly</td>
</tr>
<tr>
<td>iv. Child Care</td>
</tr>
<tr>
<td>v. Civic</td>
</tr>
<tr>
<td>vi. Commercial Athletic and Recreation</td>
</tr>
<tr>
<td>vii. Common Amenity Space (indoor)</td>
</tr>
<tr>
<td>viii. Community Care</td>
</tr>
<tr>
<td>ix. Entertainment</td>
</tr>
<tr>
<td>x. Hotel</td>
</tr>
<tr>
<td>xi. Light Industrial</td>
</tr>
</tbody>
</table>
183.3 Development Regulations

(a) The following densities apply based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Apartment and Townhouse – Market Rental</td>
<td>15,640 m²</td>
</tr>
<tr>
<td>ii. Apartment and Townhouse</td>
<td>16,392 m²</td>
</tr>
<tr>
<td>iii. Artist Studio</td>
<td>660 m²</td>
</tr>
<tr>
<td>iv. Assembly – Art Centre</td>
<td>1,320 m²</td>
</tr>
<tr>
<td>v. Commercial Athletic and Recreation</td>
<td>938 m²</td>
</tr>
<tr>
<td>vi. Child Care</td>
<td>325 m²</td>
</tr>
<tr>
<td>vii. Common Amenity Space (indoor) for Apartment and Townhouse, including Market Rental</td>
<td>418 m²</td>
</tr>
<tr>
<td>viii. Hotel</td>
<td>3,842 m²</td>
</tr>
<tr>
<td>ix. Light Industrial</td>
<td>4,045 m²</td>
</tr>
<tr>
<td>x. Office</td>
<td>4,931 m²</td>
</tr>
<tr>
<td>xi. Personal Service – Medical Clinic</td>
<td>4,219 m²</td>
</tr>
<tr>
<td>xii. Seniors Residential</td>
<td>6,966 m²</td>
</tr>
<tr>
<td>xiii. Seniors Common Amenity Space (indoor)</td>
<td>1,365 m²</td>
</tr>
<tr>
<td>xiv. All Other Uses Combined</td>
<td>6,439 m²</td>
</tr>
<tr>
<td>Total – Maximum</td>
<td>67,500 m²</td>
</tr>
</tbody>
</table>

(b) Notwithstanding (a) above, the Floor Area for a use may be increased by up to 15% more or decreased by up to 15% less as long as the maximum Floor Area for the zone of 67,500 m² is not exceeded.

(c) The maximum permitted building heights, the minimum required building setbacks, and the maximum permitted lot coverage must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

183.4 Landscaping

The landscape standards must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.
183.5 Parking
   (a) A minimum of 940 off-street Parking Spaces shall be provided for all uses combined.
   (b) Refer to section 6.0 of this Bylaw for all other Off-Street Parking Requirements.
   (c) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements

183.6 Building Forms
The form of all buildings, including building scale, massing, and interrelationship of the built form components and the locations of access points, parking areas and open areas shall be in general accordance with the comprehensive development plan in Schedule B which forms part of this zone.

5. Attachments and Schedules
   5.1 CD77 Zoning Map.
   5.2 Comprehensive Development Plan.

6. Severability
   6.1 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_____, 2019.
Read a second time this _____ day of_____, 2019.
Public Hearing this _____ day of_____, 2019.
Read a third time this _____ day of_____, 2019.
Adopted this _____ day of_____, 2019.

H. Madsen
Acting Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3203 of the City of Port Moody.

Dorothy Shermer
Corporate Officer
Item 1.2

Considered at the Regular Council Meeting Held on July 9, 2019

Item 9.3

Attachment 2
Considered at the Regular Council Meeting Held on July 9, 2019

Item 1.2
Attachment 2
Considered at the Regular Council Meeting Held on July 9, 2019
East Elevation

1. ARCHITECTURAL CONCRETE
2. PRECAST TEXTURED CONCRETE PANEL
3. COLOURED CEMENTIOUS PANEL

Considered at the Regular Council Meeting Held on July 9, 2019

Item 9.3
Attachment 2
Considered at the Regular Council Meeting Held on July 9, 2019

West Elevation
Landscape Plan
Ground Level

SCALE: 1:1000

LEGEND
1. Westport Greenway / Future Trans Canada Trail
2. Westport Commons
3. Artist Mews
4. Entry Plaza
5. Drivecourt Plaza
6. Viewing Terrace / Plaza
7. Raised Plaza
8. Creekside Lookout
9. Entry Water Feature
10. Rainwater Harvesting / Stormwater Filtration Pond
11. Linear Rain Garden (see diagrams for extent)
12. Native Riparian Planting
13. ECL Habitat Compensation Area
14. Pedestrian Bridge
Considered at the Regular Council Meeting Held on July 9, 2019

LEGEND (continued)
- Pedestrian Bridge
- Amenity Green Roof
- Planted Green Roof
- Daycare Roof Play
Open Space Characteristics

OPEN SPACE STATISTICS

Ground Level Publicly-Accessible Open Space: 54,500 sq ft (25% site coverage)
Riparian Landscape within Property Line: 40,610 sq ft (19% site coverage)
Total Ground Level Open Space: 95,110 sq ft (44% site coverage)
Green Roofs: 47,600 sq ft (semi-public and private amenity roofs, planted green roofs)

Westport Commons: 10,340 sq ft (21,400 sq ft [with road closure during events])

LEGEND

- Central Plaza / Westport Commons
- Plaza
- Green Courtyard
- Forest-Character / Buffer Landscape
- Riparian Landscape
- Amenity Green Roof
- Extensive Green Roof
- Water Feature / Reflecting Pool
- Stormwater Filtration Pond
- Existing Trans Canada Trail
- Preferred Trans Canada Trail
- Green Linkage
- View Corridor at Creekside Lookout
- Creekside Lookout
- Public Art / Play Elements
A. Prior to Fourth and Final Reading of Bylaws No. 3203 and 3204

1. A development agreement will be prepared and executed by the Owner.

2. The seniors housing component of the development will be secured through a Housing Agreement prepared and executed by the Owner. The seniors housing component will comprise housing typologies and tenures that primarily pertain to individuals 55+, at all stages of health, from independent living, assisted living to care facility. The details of the seniors housing component will be determined to the satisfaction of the City as part of the execution of the Housing Agreement. The seniors housing component will be for the life of the building.

3. The market rental housing component of the development will be secured through a Housing Agreement prepared and executed by the Owner. The details of the rental housing component will be determined to the satisfaction of the City as part of the execution of the Housing Agreement. The market rental housing component will be for the life of the building.

4. A minimum of six of the artist studio townhouses will be occupied by artists who will be offered the space by the Owner at a discount of 20% of market value. The tenure will be by way of either strata or life lease provisions. The artist studio townhouse component of the development will be secured through a Housing Agreement to be prepared and executed by the Owner. The artist studio townhouse component will be for the life of the building.

5. A Housing Agreement will be prepared and registered by the Owner on the strata-owned residential component of the project to ensure that a future strata cannot enact bylaws/regulations to prohibit an owner from renting their unit.

6. The Arts Centre component of the development will include the following components:
   - most of the first floor provides office space for local non-profit organizations;
   - second floor provides 'flex space' that can be subdivided to accommodate a wide range of uses; and
   - the rooftop third floor provides a daycare with both indoor and outdoor facilities.

7. The Arts Centre uses described above will be for the life of the building.
8. A Development Permit for the OCP’s Development Permit Areas #2 (Form and Character) and #4 (Environmentally Sensitive Areas), as well as a Development Variance Permit regarding a flexed creek setback must be approved. Subject to Council approval, the development will provide a 15.2m average riparian setback area.

9. The Owner will provide an updated Bunt TIA report that includes each of the conditions contained in the Bunt technical memos that were prepared and agreed to by the City subsequent to the August 2018 Bunt TIA report.

10. The Owner will provide, maintain, and operate a shuttle bus service between the site and the Moody Centre rapid transit station. The details of how this service will be implemented and operated must be determined to the satisfaction of the City, including the frequency and duration of the service. Responsibility for securing the permits is that of the Owner. Alternatively, the City may consider a cash in lieu contribution.

11. The location and design of the viewing platform to be constructed by the Owner on the east side of South Schoolhouse Creek will be determined.

12. Details on the future ownership and maintenance of and access to the riparian setback area will be determined.

13. The Owner will subdivide the parcel required for development. No servicing will be required until the time of development.

14. The project will be developed in a single phase, or alternatively through a phased approach that details which land uses and amenities are provided for each phase, as may be agreed to by the City.

B. Prior to Issuance of Building Permit

15. The City will confirm with Metro Vancouver the City’s intent to exercise the flexibility provisions of Metro 2040 (Section 6.2.7).

16. The Owner will confirm to the City that arrangements have been made for the relocation of all utilities on the site (including the Vintner Street right-of-way portion) at the Owner’s cost or as negotiated between the Owner and the subject agencies, including the Greater Vancouver Sewer & Drainage District, Fortis BC and any others. No relocation costs will be borne by the City. Any agreements between the Owner and subject agencies will require the concurrence of the City, as appropriate.
17. In addition to the works and services required as a condition of the Subdivision and Development Servicing Bylaw, No. 2831, the Owner will be responsible for the following works and services necessary to support the development, including:

- provision of servicing reports outlining existing and future capacity issues related to municipal water, sanitary, and storm systems and the full implementation of the report’s recommendations;
- realignment of the municipal sanitary sewer crossing South Schoolhouse Creek to Clarke Street via Barnet Highway;
- reconstruction of Douglas Street and Short Street (full width including both boulevards) to support the extension of the Trans Canada Trail and pedestrian connectivity between Clarke Street and the Barnet Highway pathway;
- redesign of the Clarke Street/Barnet Highway westbound right-turn movement to reduce turning speeds and improve safety;
- eastbound left-turn lane on Clarke Street at Douglas Street; southbound right-turn lane on Douglas Street at St. Johns Street; and reconfiguration of lanes to add left-turn capacity at St. Johns Street and Barnet Highway;
- design and construction of a traffic signal at the Douglas Street and St. Johns Street intersection;
- Master Transportation Plan upgrades along Clarke Street fronting the project, including the construction or contribution towards a bike facility adjacent to the project (i.e., along the frontage); and
- storm water management plan compliant with the Chines ISMP and future updates to stormwater best management practices.

18. In addition to the improvements identified through the Bunt TIA, the Owner is required to complete additional traffic and pedestrian modelling to confirm whether further widening of Clarke Street to four lanes is necessary. Should the requirement for four lanes be necessary, this could potentially be accomplished within the existing road network through the implementation of rush hour regulation parking.

19. The Owner will implement the following Transportation Demand Management measures outlined in the updated Bunt TIA report to the satisfaction of the City at the Owner’s cost:

- unbundling residential parking;
- mobility passes;
- car-share;
- bicycle-share;
- cycling connections;
- end of trip facilities;
- electric charge stations;
- paid parking for employees;
- carpooling; and
- valet parking.
20. The Owner will be responsible for the following environmental restoration and enhancement work as part of the development:

- the riparian setback area will be planted with native species at a density and timeframe in accordance with best management practices for City approval, with annual monitoring and reporting for a period of five years following enhancements;
- a trail of at least 2m wide on the east side of South Schoolhouse Creek will be located outside of the protected riparian protection and enhancement area associated with the creek. Public access to the trail will be maintained in perpetuity;
- Construction Environmental Management Plan;
- Invasive Plant Management Plan;
- Groundwater Management Plan; and

21. The Owner commits to maintaining the plazas, with public access in perpetuity, to be assigned to one or more of the strata corporations.

22. A section 219 covenant will be added to title by the Owner containing such provisions as the City may require with respect to informing and save harmless prospective buyers and occupants of the site being located adjacent to industrial operations and the CPR line.

23. The City, subject to Council approval, intends to close a portion of Vintner Street. The Owner will purchase the Vintner Street right-of-way (from Douglas Street to Barnet Highway) from the City at fair market value as determined by an independent professional appraisal.
Bylaw No. 3204

A Bylaw to amend the Official Community Plan to designate the Westport Village lands as Mixed Use – Westport Village and provide a policy framework for development of the site.

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. 21, 2019, No. 3204 (Westport Village) (CD77)”.

2. Amendment
   2.1 Chapter 4 of Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by adding the following as section 4.1.5 and renumbering subsequent sections accordingly:

   “4.1.5 MIXED USE – WESTPORT VILLAGE – The Mixed Use – Westport Village designation applies to the development of a mix of residential, commercial, light industrial, and other uses on a portion of the site occupied by the former Andrés Wines facility along with the adjacent residential lots fronting Clarke Street.”

   2.2 Chapter 8, section 8.9.2 of Schedule A of Bylaw No. 2955 is amended by adding the following new subsection:

   “(f) High-Density Multi-Family Form: High Rise (up to 31 storeys)

   This designation is limited to Westport Village and provides for high density residential and mixed-use development. Building heights are limited to 31 storeys.”

   2.3 Chapter 15, section 15.5.1 Westport of Schedule A of Bylaw No. 2955 is amended by deleting the following:

   “The property commonly known as the Andrés Wines site is designated as a Special Study Area in the OCP. The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan. It is envisioned that in the future this area may transition into a comprehensive development with a mix of uses taking advantage of its proximity to rapid transit.”
2.4 Chapter 15 of Schedule A of Bylaw No. 2955 is amended by adding the following as section 15.5.2 and renumbering subsequent sections accordingly.

"15.5.2 WESTPORT VILLAGE"

The primary objective of Westport Village is to support development which provides a mix of housing types, services, and employment opportunities at the western end of Moody Centre. The village is envisioned as a vibrant, high-density, mixed-use site that includes:

• diverse employment generating activities;
• arts and culture, including artist live/work space and public arts presentation space;
• a range of housing choices that include rental, seniors accommodation and assisted living accommodation;
• child care space;
• retention and enhancement of environmental values along South Schoolhouse Creek;
• a strong set of transportation demand management measures;
• a distinct architectural identity;

• a welcoming pedestrian-oriented environment by creating plazas, walkways, paths, and other publically accessible areas; and

• integration of sustainable building technologies.

WESTPORT VILLAGE POLICIES

1. The maximum permitted density of development on the site for all uses combined is 67,500m² of floor area.

2. The development must provide a mix of housing that includes rental, seniors, and assisted living components.

3. Employment generating uses and services on the site shall, at a minimum, include all of the following uses: light industry, retail, food and beverage, office, hotel, medical clinic, child care, artist live/work space, and public arts presentation space.

4. The maximum permitted building height on the site is 26 storeys, with the exception of one building of 31 storeys.

5. The development must provide a public trail on the edge of the site along South Schoolhouse Creek and a viewing platform.

6. A transportation demand management plan shall be completed prior to development of the site that considers not only traffic generated by the site, but also the traffic associated with growth outside of the site."

2.5 Schedule A of Bylaw No. 2955 is amended by replacing Map 1 – Overall Land Use Plan with Map 1 – Overall Land Use Plan attached to this Bylaw as Schedule A.

2.6 Schedule A of Bylaw No. 2955 is amended by replacing Map 11 – Evergreen Line Sub-Areas with Map 11 – Evergreen Line Sub-Areas attached to this Bylaw as Schedule B.

2.7 Schedule A of Bylaw No. 2855 is amended by replacing the Regional Land Use Designations map in Appendix 1 Regional Context Statement with the Regional Land Use Designations map attached to this Bylaw as Schedule C.

3. Attachments and Schedules

3.1 Schedule A – Map 1 – Overall Land Use Plan is attached to and forms part of this Bylaw.

3.2 Schedule B – Map 11 – Evergreen Line Sub-Areas is attached to and forms part of this Bylaw.

3.3 Schedule C – Regional Land Use Designations map is attached to and forms part of this Bylaw.

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 9th day of July, 2019.
Read a second time this 9th day of July, 2019.
Public Hearing this ___ day of _____, 2019.
Read a third time this ___ day of _____, 2019.
Adopted this ___ day of _____, 2019.

____________________________________  ______________________________________
H. Madsen                           D. Shermer
Acting Mayor                      Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3204 of the City of Port Moody.

____________________________________
Dorothy Shermer
Corporate Officer
Bylaw No. 3203

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to establish a Comprehensive Development 77 (CD77) zone.

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. 20, 2019, No. 3203 (Westport Village) (CD77)”.

2. Amendment

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands shown in Schedule A from General Industrial (M2), Single Detached Residential (RS1), and Semi-Detached Residential (RT) to Comprehensive Development 77 (CD77) zone.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section 183:

183. Comprehensive Development Zone 77

183.1 Intent
To accommodate a mixed-use high-density development on the Westport Village site based on a comprehensive development plan.

183.2 Permitted Uses

(a) The following uses are permitted based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

<table>
<thead>
<tr>
<th>CD77 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Principal Use</td>
</tr>
<tr>
<td>i. Apartment</td>
</tr>
<tr>
<td>ii. Artist Studio – Type A and B</td>
</tr>
<tr>
<td>iii. Assembly</td>
</tr>
<tr>
<td>iv. Child Care</td>
</tr>
<tr>
<td>v. Civic</td>
</tr>
<tr>
<td>vi. Commercial Athletic and Recreation</td>
</tr>
<tr>
<td>vii. Common Amenity Space (indoor)</td>
</tr>
<tr>
<td>viii. Community Care</td>
</tr>
<tr>
<td>ix. Entertainment</td>
</tr>
<tr>
<td>x. Hotel</td>
</tr>
<tr>
<td>xi. Light Industrial</td>
</tr>
</tbody>
</table>
xii. Office
xiii. Personal Service
xiv. Private Hospital
xv. Restaurant
xvi. Retail
xvii. Retail Food Service
xviii. Townhouse
xix. Work-Live

b. Secondary Use
i. Home Occupation – Type A

(b) For Artist Studio – Type A, retail use only for gallery space up to 20% of the total Floor Area is permitted.

183.3 Development Regulations

(a) The following densities apply based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Apartment and Townhouse – Market Rental</td>
<td>15,640 m²</td>
</tr>
<tr>
<td>ii. Apartment and Townhouse</td>
<td>16,392 m²</td>
</tr>
<tr>
<td>iii. Artist Studio</td>
<td>660 m²</td>
</tr>
<tr>
<td>iv. Assembly – Art Centre</td>
<td>1,320 m²</td>
</tr>
<tr>
<td>v. Commercial Athletic and Recreation</td>
<td>938 m²</td>
</tr>
<tr>
<td>vi. Child Care</td>
<td>325 m²</td>
</tr>
<tr>
<td>vii. Common Amenity Space (indoor) for Apartment</td>
<td>418 m²</td>
</tr>
<tr>
<td>and Townhouse, including Market Rental</td>
<td></td>
</tr>
<tr>
<td>viii. Hotel</td>
<td>3,842 m²</td>
</tr>
<tr>
<td>ix. Light Industrial</td>
<td>4,045 m²</td>
</tr>
<tr>
<td>x. Office</td>
<td>4,931 m²</td>
</tr>
<tr>
<td>xi. Personal Service – Medical Clinic</td>
<td>4,219 m²</td>
</tr>
<tr>
<td>xii. Seniors Residential</td>
<td>6,966 m²</td>
</tr>
<tr>
<td>xiii. Seniors Common Amenity Space (indoor)</td>
<td>1,365 m²</td>
</tr>
<tr>
<td>xiv. All Other Uses Combined</td>
<td>6,439 m²</td>
</tr>
<tr>
<td>Total – Maximum</td>
<td>67,500 m²</td>
</tr>
</tbody>
</table>

(b) Notwithstanding (a) above, the Floor Area for a use may be increased by up to 15% more or decreased by up to 15% less as long as the maximum Floor Area for the zone of 67,500 m² is not exceeded.

(c) The maximum permitted building heights, the minimum required building setbacks, and the maximum permitted lot coverage must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

183.4 Landscaping

The landscape standards must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.
183.5 Parking
(a) A minimum of 940 off-street Parking Spaces shall be provided for all uses combined.
(b) Refer to section 6.0 of this Bylaw for all other Off-Street Parking Requirements.
(c) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

183.6 Building Forms
The form of all buildings, including building scale, massing, and interrelationship of the built form components and the locations of access points, parking areas and open areas shall be in general accordance with the comprehensive development plan in Schedule B which forms part of this zone.

5. Attachments and Schedules
5.1 CD77 Zoning Map.
5.2 Comprehensive Development Plan.

6. Severability
6.1 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 9th day of July, 2019.
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Adopted this _____ day of_____, 2019.

__________________________________________  ______________________________
H. Madsen                                  D. Shermer
Acting Mayor                                Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3203 of the City of Port Moody.

__________________________________________
Dorothy Shermer
Corporate Officer