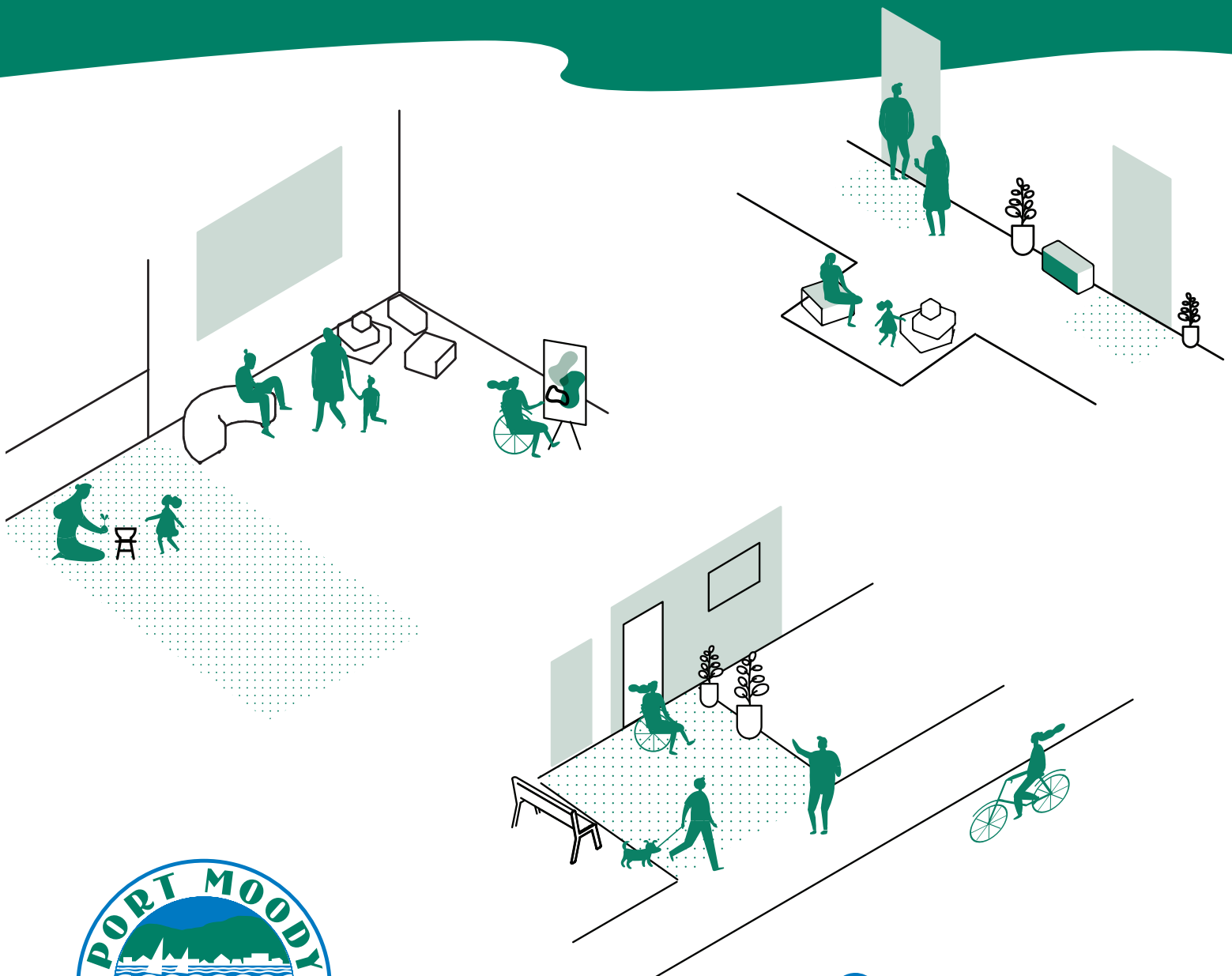


City of Port Moody Social Well-being Design Guidelines

March 2024



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Part 1:

Introduction and purpose

1.1. Introduction

The City of Port Moody is committed to supporting the health and well-being of all residents, no matter what type of housing they live in. All residents deserve access to attainable housing that supports health, happiness, and inclusion, regardless of age, gender, household size, income, ability, race, or other lived experiences.

The design of housing can significantly impact people's mental and physical health, for example by promoting or inhibiting opportunities for social connection or physical activity. Previous City documents, including the *Housing Needs Report* (2021) and the *Housing Action Plan* (2022), have identified a greater need for affordable multi-residential housing options in Port Moody, with particular attention to:

- Diverse occupants, including single people living on their own; low-income households; families; new immigrants; seniors; persons with disabilities; and people experiencing homelessness or at risk of homelessness.
- Housing gaps, including family-friendly units; affordable homeownership; secured market rental housing; low-end of market rental housing; and non-market housing.

As more multi-residential homes are built to accommodate a growing population, these guidelines seek to promote healthy growth, prioritize equity, and support a greener, more connected and resilient community. These guidelines are not anticipated to significantly impact the cost of housing, as incentives are provided to offset design elements that go above and beyond what developers are already doing.



1.2. Purpose

The purpose of these guidelines is to ensure that all new multi-residential development projects are designed to support the physical, mental, and social health of residents, and to advance equity and connectedness in the Port Moody community.

More specifically, the guidelines seek to:

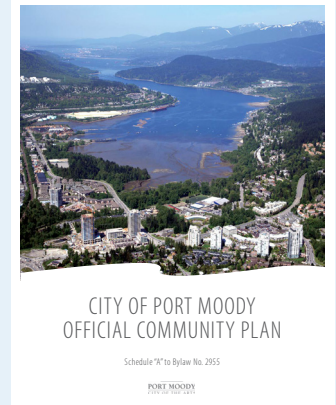
- Provide clear, specific, and measurable criteria for developers on how to achieve well-being-focused incentives in different housing typologies.
- Provide clear, specific, and measurable criteria for City staff and Council to identify the well-being performance of new development applications.
- Encourage well-being as an integral part of the development process in Port Moody.

The guidelines are a resource for developers and the City alike. For developers, the guidelines provide incentives to incorporate healthy built environment features into new multi-residential buildings. For City staff and Council, the guidelines inform decision-making related to the performance and assessment of new multi-residential housing development applications and OCP amendments in Port Moody.

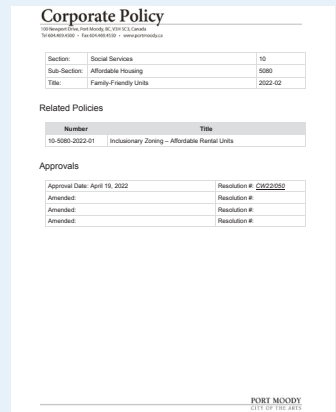
1.3. Policy context

These guidelines seek to support existing policy goals in Port Moody, including those identified in:

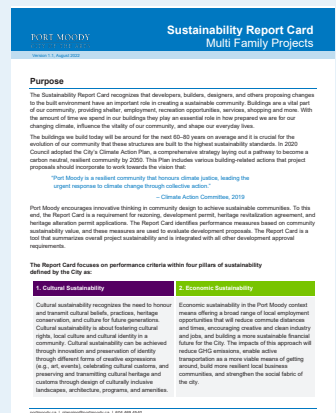
The Official Community Plan (OCP)



The Family-friendly Units Policy



The Multi-residential and Mixed-use Sustainability Report Cards



1.4. Guiding principles

Social well-being includes people's sense of belonging, inclusion, and overall satisfaction with their social relationships and connections. It is a core dimension of overall well-being and is closely linked to mental, physical, and emotional health. Guiding principles for the *Social Well-being Design Guidelines* were created through engagement with City staff and key stakeholders, including the Citizen Advisory Group and public health organizations. The principles are intended to guide development applications and encourage the design of housing that supports social well-being for all Port Moody residents.

Affordable

Create housing that provides an affordable place to live for people with diverse income levels. Affordability allows people to remain in their homes long-term and build a sense of community over time.



Age- and family-friendly

Create housing that supports well-being for diverse populations, including older adults, single adults, young families, and multigenerational households. Design accessible and diverse common spaces that feel safe and comfortable for people of different ages, backgrounds, and abilities.



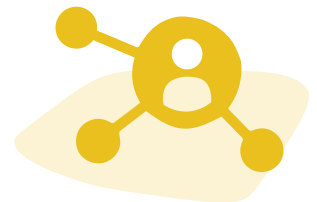
Healthy

Create housing that encourages people to live an active lifestyle in a walkable, bikeable, accessible community. Enhance access to nature, sunlight, and social connections to support general well-being.



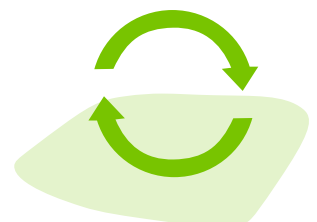
Socially connected

Create housing that encourages people to connect with their neighbours by providing a diversity of safe, accessible common spaces with supportive social programming and policies. Allow people to control their sense of exposure through design, by providing opportunities for both privacy and connection.



Resilient

Create housing that supports social, cultural, and environmental sustainability through design features such as courtyards and bicycle and scooter storage.



Part 2:

Using the guidelines

2.1. Applicability

- These guidelines are voluntary and incentive-based.
- The guidelines apply to all new multi-residential buildings in the City of Port Moody.
- The guidelines apply to the following different housing forms and tenure types:
 - **Low-rise buildings** (2 to 3 storeys), such as stacked townhomes
 - **Mid-rise buildings** (4 to 8 storeys), such as courtyard apartments or mixed-use residential buildings
 - **High-rise buildings** (3 to 8 storey podium / 9+ storey tower), such as a podium and tower building
- The guidelines apply equally to non-market, affordable, and market housing.

2.2. Process

These *Social Well-being Design Guidelines* are **voluntary and incentive-based**. Applicants who wish to receive incentives listed in these guidelines are required to prove compliance as part of their rezoning, development permit, heritage revitalization agreement, or heritage alteration permit applications. There are four steps to follow in receiving incentives:

1 Consult with City planning staff to discuss your proposal and determine whether you wish to adopt some or all of the criteria in these guidelines. Please note that some of the incentives provide bonus points in the Sustainability Report Card, which is a required submission as part of rezoning, development permit, heritage revitalization agreement, or heritage alteration permit applications. Other incentives that are applicable to applications are identified in Part 3 of this document.

2 Following the initial conversation with City staff, and while preparing your application, complete the worksheet by filling in the appropriate information that applies to your application and submit a completed copy to your file manager.

Worksheet instructions

- The worksheet must be supported by enough detail to evaluate compliance. Reference appropriate plans, drawings, and reports to demonstrate how the criteria are met.
- Different actions apply to different building typologies.
- For each guideline, check the appropriate box on the worksheet to indicate whether or not your proposal is pursuing the criteria.

3 Compliance with the criteria in these guidelines will be assessed three times:

- Prior to first reading;
- Prior to Advisory Design Panel and Land Use Committee; and
- Final assessment prior to Development Permit issuance.

At each of these intervals, planning staff will review your worksheet for completeness and accuracy and forward it to staff in various departments for review. Staff will make comments, and provide opportunities to revise the worksheet as needed. The worksheet will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council. The community well-being actions incorporated within a proposed development will be summarized in the land use reports. Community well-being actions that are eligible for the floor area exclusions should be summarized on the statistics information page of the submission package.

4 Commitments indicated on the worksheet will be secured through various means including, but not limited to, development permit conditions, securities, and various legal agreements, such as servicing agreements or covenants, as appropriate.

2.3. Definitions

Accessibility: Common areas, including common toilet areas and laundry facilities, shall comply with the accessibility requirements set by the most recent version of the British Columbia Building Code.

Active edge: A ground-floor edge (or first adjacent storey) that is activated with a combination of doors and windows. An active edge must have an entrance every 20 to 30 feet (6.1 to 9.1 metres) with window openings in between.

Common amenity space: An outdoor or indoor area specifically designed for use by all residents living on a site for cultural, social, and recreational activities. Refer to the Zoning Bylaw for applicable exclusions. For the purposes of these guidelines, we define two scales of common amenity spaces:

- **Social nooks:** Space is less than 150 square feet (13.9 square metres) and accommodates approximately three to six occupants.
- **Common amenity space:** Space is greater than 150 square feet (13.9 square metres).

Floor area ratio (FAR): Refer to the definition as provided in the Zoning Bylaw (BL2937-C).

FAR exclusion: This refers to eligible floor area space that is excluded from (i.e. not counted in) the calculation of a project's overall floor area. FAR exclusions are also identified in the Zoning Bylaw.

FAR subtraction: This refers to an additional subtraction of eligible floor area (e.g. for a particular common space or amenity) from the overall project floor area, after any applicable FAR exclusions have already been applied.

Privately owned, publicly accessible space: These spaces are typically on private property, but allow public access and are considered as an amenity for the wider community.

Prominently sited/easily accessible: Amenities that are prominently sited and easily accessible are directly accessible or visible from the main entrance to the building or major elevator or stairway. The spaces are easily accessible to people of all ages and abilities. For example:

- A roof deck is visible to residents and visitors as they come out of the elevator on that level and can be seen from the street.
- A courtyard is visible from the building's lobby.
- A bike maintenance nook is visible (or a short distance with visible wayfinding elements) to the elevator on the parkade level.

Semi-private space: A shared space that is accessible to residents of the building and their guests.

Social well-being: Social well-being refers to the extent to which individuals and communities experience a sense of belonging, social inclusion, and overall satisfaction with their social relationships and connections. It is one of the dimensions of overall well-being and is closely linked to mental, physical, and emotional health. Social well-being encompasses various aspects of an individual's life, including their relationships with family, friends, neighbours, and the broader community.

Part 3:

The guidelines

Navigating the guidelines

This section describes each of the social well-being design guidelines in detail. There are five categories of guidelines:

- 1. Site layout and use
- 2. Prominent entrances and active transitions
- 3. Purposeful parking
- 4. Social circulation
- 5. Shared amenity spaces

Each category includes a high-level description of the action’s importance for resident well-being.

Each category contains three to five specific design actions. Each design action includes:

- A short **description**, followed by a list of specific design **criteria**.
- **Images or illustrations** for ease of comprehension.
- A specific **incentive** that can be achieved with compliance.

The following page provides a table of all actions in this policy, including each action’s page number, level of priority, and applicability to different building types.

A.A. Example action

► Action description

Incentive: These boxes detail the incentive that compliant applications are eligible to receive.

Criteria

These boxes include a list of criteria that applications must consider and adhere to in order to receive the incentive.

List of all guidelines

Guideline	Applies to	Priority	Page
1. Site layout and use			11
1.1. Low-rise courtyards	Low-rise	High	12
1.2. Mid-rise and podium courtyards	Mid-rise, high-rise	High	14
1.3. Privately owned, publicly accessible spaces	Mid-rise, high-rise	Medium	16
1.4. Locating family-friendly units	Mid-rise, high-rise	Medium	16
2. Prominent entrances and active transitions			17
2.1. Distinctive entrances	Low-rise, mid-rise, high-rise	Medium	18
2.2. Sheltered entrances	Low-rise, mid-rise, high-rise	Medium	18
2.3. Accessible entrances	Mid-rise, high-rise	Medium	19
2.4. Transition from public to private	Low-rise, mid-rise, high-rise	Medium	20
2.5. Animating transition spaces	Low-rise, mid-rise, high-rise	Medium	21
3. Purposeful parking			22
3.1. Diverse bicycle storage	Low-rise, mid-rise, high-rise	Medium	23
3.2. Parkade visuals	Mid-rise, high-rise	Low	23
3.3. Designated bicycle and pedestrian circulation	High-rise	Medium	24
4. Social circulation			25
4.1. Lobbies for lingering	Mid-rise, high-rise	Medium	26
4.2. Active stairways with a lobby area	Mid-rise, high-rise	Medium	26
4.3 Social nooks	Mid-rise, high-rise	Medium	28
4.4. Entryway transitions	Low-rise, mid-rise, high-rise	Low	30
4.5. Exposure at unit entrances	Low-rise, mid-rise, high-rise	Medium	30
5. Shared amenity spaces			32
5.1. Diverse amenity spaces	Low-rise, mid-rise, high-rise	High	33
5.2. Shared storage spaces	Mid-rise, high-rise	Medium	37
5.3. Universal washrooms	Mid-rise, high-rise	Medium	37
6. Best practices for programming and policy			38

1. Site layout and use

Importance for well-being:

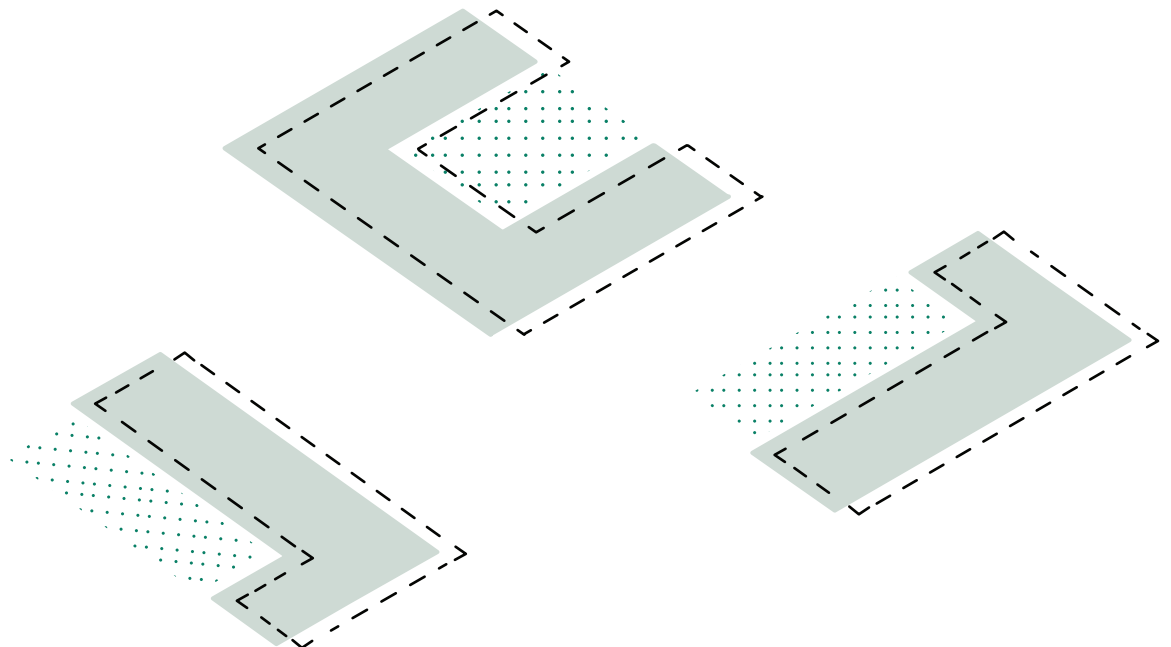
Site layout and use set the foundation for social well-being in multi-residential housing. Both site layout and use directly influence the functionality, aesthetics, and social dynamics of a community. The scale of the building—including the number of storeys and units—influences how people feel and interact at the site. Thoughtful building form considerations can provide communal spaces for residents to interact, such as shared courtyards. Additionally, the strategic placement of family-friendly units near common amenity spaces or exterior entrances ensures convenience and accessibility. Designing a mixed-use site (for example, a mix of housing, retail, services, and institutional uses) can further enhance the livability of the space—promoting a dynamic environment where residents can live, work, and play in close proximity.

1.1. Low-rise courtyards

1.2. Mid-rise and podium courtyards

1.3. Privately owned, publicly accessible spaces

1.4. Locating family-friendly units



1.1. Low-rise courtyards

- In low-rise buildings, include a semi-enclosed courtyard that can be open on one or two sides. Courtyards are typically semi-private, catering to residents and their visitors.

Applies to: Low-rise buildings

Impact and priority: High

Incentive: Developers who comply with the criteria in 1.1 can receive a FAR subtraction from the overall project floor area equal to 1.0 times the courtyard area. City staff may also consider setback reductions or an additional storey on a case-by-case basis.



Courtyard at Vancouver Cohousing

Image: Vancouver Cohousing



Courtyard at Bishop's Landing, Halifax

Image: Happy Cities

Criteria

1.1.1. Do not use courtyards for regular vehicular access or parking

1.1.2. Design courtyard dimensions to provide programmable, interactive, and accessible space for residents

1.1.3. Accommodate at least three different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and outlets)

1.1.4. Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural)

1.1.5. Orient the courtyard to maximize the amount of daily sunlight in the space

1.1.6. Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)

1.1.7. Ensure all building edges that face the courtyard meet the following edge conditions:

(A) Design unit entrances at grade (such as townhomes with stoops) and/or private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room)

(B) Provide a clear transition between these private spaces and the semi-public courtyard by using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours

(C) Include balconies that overlook the courtyard above ground level

1.1.8. Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

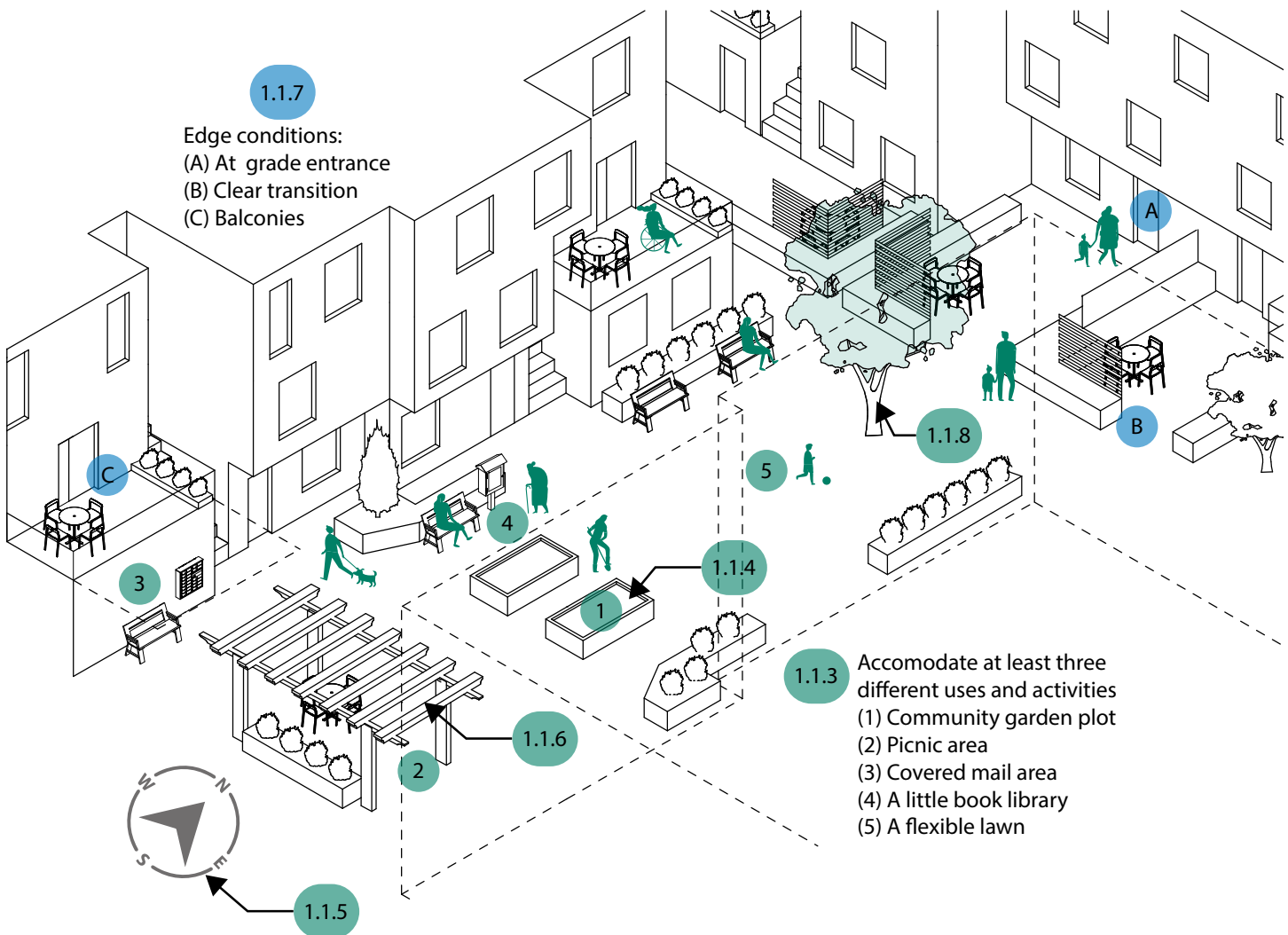
1.1. Example: Low-rise courtyard illustration

Sample courtyard statement:

This courtyard in a low-rise townhome complex provides a focal community gathering place through the provision of flexible and programmed spaces. The space will allow residents of all ages to interact. The space will allow residents to bump into neighbours on their way home, or wave to passersby from private patios. The future courtyard will include:

- 1- Community garden plots
- 2- An outdoor covered picnic area
- 3- A covered mail area with seating
- 4- A little book library and seating area
- 5- A flexible lawn

The building edges have a mixture of exterior stairs, windows, second floor patios, and ground level patios with a mix of planting and vegetation. The orientation of the courtyard will allow for ample sun in the central space.



1.2. Mid-rise and podium courtyards

- ▶ In mid-rise buildings, include a fully enclosed (O-shaped building) or semi-enclosed (C-shaped building) shared courtyard.
- ▶ In high-rise buildings, incorporate a three- to six-storey podium base beneath the tower of the building that includes a semi-enclosed courtyard (C- or L-shaped building).

Applies to: Mid-rise and high-rise buildings

Impact and priority: High

Incentive: Courtyards that comply with the criteria list in 1.2 are eligible for a FAR subtraction from the overall project floor area equal to 1.0 times the courtyard area. City staff may also consider setback reductions or an additional storey on a case-by-case basis.



Courtyard at Station Center Family Housing, USA
Image: Bruce Damonte / David Baker Architects

Criteria

- 1.2.1.** Design a courtyard area that is large enough to create programmable, interactive, and accessible space for residents
- 1.2.2.** Accommodate at least five different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and electrical and water outlets)
- 1.2.3.** Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural)
- 1.2.4.** Orient the courtyard to maximize the amount of daily sunlight in the space
- 1.2.5.** Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)
- 1.2.6.** Ensure that all building edges that face the courtyard include **two or more** of the following edge conditions:
 - (A) Unit entrances at grade (such as townhomes with stoops) with private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room) and that provide a clear transition between private units and the semi-public courtyard (using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours)
 - (B) Balconies that overlook the courtyard above ground level
 - (C) Direct access from the courtyard to indoor amenity spaces or lobbies
 - (D) Exterior circulation above the courtyard level with weather protection and that:
 - Provides a visual connection between the courtyard and unit entrances
 - Provides wider corridors to allow space for residents to interact or linger (minimum 1.5 metres / 4.9 feet wide)
- 1.2.7.** Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

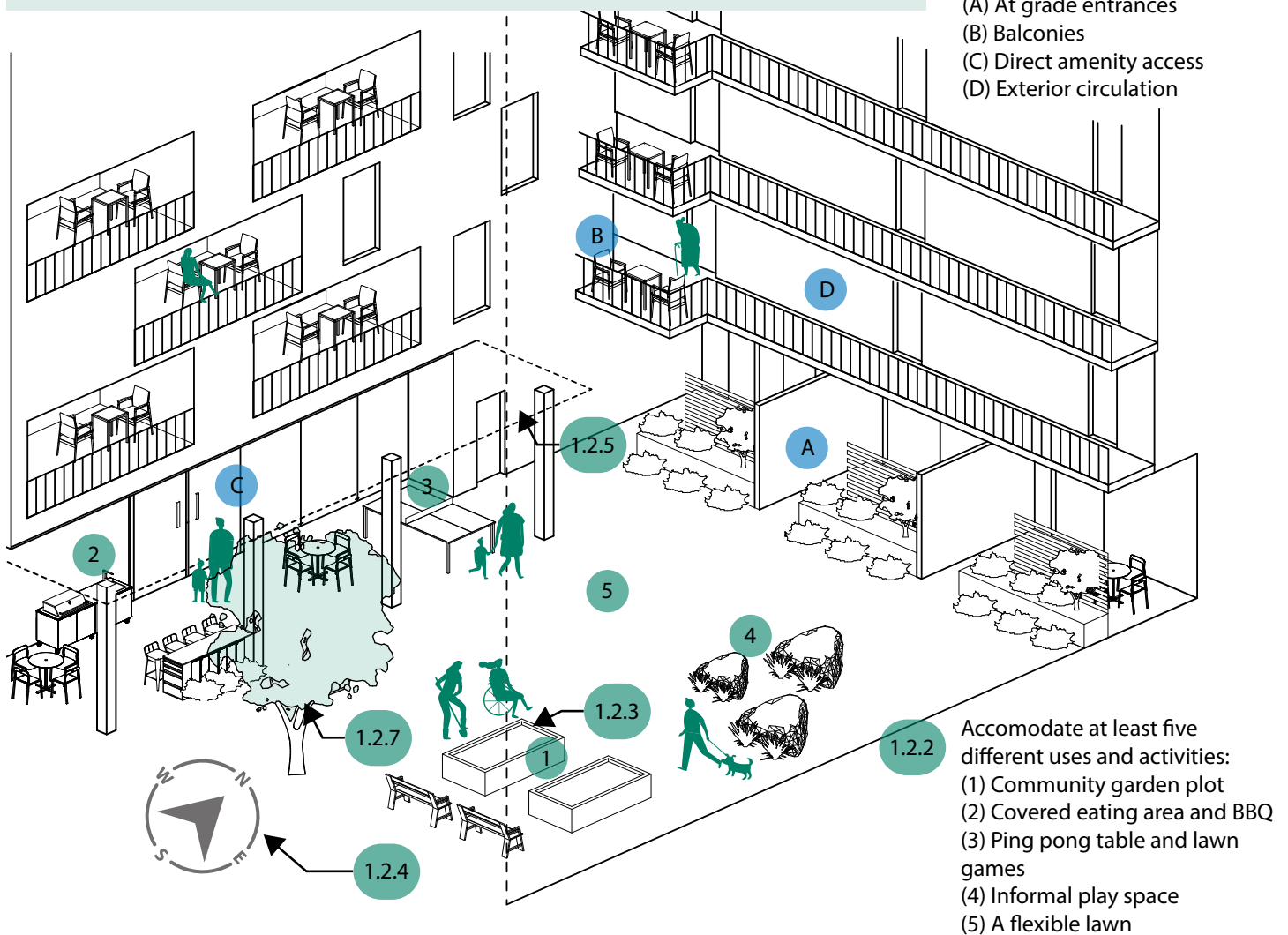
1.2. Example: Mid-rise and podium courtyard illustration

Sample courtyard statement:

This courtyard is part of a six-storey rental building and provides a focal community gathering place through the provision of flexible and programmed spaces. The space will allow residents of all ages to interact. The space will allow residents to bump into neighbours on their way home due to direct proximity to the building's main lobby and direct access to ground-floor units, or wave to passersby from private patios. The future courtyard will include:

- 1- Community garden plots
- 2- An outdoor covered eating area with BBQ
- 3- A ping pong table and other lawn games, with access to a shared storage
- 4- Boulders that can serve as informal play spaces
- 5- A flexible lawn

The building edges have a mixture of windows, balconies, and ground-level patios with diverse planting and vegetation. The orientation of the courtyard will allow for ample sun in the central space. In addition, the courtyard provides direct access to an interior lounge, the building's main lobby, a small shared storage, and an accessible washroom.



1.3. Privately owned, publicly accessible spaces

- Include a privately owned, publicly accessible, non-commercial destination, such as a mews, plaza, or other shared outdoor space.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Criteria

1.3.1. Include at least five programming elements, such as play spaces, a community garden, public artwork, seating, vegetation, walking paths, or a space for pets

1.3.2. Design the majority of the edges facing the mews or plaza space to be “Active Edges” (refer to definitions on page 8)



Rendering of public mews at Mary Anne's Place, Port Moody
Image: Placemaker Communities



Dog park at Potrero 101, USA.
Image: Bruce Damonte / David Baker Architects

1.4. Locating family-friendly units

- Locate family-friendly units (with three bedrooms or more) with direct access to a ground-level courtyard, elevated courtyard, or occupiable roof deck space.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

2. Prominent entrances and active transitions

Importance for well-being:

Building facades and entrances are an interface between private and public space. Clear wayfinding helps ensure that visitors, residents, and emergency responders can easily access the premises, while active building edges and entrances can foster a sense of belonging and community. Well-designed transition spaces thoughtfully connect the building's interior life with the surrounding public realm, creating a seamless integration.

Transition spaces at building edges and entrances should enable residents of all ages, backgrounds, abilities, and preferences to control their exposure to the public realm, while allowing eyes on the street to create a sense of safety. The dimensions and design features of these spaces impact how residents and passersby interact. Building edges should be visually complex and include activity nodes, offering multiple functions to generate activity and conversations between neighbours. Research has found that people are more trusting and helpful along visually diverse facades than along blank ones.¹

¹ For more information, see:

Briellmann, A.A., Buras, N.H., Salinger, N.A., and Taylor, R.P. (2022). What Happens in Your Brain When You Walk Down the Street? Implications of Architectural Proportions, Biophilia, and Fractal Geometry for Urban Science. *Urban Science* 6(3). <https://doi.org/10.3390/urbansci6010003>

Ellard, C. (2020). Neuroscience, Wellbeing, and Urban Design: Our Universal Attraction to Vitality. *Psychological Research on Urban Society* 3(1), 6-17. <https://scholarhub.ui.ac.id/proust/vol3/iss1/9>

Happy Cities and Futurewise. (2015). *Editable Urbanism*. <https://happycities.com/projects/editable-urbanism>

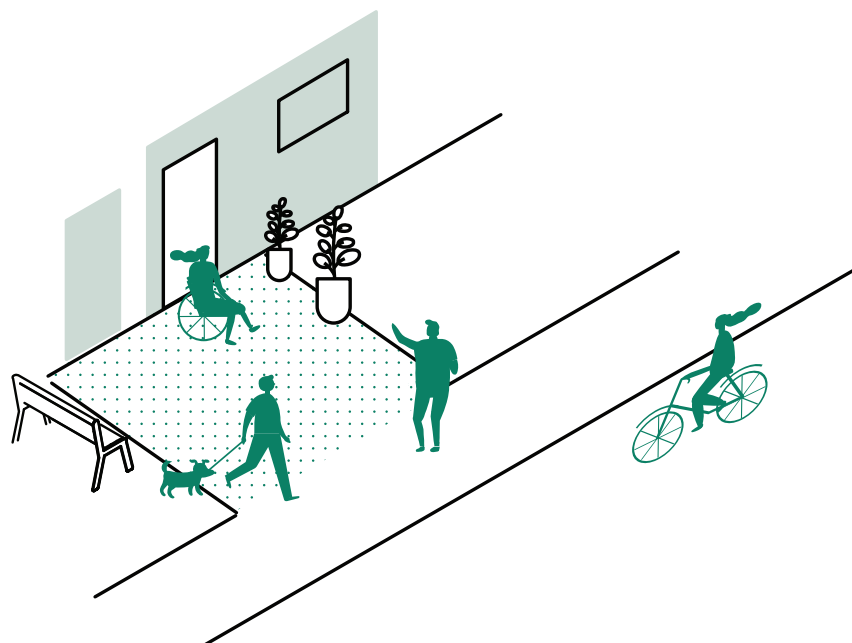
2.1. Distinctive entrances

2.2. Sheltered entrances

2.3. Accessible entrances

2.4. Transition from public to private

2.5. Animating transition spaces



2.1. Distinctive entrances

- Create distinctive entrances through building articulation, material variation, and placing entrances in prominent locations.

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

2.2. Sheltered entrances

- Provide awnings and overhangs at all private and shared entrances for weather protection.

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium

Criteria

2.2.1. Design shared entrances in mid-rise and high-rise buildings with a cover that is at least 1.8 metres (6 feet) deep

2.2.2. Ensure private exterior entrances have a shelter that is at least 0.9 metres (3 feet) deep

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.



Entrance kiosk at Silver Gardens seniors housing

Image: Rose Romero



Sheltered entrance at Five88 affordable housing, USA

Image: Mariko Reed / David Baker Architects

2.3. Accessible entrances

- **Create entrances that enhance visibility and accessibility for visitors and residents of all ages and abilities. Refer to the building code for base criteria for accessibility.**

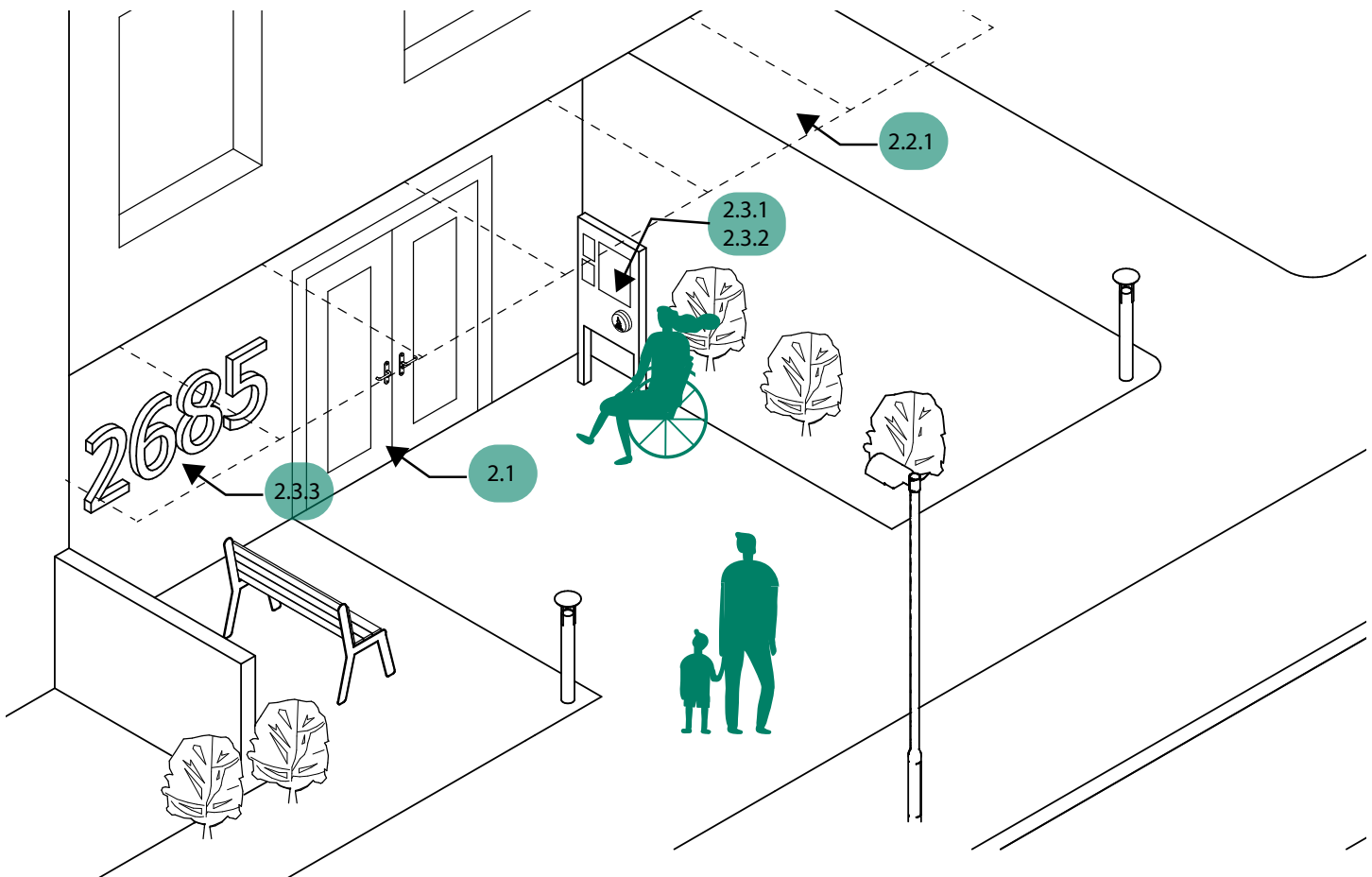
Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Additional criteria

- 2.3.1.** Include an easily accessible push button to open the doorway
- 2.3.2.** Include an easy-to-use call system
- 2.3.3.** Include clear graphics showing the address
- 2.3.4.** Where required, include ramps that feel of equal prominence to stairs in cases where there are grade changes
- 2.3.5.** Include a variety of lighting types (e.g. in-ground, overhead, wall-mounted) at entrances to ensure good visibility for people of all ages and abilities



Accessible entrance example

2.4. Transition from public to private

- **Use accessory structures and landscape elements to create a clear transition from the public realm to the building edge, through the use of fences, stoops, or other layered architectural elements.**

In particular, pay attention to transition areas around individual, ground-level entrances and private patios. These design strategies allow residents to control their exposure to passersby while still creating opportunities for social interactions.

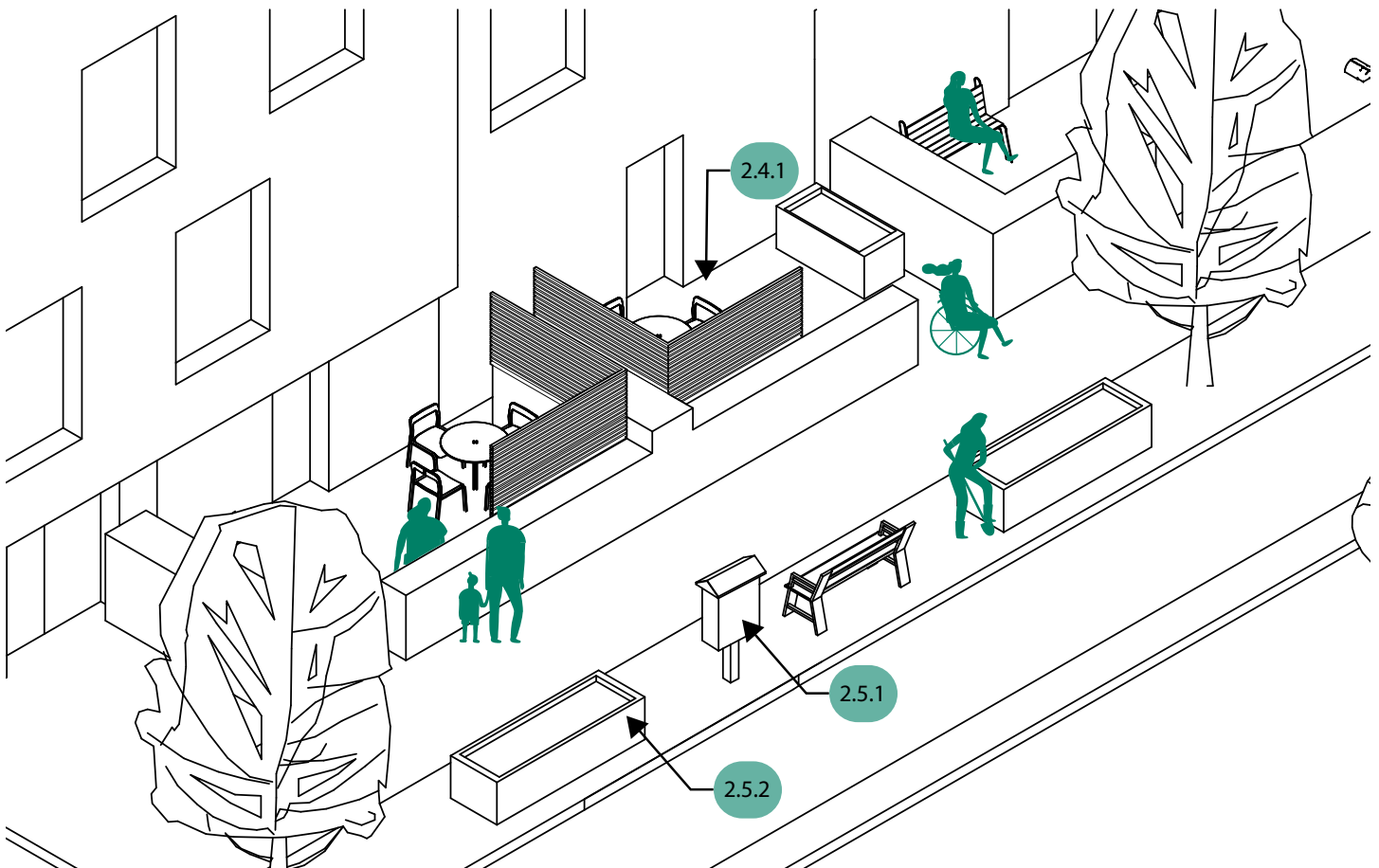
Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium

Criteria

2.4.1. Create a distance of 3.0 to 4.0 metres (9.8 to 13.1 feet) between the building edges and public or semi-public spaces (e.g. walkways, publicly accessible courtyards, sidewalks)

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.



Transition space example

2.5. Animating transition spaces

- **Minimize leftover or under-designed spaces at setbacks along major building facades adjacent to a public sidewalk. This can be achieved by co-locating a diversity of design features that encourage residents and passersby to pause and interact.**

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium



Water features, light, retail, and placemaking at Marine Gateway, Vancouver

Image: PWL Partnership



Active building edge next to public space, UK.

Image: Space Syntax

Criteria

2.5.1. Include features such as seating, feature lighting, placemaking elements, gardens, and landscape features

2.5.2. Co-locate three to five features together to amplify activity

2.5.3. Along major edges, provide an activity node every 5 metres for high-rise buildings, and every 7 to 10 metres for low-rise and mid-rise buildings

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

In addition, City staff are open to discussing applications that propose placing non-permanent structures on City property adjacent to the building.



Active edges at Quayside Village, North Vancouver

Image: Meg Wray

3. Purposeful parking

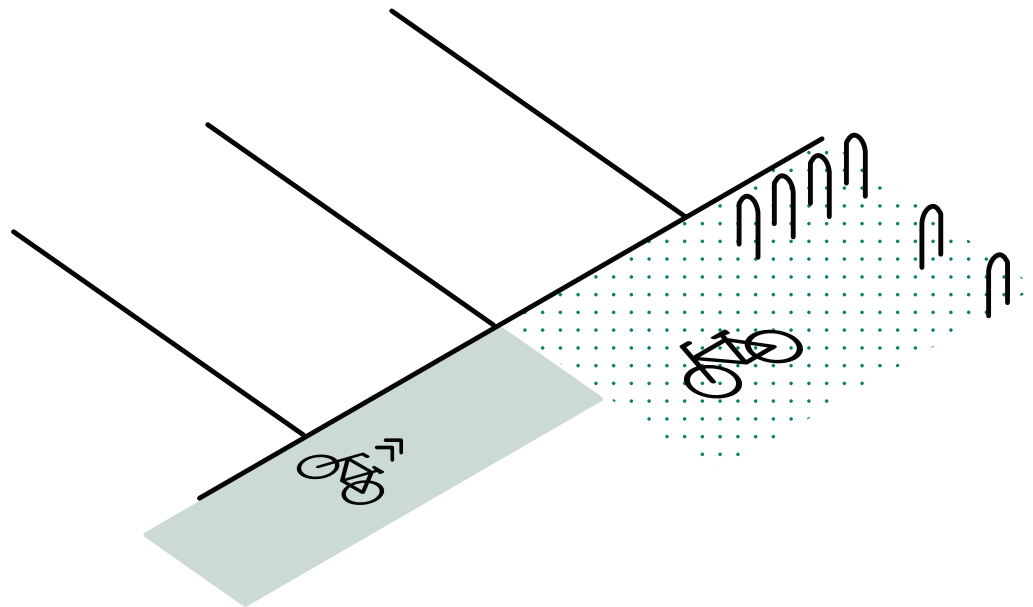
Importance for well-being:

Parkades are typically designed as functional spaces where residents do not spend time lingering or socializing. These spaces can be uncomfortable, particularly when they lack natural light, clear wayfinding, and any social uses. The construction of private, underground parking also adds significant costs to a project—which are ultimately offloaded onto buyers and renters—and restricts the overall building design. By reducing vehicle parking spots, developers can free up resources and space for other types of amenities—such as music rooms, workshops, enhanced bike facilities, and stroller or scooter storage—that support physical activity and social connection. Bike parking that is well-designed and easy to access encourages more people to use their bikes on a regular basis.

3.1. Diverse bicycle storage

3.2. Parkade visuals

3.3. Designated bicycle and pedestrian circulation



3.1. Diverse bicycle storage

- Provide secure bike parking to accommodate cargo bikes, electric bikes, strollers, and mobility scooters (standing and sitting).

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium

Incentive:

Developments within the Transit Oriented Area (TOA): This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Development outside the Transit Oriented Area (TOA): Reduction of two vehicle parking stalls for every 15 accessible bicycle stalls provided (rounded up to the next whole number).

Criteria

3.1.1. Dedicate between 10% to 20% of long-term bike parking spots for larger bikes and wheeled devices, such as cargo bikes, bikes with trailers, strollers, and mobility scooters. These spots should be designed to accommodate a range of bike or mobility device widths and lengths, which can be up to 3 metres (10 feet) in length and 1 metre (3.2 feet) wide

3.1.2. Ensure that racks next to outlets do not require lifting the bicycle in order to lock it



Stroller parking at the Bowline, North Vancouver
Image: Hey Neighbour Collective



Cargo bike docks in a shared bike room
Image: Saris Infrastructure

3.2. Parkade visuals

- Incorporate bold signage, graphics, colour, and murals (on walls or on the ground) in parkades to enhance wayfinding and boost a sense of belonging.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Low

Criteria

3.2.1. Choose artwork that appeals to the expected demographics in the building (for example, families, seniors, etc.)

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

3.3. Designated bicycle and pedestrian circulation

► **Design safe and easy pedestrian and bicycle access to and from the parkade.**

On parkade ramps, consider either a designated bike or pedestrian pathway beside vehicle access, or design a safe, shared vehicle and bicycle entrance (e.g. with traffic calming, good visibility around corners, signage, and gradual slopes).

Alternatively, provide a bicycle elevator connecting to the bicycle storage from ground level. In mixed-use buildings, provide elevator access to retail at grade from the underground parking.

Applies to: High-rise buildings

Impact and priority: Medium

Criteria

3.3.1. Include either a bicycle elevator or allow for safe, easy bike access through the parkade ramp

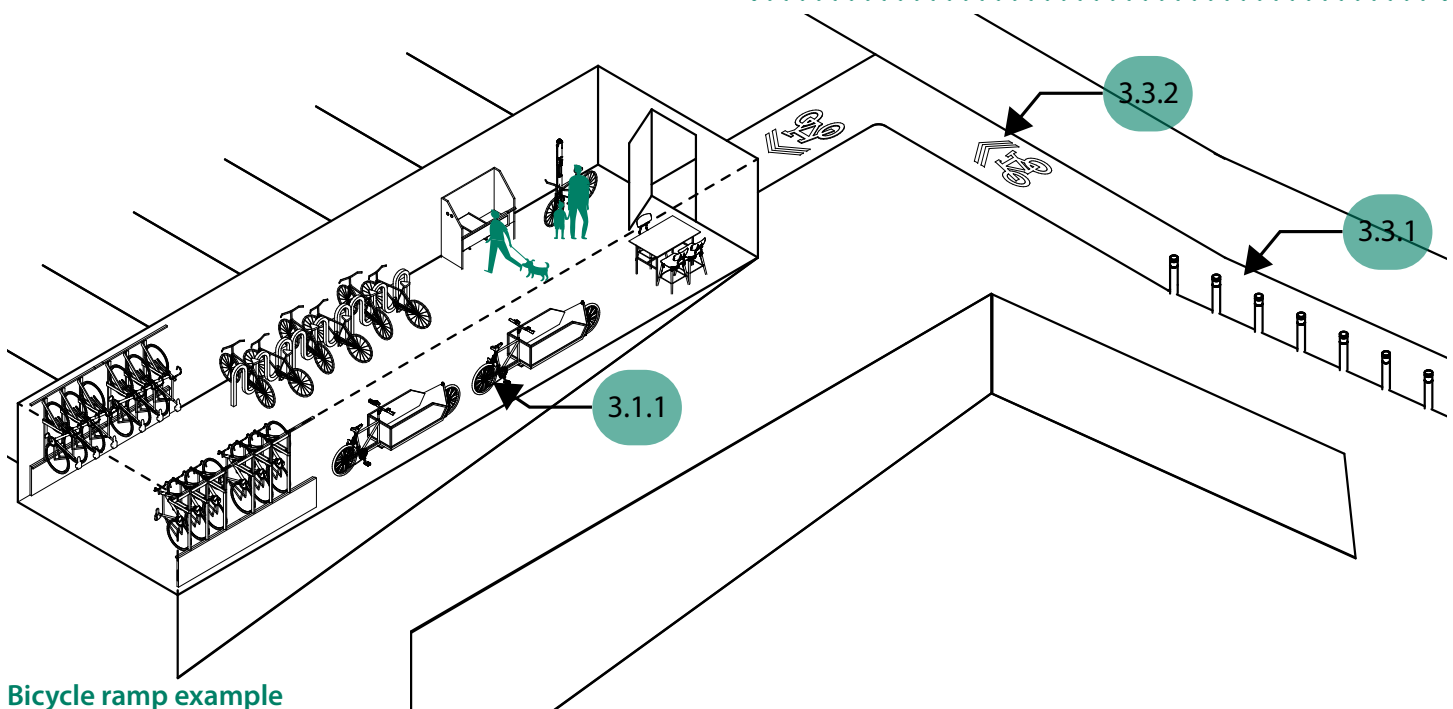
3.3.2. Include signage and wayfinding to indicate bicycle access routes

3.3.3. In mixed use buildings, provide elevator access to retail at grade from the underground parking

Incentive:

Developments within the Transit Oriented Area (TOA): This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Development outside the Transit Oriented Area (TOA): Reduction of 1% of vehicle parking stalls (or minimum two stalls, whichever is greater).



Bicycle ramp example

4. Social circulation

Importance for well-being:

Housing that creates opportunities for close contact with a smaller number of neighbours allows more trusting relationships to develop and reduces feelings of overcrowding. Research shows that when people feel overcrowded in multi-residential housing, it can reduce the depth and frequency of their interactions with neighbours and others in the community. Corridors, social clusters (small semi-enclosed or open spaces that allow small groups to gather), and lobbies can create informal opportunities for neighbours to meet, which can spark a rich community life. Lobbies and stairwells are usually forgotten in terms of their potential for boosting social interaction. For example, activating stairwells can provide health benefits and additional opportunities to bump into neighbours. Lobbies can also become important community and social spaces with the inclusion of the right elements.

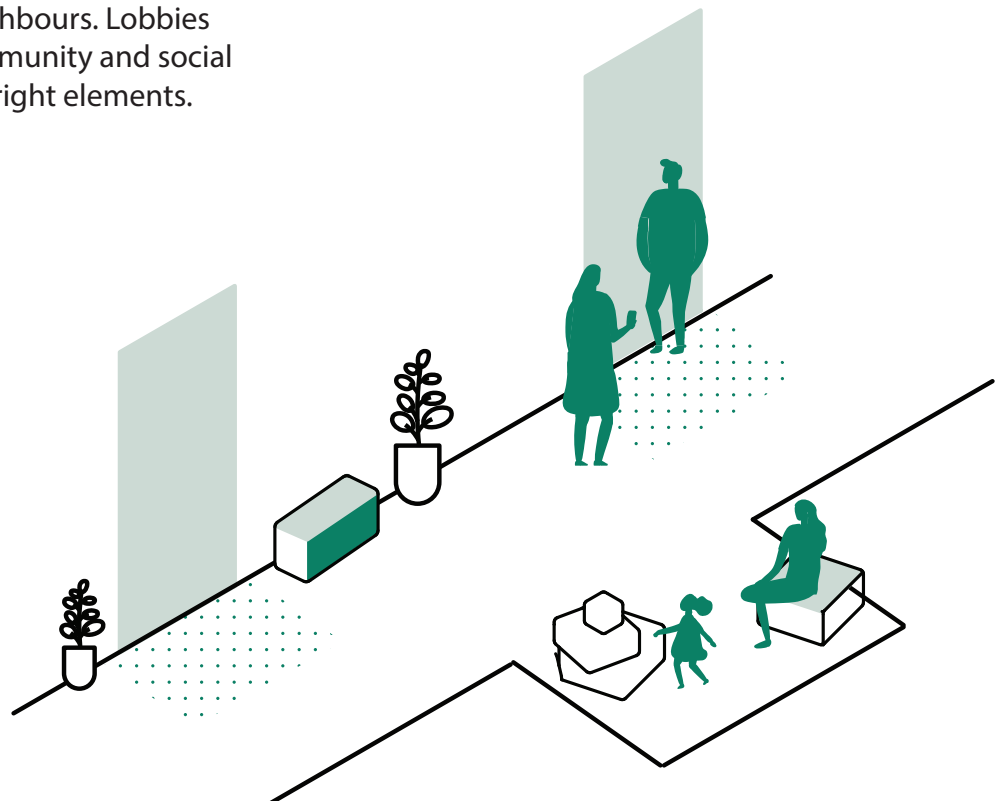
4.1. Lobbies for lingering

4.2. Active stairways within a lobby area

4.3. Social nooks

4.4. Entryway transitions

4.5. Exposure at unit entrances



4.1. Lobbies for lingering

- **Create a comfortable lobby that encourages people to linger in the space and connect.**

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: Lobbies are already excluded from FAR as per the Zoning Bylaw. However, lobbies that comply with the criteria are eligible to receive a FAR subtraction of 1.0 times the lobby area.

Criteria

4.1.1. For mid-rise and high-rise buildings, design a lobby size that equals 1.0% to 2.0% of the Gross Floor Area (GFA) of all residential units

4.1.2. Design a functional waiting area in the lobby that allows for visibility to the public realm for pick-up and drop-off

4.1.3. From the lobby, ensure that occupants can directly see or access mailboxes and at least one other indoor amenity, such as a shared amenity room (either located on the same floor or through an interconnecting “open to below” stairwell, see 4.2)

4.1.4. Provide three to five social and functional elements, such as soft and hard seating, a table, power outlets, WiFi access, a fireplace, a shared bookshelf, a games cupboard, a bulletin board, a coffee station, moveable furniture elements, artwork, a box of toys for kids, and more

4.2. Active stairways within a lobby area

- **Create an interconnecting (“open to below”) stairwell that connects the lobby to other shared amenity spaces, office space, or retail space.**

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: Stairwells that comply with the criteria are eligible for a FAR exclusion of 1.0 times the stair area.

Criteria

4.2.1. Design comfortable stairways that promote use and physical activity by incorporating at least two of the following elements:

- (A) Bold signage and graphics
- (B) Colour and artwork
- (C) Natural light

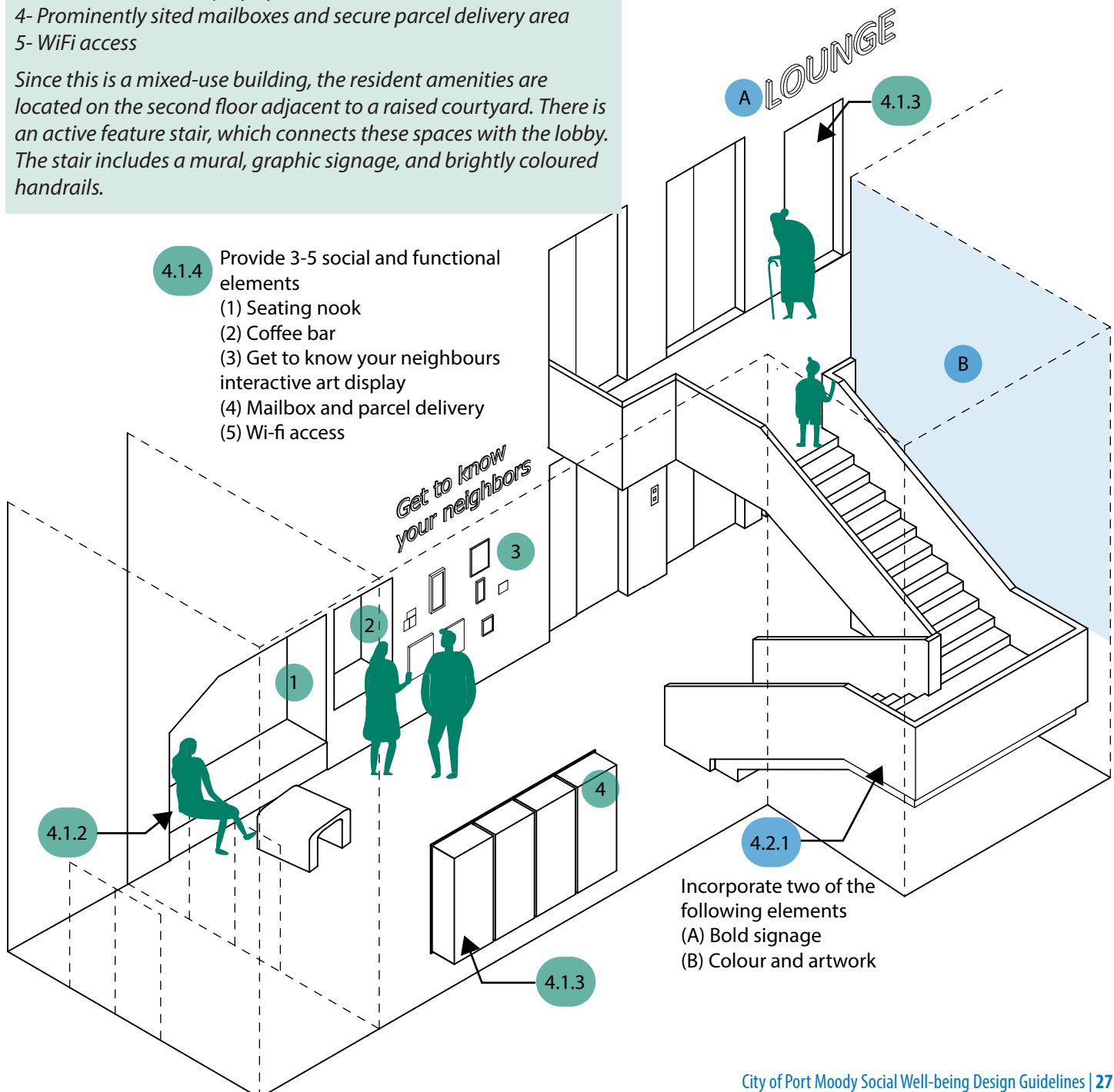
4.1. + 4.2. Example: Lobbies for lingering with active stairways illustration

Sample lobby statement:

This lobby at a six-storey rental building creates a functional and social space for residents to interact. The lobby has natural light and a direct visual connection to the street. The lobby includes the following functions:

- 1- A seating nook
- 2- A coffee bar
- 3- A future artwork display by residents
- 4- Prominently sited mailboxes and secure parcel delivery area
- 5- WiFi access

Since this is a mixed-use building, the resident amenities are located on the second floor adjacent to a raised courtyard. There is an active feature stair, which connects these spaces with the lobby. The stair includes a mural, graphic signage, and brightly coloured handrails.

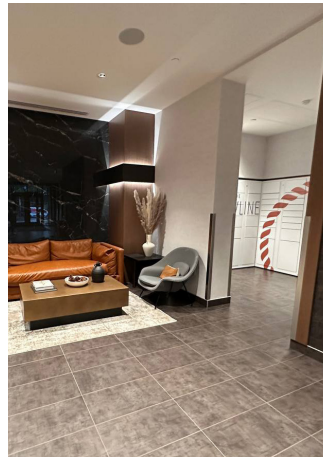


4.1. + 4.2. Examples: Lobbies for lingering with active stairways



Social lobby at the Bowline, North Vancouver, with visible mailboxes, adjoining secure parcel delivery area, free WiFi, diverse seating, and warm lighting.

Images: Hey Neighbour Collective



Lobby with active stairs at 150 Dan Leckie Way, Toronto.

Image: Maris Mezulis / KPMB Architects



Lobby with active stairs at House of Generations, Denmark.

Image: Jacob Lerche / RUM

4.3. Social nooks

- Design indoor and outdoor social nooks to comfortably accommodate groups of three to five people for smaller and more casual gatherings, located prominently along corridors and elevator landings.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: Each social nook is eligible for a FAR exclusion of 1.0 times the area of the nook. If the social nook is adjoining an exterior corridor or a corridor that is wider than 1.5 metres (5 feet), then that portion of the corridor is also eligible for a FAR exclusion (1.0 times the area).

Criteria

4.3.1. Design each social nook to be generally open to a corridor (i.e. it does not have a door)

4.3.2. Design each social nook to contain at least one function that allows residents to take ownership of the space, such as a book exchange, a place to grow indoor plants, a notice board, flexible furniture, flexible storage for games and books, or a place to display artwork

4.3.3. Ensure each social nook is easily visible and accessible from the elevator or active stairwell to encourage use



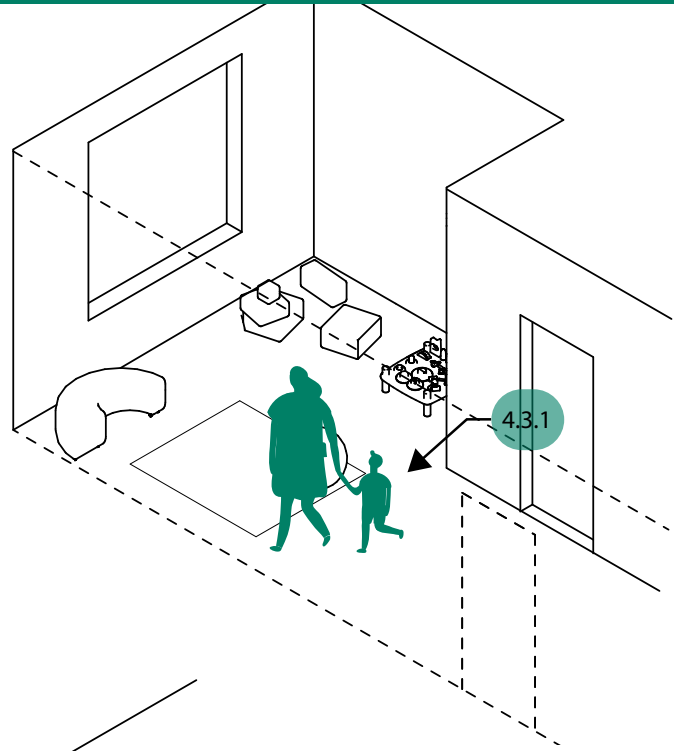
Exterior social nook at Driftwood Village, North Vancouver
Image: Happy Cities



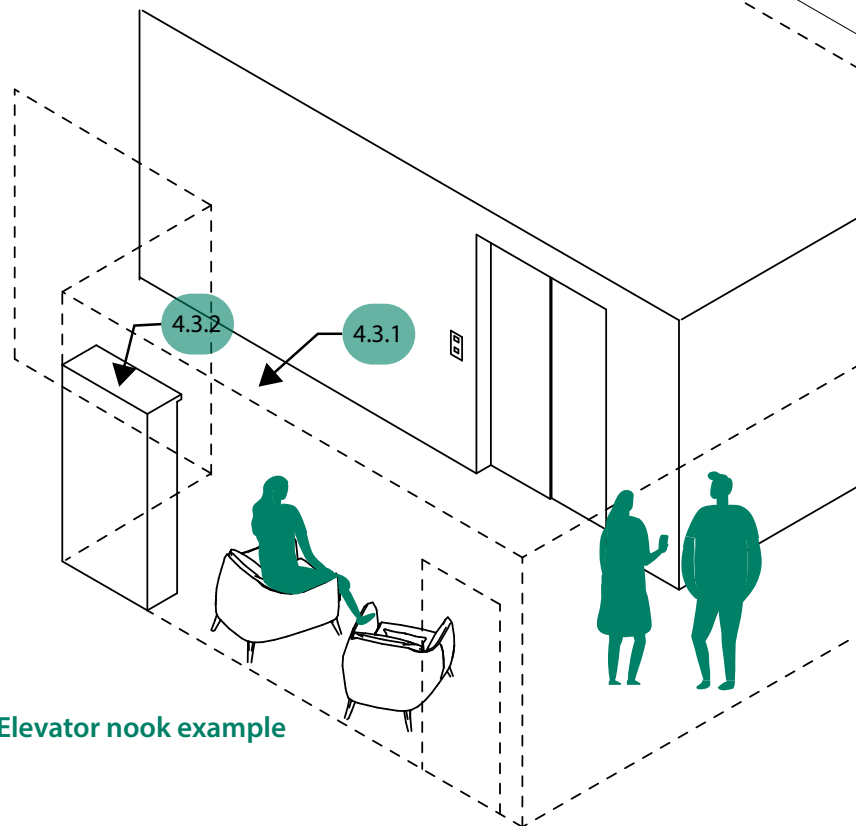
Social nook at Lakeside Seniors Housing, USA
Image: Mariko Reed / David Baker Architects

4.3. Social nooks illustration

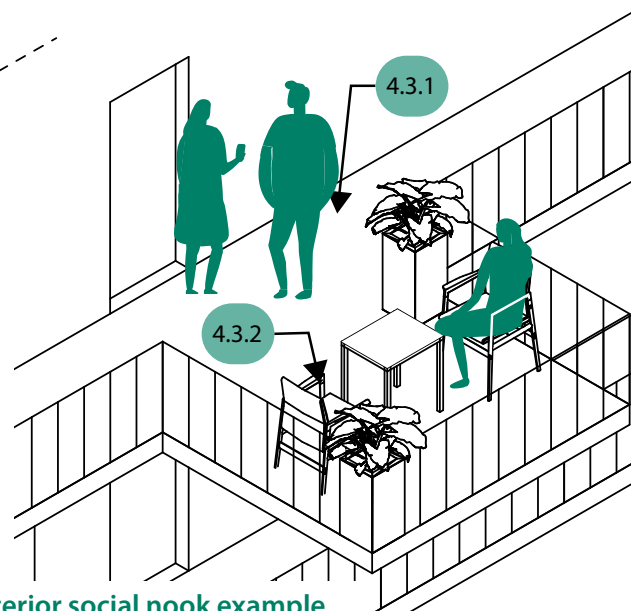
Best practices suggest providing one social nook per floor in high-rise buildings or for every 12 to 24 units. However, all social nooks are eligible for an incentive (regardless of the total number provided).



Kids' nook next to stairway example



Elevator nook example



Exterior social nook example

4.4. Entryway transitions

- Design unit entryways with a semi-private zone between shared corridors and each unit.

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Low

Criteria

4.4.1. Create a buffer space (or indent on the corridor side near the unit entrance that serves as a buffer) with a 0.5 metre (1.6 feet) depth

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.



Entryway transition at Vancouver Cohousing
Image: Leslie Shieh



Personalized entryways at Windsong Cohousing, Langley
Image: Windsong Cohousing

4.5. Exposure at unit entrances

- Design the majority of unit entrances to be staggered (not directly facing each other) to maximize acoustic and visual privacy.

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: Medium

Incentive: This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

5. Shared amenity spaces

Importance for well-being:

Shared amenities allow residents to participate in activities together on common ground, which helps solidify relationships. Over time, relationships with neighbours can bring many benefits, from financial savings to sharing childcare and meals. Neighbours with trusting relationships can rely on each other in the face of unforeseen events—including day-to-day needs, and in the case of a crisis.

Buildings should provide choice and convenience in amenity spaces. One of the most powerful design moves is to co-locate different types of amenity spaces in clusters to create activity nodes and increase opportunities for social interaction. Activity nodes should consider intergenerational features, such as community gardens, and areas for different group sizes to gather. Programming and policy (for example, how and when residents are allowed to use spaces) are important considerations beyond design. Spaces should provide flexibility and allow residents to modify them to suit their needs as they change over time.

Outdoor amenities—such as courtyards, rooftops, and terraces—allow residents to connect with nature. Rooftops and terraces can provide social opportunities for residents who live at higher levels of a building and do not have a strong connection to the public realm. Rooftops, terraces, and elevated courtyards are a great location for community gardens and play spaces since they are often unobstructed by shadows and feature good sunlight.

5.1. Diverse amenity spaces

5.2. Shared storage spaces

5.3. Universal washrooms



5.1. Diverse amenity spaces

- Provide a variety of shared indoor and outdoor amenity spaces that are prominently sited (on the ground floor, or visible from lobbies or terraces), at easily accessible locations, and of functional sizes and purposes.

Applies to: Low-rise, mid-rise, and high-rise buildings

Impact and priority: High

Incentive: Interior amenity spaces are already excluded from FAR as per the Zoning Bylaw. Amenity space is eligible for an additional FAR subtraction of 0.5 times the total amenity area (indoor and outdoor). Although courtyards count in the total number of required amenity spaces as per this action, they are not eligible for a FAR subtraction if incentives have been claimed for 1.1 or 1.2 (courtyards). Projects should comply with the total required amenity area in the Zoning Bylaw.



Multi-purpose amenity at 222 Taylor Street, USA

Image: Bruce Damonte / David Baker Architects

Criteria

5.1.1. Meet the minimum criteria for amenity space:

- For low-rise buildings, provide a minimum of one indoor and one outdoor shared amenity space. The indoor space should be adequately sized to support the intended function
- For mid-rise buildings, provide a minimum of three shared amenity spaces (including both an indoor and outdoor space). At least one of the indoor amenities should be a minimum of 69.7 square metres (750 square feet) in area
- For high-rise buildings, provide a minimum of five shared amenity spaces (including at least two indoor spaces and two outdoor spaces). At least one of the indoor amenities should be a minimum of 92.9 square metres (1,000 square feet) in area

5.1.2. In mid-rise and high-rise buildings, create a direct and visual (door and glazed window) connection between at least two shared amenity spaces in the building. Priority should be given to co-locating larger amenity spaces together, such as a courtyard and lounge

5.1.3. Where possible, create an opportunity to preview the amenity space prior to entering it, through the use of glazing

5.1.4. Design larger amenity spaces to accommodate at least five different uses and activities (supported by infrastructure as needed, such as seats and outlets).

5.1.5. Consider incorporating both quiet and active functions and provide separation between these activities where required

5.1.6. Each space should contain at least one function that allows residents to take ownership of the space, such as a community garden, a place to grow indoor plants, flexible furniture, or a place to display artwork

5.1.7. Ensure outdoor amenity spaces are partially weatherproof (through awnings, permanent umbrellas, and other covered structures)

5.1. Example: Diverse amenity spaces statement

Sample amenity statement:

This high-rise building has a three-storey podium and a 20-storey tower. The units range from studios to three-bedroom townhomes. To encourage social well-being, the building has six proposed amenities, including two outdoor spaces and four indoor spaces.

1- Name: Podium rooftop terrace

- Size: 278 square metres (3,000 square feet)
- Location: At the top of the podium, accessed from level 4 of the building. It is adjacent to the gym.
- Functions: Informal play area, covered outdoor workout area, community garden with 15 residents plots, a fire pit with seating area, and a future beehive.

2- Name: Courtyard

- Size: 139 square metres (1,500 square feet)
- Location: Ground level
- Functions: BBQ area, covered outdoor dining area, flexible lawn, space for lawn games, flower garden with seating and natural water feature

3- Name: Multi-purpose lounge

- Size: 111 square metres (1,200 square feet)
- Location: Adjacent to the courtyard on level 1, accessible from the main lobby.
- Functions: Kitchen, shared dining area, fireplace with seating, a library, and co-working desks.

4- Name: Flexible exercise room

- Size: 69 square metres (750 square feet)
- Location: Adjacent to the podium rooftop
- Functions: Weights, moveable cardio equipment, flexible area for programming and activities, such as yoga.

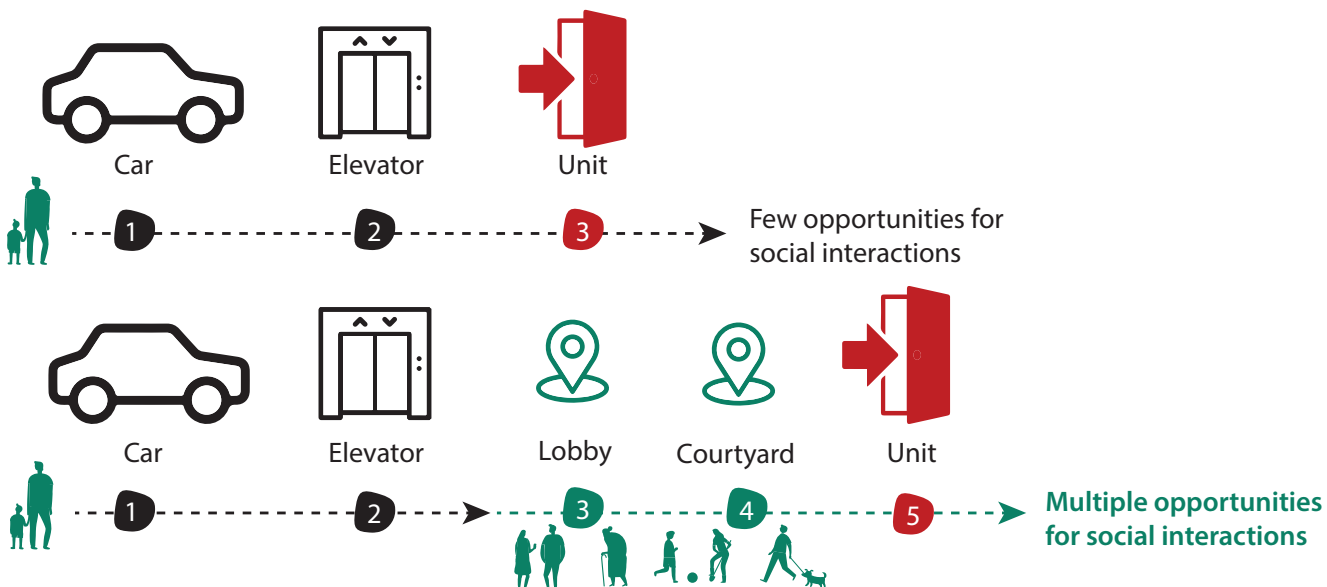
5- Name: Guest suite

- Size: 32 square metres (350 square feet)
- Location: Ground floor, easily accessible from the lobby
- Functions: Bookable guest room for residents, universally designed

6- Name: Bike repair room

- Size: 32 square metres (350 square feet)
- Location: Next to the bike parking on the first floor of the parking garage.
- Functions: Bike repair area with social seating, a tool station and bike stand, and a sink.

The importance of location: Careful consideration of amenity space location helps enhance use of shared spaces. When amenities are placed in prominent locations, residents are more likely to interact with these spaces on a daily basis. In many multi-unit housing projects, residents who are arriving by car often go straight into the elevator from the parkade to their private suite without having any social interactions. By intentionally considering day-to-day routines of future residents, and locating amenities along these circulation paths, buildings can enhance opportunities for social interaction.



5.1. Examples: Diverse amenity spaces

Active functions: Exercise equipment, flexible open space for yoga or dance, a kids' play space, a space for pets, a shared kitchen, a party room, a workshop to use tools, a playground, and more.



Co-located amenities at Station Center Family Housing

Image: Bruce Damonte / David Baker Architects



Flexible exercise space

Image: Essex Apartment House



Shared roof deck next to social circulation spaces

Image: Little Mountain Cohousing



Co-located amenities, Bayview Hill Gardens

Image: Matt Edge / David Baker Architects



A covered play space for kids at the AYA Housing

Image: Hoachlander Davis Photography



Kids playroom at Driftwood Village, North Vancouver

Image: Happy Cities

5.1. Examples: Diverse amenity spaces

Examples of quiet functions: A reading room, a co-working space, a community garden, a seating space with water feature, a guest suite, and more.



Fireplace and book nook at Quayside Village, North Vancouver
Image: Hey Neighbour Collective



Small lounge with co-working spaces, located next to patio
Image: Bruce Damonte / David Baker Architects

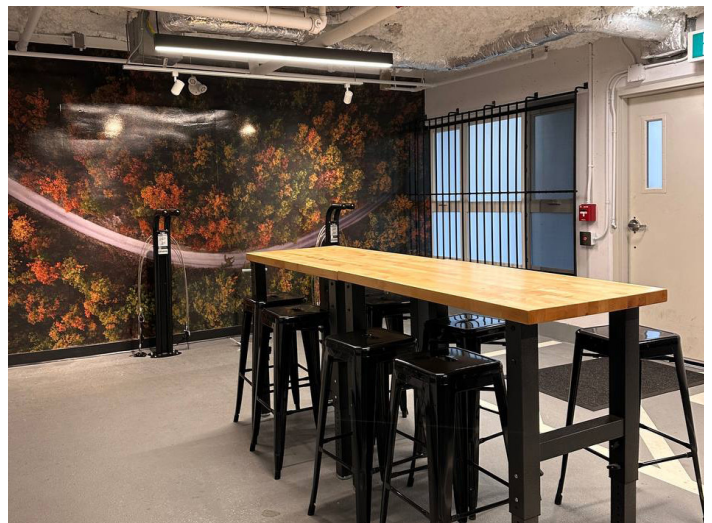


Rooftop vegetable garden at Via Verde, USA
Image:

Examples of amenities located in the parkade: A sound-proof music room, a workshop where residents can use tools, a bicycle repair or pet washing facilities. These should be directly visible from the elevator or main stairwell entrance to the parkade.



Workshop at Driftwood Village, North Vancouver
Image: Happy Cities



Bike maintenance space at the Bowline, North Vancouver
Image: Hey Neighbour Collective

5.2. Shared storage spaces

- Provide access to storage for shared equipment and supplies, and locate storage directly adjacent to, or within, the shared amenity space. This action does not include storage for private use.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: Shared storage is eligible for a FAR subtraction of 1.0 times the storage area.

Criteria

5.2.1. Ensure the shared storage is easily accessible from (on the same floor as) a shared amenity space (such as a lounge) or an exterior amenity (such as a courtyard).

Examples of shared storage:

- Storage for shared games and equipment
- Storage for gardening tools
- Storage for flexible furniture items (indoor and outdoor)
- Storage for shared arts and craft supplies
- Storage for emergency kits

5.3. Universal washrooms

- Provide access to a universal washroom on the same floor as indoor and outdoor amenities, located directly adjacent to, or within, the shared amenity space.

Applies to: Mid-rise and high-rise buildings

Impact and priority: Medium

Incentive: A universal washroom is eligible for a FAR subtraction of 1.0 times the universal washroom area.

Criteria

5.3.1. Ensure that people can access the washroom independently from accessing an amenity space. For example, if the washroom is located within a lounge, residents should be able to access it even if the amenity is booked for a private function

Common toilet areas and universal washrooms shall be designed and built in accordance with the most recent version of the British Columbia Building Code.

6. Best practices in programming and policy

Importance for well-being:

The City recognizes that good design has to be accompanied by the right programming and policy to activate building spaces to their full potential. Although outside the scope of architectural and landscape design, applicants can consider these suggestions to enable social connectedness and well-being after buildings are occupied. The suggestions on this page may be implemented by stratas, housing operators, and building managers.



Suggestions

- Provide flexible elements and furniture in shared amenity spaces to allow residents to take ownership of a space's function and purpose
- Incorporate artwork in lobbies, corridors, and outdoor spaces (created by residents or depicting a theme that reflects local experiences)
- Encourage residents to activate and beautify corridors by allowing occupants to customize their unit entrances with plants, artwork, and temporary storage
- Partner with organizations, community members, or residents to offer regular activities, programming, and special events (such as indoor classes, outdoor events, collaborative art activities, emergency preparedness workshops, and more)
- Ensure building policy encourages regular use of spaces for residents and their visitors (through reasonable hours of operation and non-restrictive processes around booking spaces or otherwise)