

Code	Description	Details	TDM Points Achieved				Notes
			Residential Strata	Residential Rental	Commercial Office	Commercial Retail	
FIN-01	Car Share Memberships	Provide a two-way car share membership for each dwelling unit with the purchase of that unit. The membership shall remain associated to that residential unit, regardless of owner, for a minimum of 20 years.	2	2	Not Used	n/a	Modo has a program that provides free memberships (@\$500 per unit) equivalent to the value of the car-share vehicles. Assuming \$35,000 per vehicle, the total number of memberships available is equal to \$35,000 x 9 / \$500 = 630 units. Assign membership to all strata units (236) for 2 TDM points. Remaining membership value can be assigned to market rental units (394 units) to get 2 TDM point for Rental
ACT-01	Additional Class A Bike Parking	Provide additional Class A bicycle parking, up to a maximum of 40% above minimum requirements as defined by the Parking By-law.	Not Used	Not Used	Not Used	3	The project proposes to add at least 8 more Class A bicycle spaces to the required 21 Class A bicycle spaces for Retail to get 3 TDM points.
ACT-02	Improved Access to Class A Bicycle Parking	An entry for bicycles fully separated from the vehicle ramp for bicycle parking located underground.	2	2	2	2	
ACT-05	Bike Maintenance Facilities	Include bicycle maintenance facilities in a designated, secure area within the building with proper drainage, where sufficient workspace with bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition to encourage bicycling.	2	2	2	2	The property owner shall include bicycle maintenance facilities in a designated, secure area within the building with proper drainage, where sufficient workspace with bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition to encourage bicycling. Tools and supplies should include, at minimum, those necessary for fixing a flat tire, adjusting a chain, and performing other basic bicycle maintenance, such as: a bicycle pump, wrenches, a chain tool, lubricants, tire levers, hex keys/Allen wrenches, torx keys, screwdrivers, and spoke wrenches.
ACT-06	Improved End-of-Trip Amenities	Provide and maintain improved and/or additional end-of-trip amenities for employees, including but not limited to: clothes dryers (or hot air drying rack systems), permanent hair dryers, shower doors, secure facilities for charging bike lights and electric bike batteries, enhanced facility finishes.	Not Available	Not Available	2	2	To get 2 points for Office and Retail uses, provide clothes dryers (or hot air drying rack systems), permanent hair dryers, shower doors, secure facilities for charging bike lights and electric bike batteries, enhanced facility finishes. Base End of Trip Facilities (Office and Retail) requirements: 79 clothing lockers (38 Office, 41 Retail) 6 water closets 4 wash basins 6 showers
ACT-07	Public Bike Share Space	Provide space for Public Bike Share (PBS). It is assumed this would still applies based on earlier conversations with the City.	8	8	8	8	
ACT-09	Walking Improvements	Provide large scale improved and enhanced pedestrian facilities off-site. The project is providing a public plaza with pedestrian linkage to the SkyTrain station from the site.	2	2	2	2	Need the City to agree to award at least 2 points (out of 6 possible points) for this measure.

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			Residential Strata	Residential Rental	Commercial Office	Commercial Retail	
COM-01	Car share Spaces	Provide dedicated publicly available parking spaces for car share vehicles (one-way or two-way), up to the following ratios: • Residential - Strata: one (1) car share parking space for every 20 Dwelling Units (12 required for 8 points); • Residential - Rental: one (1) car share parking space for every 10 Dwelling Units (45 required for 16 points); • Commercial - Office one (1) car share parking space for each 2,300 square metres of gross floor area (2 required for 8 points); • Commercial - Retail: one (1) car share parking space for each 930 square metres of gross floor area (8 required for 8 points).	4	2	8	6	Provide 6 car-share spaces
COM-02	Car share Vehicles and Spaces	Provide publicly accessible two-way car share vehicle(s) and space(s) on-site for at least 3 years, up to the following ratios: • Residential - Strata: A minimum of one (1) car share vehicle and space for every 50 Dwelling Units (5 required for 8 points); • Residential - Rental: A minimum of one (1) car share vehicle and space for every 25 Dwelling Units (18 required for 16 points); • Commercial - Office: Up to one (1) car share vehicle and space for each 4,600 square metres of gross floor area (1 required for 8 points). • Commercial - Retail: Up to one (1) car share vehicle and space for each 4,600 square metres of gross floor area (2 required for 3 points).	8	8	8	3	9 car-share spaces and vehicles are proposed and will be available for all users on-site.
SUP-03	Multi-modal Wayfinding Signage	Provide multi-modal wayfinding signage - probably at the plaza	Not Available	2	2	2	
OTH-01	Innovative Strategies (Points awarded subject to City's discretion - City confirmed up to 2 points will be awarded for Day Care)	Provision of On-site Day Care Facility	2	2	2	2	City confirmed up to 2 points will be awarded.
		Total	30	30	36	32	