

**CITY OF PORT MOODY**

**DEVELOPMENT PERMIT No. 2021-140 (File No. 3060-20-140)**

TO: **0790857 B.C. LTD., INC.NO. BC0790857**  
9th Floor – 900 West Hastings Street,  
Vancouver, B.C. V6C 1E5  
(the “**Developer**”)

1. This Development Permit is issued subject to compliance with all applicable City Bylaws, except as specifically varied or supplemented by this Permit.
2. This Permit applies to those lands in Port Moody, British Columbia more particularly described below and including all buildings, structures, and other development thereon:

LOT 17 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 11618

LOT 18 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 11618

LOT 19 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 11618

LOT 20 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 11618

Parcel Identifiers: 002-083-931; 002-083-957; 002-422-875; 002-422-891

(the “**Lands**”)

- 1) The following plans and documents are made part of this Permit and, notwithstanding any other provision, no works shall be performed upon the Lands covered by this Permit, nor shall any building or structure be erected, constructed, repaired, renovated, or sited, that is not in substantial accordance with the following and strictly in accordance with all terms and conditions of this Permit.

Development Permit: Form and Character

- (a) Site and Architectural Plans (33 pages), dated June 28, 2021, prepared by Ankenman Marchand Architects, on file with the City of Port Moody,

marked "ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, June 28, 2021", attached as Schedule A, and any amendments thereto subsequently approved by the City; and

- (b) Landscaping Plans (6 pages), dated June 21, 2021, prepared by PMG Landscape Architects on file with the City of Port Moody, marked "ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, June 21, 2021", attached as Schedule A, and any amendments thereto subsequently approved by the City.

Development Permit: Hazardous Conditions

Prior to the issuance of a building permit, as a condition of issuance of this Development Permit a covenant shall be registered on the title to the Lands to regulate the development of the property in accordance with the following reports:

- (a) Geotechnical report titled "Geotechnical Investigation Report – Proposed Residential Development The Terraces Lots 17-20, 3000 Block Henry Street, Port Moody, BC", dated April 16, 2021, prepared by Geopacific Consultants;
- (b) Hydrogeological Report titled "Hydrogeological Investigation Report: Proposed Residential Development – The Terraces Lots 17-20, 3000 Block Henry Street, Port Moody, BC", dated April 16, 2021, prepared by Geopacific Consultants;

Additional conditions in relation to the Development Permit: Hazardous Conditions are set out in Section 3(a) below.

Development Permit: Environmentally Sensitive Areas

Prior to the issuance of a building permit, as a condition of issuance of this Development Permit a covenant shall be registered on the title to the Lands to regulate the development of the property in accordance with the following reports:

- (a) Environmental Report titled "Proposed Enhancement and Maintenance Plan for Covenant Area Lots 17 – 20 Henry Street Port Moody", dated June 25, 2021, prepared by Envirowest Consultants Inc.;

(b) Environmental Report titled "Proposed Enhancement and Maintenance Plan for Dedicated Park Area Lots 17 – 20 Henry Street Port Moody", dated June 25, 2021, prepared by Envirowest Consultants Inc.

- 2) The works contemplated in plans set out in section 1 hereto shall be substantially started within two (2) years of the date of the Council Resolution authorizing issuance of this permit or the Development Permit will lapse.
- 3) Prior to the issuance of any building permit, as a condition of issuance of this Development Permit, the following shall be provided to the City of Port Moody for review and acceptance:
  - (a) any further geotechnical or hydrogeological reports, or other professional reports related to the Development Permit: Hazardous Conditions that are deemed necessary by the City. The Developer also acknowledges that the City may engage relevant professionals to conduct an independent peer review of any such reports, and that the cost of the peer review shall be borne by the Developer. Such reports shall be informed by detailed design drawings and include a detailed monitoring plan. Aspects of work for further review, include but are not limited to:
    - i. Stripping/Excavation: Review of stripping, temporary cut slopes, and soil conditions
    - ii. Shoring: Review of shoring and cut off wall installation
    - iii. Anchoring: Review of anchor installation, testing, and decommissioning
    - iv. General Compaction: Review of compaction of engineered fill and clear crushed gravel
    - v. Foundation: Review of foundation subgrades
    - vi. Slab on-grade: Review of subgrade, under-slab fill materials, and compaction.
    - vii. Stormwater Design: Completion of Infiltration Testing prior to the design and placement of stormwater amenities, to confirm the capacity of in situ soils, in order to inform their location.

- (b) all necessary documentation for the subdivision approval allowing for the consolidation of lots and creation of two parcels: the development parcel and park parcel;
  - (c) erosion and sediment control plan;
  - (d) construction impact management plan;
  - (e) a stormwater management plan;
  - (f) a construction dust abatement plan;
  - (g) a construction waste recycling plan;
  - (h) a completed Engineering Servicing Agreement;
  - (e) the submission of a detailed and plan showing the trail network (formalized trail network and decommissioning informal trail), including the fire access paths and also details of grading and where applicable cross-sections;
  - (f) a detailed final planting plan, showing replacement trees and replanting, associated with invasive removal and trail construction and decommissioning;
  - (g) submission of a detailed maintenance and monitoring plan for the RPEA/RTA and park dedication areas;
  - (h) the submission of a \$250,000 contribution to the Public Art Reserve Fund
  - (i) the submission of a detailed plan showing venting, mechanical and utility locations, including both site plans, dimensions of such elements, screening and where applicable cross sections; and
  - (j) the preparation and registration of all required legal documents (e.g. covenants, easements and statutory rights of way) on title of the property.
- 4) (a) As a condition of issuance of this Development Permit, the Developer has provided to the City, a security (the "Securities") as set out in Table 1 below, for the completion of items related to landscaping. The Security, in the form of a letter of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within two (2) years of the date of issuance of this



Development Permit, the City may, in its sole discretion, provided it has given the Developer seven (7) days' written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the landscaping.

- b) Portions of the Securities may be returned to the Developer, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Planning and Development.
- 5. As a condition of issuance of this Development Permit, the Developer shall pay to the City an on-site landscaping review fee of two (2) percent of the cost of on-site landscaping and four (4) percent of the cost of the off-site landscaping, in the amount of \$\_\_\_\_\_, to be paid by cash or certified cheque.
- 6. The works and services required in accordance with the Engineering Services Agreement are to be completed in compliance with the requirements of the "City of Port Moody Works and Services Bylaw, No. 1789, 1986" and "City of Port Moody Subdivision and Development Servicing Bylaw, No. 2831".

**AUTHORIZED BY COUNCIL RESOLUTION** passed on the \_\_\_\_ of \_\_\_\_\_, 2021.

**CITY OF PORT MOODY**, by its authorized signatories:

\_\_\_\_\_  
R. Vagramov, Mayor

\_\_\_\_\_  
D. Shermer, Corporate Officer

## **Schedule A: Architectural and Landscape Plans**

## Plot Date: 2021-06-28 5:30:41 PM



SHEET NUMBER	SHEET NAME
A001	COVER
A003	STATISTICS
A030	CONTEXT
A050	SURVEY
A060	SHADOW STUDY
A103	SITE PLAN (FULL)
A101	SITE PLAN (BUILDING)
A105	PARKING P1 PLAN
A110	GROUND FLOOR PLAN
A115	LEVEL 2 PLAN
A120	LEVEL 3 PLAN
A125	LEVEL 4 PLAN
A130	LEVEL 5 PLAN
A135	LEVEL 6 PLAN
A140	LEVEL 7 PLAN
A145	LEVEL 8 PLAN
A150	LEVEL 9 PLAN
A155	LEVEL 10 PLAN
A160	LEVEL 11 PLAN
A165	ROOF PLAN
A175	FIRE FIGHTER ACCESS PLAN

SHEET NUMBER	SHEET NAME
A200	NORTH ELEVATION
A205	SOUTH ELEVATION
A210	EAST ELEVATION
A220	WEST ELEVATION
A225	MATERIAL BOARD
A300	COURTYARD SECTION
A305	PARKING RAMP SECTION
A310	LONGITUDINAL BUILDING SECTION
A700	RENDERINGS
A701	RENDERINGS
A702	RENDERINGS
A703	RENDERINGS

**OWNER:**  
AULTRUST  
Contact: David Morawej  
Amin Eskooch  
475 Howe St #1510,  
Vancouver, BC V6C 2B3  
Tel: 604 338 9031

**GEOTECHNICAL ENGINEER:**  
GEOPACIFIC  
Contact: Wyatt Johnson  
1779 W 75th Ave  
Vancouver, BC  
V6P 6P2  
Tel: 604 219 8910

**ARBORIST:**  
MIKE FADUM & ASSOCIATES LTD.  
Contact: Mike Fadum  
#105, 8277 - 129 Street  
Surrey, BC  
V3W 0A6  
Tel: 778 593 0300

**ELECTRICAL ENGINEER:**  
NEMETZ  
Contact: Gary Weissinger  
2009 W 4th Ave W,  
Vancouver, BC V5J 1N3  
Tel 604 736 6562

**ARCHITECTS:**  
ANKENMAN MARCHAND ARCHITECTS  
Contact: Timothy Ankenman  
1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel. 604 872 2595

**LAND SURVEYOR:**  
PAPOVE PROFESSIONAL  
LAND SURVEYING INC.  
Contact: Bill Papove  
202 - 1120 Westwood Street  
Coquitlam, BC  
V3B 7X8  
Tel: 604 454 5199

**STRUCTURAL ENGINEER:**  
GLOTTMAN SIMPSON  
Contact: Geoff Poh  
1661 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel 604 734 8822

**BUILDING CODE:**  
GHL CONSULTANTS LTD  
Contact: Adam Nadem  
409 Granville Street, Suite 905  
Vancouver, BC  
V6C 1T2  
Tel: 604 689 4449 Ext 130

**DEVELOPMENT CONSULTANTS:**  
SWISSREAL  
Contact: Nadja Gehring  
Franz Gehring  
Jeremy Towner  
475 Howe St.  
Vancouver, BC V6C 2B3

**CIVIL ENGINEER:**  
BINNE  
Contact: Russell Warren (Infrastructure)  
Brendan Stevenson (Transportation)  
205 - 4940 Canada Way  
Burnaby, BC  
V5G 4H7  
Tel: 778 945 6049  
778 945 6068

**MECHANICAL ENGINEER.**  
AME GROUP  
Contact: Patrick Stewart  
638 Smiths St Suite 200,  
Vancouver, BC V6B 1E3  
Tel: 604 684 5995

**MARKETING:**  
FIFTH AVE REAL ESTATE MARKETING LTD  
Contact: Michelle Des Rosiers  
Jamie Squares  
#8, 15243 91 Avenue, Surrey, BC  
Tel: 604 583 2212

**LANDSCAPE ARCHITECTS:**  
PMG  
Contact: Rebecca Krebs  
Suite C100 - 1485 Still Creek Drive  
Burnaby, BC  
V5C 6G9  
Tel: 604.294.0011

**ENVIRONMENTAL CONSULTANT:**  
ENVIROWEST CONSULTANTS INC.  
Contact: Lisa Blanchard  
Suite 101 Broadway Street  
Port Coquitlam, BC  
V3C 6M2  
Tel: 604 944 0502

**INTERIOR DESIGNER:**  
CHRISTINE OBERTI INTERIOR DESIGN  
Contact: Christine Oberti  
1188 W Georgia St.  
Vancouver, BC V6E 4A2  
Tel: 604 697 0363

**UNIT LAYOUT:**  
E-SQUARED DESIGN  
Contact: Robert Email  
Tel: 604 729 8237

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
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Tel: (604) 872-2555 Fax: (604) 872-2505  
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Project:  
1736

**Henry Street**  
3000 Henry Street - Paul Moody

Drawing:  
**COVER**Project Status:  
DP RESUBMISSION[illegible][illegible]

all Drawings in this set to be read in conjunction with each other. Any error or discrepancy to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

Scale:	DWG. NO:
	<b>A001</b>







From Butler and Henry looking West



From Henry looking East



Context Map



Orthophoto

ARCHITECTS

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1645 Main Street  
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Email: info@ankenmanmarchand.com

Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
CONTEXT

Project Status:  
DP RESUBMISSION

#### SUBMISSION

Date	Description
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP
2010-03-22	Received for DP

#### REVISION

No.	Date	Description

Scale:  
1 : 1500

DWG. NO:  
A030



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Project:  
1736

**Henry Street**  
3000 Henry Street - Port Moody  
Drawing:  
**SURVEY**

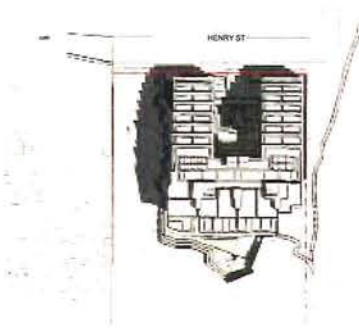
Project Status:  
**DP RESUBMISSION**

SUBMISSION	
Date (YYYY-MM-DD)	Description
2012-03-22	Re-issued for DP
2016-03-09	Re-issued for DP
2020-05-04	Re-issued for Reopening
2021-01-28	Re-issued for DP
2021-05-07	Prior to response
2021-06-21	Prior to response 2
2021-06-28	After Reading

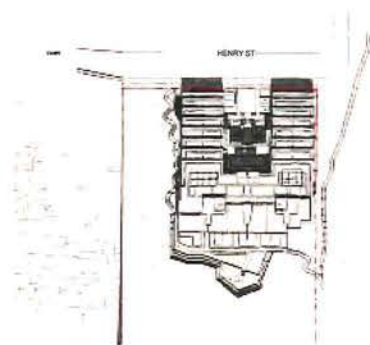
REVISION		
No.	Date	Description

All drawings in this set file in need in conjunction with each other. Any errors or discrepancies, if reported to the Architect before commencing work, Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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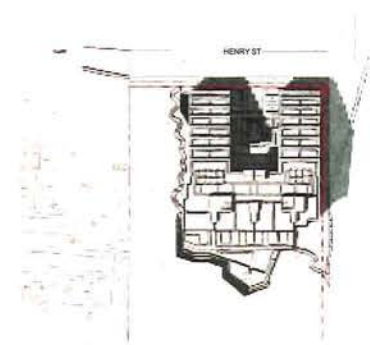
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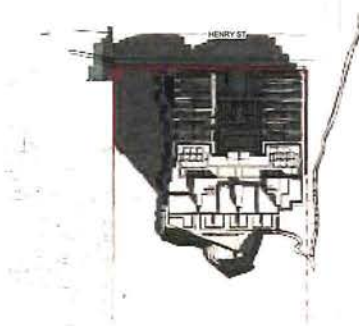
SUMMER SOLTICE - 10 AM



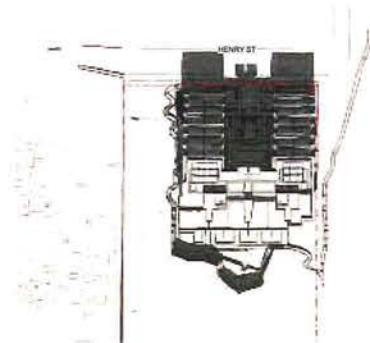
SUMMER SOLTICE - 12 PM



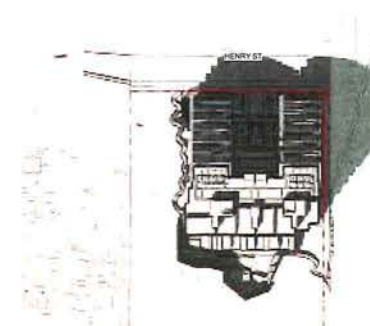
SUMMER SOLTICE - 2 PM



SPRING EQUINOX - 10 AM



SPRING EQUINOX - 12 PM



SPRING EQUINOX - 2 PM

ARCHITECTS

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Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
SHADOW STUDY

Project Status:  
DP RESUBMISSION

SUBMISSION

Date (YYYY-MM-DD)	Description
2013-03-27	Re-issued for DP
2016-03-09	Re-issued for DP
2020-02-04	Re-issued for Rezoning
2021-01-28	Re-issued for DP
2021-05-07	Prior to response
2021-08-21	Prior to response 2
2021-08-28	4th Rezoning

REVISION

No.	Date	Description

All drawings in this set shall be coordinated with each other. Any errors or omissions in the drawings shall be the responsibility of the Architect. The Architect shall be responsible for ensuring that all drawings are coordinated and consistent with the project requirements and the applicable laws and regulations. The Architect shall be responsible for ensuring that all drawings are coordinated and consistent with the project requirements and the applicable laws and regulations. The Architect shall be responsible for ensuring that all drawings are coordinated and consistent with the project requirements and the applicable laws and regulations.

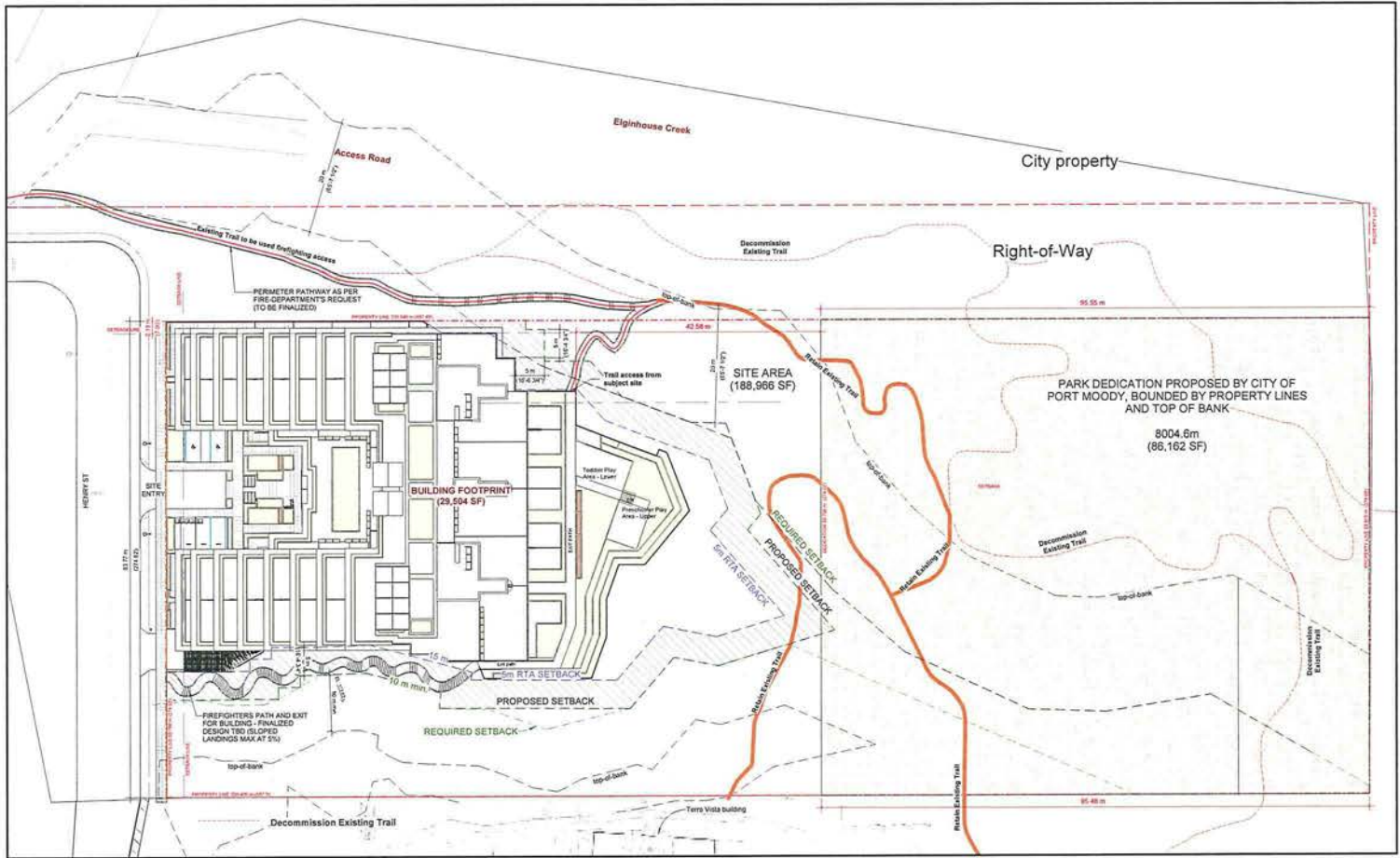
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Plot Date: 2021-06-28 5:33:11 PM



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

PLEASE REFER TO  
ENVIRONMENTAL PLANS AND  
RIPARIAN SETBACKS

ARCHITECTS

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Project:  
1736

Henry Street  
3000 Henry Street • Port Moody

Drawing:  
SITE PLAN (FULL)

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2017-03-27	Revised for DP
2016-03-07	Revised for DP
2015-05-04	Revised for Planning
2015-01-28	Revised for DP
2014-05-07	Prior to response 1
2014-05-21	Prior to response 2
2013-05-28	As Requested

REVISION

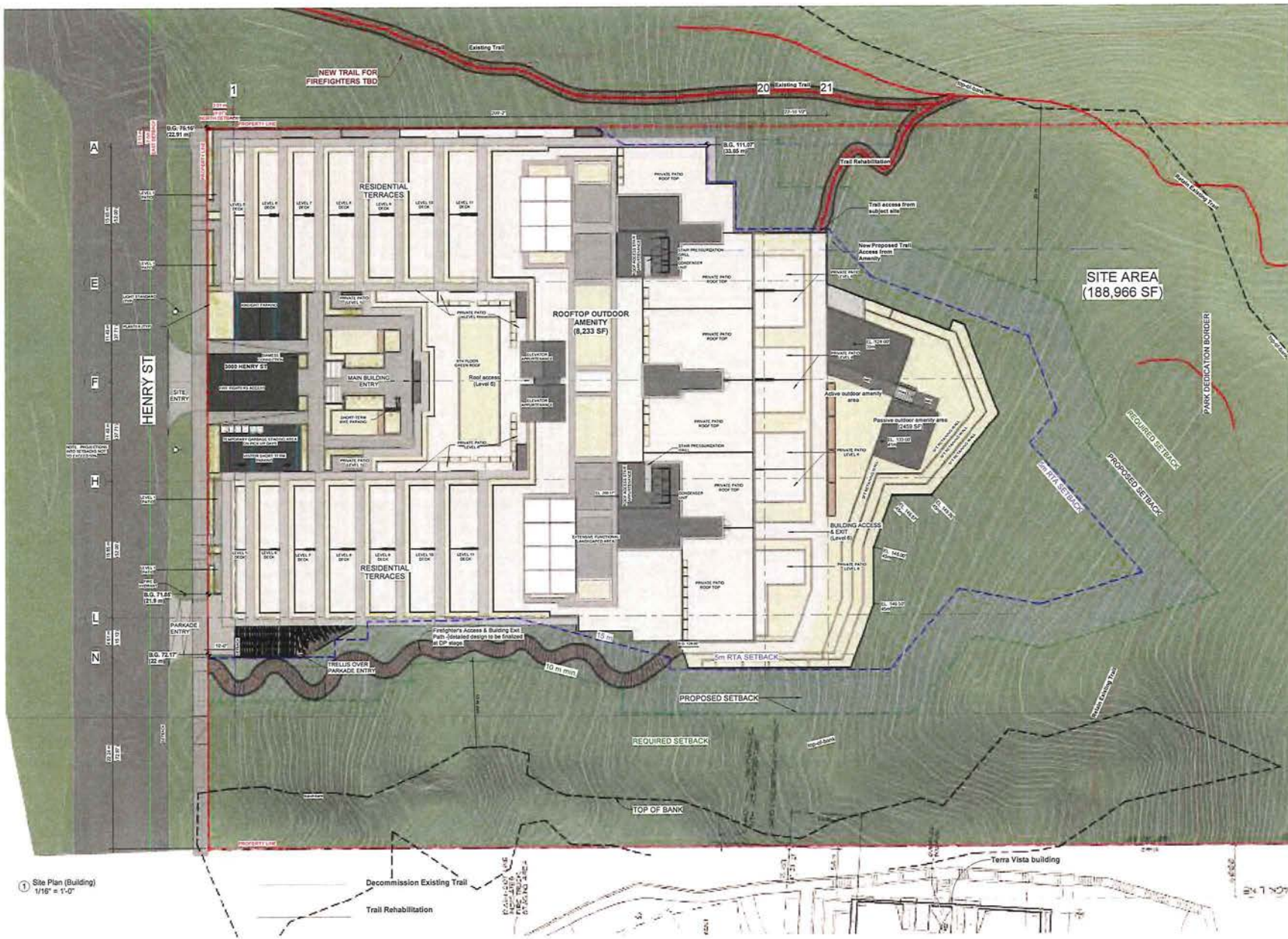
No.	Date	Description
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Scale:  
1" = 30'-0"

DWG. NO.:

A100





1 Site Plan (Building)  
1/16" = 1'-0"

ARCHITECTS

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Project

1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
SITE PLAN (BUILDING)

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2013-03-22	Reviewed by DP
2014-03-05	Revised for DP
2015-05-08	Revised for Planning
2017-01-28	Revised for DP
2017-05-07	Prior to response
2017-08-21	Prior to response 2
2017-09-28	4th Reading

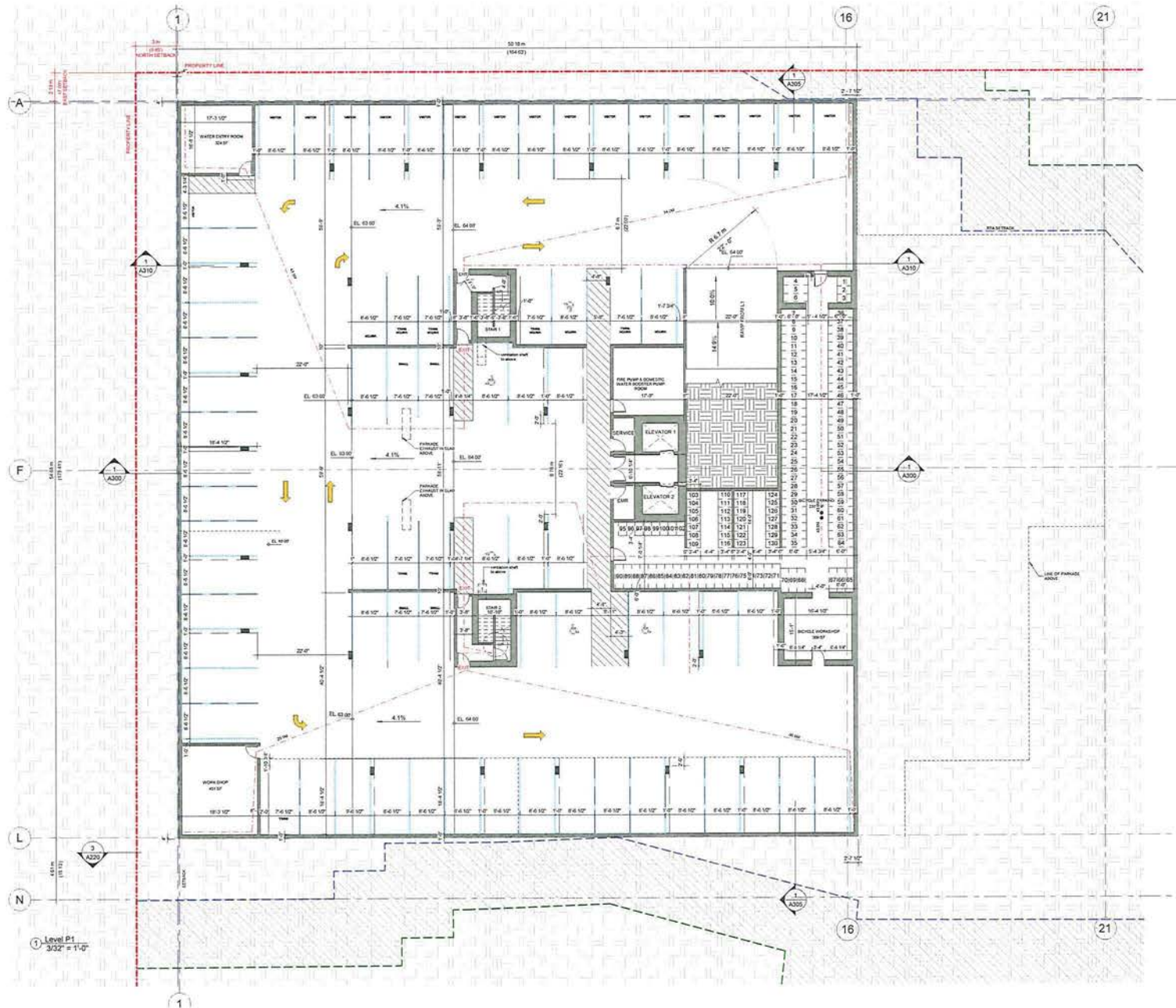
REVISION

No.	Date	Description
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Scale:  
1/16" = 1'-0"

DWG. NO:  
A101





RESIDENTIAL STALLS P1	
Type	Count
Accessible	4
Regular	40
Small	7
Grand total:	51

VISITOR STALLS P1	
Type	Count
Accessible - Visitor	1
Regular - Visitor	19
Small - Visitor	4
Grand total:	24

Bicycle Parking P1	
Type	Count
Horizontal Locker	87
Vertical Stall 2'-0" x 3'-4"	39
Grand total:	126

ARCHITECTS

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Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
**PARKING P1 PLAN**

Project Status:  
**DP RESUBMISSION**

## SUBMISSION

Date	Description
2012-03-20	Revised by DP
2016-03-09	Revised by DP
2020-05-04	Revised for Review
2021-01-26	Revised by DP
2021-05-27	Prior to sign-off
2021-05-27	Prior to sign-off 2
2021-05-28	4th Review

## REVISION

No. Date Description

No.	Date	Description

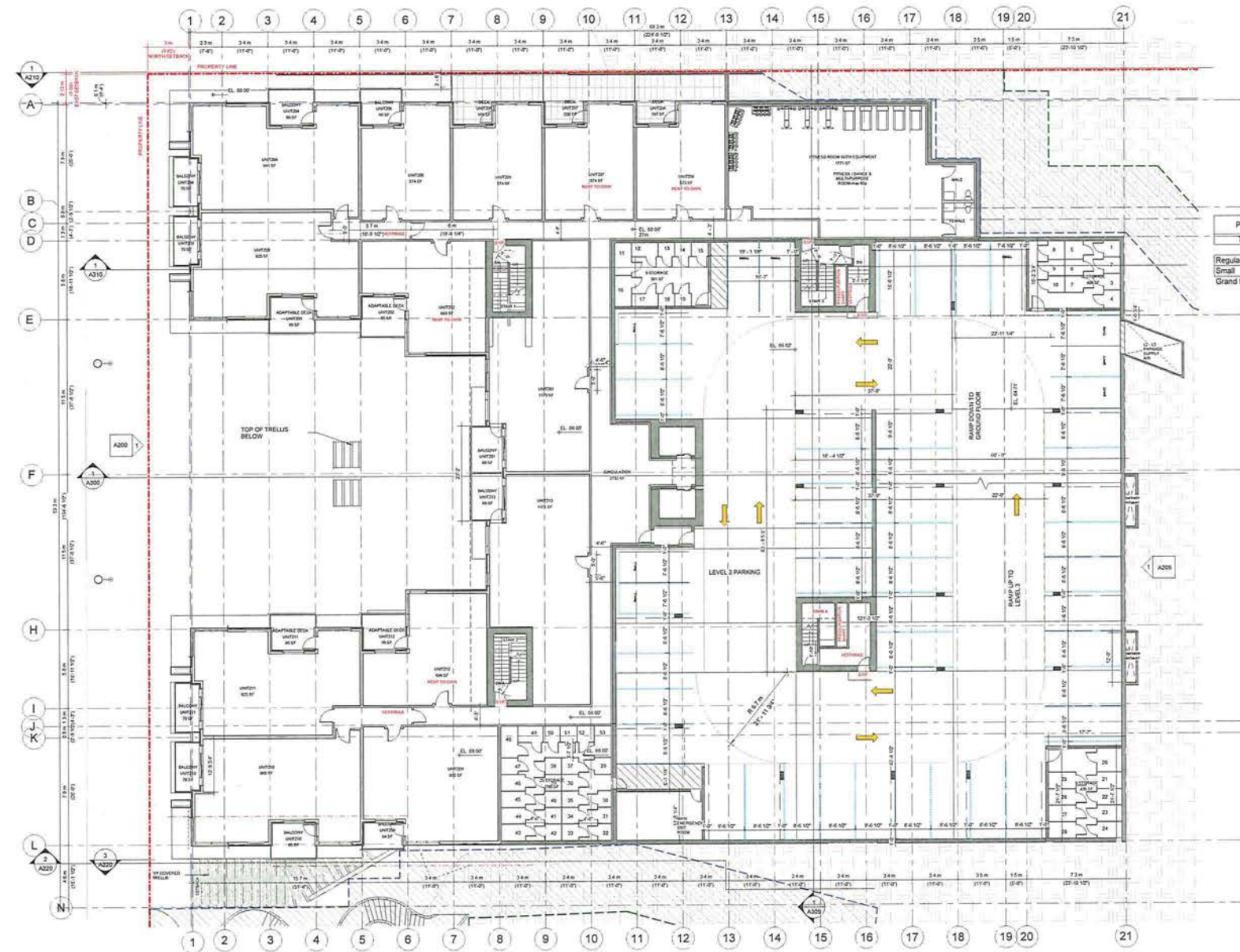
All drawings shall be to the best of the architect's knowledge and belief. Any errors or omissions shall be reported to the client before commencing work. Drawings are prepared for the client's use and are not to be used for any other purpose without the written consent of the architect. Drawing is not for construction. All rights reserved.

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

DWG. NO:  
**A105**







1 Level 2  
3/32" = 1'-0"

Parking Count Level 2	
Type	Count
Regular	39
Small	9
Grand total:	48

ARCHITECTS

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Project:  
1736  
Henry Street  
3000 Henry Street - Port Moody  
Drawing:  
LEVEL 2 PLAN

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2020-05-22	Revised for DP
2019-03-09	Revised for DP
2019-02-05	Revised for DP
2019-01-28	Revised for DP
2019-01-28	Revised for DP
2019-01-28	Revised for DP
2019-01-28	Revised for DP
2019-01-28	Revised for DP
2019-01-28	Revised for DP

REVISION

No.	Date	Description
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All drawings shall be read in conjunction with each other. Any errors or omissions shall be reported to the Architect immediately upon discovery. The Architect shall be responsible for any errors or omissions. The Architect shall be responsible for any errors or omissions. The Architect shall be responsible for any errors or omissions.

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

DWG. NO:  
A115

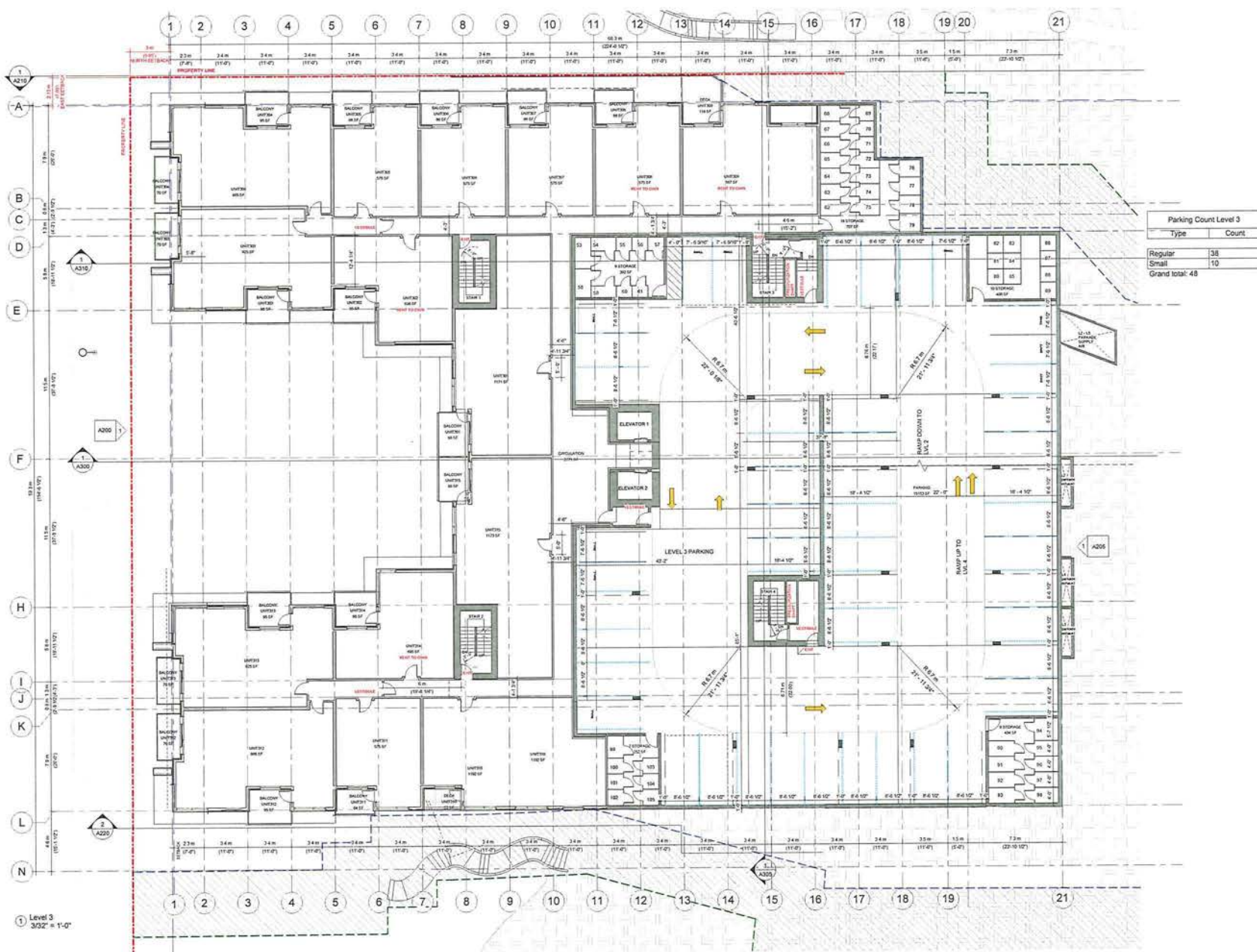
SUBMISSION	
Date (YYYY-MM-DD)	Description
2013-03-02	Re-issued for QP
2016-02-09	Re-issued for QP
2020-05-04	Re-issued for Reasoning
2021-01-28	Re-issued for QP
2021-05-07	Prior to response1
2021-06-21	Prior to response 2
2021-06-28	4th Reading

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any error or discrepancy to be reported to the Architect before commencing work.  
Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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Scale:  
3/32" = 1'-0"

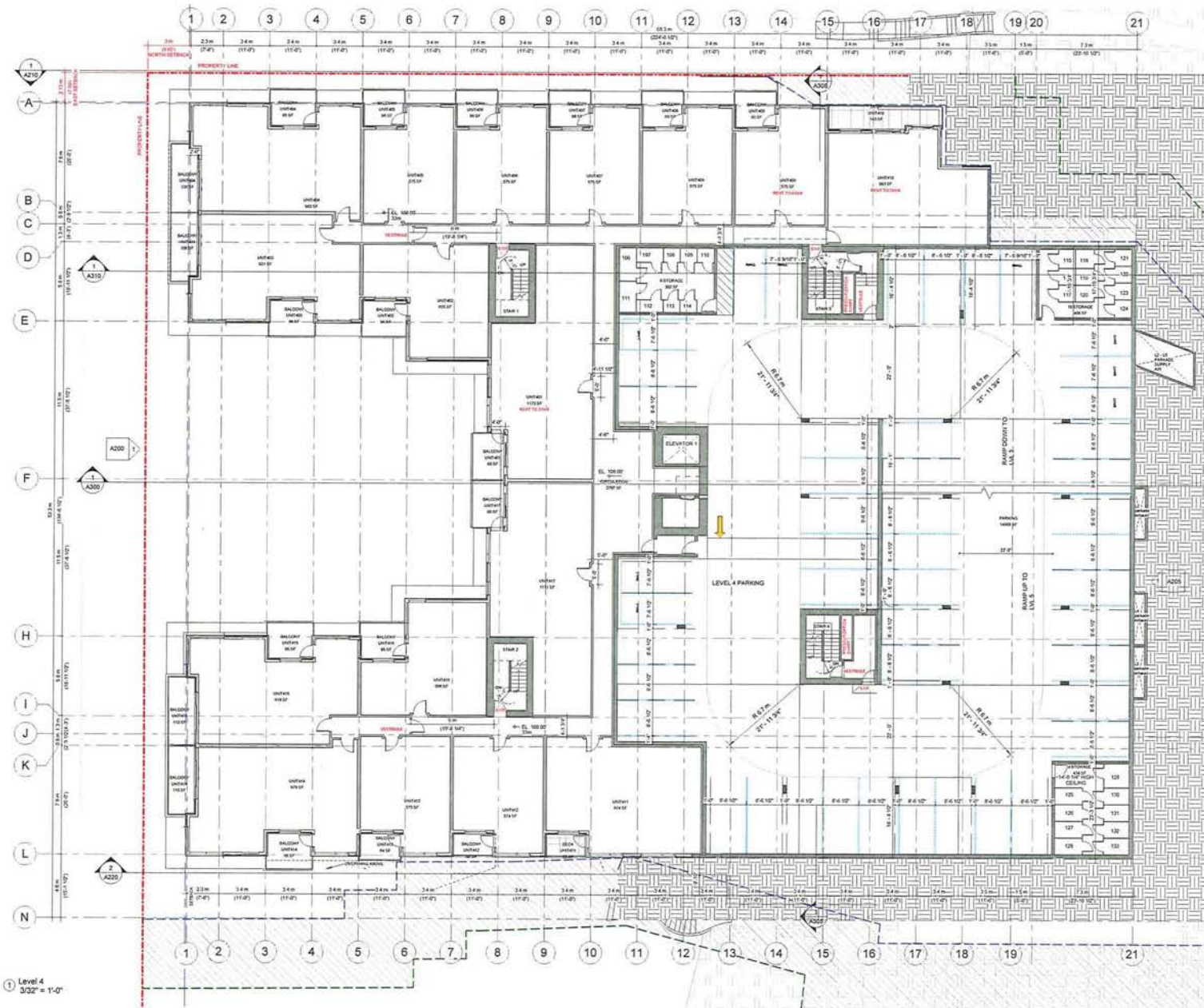
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**A120**



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Plot Date: 2021-05-28 5:34:00 PM





Parking Count Level 4	
Type	Count
Regular	38
Small	9
Grand total:	47

ARCHITECTS

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

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Email: [office@ankmarchand.com](mailto:office@ankmarchand.com)

Project  
1736

**Henry Street**  
3000 Henry Street - Port Moody

Drawing:  
**LEVEL 4 PLAN**

Project Status:  
**DP RESUBMISSION**

SUBMISSION	
Date	Description
2013-03-20	Revised for DP
2016-03-29	Revised for DP
2020-05-04	Revised for Rezoning
2021-01-28	Revised for DP
2021-02-07	Pre to response 2
2021-05-21	Pre to response 2
2021-05-28	4th Reading

REVISION		
No.	Date	Description

All drawings in this set shall be read in conjunction with each other. Any notes or amendments to the drawings shall be indicated by the Architect before commencing work. Contractors are responsible to ensure that all work is done in accordance with the drawings and the applicable Building Code. Copyright 2021 Ankenman Marchand Architects. All rights reserved.

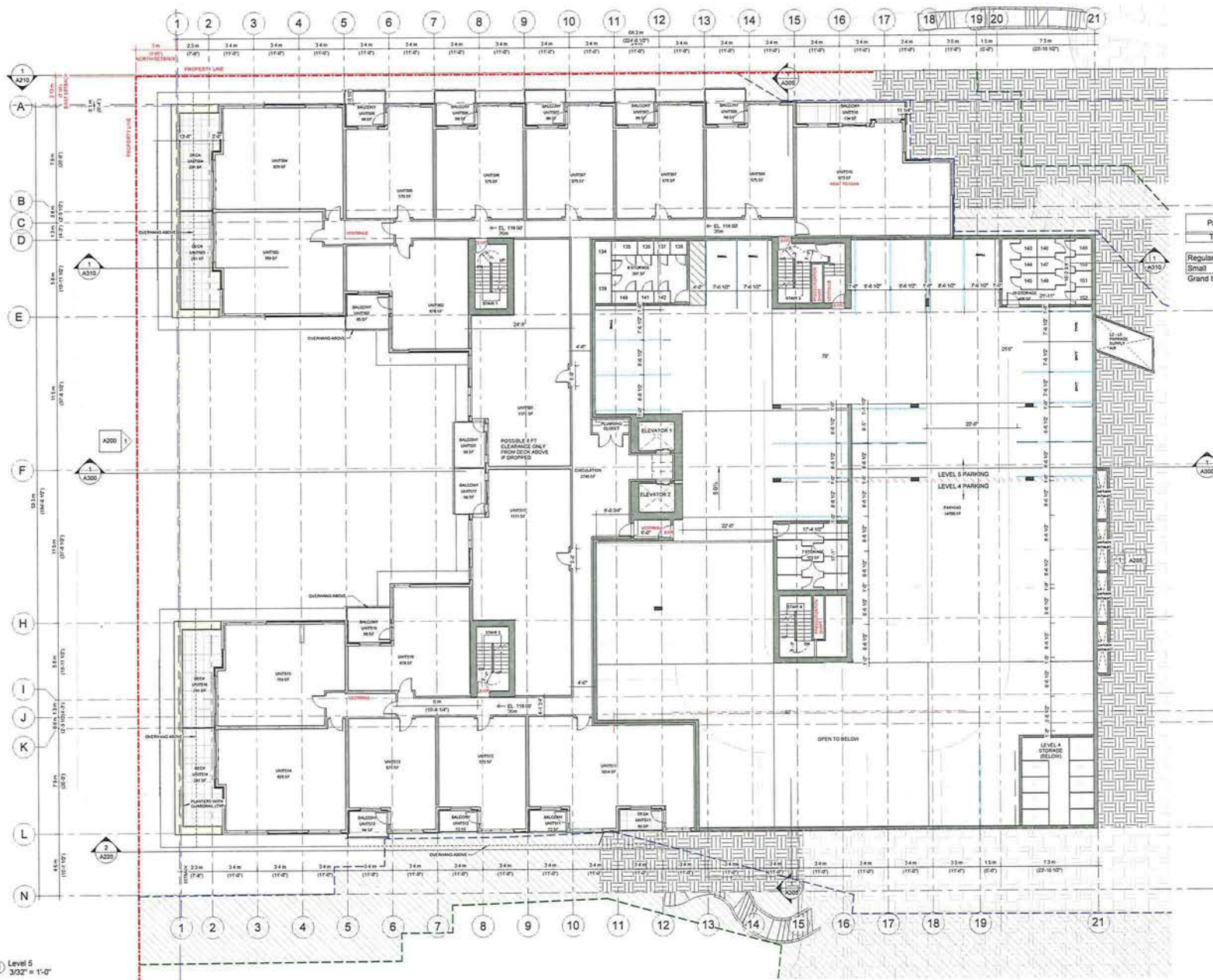
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DWG. NO:  
**A125**

D:\001 REVIT LOCAL FILES\1736\_01\_MAIN\_R19\_C1\_SF\_The Terraces\_For Kevin\_g65WMC2.vit

Plot Date: 2021-06-28 5:24:11 PM

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



Parking Count Level 5	
Type	Count
Regular	12
Small	7
Grand total:	19

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

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Project  
1736

Henry Street  
3000 Henry Street - Port Moody  
Drawing:  
LEVEL 5 PLAN

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2013-02-20	Revised for DP
2014-02-05	Revised for DP
2015-02-04	Revised for Planning
2017-01-28	Revised for CP
2017-05-07	Prior to response
2017-05-21	Prior to response 2
2017-05-29	4th Revision

REVISION

No.	Date	Description
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Scale:  
3/32" = 1'-0"

DWG. NO:  
A130



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Email: office@AMM Architects.com

**Henry Street**  
3000 Henry Street - Port Moody  
Drawing:  
**LEVEL 6 PLAN**

## SUBMISSION

Date (YYYY-MM-DD)	Description
2013-03-22	Re-issued for DP
2016-03-09	Re-issued for DP
2020-05-04	Re-issued for Recovery
2021-01-28	Re-issued for DP
2021-05-07	Print to response
2021-05-21	Print to response 2
2021-06-28	ask Reader

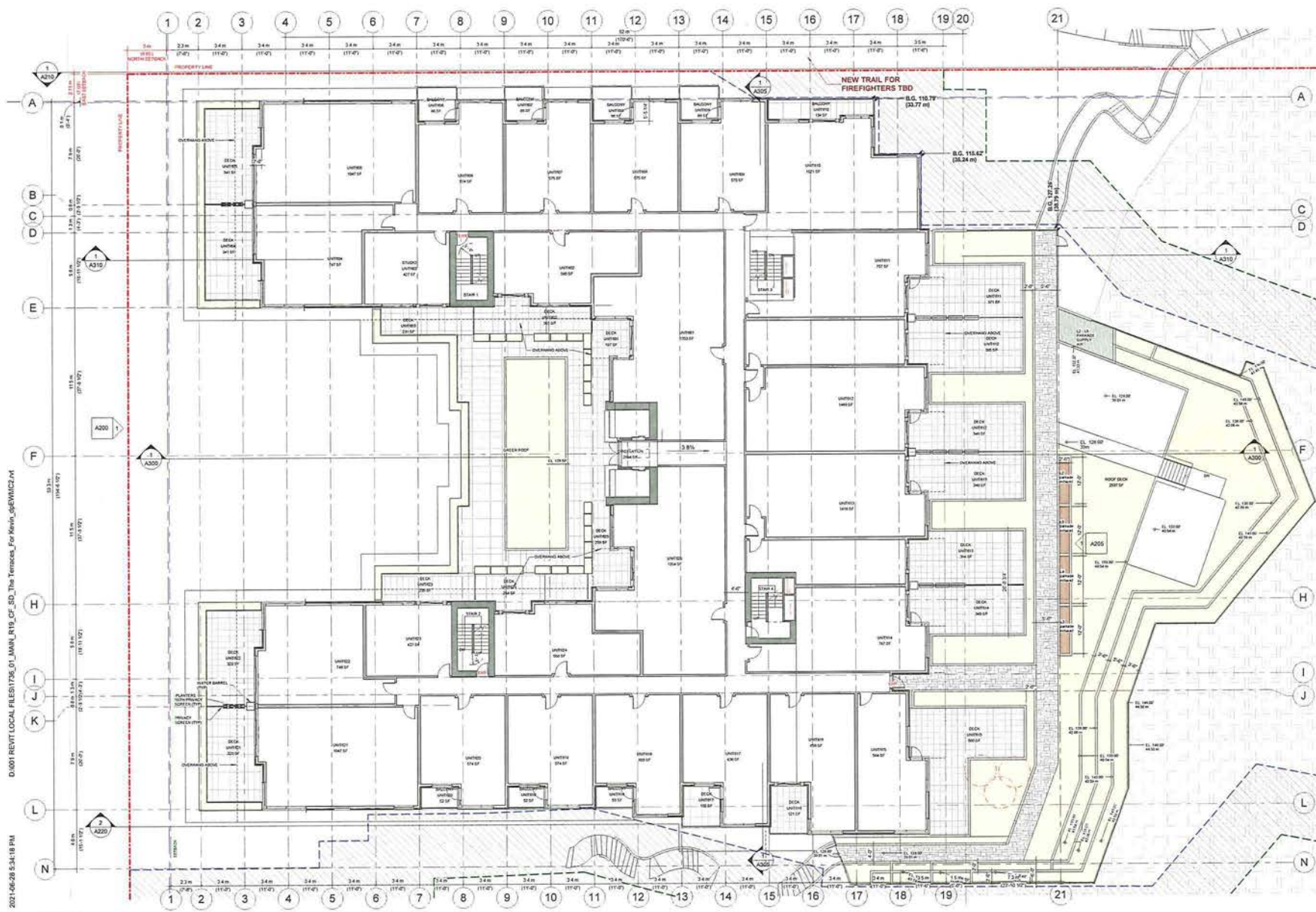
No.	Date	Description
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Scale:  
3/32" = 1'-0"

DWG. NO:  
**A135**



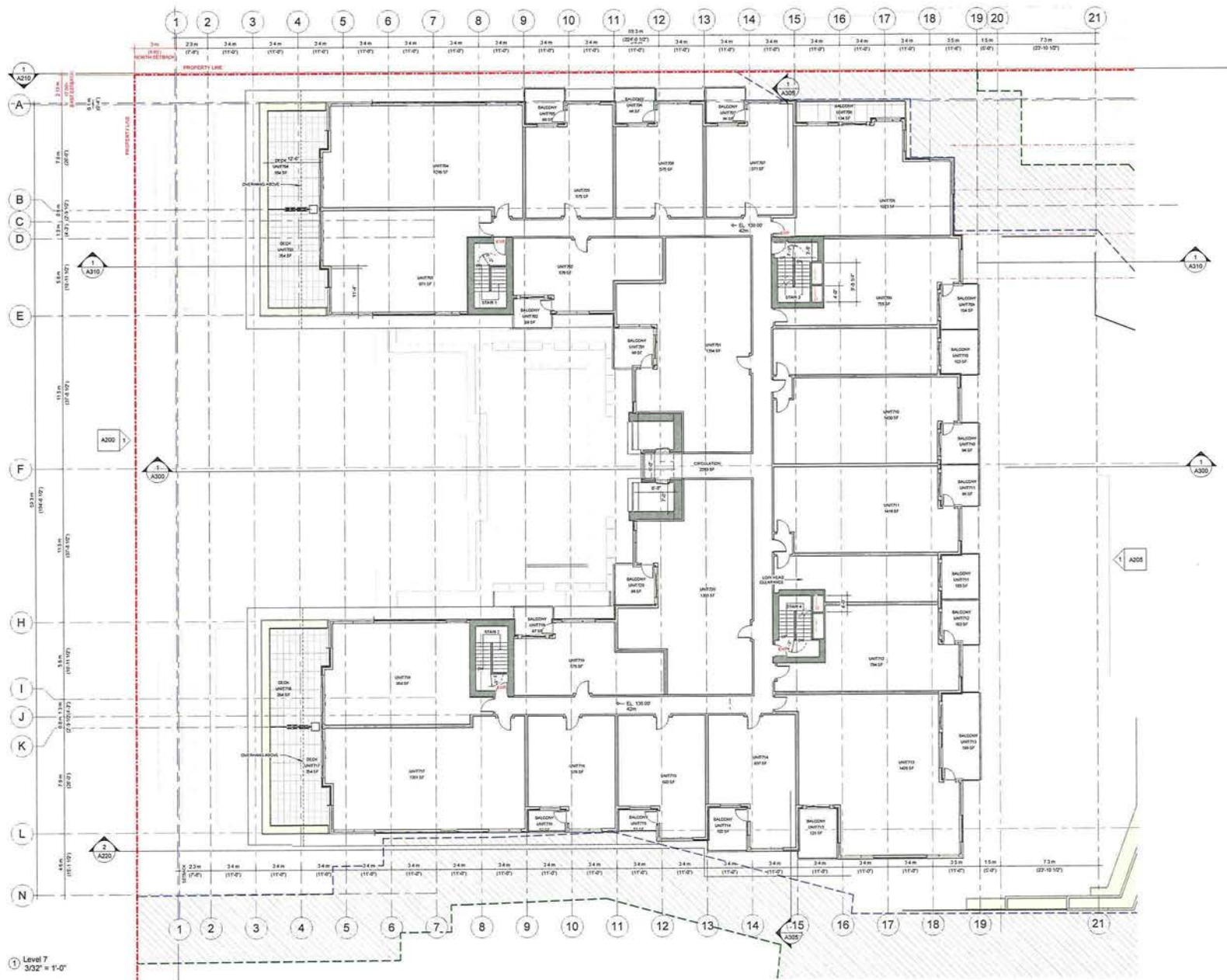
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Plot Date: 2021-06-28 5:34:18 PM



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Plot Date: 2021-06-28 5:34:25 PM



ARCHITECTS

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Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
LEVEL 7 PLAN

Project Status:  
DP RESUBMISSION

SUBMISSION

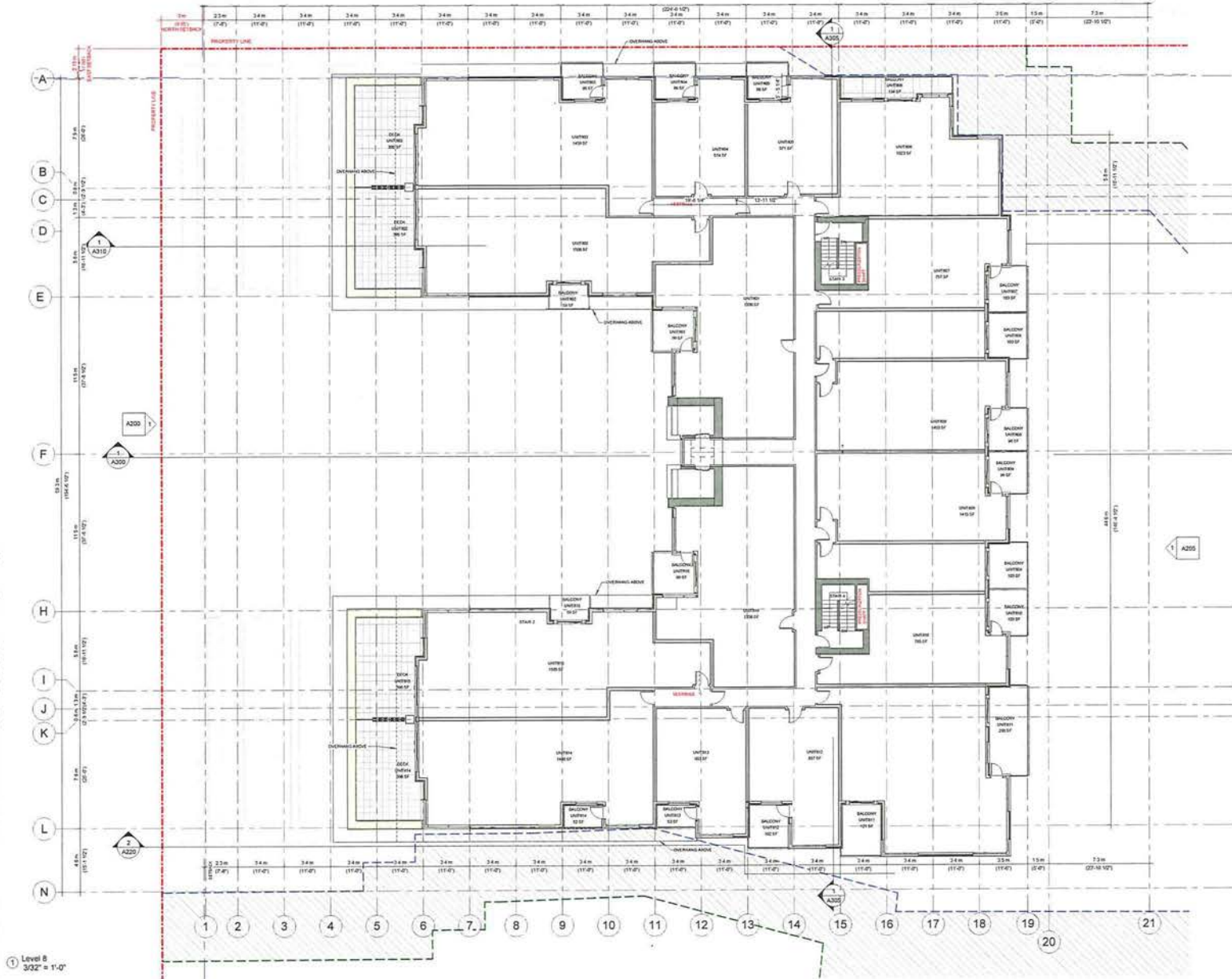
Date	Description
2017-03-08	2017-03-08 Re-submitted by DP
2018-03-08	2018-03-08 Re-submitted by DP
2018-03-08	2018-03-08 Re-submitted for Redesign
2019-01-28	2019-01-28 Re-submitted by DP
2021-05-07	2021-05-07 Prior to response
2021-05-21	2021-05-21 Prior to response 2
2021-06-28	2021-06-28 4th Redesign

REVISION

No. Date Description

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

DWG. NO:  
A140



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Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
LEVEL 8 PLAN

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2013-03-22	Revised for DP
2016-03-09	Revised for DP
2020-05-04	Revised for Planning
2021-01-28	Revised for DP
2021-05-07	Pre to response
2021-05-21	Pre to response 2
2021-06-28	for Review

REVISION

No. Date Description

No.	Date	Description

As shown on this set of drawings, the user is responsible for ensuring that each sheet, any sheets or components to be submitted to the relevant authority, are submitted in accordance with the relevant authority's requirements. The user is responsible for ensuring that the drawings are submitted in accordance with the relevant authority's requirements. The user is responsible for ensuring that the drawings are submitted in accordance with the relevant authority's requirements.

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Project  
1736

**Henry Street**  
3000 Henry Street - Port Moody  
Drawing:  
**LEVEL 9 PLAN**

Project Status:  
DP RESUBMISSION

SUBMISSION	
Date (YYYY-MM-DD)	Description
2013-03-22	Re-issued by EP
2016-03-09	Re-issued for DP
2020-08-04	Re-issued for Reopening
2021-01-28	Re-issued for DP
2021-05-07	Prior to response
2021-05-21	Prior to response 2
2021-05-28	4th Reopening

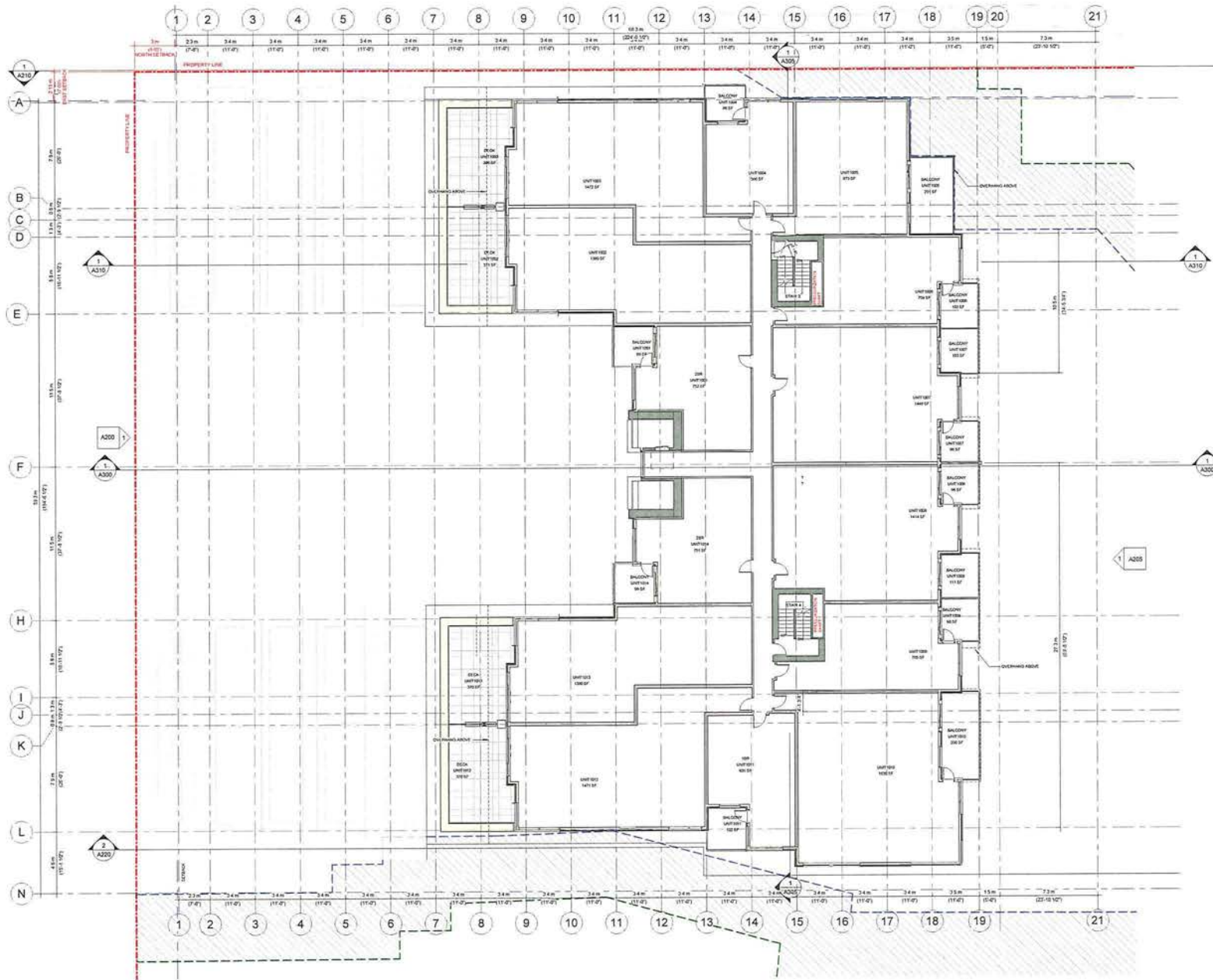
REVISION		
No.	Date	Description

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

DWG. NO: A150





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Project  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
LEVEL 10 PLAN

Project Status:  
DP RESUBMISSION

SUBMISSION

Date	Description
2015-03-27	Received for DP
2016-03-09	Received for DP
2016-03-09	Received for Resubmit
2017-01-28	Received for DP
2017-05-07	Prior to response
2017-05-21	Prior to response 2
2017-05-29	4th Reading

REVISION

No.	Date	Description

Scale:  
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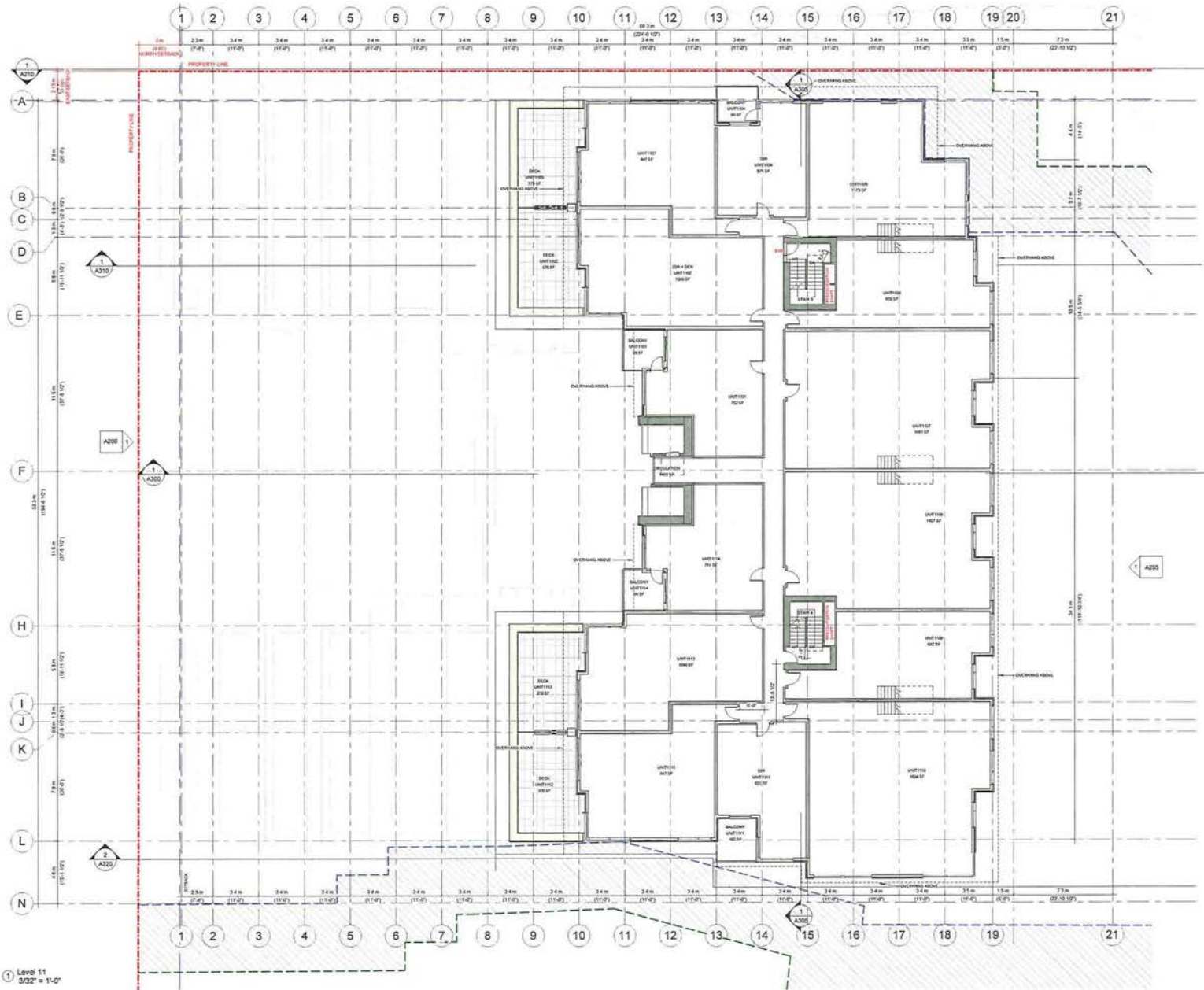
DWG. NO:  
A155

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

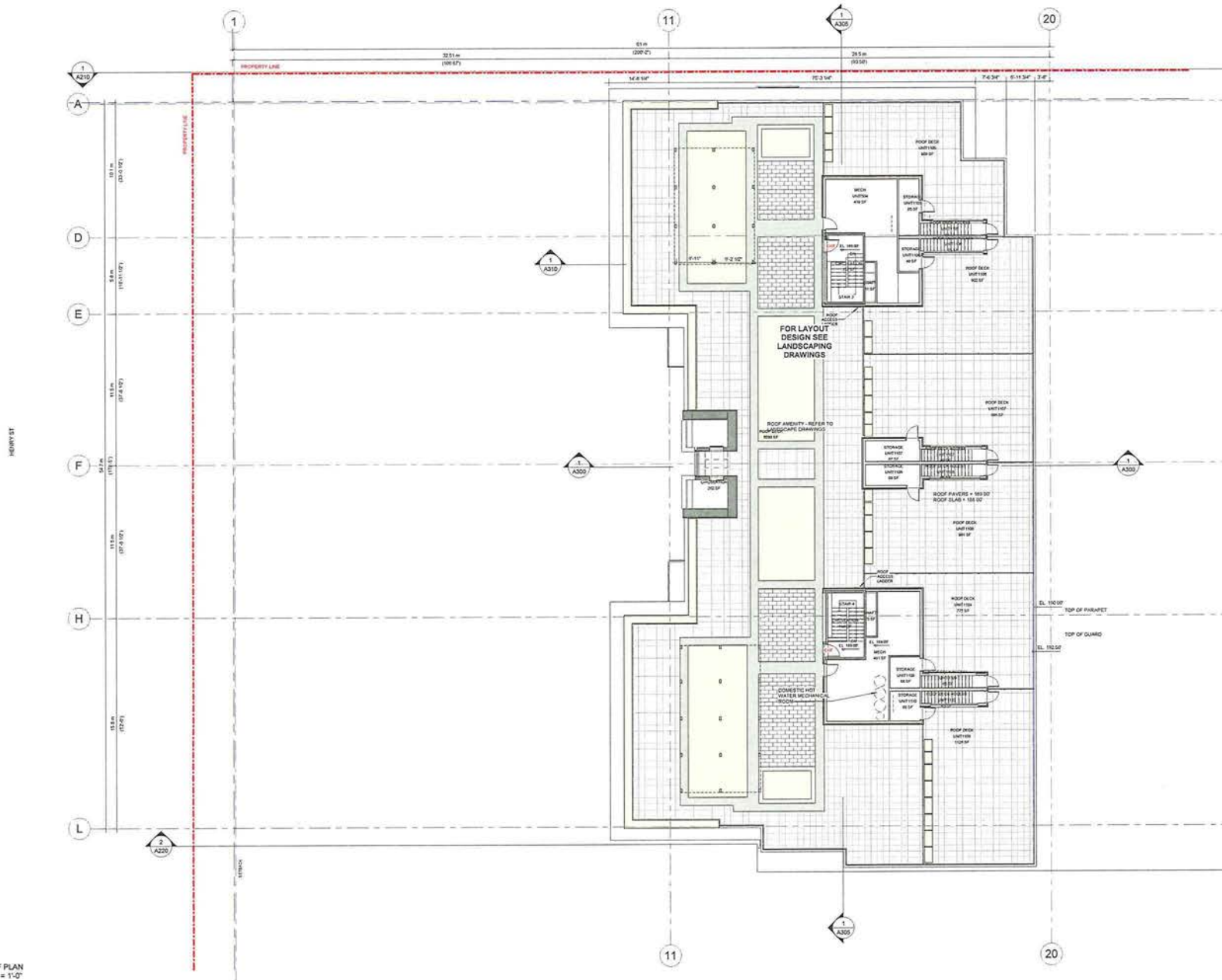
D:\001 REVIT LOCAL FILES\1736\_01\_MAIN\_R19\_CF\_5D\_The Terraces\_For Kevin\_dpEWM\2.rvt

Plot Date: 2021-06-28 5:35:12 PM



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A165



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Plot Date: 2021-06-28 5:35:15 PM

Plot 1 ROOF PLAN  
3/32" = 1'-0"



**Henry Street**  
3000 Henry Street - Port Moody

Project Status:  
DP RESUBMISSION

REVISION		
No.	Date	Description

No.	Date	Description
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Scale:  
3/32" = 1'-0"

DWG. NO:  
**A175**



① FIRE-FIGHTER ACCESS PLAN  
2021-11-01

D:\001 REVIT LOCAL FILES\1736\_01 MAIN\_R19\_CF\_SD\_The Terraces\_For Kevin.dwg E:\M2.M

Plot Date: 2021-05-28 5:35:21 PM

① FIRE-FIGHTING  
2021-21.05



Plot Date: 2021-06-28 5:35:34 PM

MATERIAL LEGEND	
Key Value	Keynote Text
	BRUSHED ALUMINUM SIGNAGE LETTERS CW BACKLIGHTING
1	REFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "ANODIZED FROSTED" OR SIMILAR
3	REFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "METALLIC PEWTER" OR SIMILAR
4	REFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "RIO ALEON" OR SIMILAR
5	ALUMINUM WINDOW - FRAME COLOUR: CHARCOAL
6A	ALUMINUM FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
6	ALUMINUM PARTIALLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
7	ALUMINUM FULLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
8	CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL CLEAR SEALER
9A	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL CLEAR SEALER
10	CAST-IN-PLACE CONCRETE WALL - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY
10	CAST-IN-PLACE CONCRETE FLOOR - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY

MATERIAL LEGEND	
Key Value	Keynote Text
11A	ALUMINUM AND GLASS GUARD - COLOUR: CEDAR
12A	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CEDAR
12B	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CHARCOAL
13	ALUMINUM AND MESH PRIVACY SCREEN - FRAME COLOUR: CHARCOAL
14A	GALVALUME METAL TRELLIS - COLOUR: WHITE
14B	GALVALUME METAL TRELLIS - COLOUR: CEDAR
15	PREF INISHED PLANTERS - COLOUR: CHARCOAL
16	MECHANICAL LOUVRE - COLOUR: LIGHT GREY (ALUMINUM)
17	METAL CLAD ENTRY CANOPY - COLOUR: LIGHT GREY
20	ALUMINUM RAIN BARREL - COLOUR: CHARCOAL
21	STAINLESS STEEL GREEN SCREEN SYSTEM FOR CLIMBING VINE SUPPORT
22	CHAIN LINK SECURITY FENCE - COLOUR: BLACK (REFER TO LANDSCAPE)
23	ALUMINUM AND GLASS GATE - FRAME COLOUR: CHARCOAL



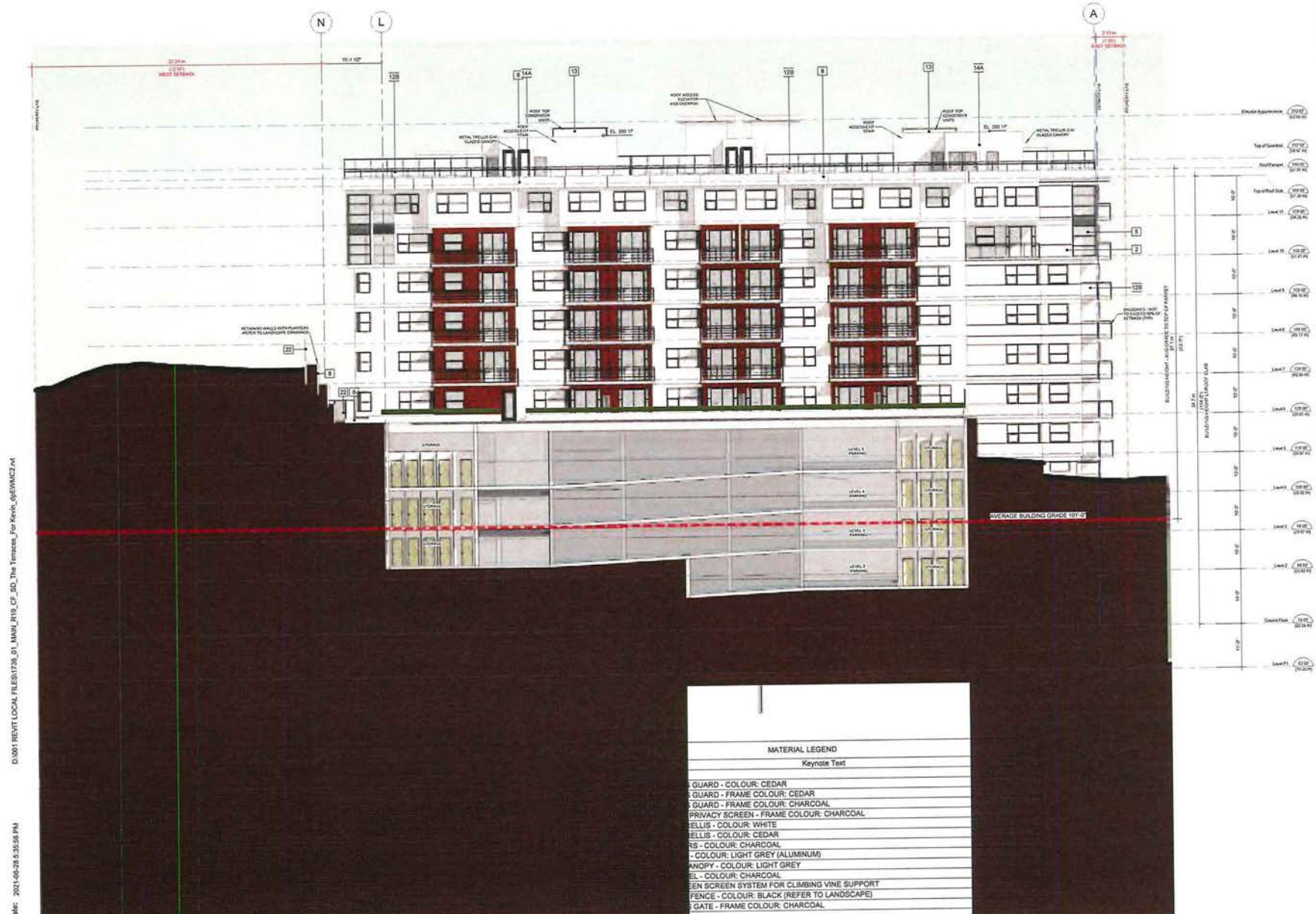
Tel: (604) 872-2555 Fax: (604) 872-2505  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)

Project Status:  
DP RESUBMISSION

REVISION		
No.	Date	Description

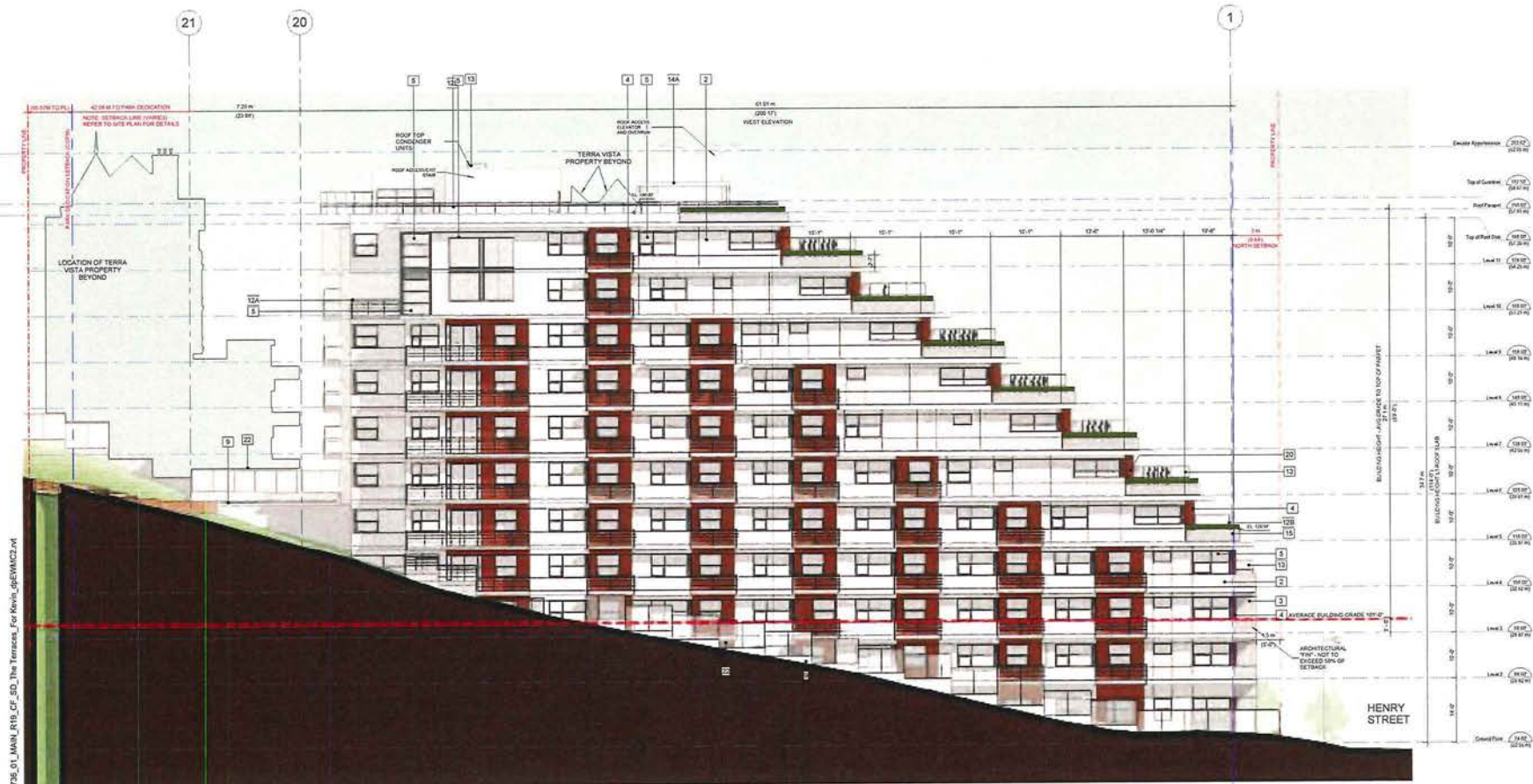
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DWG. NO: A205



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Plot Date: 2021-05-28 5:28:09 PM



1 East Elevation  
3/32" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	BRUSHED ALUMINUM SIGNAGE LETTERS CW BACKLIGHTING
2	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "ANODIZED FROSTED" OR SIMILAR
3	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "METALLIC PEWTER" OR SIMILAR
4	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLIC: "RIO ALEGRE" OR SIMILAR
5	ALUMINUM WINDOW - FRAME COLOUR: CHARCOAL
5A	ALUMINUM FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
6	ALUMINUM PARTIALLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
7	ALUMINUM FULLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
8	CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
8A	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE WALL - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY
10	CAST-IN-PLACE CONCRETE FLOOR - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY

MATERIAL LEGEND	
Key Value	Keynote Text
11A	ALUMINUM AND GLASS GUARD - COLOUR: CEDAR
12A	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CEDAR
12B	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CHARCOAL
13	ALUMINUM AND MESH PRIVACY SCREEN - FRAME COLOUR: CHARCOAL
14A	GALVALUME METAL TRELLIS - COLOUR: WHITE
14B	GALVALUME METAL TRELLIS - COLOUR: CEDAR
15	PREFINISHED PLANTERS - COLOUR: CHARCOAL
16	MECHANICAL LOUVRE - COLOUR: LIGHT GREY (ALUMINUM)
17	METAL CLAD ENTRY CANOPY - COLOUR: LIGHT GREY
20	ALUMINUM RAIN BARREL - COLOUR: CHARCOAL
21	STAINLESS STEEL GREEN SCREEN SYSTEM FOR CLIMBING VINE SUPPORT
22	CHAIN LINK SECURITY FENCE - COLOUR: BLACK (REFER TO LANDSCAPE)
23	ALUMINUM AND GLASS GATE - FRAME COLOUR: CHARCOAL

Project:	
1736	
Henry Street	
3000 Henry Street - Port Moody	
Drawing:	
EAST ELEVATION	
Project Status:	
DP RESUBMISSION	
SUBMISSION	
Date	Description
2019-03-22	Revised by DP
2019-03-29	Revised by DP
2020-02-04	Revised by Redding
2021-01-28	Revised by DP
2021-05-07	Prior to response
2021-05-21	Prior to response 2
2021-05-28	4th Redding

REVISION		
No.	Date	Description





MATERIAL LEGEND	
Key Value	Keynote Text
11A	ALUMINUM AND GLASS GUARD - COLOUR: CEDAR
12A	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CEDAR
12B	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CHARCOAL
13	ALUMINUM AND MESH PRIVACY SCREEN - FRAME COLOUR: CHARCOAL
14A	GALVALUME METAL TRELLIS - COLOUR: WHITE
4B	GALVALUME METAL TRELLIS - COLOUR: CEDAR
15	PREFINISHED PLANTERS - COLOUR: GREY
16	MECHANICAL LOUVRE - COLOUR: LIGHT GREY (ALUMINUM)
17	METAL CLAD ENTRY CANOPY - COLOUR: LIGHT GREY
20	ALUMINUM RAN BARREL - COLOUR: CHARCOAL
21	STAINLESS STEEL GREEN SCREEN SYSTEM FOR CLIMBING VINE SUPPORT
22	CHAIN LINK SECURITY FENCE - COLOUR: BLACK (REFER TO LANDSCAPE)
23	ALUMINUM AND GLASS GATE - FRAME COLOUR: CHARCOAL

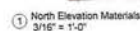


③ TRELLIS @ PARKADE ENTRY - VIEW LOOKING WEST  
1/16" = 1'-0"

REVISION		
No.	Date	Description

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or discrepancies to be reported to the Architect before commencing work.

Scale:	DWG. NO:
As indicated	<b>A220</b>



MATERIAL LEGEND Copy 1	
Key Value	Keynote Text
1	BRUSHED ALUMINUM SIGNAGE LETTERS C/W BACKLIGHTING
2	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLC: "ANODIZED PROSTET" OR SIMILAR
3	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLC: "METALLIC PLASTER" OR SIMILAR
4	PREFINISHED METAL PANEL CLADDING - WITH 1/2" SHADOW REVEALS - ALPOLC: "RIO ALEON" OR SIMILAR
5	ALUMINUM WINDOW/ FRAME COLOUR: CHARCOAL
5A	ALUMINUM FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
6	ALUMINUM PARTIALLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
7	ALUMINUM FULLY GLAZED ENTRY SWING DOOR - FRAME COLOUR: CHARCOAL
8	CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
8A	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE WALL - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY
10	CAST-IN-PLACE CONCRETE FLOOR - COLOUR: BENJAMIN MOORE 2134-40 WHALE GRAY
11A	ALUMINUM AND GLASS GUARD - COLOUR: CEDAR
11B	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CEDAR
12B	ALUMINUM AND GLASS GUARD - FRAME COLOUR: CHARCOAL
13	ALUMINUM AND MESH PRIVACY SCREEN - FRAME COLOUR: CHARCOAL
14A	GALVALUME METAL TRELLIS - COLOUR: WHITE
14B	GALVALUME METAL TRELLIS - COLOUR: CEDAR
15	PREFINISHED PLANTER - COLOUR: CHARCOAL
16	MECHANICAL LOUVER - COLOUR: LIGHT GRAY (ALUMINUM)
17	METAL CLAD ENTRY CANOPY - COLOUR: LIGHT GRAY
20	ALUMINUM RAIN BARREL - COLOUR: CHARCOAL
21	STAINLESS STEEL GREEN SCREEN SYSTEM FOR CLIMBING VINE SUPPORT
22	CHAIN LINK SECURITY FENCE - COLOUR: BLACK (REFER TO LANDSCAPE)
23	ALUMINUM AND GLASS GATE - FRAME COLOUR: CHARCOAL



2. PREFINISHED METAL PANEL  
CLADDING - ALPOLIC "ANODIZED  
FROSTED" OR SIMILAR



3. PREFINISHED METAL PANEL  
CLADDING - ALPOLIC "METALLIC  
PEWTER" OR SIMILAR



4. PREFINISHED METAL PANEL  
CLADDING - ALPOLIC "RIO ALEON"  
OR SIMILAR



11A. ALUMINUM AND GLASS  
GUARD - COLOUR: CEDAR



5. ALUMINUM WINDOW -  
COLOUR: CHARCOAL



12A. ALUMINUM AND GLASS GUARD -  
COLOUR: CHARCOAL



### GLULAM PRECEDENT

ARCHITECTS

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Project  
1736

**Henry Street**  
3000 Henry Street - Port Moody  
Drawing:  
**MATERIAL BOARD**

Project Status:  
DP RESUBMISSION

SUBMISSION	
Date (YYYY-MM-DD)	Description
2013-03-22	Re-issued for DP
2016-03-09	Re-issued for DP
2020-05-04	Re-issued for Re-writing
2021-01-28	Re-issued for DP
2021-05-07	Prior to response
2021-06-21	Prior to response 2
2021-06-28	4th Reading

REVISION		
No.	Date	Description

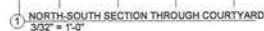
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Scale: As indicated	DWG. NO: <b>A225</b>
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Plot Date: 2021-06-28 5:36:41 PM

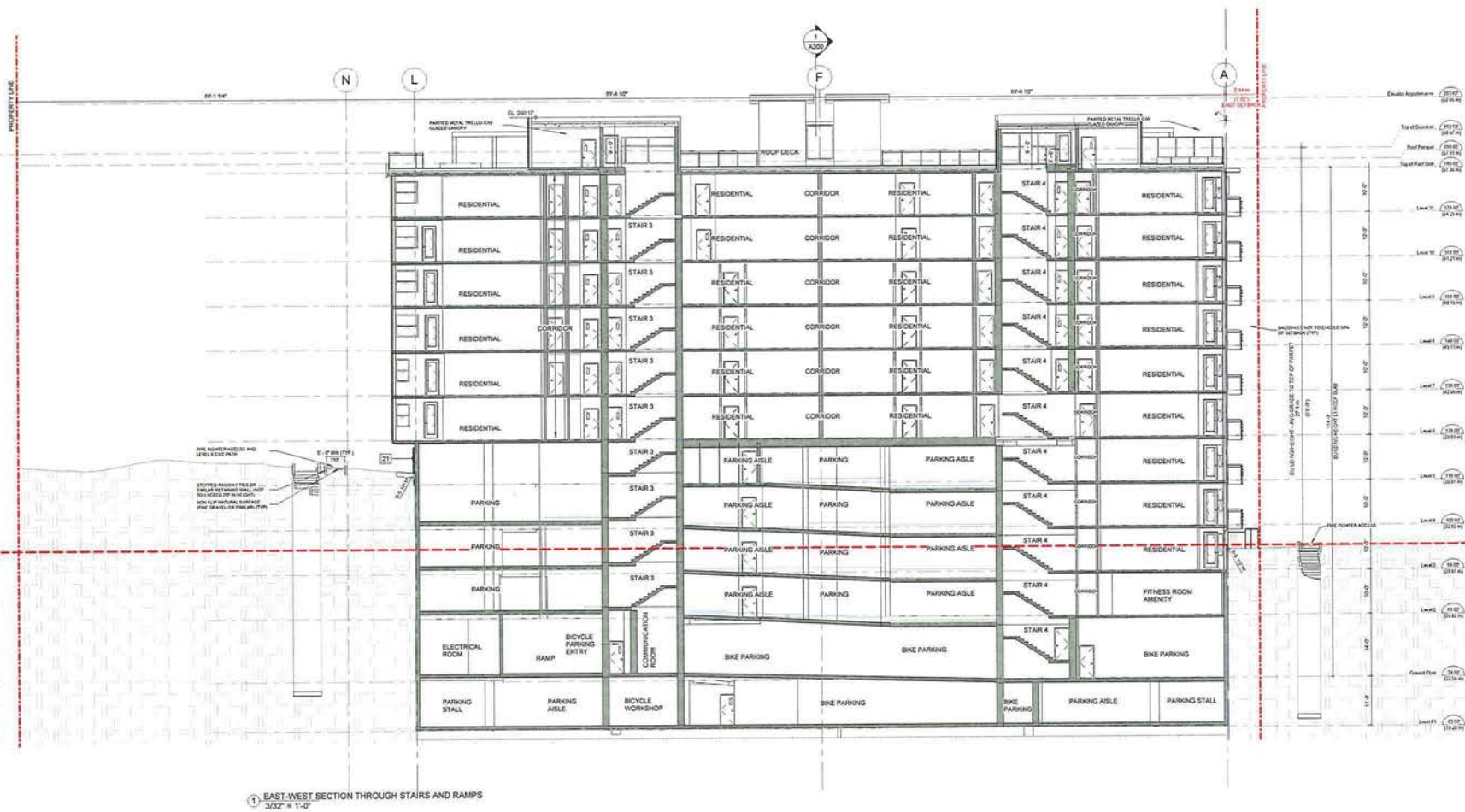




Scale:  $3/32" = 1'-0"$  DWG. NO: **A300**

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Plot Date: 2021-06-28 5:36:52 PM



ARCHITECTS

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Project:  
1736  
Henry Street  
3000 Henry Street - Port Moody  
Drawing:  
PARKING RAMP SECTION

Project Status:  
DP RESUBMISSION

SUBMISSION	
Date	Description
2017-05-09	
2018-03-27	Revised for DP
2019-03-09	Revised for DP
2020-05-04	Revised for Rezoning
2021-01-28	Revised for DP
2021-05-07	Prior to response
2021-05-21	Prior to response 2
2021-05-26	As Noted

REVISION  
No. Date Description

Scale:  
3/32" = 1'-0"  
DWG. NO:  
A305









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Plot Date: 2021-06-28 5:37:53 PM



## ARCHITECTS

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Project:  
1736

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
RENDERINGS

Project Status:  
DP RESUBMISSION

SUBMISSION	
Date	Description
2013-03-22	Reviewed by DP
2014-04-09	Reviewed by DP
2015-04-09	Reviewed by DP
2016-01-28	Reviewed by DP
2017-05-07	Prior to response
2017-05-21	Prior to response 2
2017-05-28	4th Reading

REVISION		
No.	Date	Description

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Scale: DWG. NO: A701







D:\001 REVIT LOCAL FILES\1726\_01\_MAIN\_R19\_CP\_01\_The Terrace\_for Revit\_061616.rvt

Plot Date: 2021-06-28 3:37:04 PM



ARCHITECTS

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Project:  
1726

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
RENDERINGS

Project Status:  
DP RESUBMISSION

SUBMISSION	
Date	Description
2013-01-02	Revised to DP
2014-04-01	Revised to DP
2015-05-04	Revised for Planning
2017-01-28	Revised to DP
2021-05-07	Prior to inspection
2021-06-21	Prior to inspection 2
2021-09-28	4th Reading

REVISION		
No.	Date	Description

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Scale: DWG. NO:  
A703



SEAL



17	21 JUN 23	DP RECOMMENDATION	RE
20	21 MAY 23	DP RECOMMENDATION	RE
21	21 MAY 23	DP RECOMMENDATION	RE
22	21 JUN 23	DP RECOMMENDATION	RE
23	21 JUN 23	REVISED NEW SITE PLANS	RE
24	21 JUN 23	REVISED PACKAGE	RE
25	21 JUN 23	REVISED PACKAGE	RE
26	21 JUN 23	REVISED PACKAGE	RE
27	21 JUN 23	REVISED PACKAGE	RE
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CLIENT:

PROJECT:

**HENRY STREET CONDOS**  
3000 BLOCK HENRY STREET  
PORT MOODY, BC

DRAWING TITLE:

**LANDSCAPE PLAN  
GROUND FLOOR**

DATE: 13 MAY 23  
SCALE: 3/32"=1'-0"  
DRAWN: DO  
DESIGN: MM/RC  
CHKD: MCV

**L1**

13054-17-2P

PMG PROJECT NUMBER:

13-054

# SHADE TOLERANT PLANTING PALETTE



## SITE FURNISHINGS



MAGLIN OGDEN BENCHES

MAGLIN 300 SERIES BIKE RACKS



LAMP STANDARD

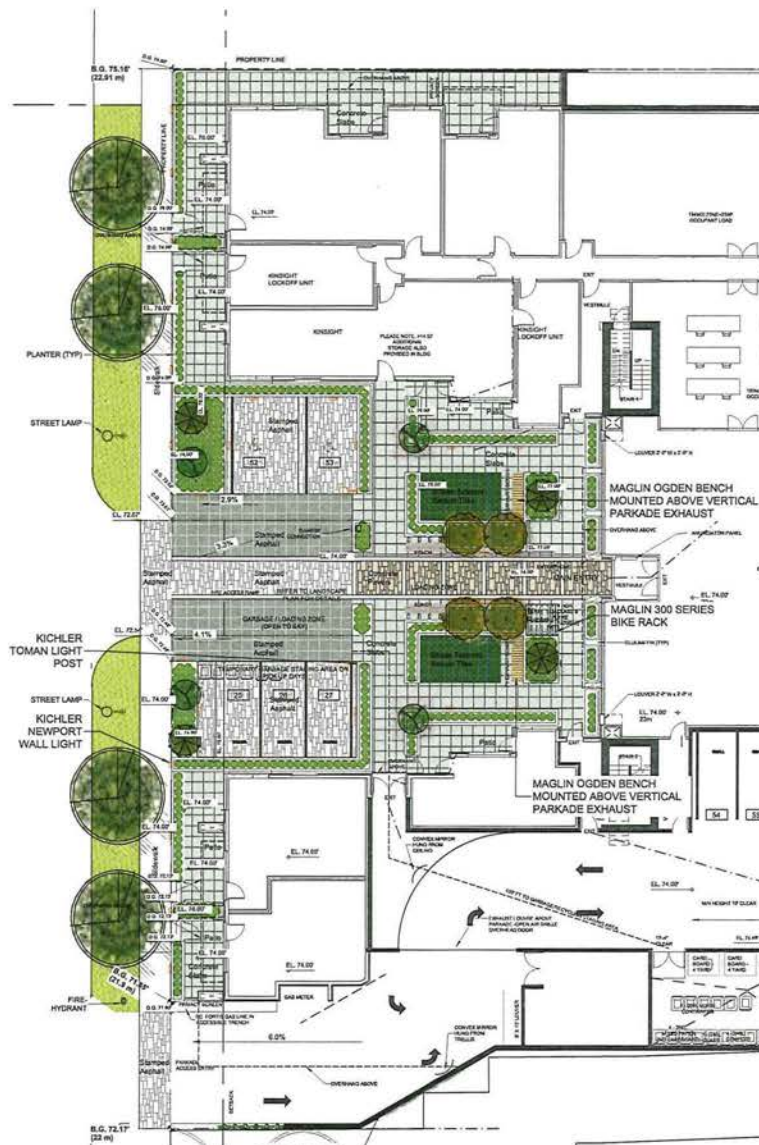
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# LANDSCAPE LEGEND



## SHADE TOLERANT FIRST FLOOR PLANT SCHEDULE

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CUSTOMER:

PROJECT:

**HENRY STREET CONDOS**

3000 BLOCK HENRY STREET  
PORT MOODY, BC

DRAWING TITLE:

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

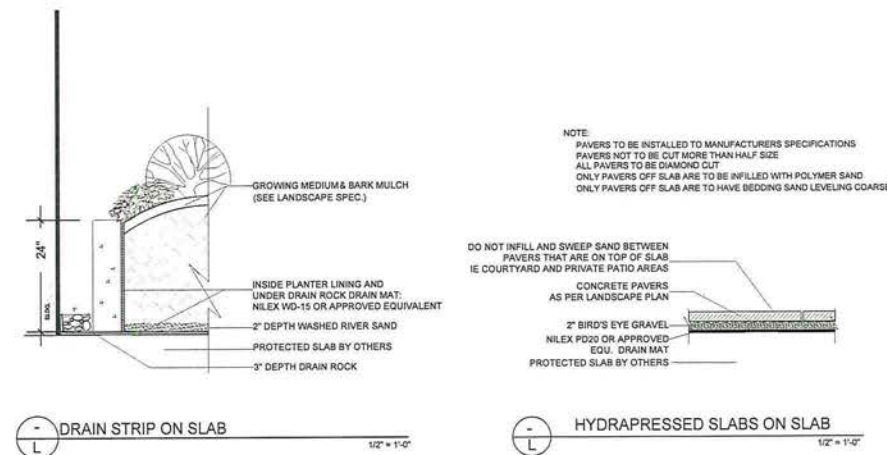
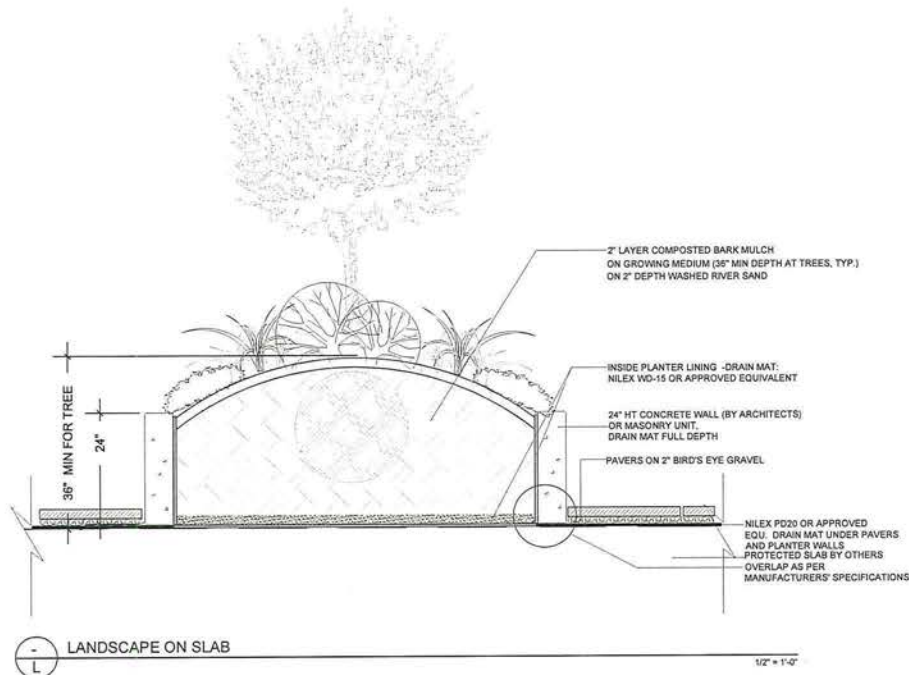
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SCALE: 3/16" = 1'-0"  
DRAWN: DO  
DESIGN: MW/RC  
CHECK: MCV

**L2**

13054-17.2P

PMG PROJECT NUMBER:

13-054





# LANDSCAPE LEGEND



PLANT NAME	QUANTITY	PLANT SIZE	PLANT TYPE	PLANT COLOR
WISHBONE FREEDOM 30 WHITE RECEPTACLE	1	30"	Tree	White
JAMMETT DISCOVERY 10' PLAY STRUCTURE	1	10'	Structure	Green
WHITE YOUNGER DOGWOOD TREE	1	10"	Tree	White
SITKA SPRUCE TREE	1	10"	Tree	Green
JAMMETT BUTTERFLY CLIMBER	1	10"	Climber	Green
CONCRETE UNIT BLOCK WALLS, ALLAN BLOCK AIR COLLECTION OR APPROVED EQUIVALENT	1	10"	Wall	Grey
MAGNOLIA BENCH MOUNTED ABOVE VERTICAL PARKADE EXHAUST	1	10"	Bench	Green
VINE MAPLE TREE	1	10"	Tree	Green
CONCRETE UNIT PAVERS	1	10"	Paver	Grey
HYDRAPRESSED SLABS	1	10"	Slab	Green
LANDSCAPE PLANTERS	1	10"	Planter	Green
SHADE TOLERANT SOD LAWN	1	10"	Lawn	Light Green
SEDUM TILE GREEN ROOF	1	10"	Roof	Dark Green

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4165 58th Creek Drive  
Burnaby, British Columbia, V5C 5C8  
p: 604 294-0011 | f: 604 294-5022

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12	12.01.14	SP REEVALUATION	RE
13	12.01.14	SP REEVALUATION	RE
14	12.01.14	SP REEVALUATION	RE
15	12.01.14	SP REEVALUATION	RE
16	12.01.14	REVIEW FOR NEW S/F PLANS	RE
17	12.01.13	CONCRETE PACKAGE	RE
18	12.01.07	TOUCH PANEL	RE
19	12.01.07	ACROBAT PACKAGE	RE
20	12.01.07	NEW GUNING PT. UPSTAIRS PACKAGE	RE
21	12.01.05	REV. PER ENGAGEMENT DRAWINGS	RE
22	12.01.05	REV. PER CLIENT COMMENTS	RE
23	12.01.07	REVIEW FOR NEW ARCHITECTURE PLAN	RE
24	12.01.07	REV. CITY COMMENTS AND NEW SITE PLAN	RE
25	12.01.07	REV. CITY COMMENTS AND NEW SITE PLAN	RE
26	12.01.07	REV. CITY COMMENTS AND NEW SITE PLANS	RE
27	12.01.07	REV. CITY COMMENTS	RE
28	12.01.07	REV. CONCEPT PLAN	RE
29	12.01.07	REVISIONS FOR SUBMITTAL	RE

**Client**

PROJECT

#### HENDRY STREET CONDOS

3000 BLOCK HENRY STREET  
PORT MOODY, BC

DRAWING TITLE

LANDSCAPE  
PLAN - ROOF

DATE 11 MAY 21 DRAWING NUMBER

SCALE 1/32"=1'-0"

DRAWN DO

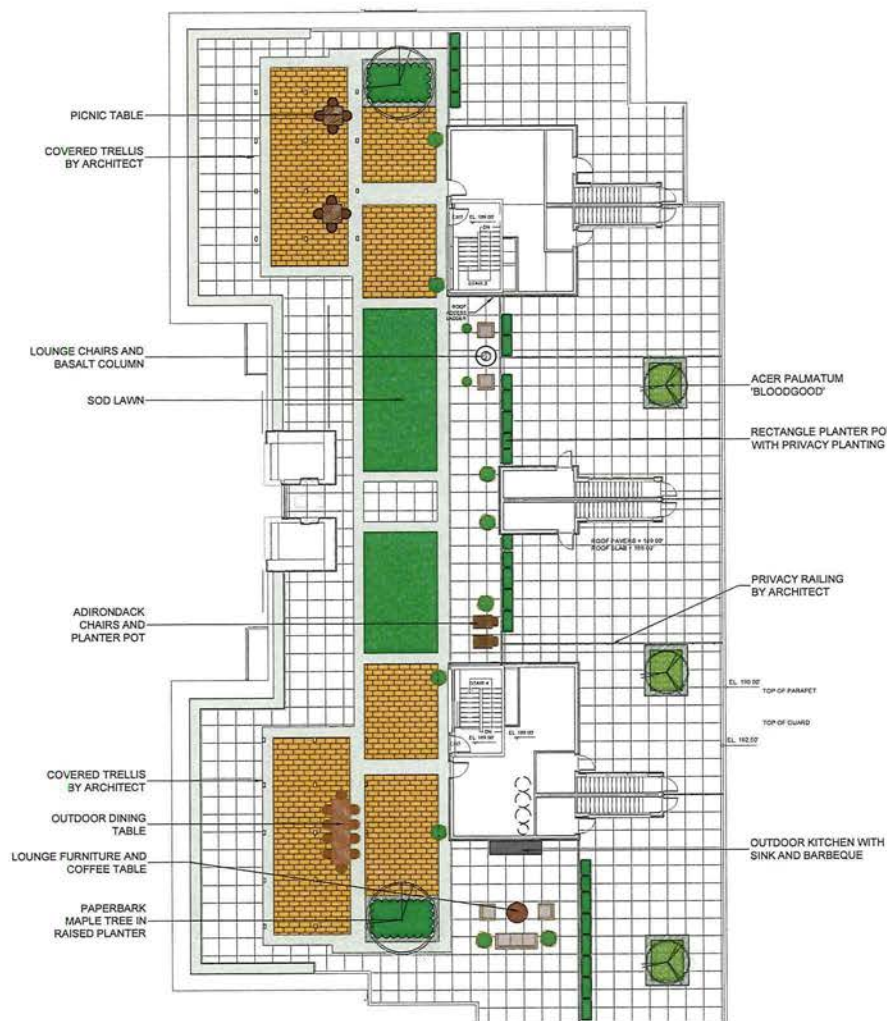
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PENG PROJECT NUMBER

13-054



## LANDSCAPE LEGEND



CONCRETE UNIT PAVERS



HYDRAPRESSED SLABS



LANDSCAPE PLANTERS



### SOD LAWN



# ROOF DECK PLANT SCHEDULE

SPECIES			COMMON NAME	PLANTED DATE	REMARKS
1	ACER DRUMKII	PAPANDAN MUPLE	ICM CAL 150 150 150		
2	ACER PLATANOID TOZONODEND	RED JAPANESE MUPLE	ICM CAL 300		
3	BEFERSIA FRAGILIS (ARTEMISIA) BACILLATE	DAUNT PLANT LAY SANDERY	400000000		
4	BUNIA BONGHOLANA (BONGHOL) BACILLATE	UTILE LEAF BUN	400000000		
5	COROSIA CORALIA VERNALIS	PELLETS DODGHO	400000000		
6	DAURICUS BACILLATE	DAURICUS, DAURICUS, P	400000000		
7	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
8	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
9	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
10	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
11	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
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14	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
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77	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
78	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
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97	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
98	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
99	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		
100	NOCA CORALIA (NOCA) BACILLATE	KHUMBU, KHUMBU, P	400000000		

NOTES: \* PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. PLANT BIDS ARE IN PARENTS ACCORDING TO THE BCLANDCARE STANDARDS AND DIMENSIONS (LANDSCAPE DESIGN, TENDERS LATEST EDITION) CONTAINER SIZES ARE SPECIFIED IN PARENTS. 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[illegible]



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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 ; f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
17	11.09.11	DP RETURN/ISSUE	PA
18	22.MAY.12	DP RETURN/ISSUE	PA
19	21.MAR.12	DP RETURN/ISSUE	PA
20	21.MAR.12	DP RETURN/ISSUE	PA
21	21.MAR.12	DP RETURN/ISSUE	PA
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CLIENT:

PROJECT:

HENRY STREET CONDOS

3000 BLOCK HENRY STREET  
PORT MOODY, BC

DRAWING TITLE:

TRAIL  
RENOVATION

DATE: 13 MAY 23 DRAWING NUMBER:

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

DRAWN: DO

DESIGN: MM/RC

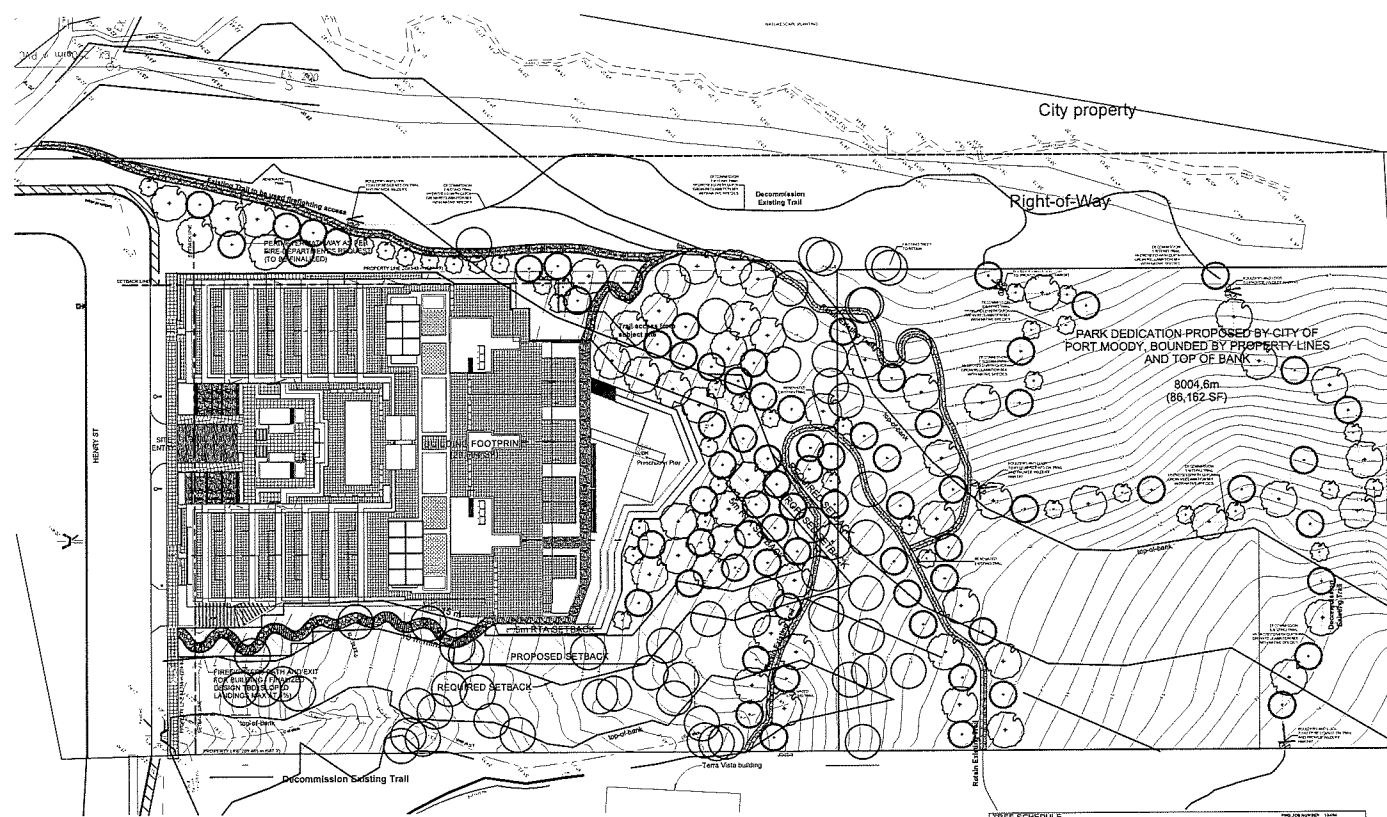
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PMG PROJECT NUMBER:

13-054



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NOTES: ONE LINE OF REVISION TO BE REQUIRED AND INITIALS BY A QUALIFIED AND CERTIFIED LANDSCAPE ARCHITECT TO PROVIDE  
SUFFICIENT CORRECTIONS TO THE DRAWINGS TO BE SURE THE PROJECT IS COMPLETED AND CONTINUALLY TRUED TO EACH TRAIL TO  
ENSURE CORRECTION SAVING THROUGH THE ESTABLISHED PERIOD



**Schedule B: Geotechnical Investigation Report and Hydrogeological Report**



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April 16, 2021  
File: 16218  
Rev: 07

Attention: Amin Eskooch

**Re: Geotechnical Investigation Report: Proposed Residential Development – The Terraces  
Lots 17-20, 3000 Block Henry Street, Port Moody, BC**

## **1.0 INTRODUCTION**

We understand it is intended to develop the above referenced property with a mixed residential development. Architectural drawings prepared by Ankenman Marchand Architects indicate the proposed development would include up to 11 levels of above grade residential development constructed into the hillside. Due to the sloped nature of the proposed development area, which slopes down from the south down towards the north, the above grade structure is intended to be terraced with the slope, all over one level below grade at the north, up to five buried levels in the middle portions of the development and four levels of below grade parking at the south of the development. The deepest portions of the parkade will be at Level 2 in the south and at the P1 Level in the north of the site, at elevations of 26.82 m and 19.20 m geodetic, respectively.

The following report summarizes the results of our supplementary geotechnical investigation and groundwater monitoring program to date, including additional soil logs and groundwater monitoring data collected between December 4, 2020 through to February 22, 2021. This report has been prepared for 3000 Henry Street Limited Partnership, for their use, and the use of others on their design team as well as for the City of Port Moody for use in the development and permitting process. No other use of this report is permitted without the written consent of GeoPacifc.

## **2.0 SITE DESCRIPTION**

The site is located near the north end of the Chines Escarpment in Port Moody. The site has an approximate area of 17,500 m<sup>2</sup> and is bounded by Henry Street to the north, City of Port Moody property/Buller Street to the east, City of Coquitlam boundary to the south, and both private property and City of Port Moody property to the west. The site slopes significantly upwards from north to south with elevations of approximately 21 to 77 m within the property limits and 21 to 46 m within the proposed development area, according to the City of Port Moody GIS and the topographic survey completed by Papove Professional Land Surveying Inc.

The site is currently undeveloped and vegetated with large stands of trees and bushes. An environmentally protected channel with ephemeral flows is present near the west property line, and Elginhouse Creek is directly east of the Buller Street right of way to the east. A temporary access road, constructed of crushed rock and gravel, is located in the north-eastern quadrant of the site and was reinstated and further extended for drill access for the supplementary geotechnical and hydrogeological investigation completed in December of 2020.

The location of the site in relation to existing improvements and topographic features is shown on our site plan, Drawing No. 16218-01, following the text of this report.

### **3.0 FIELD INVESTIGATIONS**

We understand a subsurface geotechnical site investigation was completed by others on January 21, 2013. A total of two auger test holes were completed to depths of up to 15 m below existing grades. To provide subsurface profiling, test holes were supplemented with Dynamic Cone Penetration Test (DCPT) soundings. To monitor groundwater, a PVC standpipe piezometer was installed in each of the auger holes. However, we understand the piezometers were rendered not useful due to installation procedures.

A secondary subsurface investigation was completed by others on October 7, 2015. A sonic drill rig was utilized to advance one borehole, SH15-1, to 27.3 m below existing grades. To provide subsurface profiling, the borehole was supplemented with Standard Penetration Test (SPT) soundings at regular intervals. In order to permit the collection of groundwater monitoring data from two different elevations, nested wells were installed at SH15-1. The shallow well (SH15-1S) was installed to a depth of 14.0 m and screened in the upper silt layer, while the deep well (SH15-1D) was installed to a depth of 26.5 m and screened in the lower silt layer however may intersect the medium to coarse sand seam noted directly above.

GeoPacific conducted a supplementary field investigation on December 2, 3 and 4, 2020. At this time, five additional test holes and monitoring wells were installed utilizing a sonic drill rig supplied and operated by BlueMax Drilling of Surrey, B.C. Due to the sloped nature of the site, TH20-01 through TH20-05 were installed to various depths ranging between 9.1 m and 21.3 m below existing grades. To provide subsurface profiling, select test holes were supplemented with Dynamic Cone Penetration Test (DCPT) soundings to refusal. The test holes were located, supervised and logged by a member of our technical team. Upon completion of drilling and well installation, data loggers with automated data collection capabilities were installed at all five well locations in order to record water level measurements every hour. The approximate location of the test holes and monitoring wells with respect to the existing site boundaries and buildings, are shown on our Drawing No. 16218-01.

### **4.0 SUBSURFACE CONDITIONS**

#### **4.1 Soil Conditions**

In general, the soil conditions noted from the surface downwards at test hole locations consist of a thin layer of forest litter and topsoil, underlain by a thin deposit of silty sand to sandy silt, underlain by dense to very dense glacial till, underlain by a basal layer of hard pre-glacial silt. At lower elevations, a localized deposit of stiff silt was encountered above the glacial till. A description of the soil conditions encountered is presented below.

#### **FOREST LITTER/TOPSOIL**

At all test hole locations, we observed a thin layer of forest litter and topsoil. This layer consists of dark brown sand and silt with variable organics, roots, and decomposing vegetation. The thickness of topsoil is expected to be variable throughout the site and increase in thickness in heavily vegetated or treed areas.

#### **SILTY SAND TO SANDY SILT**

The above noted soils are underlain by layer of brown, moist, loose to compact silty sand to sandy silt with trace gravel. At test hole locations throughout the sloping portion of the site, the silty sand to sandy silt deposit is ranges from 0.3 to 0.6 m thick throughout the sloping portion of the site and increases to 1.2 m thick at TH20-04 where the terrain flattens near the northeast corner of the



property.

### **POST-GLACIAL SILT**

At TH20-04, the silty sand to sandy silt is underlain by a post-glacial deposit of grey, moist to wet, stiff silt, extending to a depth of 4.0 m below existing site grades. Our laboratory test results indicate that the moisture content value of a select sample obtained from this layer to be 26.4%.

### **GLACIAL TILL**

The above noted soils are directly underlain by glacial till deposit consisting of grey, dense to very dense sandy silt to silty sand with trace to some gravel and occasional cobbles. The glacial till deposit increases in thickness towards the lower elevations of the site and is 1.2 m in thick at TH20-01, 4.0 m thick at TH20-02, 6.4 m thick TH20-03, and extends to the end of borehole at both TH20-04 and TH20-05. Our laboratory test results indicate that the moisture content values of the selected samples obtained from this layer range from 7.5 to 17.4%.

In our general experience the glacial till contains occasional boulders which may require splitting during the excavation processes and additional drilling and tooling during the shoring processes.

### **PRE-GLACIAL SILT**

The glacial till is underlain by hard, grey, moist to wet pre-glacial silt. Our laboratory test results indicate that the moisture content values of the selected samples obtained from this layer range from 22.7 to 39.6%.

The silt was noted to include interbedded sand deposits which are 0.3 m to 1.2 m in thickness at TH20-03 and SH15-1. At TH20-02, thin sand lenses ranging between 0.03 m and 0.10 m in thickness were noted between 12.5 to 20.4 m depth. No sand deposits or sand lenses were observed at TH20-01. Based on the above, we infer the sand lenses are discreet and discontinuous.

For a more detailed description of the subsurface soil conditions refer to the test hole logs in Appendix A.

The approximate locations of the test holes and cross-sections are also shown on our Drawing No. 16218 (G-S2), presented in Appendix B.

## **4.2 Groundwater Conditions and Monitoring**

As part of our Hydrogeological Investigation, GeoPacific installed five standpipe piezometer monitoring wells at the locations of MW20-01 to MW20-05. As part of a previous geotechnical investigation by others, one standpipe piezometer with two nested wells was installed at the location SH15-01. GeoPacific introduced automated pressure transducers in all wells to assist in the evaluation and monitoring of groundwater levels, performed numerous slug tests to evaluate the hydraulic conductivity of the subsurface soils, and performed a seepage analysis. The static groundwater level was measured to be approximately 3 m below grade at MW20-01, 13 m below grade at MW20-02, 5 m below grade at MW20-03, near ground surface at MW 20-04 and MW20-05, and 3 to 4 m below grade at SH15-01.

Detailed description of groundwater conditions, monitoring, and analyses are presented in our Hydrogeological Investigation Report, dated April 16, 2021.

## 5.0 DISCUSSION

### 5.1 General

Architectural drawings, prepared by Ankenman Marchand Architects, indicate the proposed development would include up to 11 levels of above grade residential development. Due to the sloped nature of the proposed development area, which slopes down from the south down towards the north, the above grade structure is intended to be terraced with the slope, all over one level below grade at the north, up to five buried levels in the middle portions of the development and four levels of below grade parking at the south of the development. We expect the above and below grade development would be constructed with reinforced concrete so that loading would be relatively heavy.

The deepest portions of the parkade will be at Level 2 in the south and at the P1 Level in the north of the site, at elevations of 26.82 m and 19.20 m geodetic, respectively, exposing a subgrade of dense to very dense glacial till and/or hard pre-glacial silt. We expect conventional foundations can be supported directly on the undisturbed glacial and/or pre-glacial deposits. A discreet dense to very dense sand layer was encountered near the founding elevation at TH20-02, we expect this layer can be founded on as per above, or if required, the sand can be over-excavated to expose hard silt below and replaced with minimum 5 MPa lean mix concrete below foundation elements.

The development will be founded well below the static groundwater level. Due to the composition of the saturated soils, in conjunction with the groundwater levels observed and the depth of excavation, it is our opinion conventional shoring is not a suitable option for deep excavations due to pore water pressure and expected friction loss between the conventional shoring face and the retained soils. The site is surrounded with environmentally sensitive areas, and groundwater table draw down may affect the natural groundwater recharge of creeks and channels in the area. Furthermore, the sloping nature of the site induces additional pressures and potential ground movement.

A robust shoring system which acts as a groundwater cut-off wall will be required to aid in vertical excavation, groundwater management, and ground movement control. We expect an anchored secant pile wall can be utilized for deep excavations. This rigid system could also provide soil and hydrostatic pressure transfer to internal building slabs and provide permanent earth pressure relief at the south wall which will simplify the structural design of the building. We expect conventional shoring and/or sloping can be utilized for the shallow portions of the excavation.

We confirm, from a geotechnical point of view, that the proposed development is feasible provided the recommendations outlined in this report are incorporated into the overall design.

### 5.2 Seismic Considerations

It is generally accepted that loose to compact and saturated non-plastic silts and sands are prone to liquefaction or strain softening during cyclic loading caused by earthquakes. The strength reduction caused by soil liquefaction can cause foundations to punch. Furthermore, once liquefaction has been triggered, experience has shown that significant, permanent vertical and horizontal movements may be experienced.

The subsurface soils beneath the foundations are not prone to liquefaction or ground softening during the 1:2,475 years design earthquake, as outlined in the 2018 British Columbia Building Code (BCBC).

## 6.0 RECOMMENDATIONS

### 6.1 Site Preparation

Prior to the construction of foundations and grade supported slabs, all existing structures, pavements, organic materials, topsoil, fills, loose and/or otherwise disturbed soils must be removed from the construction area. Based on the contemplated foundation elevations, the stripping depth will generally be governed by the foundation depth rather than the quality of soils; however, due to the terracing of the structure and sloping nature of the site, some foundations may require over-excavation of surficial soils to expose undisturbed glacial soils. We expect foundations to be supported on dense to very dense glacial till and/or hard pre-glacial silt. Discreet interbedded sand deposits may be suitable to support conventional foundations, or they can over-excavated to expose hard silt and reinstated with minimum 5 MPa lean mix concrete. We expect grade supported slabs can be supported on compact to stiff native soils and/or engineered fill.

All subgrades are subject to disturbance from groundwater seepage, ponding, precipitation, and worker traffic; therefore, all slab on grade subgrades should be blinded with a minimum 150 mm of 19 mm clear crushed gravel blinding to protect the subgrade from disturbance, and all conventional pad and strip foundation subgrades should be blinded with minimum 5 MPa compressive strength lean-mix concrete.

Any loose, disturbed, or unsuitable material at the subgrade surface must be over-excavated and replaced. Reinstatement of subgrade at conventional pad and strip foundations should be completed using a minimum 5 MPa compressive strength lean-mix concrete. "Engineered Fill" can be used for general grade reinstatement below slab on-grade areas. In the context of this report, "Engineered Fill" is defined as sand to sand and gravel containing less than 5% fines (passing through #200 sieve), compacted in 300 mm loose lifts to a minimum of 98% Standard Proctor dry density (ASTM D698), at a moisture content that is within 2% of its optimum for compaction.

*The subgrade soils must be reviewed by GeoPacific prior to placing blinding or engineered fill.*

### 6.2 Conventional Foundations and Bearing Capacity

We expect conventional pad and strip foundations may be used to support the proposed structure. We recommend that conventional foundations are designed using a Serviceability Limit State (SLS) bearing pressure of 500 kPa based on support on dense to very dense glacial silt and/or glacial till. Factored Ultimate Limit State (ULS) bearing pressures can be taken as  $1.5 \times$  SLS bearing pressure provided.

Irrespective of allowable bearing pressures, footings should not be less than 600 mm by 600 mm and strip footings should not be less than 450 mm in width. Footings should also be buried a minimum of 450 mm below the surface for frost protection. We estimate for foundations designed as per recommended, settlements will not exceed 25 mm total and 20 mm in 10 metres differential.

Adjacent conventional pad and strip foundations constructed at differing elevations should be offset from each other by a minimum distance of twice the difference in elevation, 2H:1V. Similarly, excavations adjacent to footings should be completed outside a 2H:1V slope from outside edge of bottom of footings, including excavations for utility trenches.

### 6.3 Seismic Design of Foundations



Structures constructed at the above referenced site, the Site Classification, as defined in Section 4.1.8.4 of the 2018 British Columbia Building Code (BCBC), should be assumed to be “Site Class C” in accordance with Table 4.1.8.4.A. This is based on foundations supported on dense to very dense glacial till. The soils underlying the foundations at the contemplated construction elevations, are not prone to liquefaction of ground softening at the design earthquake event.

#### **6.4 Groundwater Cut Off Wall**

A perimeter secant pile groundwater cut off wall is recommended to minimize temporary de-watering and long-term groundwater control. The cut off wall would need to be extended below the excavation into the dense to very dense glacial till and/or into the hard pre-glacial silt relatively impermeable layers and remain in-place for the lifespan of the development to facilitate normal drained cavity construction. The cut-off wall would act to retain the natural groundwater level off-site and mitigate flow from infiltrating towards the development to prevent subsequent groundwater drawdown. Excavation from inside the secant pile cut-off wall would not affect the natural groundwater level outside of the secant pile cut off wall. No portion of the groundwater cut-off wall can encroach onto City of Port Moody property.

The City of Port Moody has requested our review of the influence of our shoring and excavation design on the natural habitat, groundwater level, and adjacent properties at the above referenced site. Our proposed temporary/permanent shoring design and permanent groundwater cut-off system is discussed below.

The proposed shoring design is intended to act as both a temporary shoring system which will allow the below grade portion of the proposed development to be constructed and as a permanent groundwater cut-off wall which will retain the natural groundwater level around the development and protect adjacent habitats and structures from groundwater drawdown. The proposed shoring design will utilize three main components: secant pile cut-off wall, tie-back anchors installed with cased drilling methods or self-drilling hollow core methods, and bentonite water stops, chemical grout, or approved alternatives at anchor head locations. These components are discussed below.

Around the perimeter of the site, secant piles will be installed to form a vertical, interlocked, wall. The wall will extend from the existing grade, through the surficial sands and silts and be extended below the proposed excavation elevation. The secant piles will be socketed into the basal layer of dense to very dense glacial till and/or hard pre-glacial silt to form a groundwater cut-off and soil retention wall. The wall will act to retain the natural groundwater level, minimize potential for groundwater capture, and prevent subsequent groundwater drawdown.

Temporary and permanent tie-back anchors will be used in conjunction with the cut-off wall to resist the lateral earth pressures and hydrostatic pressures. Tie-back anchors will be installed with cased drilling methods or self-drilling hollow core anchors. A small anchor installation hole will be drilled in the wall at each anchor location which will permit anchor installation through the wall. Bentonite water stops, chemical grout, or approved alternatives will be placed at each anchor head location after installation and/or tensioning to mitigate groundwater infiltration at anchor head locations.

Temporary dewatering during construction is expected to be relatively light and can be handled using sumps and sump pumps. Normal perimeter foundation drainage will be required at the below grade development. Permanent dewatering is not expected to be required for this project.

The secant pile cut-off wall is intended to retain the natural groundwater level around the site and redirect natural groundwater flows around the outside perimeter of the cut-off wall. Based on our review of the soil and groundwater conditions, redirection of groundwater flows are not expected to increase the groundwater

elevation or flow at adjacent sites or at adjacent environmentally sensitive areas or creeks.

It is our opinion that the shoring and excavation works will not affect the structural integrity of adjacent utilities or structures, change the off-site groundwater elevations, and the shoring and excavation works will protect adjacent habitats and structures from groundwater drawdown or surcharge, provided that our recommendations and design specifications are adhered to during construction.

## **6.5 Site and Foundation Drainage Systems**

We recommend that a sub-drainage system be included in the mechanical design for the proposed building to prevent the development of water pressures on the foundation walls and the basement slabs. Provided a groundwater cut off approach is used in the design we expect typical perimeter drainage should be feasible to drain parkade walls and slab on grade. In conjunction with the groundwater cut-off wall and sealed anchors, flows should be light to moderate, at less than 50 litres/minute after construction. Flows should be confirmed by the mechanical consultant when the excavation reaches/nears target grades.

## **6.6 Slab-On-Grade Floors**

Slab-on-grade floor loading is expected to be light at approximately 10 kPa. Undisturbed, compact, native, granular soil deposit or engineered fill soils can be used to support slab-on-grade floors. Floor slabs should be directly underlain by a minimum of 150 mm of a free draining granular material, such as 19 mm clear crushed gravel, and hydraulically connected to perimeter drainage. A moisture barrier should underlie the slab directly above the free draining granular material.

## **6.7 Temporary Excavations and Shoring**

Due to depth of excavation, proximity of public and private structures, soil conditions, and presence of a high static groundwater table, a vertical secant pile wall should be used to permit vertical excavation and act as a cut-off wall. The secant pile wall will be internally reinforced and tied back with ground anchors to resist the earth pressure and water pressure forces generated on the shoring wall. Cased drilling or hollow core anchors should be anticipated, pre-production anchors would be utilized to confirm bond strength of soil, and some special provisions such as post-grout and pressure grouting may be required. Special seals and water stopping materials will be required at anchor locations to ensure retained water and sediment do not migrate into the site. Sumps should be located in the excavation to assist in collection and removal of groundwater.

Secant piles are installed in cased drilled holes and produce low vibrations. We do not expect any vibrations to affect retained soil integrity or adjacent structures. Vibration monitoring can be completed by GeoPacific during secant pile installation upon request. In conjunction with the perimeter cut-off wall, we envisage that groundwater inflows can generally be controlled with conventional sumps and sump pumps. Temporary groundwater flows from the excavation during construction are expected to be light to moderate (100 L/minute per site). These flows can be confirmed at the time of construction.

All excavations and trenches must conform to the latest Occupational Health and Safety Regulation supplied by the Work Safe BC. Any excavation in excess of 1.2 metres in depth requiring worker entry must be reviewed by a professional geotechnical engineer. Temporary excavations in the fill soils and native soils can be cut at a slope angle of 1H:1V above the water table. All slopes should be covered with poly sheeting.

*GeoPacific may provide a shoring and excavation design upon request.*

## 6.8 Earth Pressures on Foundation Walls

Earth pressures against the foundation walls are dependent on factors such as, available lateral restraint along the wall, surcharge loads, backfill materials, compaction of the backfill and drainage conditions. We assume that the backfill between foundation walls and shoring would be a free-draining granular material such as birds eye gravel. The foundation wall is expected to be partially yielding and fully restrained between the parkade floors. The foundation walls would be constructed against a temporary secant pile shoring system at the north, east, and west walls, (temporary soil anchors support) and the foundation walls would be constructed against a permanent secant pile shoring system at the south wall (permanent soil anchor support). Depending on temporary or permanent secant pile shoring, the pressure on the foundation wall.

### 6.8.1 Temporary Secant Pile Shoring

Our preliminary recommendations include that the foundation walls adjacent to secant pile shoring with temporary tie-back anchors can be designed to resist the following lateral pressures. Temporary tie-back anchors can be removed after below grade construction.

Static: Triangular soil pressure distribution of **4.5H** kPa (where H is equal to the total backfill height in metres) for static conditions to a depth of 3.0 metres, below which the earth pressure will become additive to the water pressure, increasing to **12.5H** kPa triangular to the maximum depth of excavation contemplated.

Based on the stiffness of the secant pile shoring system and drained conditions anticipated at the perimeter of the foundation wall, we expect that any hydrostatic pressure behind the shoring wall would be transferred to the floor slabs of the below grade parkade. Therefore, the foundation walls can be designed without considering hydrostatic pressure, though the forces induced by these pressures would need to be resisted by the floor diaphragms.

Seismic: Inverted triangular seismic surcharge of **3.0H** kPa (where H is equal to the total backfill height in metres). This seismic surcharge is based on the inclusion of a perimeter secant shoring wall with adequate stiffness to transfer transient loading to the basement floors.

Any additional surcharge loads located near the foundation walls should be added to the earth pressures provided above.

### 6.8.2 Permanent Secant Pile Shoring (South Shoring Wall Only)

Our preliminary recommendations include that the foundation walls adjacent to secant pile shoring with permanent tie-back anchors can be designed to resist the following lateral pressures. Permanent tie-back anchors must remain for the lifespan of the structure and would be placed within the site boundaries as to not encroach on City property or private property. Pre-production anchors would be utilized to confirm bond strength of soil, and some special provisions such as post-grout and pressure grouting may be required. We expect the south shoring wall could be designed as a permanent shoring system. This will reduce long term earth pressure thrust to a nominal value of 10 kPa uniform.

Any additional surcharge loads located near the foundation walls should be included in the permanent anchor design resistance.



## 7.0 ENCROACHMENT ON CITY PROPERTY

The vertical secant pile shoring cut-off wall would remain in-place for the duration of the structure lifespan. No portion of the vertical cut-off wall would encroach onto City property. The structural foundation walls and suspended slabs would be designed to resist lateral earth pressures. Once the development is completed above grade, the temporary tie-back shoring anchors will no longer be required to support the retained soils and serve no function; however, the anchors would remain on City property.

The City of Port Moody requires any anchor within 3.0 m from grade on City property to be removed. The City of Port Moody typically requires all anchors to be de-tensioned on City property; however, it is our opinion that that de-tensioning of anchors from inside the excavation may negatively impact the bentonite seal which may affect the off-site groundwater levels; therefore, we do not recommend de-tensioning anchors.

Furthermore, since the anchors are designed as a temporary system on City property, we expect anchors will naturally de-tension over time. Based on our experience, there is no indication that anchors will rapidly de-tension or damage the permanent structure if left tensioned. The new foundation wall would be essentially abutted to the anchor head, and tension would be released slowly over time from the retained soil side, allowing the seal to retain or regenerate.

In the event anchors are exposed during excavation on City property after project completion, we expect the anchors can be removed by standard excavation methods (utilizing an excavator machine to shear the free length) and that anchor removal would not damage to the new foundation walls during removal.

## 8.0 LANDSLIDE HAZARD ASSESSMENT

We have completed a slope stability assessment for the proposed residential development at the above reference site. The slope stability assessment was completed under static and seismic conditions for pre-development and post-development and in accordance with the 2018 BC Building Code (BCBC) and the APEGBC "Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC" (Revised May 2010). Subsurface stratigraphy and soil strength parameters were interpreted based on geotechnical site investigation information provided to us. Furthermore, off-site stratigraphy was interpolated from public geotechnical reporting of the Chines Escarpment and previous investigations completed by others.

Architectural drawings and topographic site survey data were utilized to create sections through the slope and proposed structure to determine the critical failure section for the slope above the proposed development. The general slope above the proposed development has a slope angle of approximately 20 degrees. The site plan and sections for pre-development and post-development are presented in Appendix B which includes Drawings No. G-S2 (Site Plan) and G-S2A (Section A). The critical section was determined to be along the natural slope as shown on Section A. The stability assessment was carried out using the numerical modelling software program GeoStudio Slope/w (2018), which employs the Morgenstern-Price limit equilibrium method. A wide range of potential slip surfaces were calculated to determine the lowest factor of safety.

The guideline provides a pseudo-static limit equilibrium analysis procedure for the calculation of the horizontal earthquake acceleration coefficient  $k_{15}$  (Bray method), for use in the slope stability assessment under seismic conditions. A seismic analysis employing the  $k_{15}$  parameter and yielding a factor of safety of 1.0 or higher is considered acceptable for residential development in accordance with the guideline. The  $k_{15}$  for the proposed development site was computed to be 0.145 g using the spectral response acceleration of

0.628 g with a 2% probability of exceedance in 50 years.

The assessment results for static and seismic conditions indicate the minimum factor of safety of 2.10 and 1.35, respectively, for pre-development which exceed the acceptance criteria of the guideline. The assessment results for static and seismic conditions indicate the minimum factor of safety of 6.98 and 4.04, respectively, for post-development global stability which exceed the acceptance criteria of the guideline.

GeoPacific has investigated soils up-slope and south of the development at TH20-01. We observed soil to consist of a thin layer of surficial silty sand to sandy silt, underlain by dense to very dense glacial till, underlain by hard pre-glacial silt. Well vegetated, forested terrain with slope angles of generally 15 degrees, underlain with dense to very dense glacial till and/or hard pre-glacial silt are not conducive to global slope instability or landslides; therefore, we do not expect slope instability up-slope from the development, and we expect the pre-development assessment is suitable to be extrapolated up-slope. Furthermore, drawing No. G-S2 provides additional topographic overlay east of the development towards Elginhouse creek which indicates there are no significant sloping terrain in the east-west orientation, east of the development within at least 15 m of the proposed development; therefore, slope stability assessment was not considered necessary at this location.

Our slope stability assessment satisfies the 2018 BC Building Code (BCBC) and the APEGBC “Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC” (Revised May 2010). The results of our slope stability assessment are presented in Appendix C. Based on our review of our slope stability assessment which has been coordinated with the recent GeoPacific geotechnical and hydrogeological investigation and coordinated with the most recent architectural drawings, as discussed herein, it is our opinion the site may be used safely for the intended use. GeoPacific has completed an *Appendix D: Landslide Assessment Assurance Statement* as part of the APEGBC “Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC” (Revised May 2010). The assessment statement is presented in Appendix D.

## 9.0 DESIGN REVIEWS AND CONSTRUCTION INSPECTIONS

As required for Municipal “Letters of Assurance”, GeoPacific Consultants Ltd. will carry out sufficient field reviews during construction to ensure that the Geotechnical Design recommendations contained within this report have been adequately communicated to the design team and to the contractors implementing the design. These field reviews are not carried out for the benefit of the contractors and therefore do not in any way effect the contractor’s obligations to perform under the terms of his/her contract.

The preceding sections make recommendations for the design and construction of the proposed residential development. We have recommended the review of certain aspects of the design and construction in this report. In summary, geotechnical reviews are required for the aspects of work listed below.

- |                         |   |
|-------------------------|---|
| 1. Stripping/Excavation | Review of stripping, temporary cut slopes, and soil conditions  |
| 2. Shoring              | Review of shoring and cut off wall installation<br><i>Full-time review of <u>permanent</u> secant pile installation is required</i>   |
| 3. Anchoring            | Review of anchor installation, testing, and decommissioning<br><i>Full-time review of <u>permanent</u> anchor testing is required</i> |
| 4. General Compaction   | Review of compaction of engineered fill and clear crushed gravel  |
| 5. Foundation           | Review of foundation subgrades  |
| 6. Slab on-grade        | Review of subgrade, under-slab fill materials, and compaction.  |

It is important that these reviews are carried out to ensure that our intentions have been adequately

communicated. It is also important that the contractors working on the site review this document prior to commencing their work and notify GeoPacific at least 48 hrs in advance of the required field reviews.

## **10.0 CLOSURE**

This report has been prepared exclusively for our client, for the purpose of providing geotechnical recommendations for the design and construction of the proposed development described herein. This report remains the property of GeoPacific Consultants Ltd. and unauthorized use of, or duplication of this report is prohibited.

We are pleased to be of your assistance on this project and we trust that our recommendations are sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to contact the undersigned.

For:

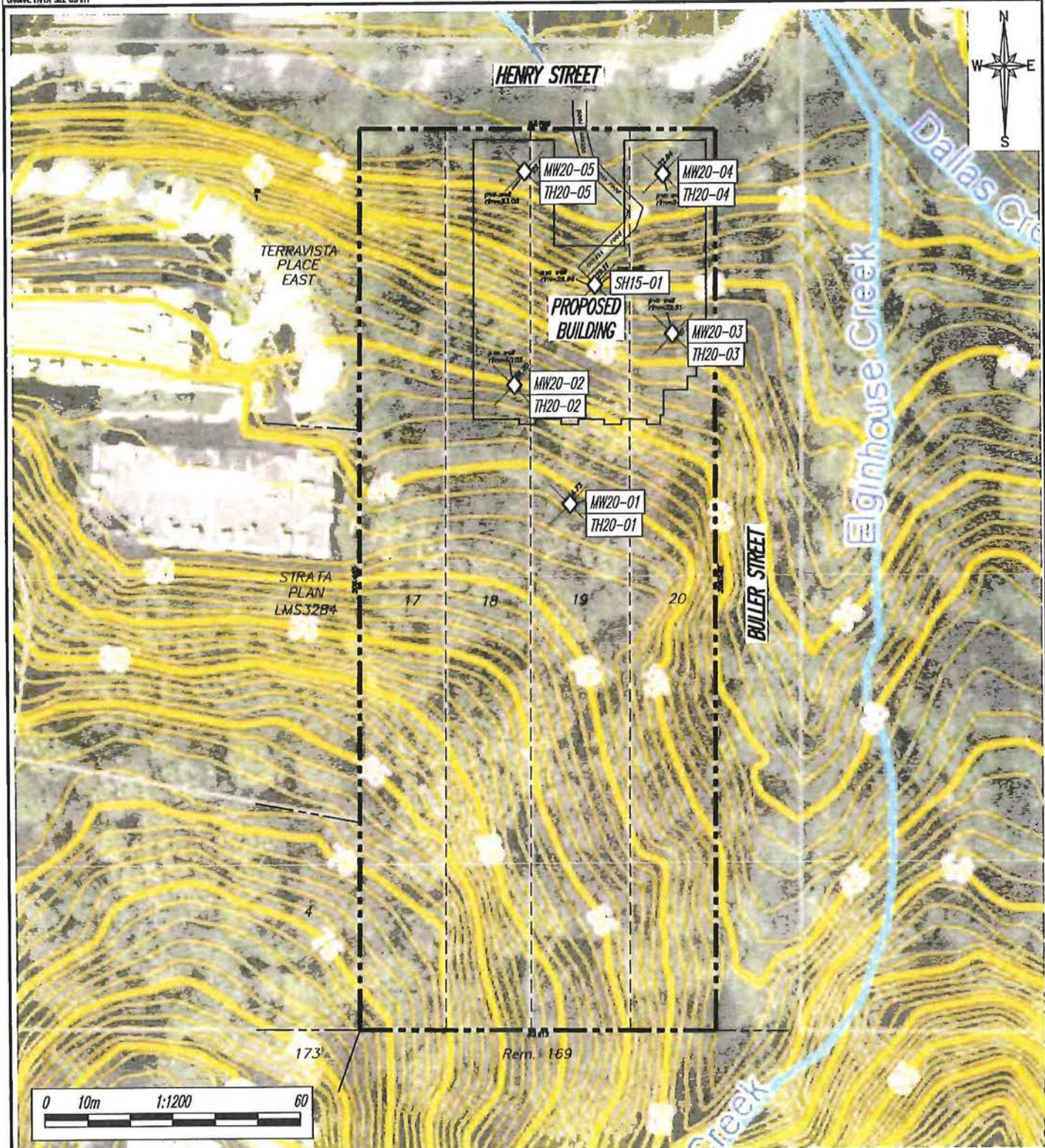
**GeoPacific Consultants Ltd**

Reviewed by:

Wyatt Johnson, B.Eng., EIT  
Project Engineer

Matt Kokan, M.A.Sc., P.Eng  
Principal





**LEGEND:**

- ◆ MW20-# - MONITORING WELL (MW) LOCATION
- ◆ SH15-#

**SITE PLAN**

1:1200

\*TEST LOCATIONS ARE APPROXIMATE

REVISIONS:

- A.
- B.
- C.

FILE NO.:

**16218**

DWG. NO.:

**16218-01**



**GEOPACIFIC**  
VANCOUVER EDMONTON CALGARY

1779 W. 75th Avenue  
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P 604.439-0922  
F 604.439-9899

DATE: JANUARY 15, 2021

DRAWN BY:

N.K.

APPROVED BY:

M.J.K.

REVIEWED BY:

N.S.

SCALE:

AS SHOWN

**RESIDENTIAL DEVELOPMENT**  
3000 BLOCK HENRY STREET, PORT MOODY, B.C.  
**TEST HOLE SITE PLAN**

## **APPENDIX A**

### **Test Hole Logs**

## **GeoPacific Investigation December 2020**



# Test Hole Log: TH20-01 (MW20-01)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9109

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	44.7				
1 ft 0.3 m		<b>Sandy Silt</b>	0.0				
2 ft 0.6 m		silt, sandy, trace gravel, tan brown, oxidized, firm	44.1				
3 ft 0.9 m			0.6				
4 ft 1.2 m		<b>Sandy Silt Till</b>					
5 ft 1.5 m		silt, sandy, trace gravel till grey, very dense/stiff, moist	42.9				
6 ft 1.8 m			1.8				
7 ft 2.1 m		<b>Silt</b>		18.2			
8 ft 2.4 m		silt, trace, fine sand, grey, hard, moist to wet with depth, grey/brown from 3.0 to 6.1 m					
9 ft 2.7 m							
10 ft 3.0 m							
11 ft 3.3 m							
12 ft 3.6 m							
13 ft 3.9 m							
14 ft 4.2 m							
15 ft 4.5 m							
16 ft 4.8 m							
17 ft 5.1 m							
18 ft 5.4 m							
19 ft 5.7 m				28.9			
20 ft 6.0 m							
21 ft 6.3 m							
22 ft 6.6 m							
23 ft 6.9 m							
24 ft 7.2 m							
25 ft 7.5 m							
26 ft 7.8 m							
27 ft 8.1 m				25.9			
28 ft 8.4 m							
29 ft 8.7 m							
30 ft 9.0 m							
31 ft 9.3 m							
32 ft 9.6 m							
33 ft 9.9 m							
34 ft 10.2 m							
35 ft 10.5 m							
36 ft 10.8 m							

Groundwater Level  
Depth Measured at 2.74  
m on Jan 5, 2021

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.01  
Page: 1 of 2

# Test Hole Log: TH20-01 (MW20-01)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				30.1			
38							
39	12						
40							
41							
42							
43	13						
44							
45							
46	14						
47				30.0			
48							
49	15		29.5				
50			15.2				
51		End of Borehole					
52							
53	16						
54							
55							
56	17						
57							
58							
59	18						
60							
61							
62	19						
63							
64							
65	20						
66							
67							
68							
69	21						
70							
71							
72							

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.01  
Page: 2 of 2

# Test Hole Log: TH20-02 (MW20-02)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-6189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	39.3				
1 ft 0.3 m		<b>Silty Sand with Topsoil</b> sand, silty, trace gravel with topsoil, tan brown, wet	0.0		5		
2 ft 0.6 m					21		
3 ft 0.9 m					36		
4 ft 1.2 m		<b>Silty Sand and Gravel Till</b> silty sand and gravel till, fine sand, trace gravel, brown, compact, moist	37.8		47		
5 ft 1.5 m			1.5		>50		
6 ft 1.8 m					>50		
7 ft 2.1 m		<b>Sandy Silt and Gravel Till</b> sandy silt, trace gravel till, grey, dense to very dense, moist			>50		
8 ft 2.4 m					>50		
9 ft 2.7 m					>50		
10 ft 3.0 m							
11 ft 3.3 m							
12 ft 3.6 m							
13 ft 3.9 m			35.0	17.4			
14 ft 4.2 m			4.3				
15 ft 4.5 m		<b>Silt</b> silt, grey, hard, moist					
16 ft 4.8 m							
17 ft 5.1 m		0.03 m sand lens at 12.5, 18.9 and 20.1 m		27.8			
18 ft 5.4 m		0.10 m sand lens at 15.2, 19.5 and 20.4					
19 ft 5.7 m							
20 ft 6.0 m							
21 ft 6.3 m							
22 ft 6.6 m							
23 ft 6.9 m							
24 ft 7.2 m							
25 ft 7.5 m							
26 ft 7.8 m							
27 ft 8.1 m				26.7			
28 ft 8.4 m							
29 ft 8.7 m							
30 ft 9.0 m							
31 ft 9.3 m							
32 ft 9.6 m							
33 ft 9.9 m							
34 ft 10.2 m							
35 ft 10.5 m							
36 ft 10.8 m							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.02

Page: 1 of 2



# **Test Hole Log: TH20-02 (MW20-02)**

**File:** 16218

**Project:** The Terraces

**Client:** 3000 Henry Street Limited Partnership

**Site Location:** Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				39.6			
38							
39	12						
40							
41							
42							
43	13						
44							
45							
46	14						
47				26.5			
48							
49	15						
50							
51							
52	16						
53							
54							
55							
56	17						
57				35.0			
58							
59	18						
60							
61							
62	19						
63							
64				23.2			
65	20						
66							
67				23.5			
68							
69	21						
70			18.0				
71		End of Borehole	21.3				
72							

Groundwater Level  
Depth Measured at 13.35  
m on Jan 5, 2021

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.02  
Page: 2 of 2

# Test Hole Log: TH20-03 (MW20-03)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-436-9169

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	31.4				
1 ft 0.3 m		<b>Silty Sand</b> sand, silty, trace gravel, tan brown, compact, moist, oxidized	0.0 30.8				
2 ft 0.6 m		<b>Silty Sand and Gravel</b> <b>Weathered Till</b> sand, silty, some gravel till, brown, dense, moist	0.6 29.6				
3 ft 0.9 m		<b>Silty Sand/Sandy Silt and Gravel</b> <b>Till</b> silty sand to sandy silt, some gravel till, grey, dense to very dense, dry from 2.1 to 3.0 m, moist from 3.0 to 7.0 m	1.8 24.4	7.5			
4 ft 1.2 m							
5 ft 1.5 m							
6 ft 1.8 m							
7 ft 2.1 m		<b>Silt</b> silt, grey, hard, moist	7.0	31.5			
8 ft 2.4 m							
9 ft 2.7 m							
10 ft 3.0 m							
11 ft 3.3 m							
12 ft 3.6 m							
13 ft 3.9 m							
14 ft 4.2 m							
15 ft 4.5 m							
16 ft 4.8 m							
17 ft 5.1 m							
18 ft 5.4 m							
19 ft 5.7 m							
20 ft 6.0 m							
21 ft 6.3 m							
22 ft 6.6 m							
23 ft 6.9 m							
24 ft 7.2 m							
25 ft 7.5 m							
26 ft 7.8 m							
27 ft 8.1 m							
28 ft 8.4 m							
29 ft 8.7 m							
30 ft 9.0 m							
31 ft 9.3 m							
32 ft 9.6 m							
33 ft 9.9 m							
34 ft 10.2 m							
35 ft 10.5 m							
36 ft 10.8 m							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.03

Page: 1 of 2

# Test Hole Log: TH20-03 (MW20-03)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

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Tel: 604-439-0922 Fax: 604-439-3195

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				26.1			
38							
39	12		19.2				
40			12.2				
41		Sand					
42		sand, brown, dense to very dense,		21.5			
43	13	wet	18.0				
44			13.4				
45		Silt					
46	14	silt, grey, hard, moist, fine sand lens		27.5			
47		from 15.5 to 15.8 m					
48							
49	15						
50							
51							
52	16			22.7			
53							
54			14.7				
55	17	End of Borehole	16.8				
56							
57							
58	18						
59							
60							
61							
62	19						
63							
64							
65	20						
66							
67							
68							
69	21						
70							
71							
72							

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.03  
Page: 2 of 2



# Test Hole Log: TH20-04 (MW20-04)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0		Ground Surface	22.8				
1		<b>Sandy Silt</b>	0.0				
2		silt, sandy, tan brown, soft, wet	22.2				
3		<b>Silty Sand</b>	0.6				
4		sand, silty, tan brown, soft, wet, oxidized	21.6				
5		<b>Silt</b>	1.2				
6		silt, grey, stiff, moist to wet		26.4			
7							
8							
9							
10							
11							
12							
13			18.9				
14		<b>Silty Sand and Gravel Till</b>	4.0	12.3			
15		silty sand and gravel till, grey, dense to very dense, dry to moist					
16							
17				8.5			
18							
19							
20							
21							
22							
23							
24							
25							
26							
27				8.2			
28							
29							
30							
31							
32							
33							
34							
35							
36							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.04

Page: 1 of 2

# Test Hole Log: TH20-04 (MW20-04)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37			10.6	9.1			
38							
39							
40							
41		End of Borehole	12.2				
42							
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							
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62							
63							
64							
65							
66							
67							
68							
69							
70							
71							
72							

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.04  
Page: 2 of 2

# Test Hole Log: TH20-05 (MW20-05)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1770 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax 604-435-5189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0		Ground Surface	22.0				
0			0.0				
1		<b>Silty Sand/Topsoil</b> silty sand and gravel with topsoil and organics, dark brown, loose, wet		12.5	3 4 2 8		
2		<b>Silty Sand and Gravel</b> <b>Weathered Till</b> silty sand to sandy silt with trace gravel till, tan brown, compact to dense with depth	20.2		29		
3			1.8		>50 >50		
4		<b>Silty Sand and Gravel Till</b> silty sand, trace gravel till, grey, very dense, moist		9.9			
5							
6							
7				11.9			
8				7.4			
9			12.9				
10		End of Borehole	0.1				
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
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25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							

Groundwater Level  
Depth Measured at  
+0.07 m on Jan 5, 2021

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.05  
Page: 1 of 1



## **Investigation by Others October 2015**

# Borehole Log

Borehole No.: SH15-1

LOGGED BY: NT ON: 07 Oct 2015 REVIEWED BY: KK COLLAR ELEVATION: METHOD: Track mounted Sonic

Type of Test  
 ○ Dynamic Cone Penetrometer Test (DCPT)  
 ● Becker Denseness Test (BDT)  
 ▲ Number of blows - Standard Penetration (SPT)  
 ■ Moisture Content (% of dry weight)  
 > Plastic limit  
 < Liquid limit

TYPE - Type of sample  
 SPT - Split spoon  
 S - Shelby tube  
 G - Grab  
 O - Other (specify)

Notes: Refer to test hole location plan for auger hole location.

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE						Piezometer / Comments / Additional Testing
				SPT	TYPE	20	40	60	80	
0	TOPSOIL (brown) sand, trace gravel, some organics		1							- 4 ft SPT refusal; 40 blows for 1 inch of penetration
1	SAND (light grey) fine to medium grained, trace silt, trace gravel, trace cobbles		4	40			▲			
2	SILT (brownish grey) trace sand, hard		9	65				▲		
3	SAND (light grey) fine to medium grained, trace to some silt, trace gravel, very dense		14	42			▲			
4	SILT (grey) trace sand, hard			48			▲			- Water level ▽ measured in both piezometers using data loggers (Oct 7 to 14, 2015)
6				36			▲			
8				30			▲			
10										
11	SAND (grey) fine grained, trace silt, inferred to be dense		33							- 34 ft Issue with holding the 5 ft core in the rig, trying to drill for 10 ft, therefore SPT at 34 ft was skipped.
12	SILT (grey) trace sand, hard		34							
13	- 39 ft trace to some sand			40			▲			
14	- 47 ft trace gravel			54				▲		
15	- 67 ft trace sand									
	- 69 ft trace gravel			60				▲		
	Bottom of Excavation									

TEST HOLE LOG 126-1701-20151007.SPL HORIZON.GDT 2511-15



**HORIZON**  
ENGINEERING INC

PROJECT: 3000 Block, Henry Street, Port Moody, BC

CLIENT:

JOB NO.  
106-1701

SHEET: 1 of 2

# Borehole Log

Borehole No.: SH15-1

LOGGED BY: NT ON: 07 Oct 2015 REVIEWED BY: KK COLLAR ELEVATION: METHOD: Track mounted Sonic

Type of Test  
 O Dynamic Cone Penetrometer Test (DCPT)  
 ● Becker Denseness Test (BDT)  
 ▲ Number of blows - Standard Penetration (SPT)  
 ■ Moisture Content (% of dry weight)  
 > Plastic limit  
 < Liquid limit

TYPE - Type of sample  
 SPT - Split spoon  
 S - Shelby tube  
 G - Grab  
 O - Other (specify)

Notes: Refer to test hole location plan for  
 auger hole location.

Ground water level

Depth m / ft	DESCRIPTION	Symbol	Depth	SAMPLE						Piezometer / Comments / Additional Testing
				SPT	TYPE	20	40	60	80	
50	SILT (grey) trace sand, hard									
16	- 39 ft trace to some sand									
17	- 47 ft trace gravel									
18	- 67 ft trace sand			83						
19	- 69 ft trace gravel (Continued)									
21				50						
24	SAND (grey) medium to coarse grained, trace to some silt, trace to some gravel, dense		79	47						
25	SILT (grey) trace to some sand, trace gravel, hard		82							
27	Test Hole Terminated at Depth of 89 ft		89	136						

TEST HOLE LOG 106-1701 20-5-1007.GPJ HORIZON LOG 2511415



**HORIZON**  
ENGINEERING INC

PROJECT: 3000 Block, Henry Street, Port Moody, BC  
 CLIENT:

JOB NO:  
106-1701

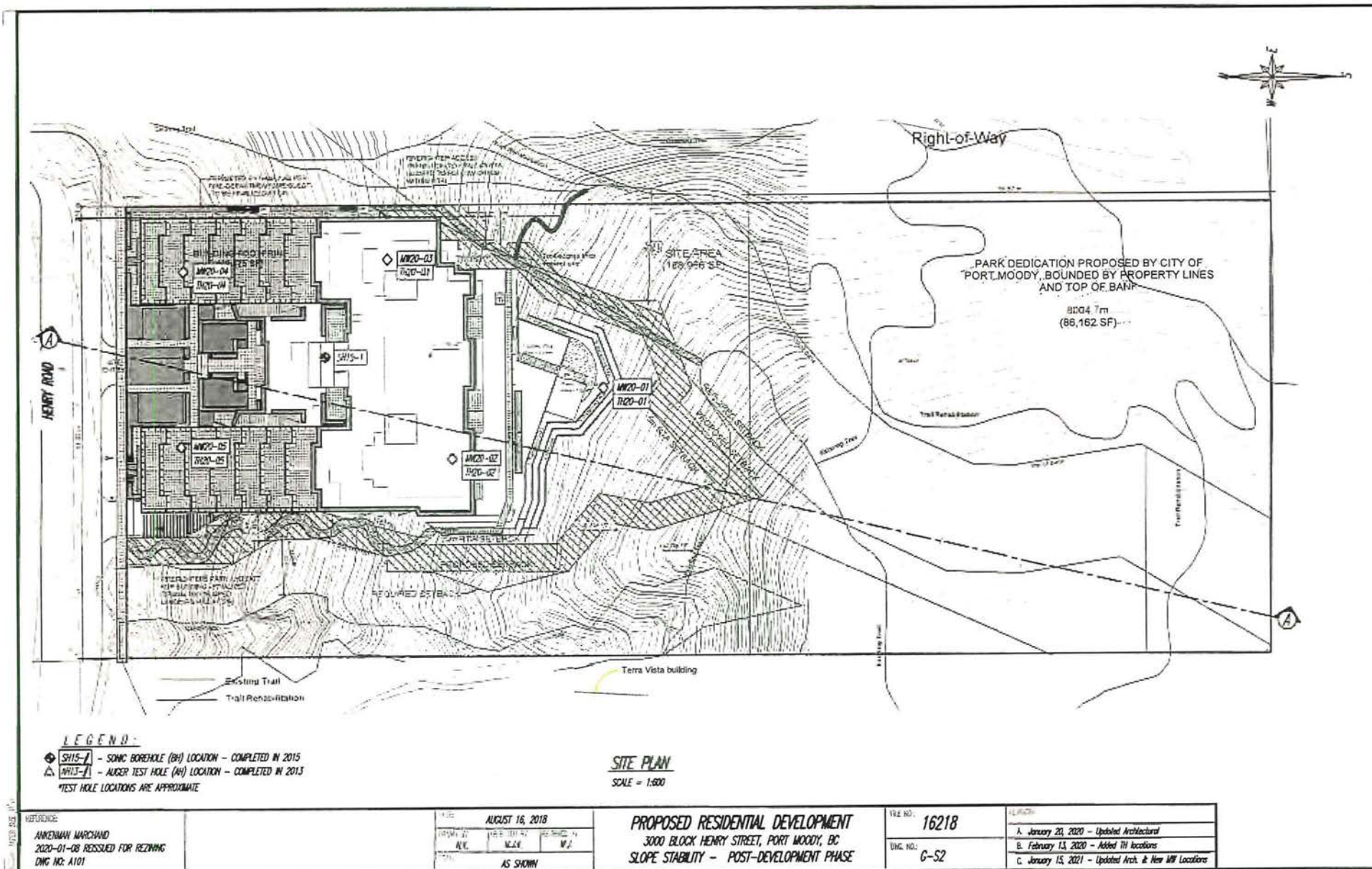
SHEET: 2 of 2

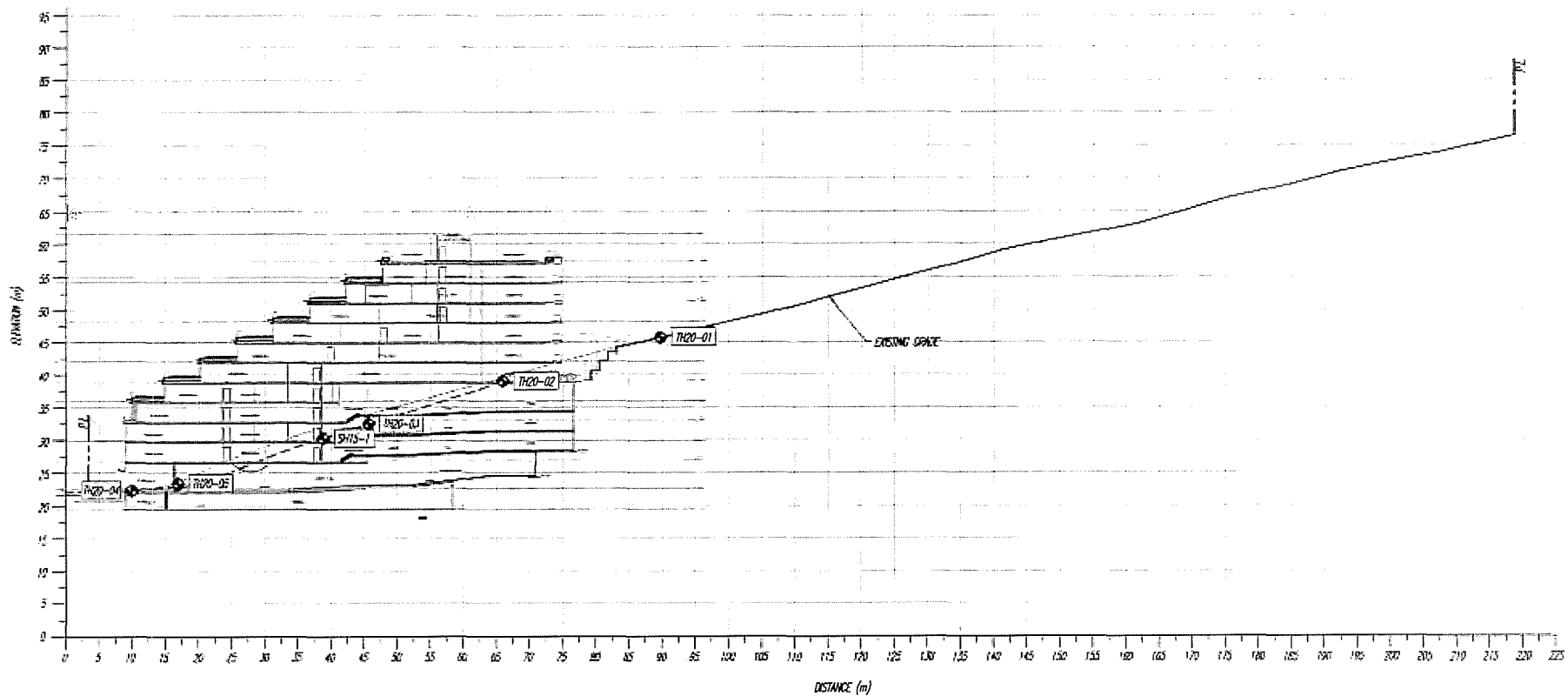


## **APPENDIX B**

### **Site Plan and Section**

**(Drawing No. 16218 G-S2 and G-S2A)**





# **LEGEND:**

- ◆ SH15-1 - SONIC BOREHOLE (BH) LOCATION - COMPLETED IN 2015
  - △ SH15-2 - AUGER TEST HOLE (AH) LOCATION - COMPLETED IN 2013
- \*TEST HOLE LOCATIONS ARE APPROXIMATE

## **SECTION A**

SCALE = 1:500

REFERENCE:  
ANKENYMAN MARCHAND  
2020-01-08 REISSUED FOR REZONING  
DMC NO. A330

AUGUST 16, 2018			
DESIGNED BY	REVIEWED BY	DATE	DATE
R.P.	M.L.K.	M.L.	
AS SHOWN			

**PROPOSED RESIDENTIAL DEVELOPMENT**  
3000 BLOCK HENRY STREET, PORT MOODY, BC  
**SLOPE STABILITY - POST-DEVELOPMENT PHASE SECTION**

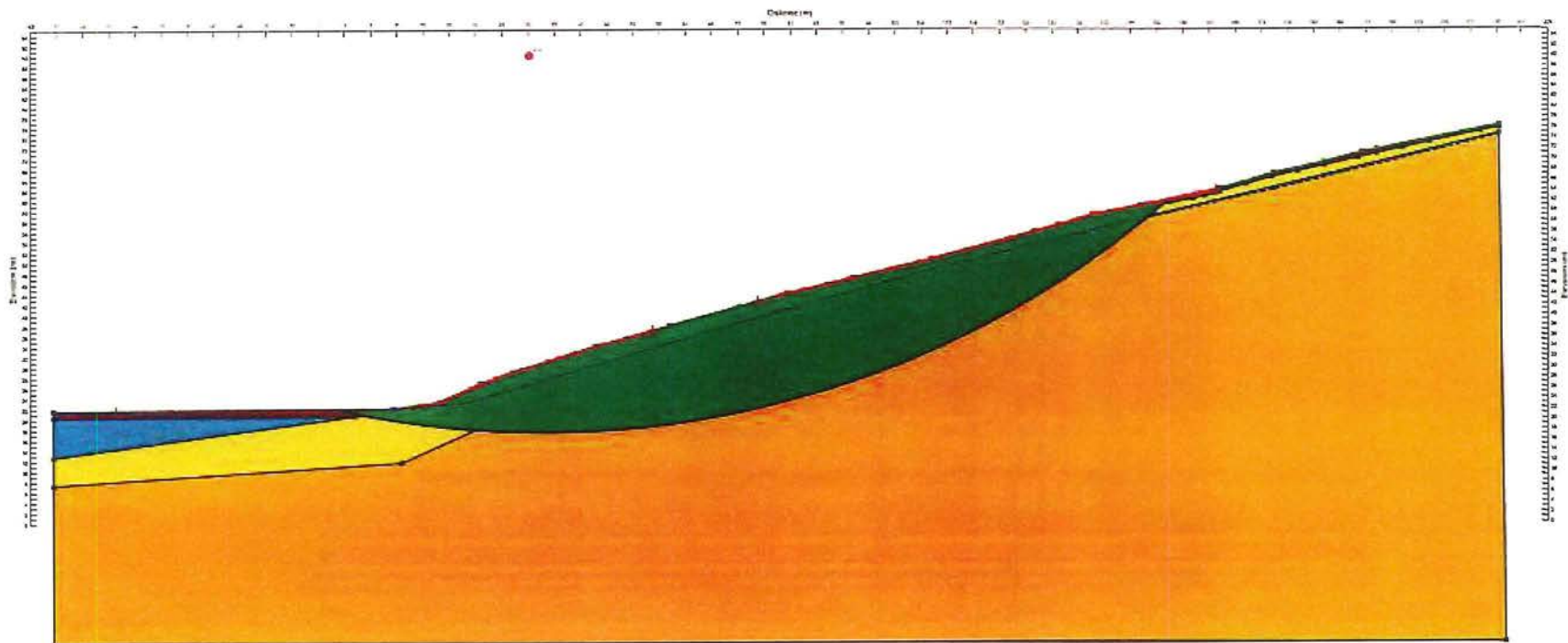
PROJECT NO.: 16218  
DMC NO.: G-S2A

REVISIONS:  
A. January 20, 2020 - Updated Architectural  
B. February 13, 2020 - Added TH locations  
C. January 15, 2020 - Added TH locations



## **APPENDIX C**

### **Slope Stability Assessment Results**



Section A

(SECTION A - GeoPacific DWG. G-S2A JOB NO: 16218)

Color	Name	Unit Weight (kN/m <sup>3</sup> )	Cohesion (kPa)	Phi (°)
Yellow	GLACIAL TILL	22	0	45
Blue	POST-GLACIAL SILT	18	0	30
Yellow	PRE-GLACIAL SILT	22	0	40
Red	SILTY SAND TO SANDY SILT	20	0	40

Project: 3000 Henry Street

Model: Pre-Development Static Condition

Method: Morgenstern-Price

Site Address : Lots 17-20, 3000 Block Henry Street, Port Moody, BC

Job No.: 16218

Date: April 16, 2021

Horz Seismic Coef.: 0

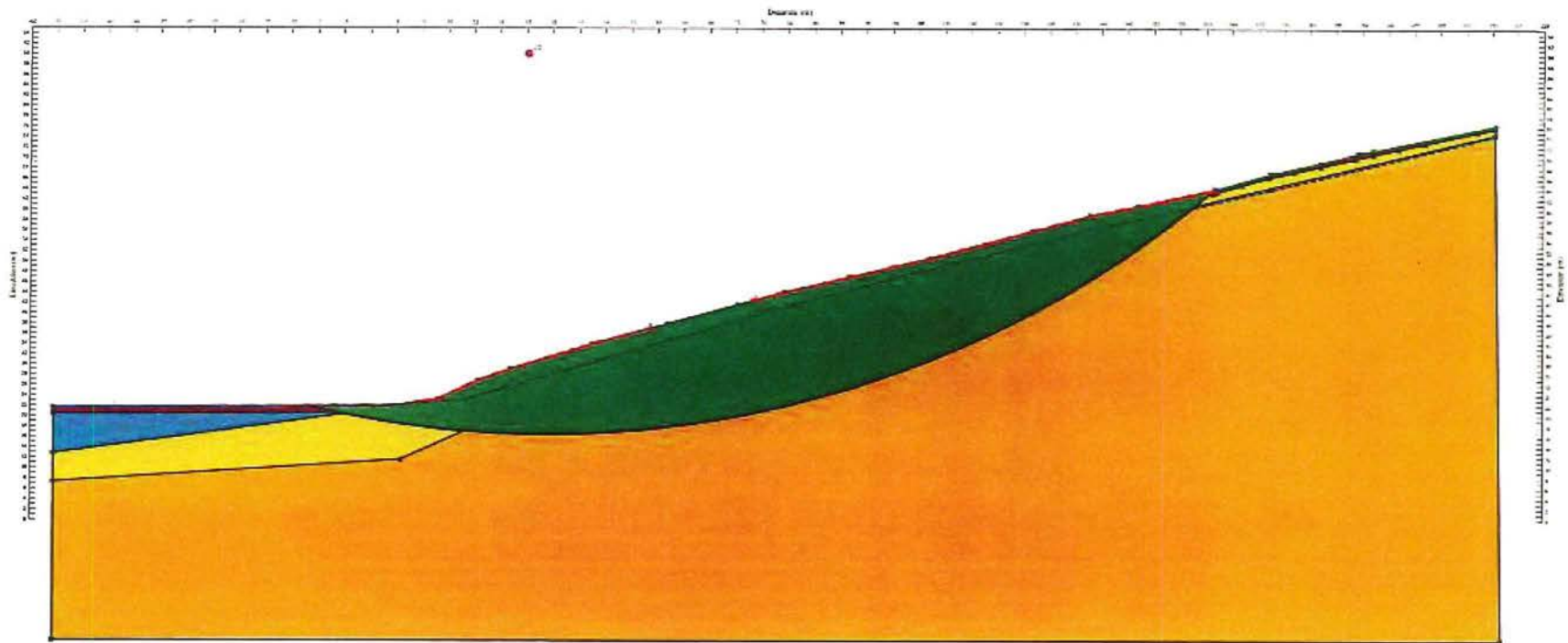
Scale : 1:800

Analysis by: WJ



**GEO PACIFIC**

1000 N. 15th Avenue  
Vancouver, BC V6L 0H5  
Phone: 604.272.0222  
Fax: 604.272.0222



Section A

(SECTION A - GeoPacific DWG. G-S2A JOB NO: 16218)

Color	Name	Unit Weight (kN/m <sup>3</sup> )	Cohesion (kPa)	Phi (°)
Yellow	GLACIAL TILL	22	0	45
Blue	POST-GLACIAL SILT	18	0	30
Orange	PRE-GLACIAL SILT	22	0	40
Red	SILTY SAND TO SANDY SILT	20	0	40

Project: 3000 Henry Street

Model: Pre-Development Seismic Condition

Method: Morgenstern-Price

Site Address: Lots 17-20, 3000 Block Henry Street, Port Moody, BC

Job No.: 16218

Date: April 16, 2021

Horz Seismic Coef.: 0.15

Scale: 1:800

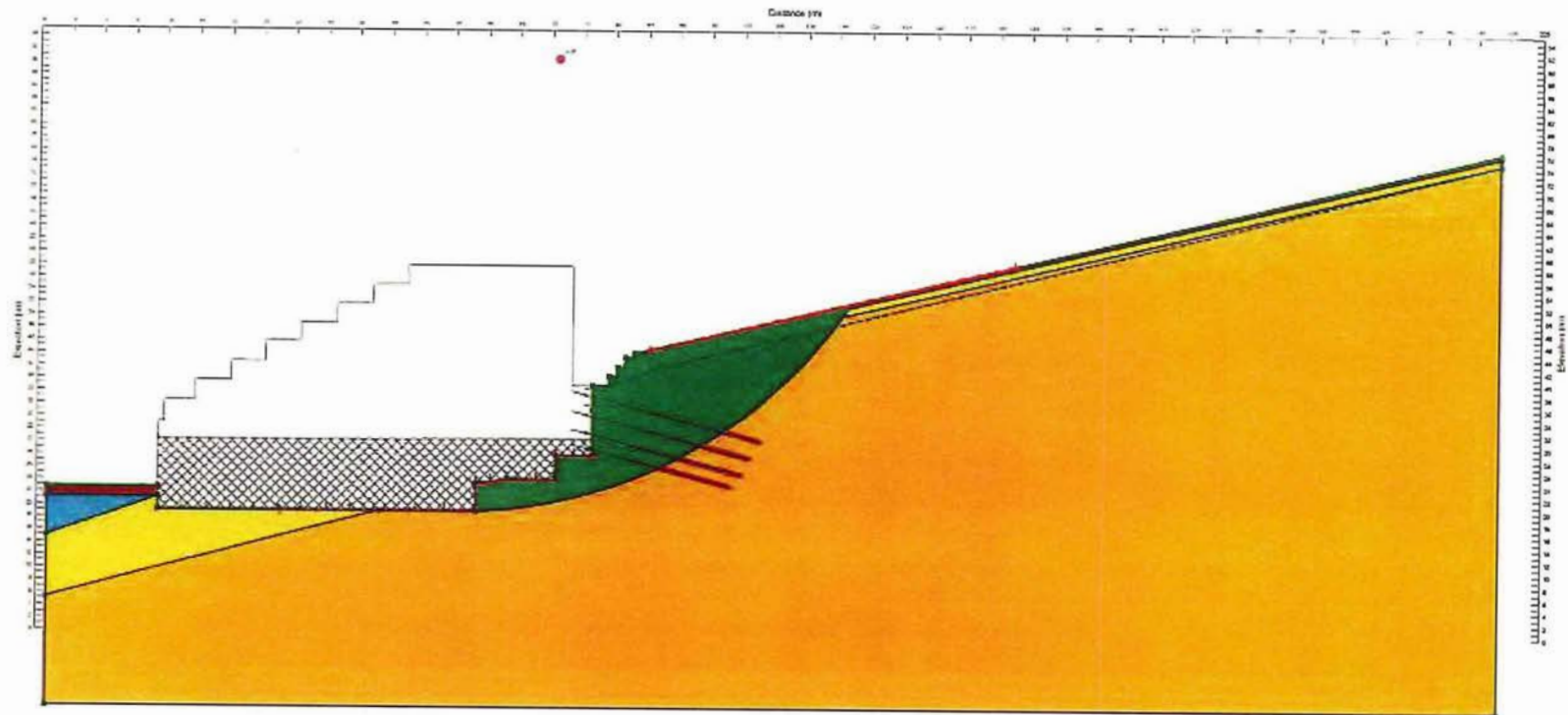
Analysis by: WJ



**GEO PACIFIC**  
CONSULTANTS LTD.

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Tel: 604 271-0922  
Fax: 604 271-0924





Section A  
(SECTION A - GeoPacific DWG. G-S2A JOB NO: 16218)

Color	Name	Unit Weight (kN/m <sup>3</sup> )	Cohesion (kPa)	Phi (°)
Yellow	GLACIAL TILL	22	0	45
Blue	POST-GLACIAL SILT	18	0	30
Green	PRE-GLACIAL SILT	22	0	40
Red	SILTY SAND TO SANDY SILT	20	0	40

Project: 3000 Henry Street

Model: Post-Development Static Global Condition

Method: Morgenstern-Price

Site Address : Lots 17-20, 3000 Block Henry Street, Port Moody, BC

Job No.: 16218

Date: April 16, 2021

Horz Seismic Coef.: 0

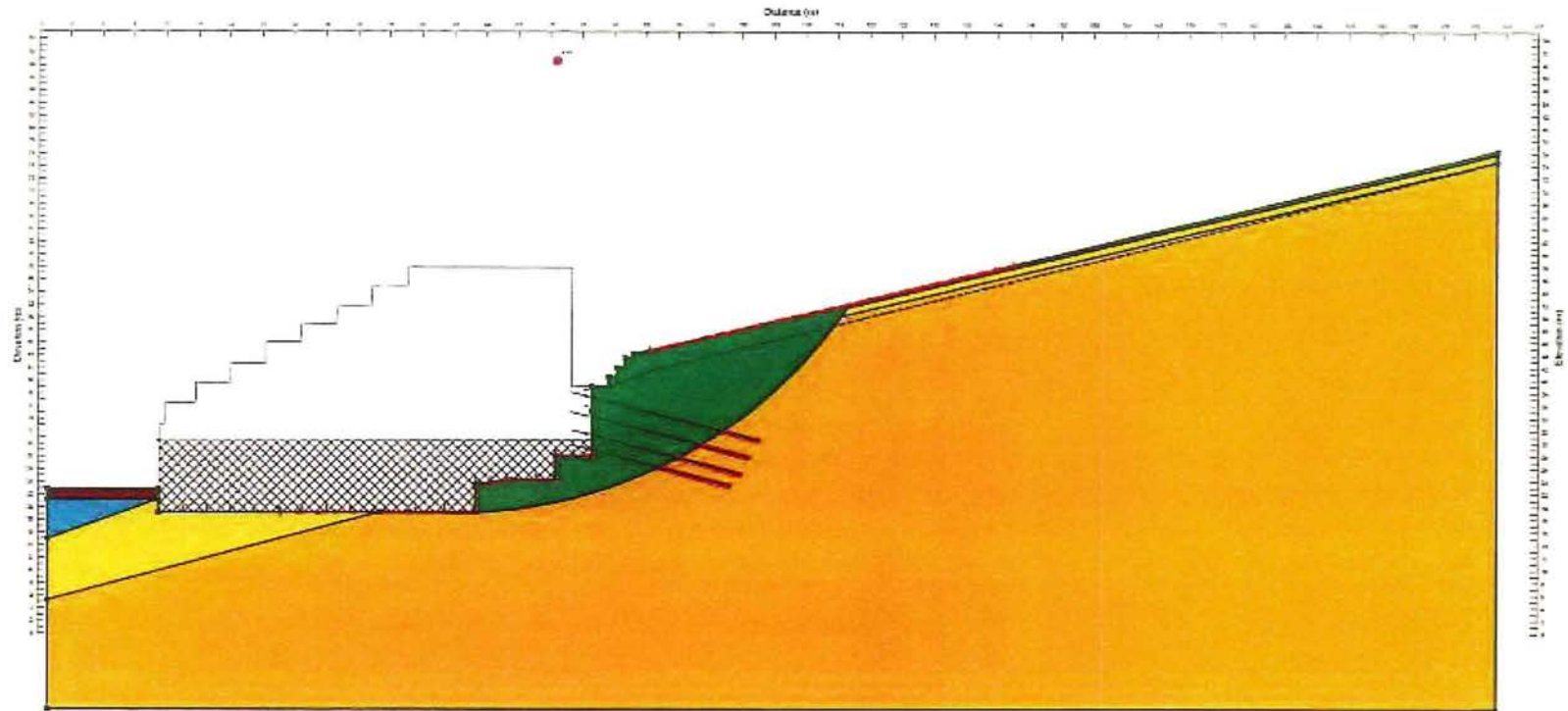
Scale : 1:700

Analysis by: WJ



**GEO PACIFIC**  
PROFESSIONAL ENGINEERS & GEOTECHNICAL CONSULTANTS

1775 W. 12th Avenue  
Vancouver, BC V6P 4P2  
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F: (604) 471-0102



Section A

(SECTION A - GeoPacific DWG. G-S2A JOB NO: 16218)

Color	Name	Unit Weight (kN/m <sup>3</sup> )	Conversion (kPa)	Prof' (°)
Yellow	GLACIAL TILL	22	3	45
Blue	POST-GLACIAL SILT	19	3	30
Green	PRE-GLACIAL SILT	22	3	40
Red	SILTY SAND TO SANDY SILT	20	3	40

Project: 3000 Henry Street

Model: Post-Development Seismic Global Condition

Method: Morgenstern-Price

Site Address : Lots 17-20, 3000 Block Henry Street, Port Moody, BC

Job No.: 16218

Date: April 16, 2021

Scale : 1:700

Analysis by: WJ

Horz Seismic Coef.: 0.15



**GEO PACIFIC**

1770 W. 10th Avenue  
Vancouver BC V6J 1P6  
TEL: 604-471-1100  
FAX: 604-471-1101

## **APPENDIX D**

### **Appendix D: Landslide Assessment Assurance Statement**



## APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: June 24, 2021

The City of Port Moody

100 Newport Drive, Port Moody, B.C., V3H 5C3

Jurisdiction and address

With reference to (check one):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☐ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☒ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☐ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

LOTS 17, 18, 19 AND 20, DISTRICT LOT 190, GROUP 1 NWD, PLAN 11618 / 3000 BLOCK HENRY STREET

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
  - ☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
  - ☒ 6.2 estimated the *landslide hazard*
  - ☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
  - ☒ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the Approving Authority has adopted a *level of landslide safety* I have:
  - ☐ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
  - ☐ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
  - ☐ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a *level of landslide safety* I have:

- ☒ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☒ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☒ 8.3 compared this guideline with the findings of my investigation
- ☒ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☒ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- \_\_\_ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☒ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions<sup>(1)</sup> contained in the attached *landslide assessment* report,

Check one

- ☐ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".

- ☒ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☒ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".

- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

Matt Kokan, P. Eng.

Name (print)

June 24, 2021

Date

Signature

<sup>(1)</sup> When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse"

1779 West 75th Avenue

Address

Vancouver BC

(604) 439-0922

Telephone



If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm GeoPacific Consultants Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)





**GEOPACIFIC**  
VANCOUVER KAMLOOPS CALGARY

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3000 Henry Street Limited Partnership  
#1510 - 475 Howe Street  
Vancouver, BC  
V6C 2B3

April 16, 2021  
File#: 16218  
Rev 2

Attention: Amin Eskooch

**Re: Hydrogeological Investigation Report: Proposed Residential Development – The Terraces  
Lots 17-20, 3000 Block Henry Street, Port Moody, BC**

## 1.0 INTRODUCTION

We understand it is intended to develop the above referenced property with a mixed residential development. Architectural drawings prepared by Ankenman Marchand Architects, dated January 11, 2021, show the proposed development would include up to 11 levels of above grade residential development constructed into the hillside. Due to the sloped nature of the proposed development area, which slopes down from the south down towards the north, the above grade structure is intended to be terraced with the slope, all over one level below grade at the north, up to five buried levels in the middle portions of the development and four levels of below grade parking at the south of the development. The deepest portions of the parkade will be at Level 2 in the south and at the P1 Level in the north of the site, at elevations of 26.82 m and 19.20 m geodetic, respectively.

The following report summarizes the results of our supplementary geotechnical investigation and groundwater monitoring program to date, including additional soil logs and groundwater monitoring data collected between December 4, 2020 through to February 22, 2021. This report has been prepared exclusively for 3000 Henry Street Limited Partnership, for their use, and the use of others on their design team as well as for the City of Port Moody for use in the development and permitting process. No other use of this report is permitted without the written consent of GeoPacifc.

## 2.0 SITE DESCRIPTION

The site is located near the north end of the Chines Escarpment in Port Moody. The site has an approximate area of 17,500 m<sup>2</sup> and is bounded by Henry Street to the north, City of Port Moody property/Buller Street to the east, City of Coquitlam boundary to the south, and both private property and City of Port Moody property to the west. The site slopes significantly upwards from north to south with elevations of approximately 21 to 77 m within the property limits and 21 to 46 m within the proposed development area, according to the City of Port Moody GIS and the topographic survey completed by Papove Professional Land Surveying Inc.

The site is currently undeveloped and vegetated with large stands of trees and bushes. An environmentally protected channel with ephemeral flows is present near the west property line, and Elginhouse Creek is directly east of the Buller Street right of way to the east. A temporary access road, constructed of crushed rock and gravel, is located in the north-eastern quadrant of the site and was reinstated and further extended for drill access for the current geotechnical and hydrogeological investigation. The location of the site in relation to existing improvements and topographic features is shown on our site plan, Drawing No. 16218-01, following the text of this report.

### 3.0 FIELD INVESTIGATION

A subsurface geotechnical site investigation was completed by others on January 21, 2013. A total of two auger test holes were completed to depths of up to 15 m below existing grades. To provide subsurface profiling, test holes were supplemented with Dynamic Cone Penetration Test (DCPT) soundings. To monitor groundwater, a PVC standpipe piezometer was installed in each of the auger holes. However, we understand the piezometers were rendered not useful due to installation procedures.

A secondary subsurface investigation was completed by others on October 7, 2015. A sonic drill rig was utilized to advance one borehole, SH15-1, to 27.3 m below existing grades. To provide subsurface profiling, the borehole was supplemented with Standard Penetration Test (SPT) soundings at regular intervals. In order to permit the collection of groundwater monitoring data from two different elevations, nested wells were installed at SH15-1. The shallow well (SH15-1S) was installed to a depth of 14.0 m and screened in the upper silt layer, while the deep well (SH15-1D) was installed to a depth of 26.5 m and screened in the lower silt layer however may intersect the medium to coarse sand seam noted directly above.

GeoPacific conducted a supplementary field investigation on December 2, 3 and 4, 2020. At this time, five additional test holes and monitoring wells were installed utilizing a sonic drill rig supplied and operated by BlueMax Drilling of Surrey, B.C. Due to the sloped nature of the site, MW20-01 through MW20-05 were installed to various depths ranging between 9.1 m and 21.3 m below existing grades.

The 2020 monitoring wells were located, supervised and logged by a member of our technical team. Upon completion of drilling and well installation, data loggers with automated data collection capabilities were installed at all five well locations in order to record water level measurements every hour.

This investigation is being used to supplement our previous *Geotechnical Investigation Report* (dated February 20, 2020) for the site and is also addresses items within the geotechnical peer review completed by Thurber Engineering Ltd (dated July 3, 2020).

The approximate location of the test holes and monitoring wells with respect to the existing site boundaries and buildings, are shown on our Drawing No. 16218-01.

### 4.0 SOIL CONDITIONS

The soil conditions noted from the surface downwards consist of a thin layer of topsoil and forest litter, overlying up to 1.2 m of brown, loose to compact, silty sand to sandy silt with trace amounts of gravel at all test hole locations. At MW20-04, in the northeast of the site, the surficial deposits are directly underlain by moist to wet, stiff silt, extending to a depth of 4.0 m below existing site grades. At all other test hole locations, the surficial silty sand to sandy silt is underlain by glacial till deposits consisting of dense sandy silt to silty sand with trace to some gravel till and occasional cobbles. The glacial till deposits increase in thickness towards the lower elevations of the site and are 1.2 m in thickness at MW20-01, 4.0 m and 6.4 m thick at MW20-02 and MW20-03, respectively, and extend down to the final depth of the current investigation in the north of the site, at MW20-04 and MW20-05 (a depth of 12.2 and 9.1 m respectively). A hard, grey pre-glacial silt sequence was noted at MW20-01, MW20-02, MW20-03 and SH15-1. The silt was noted to include sand lenses which are 0.3 m to 1.2 m in thickness at MW20-03 and SH15-1. Minor sand lenses ranging between 0.03 m and 0.1 m in thickness were noted at MW20-02, and no such sand lenses were observed at MW20-01.

For a more detailed description of the subsurface soil conditions refer to the test hole logs from the 2020 field investigation provided in Appendix A. The soil log from the 2015 field investigation is presented in Appendix B.

A simplified cross-section of site stratigraphy and groundwater conditions is presented in Appendix C. The approximate locations of the test holes and cross-sections are also shown on our Drawing No. 16218 (G-GW1), following the text of this report.

## 5.0 GROUNDWATER CONDITIONS

### 5.1 General Comments

The site is located within the Elgin House Creek Watershed, on the northern facing slopes of the Moody Centre neighbourhood, towards the base of the Chines Escarpment in Port Moody, B.C. There is a decrease in elevation from the higher elevations of the Chines Escarpment of Coquitlam to the south, down to Elginhouse Creek to the east of the site and Slaughterhouse Creek to the north of the site. In general, the direction of near surface and deep groundwater flow is expected to follow topography which results in a north to north-westerly hydraulic gradient towards Slaughterhouse Creek which subsequently flows into the Port Moody Arm of the Burrard Inlet.

In general, the soils within the subgrade at the site consist of topsoil and silty sand to sandy silt post-glacial deposits at the surface, overlying sandy silt to silty sand and gravel glacial till deposits, over a hard, pre-glacial silt sequence. Based on the drilling completed at the site to date, the pre-glacial silt sequence includes sandy lenses which are between 0.03 m to 1.2 m in thickness however these sand layers appear to be somewhat limited in their extent, being observed at SH15-1 and MW20-03. Monitoring wells MW20-01 and MW20-02 were screened within the pre-glacial silt at depth, MW20-03 was screened in the sand lens noted within the pre-glacial silt deposits while MW20-04 and MW20-05 were screened within the silty sand and gravel till deposits.

### 5.2 Manual Water Level Measurements

Table 1 presents the manually measured water level depths as established by a handheld water level meter at the monitoring wells installed at the site in December 2020 and 2015. The manual measurements are intended to confirm and complement the automated data obtained from automated data loggers.

Table 1: Manual Groundwater Measurements from 2020 Wells

Well #	Ground Surface Elevation (m geodetic)	Final Well Depth Below Ground Surface (m)	Screened Material	Dec 9, 2020	Dec 18/21, 2020	Jan 5, 2021	Feb 22, 2021
				Depth Below Ground Surface (m)			
MW20-01	44.73	12.2	Silt	2.94	2.80	2.74	2.86
MW20-02	39.30	21.3	Silt with minor Sand Lenses	13.40	13.47	13.35	-
MW20-03	31.42	13.7	Medium Sand	5.39	5.26	5.16	5.24
MW20-04	22.84	12.2	Silty Sand and Gravel Till	0.25	0.10	0.05	0.29
MW20-05	22.02	9.1	Silty Sand and Gravel Till	-0.07	-0.10	-.07	0.06

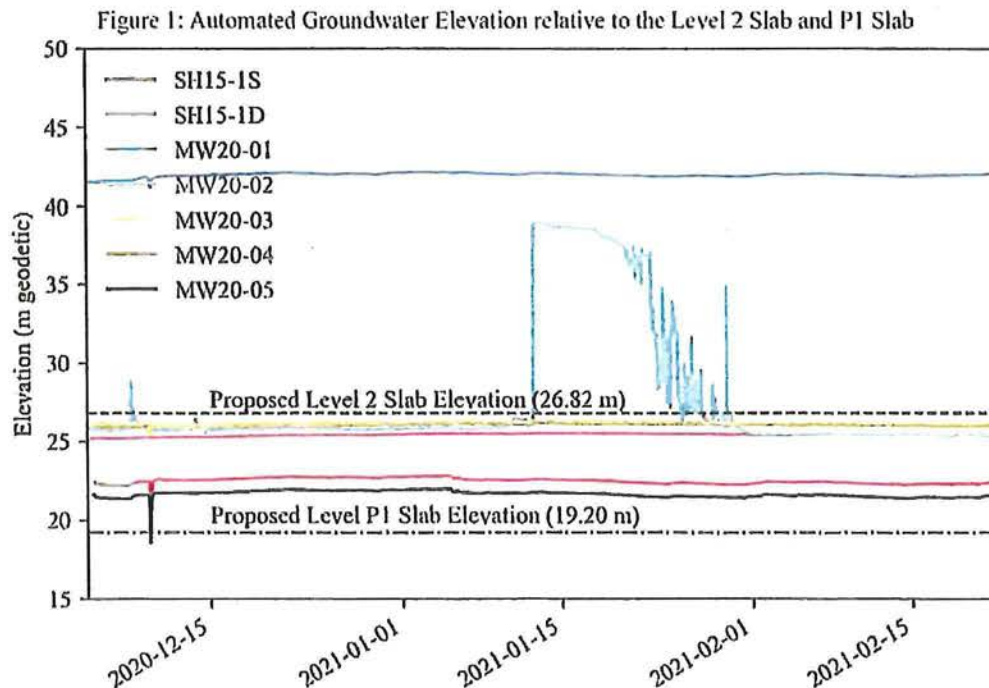


SH15-IS	29.11	14.0	Silt	-	-	2.95	3.12
SH15-ID	29.11	26.5	Silt/May intersect Medium to Coarse Sand	-	-	3.60	3.78

Groundwater levels have been measured at SH15-1 using both manual and continuously automated methods since July 12, 2018. The average groundwater levels for the shallow and deep nested wells at SH15-1 were observed to be at 4 m and 3.4 m below current site grades, respectively.

### 5.3 Automated Water Level Measurements

Figure 1 shows variations in groundwater level elevations between December 4, 2020 and February 22, 2021, collected by the automated data loggers installed at SH15-1 and MW20-01 through MW20-05. As indicated previously, SH15-IS, SH15-ID, MW20-01 and MW20-02 are screened within the pre-glacial silt, MW20-03 is screened within a sand lens noted within the pre-glacial silt deposits and MW20-04 and MW20-05 within the silty sand and gravel till. The Level 2 slab elevation is shown to be 26.82 m geodetic while the Level P1 slab elevation is at 19.20 m geodetic and are provided as a datum for comparison.



The data collected from the majority of the monitoring wells indicate that groundwater levels have been relatively stable during our monitoring period. The sudden increase in groundwater levels at MW20-02 on December 7, 2020 corresponds to the significant rainfall event on that day (64 mm in 24 hours based on the data from the Government of Canada "Port Moody Glenayre" Rain Gauge). There were additional significant rainfall events (20 + mm of precipitation on December 13, 16, 18, 19, 29, 30, 2020) that did not appear as large spikes in data. Therefore, we can assume that the well was likely screened, completed and installed appropriately until January 12, 2021.

Our site visit on February 22, 2021, found the monument at MW20-02 had fallen over, allowing surficial flow into the monitoring well. The monument at groundwater monitoring well MW20-02 was subsequently repaired on February 25, 2021 and a new data logger will be installed after the well has been re-developed.

At this time, we would consider the data collected at MW20-02 between January 12, 2021 and February 22, 2021 to be unreliable. This is due to water levels observed at the ground surface but the data logger indicating that water levels had returned to depths of greater than 13 m below existing grades.

The sudden decreases in groundwater levels on December 9, 2020 at MW20-01 and MW20-03 are due to well development conducted on that day. Well development at MW20-02, MW20-04 and MW20-05 was completed on December 14, 2020.

Groundwater levels at all monitoring well locations, with the exception of MW20-01, are currently between 0.5 m to 3.5 m below the Level 2 slab elevation. No artesian conditions were noted to exist at the site.

Further, groundwater levels at SH15-1S, SH15-1D, MW20-02 and MW20-03 are at elevations of about 25 to 26 m geodetic, or approximately 6 to 7 metres above the Level P1 slab-on-grade elevation. The data shows that groundwater levels at MW20-04 and MW20-05 are at elevations of ~ 22 to 23 m geodetic, or approximately 2.5 to 3.5 m above the Level P1 slab-on-grade elevation.

Although screened at different elevations and stratigraphic units, the groundwater elevations at SH15-1S, SH15-1D, MW20-02 and MW20-03 are generally consistent and are currently approximately 0.5 m below the top of the proposed Level 2 slab elevation. This indicates that the groundwater within the sand seam screened at MW20-03 is not pressurized and that there is no significant difference in the hydraulic gradient.

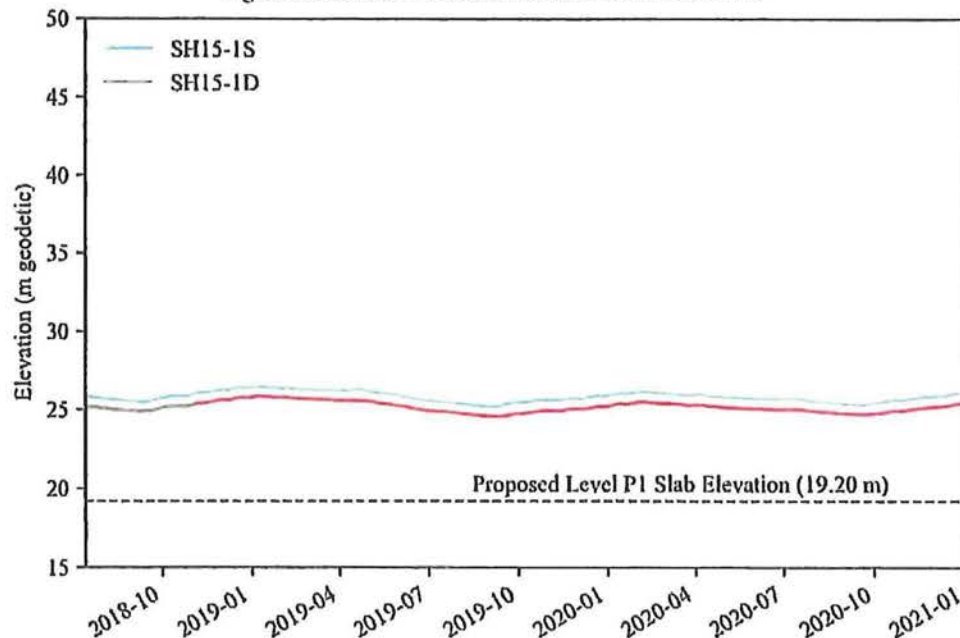
The data collected from MW20-01 indicates that groundwater levels further upslope, towards the south, appears to be approximately 15 m above the Level 2 slab. Based on the topography and the overall hydraulic gradient observed at the site, we would expect the static groundwater levels would be somewhat deeper to the south, where elevations increase and shallower to the north, where elevations decrease. Therefore, we infer that the data collected from MW20-01 is representative of localized zone of perched groundwater.

We further expect perched groundwater may be present in the surficial soils above the weathered silt. Perched groundwater levels may vary seasonally with generally higher levels in the wetter seasons.

#### 5.4 Seasonal Variation in Groundwater Levels

Figure 2 presents the groundwater monitoring data obtained from the nested wells installed at SH15-1. Data denoted as SH15-1S and SH15-1D represent the shallow and deep wells, respectively. The proposed Level P1 slab-on-grade elevation of 19.20 m geodetic, as referenced in architectural drawings prepared by Ankenman Marchand Architects, (dated January 11, 2021) is included for reference.

Figure 2: Seasonal Variations at SH15-1S and SH15-1D



The data collected from SH15-01S and SH15-1D shows seasonal variation in groundwater levels over the past 2.5 years of monitoring. High groundwater levels are generally found throughout the wetter winter months between January and February, while lower groundwater levels are experienced in September to November, following the drier summer months of July and August. Based on the data collected, the total amount of seasonal variation and total difference between the maximum and minimum groundwater levels at both monitoring wells is 1.36 m. Groundwater levels within the pre-glacial silt sequence are about 7.0 m above the expected Level P1 slab elevation.

### 5.5 Hydraulic Conductivity Testing

Well development is conducted prior to any hydraulic conductivity testing in order to remove any fine particles smeared along the well bore wall as a result of drilling processes.

On July 10, 2018, a member of the GeoPacific hydrogeological team developed the wells at SH15-1 in order to complete hydraulic conductivity testing. At that time, a weighted hand bailer was used at each well for approximately 30 minutes. During hand bailing, the wells were easily drawn down with slow recovery times. MW20-01 through MW20-05 were developed using either a weighted PVC hand bailer or a Waterra Hydra-Lift inertial pump on December 9 and 14, 2020. Three well volumes were bailed from all five well locations and groundwater levels were subsequently allowed to recover before slug testing was conducted.

Falling and rising head slug tests were conducted at SH15-1D on July 11, 2018 to determine the hydraulic conductivity of the screened soils.

Falling and rising head slug tests were also conducted at MW20-01 through MW20-05 on December 18 to December 21, 2020 in order to determine the hydraulic conductivity of the soils at depth. The automated data-loggers were changed to a 1 or 5 second sampling rate and initial water levels were recorded. In each case, to complete the falling head test, a weighted slug was dropped into the well to create an instantaneous change in hydraulic head. The slug was then rapidly pulled out of the well to complete a rising head slug test. Water levels were recorded using an electronic data-loggers and a manual water level meter and allowed to recover completely before an estimate of hydraulic conductivity was determined.

The results of the slug tests were analyzed with Aquifer Test Pro 8.0 and are presented in Appendix D. The hydraulic conductivity values evaluated are summarized in Table 2.

Table 2: Hydraulic Conductivity Test Results

Analysis Name	Well	Screened Material	Hydraulic Conductivity K (m/s)
Falling Head 1	SH15-1	Silt	$5.96 \times 10^{-8}$
Falling Head 1	MW20-01	Silt	$2.81 \times 10^{-7}$
Falling Head 2			$2.50 \times 10^{-7}$
Rising Head 1			$2.26 \times 10^{-7}$
Rising Head 2			$2.21 \times 10^{-7}$
MW20-01 Average			$2.45 \times 10^{-7}$
Falling Head 1	MW20-02	Silt with minor Sand Lenses	$9.49 \times 10^{-7}$
Falling Head 2			$5.62 \times 10^{-7}$
Rising Head 1			$1.13 \times 10^{-6}$
Rising Head 2			$4.37 \times 10^{-7}$
MW20-02 Average			$7.70 \times 10^{-7}$
Falling Head 1	MW20-03	Medium Sand	$9.83 \times 10^{-7}$
Falling Head 2			$2.56 \times 10^{-6}$
Rising Head 1			$1.35 \times 10^{-6}$
Rising Head 2			$8.74 \times 10^{-7}$
MW20-03 Average			$1.44 \times 10^{-6}$
Falling Head 1	MW20-04	Silty Sand and Gravel Till	$3.51 \times 10^{-7}$
Rising Head 1			$3.36 \times 10^{-7}$
MW20-04 Average			
Falling Head 1	MW20-05	Silty Sand and Gravel Till	$4.06 \times 10^{-6}$
Rising Head 1			$9.09 \times 10^{-6}$
MW20-05 Average			$6.58 \times 10^{-6}$

The average hydraulic conductivity of the pre-glacial silt layer was determined to be  $2.45 \times 10^{-7}$  m/s and  $7.70 \times 10^{-7}$  m/s at MW20-01 and MW20-02, respectively. The average hydraulic conductivity of the sand seam screened at MW20-03 was determined to be  $1.44 \times 10^{-6}$  m/s. The average hydraulic conductivity of the silty and gravel till deposits was determined to be  $3.43 \times 10^{-7}$  m/s and  $6.58 \times 10^{-6}$  m/s at MW20-04 and MW20-05, respectively.

Based on the results of our slug testing, the sand seam screened at MW20-03 does not appear to have a significantly higher hydraulic conductivity values than the surrounding silt till matrix.



## 6.0 GROUNDWATER SEEPAGE

A total of six groundwater monitoring wells have been installed at the site. The nested well at SH15-1 has been monitored continuously since July 12, 2018 while groundwater levels at the five monitoring wells installed during the 2020 drill investigation have been recorded continuously since December 4, 2020.

Based on the initial groundwater level measurements collected from the 2020 monitoring wells, GeoPacific completed a seepage analysis using a finite element computer program SEEP/W (GeoStudio 2020) to provide an initial estimate of groundwater inflows into the proposed excavation required to accommodate the below grade parking structure. Based on the subsurface soils and the expected geometry of the excavation, a simplified 2-dimensional seepage model was developed and our measured hydraulic conductivity for the soil layers was applied to the model.

The excavation was modelled in a north/south cross-section using data from all six monitoring well locations. Based on the selected subsurface model, our experience in the area and the onsite testing completed, the following assumptions were considered in the analysis:

- 1) The hydraulic conductivity of the silty sand to silty sand (near the ground surface) was assumed to be  $1.0 \times 10^{-6}$  m/s.
- 2) The hydraulic conductivity of the silty sand and gravel till formation was assumed to be  $6.58 \times 10^{-6}$  m/s based on the higher average of the slug tests performed at MW20-04 and MW20-05.
- 3) The hydraulic conductivity of the pre-glacial silt sequence was assumed to be  $7.70 \times 10^{-7}$  m/s based on the highest average of the slug tests performed at SH15-1, MW20-01, MW20-02.
- 4) The hydraulic conductivity of the secant pile cut-off wall was assumed to be  $1.0 \times 10^{-9}$  m/s.
- 5) As a conservative assumption, the groundwater levels measured during our site visit on January 5, 2021 at MW20-01 and MW20-05 were set as the constant head boundary conditions. Groundwater level elevations of 42.0 m and 22.1 m geodetic were measured in the south (MW20-01) and north (MW20-05), respectively.
- 6) Based on architectural drawings, the excavation for the site will have dimensions of about 67.8 m from north to south and ~ 55 m from east to west.
- 7) The Level 2 slab elevation in the southern portion of the site was set to 26.8 m geodetic, as per architectural drawings provided on January 11, 2021.
- 8) The Level P1 slab elevation in the northern portion of the site was set to 19.2 m geodetic, as per architectural drawings provided on January 11, 2021.
- 9) The calculated seepage volumes are based on inflows from subsurface groundwater only. Inflows as a result of precipitation are not included.

It is our expectation that a groundwater cut-off wall, in the form of a continuous secant pile wall, will be installed prior to excavation without the need for specialized dewatering equipment. At this time, we have assumed that the groundwater cut-off wall will be installed 3.7 m (12 ft) deeper than the deepest slab-on-grade elevation, around the entire perimeter of the proposed development.

Based on the assumption that a groundwater cut-off wall will be installed, groundwater inflow values will be in the range of 77 L/min. The results of our seepage analyses and the graphical representations of our seepage analysis results are included in Appendix E.

It should be noted that the seepage analysis has been undertaken based on some assumptions and in conjunction with the limitations of the software which include analysis in two-dimensional space with a

somewhat simplified soil stratigraphy. Slight variations in elevations, soil conditions, and fluctuating groundwater levels will ultimately impact the actual flow volumes encountered in the excavation.

## 7.0 DISCUSSION

Architectural drawings, prepared by Ankenman Marchand Architects, indicate the proposed development would include up to 11 levels of above grade residential development. Due to topographic sloping through the proposed development area, which slopes down from south to north, the above grade structure is intended to be terraced with the slope, all over one level below grade at the north, up to five levels below grade in the middle sections and four levels of below grade parking at the south. The deepest portions of the parkade will be at Level 2 at the south and the P1 Level at the north, at elevations of 26.82 m and 19.20 m geodetic, respectively.

In addition to the nested well installed in 2015 (SH15-1), five supplementary groundwater monitoring wells were installed as part of a geotechnical field investigation completed in December 2020. The five groundwater monitoring wells installed in 2020 were reviewed in tandem with the nested groundwater wells installed by others at the site in 2015.

In general, the soils at the site consist of topsoil and silty sand to sandy silt post-glacial material at the surface, overlying sandy silt to silty sand and gravel till deposits, over a hard, pre-glacial silt sequence. Sand seams within the pre-glacial silt matrix are 0.3 m to 1.2 m in thickness and were noted at SH15-1 and MW20-03. Minor sand lenses ranging between 0.03 m and 0.1 m in thickness were noted at MW20-02, however no such sand lenses were observed at MW20-01. Based on our current understanding of the soils, we have inferred that this sandy seam extends from the vicinity of SH15-1 towards MW20-03 and the eastern margins of the property, but is somewhat limited in aerial extent.

Based on the soil logs from SH15-1, the two sand seams were noted at depths of 10 m and 24 m below current site grades. According to the site survey, the ground surface at SH15-1 is at an elevation of 29.11 m geodetic and therefore the sand seams are at elevations of 19 m and 5 m geodetic. Thurber's peer review of our geotechnical report, raised some concerns about the higher sand layer having the "potential to daylight in Elginhouse Creek.", however these sand seams have since been determined to be below the base of Elginhouse Creek, which is at elevations of 30 m geodetic at the south of the site and 22 m at the north of the site. Therefore, we do not expect the sand seams noted at SH15-1 to "daylight in Elginhouse Creek" and increase groundwater flows to the Creek.

Based on the initial 2 months of data collection, groundwater levels at MW20-02 through MW20-05 and SH15-1 are between 2.5 and 7 m above the top of the Level P1 slab elevation of 19.20 m geodetic, expected in the northern portion of the site.

Groundwater levels at all monitoring well locations, excluding MW20-01, are below the Level 2 slab elevation of 26.82 m geodetic. Based on the topography as well as the hydraulic gradient observed at the majority of the site, we would expect the groundwater levels would be somewhat deeper to the south, where elevations increase and shallower to the north, where elevations decrease. Therefore, at this stage we are of the opinion that the data collected from MW20-01 is representative of localised zone of perched groundwater.

Given the relatively high groundwater levels measured at the site, a permanent groundwater cut-off wall is required around the perimeter of the site, either penetrating into competent, hard pre-glacial silt or alternatively be installed deep enough to limit the flow of water into the excavation during temporary works. The cut-off wall along the perimeter of the parkade will allow excavation to progress below the static groundwater table present at the site.

Based on our groundwater level measurements and the results of our hydraulic conductivity testing at the site, a seepage analysis was completed in order to determine the expected groundwater inflow rates during the excavation. Based on the assumption that a groundwater cut-off wall will be installed, inflow values will be in the range of 77 L/min. GeoPacific recommends a groundwater cut-off due to soil conditions, as well as groundwater ingress.

Provided a robust and impermeable permanent cut-off wall system is installed around the below grade structures around the perimeter of the proposed development, it is our opinion that that pumped sumps will be a sufficient means to temporarily control groundwater inflows during excavation. A perimeter drainage system will be required for the below grade structure to prevent the development of water pressure on the foundation walls and the basement floor slabs under normal conditions. At this time, we recommend that mechanical systems be designed on the basis of preliminary groundwater inflows of 77 L/min, however this should be confirmed at the time of excavation.

We observed sand deposits and sand seams to be discrete and discontinuous, in addition to the relatively insignificant difference between the hydraulic conductivity of the silt and sand layers screened at the site; therefore, it is not expected that a secant pile cut-off wall will impede groundwater flows in water bearing sand seams immediately upslope from the development area, nor affect adjacent environments, properties or creeks. There were no sand seams observed within the silt deposits at the south of the site, at MW20-01 and no Quadra Sands observed at any of our test hole locations or field observations.

We currently maintain the opinion that the overall groundwater regime at the site will remain largely unchanged as a result of the groundwater cut-off wall and that the shoring and groundwater cut-off wall system will act to protect adjacent habitats and structures from groundwater drawdown. At this time, we do not expect that the installation of a groundwater cut-off wall would result in any noticeable increase to the groundwater table or an increase to the volume of groundwater flow to adjacent utilities or structures. There were no Quadra Sands noted during our drill investigation.

Finally, prior to the design or placement of stormwater amenities, we suggest the completion of infiltration testing to confirm the capacity of the in-situ soils at their proposed locations. Given the high groundwater levels at the lower elevations of the site, we would suggest infiltration tanks be located in more permeable soils at the higher elevations of the site.

## 8.0 CLOSURE

This report summarizes the results of our hydrogeological study completed to date at Lots 17-20, 3000 Block Henry Street in Port Moody. We are pleased to be of assistance to you on this project and trust that our comments and recommendations are both helpful and sufficient for your purposes at this time. If you require any further details or clarifications, please do not hesitate to contact the undersigned.

For:

GeoPacific Consultants Ltd.

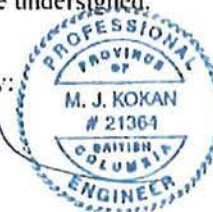
Nathalie Sahakyan, B.Sc., G.T.  
Hydrogeologist

Wyatt Johnson, B.Eng., E.I.T.,  
Project Engineer

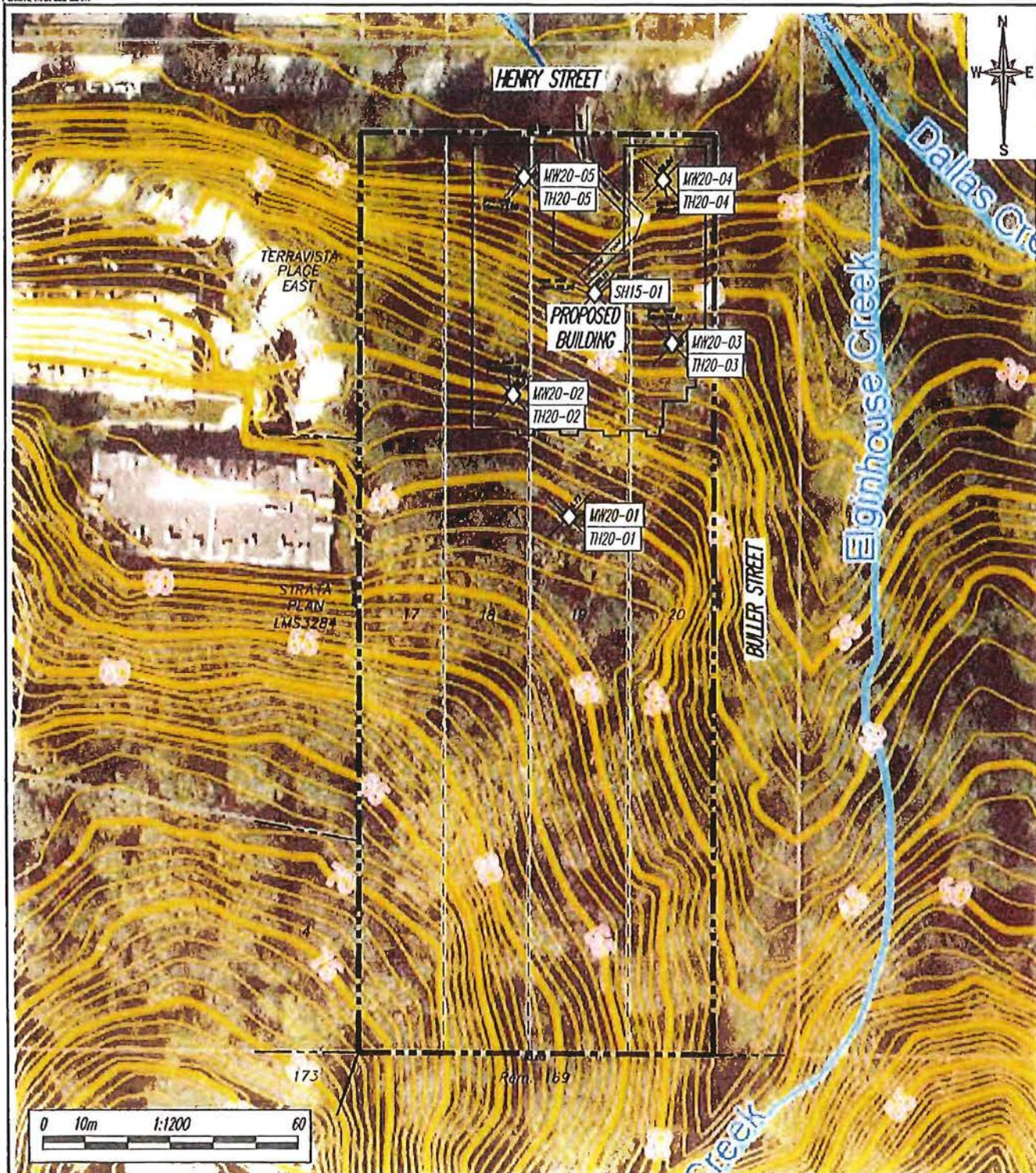
Reviewed By:

APR 16 2021

Matt Kokan, M.Sc., P.Eng.  
Principal







**LEGEND:**

- ◇ MW20-# - MONITORING WELL (MW) LOCATION
- ◇ SH15-#

**SITE PLAN**

1:1200

\*TEST LOCATIONS ARE APPROXIMATE

**REVISIONS:**

- A.
- B.
- C.

**FILE NO:**

16218

**DWG. NO:**

16218-01



**GEOPACIFIC**  
VANCOUVER CALGARY

8779 W. 75th Avenue  
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P 604.4310222  
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**DATE:** JANUARY 15, 2021

**DRAWN BY:**  
N.K.

**APPROVED BY:**  
M.J.K.

**REVIEWED BY:**  
N.S.

**SCALE:** AS SHOWN

**RESIDENTIAL DEVELOPMENT**  
3000 BLOCK HENRY STREET, PORT MOODY, B.C.  
TEST HOLE SITE PLAN



# APPENDIX A

# Test Hole Log: TH20-01 (MW20-01)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	44.7				
1		Sandy Silt	0.0				
2		silt, sandy, trace gravel, tan brown, oxidized, firm	44.1				
3			0.6				
4		Sandy Silt Till					
5		silt, sandy, trace gravel till grey, very dense/stiff, moist	42.9				
6			1.8				
7		Silt		18.2			
8		silt, trace, fine sand, grey, hard, moist to wet with depth, grey/brown from 3.0 to 6.1 m					
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19				28.9			
20							
21							
22							
23							
24							
25							
26							
27				25.9			
28							
29							
30							
31							
32							
33							
34							
35							
36							

Groundwater Level  
Depth Measured at 2.74  
m on Jan 5, 2021

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.01

Page: 1 of 2

# Test Hole Log: TH20-01 (MW20-01)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				30.1			
38							
39	12						
40							
41							
42							
43	13						
44							
45							
46	14						
47				30.0			
48							
49	15		29.5				
50			15.2				
51		End of Borehole					
52							
53	16						
54							
55							
56	17						
57							
58							
59	18						
60							
61							
62	19						
63							
64							
65	20						
66							
67							
68	21						
69							
70							
71							
72							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.01

Page: 2 of 2



# Test Hole Log: TH20-02 (MW20-02)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT (blows per foot) 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	39.3				
1		<b>Silty Sand with Topsoil</b> sand, silty, trace gravel with topsoil, tan brown, wet	0.0		5		
2					21		
3		<b>Silty Sand and Gravel Till</b> silty sand and gravel till, fine sand, trace gravel, brown, compact, moist	37.8		36		
4			1.5		47		
5		<b>Sandy Silt and Gravel Till</b> sandy silt, trace gravel till, grey, dense to very dense, moist			>50		
6					>50		
7					>50		
8					>50		
9					>50		
10					>50		
11							
12							
13			35.0	17.4			
14		<b>Silt</b> silt, grey, hard, moist	4.3				
15							
16		0.03 m sand lens at 12.5, 18.9 and 20.1 m		27.8			
17		0.10 m sand lens at 15.2, 19.5 and 20.4					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27				26.7			
28							
29							
30							
31							
32							
33							
34							
35							
36							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.02

Page: 1 of 2

# **Test Hole Log: TH20-02 (MW20-02)**

**File:** 16218

**Project:** The Terraces

**Client:** 3000 Henry Street Limited Partnership

**Site Location:** Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel. 604-439-0922 Fax 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				39.6			
38							
39	12						
40							
41							
42	13						
43							
44							
45							
46	14						
47				26.5			
48							
49	15						
50							
51							
52	16						
53							
54							
55	17						
56							
57				35.0			
58							
59	18						
60							
61							
62	19						
63							
64				23.2			
65	20						
66							
67				23.5			
68							
69	21						
70			18.0				
71		End of Borehole	21.3				
72							

Groundwater Level  
Depth Measured at 13.35  
m on Jan 5, 2021

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.02  
Page: 2 of 2

# Test Hole Log: TH20-03 (MW20-03)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT (blows per foot) 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0		Ground Surface	31.4				
1		<b>Silty Sand</b> sand, silty, trace gravel, tan brown, compact, moist, oxidized	0.0 30.8				
2		<b>Silty Sand and Gravel</b> <b>Weathered Till</b> sand, silty, some gravel till, brown, dense, moist	0.6 29.6				
3		<b>Silty Sand/Sandy Silt and Gravel</b> <b>Till</b> silty sand to sandy silt, some gravel till, grey, dense to very dense, dry from 2.1 to 3.0 m, moist from 3.0 to 7.0 m	1.8 24.4	7.5			
4							
5							
6							
7							
8							
9							
10							
11							
12							
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33							
34							
35							
36							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.03

Page: 1 of 2

# Test Hole Log: TH20-03 (MW20-03)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel 604-439-0922 Fax 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				26.1			
38							
39	12		19.2				
40			12.2				
41		Sand					
42		sand, brown, dense to very dense,		21.5			
43		wet					
44	13		18.0				
45		Silt	13.4				
46		silt, grey, hard, moist, fine sand lens					
47		from 15.5 to 15.8 m		27.5			
48							
49	15						
50							
51							
52				22.7			
53	16						
54			14.7				
55			16.8				
56	17	End of Borehole					
57							
58							
59	18						
60							
61							
62	19						
63							
64							
65	20						
66							
67							
68							
69	21						
70							
71							
72							

Logged: NS  
Method: Sonic  
Date: Dec 2 - 4, 2020

Datum: Ground Surface  
Figure Number: A.03  
Page: 2 of 2



# Test Hole Log: TH20-04 (MW20-04)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel. 604-439-0922 Fax 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	22.8				
1 ft 0.3 m		<b>Sandy Silt</b> silt, sandy, tan brown, soft, wet	0.0				
2 ft 0.6 m			22.2				
3 ft 0.9 m		<b>Silty Sand</b> sand, silty, tan brown, soft, wet, oxidized	0.6				
4 ft 1.2 m			21.6				
5 ft 1.5 m		<b>Silt</b> silt, grey, stiff, moist to wet	1.2				
6 ft 1.8 m				26.4			
7 ft 2.1 m							
8 ft 2.4 m							
9 ft 2.7 m							
10 ft 3.0 m							
11 ft 3.3 m							
12 ft 3.6 m							
13 ft 3.9 m							
14 ft 4.2 m		<b>Silty Sand and Gravel Till</b> silty sand and gravel till, grey, dense to very dense, dry to moist	18.9				
15 ft 4.5 m			4.0	12.3			
16 ft 4.8 m							
17 ft 5.1 m				8.5			
18 ft 5.4 m							
19 ft 5.7 m							
20 ft 6.0 m							
21 ft 6.3 m							
22 ft 6.6 m							
23 ft 6.9 m							
24 ft 7.2 m							
25 ft 7.5 m							
26 ft 7.8 m							
27 ft 8.1 m				8.2			
28 ft 8.4 m							
29 ft 8.7 m							
30 ft 9.0 m							
31 ft 9.3 m							
32 ft 9.6 m							
33 ft 9.9 m							
34 ft 10.2 m							
35 ft 10.5 m							
36 ft 10.8 m							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.04

Page: 1 of 2

# Test Hole Log: TH20-04 (MW20-04)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEOPACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel 604-439-0922 Fax 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
37				9.1			
38							
39							
40	12		10.6				
41		End of Borehole	12.2				
42							
43	13						
44							
45							
46	14						
47							
48							
49	15						
50							
51							
52	16						
53							
54							
55	17						
56							
57							
58	18						
59							
60							
61	19						
62							
63							
64	20						
65							
66							
67	21						
68							
69							
70							
71							
72							

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.04

Page: 2 of 2

# Test Hole Log: TH20-05 (MW20-05)

File: 16218

Project: The Terraces

Client: 3000 Henry Street Limited Partnership

Site Location: Lots 17-20, 3000 Henry Street, Port Moody



**GEO PACIFIC**  
CONSULTANTS

1779 W 75th Avenue, Vancouver, BC, V6P 6P2  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	DCPT • (blows per foot) • 10 20 30 40	Groundwater / Well	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)				
0 ft 0 m		Ground Surface	22.0				
1 ft 0.3 m		<b>Silty Sand/Topsoil</b> silty sand and gravel with topsoil and organics, dark brown, loose, wet	0.0		3		Groundwater Level Depth Measured at +0.07 m on Jan 5, 2021
2 ft 0.6 m		<b>Silty Sand and Gravel</b> <b>Weathered Till</b> silty sand to sandy silt with trace gravel till, tan brown, compact to dense with depth	1.8	12.5	2		
3 ft 0.9 m					6		
4 ft 1.2 m					25		
5 ft 1.5 m					>50		
6 ft 1.8 m					>50		
7 ft 2.1 m							
8 ft 2.4 m							
9 ft 2.7 m							
10 ft 3.0 m							
11 ft 3.3 m				9.9			
12 ft 3.6 m							
13 ft 3.9 m							
14 ft 4.2 m							
15 ft 4.5 m							
16 ft 4.8 m							
17 ft 5.1 m							
18 ft 5.4 m							
19 ft 5.7 m							
20 ft 6.0 m							
21 ft 6.3 m							
22 ft 6.6 m							
23 ft 6.9 m				11.9			
24 ft 7.2 m							
25 ft 7.5 m							
26 ft 7.8 m							
27 ft 8.1 m				7.4			
28 ft 8.4 m							
29 ft 8.7 m							
30 ft 9.0 m							
31 ft 9.3 m				12.9			
32 ft 9.6 m				9.1			
33 ft 9.9 m							
34 ft 10.2 m							
35 ft 10.5 m							
36 ft 10.8 m							
		End of Borehole					

Logged: NS

Method: Sonic

Date: Dec 2 - 4, 2020

Datum: Ground Surface

Figure Number: A.05

Page: 1 of 1

## APPENDIX B



# Borehole Log

Borehole No.: SH15-1

LOGGED BY: NT ON: 07 Oct 2015 REVIEWED BY: KK COLLAR ELEVATION: METHOD: Track mounted Sonic

Type of Test  
 ○ Dynamic Cone Penetrometer Test (DCPT)  
 ● Becker Denseness Test (BDT)  
 ▲ Number of blows - Standard Penetration (SPT)  
 ■ Moisture Content (% of dry weight)  
 > Plastic limit  
 < Liquid limit

TYPE - Type of sample  
 SPT - Split spoon  
 S - Shelby tube  
 G - Grab  
 O - Other (specify)

Notes: Refer to test hole location plan for  
 auger hole location.

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE						Piezometer / Comments / Additional Testing
				SPT	TYPE	20	40	60	80	
0 0	TOPSOIL (brown) sand, trace gravel, some organics		1							
1 1	SAND (light grey) fine to medium grained, trace silt, trace gravel, trace cobbles		4	40			▲			- 4 ft SPT refusal; 40 blows for 1 inch of penetration
1 5	SILT (brownish grey) trace sand, hard									
2 2										
3 10	SAND (light grey) fine to medium grained, trace to some silt, trace gravel, very dense		9	65				▲		- Water level ▽ measured in both piezometers using data loggers (Oct 7 to 14, 2015)
4 4										
4 15	SILT (grey) trace sand, hard		14	42			▲			
5 5										
6 20				48			▲			
7 7										
8 25				36			▲			
9 9										
9 30				36			▲			
10 10										
10 35	SAND (grey) fine grained, trace silt, inferred to be dense		33							
11 35	SILT (grey) trace sand, hard		34							- 34 ft issue with holding the 5 ft core in the rig, trying to drill for 10 ft, therefore SPT at 34 ft was skipped.
12 12	- 39 ft trace to some sand			40			▲			
13 13	- 47 ft trace gravel									
14 14	- 67 ft trace sand			54				▲		
15 15	- 69 ft trace gravel Bottom of Excavation			60				▲		

TESTHOLE LOG 106-1701 20151007 GPJ HORIZON.GDT 25/11/15



PROJECT: 3000 Block, Henry Street, Port Moody, BC

CLIENT:

JOB NO: 106-1701

SHEET: 1 of 2

# Borehole Log

Borehole No.: SH15-1

LOGGED BY: NT ON: 07 Oct 2015 REVIEWED BY: KK COLLAR ELEVATION: METHOD: Track mounted Sonic

Type of Test  
 ○ Dynamic Cone Penetrometer Test (DCPT)  
 ● Becker Denseness Test (BDT)  
 ▲ Number of blows - Standard Penetration (SPT)  
 ■ Moisture Content (% of dry weight)  
 > Plastic limit  
 < Liquid limit

TYPE - Type of sample  
 SPT - Split spoon  
 S - Shelby tube  
 G - Grab  
 O - Other (specify)

Notes: Refer to test hole location plan for  
 auger hole location.

Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE						Piezometer / Comments / Additional Testing
				SPT	TYPE	20	40	60	80	
15	SILT (grey) trace sand, hard									
16	- 39 ft trace to some sand									
17	- 47 ft trace gravel									
18	- 67 ft trace sand			83					▲	
19	- 69 ft trace gravel (Continued)									
20										
21				50					▲	
22										
23										
24	SAND (grey) medium to coarse grained, trace to some silt, trace to some gravel, dense		79	47					▲	
25	SILT (grey) trace to some sand, trace gravel, hard		82							
26										
27	Test Hole Terminated at Depth of 89 ft		89	136						▲ 136
28										
29										
30										

TESTHOLE LOG 106-1701 20151007 GPJ HORIZON.GDT 25/11/15



PROJECT: 3000 Block, Henry Street, Port Moody, BC

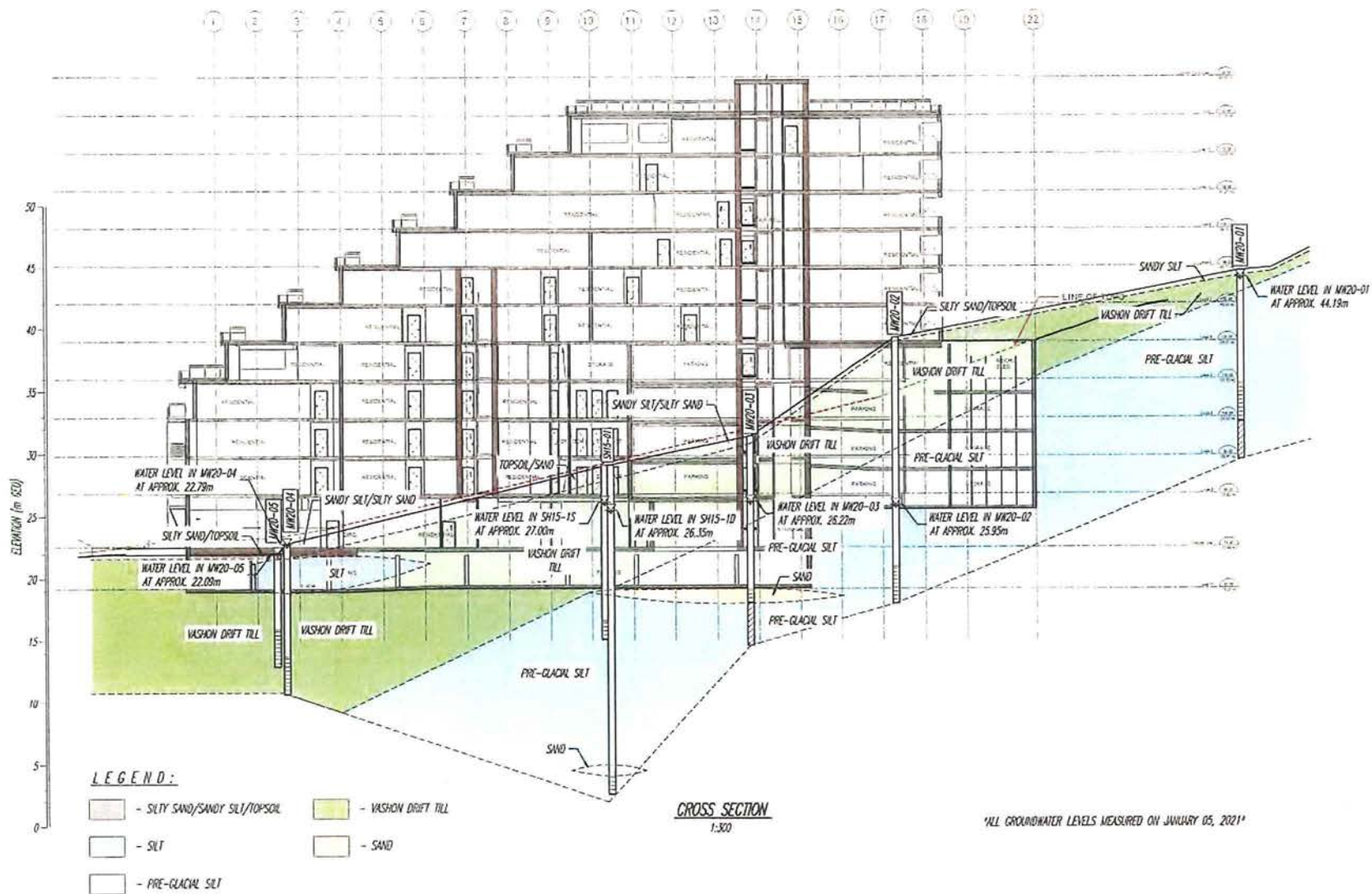
JOB NO: 106-1701

CLIENT:

SHEET: 2 of 2

## APPENDIX C





REFERENCE:  
ANKENMAN & MARCHE ARCHITECTS  
PROJECT: 1736 DMG NO. A310  
RECEIVED: JANUARY 13, 2021



1770 W. 10th Avenue  
Vancouver, B.C. V6P 4P2  
P: 604 437-0702  
F: 604 437-0905

DATE: JANUARY 14, 2021  
DRAWN BY: N.K. APPROVED BY: M.J.K. REVIEWED BY: N.S.  
SCALE: SCALE

**THE TERRACES**  
LOTS 17-20, 3000 BLOCK HENRY STREET, PORT MOODY, B.C.  
CROSS SECTION SCHEMATIC

FILE NO: 16218  
EAT NO: C-CW1

REVISIONS:  
A  
B  
C



## APPENDIX D



**GEO PACIFIC**  
VANCOUVER KAMLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 1

Test Well: MW20-01

Test Conducted by: AW

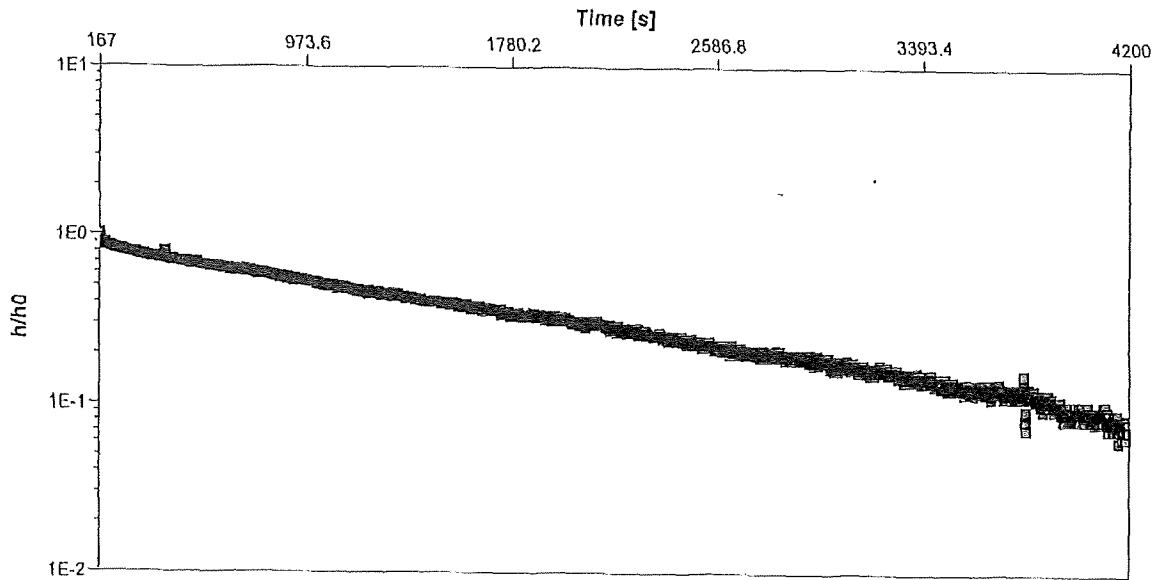
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-01

$2.81 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 1

Test Well: MW20-01

Test Conducted by: AW

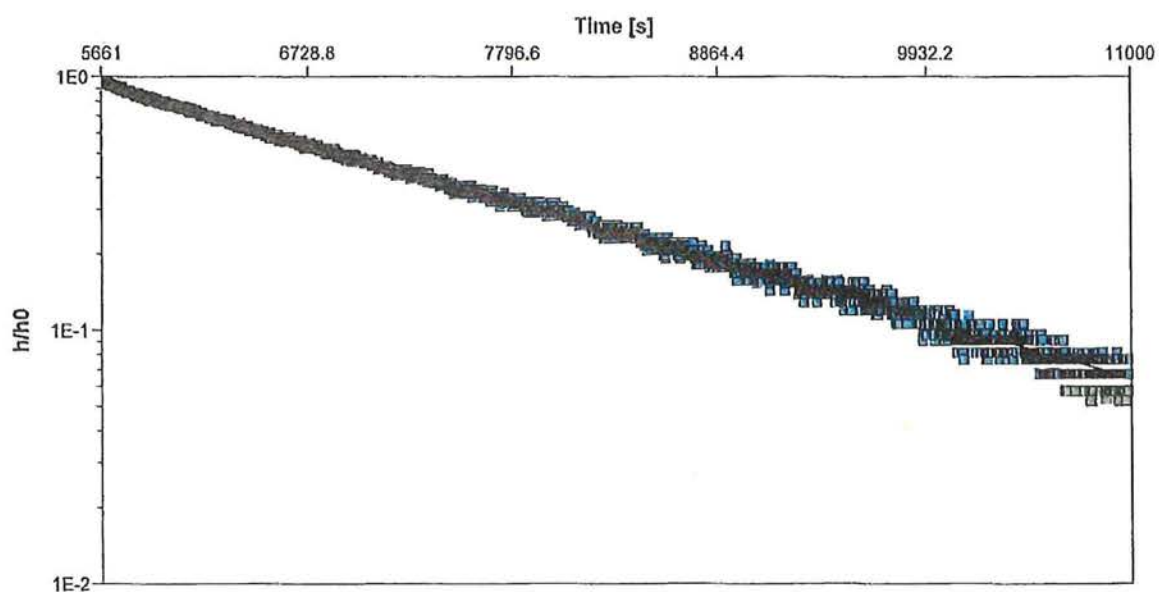
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-01

$2.50 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 2

Test Well: MW20-01

Test Conducted by: AW

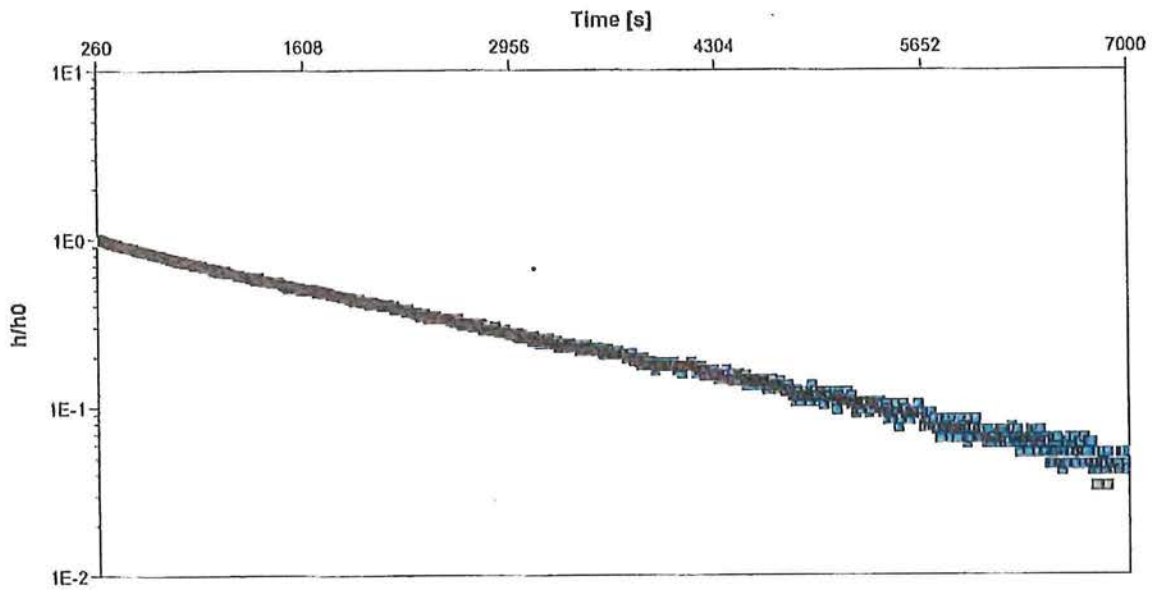
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well	Hydraulic Conductivity [m/s]
MW20-01	$2.26 \times 10^{-7}$





**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 2

Test Well: MW20-01

Test Conducted by: AW

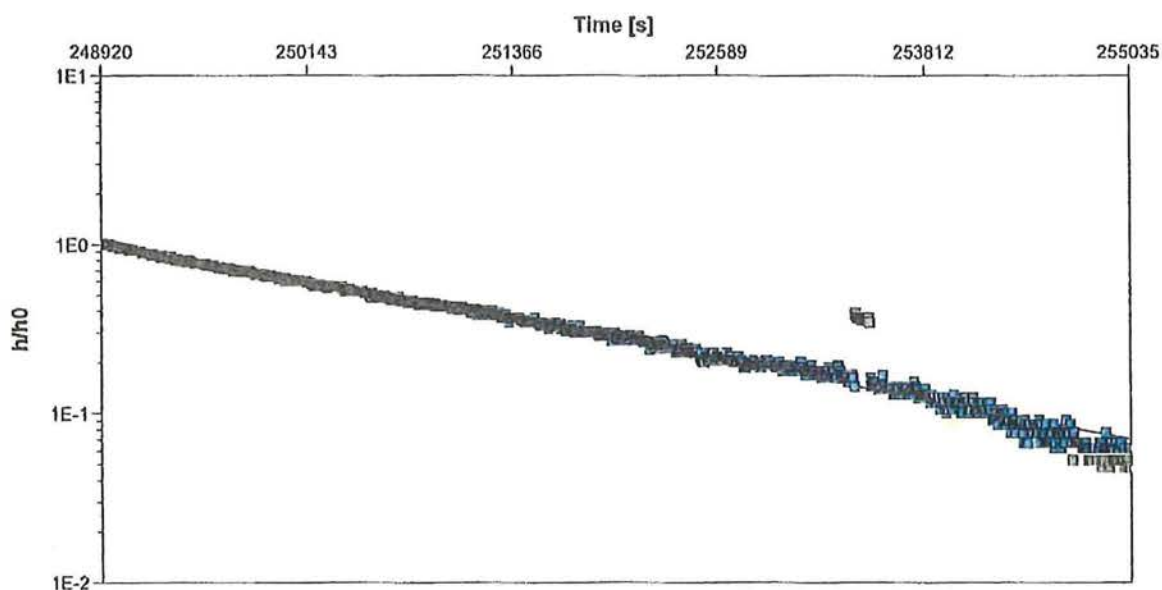
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-01

$2.21 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 1

Test Well: MW20-02

Test Conducted by: AW

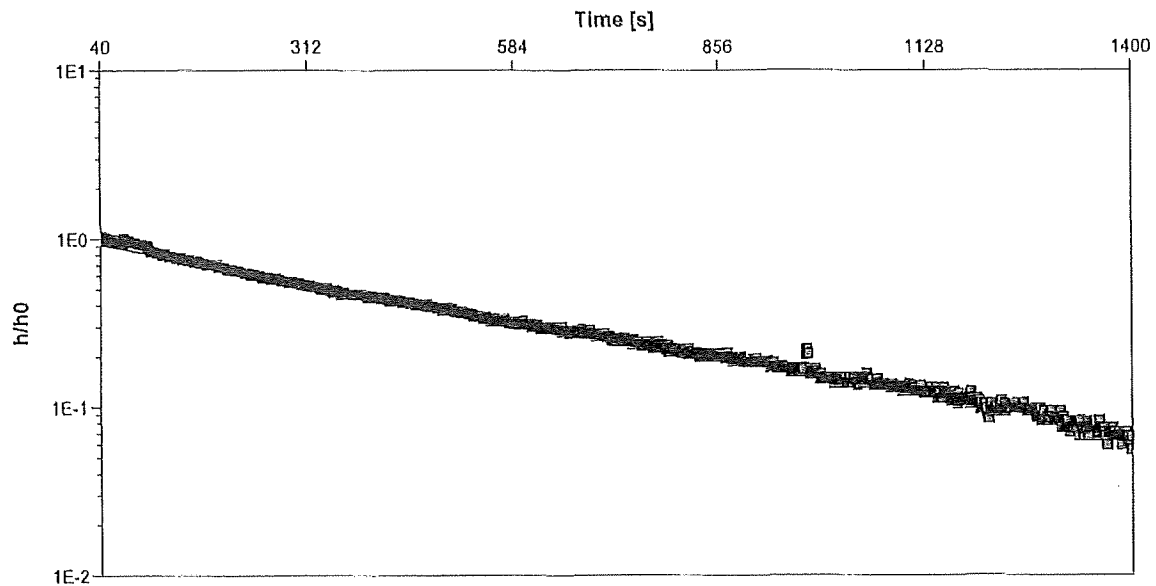
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-02

$9.49 \times 10^{-7}$



**GEO PACIFIC**  
VANCOUVER KAMLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 1

Test Well: MW20-02

Test Conducted by: AWW

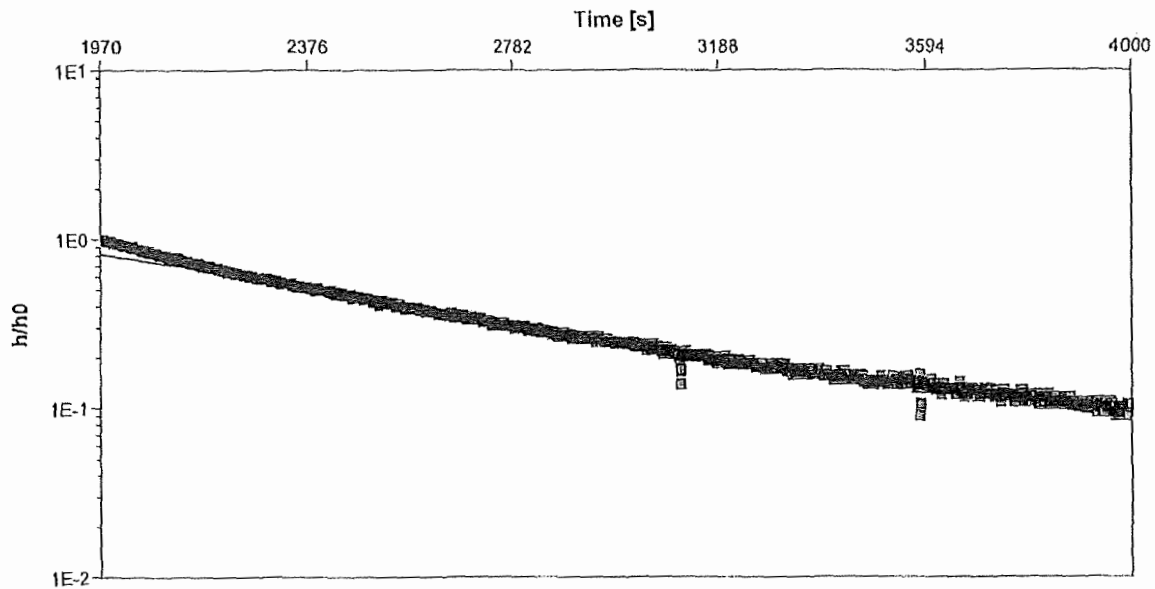
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well	Hydraulic Conductivity [m/s]
MW20-02	$5.62 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KAHLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 2

Test Well: MW20-02

Test Conducted by: AW

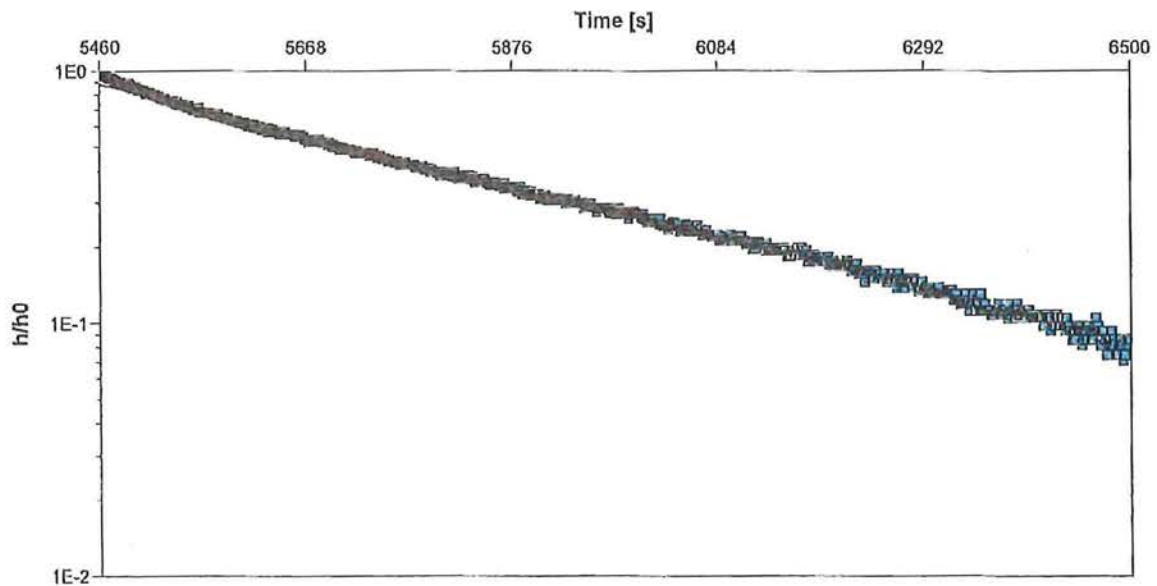
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-02

$1.13 \times 10^{-6}$





**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 2

Test Well: MW20-02

Test Conducted by: AW

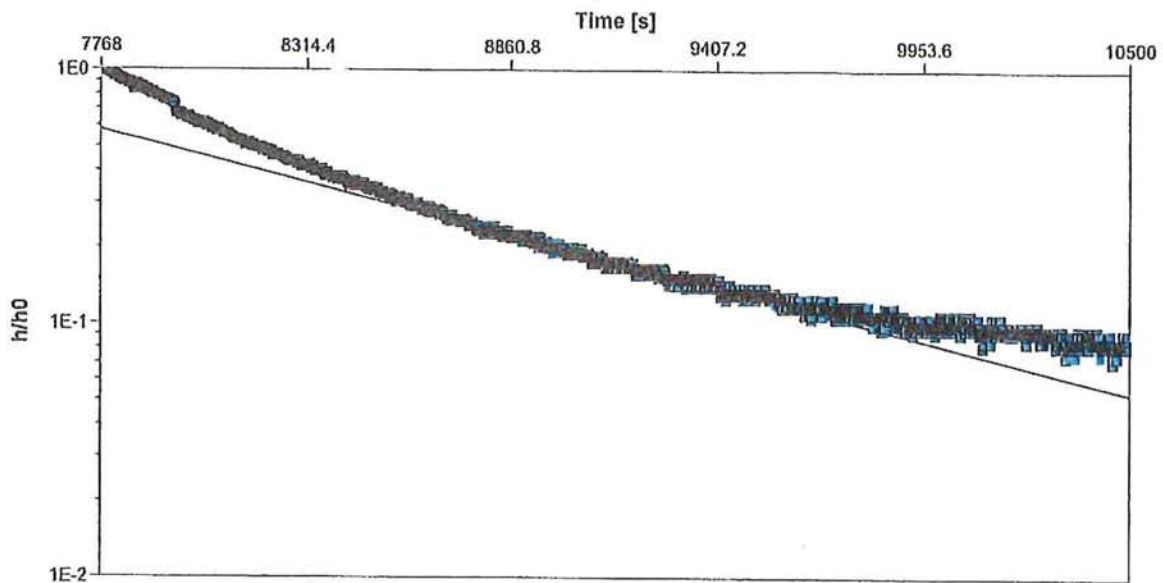
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-02

$4.37 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 1

Test Well: MW20-03

Test Conducted by: AW

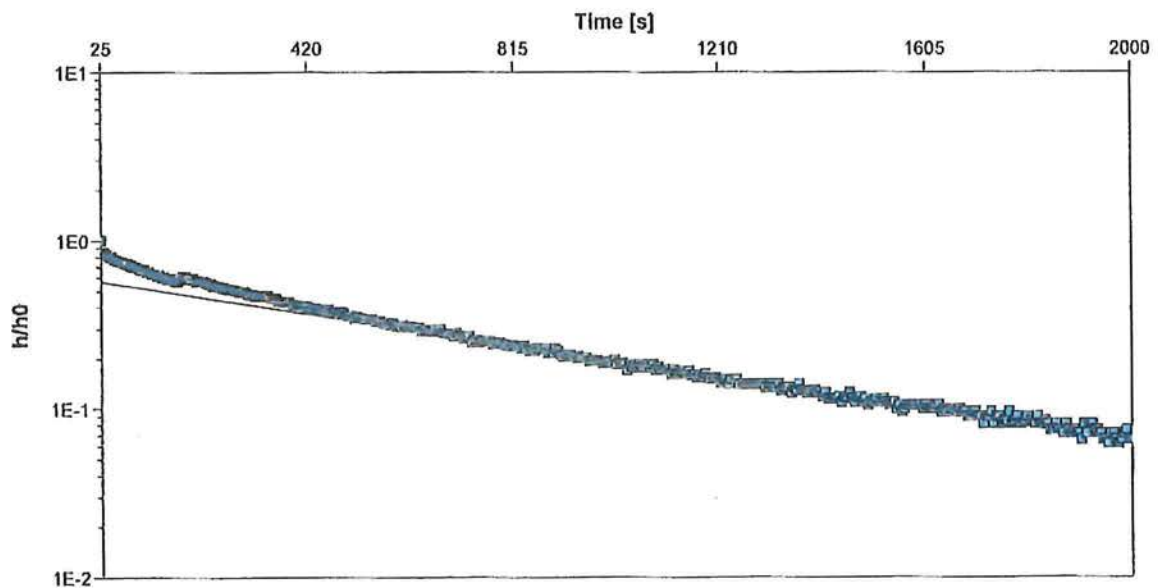
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-03

$9.83 \times 10^{-7}$



**GEO PACIFIC**  
VANCOUVER KAMLOOPS CALGARY

**Slug Test Analysis Report**

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 1

Test Well: MW20-03

Test Conducted by: AW

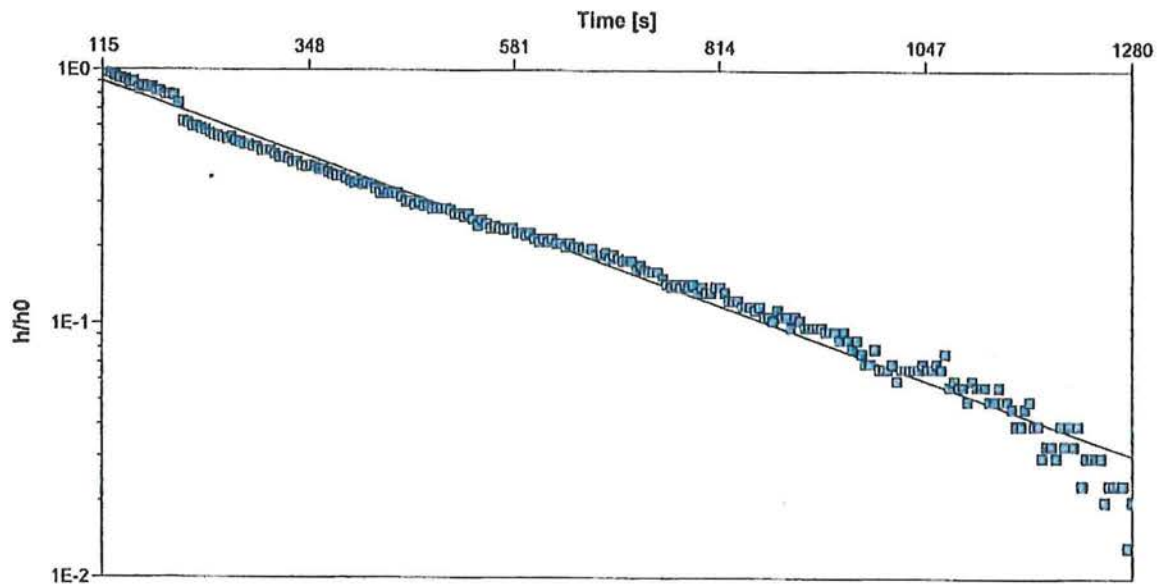
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-03

$2.56 \times 10^{-6}$



**GEOPACIFIC**  
VANCOUVER KAHLOOPS CALGARY

**Slug Test Analysis Report**

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 2

Test Well: MW20-03

Test Conducted by: AW

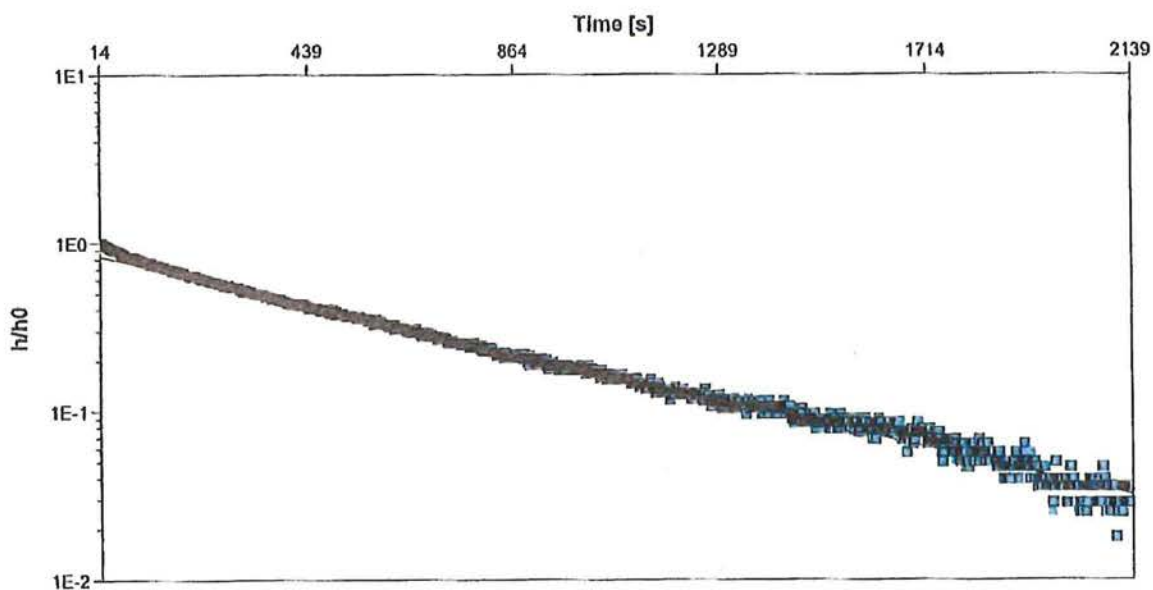
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-03

$1.35 \times 10^{-6}$





**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 2

Test Well: MW20-03

Test Conducted by: AW

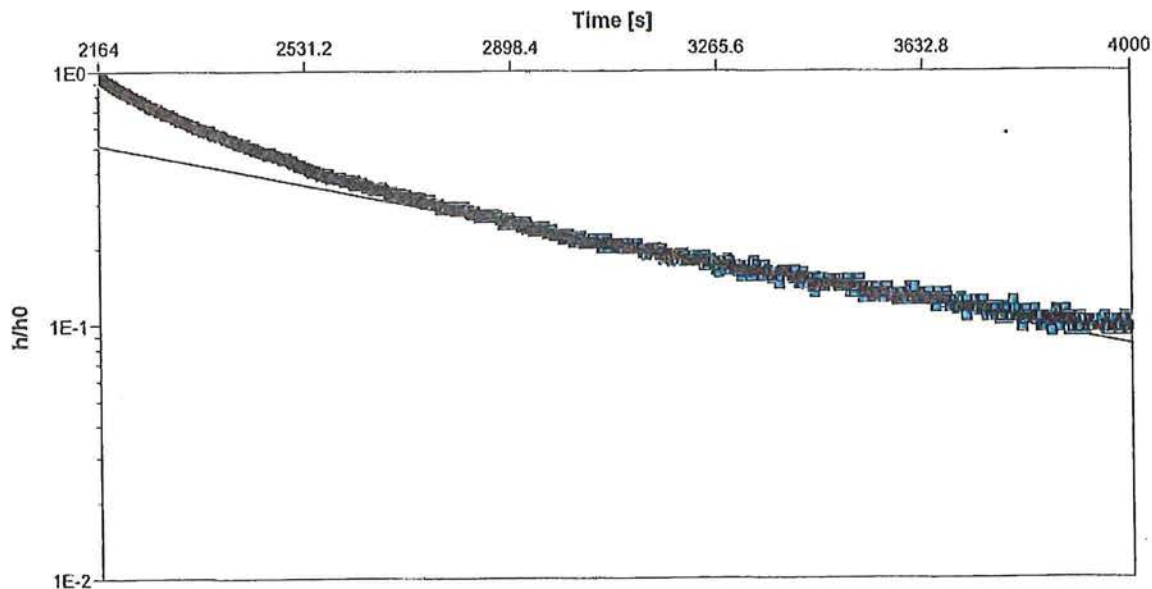
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 2

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-03

$8.74 \times 10^{-7}$



**GEO PACIFIC**  
VANCOUVER KAHLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 1

Test Well: MW20-04

Test Conducted by: AW

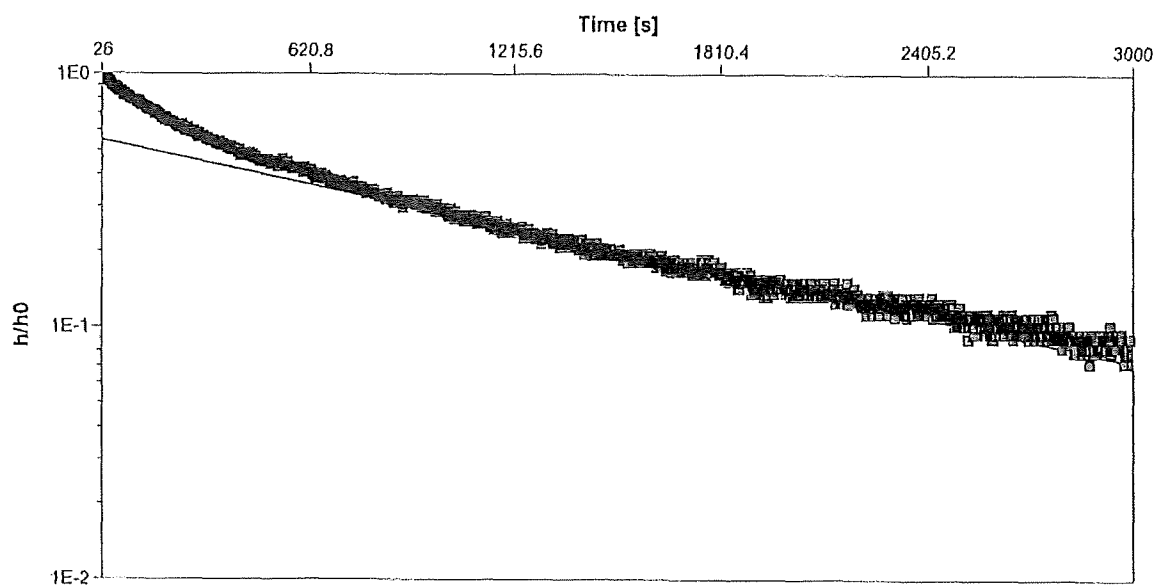
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-04

$3.51 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KANLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 1

Test Well: MW20-04

Test Conducted by: AW

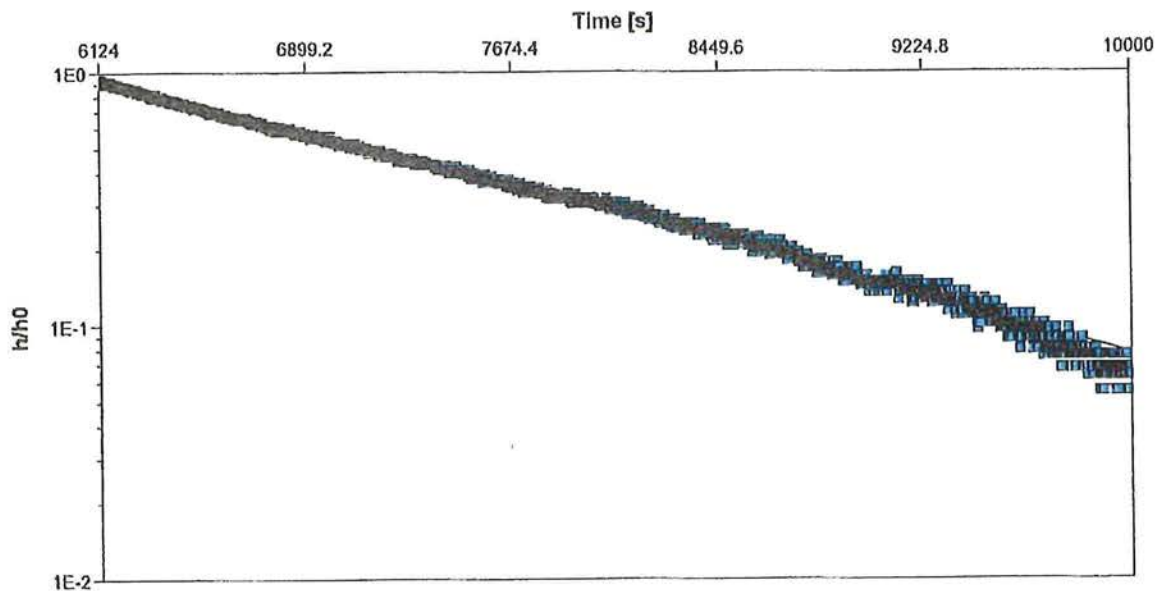
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-04

$3.36 \times 10^{-7}$



**GEOPACIFIC**  
VANCOUVER KAHLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Falling Head 1

Test Well: MW20-05

Test Conducted by: AW

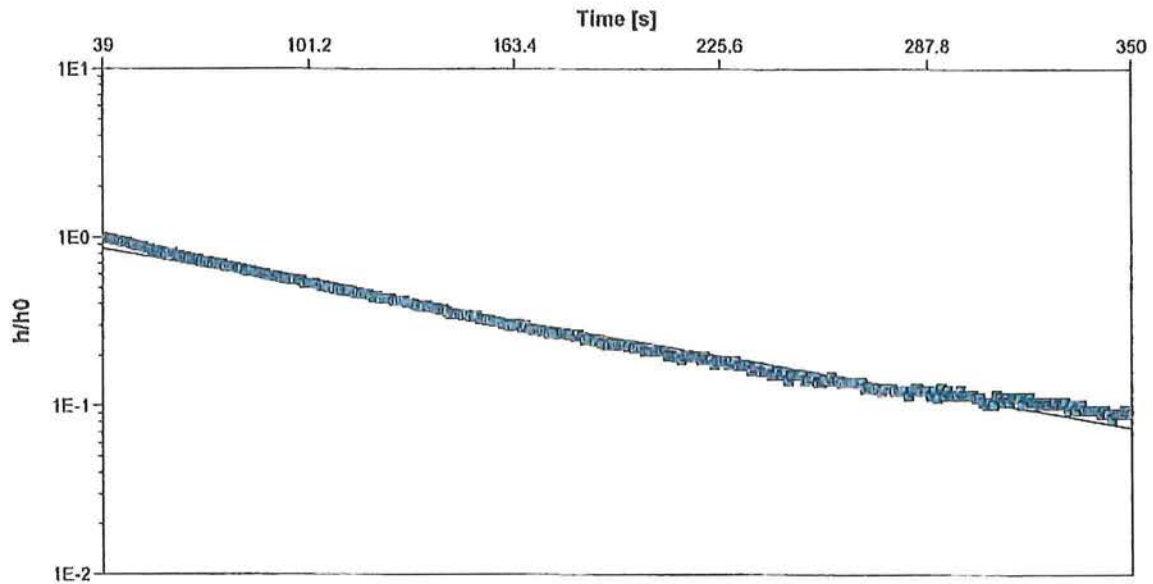
Test Date: 2020-12-22

Analysis Performed by: NS

Falling Head 1

Analysis Date: 2020-12-22

Aquifer Thickness:



Calculation using Hvorslev

Observation Well

Hydraulic Conductivity  
[m/s]

MW20-05

$4.06 \times 10^{-6}$





**GEO PACIFIC**  
VANCOUVER KAMLOOPS CALGARY

Slug Test Analysis Report

Project: The Terraces

Number: 16218

Client: 3000 Henry Street Limited Partnership

Location: 3000 Henry Street, Port Moody

Slug Test: Rising Head 1

Test Well: MW20-05

Test Conducted by: AW

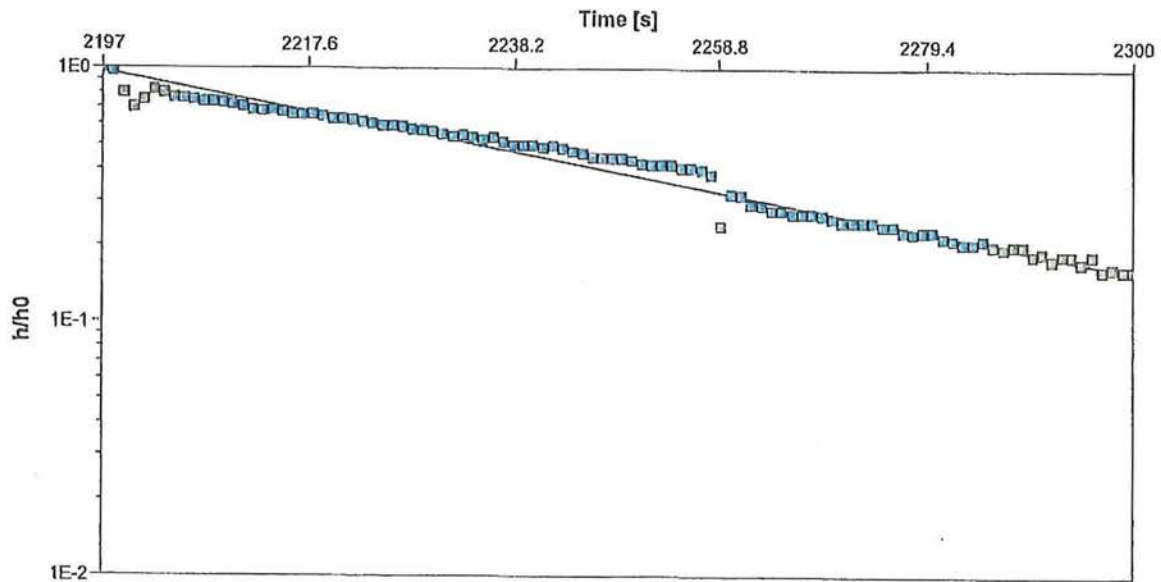
Test Date: 2020-12-22

Analysis Performed by: NS

Rising Head 1

Analysis Date: 2020-12-22

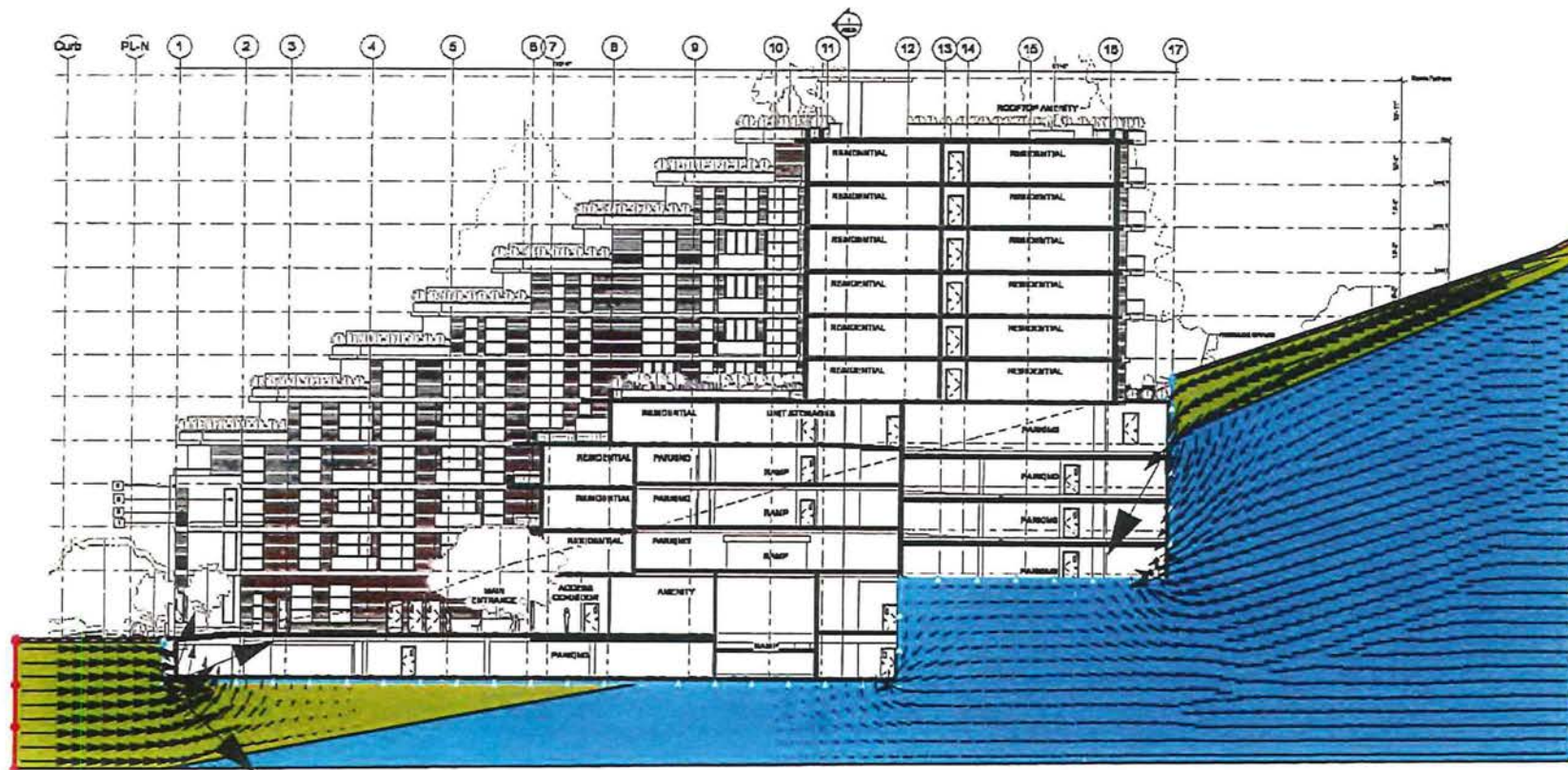
Aquifer Thickness:



Calculation using Hvorslev

Observation Well	Hydraulic Conductivity [m/s]
MW20-05	$9.09 \times 10^{-6}$

## APPENDIX E



Color	Name	Model	Sat Kx (m/sec)
Blue	Silt	Saturated Only	7.7e-07
Yellow	Silty Sand and Gravel Till	Saturated Only	6.58e-06
Orange	Silty Sand/Sandy Silt/Topsoil	Saturated Only	1e-06

Project: Residential Development

Model: SEEP/W Analysis

Method: Steady-State

Site Address : 3000 Blk Henry Street, Port Moody

Job No.: 16218

Date: January 6, 2021

Scale : 1:450

Analysis by: NS



**GEO PACIFIC**  
VANCOUVER KALLOO'S CALGARY

1779 W. 75th Avenue  
Vancouver, B.C. V6P 6P2

P: 604.439.0922  
F: 604.439.9189

**Schedule C: Proposed Enhancement and Maintenance Plan for Covenant Area and  
Dedicated Park Area**





## envirowest consultants inc.

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2  
604-944-0502

June 25, 2021

Mr. Kevin Jones, Development Planner  
City of Port Moody  
100 Newport Drive  
Port Moody, BC V3H 5C3

Dear Mr. Jones,

**RE: PROPOSED ENHANCEMENT AND MAINTENANCE PLAN FOR COVENANT AREA  
Lots 17 – 20 Henry Street Port Moody**

As a component of the proposed development on Lots 17 – 20 Henry Street (Property), a portion of the existing forested slopes and the prescribed Riparian Protection and Enhancement Area (RPEA) and Riparian Transition Area (RTA) for Elginhouse Creek and the West Channel will be protected by restrictive covenant (Covenant Area). The Covenant Area on the Property was assessed for the presence of existing anthropogenic disturbances and non-native invasive plant species, and opportunities for enhancement and remediation. Anthropogenic disturbances and non-native invasive plant species were documented using a handheld Garmin GPSMap 64s handheld GPS unit.

### Existing Conditions

The Covenant Area is characterized by riparian vegetation and a forested slope, with several unauthorized trails constructed throughout.

The existing riparian habitat is characterized by western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), broadleaf maple (*Acer macrophyllum*), cascara (*Rhamnus purshiana*), red alder (*Alnus rubra*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), mountain ash (*Sorbus aucuparia*), oak species (*Quercus* sp.), paper birch (*Betula papyrifera*), vine maple (*Acer circinatum*), beaked hazelnut (*Corylus cornuta*), red huckleberry (*Vaccinium parvifolium*), salmonberry (*Rubus spectabilis*), thimbleberry (*R. parviflorus*), trailing blackberry (*R. ursinus*), sword fern (*Polystichum munitum*), deer fern (*Blechnum spicant*), salal (*Gaultheria shallon*), red elderberry (*Sambucus racemosa*), devil's club (*Oplopanax horridus*), Pacific bleeding heart (*Dicentra formosa*), false Solomon's seal (*Maianthemum racemosum*), western trillium (*Trillium ovatum*), piggyback plant (*Tolmiea menziesii*) and snags. Skunk cabbage (*Lysichiton americanus*) is also present in wet areas. Any hazardous trees on the Property will be felled or modified into wildlife trees (limbs removed, stem cut to approximately 3 to 5 meters in height) at the direction of the project arborist. Any trees that are removed or modified into wildlife trees will be replaced at a 2:1 ratio.

Isolated occurrences of English holly (*Ilex aquifolium*), English ivy (*Hedera helix*), field bindweed (*Convolvulus arvensis*), yellow archangel/lamium (*Lamium galeobdolon*), small flowered touch-me-not (*Impatiens parviflora*), laurel (*Prunus laurocerasus*) and Himalayan blackberry (*Rubus armeniacus*) were

observed within the Covenant Area in close proximity to previously disturbed areas (adjacent to Henry Street and the development to the west).

Previously documented wildlife on the Property, including in the Covenant Area, includes various bird species. In addition to bird species, other wildlife such as small and large mammals (black bear, deer, coyote, skunk, squirrel, mice, etc.), amphibians, reptiles, and gastropods likely utilize the Property for foraging, denning, or as a transportation corridor. Wildlife use of the Property is outlined in further detail in the Environmental Impact Assessment dated February 20, 2020, prepared by Envirowest.

### **Proposed Works within Covenant Area**

Fish and wildlife habitat associated with the watercourses on (West Channel) and adjacent (Elginhouse Creek) to the Property will be retained by the application of the variable RPEA setbacks. The 10 m Zoning Bylaw setback for West Creek is maintained or exceeded. The 20 m Zoning Bylaw setback for Elginhouse Creek has been flexed in accordance with Section 5.4.3(c) of the Zoning Bylaw.

A component of the enhancement plan includes the removal of invasive, non-native plant species within the entire Covenant Area and the re-vegetation of those areas with native trees, shrubs and groundcover. The installation of additional native plants within the proposed RPEA setbacks will augment the existing riparian vegetation. Fruit bearing plant species are not prescribed, proposed plants will not be installed in conflict with the proposed trail, and proposed plants will be field fit as necessary. The Covenant Area enhancement plan is depicted within Envirowest Drawing No. 2615-01-05R02 and 2615-01-06R01 “Covenant Area Landscape Plan Details and Specifications” (Attachment A). The installation of replacement trees as compensation for removal or modification of existing trees is required and has been detailed by PMG Landscape Architects as depicted on PMG Drawing L6 “Trail Renovation” (Attachment B).

The Covenant Area, in conjunction with the dedicated Park Area, will contribute in mitigating potential impacts to wildlife and wildlife habitat associated with the Proposed Development by facilitating a transportation corridor for small and large mammals, a source of food for multiple species, nesting locations for birds, and refuges for small mammals.

Within the Covenant Area, and the dedicated Park Area, a public-use trail is proposed to provide connection to existing park space to the west and to the naturalized Chineside escarpment. The final trail alignment will be field fit in order to balance trail requirements and environmental requirements.

The trail location will be designed in order to minimize environmental impacts and habitat fragmentation by not exceeding 1.5 meters (m) in width; being constructed of permeable material such as clear crushed gravel; utilizing existing trails to minimize disturbance; will be field fit to avoid tree and understory vegetation loss; and, will be designed to avoid altering natural drainage patterns. The trail grade will not exceed 30 percent; alternate trail routing or stairs may be required where natural grades exceeding 30 percent are encountered. If required, a shallow swale will be constructed on the upslope side of the trail to proactively address drainage issues. Fencing and signage as required by the City of Port Moody will be installed to prevent people and pets from straying from the trail and encroaching into the Covenant

Area. Neighbouring property owners (School District 43 and a Strata Corporation) and the City of Port Moody will be consulted during the design process for the trail alignment in the Covenant Area.

### **Proposed Remediation and Enhancement Opportunities**

The Covenant Area was assessed to determine the presence and extent of any non-native invasive plant species, areas of anthropogenic disturbance, and any other areas that may require remediation or enhancement. Existing vegetation within the Covenant Area primarily consists of native species. The native vegetation is well established and dense throughout the majority of the Covenant Area. Several unauthorized trails have been established throughout the Covenant Area linking the Property to adjacent properties.

As per the Arborist report (submitted separately), a total of 95 trees on the Property will require removal or modification. Trees scheduled for removal or modification require replacement at a 2:1 ratio, therefore a total of 190 replacement trees are to be planted. A total of 29 replacement trees will be planted on site, and 166 replacement trees will be planted within the Covenant and Park areas. The replacement trees (sizes, numbers and species) are depicted on PMG's L6 drawing (Attachment B). Many of the replacement trees to be installed in the Covenant Area/Park Area will be installed along unauthorized trails that are slated for decommissioning; the replacement trees are to be field fit under the supervision of the project Environmental Consultant or Arborist. Hydroseeding of these areas will also be completed. Fencing and signage is proposed to be installed along the authorized public-use trail boundaries to prevent future encroachment into or disturbance of the Covenant Area. In addition to the native plant species specified, other Naturescape features have been incorporated such as large woody debris and boulders. Large woody debris and boulders will be installed at former unauthorized trailheads to deter future encroachment by the public while also providing habitat opportunities for wildlife.

Additionally, removal of invasive non-native plant species is proposed within the Covenant Area. Native vegetation should be retained or replanted where possible to preserve site characteristics. Removal of invasive plants may be accomplished via machinery in some locations, but hand-removal will be required in proximity to sensitive environmental features including existing native riparian vegetation and steep slopes. The restoration plan (Attachment A) includes the prescription for the native plants for areas where invasive non-native plant material is to be removed. Additional native plants to be installed are non-fruiting species, will not be installed in conflict with the proposed trail and will be field fit as necessary.

If any tree or vegetation removal is required to facilitate construction of the trail, disturbed areas are to be replanted with number 1 pot size sword fern at a density of 2 plants per square meter.

### **Maintenance and Monitoring of the Park Area**

A 5-year maintenance and monitoring program is proposed for the Covenant Area. Maintenance is to include inspection for and removal of non-native invasive plant species within the Covenant Area as well as watering, selective weeding, selective pruning, and fertilizing of installed plant material as needed. A single-line irrigation system for plant material to be installed along the decommissioned trails and the use of gator bags on new trees have been prescribed by PMG Landscape Architects. Survivorship of installed plant material is to equal 100 percent at the end of the 5-year maintenance and monitoring period. The

maintenance plan is also to include the removal of anthropogenic debris (minimum twice per year). Due to the nature of the existing site conditions, plant material will need to be field fit amongst existing vegetation. A detailed maintenance plan reflective of the completed field fit planting works will be provided by PMG Landscape Architects at a later date.


An annual review of the trees within the Covenant Area is to be undertaken by the project arborist for the duration of the maintenance and monitoring period to identify any hazard trees. Should any hazard trees be identified and designated for removal, the planting of replacement trees will be prescribed. Maintenance and monitoring of the proposed public-use trail will also be required. During and after construction, the trail will be monitored for stability and signs of erosion and any safety concerns. Should any deficiencies be identified, remediation works will be prescribed immediately.


Annual summary reports will be prepared for the City of Port Moody for each year of the 5-year maintenance and monitoring period. Envirowest will inspect the Covenant Area in the spring of each year to identify any deficiencies. A follow up inspection will be completed in the fall of each year to ensure deficiencies have been corrected at which point the summary report will be prepared.

A cost estimate for the Covenant Area enhancement plan and monitoring and maintenance plan is included within Attachment C.

Please contact the undersigned at 604-944-0502 or [blanchard@envirowest.ca](mailto:blanchard@envirowest.ca) should you have any questions or comments regarding this correspondence.

Sincerely,  
**ENVIROWEST CONSULTANTS INC.**

  
Kirsti Juurakko, B.A.  
Environmental Technician

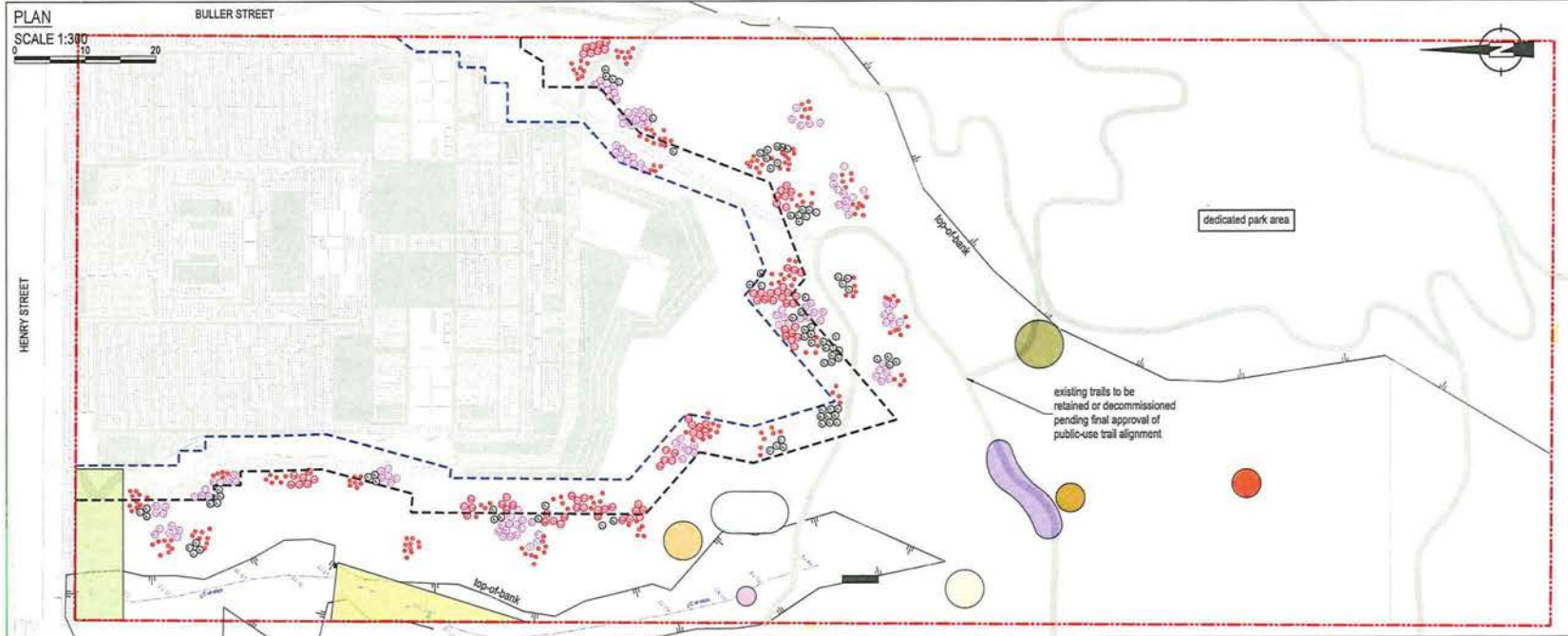
  
Lisa Blanchard, R.P.Bio.  
Project Biologist

Attachment A:	Envirowest Drawing No. 2615-01-05R02 and 2615-01-06R01 "Covenant Area Landscape Plan Details and Specifications"
Attachment B:	PMG Drawing L6 "Trail Renovation"
Attachment C:	Cost Estimate – Envirowest Drawing No. 2615-01-05R02 and 2615-01-06R01 "Covenant Area Landscape Plan Details and Specifications"

Copy. Mr. Amin Eskooch, Aultrust Financial  
Mr. Timothy Ankenman, Ankenman Marchand Architects



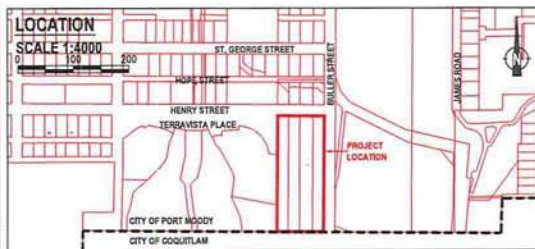
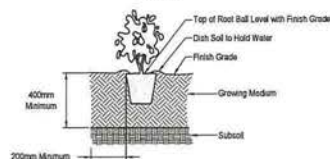
**ATTACHMENT A**  
**Envirowest Drawing No. 2615-01-05R03 and 2615-01-06R01**  
**“Covenant Area Landscape Plan Details and Specifications”**



**LEGEND**

Project Boundary	Area 1	Area 6
Proposed Setback	Area 2	Area 7
RTA Setback	Area 3	Area 8
Tree to be Retained	Area 4	Area 9
Tree to be Modified	Area 5	Area 10
Tree to be Removed		

**TYPICAL CONTAINER SHRUB AND  
No. 1 & 2 POT TREE PLANTING DETAIL**  
N.T.S.



**REFERENCE DRAWINGS**  
1. Email: A100.dwg, Received May 12, 2021; Ankenman Marchand Architects.  
2. 2005 Legal Base From City of Port Moody.

ANKENMAN MARCHAND ARCHITECTS

3000 BLOCK HENRY STREET  
Port Moody, BC

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support@enviowest.ca

**COVENANT AREA  
LANDSCAPE PLAN  
DETAILS AND SPECIFICATIONS**

DESIGNER: LB	DRAWN: RK	CHECKED: IWW	REVISION: 03	REVISION DATE: June 25, 2021
SCALE: As Shown	DRAWING NUMBER: 2615-01-05			
DATE: May 11, 2021	SHEET 1 OF 2			

## PLANT SPECIES LIST AND SPECIFICATIONS

### For tree replacement areas

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	pacific rhododendron	<i>rhododendron macrophyllum</i>	85	no. 2 pot, multi-stemmed, densely branched, well established
	Nothofagus rosea	<i>Rosa nutkana</i>	121	no. 2 pot, multi-stemmed, densely branched, well established
	vine maple	<i>Acer circinnatum</i>	83	no. 2 pot, densely branched, well established
	sward fern	<i>Polystichum murinum</i>	211	no. 1 pot, well established

## GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (second edition) jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
- All works are to be completed in accordance with the sediment control provisions of the "Standards and Best Practices for Stream Work" (Ministry of Water, Land & Air Protection, 2004).
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any noxious, toxic, or disease causing materials, stones over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus fruticosus* and *R. idaeus*) is to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed of in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with timothy (*Phleum pratense*) and subterranean clover (*Trifolium subterraneum*) seed, percentage composition and application rate of final seed mix to be determined by Envirowest.
- All western redcedar (*Thuja plicata*) must be of native stock, any cultivars, such as *T. plicata* var. *awake*, are not to be planted.
- The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship five (5) years from planting.

## AREA 1

Himalayan blackberry tendrils to be hand removed; Native plants to be planted in and around area where blackberry is removed and/or trees to be removed.

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	vine maple	<i>Acer circinnatum</i>	10	no. 2 pot, densely branched, well established
	deer fern	<i>Blechnum spicatum</i>	5	no. 1 pot, well established
	sward fern	<i>Polystichum murinum</i>	5	no. 1 pot, well established

## AREA 2

Large patch of English Ivy, bindweed, Lamium to be hand removed. Area to be planted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	vine maple	<i>Acer circinnatum</i>	10	no. 2 pot, densely branched, well established
	Nothofagus rosea	<i>Rosa nutkana</i>	150	no. 2 pot, multi-stemmed, densely branched, well established
	hardhack	<i>Spirea douglasii</i>	20	no. 2 pot, densely branched, well established
	deer fern	<i>Blechnum spicatum</i>	35	no. 1 pot, well established
	sward fern	<i>Polystichum murinum</i>	35	no. 1 pot, well established

## AREA 3

English holly to be removed by hand and area to be replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	vine maple	<i>Acer circinnatum</i>	3	no. 2 pot, densely branched, well established

## AREA 4

English ivy to be removed by hand English holly to be removed by hand and area to be replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	sward fern	<i>Polystichum murinum</i>	5	no. 1 pot, well established

## AREA 5

Small patch of English ivy and English holly to be removed by hand; no replanting required.

## AREA 6

English ivy to be removed by hand and area to be replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	vine maple	<i>Acer circinnatum</i>	5	no. 2 pot, densely branched, well established

## AREA 7

English holly, Laurel & Himalayan blackberry to be removed by hand and area replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	vine maple	<i>Acer circinnatum</i>	10	no. 2 pot, densely branched, well established
	sward fern	<i>Polystichum murinum</i>	5	no. 1 pot, well established

## AREA 8

English ivy to be removed by hand and area replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	sward fern	<i>Polystichum murinum</i>	7	no. 1 pot, well established

## AREA 9

Small flowered touch-me-not to be removed by hand and area to be replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	sward fern	<i>Polystichum murinum</i>	7	no. 1 pot, well established

## AREA 10

Small flowered touch-me-not to be removed by hand and area to be replanted with:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	sward fern	<i>Polystichum murinum</i>	5	no. 1 pot, well established

ANKENMAN MARCHAND ARCHITECTS

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Port Moody, BC

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**e** envirowest consultants inc.

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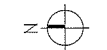
## COVENANT AREA DETAILS AND SPECIFICATIONS

DESIGN: LB	DRAWN: RK	CHECKED: IWW	REVISION: 01	REVISION DATE: June 24, 2021
SCALE: As Shown			DRAWING NUMBER:  2615-01-06 SHEET 2 OF 2	
DATE: May 11, 2021				

**ATTACHMENT B**  
**PMG Drawing L6**  
**“Trail Renovation”**



\_\_\_\_\_



CLIENT:

## HENRY STREET CONDOS

DRAWING TITLE:

DATE: 13 MAY 23 DRAWING NUMBER:

DATE: 13 MAY 23 DRAWING NUMBER:

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

DRAWN: DO L6

DESIGN: MM/RC

CHKD: MCY

**ATTACHMENT C:**  
**Cost Estimate – Envirowest Drawing No. 2615-01-05R01 and 2615-01-06R01**  
**“Covenant Area Landscape Plan Details and Specifications”**

## Covenant Area Landscaping Cost Estimate

**Project Site:**  
3000 Block, Henry Street, Port Moody

**Project Number:**  
2615-01

**Date:**  
6/24/2021

	Quantity	Unit Price	Unit Total
<b>1 Trees</b>			
Caliper & 2.5 m to 3.0 m	0.0	\$55.00	\$0.00
2.0 m B&B or No. 7 Pot	0.0	\$55.00	\$0.00
Number 5 Pot	0.0	\$22.00	\$0.00
Number 3 Pot	0.0	\$18.00	\$0.00
Number 2 Pot	127.0	\$8.50	\$1,079.50
Number 1 Pot	0.0	\$6.00	\$0.00
Liner/Plug	0.0	\$1.35	\$0.00
<b>2 Shrubs</b>			
Number 5 Pot	0.0	\$22.00	\$0.00
Number 2 Pot	396.0	\$8.50	\$3,366.00
Number 1 Pot		\$6.00	\$0.00
Liner/Plug	0.0	\$1.35	\$0.00
<b>3 Ferns, Groundcovers, Aquatic</b>			
Number 2 Pot	0.0	\$8.50	\$0.00
Number 1 Pot	320.0	\$6.00	\$1,920.00
Liner/Plug		\$1.35	\$0.00
<b>Plant Total Cost</b>			<b>\$6,365.50</b>
<b>4 Labour (Plant installation)</b>			
<b>Labour Total Cost</b>			<b>\$6,365.50</b>
<b>Total Plants and Labour Cost</b>			<b>\$12,731.00</b>
<b>5 Boulders (500-700 mm ø) (installed per pc.)</b>	0.0	\$100.00	\$0.00
<b>6 Placed Angular Rock (200mm ø)(m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>7 Placed Coho gravel (linear metres x \$ per/m³)(150mm depth)</b>		\$75.00	\$0.00
<b>8 Fencing (\$ linear metre) (w/ page wire and posts)</b>		\$75.00	\$0.00
<b>9 Placed wood debris (installed per pc.)</b>		\$125.00	\$0.00
<b>10 Misc. (stakes, string, etc.)</b>	0.0	\$10.00	\$0.00
<b>11 Placed Soil (m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>12 Placed Sand Gravel Mix (m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>Sub Total Cost including PST (where required)</b>			<b>\$0.00</b>
<b>13 Initial Invasive Species Removal (lump sum)</b>	1.0	\$1,000.00	\$1,000.00
<b>14 Invasive Species Management Plan (5 Years)</b>	5.0	\$1,000.00	\$5,000.00
<b>15 Landscape Maintenance (per/yr)</b>	5.0	\$1,500.00	\$7,500.00
<b>Sub Total Cost</b>			<b>\$12,500.00</b>
<b>16 Management-Environmental Monitoring</b>	5.0	\$1,800.00	\$9,000.00
<b>PROJECT TOTAL</b>			<b>\$34,231.00</b>



## envirowest consultants inc.

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2  
604-944-0502

June 25, 2021

Mr. Kevin Jones, Development Planner  
City of Port Moody  
100 Newport Drive  
Port Moody, BC V3H 5C3

Dear Mr. Jones,

**RE: PROPOSED REMEDIATION AND MAINTENANCE PLAN FOR DEDICATED PARK AREA**  
**Lots 17 – 20 Henry Street Port Moody**

As a component of the proposed development on Lots 17 – 20 Henry Street (Property), a dedicated park area, inclusive of the prescribed streamside setback area of the tributary to Elginhouse Creek on the Property (Park Area), is to be established on the southern portion of the Property. The Park Area on the Property was assessed for the presence of existing anthropogenic disturbances and invasive species, and opportunities for remediation on May 7, 2021. Anthropogenic disturbances and non-native invasive plant species were documented using a Garmin GPSMap 64s handheld GPS unit and are depicted on Envirowest Drawing No. 2615-01-04R01 "Dedicated Park Enhancement Areas".

### Existing Conditions

The existing Park Area is characterized by a forested slope with several unauthorized trails constructed throughout. The existing canopy layer consists of western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), broadleaf maple (*Acer macrophyllum*), cascara (*Rhamnus purshiana*), red alder (*Alnus rubra*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), and paper birch (*Betula papyrifera*). Understory species include salmonberry (*Rubus spectabilis*), thimbleberry (*R. parviflorus*), trailing blackberry (*R. ursinus*), sword fern (*Polystichum munitum*), lady fern (*Athyrium filix-femina*), salal (*Gaultheria shallon*), red elderberry (*Sambucus racemosa*), devil's club (*Oplopanax horridus*), and Pacific bleeding heart (*Dicentra formosa*), with skunk cabbage (*Lysichiton americanus*) also present in wet areas. Any hazardous trees on the Property will be felled or modified into wildlife trees (limbs removed, stem cut to approximately 3 to 5 meters in height) at the direction of the project arborist. Any trees that are removed or modified into wildlife trees will be replaced at a 2:1 ratio.

Previously documented wildlife on the Property, including in the Park Area, includes various bird species. In addition to bird species, other wildlife such as small and large mammals (black bear, deer, coyote, skunk, squirrel, mice, etc.), amphibians, reptiles, and gastropods likely utilize the Property for foraging, denning, or as a transportation corridor. Wildlife use of the Property is outlined in further detail in the Environmental Impact Assessment dated February 20, 2020, prepared by Envirowest.



### **Proposed Works within Dedicated Park Area**

The dedicated Park Area is proposed to be retained in its natural state and will contribute to mitigating potential adverse effects to wildlife and wildlife habitat associated with the proposed development within the northern portion of the Property. The Park Area will provide food sources for various species of birds and other wildlife, nesting locations for birds, refuges for small mammals, and a transportation corridor for small and large species.

Within the dedicated Park Area, a public use trail is proposed to provide connection to existing park space to the west and to the naturalized Chineside escarpment. The final trail alignment will be field fit in order to balance trail requirements and environmental requirements.

The trail location will be designed in order to minimize environmental impacts and habitat fragmentation by not exceeding 1.5 meters (m) in width; being constructed of permeable material such as clear crushed gravel; utilizing existing trails to minimize disturbance; will be field fit to avoid tree and understory vegetation loss; and, will be designed to avoid altering natural drainage patterns. The trail grade will not exceed 30 percent; alternate trail routing or stairs may be required where natural grades exceeding 30 percent are encountered. If required, a shallow swale will be constructed on the upslope side of the trail to proactively address drainage issues. Fencing and signage as required by the City of Port Moody will be installed to prevent people and pets from straying from the trail and encroaching into the Park Area. Neighbouring property owners (School District 43 and a Strata Corporation) will be consulted during the design process for the trail alignment in the Park Area.

### **Proposed Enhancement Opportunities**

The Park Area was assessed on May 7, 2021 to determine the presence and extent of any non-native invasive plant species, areas of anthropogenic disturbance, and any other areas that may require remediation. Existing vegetation within the Park Area primarily consists of native species. The native vegetation is well established and dense throughout the majority of the Park Area. Several unauthorized trails have been established throughout the Park Area linking the park to adjacent properties.

Isolated occurrences of English holly (*Ilex aquifolium*), English ivy (*Hedera helix*), small flowered touch-me-not (*Impatiens parviflora*), and laurel (*Prunus laurocerasus*) were observed in the Park Area, generally in close proximity to existing pathways.

Anthropogenic structures were also observed within the Park Area. Bicycle jumps/ramps were observed on some of the trails; a makeshift ladder, handle, and tie-down strap were observed attached to a broadleaf maple tree; and, an abandoned campsite and garbage were also observed.

Non-native invasive plant species and anthropogenic structures are proposed to be removed from the Park Area and disturbed areas enhanced. Prescribed enhancements correspond to Envirowest Drawing No. 2615-1-04 "Dedicated Park Enhancement Areas" (Attachment A) and are as follows:

- Point 94 – abandoned camp and garbage
  - Remove garbage and camp materials and dispose of appropriately offsite
  - Install 15 salmonberry (no. 1 pot), 5 sword fern (no. 1 pot), and 5 thimbleberry (no. 1 pot)
- Point 93 – English holly and small flowered touch-me-not
  - Remove English holly and small flowered touch-me-not and dispose of appropriately offsite
  - Install 10 salmonberry (no. 1 pot)
- Point 63 – anthropogenic materials in broadleaf maple tree
  - Remove anthropogenic materials from tree and monitor tree health for duration of maintenance and monitoring period

Fruiting plant species will not be installed near the proposed public use trail or structures; proposed plants will not be installed in conflict with the proposed trail and will be field fit as necessary.

A public use trail is proposed and will largely utilize existing trails in the area. A number of other existing trails have been identified to be decommissioned, as shown on Envirowest Drawing No. 2615-01-04R01 “Dedicated Park Enhancement Areas,” included as Attachment A. As per the Arborist report completed for the Property (submitted separately), a total of 95 trees on the Property will require removal or modification. Trees scheduled for removal or modification require replacement at a 2:1 ratio, therefore a total of 190 replacement trees are to be planted. A total of 29 replacement trees will be planted on site, and 166 replacement trees will be planted within the Covenant and Park areas. The replacement trees (sizes, numbers and species) are depicted on PMG Landscape Architecture’s L6 drawing, included as Attachment B. Many of the replacement trees to be installed in the Covenant Area and Park Area will be installed along unauthorized trails that are slated for decommissioning and are to be field fit under the supervision of the project Environmental Consultant or Arborist. Hydroseeding of exposed soils in these areas will also be completed and a single-line irrigation system will be installed. Fencing and signage is proposed to be installed along the authorized public-use trail boundaries to prevent future encroachment into or disturbance of the Covenant Area. In addition to the native plant species specified, other Naturescape features have been incorporated such as large woody debris and boulders. Large woody debris and boulders will be installed at former unauthorized trailheads to deter future encroachment by the public while also providing habitat opportunities for wildlife.

If any vegetation removal is required to facilitate construction of the trail, disturbed areas are to be replanted with number 1 pot size sword fern at a density of 2 plants per square meter; fruit bearing plant species are not to be planted adjacent to the proposed pathway.

### **Maintenance and Monitoring of the Park Area**

A 5-year maintenance and monitoring program is proposed for the Park Area. Maintenance is to include inspection for and removal of non-native invasive plant species within the Park Area as well as watering, selective weeding, selective pruning, and fertilizing of installed plant material as needed. A single-line irrigation system for plant material to be installed along the decommissioned trails and the use of gator bags on new trees have been prescribed by PMG Landscape Architects. Survivorship of installed plant material is to equal 100 percent at the end of the 5-year maintenance and monitoring period. Due to the nature of the existing site conditions, plant material will need to be field fit amongst existing vegetation.


A detailed maintenance plan reflective of the completed field fit planting works will be provided by PMG Landscape Architects at a later date.


An annual review of the trees within the Park Area is to be undertaken by the project arborist for the duration of the maintenance and monitoring period to identify any hazard trees. Should any hazard trees be identified and designated for removal or modification, the planting of replacement trees at a 2:1 ratio will be prescribed. Maintenance and monitoring of the proposed constructed trail will also be required. During and after construction, the trail will be monitored for stability, any signs of erosion and any safety concerns. Should any deficiencies be identified, remediation works will be prescribed immediately.

Annual summary reports will be prepared for the City of Port Moody for each year of the 5-year maintenance and monitoring period. Envirowest will inspect the Park Area in the spring of each year to identify any deficiencies. A follow up inspection will be completed in the fall of each year to ensure deficiencies have been corrected at which point the summary report will be prepared.

Please contact the undersigned at 604-944-0502 or [juurakko@envirowest.ca](mailto:juurakko@envirowest.ca) should you have any questions or comments regarding this correspondence.

Sincerely,  
**ENVIROWEST CONSULTANTS INC.**

  
Kirsti Juurakko, B.A.  
Environmental Technician

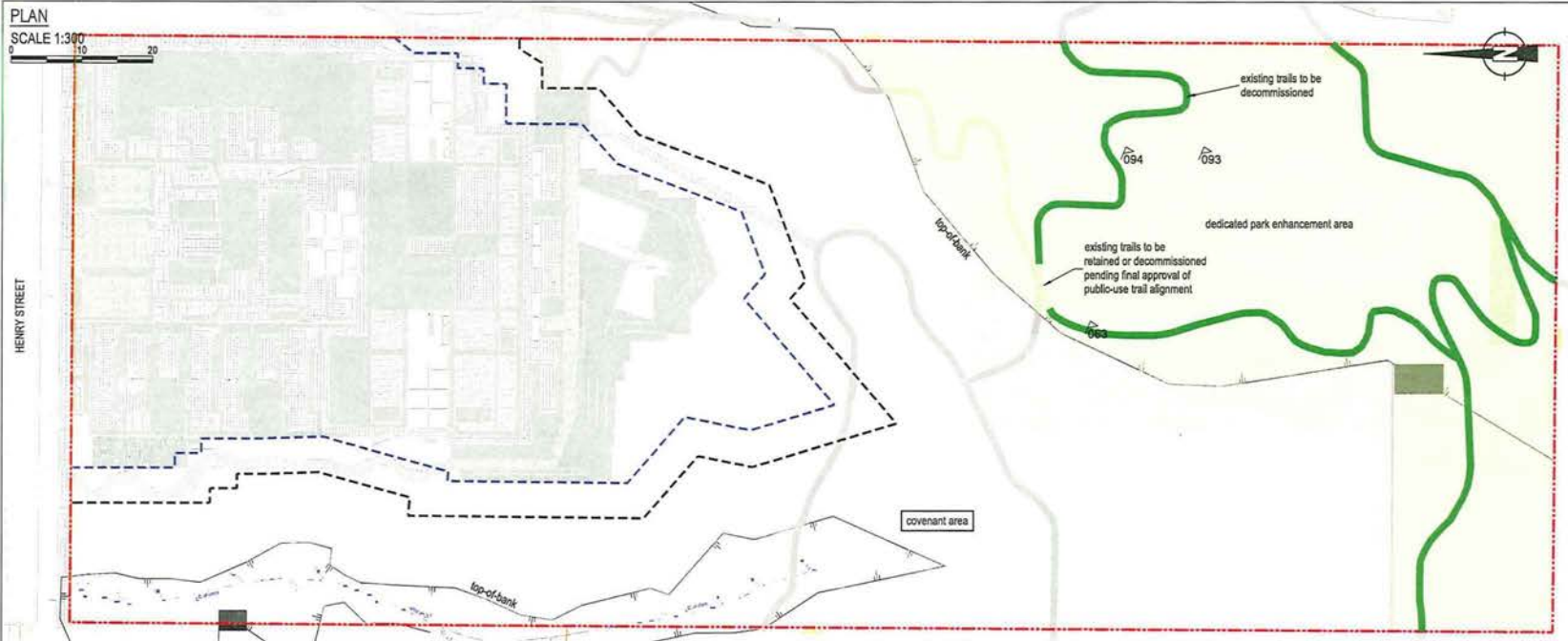
  
Lisa Blanchard, R.P.Bio., A.Sc.T.  
Project Biologist

Attachment A:	Envirowest Drawing No. 2615-01-04R01 "Dedicated Park Enhancement Areas"
Attachment B:	PMG Drawing L6 "Trail Renovation"
Attachment C:	Cost Estimate – Envirowest Drawing No. 2615-01-04R01 "Dedicated Park Enhancement Areas"

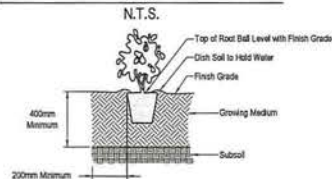
Copy. Mr. Amin Eskooch, Aultrust Financial  
Mr. Timothy Ankenman, Ankenman Marchand Architects

**ATTACHMENT A**  
**Envirowest Drawing No. 2615-01-04R01**  
**“Dedicated Park Enhancement Areas”**



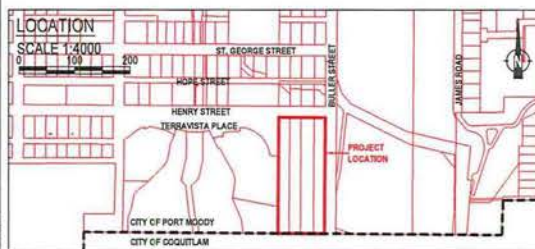


**TYPICAL CONTAINER SHRUB AND No. 1 & 2 POT TREE PLANTING DETAIL**



**GENERAL LANDSCAPE SPECIFICATIONS**

- Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (second edition) jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus americanus* and *R. idaeus*) is to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed of in accordance with all regulatory requirements.
- All western yucca (*Yucca plicata*) must be of native stock; any cultivars, such as *Y. plicata* var. *excelsa*, are not to be planted.
- The developer is to provide five (5) years of plant maintenance. Species survivorship is to equal one-hundred (100) percent live (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship five (5) years from planting.



**REFERENCE DRAWINGS**

1. Email: A100.dwg, Received May 12, 2021; Ankenman Marchand Architects.
2. 2005 Legal Base From City of Port Moody.

ANKENMAN MARCHAND ARCHITECTS

3000 BLOCK HENRY STREET  
Port Moody, BC

**envirowest**  
www.envirowest.ca

**envirowest consultants inc.**

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

office: 604-944-0502  
toll-free: 604-944-0507  
tolpet-environ@envirowest.ca

**DEDICATED PARK ENHANCEMENT AREA  
LANDSCAPE PLAN  
DETAILS AND SPECIFICATIONS**

DESIGN: KJ	DATE: May 11, 2021	REVISION: 01	REVISION DATE: May 14, 2021
SCALE: As Shown	DRAWING NUMBER: 2615-01-04		

**ATTACHMENT B**  
**PMG Drawing L6**  
**“Trail Renovation”**

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4165 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011 • f. 604-294-0022

SEAL



17	21 JUN 15	OFF REVISION	RE
16	23 MAY 15	OFF REVISION	RE
15	21 MAY 15	OFF REVISION	RE
14	21 JUN 15	OFF REVISION	RE
13	21 JUN 15	REVIEW FOR NEW SITE PLANS	RE
12	20 JUN 15	COUNCIL PACKAGE	RE
11	20 JUN 15	COUNCIL PACKAGE	RE
10	18 JUN 15	REVISION PACKAGE	RE
9	18 MAY 15	NEW CONCEPT PLAN UPDATED BY PACKAGE	RE
8	18 JUN 15	NEW CITY COMMENTS	RE
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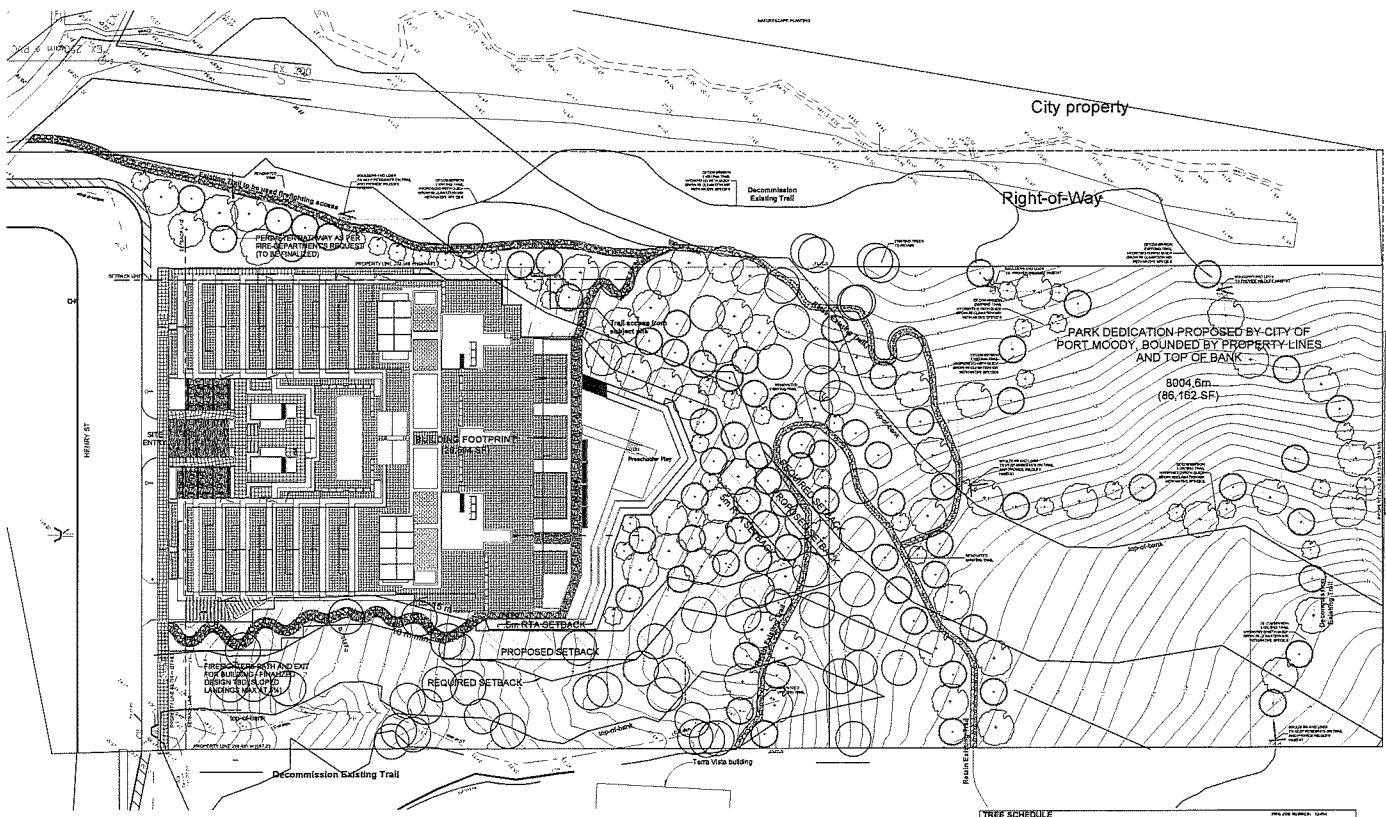
**HENRY STREET CONDOS**  
**3000 BLOCK HENRY STREET**  
**PORT MOODY, BC**

DRAWING TITLE:

**TRAIL  
RENOVATION**

DATE: 13 MAY 13 DRAWING NUMBER:  
SCALE: 1/32"=1'-0"  
DRAWN: DO  
DESIGN: MA/RC  
CHKD: MCY

**L6**



TRAIL SCHEDULE		DATE		DATE	
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**ATTACHMENT C:**  
**Cost Estimate –**  
**Envirowest Drawing No. 2615-01-04**  
**“Dedicated Park Enhancement Areas”**



## Dedicated Park Area Remediation Cost Estimate

**Project Site:**

3000 Block, Henry Street, Port Moody

**Date:**

6/24/2021

**Project Number:**

2615-01

	Quantity	Unit Price	Unit Total
<b>1 Trees</b>			
Caliper & 2.5 m to 3.0 m	0.0	\$55.00	\$0.00
2.0 m B&B or No. 7 Pot	0.0	\$55.00	\$0.00
Number 5 Pot	0.0	\$22.00	\$0.00
Number 3 Pot	0.0	\$18.00	\$0.00
Number 2 Pot	0.0	\$8.50	\$0.00
Number 1 Pot	0.0	\$6.00	\$0.00
Liner/Plug	0.0	\$1.35	\$0.00
<b>2 Shrubs</b>	0.0		
Number 5 Pot	0.0	\$22.00	\$0.00
Number 2 Pot	0.0	\$8.50	\$0.00
Number 1 Pot	30.0	\$6.00	\$180.00
Liner/Plug	0.0	\$1.35	\$0.00
<b>3 Ferns, Groundcovers, Aquatic</b>			
Number 2 Pot	0.0	\$8.50	\$0.00
Number 1 Pot	0.0	\$6.00	\$0.00
Liner/Plug		\$1.35	\$0.00
<b>Plant Total Cost</b>			<b>\$180.00</b>
<b>4 Labour (Plant installation)</b>			
<b>Labour Total Cost</b>			<b>\$180.00</b>
<b>Total Plants and Labour Cost</b>			<b>\$360.00</b>
<b>5 Boulders (500-700 mm ø) (installed per pc.)</b>	0.0	\$100.00	\$0.00
<b>6 Placed Angular Rock (200mm ø)(m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>7 Placed Coho gravel (linear metres x \$ per/m³)(150mm depth)</b>		\$75.00	\$0.00
<b>8 Fencing (\$ linear metre) (w/ page wire and posts)</b>		\$75.00	\$0.00
<b>9 Placed wood debris (installed per pc.)</b>		\$125.00	\$0.00
<b>10 Misc. (stakes, string, etc.)</b>	0.0	\$10.00	\$0.00
<b>11 Placed Soil (m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>12 Placed Sand Gravel Mix (m³ x \$ per/m³)</b>		\$75.00	\$0.00
<b>Sub Total Cost including PST (where required)</b>			<b>\$0.00</b>
<b>14 Invasive Species and Debris Removal (Initial)</b>	1.0	\$750.00	\$750.00
<b>15 Invasive Species Management Plan (5 Years)</b>	5.0	\$750.00	\$3,750.00
<b>16 Landscape Maintenance (per/yr)</b>	5.0	\$1,500.00	\$7,500.00
<b>Sub Total Cost</b>			<b>\$8,250.00</b>
<b>17 Management-Environmental Monitoring</b>	5.0	\$1,800.00	\$9,000.00
<b>PROJECT TOTAL</b>			<b>\$17,610.00</b>