

**CITY OF PORT MOODY
DEVELOPMENT PERMIT NO. 3060-20-144**

TO: Allaire Properties Inc.
304 9600 Cameron Street
Burnaby, BC V3J 7N3

(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 3 District Lot 377 Group 1 New Westminster District Plan 17952
PID: 010-331-549

Lot 4 District Lot 377 Group 1 New Westminster District Plan 17952
PID: 010-331-581

Lot 5 District Lot 377 Group 1 New Westminster District Plan 17952
PID: 010-331-654

Lot 6 District Lot 377 Group 1 New Westminster District Plan 17952
PID: 000-968-030

Lot 7 District Lot 377 Group 1 New Westminster District Plan 17952
PID: 010-331-697

(the Land)

3. The following Zoning Bylaw regulations are varied under section 490(1)(a) of the *Local Government Act*:
 - a) section 6.3.1, by increasing the maximum allocation of tandem parking from 50% to 71%.
 - b) section 9.5.3(c), by increasing the maximum lot coverage from 40% to 44%.
 - c) section 9.5.3(d), by reducing the minimum front setback from 4.0m to 3.4m.
4. The following requirement is hereby imposed under section 490(1)(c) of the *Local Government Act*:

- a) substantial construction shall commence within two (2) years of the date of the Council resolution authorizing issuance of this Development Permit or the Permit will lapse.
5. The following requirements are hereby imposed under sections 489(b), 490(2), and 491(2), (4), (7), and (8) of the *Local Government Act*:
- a) the site shall be developed in accordance with the attached plans and documents:
 - 1) Site and Architectural Plans (51 pages): A-0.000 to A-0.404, A-1.000 to A-1.100, A-2.110 to A-2.230, A-3.111 to A-3.222, A-4.100 to A-4.500, and A-8.111 to A-8.201, dated Issue 05, January 29, 2021, prepared by Integra Architecture Inc. on file with the City of Port Moody, attached as Schedule A, and any amendments thereto subsequently approved by the City; and
 - 2) Landscaping Plans (13 pages): L0, L1.1, L1.2, L1.3, L2.1, L2.2, L3.1, L3.2, L4, L5.1, L5.2, L5.3, and L5.4, dated November 10, 2020, prepared by Prospect & Refuge Landscape Architects on file with the City of Port Moody, attached as Schedule B, and any amendments thereto subsequently approved by the City, and any amendments thereto subsequently approved by the City.
 - b) notwithstanding any other provisions of this Permit, no works shall be performed upon the Land, nor shall any building or structure be erected, constructed, repaired, renovated, or sited that is not strictly in accordance with all terms and conditions of this Permit.
6. Prior to the issuance of any building permit, including excavation permits, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- a) all necessary documentation for the subdivision approval allowing for the consolidation of lots;
 - b) a stormwater management plan;
 - c) an erosion and sediment control plan;
 - d) a construction dust abatement plan;
 - e) a construction waste recycling plan;
 - f) a construction impact management plan;
 - g) finalized civil engineering plans;
 - h) financial contribution of \$37,000 towards the future traffic signal at Seaview Drive and Clarke Road;
 - i) financial contribution of \$20,500 towards a pressure reducing valve station;
 - j) construction of a 200mm watermain upgrade from Clarke Road to the eastern property line of the development site to be included in Servicing Agreement;
 - k) an executed Engineering Servicing Agreement; and

- l) the submission of a detailed plan showing venting, mechanical and utility locations, including site plans and dimensions of such elements, screening and where applicable cross sections.
7. The following requirements are hereby imposed under sections 502(1), 502(2), and 502(3) of the *Local Government Act*.
- a) prior to the issuance of any building permit, including excavation permits, as conditions of this Development Permit, the Developer has provided to the City, a security (the "Securities") in the amount of \$153,585.78 (On-Site: \$119,910.98 and Off-Site \$33,674.80) 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 Community Development; and
 - c) 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 the on-site landscaping and four (4) percent of the cost of the off-site landscaping, in the amount of \$3,745.21 to be paid by cash or certified cheque.
8. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of City of Port Moody Works and Services Bylaw, No. 1789, 1986 and City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ day of _____, 2021.

CITY OF PORT MOODY, by its authorized signatories:

R. Vagramov, Mayor

D. Shermer, Corporate Office

SCHEDULE A
SITE AND ARCHITECTURAL PLANS

**SCHEDULE B
LANDSCAPE PLANS**