

CITY OF PORT MOODY

DEVELOPMENT PERMIT No. DP000015

TO: **MOSAIC MOODY YARDS PROPERTIES LTD., INC. NO. BC1128915**
500 - 2609 Granville Street
Vancouver, BC V6H 3H3
(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 78 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN NWP46958;

LOT 6 EXCEPT: FIRSTLY: THE EAST 20 FEET (PLAN WITH BYLAW
FILED 37048) SECONDLY: PART SUBDIVIDED BY PLAN 44466
THIRDLY: PART SUBDIVIDED BY PLAN 46958; DISTRICT LOT 190
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6245; AND

LOT 71 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 44466

Parcel Identifiers: 006-138-616; 011-179-805; and 007-444-176.

(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 (40 pages), dated February 28, 2022, prepared by Michael Green Architecture, on file with the City of Port Moody,

attached as Schedule A, and any amendments thereto subsequently approved by the City.

- (b) Landscaping Plans (17 pages), dated March 3, 2022, prepared by VDZ+A Landscape Architecture on file with the City of Port Moody, 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 Investigation Report – Proposed Mixed Use Development 3015, 3033, 3093 Murray Street, Port Moody, B.C." dated April 14, 2022, prepared by GeoPacific Consultants Ltd., on file with the City of Port Moody, attached as Schedule B, and any amendments thereto subsequently approved by the City.

- 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) Submission of geotechnical reports, or other professional reports that are deemed necessary by the City. Such reports shall be informed by detailed design drawings.
- (b) The completion of a lot consolidation subdivision and any subsequently required subdivision, including the submission of all necessary documentation and legal agreements associated with the subdivision approval;
- (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;
 - (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;
 - (j) the preparation and registration of all required legal documents (e.g. covenants, easements and statutory rights of way) on title of the property including but not limited to:
 - (1) geotechnical covenant(s) establishing the requirements of Development Permit Area 5: Hazardous Lands
 - (2) Housing Agreement covenant(s) to establish the provisions for the below market rental, market rental and rental available housing agreements
- 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 the amount of \$1,458,866.40 (on-site total of \$1,333,938.00 and off-site total of \$124,928.40, 10% contingency, 5% inflation and 5% GST included), for the completion of items related to landscaping. The Securities, 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.