

CITY OF PORT MOODY

DEVELOPMENT PERMIT NO. DP000037

TO: **1030 CECILE DRIVE HOLDINGS LTD., INC. NO. BC1186531**
1500 – 1021 West Hastings Street
Vancouver, BC V6E 0C3
(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 B DISTRICT LOT 377 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP93132;

Parcel Identifiers: 030-919-975

(the “**Lands**”).

3. The following requirements are hereby imposed under sections 489(b), 490(2) and 491(2), (4) and (8) of the Local Government Act:
 - (a) 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.
 - (i) Development Permit: Form and Character
 1. Site and Architectural Plans (32 pages), dated August 12, 2022, prepared by Acton Ostry Architects Inc., on file with the City of Port Moody, attached as Schedule A, and any amendments thereto subsequently approved by the City.
 2. Landscaping Plans (34 pages), dated August 15, 2022, prepared by PWL Partnership Landscape Architects Inc. on file with the City of Port Moody, attached as Schedule B, and any amendments thereto subsequently approved by the City.

(ii) Development Permit: Environmentally Sensitive Areas

1. Melrose Creek Restoration Plan, dated September 16, 2022, prepared by Sartori Environmental Inc. on file with the City of Port Moody, attached as Schedule C, and any amendments thereto subsequently approved by the City.
2. Long Term Effectiveness Monitoring Plan, Revision 1, dated September 9, 2022, prepared by Sartori Environmental Inc. on file with the City of Port Moody, attached as Schedule D, and any amendments thereto subsequently approved by the City.

(b) 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:

- (i) revised landscape plans to include:
 - the construction details for the creek bridge crossing;
 - additional detailed drawings for the boardwalk and trail construction;
- (ii) finalized civil engineering plans, including a final stormwater management plan and a finalized erosion and sediment control plan that considers all phases of development;
- (iii) an executed Engineering Servicing Agreement;
- (iv) a final Tree Management Plan which establishes all Tree Protection Zones and tree protection fencing in accordance with City standards and includes a tree health management program;
- (v) submission of a public art security;
- (vi) a park/trail signage strategy;
- (vii) a construction environmental management plan;
- (viii) a species-at-risk survey prepared by a qualified professional;
- (ix) a construction impact management plan;

- (x) a construction dust abatement plan;
- (xi) a construction waste recycling plan;
- (xii) registrable covenants to give effect to:
 - a. Housing Agreement Bylaw No. 3379 (Rental Available);
 - b. the maintenance and management of the Melrose Creek Environmentally sensitive Area and perimeter pathway; and
 - c. the proposed Transportation Demand Management measures based on the report dated August 15, 2022, prepared by Bunt & Associates.

(c) upon completion of the works implementing the Melrose Creek restoration plan, including that portion to be constructed on the Phase 1 development area, and the Phase 2 perimeter pathway, and acceptance of the works by the City of Port Moody, registration of a plan of subdivision dedicating the Melrose Creek environmentally sensitive areas and lands occupied by the perimeter pathway to the City of Port Moody.

4. The following requirements are hereby imposed under sections 502(1), 502(2) and 502(3) of the Local Government Act:

- (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 \$_____ (on-site total of \$_____ and off-site total of \$_____), which includes a 10% contingency, 5% inflation and 5% GST, 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;

- b) Portions of the Security 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 on-site landscaping) and \$_____ (four (4) percent of the cost of the off-site landscaping), to be paid by cash or certified cheque.
5. 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 _____, 2022.

CITY OF PORT MOODY, by its authorized signatories:

R. Vagramov, Mayor

S. Lam, City Clerk