

**CITY OF PORT MOODY**

**DEVELOPMENT PERMIT No. DP000039**

TO: **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.

**Development Permit: Form and Character**

- (i) Site and Architectural Plans (33 pages), dated September 22, 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.

- (ii) Landscaping Plans (34 pages), dated September 16, 2022, prepared by PWL Partnership Landscape Architects Inc. on file with the City of Port Moody, attached as Schedule A, 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) the completion of any required subdivisions, including the submission of all necessary documentation and legal agreements associated with the subdivision approval;
  - (ii) the completion of the necessary legal agreements securing lands for the Hub Park as a City Park;
  - (iii) the submission of a final park plan to the satisfaction of the City for the Hub Park;
  - (iv) a further developed Public Art plan that addresses the treatment of the east elevation of the west building, including the exploration of an art component to the glazed portion currently planned to be part of the servicing corridor for the commercial space. Submission of a security, based on the total value of the public art;
  - (v) a park/trail signage strategy;
  - (vi) a construction impact management plan;
  - (vii) a stormwater management plan;
  - (viii) a construction dust abatement plan;
  - (ix) a construction waste recycling plan;
  - (x) an executed Engineering Servicing Agreement;
  - (xi) 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;

- (xii) as required, 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;
  - (xiii) 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) Housing Agreement covenant(s) to establish the provisions for the market rental housing agreement.
    - (2) Legal agreements that establish requirements around the Hub Park, Trails and the publicly accessible washroom within the western building.
    - (3) the proposed Transportation Demand Management measures based on the report dated August 15, 2022, prepared by Bunt & Associates.
- 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 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 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 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 \_\_\_\_\_, 2022.

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

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R. Vagramov, Mayor

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S. Lam, City Clerk

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