

# Considered at the October 24, 2023, Regular Council meeting

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## City of Port Moody Report/Recommendation to Council

Date: October 24, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (RS1-S) – 3337 Viewmount Drive (Viatcheslav Chouliak, Tatiana Chouliak)

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### Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 3337 Viewmount Drive to allow for two lots.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 87, 2023, No. 3431 (3337 Viewmount Drive) (RS1-S) be read a first and second time as recommended in the report dated October 24, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3337 Viewmount Drive (Viatcheslav Chouliak, Tatiana Chouliak);**

**AND THAT Bylaw No. 3431 not be referred to a Public Hearing.**

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### Background

The City has received a rezoning application for 3337 Viewmount Drive to rezone the existing single-family lot to facilitate a subdivision that would create two lots. Before the subdivision application can be considered by the Approving Officer, the current property must be rezoned from Single Detached Residential (RS1) to Single Detached Residential – Small Lot (RS1-S), as set out in draft Bylaw No. 3431 (**Attachment 1**).

A Development Variance Permit is also required as the proposed small car parking space and the proposed setback for accessory buildings on one side of each proposed lot along Taseko Lane do not meet the minimum requirements as per the Zoning By-law. The variance is required to accommodate three parking spaces per lot along the lane.

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## Discussion

### Subject Property

The subject property is located in the Moody Centre neighbourhood with frontage along Viewmount Drive and rear access from Taseko Lane (**Attachment 2**) and is approximately 781m<sup>2</sup> (8,403 ft<sup>2</sup>) in size. There is currently a single-family dwelling unit located at 3337 Viewmount Drive, which would be required to be demolished and removed to accommodate the proposed subdivision.

### Official Community Plan (OCP)

The OCP designates the subject property for Single Family Low Density uses (**Attachment 3**), which is consistent with the proposed RS1-S rezoning. Small lot subdivisions are supported in the OCP's Housing chapter; specifically, section 8.6 "Demands for New Forms of Housing" that provides policy guidance for new housing forms, such as "small lot houses" and "smaller houses on smaller lots" and recognizes that a "range of housing choices will continue to be provided for Port Moody's residents in both newly developing areas of the community and redeveloping neighbourhoods".

### Zoning

As noted above, the subject property is currently zoned Single Detached Residential (RS1) (**Attachment 4**).

### Neighbourhood Context

The surrounding properties to the north, east, and west are composed of single-family dwellings. Single-family dwellings are also developed to the south and are located in the City of Coquitlam with no direct vehicular access.

### Proposed Subdivision

The application to rezone the subject property from RS1 to RS1-S zone will facilitate a future subdivision to create two side-by-side lots. A draft subdivision plan is included in **Attachment 5**. As shown in the following table, the proposed lots would comply with the minimum lot width and lot area requirements of the RS1-S zone.

| Regulation(s) | RS1-S Requirement                           | Lot 1 – Proposed                                 | Lot 2 - Proposed                                 |
|---------------|---|--|--|
| Lot Width     | 9 m (29.53 ft)                              | 9.14 m (30.00 ft)                                | 9.14 m (30.00 ft)                                |
| Lot Area      | 325 m <sup>2</sup> (3,498 ft <sup>2</sup> ) | 390.33 m <sup>2</sup> (4201.47 ft <sup>2</sup> ) | 390.33 m <sup>2</sup> (4201.47 ft <sup>2</sup> ) |

### Variance Request:

**Attachment 5** shows the proposed site plan with two lots – each designed with a primary dwelling unit, a secondary dwelling unit, a detached double garage for two enclosed "Standard" car parking spaces, and one open "Small Car" parking space. The proposal requires a minimum of three car parking spaces per lot to comply with each dwelling unit's parking requirements as set out in the Zoning Bylaw. However, to enable the two-lot subdivision proposal to proceed, two variances to the Zoning Bylaw are requested by the applicant for each lot. These variances are for a side setback variance per lot and a small car parking width per lot, in order to accommodate two enclosed "Standard" car parking spaces and one open "Small Car" parking per lot along Taseko Lane.

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As of the recently adopted City of Port Moody Development Approval Procedures (DAP) Bylaw, 2023, No. 3417, staff are delegated to amend, issue, or refuse a minor Development Variance Permit that requests a variance of no more than 20 percent of any Zoning By-law regulation. An owner who is not satisfied with a staff-delegated decision on a variance may proceed to have Council reconsider within the conditions of the DAP Bylaw.

RS1-S Zoning requirements:

| Type                                    | Proposed | RS1-S Required | Action            | Variance Change | Delegated Authority for Approval |
|---|----------|----------------|-------------------|-----------------|----------------------------------|
| Small Car Parking width (Lot 1 & Lot 2) | 2.42m    | 2.6m           | Variance required | 7%              | Staff                            |
| Side setback on the west side of Lot 1  | 0.72m    | 0.9m           | Variance required | 20%             | Staff                            |
| Side setback on the east side of Lot 2  | 0.72m    | 0.9m           | Variance required | 20%             | Staff                            |

## Servicing Improvements

The applicant will need to update the frontage of Viewmount Drive and Taseko Lane in accordance with the Development Servicing Bylaw, 2010, No. 2831 requirements. Viewmount Drive will have frontage improvements including a new sidewalk, full-width paving for disturbed areas, street trees, and street lighting installed. Old on-site sanitary and drainage services will be replaced with new infrastructure, and new water service connections will be installed on Viewmount Drive. There is no need for the watermain service to be replaced along Viewmount Drive unless the owner/developer wants.

As per Section 6.8 of the City of Port Moody "Zoning Bylaw No. 2937", no driveway access is permitted on Viewmount Drive, and driveway access will only be on Taseko Lane. Taseko Lane will also have the frontage improvements including a 6m paved width along the lane without disturbing the sanitary main owned by the City of Coquitlam on it. As the rear of the lot is not within 100m of a municipal fire hydrant, a covenant as a condition of subdivision should be registered on title restricting the construction of detached accessory dwelling units (DADU) per lot until the minimum fire department requirements for emergency response are met.

## Tree Removal

As per the arborist report prepared by Klimo & Associates Ltd., dated August 30, 2023, there are 21 on-site trees and five city trees that could be impacted by the proposed construction. Of these total 26 trees, ten on-site and all five city trees are proposed for removal and the remaining 11 on-site trees will be retained. The applicant is proposing to remove all five city trees along Viewmount Drive to provide access for installing necessary services.

Furthermore, in accordance with the City of Port Moody Tree Protection Bylaw 2015, No. 2961, a tree removal permit will be required as a condition of subdivision approval, and the trees removed will need to be replaced at a 2:1 ratio. Thus, a total of 30 replacement trees are required owing to the removal of a total of 15 trees. However, the applicant has proposed only nine replacement trees on the property. The remaining required 21 replacement trees are proposed by the applicant to be paid as a cash-in-lieu contribution to the City. The applicant has agreed to provide a cash-in-lieu contribution for any replacement trees that cannot be planted on-site. The cash-in-lieu assurance letter dated August 14, 2023, is included as **Attachment 6**.

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## Step Code

The City's BC Energy Step Code Rezoning Applications Policy, 2019, encourages applicants to achieve a Building Step Code standard higher than what is prescribed under the BC Building and Plumbing Code Bylaw. The applicant has noted that they will achieve Step 4 of the Energy Step Code as per the Energy Step Code Rezoning Applications Policy and has already submitted the Energy Step Code Letter signed by a Registered Energy Advisor from Airtight Energy Reports Ltd., dated April 13, 2023. The Energy Step Code letter is included in **Attachment 7**.

## Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3431 would rezone the subject property from the RS1 to RS1-S zone. If the rezoning bylaw is adopted, the Approving Officer will then consider the Development Variance Permit and the subdivision plan.

## Other Option(s)

1. THAT the rezoning application, as presented in the report dated October 24, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3337 Viewmount Drive (Viatcheslav Chouliak, Tatiana Chouliak), be revised.
2. THAT the rezoning application, as presented in the report dated October 24, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3337 Viewmount Drive (Viatcheslav Chouliak, Tatiana Chouliak), be denied.

## Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program Policy, 2017, the applicant has volunteered a CAC of \$6,000 to offset the financial burden that residential development imposes on the City to fund new facilities and/or amenities. Payment of the CAC would be made to the City prior to Council consideration of the final adoption of the Zoning Amendment Bylaw, No. 3431.

## Communications and Civic Engagement Initiatives

A notification sign on the front of the subject property has been installed, and the Public Hearing meeting information section of the posted sign is amended to inform the Public regarding the waiver of Public Hearing in advance of the first reading consideration. In addition, the City of Port Moody Development Approval Procedures (DAP) Bylaw, 2023, No. 3417, exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee's review and recommendation, and the requirement of a Public Hearing. The notice of waiver of Public Hearing is mailed within the 140m notification area of the subject property in advance of first reading consideration in accordance with the DAP Bylaw and Section 467 of the Local Government Act.

## Council Strategic Plan Goals

The recommendations in this report align with the following 2023-2026 Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

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## Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 87, 2023, No. 3431 – 3337 Viewmount Drive (RS1-S).
2. Location Map – 3337 Viewmount Drive (RS1-S).
3. OCP Map – 3337 Viewmount Drive (RS1-S).
4. Zoning Map – 3337 Viewmount Drive (RS1-S).
5. Preliminary Site Plan – 3337 Viewmount Drive (RS1-S).
6. Cash-in-lieu Assurance Letter – 3337 Viewmount Drive (RS1-S).
7. Energy Step Code Letter – 3337 Viewmount Drive (RS1-S).

## Report Author

Harpal Singh  
Planning Technician

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## Report Approval Details

|                      |   |
|----------------------|---|
| Document Title:      | Rezoning (RS1-S) – 3337 Viewmount Drive (Viatcheslav Chouliak, Tatiana Chouliak) – First and Second Readings.docx   |
| Attachments:         | <ul style="list-style-type: none"> <li>- Attachment 1 - Draft Zoning Bylaw 2018 No. 2937 Amendment Bylaw No. 87 2023 No. 3431 (3337 Viewmount Drive) (RS1-S).pdf</li> <li>- Attachment 2 - Location Map - 3337 Viewmount Drive (RS1-S).pdf</li> <li>- Attachment 3 - OCP Map - 3337 Viewmount Drive (RS1-S).pdf</li> <li>- Attachment 4 - Zoning Map - 3337 Viewmount Drive (RS1-S).pdf</li> <li>- Attachment 5 - Preliminary Site Plan - 3337 Viewmount Drive (RS1-S).pdf</li> <li>- Attachment 6 - Cash-in-Lieu Assurance Letter - 3337 Viewmount Drive (RS1-S).pdf</li> <li>- Attachment 7 - Energy Step Code Letter - 3337 Viewmount Drive (RS1-S).pdf</li> </ul> |
| Final Approval Date: | Oct 16, 2023  |

This report and all of its attachments were approved and signed as outlined below:

Michael Olubiyi, Manager of Development Planning - Oct 6, 2023 - 4:36 PM

Kate Zanon, General Manager of Community Development - Oct 6, 2023 - 4:59 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 6, 2023 - 7:23 PM

Lindsay Todd, Manager of Communications and Engagement - Oct 6, 2023 - 9:56 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 7, 2023 - 10:48 AM

Tim Savoie, City Manager - Oct 16, 2023 - 4:13 PM

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# City of Port Moody

## Bylaw No. 3431

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 3337 Viewmount Drive.

The Council of the City of Port Moody enacts as follows:

### 1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 87, 2023, No. 3431 (3337 Viewmount Drive) (RS1-S)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Single Family Detached Residential (RS1) to Single Detached Residential – Small Lot Zone (RS1-S):

Lot 32 District Lot 233 Group 1 New Westminster District Plan 20152

PID: 008-667-811

as shown on the map in Schedule A of this Bylaw.

### 3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

### 4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Read a second time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Read a third time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2023.

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M. Lahti  
Mayor

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S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3431 of the City of Port Moody.

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S. Lam  
City Clerk

DRAFT

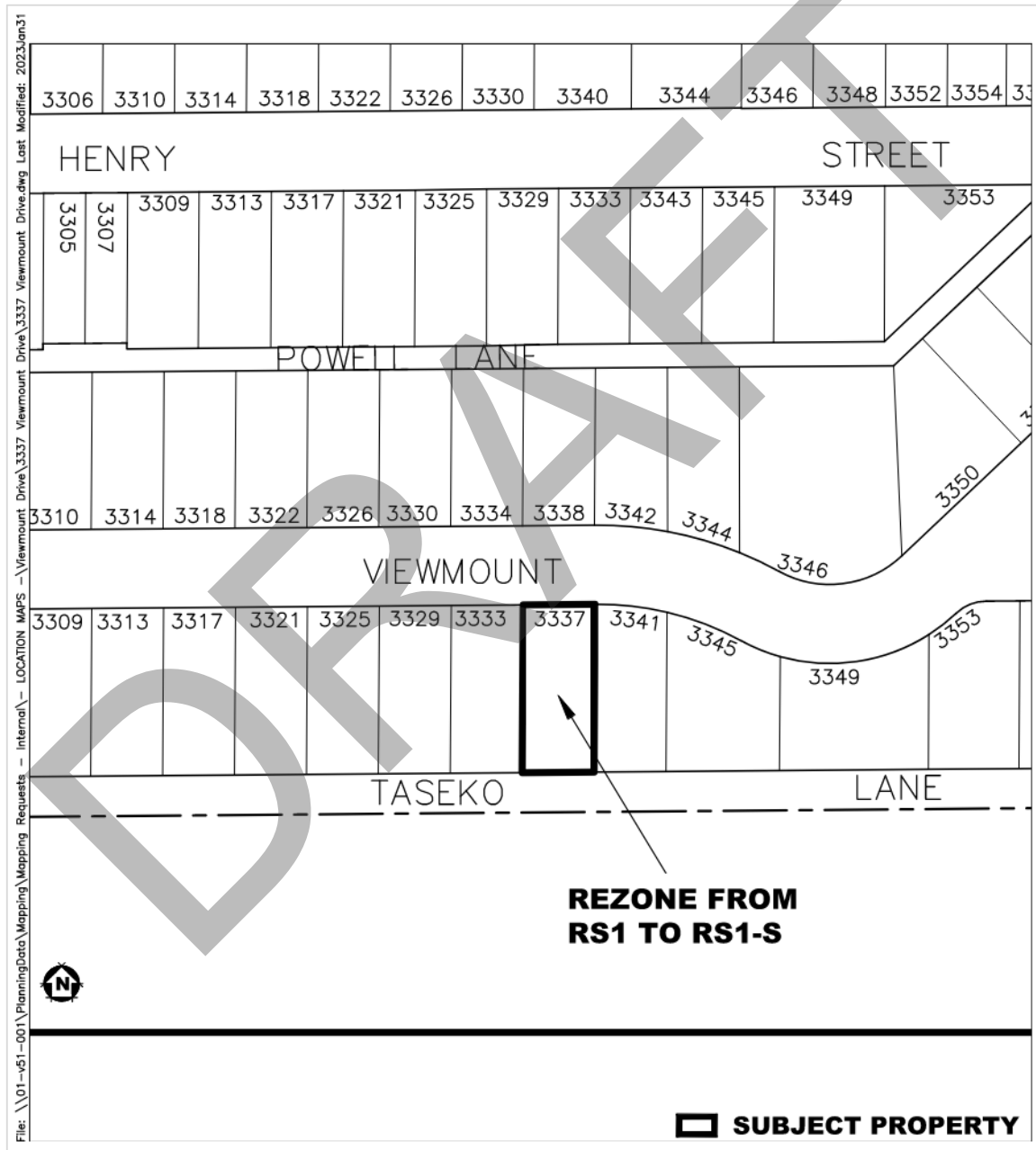


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## Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 87, 2023, No. 3431 (3337 Viewmount Drive) (RS1-S).

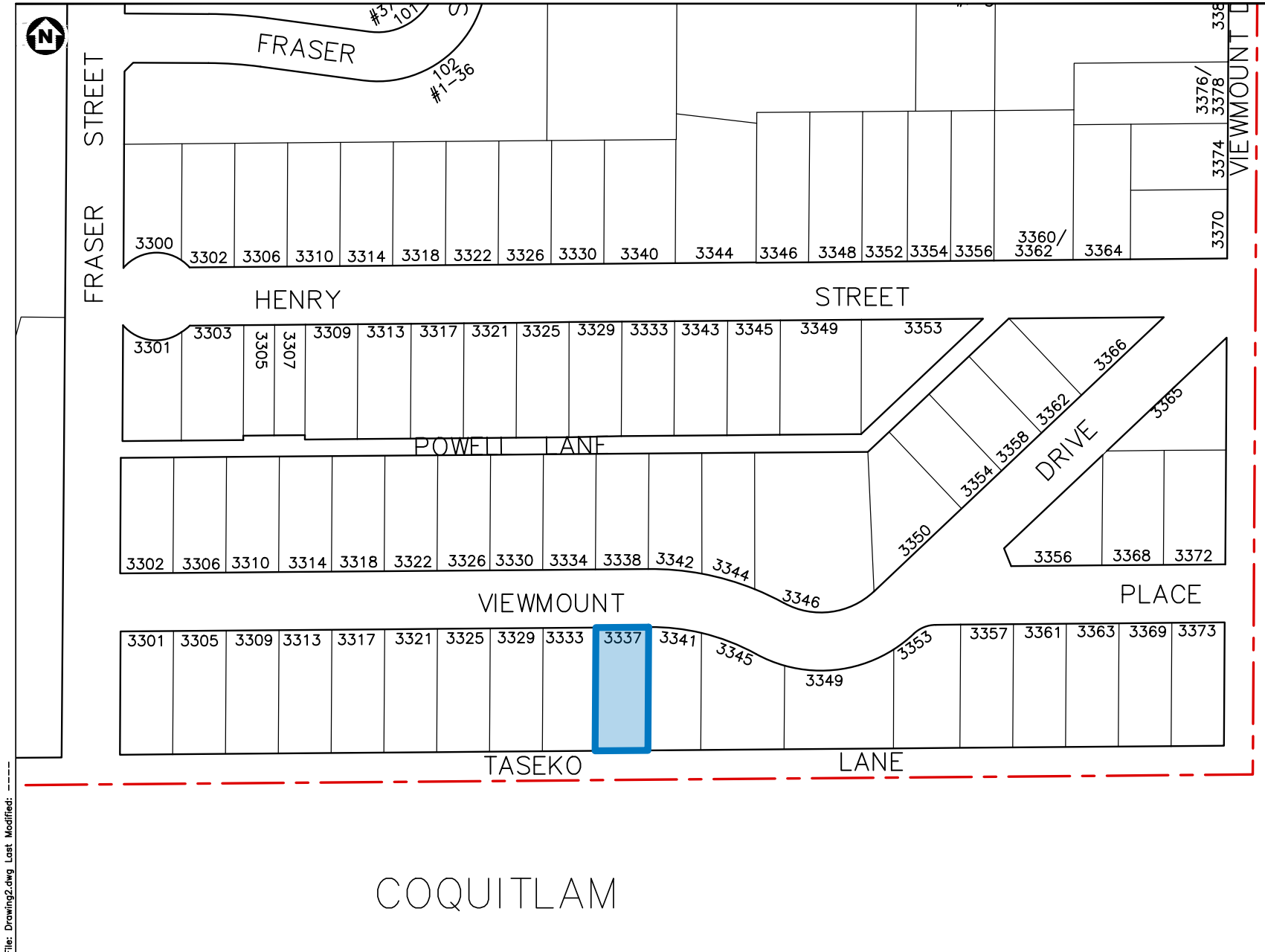
Corporate Officer



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## LOCATION MAP - 3337 Viewmount Drive

 **SUBJECT PROPERTY**

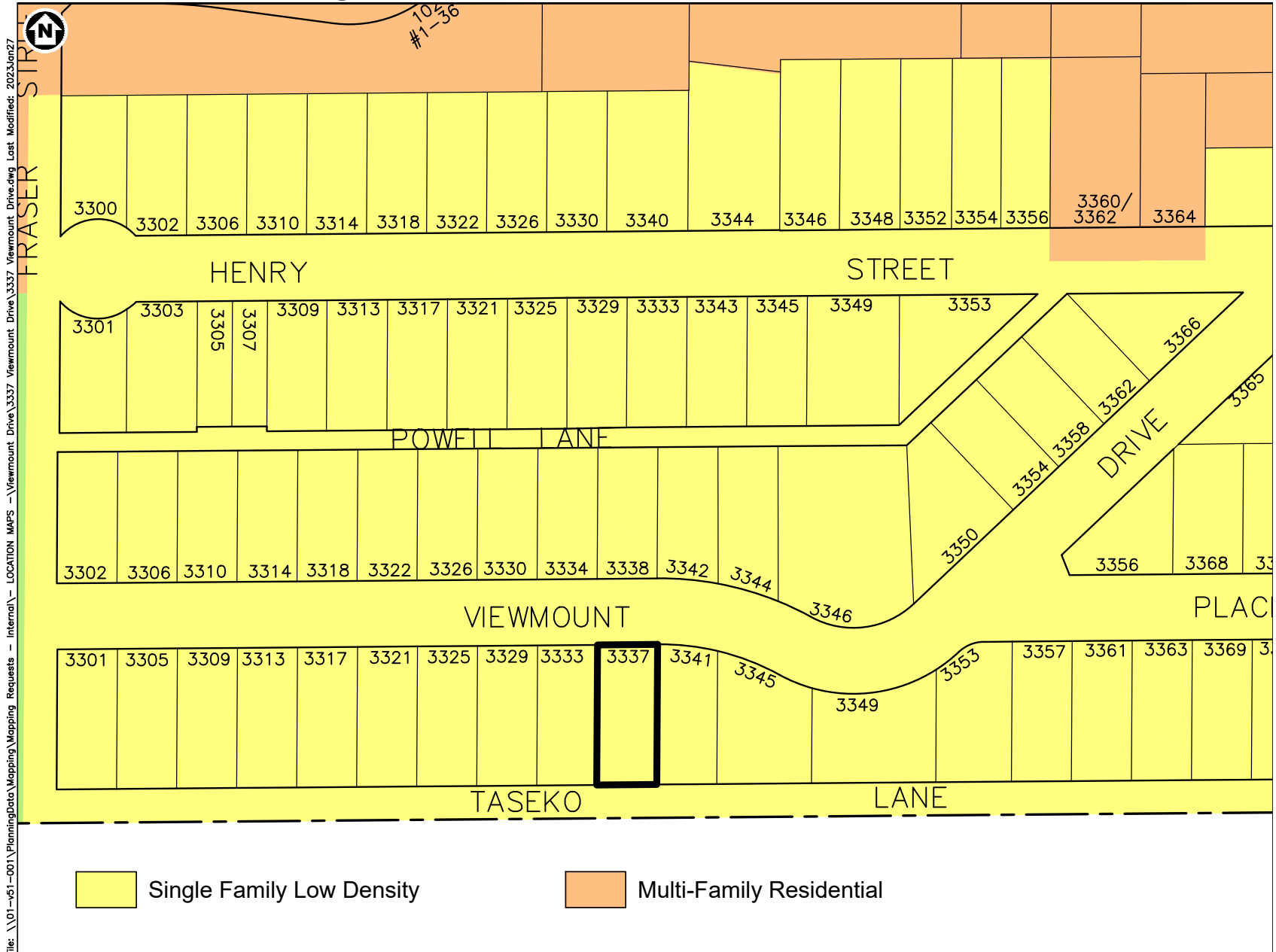


File: Drawing2.dwg Last Modified: -----

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## OCP Land Use Designations - 3337 Viewmount Drive

 **SUBJECT PROPERTY**

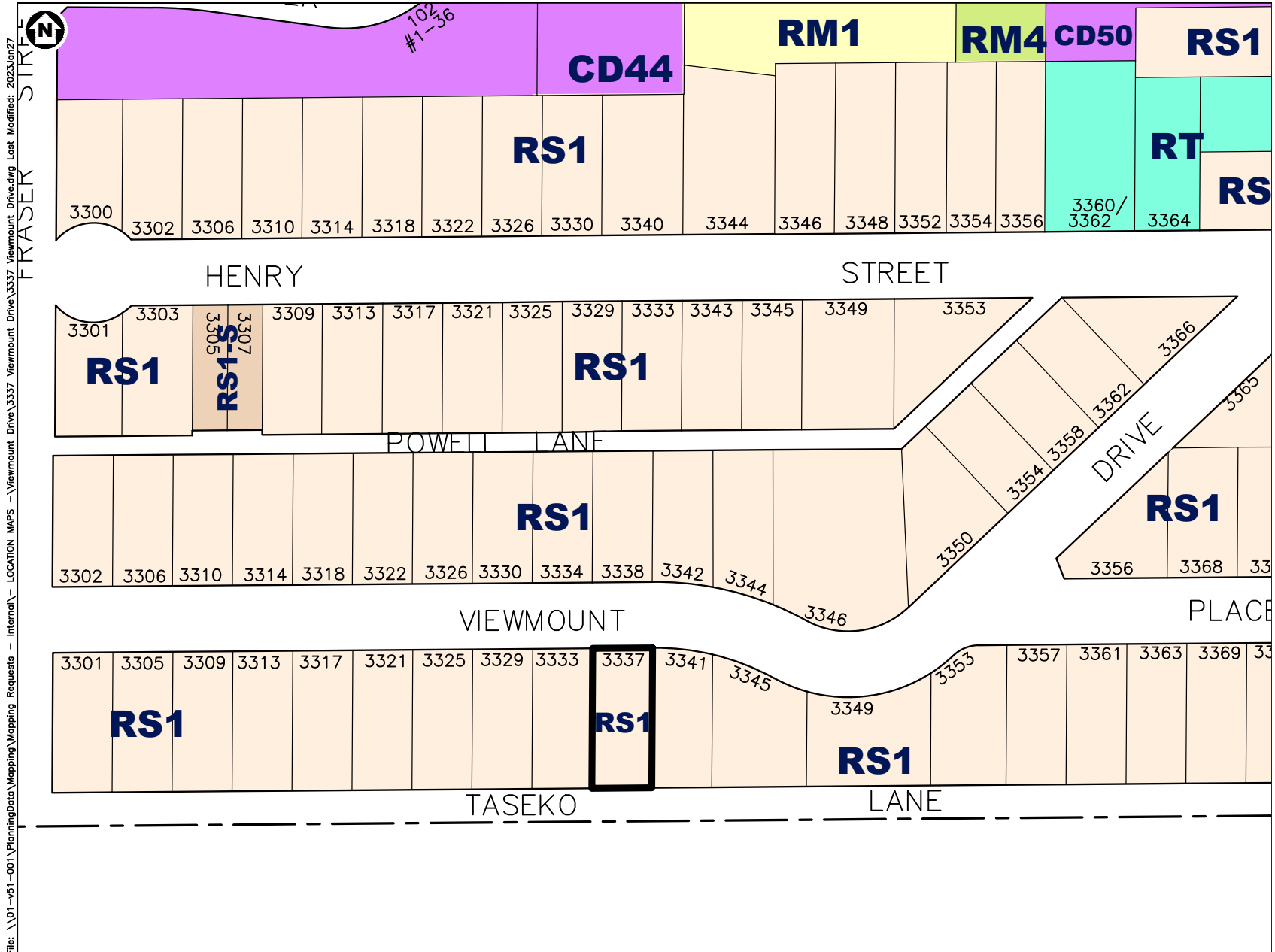


File: \\01-v51-001\PlanningData\Maping\Maping\_Requests - Internal\LOCATION MAPS - Viewmount Drive\3337 Viewmount Drive.dwg Last Modified: 2023Jan27

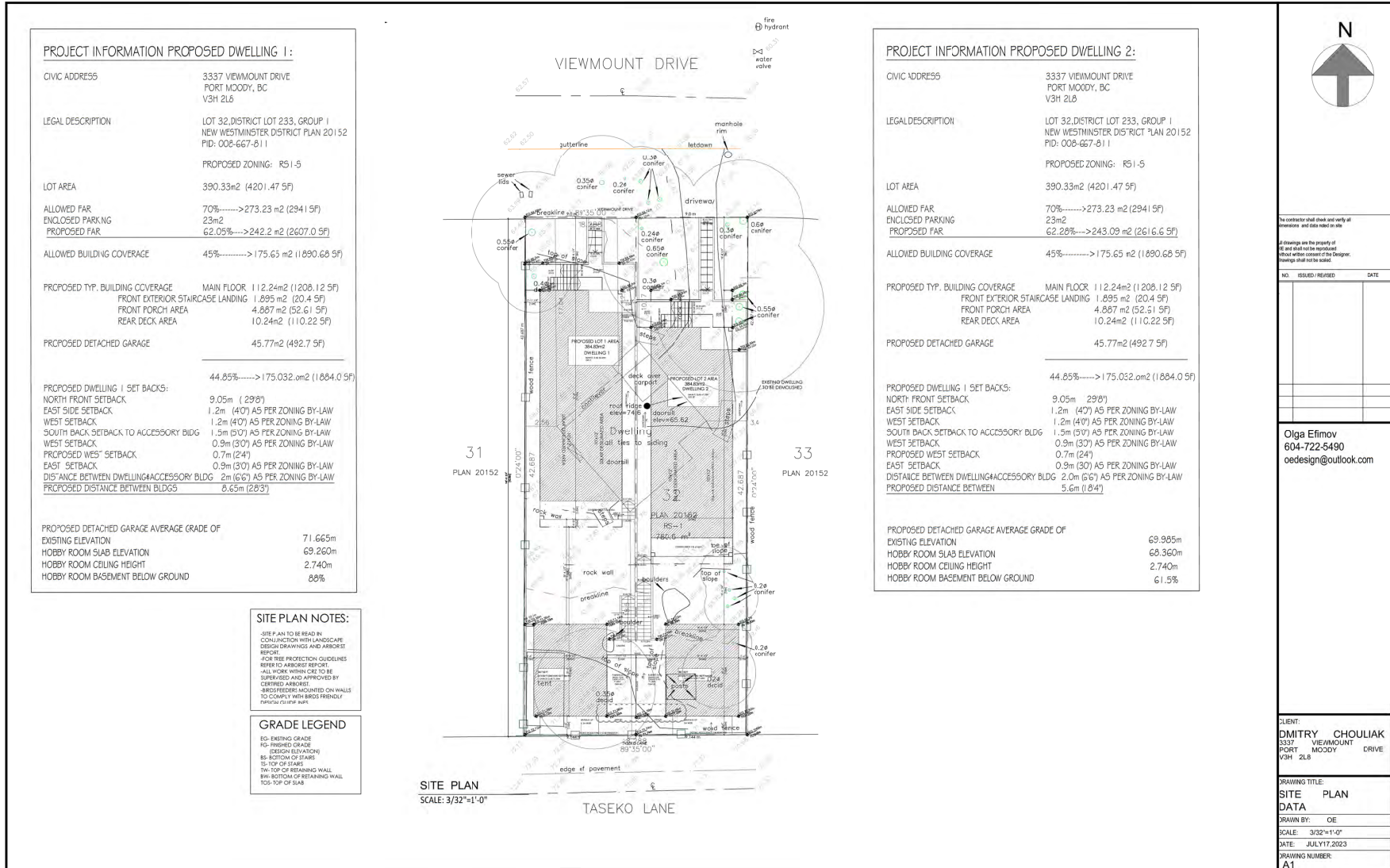
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## ZONING MAP - 3337 Viewmount Drive

**☐ SUBJECT PROPERTY**



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**PROJECT INFORMATION PROPOSED DWELLING 1:**

|  |   |
|--|---|
| CIVIC ADDRESS  | 3337 VIEWMOUNT DRIVE<br>PORT MOODY, BC<br>V3H 2L6   |
| LEGAL DESCRIPTION  | LOT 32, DISTRICT LOT 233, GROUP 1<br>NEW WESTMINSTER DISTRICT PLAN 20152<br>PID: 008-667-811  |
| PROPOSED ZONING:   | RS1-5   |
| LOT AREA   | 390.33m <sup>2</sup> (4201.47 SF)   |
| ALLOWED FAR  | 70%----->273.23 m <sup>2</sup> (2941.5F)  |
| ENCLOSED PARKING   | 23m <sup>2</sup>  |
| PROPOSED FAR   | 62.05%---->242.2 m <sup>2</sup> (2607.0 SF)   |
| ALLOWED BUILDING COVERAGE                                    | 45%----->175.65 m <sup>2</sup> (1890.68 SF)   |
| PROPOSED TYP. BUILDING COVERAGE                              | MAIN FLOOR 112.24m <sup>2</sup> (1208.12 SF)<br>FRONT EXTERIOR STAIRCASE LANDING 1.895 m <sup>2</sup> (20.4 SF)<br>FRONT PORCH AREA 4.887 m <sup>2</sup> (52.61 SF)<br>REAR DECK AREA 10.24m <sup>2</sup> (110.22 SF) |
| PROPOSED DETACHED GARAGE                                     | 45.77m <sup>2</sup> (492.7 SF)  |
| PROPOSED DWELLING 1 SET BACKS:                               | 44.85%----->175.032.om <sup>2</sup> (1884.0 SF)   |
| NORTH FRONT SETBACK  | 9.05m (29'8")   |
| EAST SIDE SETBACK  | 1.2m (4'0") AS PER ZONING BY-LAW  |
| WEST SETBACK   | 1.2m (4'0") AS PER ZONING BY-LAW  |
| SOUTH BACK SETBACK TO ACCESSORY BLDG                         | 1.5m (5'0") AS PER ZONING BY-LAW  |
| WEST SETBACK   | 0.9m (3'0") AS PER ZONING BY-LAW  |
| PROPOSED WEST SETBACK  | 0.7m (2'4")   |
| EAST SETBACK   | 0.9m (3'0") AS PER ZONING BY-LAW  |
| DISTANCE BETWEEN DWELLING+ACCESSORY BLDG                     | 2.0m (6'6") AS PER ZONING BY-LAW  |
| PROPOSED DISTANCE BETWEEN BLDGS                              | 6.65m (21'8")   |
| PROPOSED DETACHED GARAGE AVERAGE GRADE OF EXISTING ELEVATION | 71.665m   |
| HOBBY ROOM SLAB ELEVATION                                    | 69.260m   |
| HOBBY ROOM CEILING HEIGHT                                    | 2.740m  |
| HOBBY ROOM BASEMENT BELOW GROUND                             | 88%   |

**SITE PLAN NOTES:**

- SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE DESIGN DRAWINGS AND ARBORIST REPORT.
- FOR TREE PROTECTION GUIDELINES REFER TO ARBORIST REPORT.
- ALL WORK WITHIN CZE TO BE SUPERVISED AND APPROVED BY CERTIFIED ARBORIST.
- BROD FENCED/ MOUNTED ON WALLS TO COMPLY WITH BRIBO TRENDLINE PARTICULAR TO TREE WPS.

**GRADE LEGEND**

|    |                          |
|----|--------------------------|
| BS | BESTING GRADE            |
| FG | FINISHED GRADE           |
| BS | BESTING ELEVATION        |
| BS | BOTTOM OF STAIRS         |
| TS | TOP OF STAIRS            |
| TW | TOP OF RETAINING WALL    |
| BW | BOTTOM OF RETAINING WALL |
| TS | TOP OF SLAB              |

**SITE PLAN**  
SCALE: 3/32"=1'-0"

**PROJECT INFORMATION PROPOSED DWELLING 2:**

|  |   |
|--|---|
| CIVIC ADDRESS  | 3337 VIEWMOUNT DRIVE<br>PORT MOODY, BC<br>V3H 2L6   |
| LEGAL DESCRIPTION  | LOT 32, DISTRICT LOT 233, GROUP 1<br>NEW WESTMINSTER DISTRICT PLAN 20152<br>PID: 008-667-811  |
| PROPOSED ZONING:   | RS1-5   |
| LOT AREA   | 390.33m <sup>2</sup> (4201.47 SF)   |
| ALLOWED FAR  | 70%----->273.23 m <sup>2</sup> (2941.5F)  |
| ENCLOSED PARKING   | 23m <sup>2</sup>  |
| PROPOSED FAR   | 62.28%---->243.09 m <sup>2</sup> (2616.6 SF)  |
| ALLOWED BUILDING COVERAGE                                    | 45%----->175.65 m <sup>2</sup> (1890.68 SF)   |
| PROPOSED TYP. BUILDING COVERAGE                              | MAIN FLOOR 112.24m <sup>2</sup> (1208.12 SF)<br>FRONT EXTERIOR STAIRCASE LANDING 1.895 m <sup>2</sup> (20.4 SF)<br>FRONT PORCH AREA 4.887 m <sup>2</sup> (52.61 SF)<br>REAR DECK AREA 10.24m <sup>2</sup> (110.22 SF) |
| PROPOSED DETACHED GARAGE                                     | 45.77m <sup>2</sup> (492.7 SF)  |
| PROPOSED DWELLING 2 SET BACKS:                               | 44.85%----->175.032.om <sup>2</sup> (1884.0 SF)   |
| NORTH FRONT SETBACK  | 9.05m (29'8")   |
| EAST SIDE SETBACK  | 1.2m (4'0") AS PER ZONING BY-LAW  |
| WEST SETBACK   | 1.2m (4'0") AS PER ZONING BY-LAW  |
| SOUTH BACK SETBACK TO ACCESSORY BLDG                         | 1.5m (5'0") AS PER ZONING BY-LAW  |
| WEST SETBACK   | 0.9m (3'0") AS PER ZONING BY-LAW  |
| PROPOSED WEST SETBACK  | 0.7m (2'4")   |
| EAST SETBACK   | 0.9m (3'0") AS PER ZONING BY-LAW  |
| DISTANCE BETWEEN DWELLING+ACCESSORY BLDG                     | 2.0m (6'6") AS PER ZONING BY-LAW  |
| PROPOSED DISTANCE BETWEEN BLDGS                              | 5.6m (18'4")  |
| PROPOSED DETACHED GARAGE AVERAGE GRADE OF EXISTING ELEVATION | 69.985m   |
| HOBBY ROOM SLAB ELEVATION                                    | 68.360m   |
| HOBBY ROOM CEILING HEIGHT                                    | 2.740m  |
| HOBBY ROOM BASEMENT BELOW GROUND                             | 61.5%   |



**N**

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The contractor shall check and verify all dimensions and data noted on site.

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All drawings are the property of OE and shall not be reproduced, stored, copied, or otherwise used without the express written consent of the Designer. Drawings shall not be scaled.

| NO. | ISSUED / REVISION | DATE |
|-----|-------------------|------|
|     |                   |      |
|     |                   |      |
|     |                   |      |

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**Olga Efimov**  
604-722-5490  
oedesign@outlook.com

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CLIENT:  
**DMITRY CHOULIAK**  
3337 VIEWMOUNT DRIVE  
PORT MOODY, BC  
V3H 2L6

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DRAWING TITLE:  
**SITE PLAN DATA**

|                     |
|---------------------|
| DRAWN BY: OE        |
| SCALE: 3/32"=1'-0"  |
| DATE: JULY 17, 2023 |
| DRAWING NUMBER: A1  |

**Tree Removal Assurance Letter**

August 14, 2023

Applicant owner: Viatcheslav Chouliak, Tatiana Chouliak

Project name: 3337 Viewmont Drive Port Moody, BC

Project ID:

The project site accounts for a total of 26 trees of 6 different types of species. During the designing stage, it was identified that 15 trees are in direct or indirect conflict with the newly proposed development. After thorough discussion with civil engineer consultant, arborist consultant and construction specialists, it was decided to request permission from city staff to remove 15 trees including 5 trees which are located on city's land. The removal of the trees is absolutely necessary to conduct a safe construction process according to all city's Bylaws.

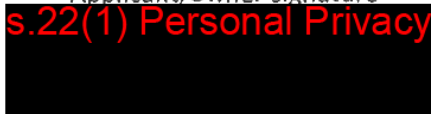
To replace the removed trees, it is proposed to plant 9 new trees according to the city's specifications and standards as described in the arborists report. The location of newly proposed trees also described Tree Management Plan (attached to the arborist report).

According to "City of Port Moody Tree Protection Bylaw, 2015, No. 2961" 2 trees to be planted for each tree removed. Based on the above,  $15 \times 2 = 30$  trees are required to be planted to replace removed trees. Since are only 9 new trees are proposed, the remaining 21 trees will be paid Cash-in-leu by the applicant/owner.

The retained trees will be carefully monitored by the project arborist throughout the construction stage using the procedures described in the arborist report.

Applicant/owner signature

s.22(1) Personal Privacy



Viatcheslav Chouliak

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Attachment 7



April 13, 2023

City of Port Moody  
Development and planning  
Second Floor  
100 Newport Drive  
Port Moody, BC

Hello,

**Project Description:**

Rezoning (to RS-1S) and subdivision project at 3337 Viewmont Drive, Port Moody, BC  
Step 4; Part 9

Airtight Energy Reports Ltd. was retained by Viatcheslav and Tatiana Chouliak to ensure the rezoning and subdivision project at 3337 Viewmont Drive, Port Moody (which will result in 2 detached residential dwellings with below-grade secondary suites) achieves Step 4 for Residential Occupancies. This letter is to certify that I have reviewed the project and have discussed fundamental, structural, and energy-related recommendations with Olga Efimov and the project's design team at this stage of the project, as outlined in Port Moody's Corporate Policy: BC Energy Step Code Rezoning Applications. We will work with Optimal Exteriors Inc and Vistcheslav and Tatiana Chouliak at the appropriate stages of construction to ensure the structures are tested and meet the requirements for step 4 energy compliance.

The recommendations to achieve these targets will be:

1. Sheathing and/or sheathing membrane (Tyvek) will be taped and sealed at all joints.
2. Insulation for Wall Cavity and Rim joists should be R-24 or higher.
3. Windows to be USI 1.40 or better.
4. R-50 batt for attics. R-28 batt for flat roofs.

Regards,

A handwritten signature in black ink, appearing to read "Satvir Gill".

Satvir Gill  
Registered Energy Advisor

**Airtight Energy Reports Ltd.**

#208 - 6628 Fraser St.  
Vancouver, BC V5X 3T5  
Office: 604-259-8060  
Cell: 604-340-5755  
[info@airtightenergy.ca](mailto:info@airtightenergy.ca)

Feel Free to give us a review: <https://g.page/airtight-energy-reports/review?mp>