

**CITY OF PORT MOODY**  
**DEVELOPMENT PERMIT NO. DP000055**

TO: **ANTHEM 3180 ST. JOHNS HOLDINGS LTD.**

**INC. NO. BC1074750**

Suite 1100 Bentall IV

Box 49200

1055 Dunsmuir Street

Vancouver BC Canada

V7X 1K8

(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 235, GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 36030, EXCEPT PLANS 71041 AND EPP 1930  
  
PID: 003-014-207
3. The following Zoning Bylaw regulations are varied under section 490(1)(a) of the *Local Government Act*:
  - a) section 6.3.1, by reducing the parking requirement for the Assembly Use from 1 space/10m<sup>2</sup> to 1 space/14m<sup>2</sup>;
  - b) section 6.3.1, by reducing the requirement for Commercial Use from six (6) to five (5) spaces;
  - c) section 6.6.5 by increasing the ratio of permitted small car spaces from 33% to 37%;
4. The following requirements are hereby imposed under sections 488(1)(b), 488(1)(f), 489(b), 489(c), 490(1)(c), 491(2)(a) and 491(7)(c) 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. Architectural Plans (82 pages), dated April 28, 2022, Rev. 2, prepared by Arcadis Architects (Canada) Inc., on file with the City of Port Moody, attached as **Schedule A**, and any amendments thereto subsequently approved by the City.
2. Landscape Plans (14 pages) dated June 18, 2024, Rev. 3, prepared by Connect Landscape Architecture on file with the City of Port Moody, attached as **Schedule B**, and any amendments thereto subsequently approved by the City.
3. Acoustic report prepared by BKL, dated March 18, 2021 on file with the City of Port Moody, attached as **Schedule C**, and any amendments thereto subsequently approved by the City.

(ii) Development Permit: Hazardous Lands

1. Geotechnical Investigation Report – Proposed Mixed-Use Development 3180 St. Johns, Port Moody, BC, dated November 17, 2021, prepared by GeoPacific Consulting Geotechnical Engineers, 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 acceptance:

- (i) a covenant registering the geotechnical investigation report prepared by GeoPacific Consulting Geotechnical Engineers on title;
- (ii) an acoustic report providing building envelope and glazing construction recommendations to ensure that the interior noise levels meet or exceed the recommended standards as noted in the report included as **Schedule C** and are included in any building permit application and that the report be registered by covenant on title;
- (iii) final landscape plans to address the potential installation of additional street trees and other plantings where feasible on St. Johns Street and Moray Street;
- (iv) on- and off-site landscaping cost estimates based on the final accepted landscape plans prepared by Connect Landscape Architecture including a 10% contingency, 5% for inflation and 5% for GST;
- (v) a Transportation Demand Management report to identify recommended measures to offset the reduction in parking spaces with a final report to be registered by covenant on title;
- (vi) a construction impact management plan;
- (vii) a stormwater management plan;

- (viii) a construction dust abatement plan;
  - (ix) a construction waste recycling plan;
  - (x) a completed Engineering Servicing Agreement;
  - (xi) a subdivision plan to dedicate a 2.5m wide strip of land across the width of the property along St. Johns Street and a 5m x 5m corner cut at the corner of St. Johns Street and Moray Street;
- (c) The works contemplated in plans set out in section 4(a)(i) hereto shall be substantially started within two (2) years of the date of the issuance of this permit or the Development Permit will lapse.
5. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of the City of Port Moody Works and Services Bylaw No. 1798, 1986 and the City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.
6. As a condition of issuance of this Development Permit,
- (a) the Developer has provided to the City, a security (the "Securities") in accordance with the amounts included in the accepted on- and off-site landscape cost estimates. The Securities, in the form of separate letters 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, at stages, as the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Community Development;
  - (c) the Developer has paid to the City an on-site landscaping review fee of two and two tenths (2.2) percent of the cost of on-site landscaping and four and four tenths (4.4) percent of the cost of the off-site landscaping based upon the final cost estimate prepared by the project landscape architects following acceptance of the final landscaping plans, to be paid by cash or certified cheque.

**AUTHORIZED BY COUNCIL RESOLUTION** passed on the \_\_\_\_\_ of \_\_\_\_\_, 2024.

CITY OF PORT MOODY, by its authorized signatories:

\_\_\_\_\_  
M. Lahti, Mayor

\_\_\_\_\_  
S. Lam City Clerk

DRAFT