

CITY OF PORT MOODY
DEVELOPMENT PERMIT NO. DP000086

TO: **Inlet District Investments Ltd., Inc. No. BC1218112**

Suite 2000 – 595 Burrard Street
PO Box 49427, STN Bentall Centre
Vancouver, BC
V7X 1L3
(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 1, DISTRICT LOT 233, GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP137917

PID: 032-567-251
3. This Permit is intended to amend the existing approved Development Permit No. DP000062 to facilitate the conversion of an office building to a rental residential building and permit minor changes to the foundation, parkade plans, and rooftop mechanical areas. All other conditions and requirements of DP000062 shall continue to apply.
3. The following requirements are hereby imposed under sections 488(1)(f), 489(b), 490(1)(c), 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 (50 pages), dated November 28, 2025, prepared by Boniface Oleksiuk Politano Architects, on file with the City of Port Moody, attached as **Schedule A**, and any amendments thereto subsequently approved by the City.
 2. Landscape Plans (56 pages) dated December 1, 2025, prepared by Perry + Associates Landscape Architecture Site Planning on file with the City of Port Moody, attached as **Schedule B**, and any amendments thereto subsequently approved by the City.

- 3. As a condition of this permit an updated off-site landscape plan will be prepared by the applicant.
- 4. As a condition of this permit, the applicant will prepare an off-site landscape plan and cost estimate for the landscape works at 211 Guildford Drive and associated Statutory right-of-way (SRW) area. A security based on the cost estimate shall be provided to the City prior to any planting occurring in the Statutory right-of-way (SRW) area adjacent to 211 Guildford Drive.
- 5. Previously submitted on-site and off-site landscape cost estimates prepared by Perry + Associates Landscape Architecture Site Planning, dated May 30, 2025 and contained in DP000062 continue to be applicable.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ of _____, 2026.

CITY OF PORT MOODY, by its authorized signatories:

M. Lahti, Mayor

S. Lam City Clerk

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Schedule "A" – Architectural Drawings

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Schedule "B" – Landscape Drawings

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