

Development Permit Issued at the July 22, 2025, Regular Council meeting

NOTICE OF PERMIT *LOCAL GOVERNMENT ACT (PART 14)*

TO: THE REGISTRAR OF TITLE, NEW WESTMINSTER LAND TITLE OFFICE

TAKE NOTICE THAT the land described below is subject to a Permit issued by the City of Port Moody:

PARTICULARS OF PERMIT

PERMIT DESCRIPTION:

(A) TYPE OF PERMIT

DEVELOPMENT PERMIT # DP000062

FILE: DP000062

(B) STATUTORY AUTHORITY: **488**

(C) LEGAL DESCRIPTION OF LAND AFFECTED: LOT 1 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

P.I.D. No. 032-567-251

ISSUE DATE: July 22nd _____, 2025

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED FROM THE ISSUING AUTHORITY.

DATED AT PORT MOODY, B.C., 28 DAY OF Oct, 2025.

CITY OF PORT MOODY



STEPHANIE LAM, CITY CLERK

Development Permit Issued at the July 22, 2025, Regular Council meeting

CITY OF PORT MOODY

DEVELOPMENT PERMIT NO. DP000062

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. 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 (51 pages), dated February 21, 2025, Rev. 3, 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 (62 pages) dated February 21, 2025, Rev. 3, 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.
 - (b) Prior to the issuance of any building permit for excavation and foundation building permits, as a condition of issuance of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:

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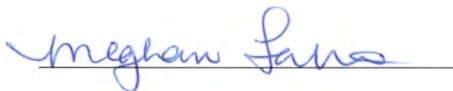
- (i) Executed Engineering Servicing Agreement for the Guildford Drive underground civil infrastructure works and services.
- (c) Prior to the issuance of any building permit for the first superstructure, as a condition of issuance of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- (i) the Developer shall provide to the City, a security (the "Securities") in the amount of \$2,229,704.89 for the on-site landscaping, and \$416,917.37 for the off-site landscaping in accordance with the amounts included in the accepted on- and off-site landscape cost estimates, attached to Schedule 'C'. The Securities, in the form of separate letters of credit, or any other form acceptable to the City, 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;
 - (ii) 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;
 - (iii) the Developer shall pay to the City an on-site landscaping review fee of \$49,053.51 (2.2 percent of the cost of on-site landscaping) and \$18,344.36 (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.
 - (iv) a construction impact management plan;
 - (v) a stormwater management plan;
 - (vi) a construction dust abatement plan;
 - (vii) a construction waste recycling plan;
 - (viii) Solid Waste Management Plan (including turning movements)
 - (ix) a completed Engineering Servicing Agreement;

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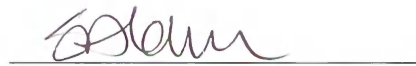
- (c) The works contemplated in plans set out in section 4(a)(i) hereto shall be substantially started within two (2) years of the date of the issuance of this permit or the Development Permit will lapse.
5. The works and services required in accordance with the Engineering Servicing Agreement are to 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) A statutory right of way (SRW) in favour of the City for Public Path and Open Space Improvements as defined and outlined in Section 6.2 of the Development Agreement registered on title on the subject property. The general location of SRWs shall be in accordance with the Pedestrian and Park Access Right-of-Way Plan included in Schedule 'C'
- (b) A Section 219 Covenant shall be registered on title for the purposes of geotechnical and hydrogeological considerations to ensure any on-site construction is done in accordance with the recommendations of the following reports:
- Geotechnical Investigation Report – Proposed Mixed-Use Development (Phase A) Coronation Park Assembly, Port Moody, B.C. prepared by Geopacific Consultants and dated February 14, 2025
 - Hydrogeological Investigation Report Proposed Mixed-Use Development (Phase A) Coronation Park Assembly, Port Moody, B.C. prepared by Geopacific Consultants and dated August 15, 2023.

AUTHORIZED BY COUNCIL RESOLUTION passed on the 22nd of July, 2025.

CITY OF PORT MOODY, by its authorized signatories:



M. Lahti, Mayor



S. Lam City Clerk