TO: Porte Communities  
100 - 33 East 8th Avenue  
Vancouver, BC VST 1R5  
(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 BCP52207;  
   PID: 029-356-172; and  
   LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53829;  
   PID: 005-183-391  
   (the Land )

3. The City of Port Moody Zoning Bylaw, 2018, No. 2937, Schedule D, Comprehensive Development Zones is varied in the case of Comprehensive Development Zone 75 (CD75), Section 180.8 by reducing the total number of required parking spaces from 110 spaces to 108 spaces.

4. The following requirement is hereby imposed under section 490(1)(c) of the Local Government Act:

   a) substantial construction shall commence within two (2) years of the date of the Council Resolution authorizing issuance of this Development Permit or the Permit will lapse.

5. The following requirements are hereby imposed under sections 489(b), 490(2), and 491(2), (4), (7), and (8) of the Local Government Act:

   a) the site shall be developed in accordance with the attached plans and documents:
1. Site, Architectural and Signage Plans: A-0.00, A-0.10, A-0.15, A-0.20, A-0.50, A-1.00, A-2.00 to A-2.81, A-4.00 to A-4.20, A-5.00, A5.01, A-6.00, A-8.30 to A-8.35 and A-8.40, dated February 3, 2020, prepared by Integra Architecture Inc. on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, __________________, 2020, attached as Schedule A, and any amendments thereto subsequently approved by the City; and

2. Landscaping Plans: L-1, L-2 and L-3, dated Rev 3, April 5, 2019, prepared by Maruyama Associates Landscape Architects on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, __________________, 2020, attached as Schedule B, and any amendments thereto subsequently approved by the City; and

b) notwithstanding any other provisions of this Permit, no works shall be performed upon the Land, nor shall any building or structure be erected, constructed, repaired, renovated, or sited that is not strictly in accordance with all terms and conditions of this Permit.

6. Prior to the issuance of any demolition permit, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:

a) an erosion and sediment control plan;
b) a construction dust abatement plan;
c) a construction waste recycling plan; and
d) a construction impact management plan.

7. Prior to the issuance of any building permit, including excavation permits, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:

a) a revised landscape plan L-1 which:

1. incorporates soil cells for street trees along St. Johns Street and identifies the required soil volumes; and

2. provides for additional absorbent landscaping and planting within the St. Johns Street boulevard;

b) landscape cost estimates for all on- and off-site landscape works based on the final accepted landscape plans;

c) finalized civil engineering plans;
d) a final stormwater management plan;

e) finalized civil engineering plans;

f) an executed Engineering Servicing Agreement;

g) a plan of subdivision consolidating the two properties;

h) a registered Green Building Covenant to ensure that the project achieves a minimum of 60 points equivalent to the LEED® building and energy performance Gold level in accordance with the checklist prepared by PGL Environmental Consultants dated January 2020;

i) a revised Tree Management Plan which:

1. clearly establishes all Tree Protection Zones and the location of all required tree protection fencing to the satisfaction of the City’s Urban Forestry Technician;

2. provides for the retention of the City’s off-site trees #16-#20 to the extent possible;

k) a registered final geotechnical covenant;

l) a registered easement to allow for the encroachment of the commercial canopies over the property line;

m) an approved public art plan, including a requirement that the public art installation is completed no more than 6 months from the date of building occupancy;

n) a public art management plan registered as a covenant on title to ensure that the developer and future strata council are responsible for the on-going maintenance and repair of the public art installation;

8. The following requirements are hereby imposed under sections 502(1), 502(2), and 502(3) of the Local Government Act:

a) A security deposit (the Security) shall be provided for all on-site and off-site landscaping in accordance with the approved cost estimates. The Security, in the form of a letter of credit, shall be made out to the City and shall be provided prior to issuance of a building permit for the proposed development on the Land to ensure that the development is carried out in accordance with the terms and conditions set out herein. 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 Security 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 Planning and Development.

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 the on-site landscaping and four (4) percent of the cost of the off-site landscaping, to be paid by cash or certified cheque.

9. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of City of Port Moody Works and Services Bylaw, No. 1789, 1986 and City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____day of __________, 2020.

CITY OF PORT MOODY, by its authorized signatories:

_______________________    ________________________
Rob Vagramov, Mayor     D. Shermer, Corporate Officer
SCHEDULE A

SITE, ARCHITECTURAL AND SIGNAGE PLANS
## CONTACT LIST

<table>
<thead>
<tr>
<th>Discipline</th>
<th>Company</th>
<th>Contact</th>
<th>Phone/Fax</th>
<th>Address</th>
<th>Email</th>
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<tbody>
<tr>
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<td>Architect</td>
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<tr>
<td>Landscape</td>
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<td>Civil Engineer</td>
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<td>Traffic</td>
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<td>Environmental</td>
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### This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.

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**PACKAGE ONLY TO SCALE WHEN PRINTED ON 24" x 36" SHEETS**
NOTE: THIS DRAWING HAS BEEN MANIPULATED IN SCALE FROM THE ORIGINAL. REFER TO ORIGINAL SURVEY DRAWINGS PREPARED BY BUTLER BUCKNICK - DRAWINGS 4063-T1 SH1 & 4063-T2 SH2
93 stalls
(inc. 23 commercial stalls on upper ramp and 22 visitor stalls)
This Artistic Rendering is Conceptual Only. It is not to be relied upon as a true representation of the finished product.
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EXTERIOR MATERIALS & COLOURS

A: ACCENT SOFFITS
   - WOODTONE
   - FIBRE CEMENT LAP SIDING
   - RUSTIC SERIES
   - "SUMMER WHEAT"

B: SIDING
   - HARDI-PLANK LAP SIDING
   - CEDARMILL TEXTURE
   - "COBBLESTONE"

C: SIDING / SOFFITS
   - HARDI-PLANK LAP SIDING
   - CEDARMILL TEXTURE
   - "ARCTIC WHITE"

D: SIDING
   - HARDI-PANEL SIDING
   - SMOOTH TEXTURE
   - "ARCTIC WHITE"

E: ACCENT SIDING
   - XL BRICK
   - "MANGANESE IRONSPOT"
   - SMOOTH

F: WOOD TRIM BOARDS
   - BENJAMIN MOORE
   - TO MATCH "IRON GRAY"

G: ENGINEERED ALUMINUM RAILINGS
   - ANODIZED ALUMINUM FINISH
   - C/W SAFETY GLASS

H: ENGINEERED ALUMINUM FRAMED PRIVACY SCREEN
   - ANODIZED ALUMINUM FINISH
   - OPACITY SAFETY GLASS AT PRIVACY SCREENS

I: WOOD ACCENTS
   - DOUGLAS FIR
   - CLEAR COAT FINISH

J: SIDING
   - HARDI-PANEL SIDING
   - SMOOTH TEXTURE
   - "IRON GRAY"

K: DOUBLE GLAZED VINYL DOORS + WINDOWS
   - WHITE

L: PAINTED CONCRETE
   - PARGED CONCRETE
   - TO MATCH "COBBLESTONE" CLADDING COLOUR

M: GUTTERS, DOWNSPOUTS & METAL FLASHINGS
   - MAKIN METALS
   - COLOUR TO MATCH ADJACENT MATERIAL

N: ALUMINUM SHOPFRONT
   - ANODIZED ALUMINUM FRAMES
   - CLEAR SAFETY GLASS

O: ALUMINUM WINDOW WALL SYSTEM
   - ANODIZED ALUMINUM FRAMES
   - WHITE TINT SPANDRAL GLASS

P: EXTERIOR METAL CANOPY (COMM)
   - BENJAMIN MOORE
   - "HALE NAVY HC-1554"

Q: EXTERIOR METAL CANOPY (RES)
   - "ARCTIC WHITE"
SCHEDULE B
LANDSCAPE PLANS
STREETS老人 TO COMPLY WITH URBAN NEIGHBOURHOOD DESIGN STANDARDS

EXISTING CITY TREES TO BE REMOVED

EXISTING 3 TREES TO BE REMOVED

NOTE: REFER TO PLANT LIST ON Page L-2

NOTE: SEE INSERT BELOW FOR REMAINING PORTION OF SITE

LEVEL 1 LANDSCAPE PLAN - WEST

LEGEND:
LAWN

LANDSCAPE ITEMS:
1. LOBEE
2. PLANTERS
3. INSECTICIDE
4. LOBED GROOVE
5. THICK PAVING SURFACE
6. PAVING EDGES
7. CEMENTED PAVEMENT
8. CEMENTED WALL
9. PLANTER BUSHES
10. PLANTER BOXES
11. PLANTER BUSHES
12. PLANTER BOXES
13. PLANTER BUSHES
14. PLANTER BOXES
15. PLANTER BUSHES
16. PLANTER BOXES
17. PLANTER BUSHES
18. PLANTER BOXES
19. PLANTER BUSHES
20. PLANTER BOXES

PARKING ENTRANCE

PROPOSED BUILDING GROUND LEVEL

LEVEL 1 LANDSCAPE PLAN - EAST

EXISTING TREES

EXISTING CITY TREES TO BE REMOVED

EXISTING 3 TREES TO BE REMOVED

NOTE: SEE INSERT BELOW FOR REMAINING PORTION OF SITE
ST. JOHNS MIXED-USE DEVELOPMENT
3227 & 3239 ST. JOHNS STREET, PORT MOODY, BC
DEVELOPER: PORT MOODY COMMUNITY
ARCHITECT: INTEGRAL DESIGN
CONSULTANT: TELEGLASS

PROJECT
ST. JOHNS MIXED-USE DEVELOPMENT
3227 & 3239 ST. JOHNS STREET, PORT MOODY, BC
DEVELOPER: PORT MOODY COMMUNITY
ARCHITECT: INTEGRAL DESIGN
CONSULTANT: TELEGLASS

REVISED/ISSUED

LANDSCAPE SECTIONS
1. LANDSCAPE SECTION A-A
2. LANDSCAPE SECTION B-B
3. LANDSCAPE SECTION C-C
4. LANDSCAPE SECTION D-D