

September 18, 2025

File: MDP00102

Lightwell Developments Ltd.
c/o Randy Cheng
1666 W 8th Ave
Vancouver BC, V6J 1V4
(the applicant)

Sent via email: rcheng@lightwellhomes.ca

Dear Randy,

Re: Initial Staff Comments regarding the SSMUH Minor Development Permit application for Form & Character (MDP00102) at the Property – 348 Valour Drive.

The property at 348 Valour Drive is designated Single Family Low Density use in the Official Community Plan (OCP) and is zoned Single Detached Residential (RS1). A Small-Scale Multi-Unit Housing (SSMUH) development is proposed for this RS1 lot, which is permitted up to four residential units under current SSMUH regulations. As the property falls within Development Permit Area 1: Neighbourhood Residential (DPA1) of the OCP, a Minor Development Permit (MDP) application (MDP00102) has been submitted to address form and character requirements of the SSMUH proposal.

The application proposes a total of four residential units: **two Duplexes with a central driveway to provide vehicular access all units off Valour Drive**. Staff have completed an initial review of the MDP application and provide the following comments. Additional staff comments related to the Building Permit (BP) stage are included in **Appendix A**, and MDP drawing mark-ups are provided in **Appendix B**.

List of the reviewed documents:

- Architectural Drawings Package, dated May 8, 2025
 - Site Plan, Architectural drawings, Material Samples, and 3D-views
- Site Survey Plan, dated March 5, 2025
- Certificate of Title, dated April 25, 2025
 - Include the copies of a Restrictive Covenant and Statutory Right of Way registered on the property title
- Arborist Report, dated April 26, 2025
- Letter of Intent, dated April 24, 2025
- Tree Management Plan, dated April 26, 2025

1.0 Planning Comments

Project Understanding:

- MDP00102 proposes the redevelopment of the site to include two duplexes (i.e., four residential units in total). The site currently contains a single-family home which needs to be demolished to build the proposed development, requiring a Demolition Permit approval from the Building Department.
- The property is not located within a designated Environmentally Sensitive Area (ESA).
- The property is not within the OCP Hazards Lands/Steep Slopes area.
- There is a registered Statutory Right of Way along the east sided property line.
- The arborist report recommends the removal of all five on-site and one off-site trees (a total of six trees) to be removed. There is no tree proposed to be retained.
- There are no civil plans submitted at this stage.

Regarding unit addresses, the City is currently developing an addressing policy specific to SSMUH developments to guide the assignment of new addresses for each residential unit. Once this policy is adopted — or if an interim process for assigning addresses becomes available — staff will notify the applicant accordingly. In the meantime, the applicant is to address Comment 1.15 below by confirming mail delivery requirements with Canada Post.

General Comments

1.1 Obtain a Tree Removal Permit (TRP)

- a) A TRP is required for all trees proposed for removal as part of this MDP application and will be a condition of MDP approval.
- b) A Tree Replanting Plan must be submitted in accordance with the [City of Port Moody Tree Protection Bylaw, 2015, No. 2961](#). The plan must clearly identify all replacement trees to be planted as part of the tree removal process. For every one (1) tree removed from the site, two (2) new trees are to be planted in its place.
 - i) Removal of existing mature trees will only be contemplated if modification to the development, as described in the forthcoming [City of Port Moody Tree Protection Bylaw, 2025 No. 3507](#) (currently being considered by Council for adoption), still do not allow for their retention.
- c) Security for each replacement tree is required in the amount of \$740.00, in addition to a TRP application fee of \$300.00, as per the current Fee Bylaw. Security will be held for a two (2) year maintenance period and refunded upon successful compliance. Where it is not feasible to plant the required number of replacement trees on-site, a cash-in-lieu contribution will be required as compensation.
- d) If tree removal involves any tree that impacts or causes any form of disturbance to adjacent lots, written consent letters from the adjacent property owners of 1104 Glenayre Drive and 340 Valour Drive must be submitted prior to TRP issuance.
- e) TRPs are generally required prior to issuance of any Demolition Permit. Further information is available in the Tree Protection Bylaw.

- f) Tree protection fencing must be installed around the Tree Protection Zones (TPZ) of retained trees, as per the Arborist Report, to protect critical root zones during construction.
 - g) Please refer to the "Trees and Planted Areas" section of the [SSMUH Development Guide](#), adopted in July 2025, for tree-related SSMUH design guidelines.
 - h) For additional information on the TRP process, visit the City's [Tree Removal Permits webpage](#) or contact planning@portmoody.ca.
- 1.2** Submit a landscape plan showing the landscaping details outlined in the item "N" of the [Development Application Submission Checklist](#) for the MDP (DPA1) application.
- a) It is understood that the removal of all five on-site (#T1 to #T5) and off-site (#C1) are proposed to be removed as per the arborist report. However, please clarify whether new replacement trees are proposed in the landscape plan as per Comment 1.1(b).
- 1.3** To address the engineering comment #4.13 (b) regarding the possibility of the proposed patio of Unit D conflicting with the Statutory Right of Way (SRW), please mark the setback line of SRW in the site plan and the landscape plan.
- a) If the patio encroaches the SRW area, the engineering approval is required, and the patio needs to meet the zoning bylaw regulations.
- 1.4** Parking and Access Driveway
- a) For enclosed parking spaces, please provide a minimum of garage (inner wall-to-wall) width of 3.2m (i.e., 0.3m + 2.6m for "Standard" stall width + 0.3m) as per Zoning Bylaw (ZB) section 6.6.6. The current design does not meet this requirement.
 - b) In accordance with ZB section 6.6.1, for the proposed two-way aisle (central concrete driveway) with 90-degree angle of parking arrangement, provide a minimum of 6.7m of aisle width. The currently proposed aisle width of 6.1m does not meet this requirement.
 - c) As per ZB section 6.8.1 (b), a maximum of 6m width for a driveway access (measured at the property line) is permitted. The proposed 6.1m driveway width exceeds the permitted width. Please revised the drawings accordingly.
 - i) For clarity, ZB section 6.8.1 (c) would not apply in this development as the lot is accessed from Valour Drive (classified as "Local" road), not from a lane.
- 1.5** Setbacks
- a) As per ZB section 5.3.2 (b)(ii), for the setback of 3m along the exterior side (South) property line, a roof projection of porch is not permitted beyond a maximum siting exception of 1.5m.
 - i) In site plan, the porches of Unit A and Unit C are shown with the depth of 1.5m; however, their roof projections in the West elevations on Sheet #2 and Sheet #7 are projected beyond the permitted siting exception of 1.5m from the face of the proposed building. Please revised the design accordingly.
 - b) Similarly, for front setback of 4.6m along the front (west) property line, the roof projection of porch of Unit B, shown in the Rear (East) Elevation on Sheet #3, does not meet ZB section 5.3.2 (b)(ii) permitting a maximum of 1.8m of its siting exceptions closer to the front property line.

- c) Please mark vertical lines representing the property lines and setback lines in all elevations to ensure that the proposed design meets the applicable siting expectations.
- d) Please mark all roof projection including porches (dotted) lines in the site plan.
- e) Please refer to the Planning mark-ups in the Appendix B.

1.6 Statutory Right of Way (SRW)

- a) In reference to Engineering Comment #4.10, a SRW is required along the front yard adjacent to Glenayre Drive. Accordingly, a no-build/no-disturbance setback of 3.4 metres from the front property line is required by the Engineering Department. This setback comprises 2.0 metres for the SRW and an additional 1.4 metres to accommodate future maintenance of the existing gas pipeline. As a result, the applicant is prohibited from proposing any pedestrian access, building projections, building footprint including porches/decks, or proposed trees/plants within this 3.4-metre setback area along Glenayre Drive.
- b) For further technical details, please refer to Engineering Comment #4.10.

1.7 Floor Area Calculation Discrepancy

- a) There appears to be a mismatch between the floor area stated and the measured values based on floor plans.
- b) Staff measured floor area:
 - i) Unit A&B:
Upper floor: 1966.2 ft²; Main floor: 1,966.2 ft²
Garage deductible area for proposed enclosed parking spaces (19'-6" x 9'-6"): $185 \times 2 = 370$ ft²
Total Floor area counts towards FAR: $3,932.4$ ft² - 370 ft² = $3,562.4$ ft²
 - ii) Unit C&D:
Upper floor: 1,905.13 ft²; Main floor: 1,905.13 ft²
Garage deductible area for proposed enclosed parking spaces (19'-6" x 9'-6"): $185 \times 2 = 370$ ft²
Total Floor area counts towards FAR: $3,810.26$ ft² - 370 ft² = $3,440.26$ ft²
 - iii) Total Floor Area of all units: $7,002.66$ ft², which slightly exceeds the maximum permitted floor area of $6,962.56$ ft².
- c) Please review and update the floor area calculations and plans accordingly, and provide a detailed floor area calculation drawing to support the stated values.

1.8 Lot Coverage Discrepancy

- a) There appears to be a mismatch between the lot coverage values stated on the site plan and the measured values based on floor plans.
- b) Also, the proposed design of porches with structural columns (higher than 1.2m in height) are required to be included in the lot coverage calculation.
- c) Measured lot coverage from the main floor plans:
 - i) Unit A&B: 1966.2 ft² + 54.13 ft² porch + 45.90 ft² porch = $2,066.23$ ft²
 - ii) Unit C&D: $1,905.13$ ft² + 44.90 ft² porch + 45.90 ft² porch = 1995.93 ft²
 - iii) Total: $4,062.16$ ft², which exceeds the maximum permitted lot coverage of $3,886.81$ ft².
- d) Please revise the site plan, lot coverage calculations, floor plans accordingly.

Development Permit Guidelines Comments

Please be advised that the City has recently adopted the *Guide to Small-Scale Multi-Unit Housing (SSMUH) Development*. Section 2 of this guide outlines key Design Guidelines, along with illustrative graphics, intended to assist applicants in preparing their development permit and building permit submissions. The guide is available under Item 7.3 of the Regular Council Meeting held on July 22, 2025, and can be accessed [here](#).

As part of the first review of this Minor Development Permit (MDP) application, staff evaluated the proposed duplexes against the existing Section 2.4 – Two-Family Dwellings Design Guidelines (pages 147–149) within Development Permit Area 1: Neighbourhood Residential (DPA1), as set out in [Appendix 2](#) of the Official Community Plan (OCP). It was noted in the Letter of Intent that the applicant referred to DPA7 guidelines, which apply to laneway housing and are not applicable to duplex forms. The Section 2.4 guidelines are the correct reference for this proposal and must be used for evaluating form and character.

While compliance with Section 2.4 is required, the applicant is also required to align the design with the newly adopted SSMUH Design Guidelines. Doing so will better reflect the City's current direction for SSMUH developments. Staff has provided review comments based on these new guidelines as well. Please find staff's MDP review comments below.

Comments based on Section 2.4 – Two-Family Dwellings Design Guidelines:

- 1.9** In accordance with Policy 2.4.2 (c) – Building form, materials and detailing, the incorporation of wooden or high-quality vinyl windows is recommended. Please specify the window material in elevation drawings and material samples.
- 1.10** In accordance with Policy 2.4.3 (b) – Soft Landscaping,
 - a) The total impermeable surface area, including the building footprint, should not exceed 50% of the total lot area.
 - b) A minimum of 65% of the front yard should be landscaped with soft landscaping.
 - c) Please provide site permeability calculations and front yard soft landscaping calculations on the site plan.

Comments based on the Design Guidelines outlined in the [Guide to SSMUH Development](#):

- 1.11** Access and Utilities and Site Servicing (Guide Page 4 & 5)
Please indicate the location of all required utility infrastructure – specifically electrical Pad-Mounted Transformer (PMT) – on both the site plan and landscape plan, if required as per the engineering comments.
- 1.12** Parking (Guide Page 10)
 - a) pervious materials are encouraged to increase site permeability.
- 1.13** Accessibility (Guide Page 12)
Where feasible, dwelling units are encouraged to comply with Section 3.8.5. of the BC Building Code for adaptable dwelling units, to meet the current and future needs of all residents, and to encourage aging in place.
- 1.14** Solid Waste and Recycling (Guide Page 13)

- a) In accordance with Solid Waste and Recycling Section, on-site solid waste and recycling storage must be provided for each unit with its own storage. Confirm that there is sufficient set-out space for collection and that the design allows for efficient and practical manoeuvring of collection carts between the storage and set-out locations.
 - b) Please revise the proposal to fully comply with the Solid Waste and Recycling section.
- 1.15 Mail Delivery (Guide Page 14),**
Please contact Canada Post to confirm whether centralized mailboxes are required for this development. Any mail delivery features must comply with Canada Post standards for location and security. Please include their response and confirmation in your resubmission.
- 1.16** Please submit a landscape plan that follows Trees and Planted Areas section (Guide Page 10).
- 1.17 Screening (Guide Page 16)**
a) Please show adequate screening features and their details in the landscape plan.
- 1.18** Please submit a stormwater management plan in accordance with Stormwater Management section (Guide Page 17).
- 1.19 Entrances (Guide Page 18)**
Please indicate the locations of each unit's address on the architectural drawings and 3D renderings, showing whether addresses are being proposed on walls, address plinths, or through other wayfinding elements, as per the guidelines.
- 1.20 Privacy and Private Outdoor Space (Guide Page 18)**
a) Staff appreciate the applicant for the strategically placement of windows to achieve maximum visual privacy between all units – especially windows facing internal driveway aisle.
b) Please clarify how the applicant to use the courtyards between both units of each duplex. Will it be used for landscaping or private outdoor space for the tenants of the proposed dwelling units?
- 1.21 Lighting (Guide Page 19)**
Show the locations of all proposed exterior lighting features on the site plan and landscape plan.
- 1.22 Pedestrian Pathways (Guide Page 20)**
a) Please show pathway to access mechanical room of Unit D in the site plan and landscape plan.
b) It is strongly encouraged to propose pervious materials for pathways, instead of currently proposed concrete material for pathways.
- 1.23 Driveways And Manoeuvring Aisles (Guide Page 20)**
a) It is noted that driveway access and manoeuvring aisle is proposed to also provide on-site primary pedestrian access for Unit D.
b) It is highly recommended to highlight and give priority by identifying pathway/pedestrian circulation within driveway and manoeuvring aisle with distinctive pavers or some other design feature as shown in this guide section. Care

should be taken to ensure good visibility and adequate width for vehicles and pedestrians to pass each other.

- c) Staff suggest proposing distinctive paver materials of at least 1m width to define the pedestrian access and circulation on the east side of manoeuvring aisle along Unit C and Unit D.

1.24 Emergency Access (Guide Page 21)

- a) Pathways for emergency access must have a 1.5 m (5.0') minimum width and should be clear, level, and constructed of materials that provide stable footing.
- b) As driveway and manoeuvring aisle are proposed for emergency access for Unit D, they should be slip-resistant to help ensure that fire apparatus can safely and promptly access sites.
- c) Ensure the proposed design meets all emergency access requirements as outlined in this section of the guidelines.

Additional information related to upcoming updates on design guidelines and other bylaws:

As part of the OCP update project, final version of Design Guidelines for SSMUH Development Permit Area 6 (DPA 6) are being prepared. These guidelines will form part of the refreshed Development Permit Area Guidelines chapter in the updated OCP.

The draft updated OCP is expected to be presented to Council for initial consideration in the near future, with adoption targeted by year-end. Once adopted, the Council-approved SSMUH Guide will work in conjunction with the new DPA 6 Design Guidelines to support the preparation, review, and approval of staff-delegated SSMUH Form and Character Development Permit applications.

In addition, updates to the Development Approval Procedures Bylaw and Fees Bylaw related to SSMUH are also underway. These amendments have been drafted and are anticipated to be brought forward for Council consideration in fall 2025.

2.0 Building Comments

The Building Department has had the opportunity to review the above referenced application and associated documents. At this time, the staff from the Building Department would provide the following comments that need to be addressed prior to the issuance of Building Permit(s):

Building First Review Comments

2.1 Average Grade Calculation Missing

- a) Please show the average grade calculation on the plan to support maximum height calculation.

2.2 Spatial Calculation Missing

- a) Please provide spatial calculation for high-level building code compliance review.

The above, based upon limited information from the application, does not constitute a complete code review of a proposed development.

3.0 Port Moody Fire Rescue Comments

The Port Moody Fire Rescue Department (PMFR) has no issues with this application.

4.0 Engineering Comments

Engineering Comments specific to the Minor Development Permit (MDP) Stage:

General

- 4.1 The City of Port Moody Subdivision and Development Servicing Bylaw 2010, No. 2831 including specifications, standard drawings, water meter specifications, reference studies, plans, and other technical documents required for preparing servicing plans for development projects are available on the City Webpage.
www.portmoody.ca/business-development-and-planning/development/engineering-requirements-and-reports/
- 4.2 All technical documentation, calculations and drawings submitted must be signed and sealed by a professional engineer, include a EGBC Permit to Practice Number, and meet the requirements listed in the Servicing Bylaw and Master Municipal Construction Document (2019 Edition), unless explicitly approved otherwise.
- 4.3 City record drawings can be requested through the Engineering Department. This information is made available on the understanding that the City does not accept responsibility for the accuracy or completeness. Verification of this information must be made by the professional engineer responsible for the design and any variation in field conditions reported to the City prior to completion of designs.
- 4.4 It is the responsibility of the applicant to ensure that development permit drawings and servicing plans are coordinated and achieve the minimum required level of service. Consultants are recommended to arrange for a pre-design meeting to ensure compliance with the latest municipal standards, specifications, and policies.
- 4.5 Resubmissions shall clearly identify changes made to address City comments.

Off-Site Servicing

- 4.6 Water
 - a) There was a recent watermain replacement project (2024) on Glenayre Drive and a portion of Valour Drive. Contact the City of Port Moody to acquire record drawings at engineering@portmoody.ca.
 - b) Existing service from Glenayre Drive appears to be recently constructed, therefore verify if the size is appropriate for the proposed development. If the existing service is to be replaced, it is to be permanently disconnected at the main and new service connections require City representative to witness. To be completed at the developer's expense.
 - c) All water services and appurtenances must follow the City of Port Moody design standards and specifications (SDSB, Schedule C-Part 4).

- d) Water meter to be provided and installed as per City specifications and accessible from the street by City crews (see Part 5 in the Water Supply and Distribution Bylaw, No. 3026).
 - i) Water meter chamber to be outside of any buildings or structures. Verify if the size is appropriate for the proposed development, based on the water service diameter.

4.7 Sanitary

- a) All existing service connections are required to be permanently disconnected at the main and new service connections require City representative to witness, to be completed at the developer's expense.
- b) All sanitary sewer services and appurtenances must follow the City of Port Moody design standards and specifications (SDSB, Schedule C-Part 3).
- c) If pumping is required, to be on-site and plans to be reviewed by the Operations Department of Port Moody.

4.8 Drainage

- a) All existing service connections are required to be permanently disconnected at the main and new service connections require City representative to witness, to be completed at the developer's expense.
- b) All storm sewer services and appurtenances, including street-level drainage, must follow the City of Port Moody design standards and specifications (SDSB, Schedule C-Part 5).
- c) If pumping is required, to be on-site and plans to be reviewed by the Operations Department of Port Moody.

4.9 Roads

Road Classifications and Standard:

Glenayre Drive, SDSB, Schedule B, Table 2-Collector with Bicycle Lanes. Schedule E, RD-9-Bike Route Collector.

- a) Utilize MMCD 2019 Edition, Standard Drawings and City of Port Moody Schedule E Specifications and Standard Drawings.
- b) The existing road width for Glenayre Drive is approximately 9.6m (as per GIS). Since there is no parking on the west side of the road, and no parking is permitted on the east side of the road due to the bus stop, the minimum pavement width is sufficient.
- c) Boulevard to be graded at 2% down from property line and to include 2.15m wide separated sidewalk with a barrier curb and gutter along property frontage. Street trees to be planted in the boulevard to Urban Forestry requirements.

Valour Drive, SDSB, Schedule B, Table 2-Local Residential Low Density. Schedule E, RD-9-Standard Local.

- d) Utilize MMCD 2019 Edition, Standard Drawings and City of Port Moody Schedule E Specifications and Standard Drawings.

- e) Boulevard to be graded at 2% down from property line and replacement of existing curb and gutter to meet minimum road width. New curb to be barrier curb and gutter fronting the development. Sidewalk alignment to be constructed to allow for the inclusion of street trees along the development frontage to Urban Forestry requirements.
- f) Existing driveway to be removed and replaced with barrier curb and gutter. Reinstated boulevard to the standards described above.
- g) Proposed driveway access shall be from Valour Drive. The driveway spacing from the intersection of Glenayre Drive and Valour Drive should be reviewed in the context of the TAC Manual.

4.10 Road dedication

- a) Dedicate a 3m x 3m corner truncation at the intersection of Glenayre Drive and Valour Drive.
- b) Glenayre Drive is a Collector Bike Route with a 24m road allowance (Subdivision and Development Servicing Bylaw, 2010, No. 2831), approximately 2.0m statutory right-of-way required for sidewalk access across the frontage on Glenayre Drive in accordance with SDSB, 2010, No. 2831 – Schedule B, Table 2, Highways Minimum Standards and Schedule E, Specifications and Standard Drawings.
 - i) The City of Port Moody typical detail RD-9 (SDSB, 2010, No. 2831, Schedule E) illustrates a 0.8m boulevard space east of the sidewalk for a future gas main. The proposed on-lot porch space should be setback from the boulevard space/east limit of the statutory right-of-way by at least 1.4m as a buffer to allow for potential future maintenance of the gas main by Fortis BC, along with the sidewalk.
 - ii) Precise width to be confirmed through a legal survey.
 - The Survey Plan will need to include the property line on the west side of Glenayre Drive to confirm the current road right-of-way width. The submission of the survey plan currently does not show this. While the City's GIS Mapping shows approximately 20.0m width, but this needs to be verified through the survey.

4.11 Transportation

- a) An auto-turn analysis is required for each unit accessing and egressing the garage and site.

On-Site Servicing

4.12 General

- a) MBE calculations required and must follow the City of Port Moody design standards and specifications (SDSB, Schedule C-Part 5.15.2).

4.13 Architectural plans Comments

- a) Frontage driveway and off-street parking not to exceed 50%, as per Zoning Bylaw Section 8.4.6 (b).

- b) The patio for Unit D appears to conflict with the statutory right-of-way on the east property line.
- c) Identify accessibility to all units to ensure it is provided.

4.14 Landscape Plans Comments

- a) For frontage requirements for landscaping refer to Zoning Bylaw No. 2937, Section 5.2.10.
- b) Ensure all street trees do not impede traffic sightlines or streetlighting and spacing reflects City of Port Moody standards.
- c) Proposed trees should be presented clearly on the plans and coordinated with all disciplines. Ensure tree clearance from the proposed surface and underground services.

4.15 Stormwater Management Plan

- a) Provide On-Site Storm Water Management Plan that achieves the goals of the Moody Center Stormwater Management Plan 2019, Chines ISMP and Metro Vancouver Stormwater Source Control Guideline 2023. The development shall include incorporation of best management practices for stormwater treatment including storage of minor rain events, as well as sediment/trash control. The incorporation of best management practices to provide filtration and temperature control prior to discharge into the City system shall be required.
- b) As per the Chines ISMP (2016), ensure that the SWMP demonstrates source controls that are designed to limit the 2-year post-development peak flow to 50% of the 2-year pre-development peak flow.
 - i) Ensure peak post-development and pre-development peak flows are shown for comparison.

4.16 Review lot grades with the requirement to control all surface water on-site, and to drain to a storm sewer connection. No surface drainage is permitted to be directed to flow overland onto City property, or to flow overland in a manner which may impact neighbouring properties.

4.17 Groundwater shall not be pumped into the municipal sanitary sewer. Discharge of groundwater to storm sewer requires environmental review and approval.

4.18 Solid Waste & Recycling

- a) Provision of solid waste service shall be in accordance with Bylaw No. 3058, submit a solid waste plan that outlines the proposed private or municipal services for green waste, recycling, garbage and glass including both commercial and residential land uses. If the proposed service is not in accordance with Bylaw include a formal request for exclusion from the municipal solid waste bylaw.
- b) Where street parking limits the placement of carts, the City may determine that the proposed service cannot be efficiently serviced and shall be excluded from the Bylaw or require changes to the proposed frontages.

- c) Solid waste storage areas are required to be wildlife resistant.
- d) Solid waste storage areas must be accessible to the appropriate curb side without obstructions including stairs.
- e) Developer's plan to clearly indicate cart storage areas for garbage and recycling onsite, and the cart staging areas for collection on Valour Drive.
- f) Cart storage could potentially be within the garage areas. If the space is not sufficient for carts within the garage a waste enclosure would be recommended.

Engineering Comments related to the Building Permit (BP) Stage are included in **Appendix A**. Note BP related comments may still have impact on the form and character of the residential development.

5.0 Environment Comments

Our departments have reviewed the subject file and are pleased to provide the following comments:

- 5.1** Streams, drainage systems and water entering these systems are protected under the [Stream and Drainage Bylaw No. 3426](#). Please submit an Erosion and Sediment Control (ESC) Permit application prior to DP / BP / Site Servicing Agreement issuance by following this link: www.portmoody.ca/esc.
- a) Please ensure submitted plans align with the Bylaw requirements. Please follow the [Best Management Practices](#) and Drawing Submittal Guidelines as well as the [ESC Drawing Specifications](#). All relevant schedules for submission can also be found under the Schedules and Monitoring Inspection Template section at www.portmoody.ca/esc.
 - b) Once the application is submitted and staff have conducted a cursory review to ensure all documents have been submitted, a link will be provided via email for the ESC Permit Fee payment. Should you have any questions or require further clarification, please feel free to contact us at escpermits@portmoody.ca.
- 5.2** A Stormwater Management Plan (SWMP) is required, which incorporates the use of source controls that are designed to limit the 2-year post-development peak flow to 50% of the 2-year pre-development peak flow. The SWMP must also ensure that the stormwater quality is of equal or better quality than pre-development conditions. Please refer to Metro Vancouver's [Stormwater Source Control Design Guidelines \(2023\)](#) for guidance.
- 5.3** The proposed development will result in a significant increase in impervious area and falls within the area covered by the [Chines Integrated Stormwater Management Plan](#). Stormwater from the proposed development will eventually drain into the nearby salmonid bearing Melrose creek.
- a) Incorporate on and off-site [green infrastructure features](#) that support biodiversity and stormwater management objectives and ensure stormwater quantity and quality is of equal or better quality than pre-development conditions.
 - b) Green infrastructure features include but are not limited to rain gardens, bioswales, green roofs, absorbent landscaping with a minimum 300mm absorbent growing

medium for landscaping, integration of pervious spaces, permeable surfacing for walkways and driveways (e.g., porous asphalt, interlocking pavers, and grass pavers), tree trench swales, and/or space for a stand of trees to reach full maturity to reduce impervious areas.

- 5.4 Guidance can be found in Metro Vancouver's [Stormwater Source Control Design Guidelines \(2023\)](#), [Vancouver's Green Infrastructure Standards](#) (Drawing G15.4) or [Burnaby Town Centre Standards](#) (Appendix A, TC-025 & TC-026).
- 5.5 In support of the City's biodiversity, stormwater management objectives and Climate Action Plan, plans should incorporate recommendations for naturescaping principles per the City's [Naturescape Policy](#) and [Climate Resilient Landscaping Standards](#) for onsite landscaping. The City's [Preferred Plant List](#) provides a recommended plant list and plants to avoid human-wildlife interactions in an effort to help prevent attracting bears for consideration of Landscape Plan development.
- 5.6 The City's [Bear-Resistant Design Guidelines for Solid Waste, Organics, and Recycling enclosures and containers](#) must be incorporated into the application.

6.0 Urban Forestry Comments

- 6.1 A canopy coverage analysis that provides pre-development and post-development data is required. The post-development analysis should be based on a 20-year outlook and use the methodology found in the Sustainability Report Card. The post-development canopy coverage should meet the target of 35% coverage for mixed-use found in the [Urban Forest Management Strategy](#). Please include these details in the arborist report or landscape plans.
- 6.2 Each tree requires a consolidated planting area of 35m² (375 ft²), which can be reduced to 30m² (325 ft²) where planting areas for multiple trees are shared and connected. For large and medium trees, the smallest dimension of the planting area should be at least 3m (9.8'), for small trees it may be less than 3m (9.8'). A minimum soil volume of 30m³ (39 yd³) must also be provided for each tree.
- 6.3 Landscape plans must show details on soil volume quantities. Please ensure that all trees have access to at least 30m³ of soil. In zones with high paved surface coverage, use engineered solutions (i.e., soil cells, structural soil) to achieve soil volume under impervious surfaces or above a structure.
- 6.4 Include a diverse mix of coniferous and deciduous trees, ensuring adherence to the size distribution requirements. No more than 25% of the proposed replacement trees should be small at maturity, with at least 50% required to be large trees at maturity, and the remaining percentage composed of medium-sized trees.
- 6.5 Tree plantings within close proximity of hardscape surfaces (2m or less) must install root barrier to reduce the probability of future root conflict and potential damage. Hardscape damage and replacement can lead to premature tree removal if root growth is not accounted for.
- 6.6 Landscape plans must reference professional standards in the notes sections and clearly state that all materials and workmanship comply with these standards.

- 6.7** The applicant is required to plant street trees along the Glenayre and Valour frontages. Street trees must be planted according to the following conditions:
- a) All landscaping on city property must follow the City of Port Moody’s Landscape Standards. Plans must clearly state that all materials and workmanship comply with these standards.
 - b) Applicants must meet the minimum soil volume requirements for all street trees as outlined in the City of Port Moody’s Landscape Standards. Landscape plans must clearly indicate soil depths and volumes. If minimum soil volumes cannot be met, alternative solutions—such as engineered soil systems—must be used to achieve compliance.

7.0 Sustainability Comments

Low Carbon Transportation

- 7.1** The Zoning Bylaw requires all new residential stalls to be energized with Level 2 EV Charging infrastructure. The applicant should refer to the Zoning Bylaw and Technical Bulletin [here](#) that outlines requirements.
- a) Please label all energized stalls on architectural drawings.
- 7.2** Load/power sharing systems can be used. Please make sure to abide by requirements through Technical Safety BC for the use of load management systems.

Low Carbon Performance

- 7.3** Application is required to design the project to comply with Step 4 of the Energy Step Code and EL-4 of Zero Carbon Step Code. According to the building Bylaw No. 3200 [here](#).
- a) Building permits received on or after January 1st, 2024, are subject to the new requirements. EL-4 Zero Carbon Ready = Space, water and cooking must be zero carbon. Energy Step Code and Zero Carbon Step Code requirements as per BC Building Code, Article 9.36.6 and 9.37.1.3 of Division B.
- 7.4** Please use future weather files to perform energy modelling on the proposed new structure to simulate energy and comfort performance with climate change. Future weather files can be downloaded for free from the Pacific Climate Impacts Consortium.
- 7.5** Consider the addition of low-carbon mechanical cooling or passive cooling strategies.
- a) A heat pump is recommended to consider as this system will meet low carbon requirements in addition to easily integrated cooling. When selecting a heat pump please be sure to use low global warming potential (GWP) refrigerants. Refer to this guide for information Refrigerants & Environmental Impacts: [A Best Practice Guide - Integral Group](#).
- 7.6** Please utilize low VOC and low albedo materials to reduce the heat island effect
- 7.7** Please use pervious surfaces for all concrete areas to increase stormwater filtration.

8.0 Next Steps

Please include the following documents requested in the aforementioned sections by all departments for the next staff review:

- Applicant's response letter to Staff comments
 - Please include your response for each staff comment, confirming whether and how each comment has been addressed.
- written consent letters from the adjacent property owners of 1104 Glenayre Drive and 340 Valour Drive
- Landscape Plan
- Revised site plan
- Revised architectural drawings
- Proof of confirmation from Canada Post confirming whether centralized mailboxes are required
- Stormwater Management Plan
- Site Servicing drawings package
- Applicant's Commitment Letter for Step 4 of the Energy Step Code and EL-4 of Zero Carbon Step Code
- Submission of a Tree Removal Permit application
- Submission of an Erosion and Sediment Control (ESC) Permit application

9.0 Final Comments

While every attempt has been made to provide comprehensive comments, the City reserves the right to provide additional comments. Please revise the drawing package to meet the requirements of the above departments.

Should you have questions or wish to arrange a meeting to discuss the proposed development application, please contact me by telephone at 604-469-4613 or email at hsingh@portmoody.ca. We look forward to your revised submission.

Sincerely,

Harpal Singh

Harpal Singh
Planning Analyst

Appendix A

Review Comments related to the BP stage

348 Valour Drive

While the supplementary comments outlined below must be addressed prior to approval of the Building Permit (BP) application, the Minor Development Permit (MDP) application may proceed independently, provided that none of the below comments directly impact MDP design aspects.

However, to avoid potential conflicts or the need for revisions at a later stage, early resolution of these comments is strongly encouraged. Ensuring consistency between the development proposal at the MDP stage and the BP stage will help streamline the approval process and prevent delays.

10.0 Additional Engineering Comments

- Items Specific to the Building Permit (BP) Stage.
- Note BP related comments may still have impact on the form and character of the residential development.
- Note a Servicing Agreement will be required prior to BP.

General

10.1 As outlined in Schedule C Part 2.5, servicing plans shall be designed in accordance with Bylaw 2831 and submitted as a complete package including the following plans:

- a) Cover Sheet
- b) Site Plan
- c) Key Plan
- d) Legal/Subdivision Plan
- e) Lot Grading Plan
- f) Waterworks Plan and Profiles
- g) Sanitary Catchment/Servicing Plan
- h) Sanitary Sewer Plan and Profiles
- i) Storm Drainage Catchment/Servicing Plan
- j) Storm Sewer Plan and Profiles
- k) Storm Water Management Plan (refer to City ISMP's)
- l) Roadworks Plan and Profiles
- m) Road Cross Sections
- n) Street lighting plan, signage and road marking plan, and traffic signal plan as required
- o) Detail Sheets
- p) Confirmation of 3rd party utilities
- q) On-site and Off-site ESC Plan (to also be submitted to ESC portal for ESC permit)
- r) Others as Required
 - i) Fire Department Access Plan

- ii) Construction Management Plan
- iii) Construction Traffic and Trades Parking Management Plan (Corporate Policy)
- iv) Pre-construction infrastructure condition assessment

10.2 All servicing plans shall specify datum (CGVD28 or CGVD2013) and control monument location and ID on all sheets (title block). Survey monuments shall be protected, and a security deposit is to be submitted to the City. Survey monuments disturbed shall be the responsibility of the developer to replace or provide replacement cost of \$10,000 for High Precision Monuments and \$3,750 for Integrated Survey Monuments. List of Port Moody monuments can be found on the Government of Canada website through MASCOT.

Offsite Servicing

10.3 Water

- a) Stamped and sealed Design Flow and Pressure Model calculations must be provided to the City (SDSB, Schedule C-Part 4.2.2).
- b) Site specific, Fire Underwriters Survey (FUS) required and is to be compared with the available fire flow from hydrants within 90m of project. Fire flow deficiencies are the responsibility of the applicant. Submit to the City for review.
- c) Certification required from Fraser Health for all water main works.
- d) Coordination with Suncor Energy/Petro Canada for construction works on Valour Drive and Glenayre Drive is required for proximal works adjacent to the to private Suncor Energy/Petro Canada BA watermain. Suggest coordinating early in the process, as approval times can be lengthy.

10.4 Sanitary

- a) Age of pipe (64 years old) on Valour Drive warrants pipe inspection via CCTV to determine if condition of pipe requires upgrade or replacement, to be done at developer's expense. CCTV report to be submitted to City for review. Any upgrade and/or replacement required, to be done at developer's expense.
 - i) CCTV inspection and reporting to follow MMCD (Section 33 01 30.1), City of Port Moody CCTV Evaluation Form to be completed and submitted to the City.
- b) Provide the Sanitary Sewer Design Calculation Form (SDSB, Schedule C-Part 3, Table 3.1) with the proposed development incorporated into the existing catchment areas. Show pipe segments where upsizing is required. If no upsizing is required, provide an assurance from the EOR stating the proposed service connections have no impact on the existing downstream sanitary sewer system.
- c) Stamped and sealed Design Flow calculations must be provided to the City (SDSB, Schedule C-Part 3.2).

10.5 Drainage

- a) Age of pipe (56 years old) on Glenayre Drive warrants inspection via CCTV to determine if condition of pipe requires upgrade or replacement, to be done at

developer's expense. CCTV report to be submitted to City for review. Any upgrade and/or replacement required, to be done at developer's expense.

- i) CCTV inspection and reporting to follow MMCD (Section 33 01 30.1), City of Port Moody CCTV Evaluation Form to be completed and submitted to the City.
- b) Provide the Storm Sewer Design Calculations Form (SDSB, Schedule C-Part 5, Table 5.1) with the proposed development incorporated into the existing catchment areas for both Q10 and Q100 flows.
- c) Show pipe segments where upsizing is required. If no upsizing is required beyond the minimum, provide an assurance from the EOR stating the proposed service connections have no impact on the existing downstream storm sewer system.

10.6 Roads

Road Classification and Standard:

Glenayre Drive, SDSB, Schedule B, Table 2-Collector with Bicycle Lanes. Schedule E, RD-9-Bike Route Collector.

- a) Minimum 1/2 road width (from existing road centreline to curb & gutter) 50mm mill and overlay required. New asphalt to tie into competent asphalt. Benkelman beam test required to determine extents of road works design and construction, to be submitted to the City.
- b) Full depth road reconstruction for areas where mainline pipe was or will be upgraded/realigned and on service line tie-ins/removals.
- c) Remove the existing letdown at the northeast curb return and replace with a wheelchair letdown to line-up with the letdown on the south side of Valour Drive.
- d) Intersection of Valour Drive and Glenayre Drive to be constructed to Port Moody Standard RD-2 (including dedication of 3x3m corner truncation) and coordinate with TransLink to shift the existing bus stop north to accommodate curb bulge and include accessibility pad. Refer to TransLink bus stop guidelines.
- e) Development requires underground third-party utilities along property frontage and/or pre-ducting. To be coordinated with third-party utilities such as BC Hydro, Rogers, Telus and Fortis BC. They should evaluate their existing system capacity to service the proposed development.
- f) Glenayre Drive is the subject of a City traffic calming initiative and frontage requirements may vary at the time of building permit approval.

Valour Drive, SDSB, Schedule B, Table 2-Local Residential Low Density. Schedule E, RD-9-Standard Local.

- g) The existing road width for Valour Drive is approximately 8.2m (as per GIS), and does not reflect the minimum requirement for a Standard Local Road.
 - i) Valour Drive to have asphalt widened to a minimum of 8.5m in width as per City of Port Moody Typical Road Cross-Section (RD-9).
- h) Minimum 1/2 road width (from existing road centreline to curb & gutter) 50mm mill and overlay required. New asphalt to tie into competent asphalt. Benkelman beam

test required to determine extents of road works design and construction, to be submitted to the City.

- i) Full depth road reconstruction for areas where mainline pipe was or will be upgraded/realigned and on service line tie-ins/removals.
- j) Overhead utilities to go underground. Developer to coordinate with BC Hydro, Rogers, Telus and Fortis BC, and they should evaluate their existing system capacity to service the proposed development and coordinate underground design with them.

10.7 Transportation

- a) A streetlight design is required, and conduit to be installed for future streetlight wiring. At this time install LED streetlights on Glenayre Drive and Valour Drive to conform with the City's Collector Residential SF standard and Local Residential SF standard (SDSB, Section 8.2).
- b) The conceptual streetlight plan should identify staggered arrangements for Valour Drive between Glenayre Drive and Grouse Lane, which plans for future streetlight installations through future developments on the street. Consider location of existing watermain with the design of streetlight bases.

Offsite Servicing

10.8 Stormwater Management

- a) No catch basin is to collect a flow greater than 30L/s, calculation to be provided to City for approval. The impact of dewatering pre and post construction must be identified for the surrounding infrastructure and properties.

10.9 Fire Department Access Plan shall be submitted, clearly indicating:

- a) Fire Department (FD) access route
- b) FD response point
- c) FD Connection
- d) Hydrant location(s)
- e) Any adjacent above ground utility services
- f) Travel distances from:
 - i) Hydrant(s) to FD response point(s)
 - ii) FD Connection to the hydrant
 - iii) Response point to principal entrance

10.10 Construction Management Plan shall be submitted, clearly indicating:

- a) Trucking Routes
- b) Delivery staging
- c) Construction Staging Plan
- d) Pedestrian Safety Plan
- e) Construction Traffic and Trades Parking Management Plan (Corporate Policy)
- f) Temporary service connections

10.11 Preconstruction Infrastructure Condition Memo shall be submitted that indicates the preconstruction condition of the following infrastructure:

- a) Adjacent boulevards and properties
- b) Neighbourhood roads
- c) Underground infrastructure

Appendix B

Staff Mark-ups on Submission drawings

348 Valour Drive

Planning Staff Mark-ups

PROPOSED MULTI DWELLING

CLIENT: LIGHTWELL

LEGAL DESCRIPTION

LOT D DISTRICT LOT 377 GROUP 1 NWD PLAN 21503
PID: 010-473-564

CIVIC ADDRESS

348 VALOUR DRIVE, PORT MOODY

ZONING ANALYSIS

ZONE = RS1
LOT AREA = 8703.20 SF

SITE COVERAGE

PERMITTED 0.45 = 3916.44 SF (363.85 SM)
PROPOSED AREA = 0.45 = 3886.81 SF (361.10 SM)
- UNIT A&B = 1979.81 SF
- UNIT C&D = 1907.00 SF

FLOOR AREA RATIO

PERMITTED FSR 80% = 6962.56 SF (646.84 SM)

PROPOSED FLOOR AREA

UNIT A = 1755.72 SF

UPPER = 977.17 SF
MAIN = 778.55 SF
GARAGE (EXCEPT 23 SM) = 198.61 SF

UNIT B = 1784 SF

UPPER = 991 SF
MAIN = 793 SF
GARAGE (EXCEPT 23 SM) = 198.61 SF

UNIT C = 1734.23 SF

UPPER = 966.45 SF
MAIN = 767.78 SF
GARAGE (EXCEPT 23 SM) = 198.67 SF

UNIT D = 1683.29 SF

UPPER = 940.98 SF
MAIN = 742.31 SF
GARAGE (EXCEPT 23 SM) = 198.67 SF

BUILDING SETBACKS

FRONT YARD (MIN. 4.60m) = 4.6m
FLANKING YARD (MIN. 3.0m) = 3m
SIDE YARD (MIN. 1.50m) = 1.54m
REAR SIDE YARD (MIN. 4.00m) = 4.01m

DRAWING INDEX

SHEET	DRAWING TITLE
1	SITE PLAN & NOTES
2	FRONT & SIDE ELEVATIONS UNIT A&B
3	REAR & FLANKING ELEVATIONS UNIT A&B
4	UPPER & MAIN FLOOR PLAN UNIT A&B
5	ROOF & FOUNDATION PLAN UNIT A&B
6	SECTIONS UNIT A&B
7	FRONT & SIDE ELEVATIONS UNIT C&D
8	REAR & FLANKING ELEVATIONS UNIT C&D
9	UPPER & MAIN FLOOR PLAN UNIT C&D
10	ROOF & FOUNDATION PLAN UNIT C&D
11	SECTIONS UNIT C&D
A1	DETAILS
D	CONSTRUCTION DETAILS

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY JOSS DESIGN INC. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2024 AND THE SPAN BOOK 2004 EDITION. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED.

DO NOT SCALE DRAWINGS. JOSS DESIGN INC. WILL NOT BE RESPONSIBLE FOR DEPARTURES FROM AND/OR CHANGE TO THESE PLANS.

STRUCTURAL SPECIFICATIONS

EXTERIOR WALLS ARE DRAWN 6" THICK ASSUMING 1/2" PLYWOOD SHEATHING ON 5-1/2" STUDS. ALL INTERIOR WALLS ARE DRAWN 4" OR 6" THICK FOR 2x4 OR 2x6 STUD WALLS.

DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS AND CENTRE OR FACE OF STUDS FOR INT. WALLS AS SHOWN.

ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FLOOR PLYWOOD.

APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE SPAN BOOK 2004 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 13MM ANCHOR BOLTS SPACED AT 1800MM ON CENTER, UNLESS OTHERWISE NOTED.

FLOOR JOISTS SPANNING MORE THAN 2100MM ARE TO BE BRIDGED AT MID SPAN OR AT 2100MM ON CENTRE BY 38x38 DIAGONAL BRIDGING. ALL SUBFLOORS TO BE 15.5MM T&G PLYWOOD, GLUED AND NAILED TO THE JOISTS.

WINDOW AND DOOR SIZES ARE APPROXIMATE AND CONTRACTOR SHALL CHECK WITH WINDOW AND DOOR SUPPLIER FOR ACTUAL ROUGH OPENINGS.

ALL LINTELS ARE TO BE 2-38x135 D. FIR NO. 2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 38MM BEARING.)

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

TOP OF EXTERIOR FOUNDATION WALLS TO BE MIN 8" ABOVE FINISHED GRADE.

ALL GUARDRAILS TO BE 42" IN HEIGHT AND 4" VERTICAL SPACING. ALL GUARDRAILS MUST CONFORM TO ALL RELEVANT REQUIREMENT TO SECTION 9.8.8 OF THE B.C.B.C. 2024.

CONTRACTOR MUST VERIFY ALL SERVICE LINES PRIOR TO CONSTRUCTION.

FOOTINGS MUST PENETRATE BELOW FROST LINE AND BE ON SOLID BEARING.

EXPOSED SHEET METAL FLASHING SHALL BE OF GALVANIZED STEEL.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C. 2024.

INSULATION AND VENTILATION

ATTIC ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAVE TYPE AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOFS CONSTRUCTED WITH ROOF JOISTS SHALL BE VENTED TO A MINIMUM OF 1:150 OF THE INSULATED CEILING AREA.

VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWL SPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT AND SHALL BE VENTED TO ACCORDING TO SECTION 9.32 OF THE B.C.B.C. 2024.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWL SPACES TO HAVE A MINIMUM 500x700 ACCESS HATCHWAY.

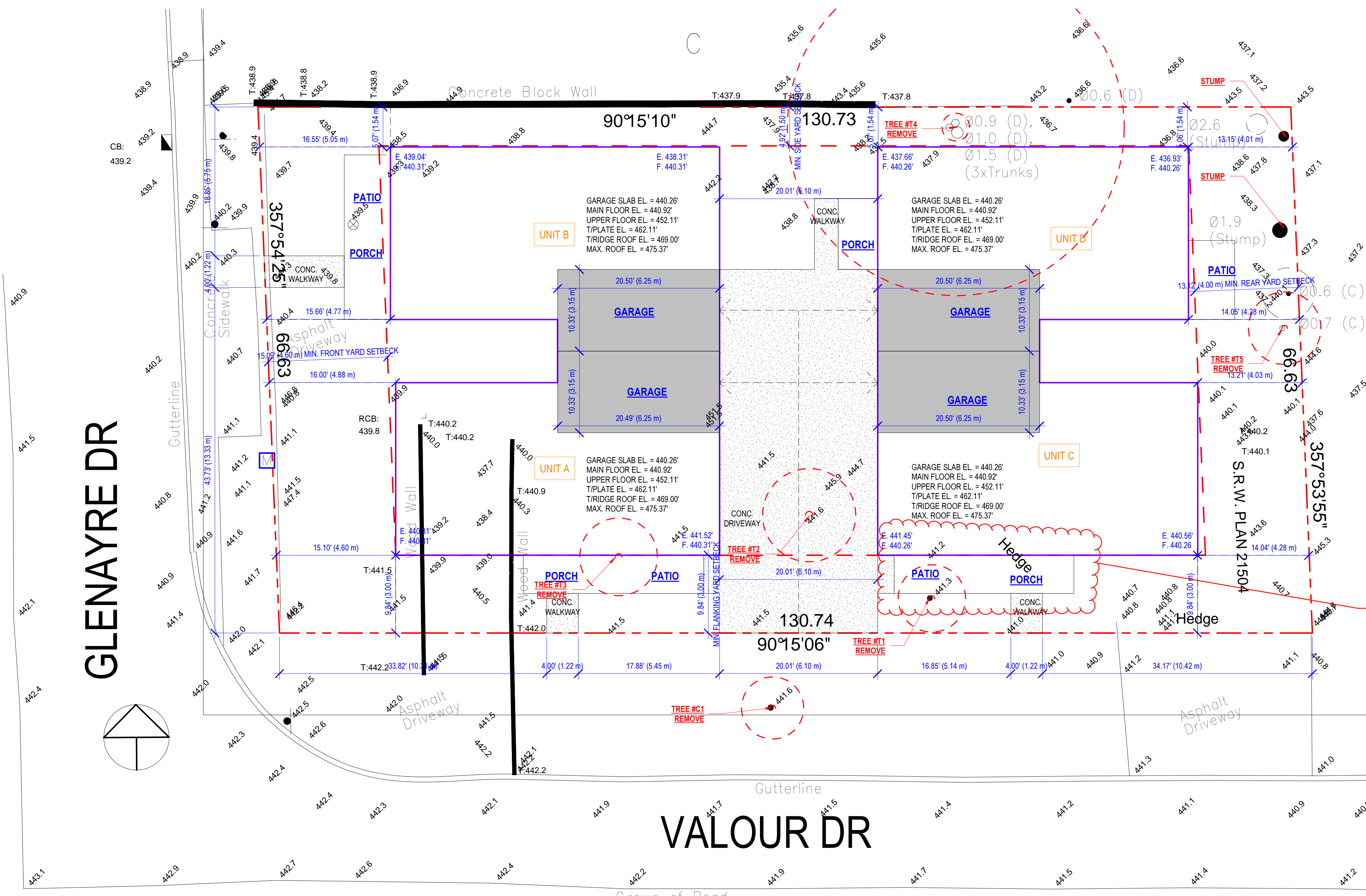
MISCELLANEOUS

THE INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE B.C.B.C. STANDARDS.

ENGINEERED GLASS IS REQUIRED WHEN USED AS GUARD.

SCOUR PROTECTION PER SUBDIVISION REQUIREMENT. CONTRACTOR'S RESPONSIBILITY TO CHECK WITH GEOTECH ENGINEER.

WINDOW IN STAIRWAY MUST PROVIDE MINIMUM 900 MM BETWEEN SILL AND ADJACENT FLOOR, OTHER WISE MUST BE EITHER ENGINEERED OR GUARDED FROM INSIDE.



Show the accurate porch size with roof projection lines for all porches.

GLENAYRE DR

VALOUR DR

SITE PLAN

JOSS
B500 - 2020 84 AVENUE LANGLEY, BC
EMAIL: INFO@JOSSDESIGN.CA
TEL: 778 323-8873

DRAWN JS MAY 8, 2025_DP

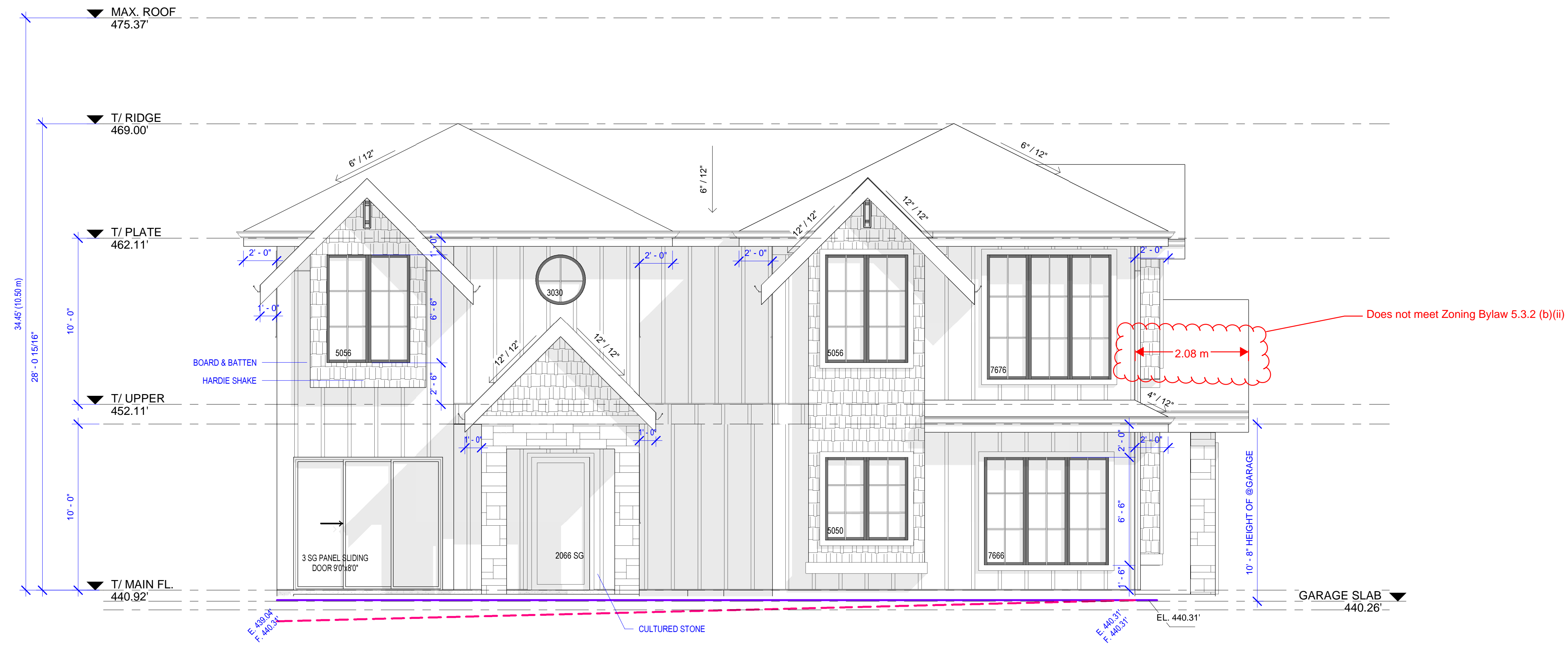
348 VALOUR DRIVE, PORT MOODY

PROJECT
SCALE 1/8"=1'-0"

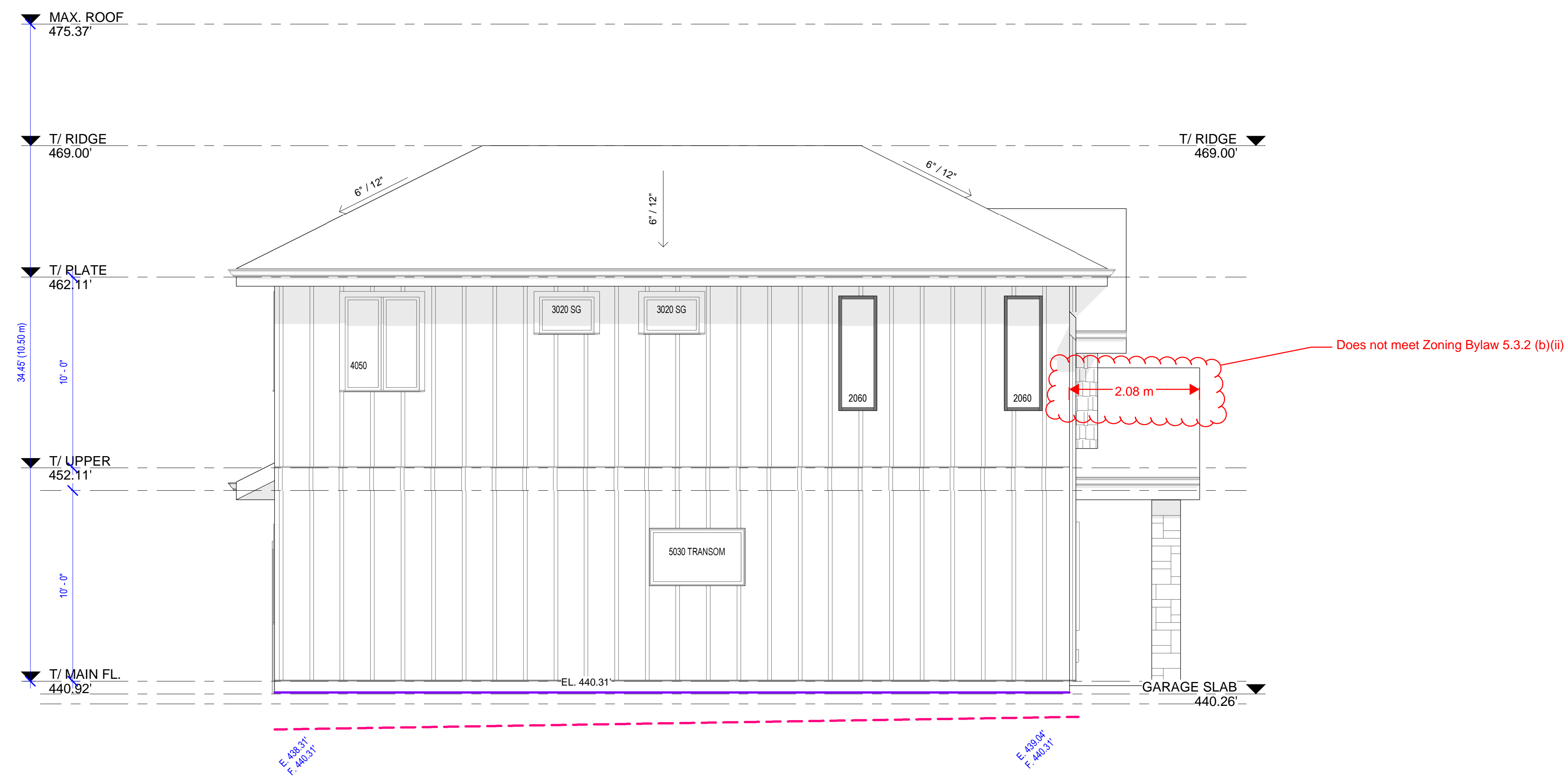
SITE PLAN & NOTES

DRAWING TITLE

1 of 11
SHEET NUMBER



FRONT (WEST) ELEVATION



LEFT (NORTH) ELEVATION

JOSS
 5500 - 20020 84 AVENUE, LANGLEY, BC
 EMAIL: INFO@JOSSDESIGN.CA
 TEL: 778 323-8873

DRAWN JS MAY 8, 2025_DP

**348 VALOUR DRIVE,
 PORT MOODY**

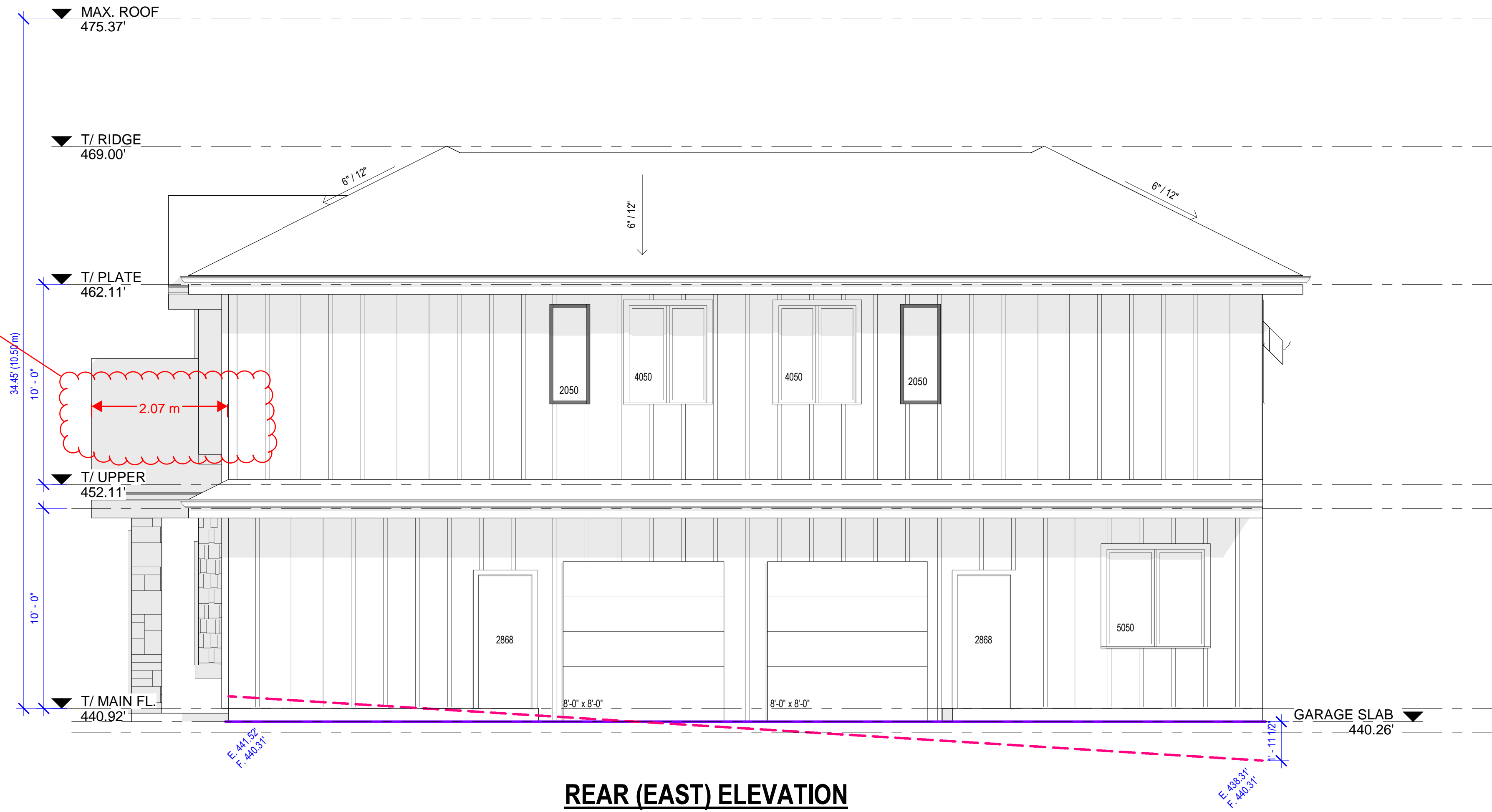
PROJECT
 SCALE 1/4"=1'-0"

**FRONT & LEFT
 ELEVATIONS UNIT A&B**

DRAWING TITLE

2 of 11
 SHEET NUMBER

Does not meet Zoning Bylaw 5.3.2 (b)(ii)



REAR (EAST) ELEVATION



FLANKING (SOUTH) ELEVATION



8500 - 20020 84 AVENUE, LANGLEY, BC
 EMAIL: INFO@JOSSDESIGN.CA
 TEL: 778 323-8873

DRAWN JS MAY 8, 2025_DP

348 VALOUR DRIVE,
 PORT MOODY

PROJECT
 SCALE 1/4"=1'-0"

FLANKING & REAR
 ELEVATIONS UNIT A&B

DRAWING TITLE

3 of 11

SHEET NUMBER