



CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006406**

Building Division

Permit Type: **RESIDENTIAL 1 OR 2 FAMILY - SINGLE FAM**
Description: Single Family Dwelling w/ finished basement

Address: **1208 IOCO RD**
Legal: LT 16, BLK B, PL 13160, DL 226, NWD

Zone:
P.I.D. 011-149-787

Owner: 0943838 BC LTD
Address: 106-3451 BURKE VILLAGE PROM COQUITLAM BC V3E 0K1

Phone: 604-377-4736

Contractor: BLACK THUMB CONTRACTING LTD
Address: 955 RINGWOOD AVE VANCOUVER BC V5V 2T7

Phone: 604-767-5046

Applicant: 0943838 BC LTD
Address: 106-3451 BURKE VILLAGE PROM COQUITLAM BC V3E 0K1

Phone: 604-377-4736

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp-sf Red Fee	5,709.80	Neighb F/b Fee	600.00
Res1&2fam Arch	61.00	Damagesfddup	7,500.00
Total:			\$13,870.80

Homeowner Protection Information:

Builder Registration Number: 37681

Dwelling Unit Registration Number: 372709

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Geotechnical Schedule B on file.
- * Structural Schedule B on file.
- * Permit issued for Single family use. Secondary Suite not permitted under this permit.
- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * All works under this permit are required to follow the Geo-Hazard Assessment Report dated Aug 30, 2021 prepared by Phillips & Associates Engineering,
- * Phillips & Associates Temporary Shoring Plan dated August 30, 2021 is the condition of the building permit
- * Fire Suppression Engineer Schedule B on file
- * Building Envelope Engineer Schedule B on file
- * Separate plumbing permit is required.



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006530**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**

Description: Mixed Use Building with 80 Residential Units and 7 CRU's (Bldg 3)

Address: **3055 MURRAY ST**

Zone:
P.I.D. 031-873-677

Owner: MOSAIC MOODY YARDS ONE LIMITED PARTNERSHIP
Address: 500 2609 GRANVILLE ST VANCOUVER BC V6H 3H3

Phone: 604-685-3888

Contractor: MOSAIC AVENUE CONSTRUCTION LTD
Address: #500-2609 GRANVILLE STREET VANCOUVER BC

Phone: 604-685-3888

Crp: GREEN, MICHEAL
Address: 1535 WEST 3RD AVE VANCOUVER BC V6J 1J8

Phone: 604-336-4770

Applicant: MOSAIC HOMES
Address: 500-2609 GRANVILLE STREET VANCOUVER BC V6H 3H3

Phone: 604-880-0151

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	192,543.15	Com Arch Fee	760.00
Fire & Bldg Rev	775.00		
Total:			\$194,078.15

Homeowner Protection Information:

Builder Registration Number: 50098

Dwelling Unit Registration Number:

Required Building Inspections:

* Compliance Monitoring is required prior to covering any works associated with this building permit.

Special Conditions:

- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * All works to comply with approved ESC Plan, prepared by CoreGroup Consultants, dated December 5, 2022.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.
- * Fire department connection to be 4" locking Storz angled down 30 degree
- * "All monitoring wells located on private and city property are to be decommissioned under the supervision of a qualified professional in compliance with local, provincial, and federal guidelines. A security deposit is being taken as part of this permit to ensure decommissioning and the receipt of a report from the qualified professional, verifying decommissioning in compliance with applicable regulations. This security will not be release until such time as the mentioned report is received and accepted by the city engineering and environmental departments."



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006531**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**

Description: Mixed Use Building with 55 Residential Rental Units and 4 CRU's (Bldg. 1)

Address: **55 ELECTRONIC AVE**

Zone:

Owner: MOSAIC MOODY YARDS ONE LIMITED PARTNERSHIP
Address: 500 2609 GRANVILLE ST VANCOUVER BC V6H 3H3

Phone: 604-685-3888

Contractor: MOSAIC AVENUE CONSTRUCTION LTD
Address: #500-2609 GRANVILLE STREET VANCOUVER BC

Phone: 604-685-3888

Crp: GREEN, MICHEAL
Address: 1535 WEST 3RD AVE VANCOUVER BC V6J 1J8

Phone: 604-336-4770

Applicant: MOSAIC HOMES
Address: 500-2609 GRANVILLE STREET VANCOUVER BC V6H 3H3

Phone: 604-880-0151

Description	Amount	Description	Amount
Bp - Reduce Fee	127,898.85	Com Arch Fee	760.00

Total: \$128,658.85

Homeowner Protection Information:

Builder Registration Number: 50097

Dwelling Unit Registration Number:

Required Building Inspections:

* Compliance Monitoring is required prior to covering any works associated with this building permit.

Special Conditions:

- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * "All monitoring wells located on private and city property are to be decommissioned under the supervision of a qualified professional in compliance with local, provincial, and federal guidelines. A security deposit is being taken as part of this permit to ensure decommissioning and the receipt of a report from the qualified professional, verifying decommissioning in compliance with applicable regulations. This security will not be release until such time as the mentioned report is received and accepted by the city engineering and environmental departments."
- * The elevator for this building is to be rated to 2,500lb capacity with a speed rating of 200 feet per second as agreed upon during the planning process.
- * This is a contaminated site and all excavation works shall be done in compliance with provincial regulations. A certificate of compliance will be required prior to the issuance of Occupancy permits for the above grade buildings.
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.

PORT MOODY
CITY OF THE ARTS



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006532**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**

Description: Mixed Use Building with 80 Residential Units and 7 CRU's (Bldg. 2)

Address: **3075 MURRAY ST**

Zone:
P.I.D. 031-873-669

Owner: MOSAIC MOODY YARDS ONE LIMITED PARTNERSHIP
Address: 500 2609 GRANVILLE ST VANCOUVER BC V6H 3H3

Phone: 604-685-3888

Contractor: MOSAIC AVENUE CONSTRUCTION LTD
Address: #500-2609 GRANVILLE STREET VANCOUVER BC

Phone: 604-685-3888

Crp: GREEN, MICHEAL
Address: 1535 WEST 3RD AVE VANCOUVER BC V6J 1J8

Phone: 604-336-4770

Applicant: MOSAIC HOMES
Address: 500-2609 GRANVILLE STREET VANCOUVER BC V6H 3H3

Phone: 604-880-0151

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	185,214.75	Com Arch Fee	760.00
			Total: \$185,974.75

Homeowner Protection Information:

Builder Registration Number: 50097

Dwelling Unit Registration Number:

Required Building Inspections:

- * Compliance Monitoring is required prior to covering any works associated with this building permit.
- * Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * "All monitoring wells located on private and city property are to be decommissioned under the supervision of a qualified professional in compliance with local, provincial, and federal guidelines. A security deposit is being taken as part of this permit to ensure decommissioning and the receipt of a report from the qualified professional, verifying decommissioning in compliance with applicable regulations. This security will not be release until such time as the mentioned report is received and accepted by the city engineering and environmental departments."
- * This is a contaminated site and all excavation works shall be done in compliance with provincial regulations. A certificate of compliance will be required prior to the issuance of Occupancy permits for the above grade buildings.
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.

PORT MOODY
CITY OF THE ARTS



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006551**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**

Description: Multi-Storey Building 1 - 6 Storey Mixed Use Wood Frame
3 Alternative sol'n impact this building: 3. Spatial Separation, 4. Exit exposure, 5. Modified Fire Alarm

Address: **2015 ST JOHNS ST**

Zone:

Owner: **MARCON ALBERT PROPERTIES LTD**

Phone: 604-530-5646

Address: **5645 199 ST LANGLEY BC V3A 1H9**

Contractor: **MARCON PROJECT (623) LTD.**

Phone: 604-530-5646

Address: **5645 199 STREET LANGLEY BC V3A 1H9**

Crp: **HALKIER, CAMERON**

Phone: 604-988-7501

Address: **200 1000 WEST 3RD STREET NORTH VANCOUVER BC V7P 3J6**

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	154,933.95	Com Arch Fee	760.00
			Total: \$155,693.95

Homeowner Protection Information:

Builder Registration Number: 49644

Dwelling Unit Registration Number: 80328137

Required Building Inspections:

* Compliance Monitoring is required prior to covering any works associated with this building permit.

Special Conditions:

- * Schedules A & B on file.
- * Schedule B on file for Structural Geotech, Mechanical, Electrical.
- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * Foundation permit issuance does not ensure the issuance of the subsequent building permit.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.
- * Fire department connection to be 4" locking Storz angled down 30 degree
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.



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CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006552**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**
Description: Multi-Storey Building 2 - 6 Storey Mixed Use Wood Frame
7 Alternative sol'n

Address: **125 ALBERT ST**

Zone:

Owner: **MARCON ALBERT PROPERTIES LTD**
Address: **5645 199 ST LANGLEY BC V3A 1H9**

Phone: 604-530-5646

Contractor: **MARCON PROJECT (623) LTD.**
Address: **5645 199 STREET LANGLEY BC V3A 1H9**

Phone: 604-530-5646

Crp: **HALKIER, CAMERON**
Address: **200 1000 WEST 3RD STREET NORTH VANCOUVER BC V7P 3J6**

Phone: 604-988-7501

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	230,468.55	Com Arch Fee	760.00
			Total: \$231,228.55

Homeowner Protection Information:

Builder Registration Number: 49644

Dwelling Unit Registration Number: 80328138

Required Building Inspections:

* Compliance Monitoring is required prior to covering any works associated with this building permit.

Special Conditions:

- * Schedules A & B on file.
- * Structural Schedule B on file for Structural Geotech, Mechanical, Electrical.
- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.
- * Fire department connection to be 4" locking Storz angled down 30 degree
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.



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CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006553**

Permit Type: **MULTI STOREY BUILDING - MIXED USE**
Description: Parkade/Foundation

Address: **121 ALBERT ST**
Legal: LT 92, PL 52281, DL 202, NWD

Zone:
P.I.D. 004-963-539

Owner: **MARCON ALBERT PROPERTIES LTD**
Address: 5645 199 ST LANGLEY BC V3A 1H9

Phone: 604-530-5646

Contractor: **MARCON PROJECT (623) LTD.**
Address: 5645 199 STREET LANGLEY BC V3A 1H9

Phone: 604-530-5646

Crp: **HALKIER, CAMERON**
Address: 200 1000 WEST 3RD STREET NORTH VANCOUVER BC V7P 3J6

Phone: 604-988-7501

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	146,508.15	Com Arch Fee	760.00
Fire & Bldg Rev	775.00		

Total: \$148,043.15

Homeowner Protection Information:

Builder Registration Number: 49644

Dwelling Unit Registration Number: N/A

Required Building Inspections:

* Compliance Monitoring is required prior to covering any works associated with this building permit.

Special Conditions:

- * Schedules A & B on file.
- * Structural Schedule B on file.
- * Permit expires 24 months after issuance
- * Separate fire sprinkler permit is required.
- * Foundation permit issuance does not ensure the issuance of the subsequent building permit.
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Registered Professionals field reports are to be on site at time of city conducting monitoring reviews.
- * Fire and smoke dampers required in conformance with BCBC Article 3.1.8.7.
- * Fire protection and life safety systems testing required to conform with CAN/ULC S1001 prior to occupancy.
- * Fire department connection to be 4" locking Storz angled down 30 degree



Building Division

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100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: BP006681

Permit Type: **RESIDENTIAL ALTERATION - ADDITION**

Description: Enclose carport and build an addition for the purpose of a secondary suite

Address: **37 SEAVIEW DR**

Legal: LT 15, BLK H, PL NWP17555, DL 377, NWD

Zone:

P.I.D. 010-294-015

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	1,047.60	Resalt Arch Fee	65.00
Damage Bond	540.00		
		Total:	\$1,652.60

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Geotechnical Schedule B on file H. Jian
- * Structural Schedule B on file S. Guo
- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Tree Protection to be established as per Arborist report dated April 22nd 2023
- * Separate plumbing permit is required.



Building Division

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100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006692**

Permit Type: **RESIDENTIAL ALTERATION - RENOVATION**

Description: Removal of non-load bearing walls, replace windows and doors.

Address: **655 FORESTHILL PL**
Legal: LT 67, PL 40355, DL 350, NWD

Zone:
P.I.D. 005-230-918

Contractor: **MARCRAFT HOMES LTD**
Address: 529 - 34A 2755 LOUGHEED HIGHWAY PORT COQUITLAM, BC V3B 5Y9

Phone: 604-461-2560

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bldg Permit	920.00	Resalt Arch Fee	65.00
Damage Bond	540.00		
		Total:	\$1,525.00

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Separate plumbing permit is required.



Building Division

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100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006705**

Permit Type: **RESIDENTIAL ALTERATION - RENOVATION**

Description: Interior renovation

Address: **15 SHORELINE CIR**

Legal: LT 6, PL LMP10973, DL 203, NWD

Zone:

P.I.D. 018-305-113

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bp - Reduce Fee	4,224.50	Neighb F/b Fee	600.00
Resalt Arch Fee	32.00	Damage Bond	3,000.00
		Total:	\$7,856.50

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Structural Schedule B on file.
- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- * Separate plumbing permit is required.



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006713**

Permit Type: **RESIDENTIAL ALTERATION - RENOVATION**

Description: Main floor renovation including removal of load bearing and non-load bearing walls

Address: **490 CARLSEN PL**

Legal: LT 102, PL NWS1809, DL 470, NWD

Zone:

P.I.D. 002-001-861

Contractor: ROOM RENEW RENOVATIONS

Address: 490 CARLSEN PL PORT MOODY BC V3H 3Z9

Phone:

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bldg Permit	387.00	Resalt Arch Fee	65.00
Damage Bond	540.00		
		Total:	\$992.00

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Structural Schedule B on file from Sharat Chande
- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006717**

Permit Type: **MULTI - FAMILY ALTERATION**
Description: Multi-family Alteration - Installation of A/C Unit

Address: **2603 651 NOOTKA WAY**
Legal: LT 163, PL BCS2804, DL 233, NWD

Zone:
P.I.D. 027-449-211

Contractor: MILANI PLUMBING, HEATING & AIR CONDITIONING
Address: 5526 KINGSWAY BURNABY, BC V5H 2G2

Phone: 604-430-2603

Applicant: MILANI PLUMBING, HEATING & AIR CONDITIONING
Address: 5526 KINGSWAY BURNABY, BC V5H 2G2

Phone: 604-430-2603

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bldg Permit	163.00	Resalt Arch Fee	65.00
Total:			\$228.00

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Approved plans are required on site for all inspections.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.



Building Division

CITY OF PORT MOODY BUILDING DEPARTMENT

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006731**

Permit Type: **DEMOLITION PERMIT - OTHER**
Description: Demolish an in-ground swimming pool

Address: **1001 NOONS CREEK DR**
Legal: LT 173, PL 55541, NWD

Zone: RS1
P.I.D. 000-988-430

Contractor: **ROBSON SERVICES INC.**
Address: 21852 16 AVE LANGLEY BC V2Z 1K5

Phone:

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Demo Ws Admin	500.00		
		Total:	\$500.00

Special Conditions:

- * Responsibility for Waste Collection Carts • Homeowners are responsible for waste collection carts at the property. These carts are for household waste only and may not be used for demolition waste. • Return collection carts to the Operations Department (604-469-4574) prior to demolition. Upon issuance of a demolition permit, waste collection utility charges will be suspended at date of cart return, and will be reinstated upon cart delivery. • Homeowners must reimburse the City for collection carts that are stolen, lost or damaged.
- * Compliance report with disposal/recycling receipts required within 90 days of permit completion in order to receive portion of waste management fee back.
- * To book your final site inspection, go to portmoody.ca/inspection when structure is gone and site is clear.
- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.
- *
- * Site security fencing required throughout duration of demolition.



Building Division

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100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

Permit #: **BP006727**

Permit Type: **COMMERCIAL ALTERATION - TENANT IMP**
Description: Commercial Alteration for Occupancy -
Andes Latin Foods

Address: **2727 CLARKE ST**
Legal: LT 4, PL EPS7197, DL 201, NWD, GRP 1

Zone:
P.I.D. 031-443-877

Owner: ARAGON (CLARKE) PROPERTIES LTD
Address: 201-1628 1ST AVE W VANCOUVER BC V6J 1G1

Phone: 604-732-6170

Tenant: ANDES LATIN FOODS
Address: 2727 CLARKE ST PORT MOODY BC V3H 0K7

Phone: 778-302-5576

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bldg Permit	163.00	Com Arch Fee	94.00
Total:			\$257.00

Required Building Inspections:

* Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Permit expires 24 months after issuance
- * When ready for inspections, go to portmoody.ca/inspection to book your inspection.