

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT DVP00030

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*, S.B.C. 2003, c26
with offices at 100 Newport Drive, Port Moody, BC V3H 5C3

(the “City”)

TO: Alfreds & Alfreds Inc. No. BC0893338
4593 Belcarra Bay Rd
Belcarra, BC
V3H 4P5

(the “Owner”)

WHEREAS:

The applicant, on behalf of the Owner has made an application for a Development Variance Permit to vary the minimum number of off-street parking spaces required for a childcare centre from 18 spaces to 8 spaces. The applicant is requesting this variance to accommodate a childcare centre within the existing building on the subject lot which contains 8 parking spaces. The subject lot is legally described as:

Civic Address: 84 Moody Street

Parcel Identifier (PID): 000-655-198

Legal Description: LOT 14 BLOACK 13 DISTRICT LOT 201 GROUP 1
NEW WESMINSTER DISTRICT PLAN 72

(the “Land”);

NOW THEREFORE, in accordance with subsection 498(1) of the *Local Government Act*:

1. This Development Variance Permit is issued subject to all requirements contained in the City’s bylaws, except where specifically varied or supplemented by this Development Variance Permit.

2. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 6.3.1; Required Off-Street Parking is hereby varied to:
 - Decrease the minimum number of required off-street parking spaces for a Childcare use from 18 spaces (3 spaces per 90 m² of floor area) to 8 spaces.
3. The location of parking spaces, buildings, play areas and fences shall be generally in accordance with the site plan included in Schedule 'A'
4. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.
5. The Owner shall comply with all Permits applicable to the Land, and shall not commence work on the Land until a Building Permit in respect of such work has been issued by the City.

AUTHORIZED BY COUNCIL RESOLUTION _____

ISSUED THIS ____ day of _____, 2025.

Mayor

Corporate Officer

SCHEDULE “A”

DRAFT

TENANT IMPROVEMENT: CHILDCARE CENTRE

84 MOODY ST, PORT MOODY, BC.

GENERAL NOTES

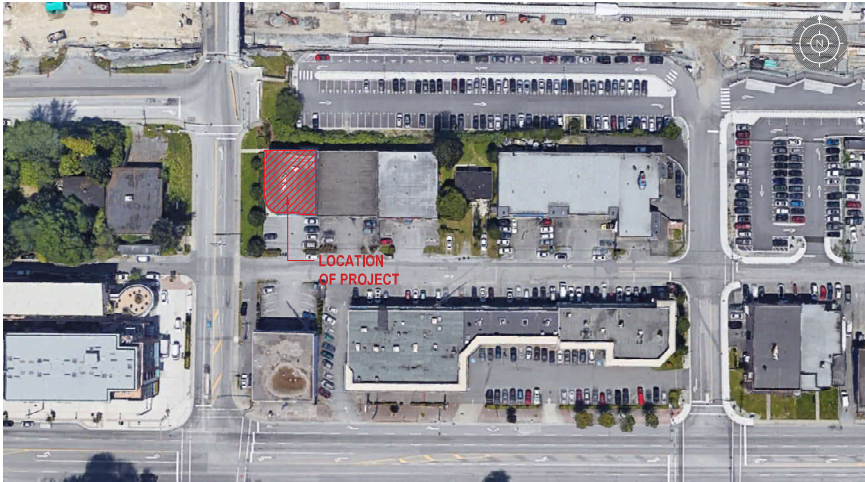
1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOUR, MATERIALS, TRANSPORTATION, TOOLS, AND EQUIPMENT NECESSARY FOR THE RENOVATION OF THE PROJECT LEAVING ALL WORK READY FOR OCCUPANCY.
2. ALL CONSTRUCTION SHALL CONFORM WITH TO THE BCBC 2024, STANDARD ELECTRICAL CODE, AND OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. ANY ERRORS, OMISSIONS OR CONFLICT FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL KEEP A SET OF WHITE PRINTS OF ALL CONTRACT DRAWINGS AND ALL ADDENDA, REVISIONS, CLARIFICATIONS, CHANGE ORDERS AND REVIEWED SHOP DRAWINGS, ON SITE, IDENTIFY THEM AS "PROJECT AS-BUILT COPY" AND HAVE THEM AVAILABLE AT ALL TIMES FOR INSPECTIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWING. THE CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT THE EXISTING SITE AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
6. ALL DIMENSIONS ARE TO CENTRE LINES OF WALLS -U.N.O. AND TO FACE OF EXISTING WALLS.
7. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES ETC. BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEMS OF WORK.
8. CONTRACTOR SHALL INSTALL SMOKE AND FIRE STOPPING MATERIALS AT PENETRATIONS THROUGH RATED ASSEMBLIES LEAVING FRAMING EXPOSED FOR INSPECTION OF FIRE AND SMOKE SEALS.
9. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES.
10. INSTALL SMOKE DETECTORS, INSTALL AND HARDWIRE EMERGENCY LIGHTING, IN ACCORDANCE WITH ELECTRICAL CODE AND IN CONFORMANCE WITH LOCAL FIRE DEPARTMENT.
11. GLASS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY-GLAZING MATERIAL TO MEET THE BCBC 2024 REQUIREMENTS.
12. INSTALL FIRE EXTINGUISHER AND SELF-ILLUMINATING EXIST SIGNS PER CODE TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. REVIEW LOCATIONS WITH THE ARCHITECT AND BUILDING INSPECTOR PRIOR TO INSTALLATION.
13. ALL WALL AND CEILING SURFACES SHALL BE PAINTED WITH 1 COAT PRIMER & 2 COATS LATEX PAINT.
14. ALL PENETRATIONS THOUGH INTERIOR DEMISING WALLS SHALL BE SEALED TO "2 HR" FIRE RATING
15. THE GENERAL CONTRACTOR TO VERIFY ALL SITE MEASUREMENTS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, ORDERING MATERIALS, MILLWORK AND EQUIPMENT.
16. MAKE GOOD WALL, FLOOR AND CEILINGS AFTER DEMOLITION.

EXISTING BUILDING INFORMATION

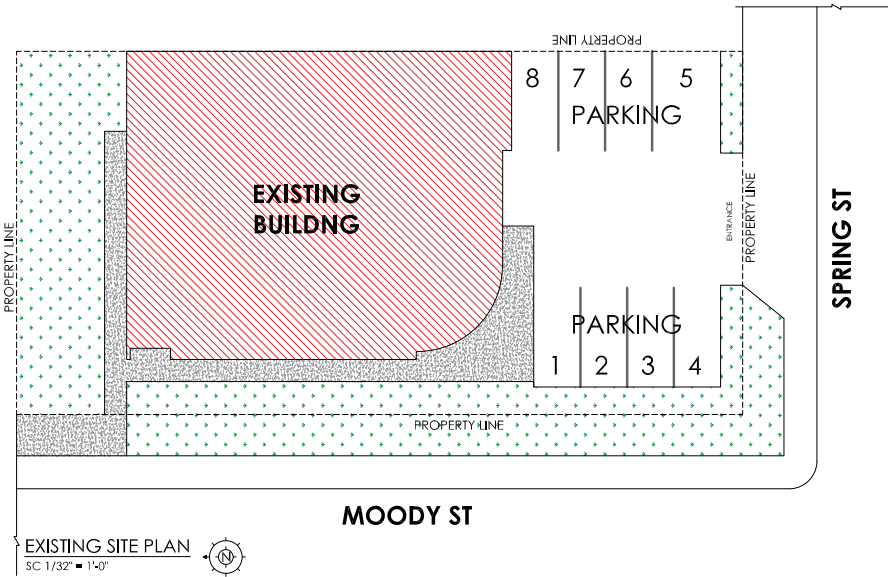
EXISTING 2-STORY BUILDING • FACING 2 STREETS
GROUP A2 MAJOR OCCUPANCY
NON-COMBUSTIBLE CONSTRUCTION
BUILDING AREA: 350.17 SQ.M. (3769.23 SQ.FT.)
BUILDING IS NOT SPRINKLERED

PROPOSED TENANT IMPROVMENT

1. CLASSIFICATION:
TENANT IMPROVEMENT • CHILDCARE CENTRE • GROUP A2 OCCUPANCY
TENANT IMPROVEMENT AREA: 566.71 SQ.M. (6100 SQ.FT.)
2. FIRE SEPARATIONS:
1 HOUR SEPARATION BETWEEN FLOORS AND EXISTS PROVIDED (EXISTING)
3. EXITS:
BCBC 3.4.2.1. TWO EXITS REQUIRED, THREE EXITS PROVIDED (EXISTING),
BCBC 3.4.2.5.11-F MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED: 30 M (98.43 FT.)
MAXIMUM TRAVEL DISTANCE TO EXITS PROVIDED: 22.55 M (74 FT.)
4. HEALTH:
PROPOSED OCCUPANT LOAD :
82 CHILDREN + 8 ADULTS: 90 TOTAL
3.7.2.2. 8) ONE WASHROOM PER 10 PERSONS (ADULTS) REQUIRED.
3 WASHROOMS AND 1 UNIVERSAL WASHROOM PROVIDED.
7 KIDS' WASHROOMS PROVIDED.



LOCATION PLAN
SC 1/64" = 1'-0"



EXISTING SITE PLAN
SC 1/32" = 1'-0"

HARMONIC
ARCHITECTURE + DESIGN

SEAN TAJADOD
ARCHITECT AIBC
#110 • 108 EAST 8TH STREET
NORTH VANCOUVER, BC, V7L0H1
PHONE: 604-353-8609
HARMONICARCH@GMAIL.COM

Signature

Revisions:

Issued for Review

Issued for Permit: MAY 09, 2025

Issued for Construction

Notes

City's Permit:

Project Title

CHILDCARE CENTRE
84 MOODY ST,
PORT MOODY, BC.

Drawing Title

COVER SHEET

Project No. 5433

Date MAY 09, 2025

Drawn SEAN TAJADOD



Scale As Noted

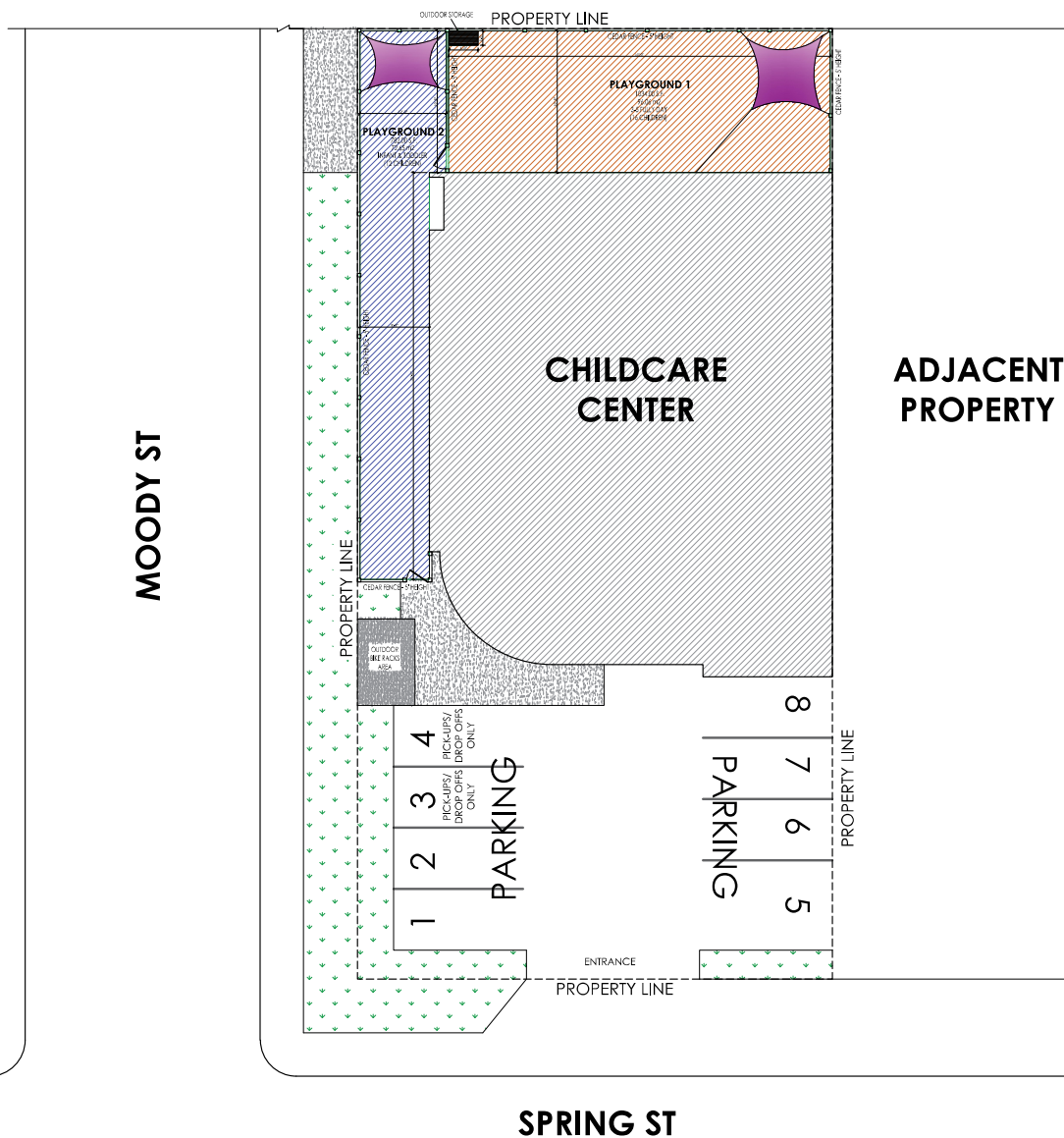
Unit: Inch,

Field Arch.

Drawing No.

A 100

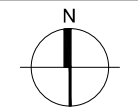
IMPARK MOODY CENTER



PLAYGROUNDS IN SITE PLAN
SC: 1/8" = 1'-0"



IVAZ DESIGN
HEDYEH MILANI
3368 PRINCETONE AVE.
COQUITLAM, BC,
V3E 0G2
T: 604-618-9876



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1	ISSUED FOR PERMIT	JUL 03, 2025
ISSUE	DESCRIPTION	DATE

DO NOT CONSTRUCT WITH THE
INFORMATION SHOWN ON THIS DRAWING
UNTIL IT IS NOTED "ISSUED FOR
CONSTRUCTION".

CLIENT :	
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**SUNRISE KIDS
EARLY LEARNING**

PROJECT No. :

2025-06

PROJECT :

CHILD CARE CENTER

CIVIL ADDRESS :

84 MOODY ST,
PORT MOODY, BC.

SEAL :



DRAWING TITLE:

PLAYGROUNDS IN SITE PLAN

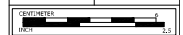
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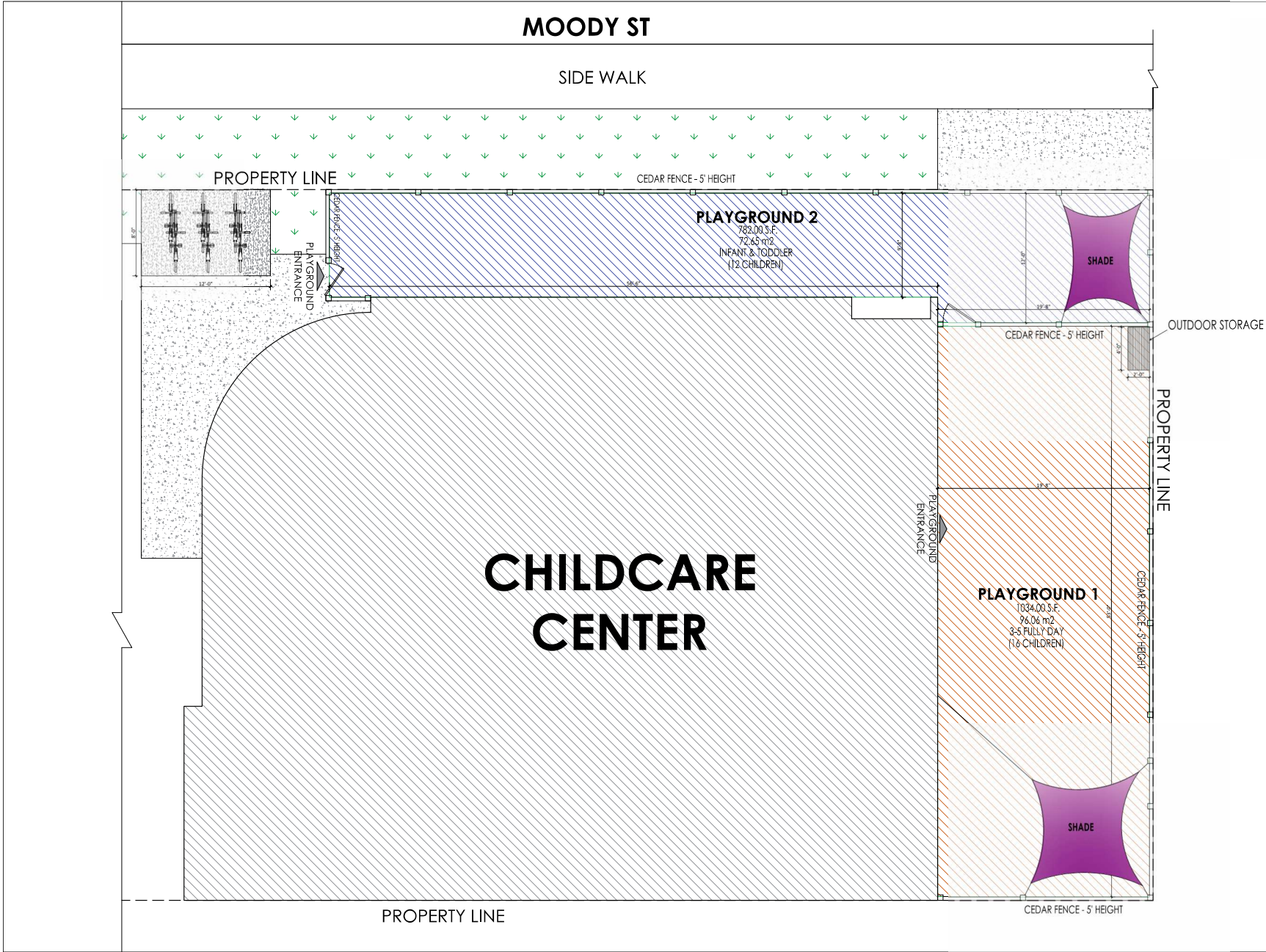
DRAWN BY: H.M.

DESIGNED BY: H.M.

DRAWING:

A-07





IVAZ DESIGN
HEDYEH MILANI
3368 PRINCETONE AVE.
COQUITLAM, BC,
V3E 0G2
T: 604-618-9876

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ISSUE	DESCRIPTION	DATE

DO NOT CONSTRUCT WITH THE INFORMATION SHOWN ON THIS DRAWING UNTIL IT IS NOTED "ISSUED FOR CONSTRUCTION".

CLIENT :

**SUNRISE KIDS
EARLY LEARNING**

PROJECT No. :

2025-06

PROJECT :

CHILDCARE CENTER

CIVIL ADDRESS :

**84 MOODY ST,
PORT MOODY, BC.**

SEAL :

DATE:

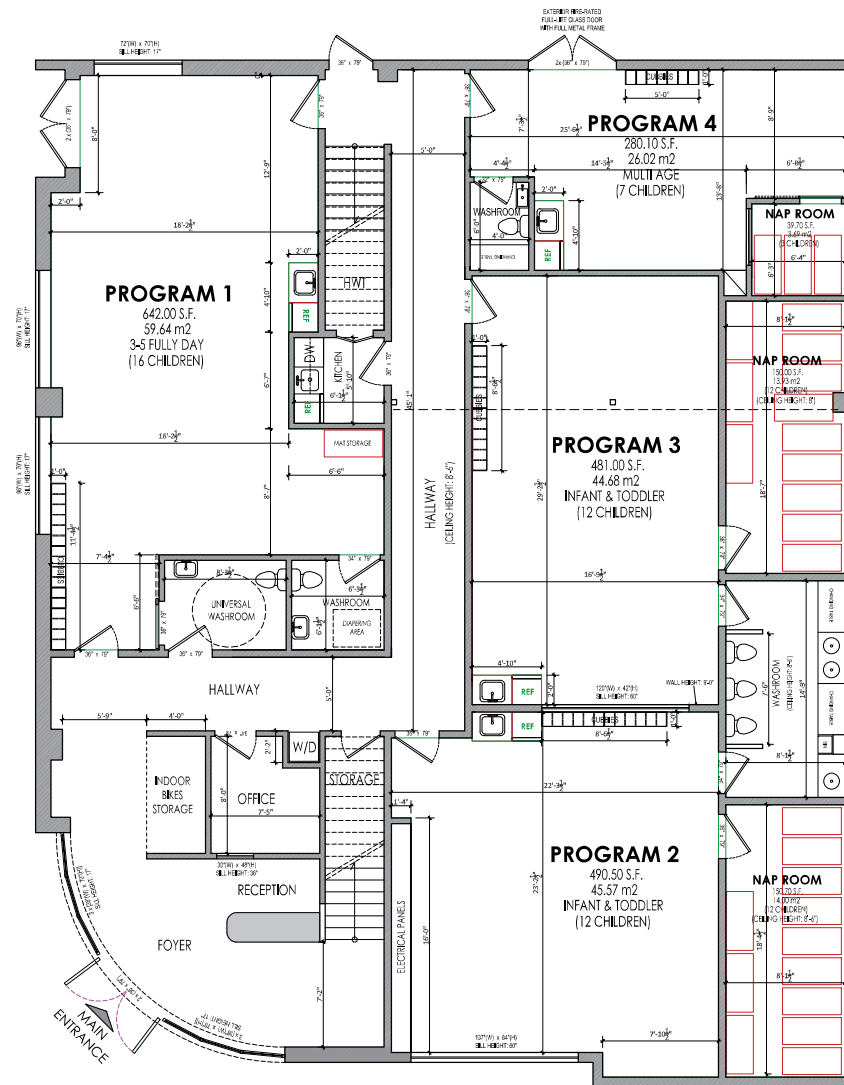
DRAWING TITLE:

**PROPOSED
PLAYGROUNDS
PLAN**

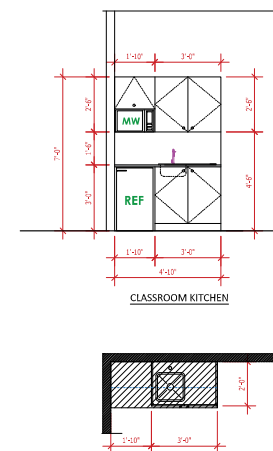
DATE: JUL 03 2025	DRAWN BY: H.M.
DESIGNED BY: H.M.	

DATE: JUL 03 2025	DRAWN BY: H.M.
DESIGNED BY: H.M.	

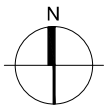
A-06



PROPOSED MAIN FLOOR PLAN
SC: 1/4" = 1'-0"



IVAZ DESIGN
HEDYEH MILANI
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COQUITLAM, BC,
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T: 604-618-9876



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1	ISSUED FOR PERMIT	NO. 100-1000
ISSUE	DESCRIPTION	DATE

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CLIENT:
**SUNRISE KIDS
EARLY LEARNING**

PROJECT No.:
2025-06

PROJECT:
CHILDCARE CENTER

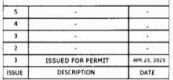
CIVIL ADDRESS:
**84 MOODY ST,
PORT MOODY, BC.**

SEAL:

DATE:

DRAWING TITLE:
**PROPOSED
MAIN FLOOR PLAN**

DATE: JUL 08 2025
DRAWN BY: H.M.
DESIGNED BY: H.M.
A-04
CENTIMETERS
0 1 2 3 4 5 6 7 8 9 10



CLIENT :
**SUNRISE KIDS
EARLY LEARNING**

PROJECT :
CHILD CARE CENTER

SEAL :

DATE :

DATE: APR.25.2025	DRAWING: A-05
DRAWN BY: H.M.	
DESIGNED BY: H.M.	

