



# City of Coquitlam

## REQUEST FOR PROPOSALS: No. 16-06-01

**DATE OF ISSUE: July 15, 2016**

**Sale & Development of City Centre Lands, Coquitlam, B.C.**

Proposals will be received at:

**City of Coquitlam  
C/O Reception Desk – Main Floor  
3000 Guildford Way, Coquitlam B.C. V3B 7N2**

**Closing Date and Time: 2:00 p.m. Pacific Standard Time, Tuesday, October 11, 2016**

**Civic Address: 3022 Glen Drive, 3040 Glen Drive & 1175 Pinetree Way, Coquitlam BC**

The City of Coquitlam is soliciting proposals for the acquisition of City-owned land in Coquitlam's City Centre as well as the development of such land together with the remainder of the block with the intent that such development commences as soon as possible.

To be considered, proposals must be physically received at the above referenced address (City Hall) no later than the stipulated closing time and date to be determined in accordance with the clock on the wall at the City's main floor reception desk. All proposals received on or before the stipulated time will be date and time stamped.

Electronically transmitted proposals will not be accepted as all proposals must be submitted to the City of Coquitlam in sealed envelopes clearly marked with the RFP name and number.

The RFP documentation package is available from the City of Coquitlam's website link of: [www.coquitlam.ca/citylandsales](http://www.coquitlam.ca/citylandsales)

Any changes to the RFP documentation package will be issued by means of written addenda that will form part of this RFP and will be posted on the City's website.

Proponents are required to check for updated information and addenda issued before the closing date on the City's website link of: [www.coquitlam.ca/citylandsales](http://www.coquitlam.ca/citylandsales)

All inquiries are to be directed in writing by email only, quoting "RFP No. 16-06-01 Sale & Development of City Centre Lands, Coquitlam, B.C." to: [jbunton@coquitlam.ca](mailto:jbunton@coquitlam.ca)

## 1. Introduction

### 1.1 Purpose of this Request For Proposals (RFP)

The purpose of this RFP process is to select a qualified proponent to:

- a) complete the purchase of lands totaling 118,001 ft<sup>2</sup> (2.71 acres) owned by the City of Coquitlam (the “**City**”) located at 3022 Glen Drive, 3040 Glen Drive and 1175 Pinetree Way (collectively referred to as the “**City Lands**”); and
- b) complete and/or enable the development of the entire City block bordered by Glen Drive to the north, Pinetree Way to the west, Westwood Street to the east and Obelisk Way/Heffley Crescent to the south (referred to as the “**Glen/Pinetree Block**”) which includes privately owned lands totaling 48,360 ft<sup>2</sup> (1.11 acres) consisting of twelve (12) properties (collectively referred to as the “**Remainder Lands**”), and the City Lands for a total land area of 166,361 ft<sup>2</sup> (3.82 acres).

The legal description of the City Lands is as follows:

**Parcel Identifier: 012-069-817  
Lot A, District Lot 384A, Group 1,  
New Westminster District, Plan 2247**

**And**

**Parcel Identifier: 011-625-759  
Lot B, District Lot 384A, Group 1,  
New Westminster District, Plan 2247**

**And**

**Parcel Identifier: 016-215-532  
Lot 1, District Lot 384A, Group 1,  
New Westminster District, Plan 85929**

Although the City is only able to offer the City Lands for sale, the City desires the development and build-out of the entire Glen/Pinetree Block. Therefore, as part of this RFP, the City is seeking conceptual site plans based on two (2) possible development scenarios as follows:

#### 1. Single Cohesive Development Scenario:

This scenario assumes that the entire Glen/Pinetree Block will be developed as one (1) single cohesive development.

#### 2. Site Reconfiguration Scenario:

This scenario assumes that the City Lands and the Remainder Lands are reconfigured in order to create two (2) development parcels to the satisfaction of the City.

As the City Lands (as may be reconfigured under the Site Reconfiguration Scenario) will not be sold as holding property, they shall be developed under one of the aforementioned scenarios as soon as possible after the completion of the purchase of the City Lands in accordance with the contract of purchase and sale.

## 1.2 Site Context

The City Lands and Glen/Pinetree Block are located in the City Centre area of Coquitlam, British Columbia. Coquitlam is located in the Northeast Sector of Metro Vancouver and is surrounded by a rich natural landscape. A welcoming and diverse community, Coquitlam is home to over 141,000 people and sets a high standard of living in the Lower Mainland.

The City's vision statement is as follows:

*“Coquitlam in 2021 will be a community of neighbourhoods within a vibrant city where people choose to live, learn, work and play.”*

As a community, Coquitlam is positioned to experience significant growth over the next 25 years, with the population expected to reach over 220,000 by 2041. This growth will ensure an expanding customer base for businesses and access to a reliable, well-educated workforce. Together, these advantages and assets are attracting new residents and businesses to Coquitlam.

In this new era of growth, opportunities to build and reshape the City's future are abundant — from major changes to the transportation infrastructure to a growing multicultural community. It's a place where students and older adults, entrepreneurs and employees, new immigrants and families can fulfill their future promise and realize their goals.

Coquitlam is at an exciting time in its transition from a suburban community to a regional urban centre and boasts a rich history and heritage. It also has a natural beauty and ecosystem of rivers, streams, parks and open space such as a salmon spawning stream located just minutes west of the City Lands. This unique natural setting provides opportunity for market differentiation. For example, Pinecone/Burke Mountain, Minnekada Park, Fraser/Coquitlam Rivers, Riverview/Colony Farm and Maillardville are particularly attractive to investment and tourism.

Coquitlam is also in close proximity to Simon Fraser University and it has a well-respected public school system throughout the City. The David Lam campus of Douglas College is also located in the Town Centre just a few minutes north of the City Lands.

Coquitlam's City Centre area is one of eight designated Regional Town Centres in Metro Vancouver's *Livable Region Strategic Plan*. The City Centre is intended to be a “downtown” for the Northeast Sector of Metro Vancouver, providing a full array of retail, office, cultural, recreational and educational services for this part of the Region.

Coquitlam in general and its City Centre in particular are poised for further growth as the new Evergreen Advanced Rapid Transit Line (Skytrain) extension is scheduled to open in

early 2017. The Evergreen line Skytrain extension abuts the west side of the City Lands and will have two Skytrain stations (Lincoln and Lafarge Lake/Douglas) located within a five to ten minute walk.

The City Lands are also within walking distance to all urban amenities including the West Coast Express Station, Town Centre Park, City Centre Aquatic/Recreation Centre, Evergreen Cultural Centre, the Town Centre Public Library, parks, trails, medical, dental, retail and offices.

The Coquitlam City Hall and Public Safety Building are located approximately 500 feet to the northwest of the City Lands on Burlington Drive. The Coquitlam Centre Shopping Centre is located approximately 1,000 feet to the southwest of the property.

### 1.3 Site Overview

The City Lands comprise a total area of 118,001 square feet (2.71 acres) as follows:

<u>Civic Address</u>	<u>Area (ft<sup>2</sup>)</u>	<u>Current Zoning</u>
1175 Pinetree Way	100,841	C-4 (City Centre Commercial)
3022 Glen Drive	8,580	C-4 (City Centre Commercial)
3040 Glen Drive	8,580	RS-1 (One Family Residential)

The western portion of 1175 Pinetree Way is encumbered by a B.C. Hydro right of way as well as a 12,527 square foot transit right of way to facilitate the development of the Evergreen Skytrain extension. The smaller B.C. Hydro right of way area is located within the larger transit right of way area.

As the City requires that the successful proponent come to an arrangement with respect to the Remainder Lands, acceptable to the City, to achieve either the Single Cohesive Development Scenario or the Site Reconfiguration Scenario, this RFP also provides limited details on the Remainder Lands for the purposes of describing the development potential of the entire Glen/Pinetree Block.

The Remainder Lands comprise a total area of 48,360 square feet (1.11 acres) as follows:

<u>Civic Address</u>	<u>Area (ft<sup>2</sup>)</u>	<u>Current Zoning</u>
3026 Glen Drive	8,580	RS-1 (One Family Residential)
3032 Glen Drive	4,290	RS-1 (One Family Residential)
3034 Glen Drive	4,290	RS-1 (One Family Residential)
3036 Glen Drive	8,580	RS-1 (One Family Residential)
3038 Glen Drive	4,290	RS-1 (One Family Residential)
3048 Glen Drive	4,290	RS-1 (One Family Residential)
3050 Glen Drive	3,630	RS-1 (One Family Residential)
3052 Glen Drive	2,870	RS-1 (One Family Residential)
1180 Westwood Street	7,540	C-2 (General Commercial)

Notwithstanding the current zoning of the individual properties located within the Glen/Pinetree Block, the entire Glen/Pinetree Block is currently designated in the Citywide

Official Community Plan (CWOCP) as City Centre Commercial which has the potential for high density, mixed-use development that includes employment-generating, civic/institutional and residential land uses.

In accordance with the CWOCP, lands designated as City Centre Commercial correspond with the zoning designation C-4 City Centre Commercial which allows for a maximum base density gross floor area of 2.5 times the lot area. As well, the overall maximum base density of 2.5 times the lot area may be increased to 5.0 times the lot area through additional financial contributions all as set out in the C-4 City Centre Commercial zoning bylaw. This zone provides for mixed use development at high density in City centres of regional significance. It is intended to provide for a wide variety of commercial and other employment-generating uses, which can occupy an entire tower or the lower levels of a building with residential uses above. This zone emphasizes ground level activity with employment-related uses located along the “pedestrian-spine”, “retail-fronting streets”, and “secondary-active streets” as well as residential units oriented to the other streets, all as established by the CWOCP.

As part of a development permit and associated rezoning application, the successful proponent is encouraged to consider the possibility of pursuing additional density over and above 5.0 times the lot area.

#### **1.4 Transportation Requirements**

As it relates to the Glen/Pinetree Block, the following describes preliminary transportation related requirements. As this information is preliminary, it is up to each proponent to complete their own investigations prior to submitting its proposal.

- A 3.509m dedication from the City-owned parcels at 3022 Glen Drive and 3040 Glen Drive will be required, in line with what has already been provided near the north-east corner of the 1175 Pinetree Way lot. This would accommodate a typical community collector (higher density) street with a 25.2m right of way.
- A minimum 3m by 3m corner cut would need to be dedicated at the Glen Drive/Westwood Street intersection.
- A dedication from the City-owned parcel at 1175 Pinetree Way may be required to accommodate a local (higher density) street with a 20m right of way.
- If a single owner controls the entire Glen/Pinetree Block, then a strata road extending northwards from Heffley Crescent/Obelisk Way and connecting to Glen Drive will be beneficial as it provides an internal loading zone and also better accommodates underground parking without encroaching onto a public right of way.
- Access off Pinetree Way or Westwood St will not be supported. The preferred access will be off Heffley Crescent, Obelisk Way (through a cross-access easement) or Glen Drive.
- Westwood Street, as an arterial road, may need to have a raised median south of Glen Drive at the developers cost.
- As the desire will be to have a left turn lane northbound on Westwood Street to Glen Drive, the Westwood Street/Glen Drive intersection may need to be designed to accommodate a left-turn lane at the developers cost.

- A sidewalk should be constructed on the north side of Obelisk Way (to be privately maintained as this is a private road).
- Proper building set back in accordance with C-4 (City Centre Commercial) zoning will be required to provide a proper pedestrian environment and avoid swinging doors onto the sidewalk.
- Parking requirements will be in accordance with the zoning bylaw and will require Transportation Demand Management Plan implementation and/or cash-in-lieu of parking contributions if the proposed supply is lower than the minimum requirements.

## 2. Selection of Proponent

The City will fully evaluate all proposals received and may enter into discussion with one or more proponents, without such discussions in any way creating a binding contract between the City and any such proponent.

The City reserves the right to request additional written and/or verbal information from the proponents and to independently verify this information accordingly. Upon a lead proponent being identified, the lead proponent may be required to make a presentation to staff clearly defining their proposal.

There will be no binding agreement with the City until a formal, written contract of purchase and sale has been negotiated, agreed to and executed by the City. The final selection of the proponent (if any) is anticipated to take approximately 6 to 9 weeks after the closing date of this RFP.

Proponents are solely responsible for their own expenses in preparing proposals, and for any meetings, negotiations or discussion with the City, or its representatives and consultants relating to or arising from this RFP.

## 3. Request for Proposal Requirements

This section defines the instructions and general requirements for submission of proposals by proponents. Proponents are cautioned to carefully read the RFP documents and follow the instructions identified. Deviation from the procedures may be cause for rejection of the proposal.

The City Lands shall ultimately be purchased from the City inclusive of the following terms and conditions:

- A base purchase price (“**Base Purchase Price**”) of no less than \$29.95 million.
- An additional price (the “**Additional Price**”) if the overall Gross Floor Area Ratio approved by the City (the “**Approved Gross Floor Area Ratio**”) through the rezoning and development permit process exceed 5.0 times the lot area. The Additional Price, if any, shall be payable within thirty (30) days of the Approved Gross Floor Area Ratio being determined. For the purposes of determining the Approved Gross Floor Area Ratio, under the Single Cohesive Development Scenario it shall be based on the Approved Gross Floor Area Ratio for the Glen/Pinetree Block while under the Site

Reconfiguration Scenario it shall be based on the Approved Gross Floor Area Ratio for the City Lands (as reconfigured). The Additional Price is to be expressed as a specified dollar amount per square foot to be multiplied by the amount, if any, by which the Approved Gross Floor Area Ratio exceeds 5.0 times the lot area of the Glen/Pinetree Block (the “**Excess Gross Floor Area Ratio**”) and further multiplied by the lot area (in square feet) of the City Lands (as may be reconfigured under the Site Reconfiguration Scenario).

- If required, a condition precedent period of up to 120 days for the successful proponent to negotiate an agreement with respect to the Remainder Lands to achieve either the Single Cohesive Development Scenario or the Site Reconfiguration Scenario and all to the sole satisfaction of the City. The condition precedent shall be for the sole benefit of the City.
- A deposit in the amount of 15% of the Base Purchase Price to be payable by certified cheque or bank draft upon execution of the contract of purchase and sale. Such deposit shall be refundable if the aforementioned condition precedent is not satisfied and waived by the City. Otherwise, such deposit shall be non-refundable. The deposit will be credited to the Base Purchase Price without interest upon the completion date.
- The completion date shall be no later than 5:00 pm on June 30, 2017.
- An option for the City to purchase the City Lands (as may be reconfigured under the Site Reconfiguration Scenario) back at ninety (90%) percent of the original purchase price if:
  - (i) the City has not issued a development permit for the project, including all proposed development phases, within eighteen (18) months of the completion date other than as a result of a delay occasioned solely due to the actions of the City; or
  - (ii) the City has not issued a final building permit for completion of the project, including all proposed development phases, within thirty (30) months of the completion date other than as a result of a delay occasioned solely due to the actions of the City; or
  - (iii) any work to be done pursuant to a building permit has not commenced within sixty (60) days from the date on which the building permit was issued or has been discontinued or suspended for a period of more than sixty (60) days all other than as a result of a delay occasioned through no fault (both direct and indirect) of the proponent, which may include delays caused by unfavorable weather, strikes, fires, shortages of material and/or labor, acts of God or other causes beyond the reasonable control of the proponent;
  - (iv) any building permit has been suspended or revoked by the City in accordance with its building bylaw; or
  - (v) the proponent has received an offer to purchase any interest in the City Lands that the proponent is prepared to accept.
- Proponents acknowledge and will adhere to the requirements of all charges

registered on the title of the City Lands.

- Finder's fees and/or real estate commissions for the sale of the City Lands will not be paid by the City. The purchase price will be assumed to be net of any and all finder's fees and/or real estate commissions due and payable to any third parties with no responsibility placed on the City for paying any fees or commissions whatsoever.

### **3.1 Closing Time, Date & Location**

Proposals submitted in response to this RFP must be physically received by the City of Coquitlam at the address below on or before the closing time and date of **2:00pm Pacific Standard Time, Tuesday, October 11, 2016**. Proposals received after the closing time and date will be determined to not have been received and will be returned to the proponent unopened. Proposals shall be delivered to the following physical location:

**CITY OF COQUITLAM  
Main Floor Reception Desk  
3000 Guildford Way  
Coquitlam, BC V3B 7N2**

Office hours are 8:00AM to 5:00PM Monday to Friday excluding statutory holidays.

### **3.2 Proposal Copies**

Proponents shall submit six (6) hard copies of their proposal in a sealed envelope marked **“RFP No. 16-06-01 Sale & Development of City Centre Lands, Coquitlam, B.C.” and the name of the proponent**. Proposals must be complete, clear, consistent, well organized and legible to facilitate evaluation. The City prefers not to have submissions submitted in ring type binders.

### **3.3 Faxed or Electronic Proposals**

Proposals submitted by FAX or e-mail will not be accepted and will be determined to have not been received.

### **3.4 Acceptance Period For Proposals**

All Proposals received as a result of this RFP must be open for acceptance until 5:00 p.m. on December 12, 2016 but may be withdrawn prior to such date and time upon written request of an authorized representative of the Proponent.

### **3.5 Proponent Inquiries**

It is each Proponent's responsibility to ensure that it seeks clarification on any matter relating to this RFP. Requests for clarification must be made in writing by e-mail only to the contact noted below. All inquiries shall be submitted no later than 72 hours prior to the closing date. The deadline to submit requests for clarification is **2:00pm Pacific Standard Time, Friday, October 7, 2016** and must be directed to the following contact person:

**Jeff Burton  
Manager Real Estate  
City of Coquitlam  
E-mail: [jburton@coquitlam.bc.ca](mailto:jburton@coquitlam.bc.ca)**



Information obtained from any other source is not official and should not be relied upon. Enquiries and responses will be recorded as addenda on the City's website at: [www.coquitlam.ca/citylandsales](http://www.coquitlam.ca/citylandsales).

### **3.6 Addenda**

It is the proponent's sole responsibility to frequently check the City's website for addenda recorded by the City prior to submitting their proposal. All addenda recorded by the City shall be included with the proposal submitted.

Failure to enclose the addenda with the proposal may result in a rejection of the proposal if the City, under its sole discretion, determines the exclusion significantly impacts the proposal. The City takes no responsibility for proponents not frequently checking the City's website for recorded addenda.

### **3.7 Valid Authority**

All Proposals must be signed by the proponent. Any corporate proponent must ensure that the proposal is signed by its authorized signatory or signatories. In case of a joint submission, proposals must be signed by an authorized signatory for the proponent or proponent group.

### **3.8 Assignment**

Proponents shall not assign its proposal or any rights in respect of the same to any other party. Such an assignment or purported assignment will immediately invalidate the proponent's proposal.

### **3.9 Confidentiality**

Proposals submitted to the City will be received and held in confidence, and will become the property of the City. The City is bound by the provisions of the Freedom of Information and Protection of Privacy Act. Proponents submitting proposals pursuant to this RFP are advised that such proposals will be treated as public documents and the contents of the same can be disclosed, upon written request, if required to do so pursuant to the Act.

### **3.10 Property Access**

As the City Lands are vacant, proponents are responsible to visit the City Lands in order to familiarize themselves with the local conditions of the City Lands and surrounding area.

### **3.11 Acceptance of RFP Conditions**

Unless otherwise documented in the proponent's proposal, all conditions contained in this RFP are assumed to have been accepted by the proponent including but not limited to any and all addenda recorded by the City during the RFP process.

The conditions contained in this RFP along with any and all addenda recorded by the City during this RFP process, will form part of the proponent's proposal and any final agreement entered into with the successful proponent.

### **3.12 Material Change After the RFP Closing Date**

Subsequent to the receipt of the proposals by the City, proponents shall promptly advise the City of any changes that could materially affect the proponent's ability to undertake the

purchase of the City Lands and complete and/or enable the development of the Glen/Pinetree Block.

### **3.13 Codes, Regulations, Standards, Permits and Approvals**

The proponent shall comply with all laws and regulations of authorities having jurisdiction. The proponent shall obtain, at their expense, copies of all applicable codes, regulations and standards of all authorities having jurisdiction with respect to the development of the City Lands and the Glen/Pinetree Block.

### **3.14 Responsibility of Proponents**

Proponents are responsible for informing themselves as to the contents of this RFP and related attachments. Proponents are responsible to ensure that they have obtained and considered all information necessary to understand the requirements of the RFP process and submittal of their proposal. The City makes no representation or warranty as to the completeness or accuracy of any reference material made to proponents through the RFP process and will not be responsible for any loss, damage or expense incurred by proponents as a result of any inaccuracy or incompleteness in this RFP, or as a result of the proponents misunderstanding or misinterpreting the terms and conditions of the RFP.

It is the responsibility of the proponents to make an independent assessment of the accuracy and completeness of any and all information provided as part of this RFP process.

### **3.15 No Obligation to Select or Proceed**

The City may at its sole discretion, end this RFP process at any time and for any reason.

### **3.16 Contractual Obligation**

By submitting a proposal and participating in the RFP process, proponents expressly agree that no contract of any kind is formed under, or arises from this RFP and that no legal rights or obligations will arise between the City and Proponents until and unless the City and a proponent execute a contract of purchase and sale agreement.

### **3.17 No Claims Against the City**

By participating in this RFP process, proponents acknowledge and agree that the City and its officials, employees, agents and consultants will not be liable to any proponent for any claims, direct or indirect, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the proponent in preparing and submitting a proposal, or participating in negotiations leading to the contract of purchase and sale, or any other activity related to or arising from this RFP process. The preparation and submission of a Proposal in response to this RFP is voluntary and any costs associated with such preparation and submission is solely that of the proponent submitting the proposal.

### **3.18 Acceptance of Proposals**

The City reserves the right to reject any or all Proposals or to accept any Proposal received in response to this RFP, should it be in the best interests of the City to do so. The City reserves the right to waive any irregularities in any proposal.

The City is under no obligation to proceed with the RFP and should it decide to abandon same, it may at any time invite further RFP's, or enter into any discussion or negotiation with any

party for the purchase of the City Lands and development of any portion of the Glen/Pinetree Block.

### **3.19 Canadian Currency**

All monetary references in a Proposal must be to Canadian currency. Prices quoted should be exclusive of all taxes.

### **3.20 Confidentiality of Information**

Information pertaining to the City obtained by the Proponent as a result of participation in this project is confidential and must not be disclosed without written authorization from the City.

### **3.21 Legal Action**

The City may, in its absolute discretion, reject a Proposal submitted by the Proponent if the Proponent, or any officer or director of a corporate Proponent, is or has been engaged, in legal action against the City and/or its elected officials and/or appointed officers and employees or any of them in relation to:

- any other contract or services; or
- any matter arising from the City's exercise of its powers, duties or functions under the Local Government Act, the Community Charter; or any other enactment;

within five (5) years prior to the closing date of this Proposal.

For purpose of this section, the word "legal action" includes, without limitation, a mediation, arbitration, or hearing before an administrative tribunal or lawsuit filed in any court.

Without limiting the City's sole discretion, in determining whether or not to reject a Proposal pursuant to this clause, the City will consider such factors as whether the legal action is likely to affect the Proponent's ability to work with the City and its employees, agents, other consultants, contractors and representatives or any of them and whether the City's past experience with the Proponent in this matter that resulted in the legal action indicates that the City is likely to incur increased staff and legal costs or either of them in the administration of this contract if it is awarded to the Proponent.

### **3.22 Business License Requirement**

To comply with City of Coquitlam By-Law No. 49 ("Every person carrying on, maintaining, owning or operating within the Municipality any profession, business, trade, occupation, calling, undertaking, or thing, shall hold a subsisting license therefore from the Municipality"), the successful Proponent will be required to supply a photocopy of a valid Coquitlam Business License prior to commencement of work. Contact our Business Licenses Division (phone 604 - 927-3085) for detailed information.

### **3.23 Indemnification**

The Proponent will indemnify and save harmless the City, its employees and agents from and against all claims, demands, losses, damages, costs and expenses made against or incurred, suffered or sustained by the City at any time or times, (either before or after the expiration or sooner termination of this agreement) where the same or any of them are based upon or arise

out of or from anything done or omitted to be done by the Proponent or by any servant, employee, officer, director or sub-contractor of the Proponent.

### 3.24 Worksafe B.C.

The successful Proponent shall be in good standing with Worksafe B.C. and will provide the City with their Worksafe B.C. registration number prior to commencement of any work resulting from this RFP process on any portion of the Glen/Pinetree Block.

### 3.25 RFP Timeline

Timeline for RFP Process	
Date(s)	Event
July 15, 2016	Released to public, onsite signage, newspaper ad, website ad
October 7, 2016, 2:00 pm	Deadline for RFP inquiries
October 11, 2016, 2:00 pm	Deadline for RFP submissions
December 12, 2016, 5:00 pm	Deadline for City to respond to successful/unsuccessful proponents
25 business days from date City has advised successful proponent	Deadline to complete and execute a formal purchase and sale agreement and option to purchase agreement and provide 15% deposit
86 business days from date purchase and sale agreement is executed	Deadline for City to be satisfied and waive condition precedent in purchase and sale agreement (if applicable)
June 30, 2017	Deadline to complete sale of City Lands (as may be reconfigured)
<b>Please also refer to the terms of the City's option to purchase as outlined in Section 3</b>	

## 4. Evaluation Criteria For Proposals

In selecting the successful Proponent, the evaluation will consist of, but not be limited to the following (not in any particular order):

- a) Purchase Price (including Base Purchase Price & Additional Price)
- b) Strength of proponent (financial resources, experience, reputation, etc.)
- c) Strength of conceptual plans (to achieve development of entire Glen/Pinetree Block, consistency with OCP, adherence to guidelines, viability etc.)
- d) Potential civic space (parking, commercial etc.) for City (size, type(s), price/cost etc.)

## 5. Proposal Content

Proposals submitted shall include all RFP addenda (see Section 3.6 of the RFP) as well as the following information:

### 5.1 Purchase Price

- a) Proposed Base Purchase Price for the City Lands which shall be no less than \$29.95 million.

- b) Proposed Additional Price.

## 5.2 Proponent Information

- a) Letter of introduction from the proponent detailing the length of time they have been in business, the primary line of business they are in, the markets they target, the volume of business they produce and local experience. This letter shall include the full legal name of the proponent, name of the contact person and the names of the authorized signatories.
- b) Background information on the proponent including resumes of the key personnel to be involved and their respective roles and responsibilities.
- c) A reference letter from the proponent's primary banker confirming the proponent's ability to access funds.
- d) A list of completed projects that are representative of the type of project proposed for the site and demonstrated local experience. This list should include a brief description of each project along with the date of completion, construction value and role of the proponent such as general contractor, developer, joint venture partner, etc..
- e) A list of contractors, consultants and others to be engaged as part of the project team.
- f) Details of potential partnerships, joint ventures or other business arrangements (if any) proposed for the development of the Glen/Pinetree Block.

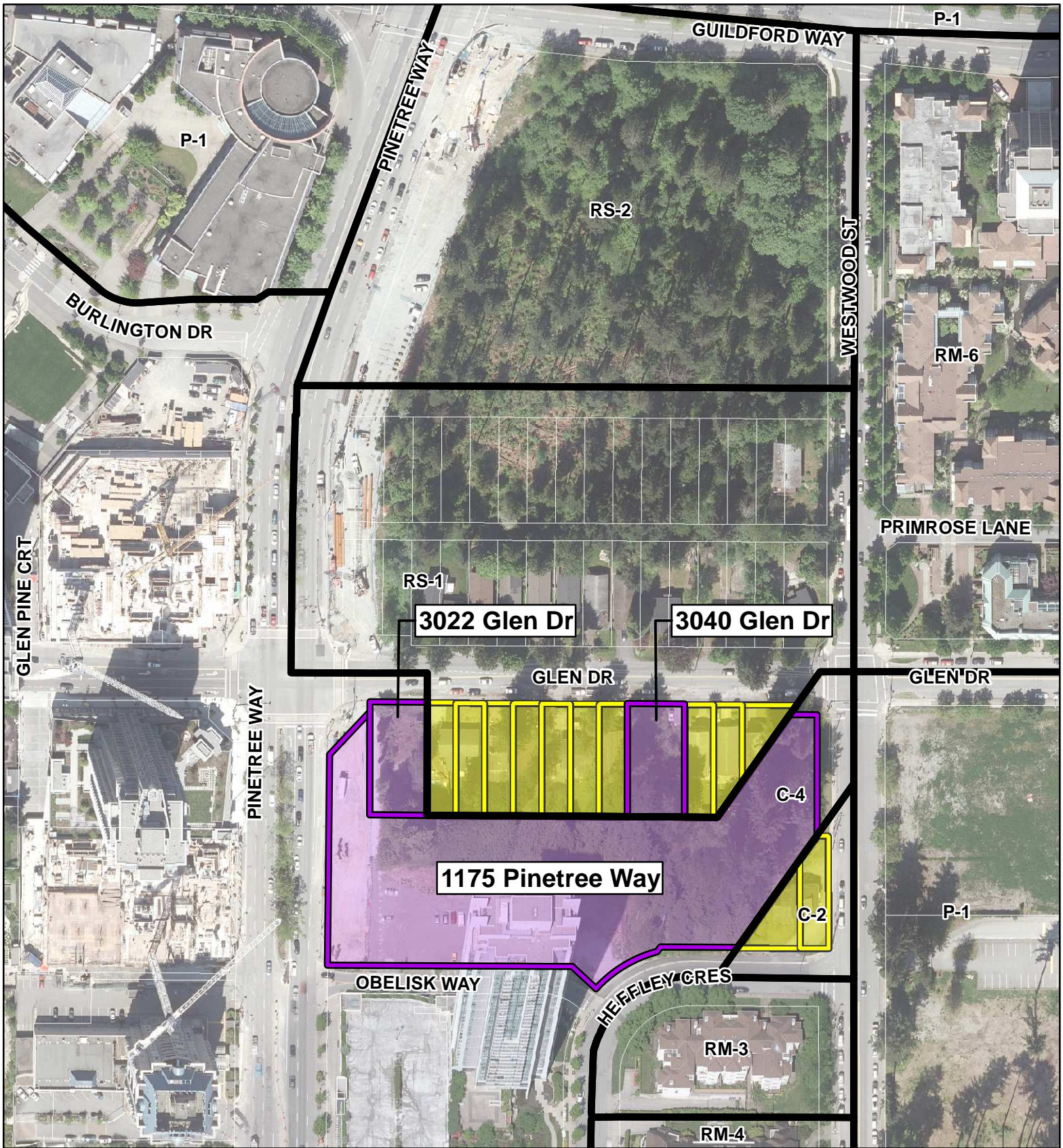
## 5.2 Proposed Project Information

Proposed project information is required for each of the two (2) scenarios outlined in Section 1.1 of this RFP (Single Cohesive Development Scenario and Site Reconfiguration Scenario) including:

- a) Conceptual site plan detailing the location of the buildings proposed for each of the two (2) scenarios including proposed vehicular and pedestrian access points. For the Single Cohesive Development Scenario, such plan shall be for the entire Glen/Pinetree Block. For the Site Reconfiguration Scenario, such plan shall be for the proposed reconfigured City Lands and Remainder Lands.
- b) Proposed project statistics including commercial and residential floor areas, number of units and their sizes, number of parking stalls, levels of underground parking, the number of buildings and the number of floors for each building.
- c) Proposed civic space (if any) that could be offered to the City at a reduced cost. The reduced cost is to be specified. Examples of such space could include parking, commercial, etc. Potential parking made available to the public would not necessarily have to be purchased by the City and could be retained and operated by the developer.

**6. List of Documentation Included Under Separate Cover (Appendices) Forming  
Part of Request For Proposal # 16-06-01  
Dated July 15, 2016**

- A. Site Map
- B. Statutory Right of Way for ALRT Purposes in favour of City of Coquitlam
- C. Statutory Right of Way in favour of British Columbia Power and Hydro Authority
- D. Link to Citywide Official Community Plan  
<http://www.coquitlam.ca/planning-and-development/community-plans/community-plans.aspx>
- E. Link to Zoning Bylaw  
<http://www.coquitlam.ca/city-hall/bylaws/frequently-requested/Zoning-Bylaw.aspx>
- F. Link to Planning and Development Resources  
<http://www.coquitlam.ca/planning-and-development/resources/overview.aspx>
- G. Link to City Plans  
<http://www.coquitlam.ca/city-hall/plans/overview.aspx>

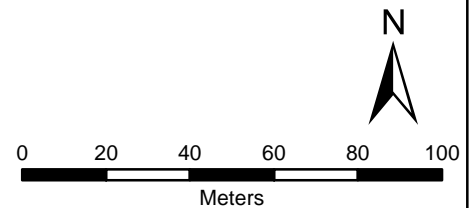


## Glen / Pinetree Block

### Legend

- City Lands (2.71 acres)
- Remainder Lands (1.11 acres)

Zoning Boundary



AD161965

27 JUN 90 14 37

LAND TITLE OFFICE  
NEW WESTMINSTER

DEPOSITED

JUL 23 1990

**SURVEY T.**  
LAND TITLE ACT  
FORM C

(Section 219.9)

Province of  
British Columbia  
GENERAL DOCUMENT

(This area for Land  
Title Office use only)

Page 1 of 8 pages

**1. APPLICATION:**

Margaret Tong, Agent for the District of  
Coquitlam, 1111 Brunette Avenue Coquitlam,  
B.C., V3K 1E9, Tel 526 3611

*Doug*

**2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND**  
(PID) (LEGAL DESCRIPTION)

No PID Nos.

✓ ✓  
Lots 1 & 2, District Lot 384A Group 1  
N.W.D. Plan **85929**

**3. NATURE OF INTEREST\***

Description	Document Reference	Person Entitled to interest
STATUTORY RIGHT-OF-WAY	Entire Instrument Pages 1 to 8	TRANSFeree

**4. TRANSFEROR(S)**

DISTRICT OF COQUITLAM

06/27/90 H13477 CHG NOM 35.00

**5. TRANSFeree(S):** (including occupation(s), postal address(es) and postal code(s))

DISTRICT OF COQUITLAM, 1111 Brunette Avenue, Coquitlam, B.C., V3K 1E9

**6. EXECUTION(S):** By signing this document you are affecting the land in the manner described in Item 3.

*See*

OFFICER SIGNATURE(S)

EXECUTION DATE

PARTY(IES) SIGNATURE(S)

5  
LAND TITLE ACT  
Form 1 (Section 36)

90 6 27  
Y M D

DISTRICT OF COQUITLAM by  
its Authorized Signatory

MEMORANDUM OF REGISTRATION  
Registered on application received on  
the day and at the time written hereon  
Registrar  
New Westminster Land Title Office

**M. DAVID DUNNIGAN**  
- Municipal Solicitor  
District of Coquitlam  
1111 Brunette Avenue,  
Coquitlam, B.C., V3K 1E9  
Tel: 526-3611

*Louis Sekora*  
MAYOR - Louis Sekora

*Theodore Klassen*  
CLERK - Theodore Klassen

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.166, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**ALOUETTE SEARCH**  
SERVICES LTD.



STATUTORY RIGHT OF WAY FOR ALRT PURPOSES

THIS AGREEMENT is made as of the 27<sup>th</sup> day of June, 1990.

BETWEEN:

DISTRICT OF COQUITLAM, a municipal corporation  
having an office at 1111 Brunette Avenue,  
Coquitlam, B.C., V3K 1E9

(the "Grantor")

OF THE FIRST PART

AND:

*SRW*

DISTRICT OF COQUITLAM, a municipal corporation  
having an office at 1111 Brunette Avenue,  
Coquitlam, B.C., V3K 1E9

*PLAN 85930  
Inter Alia*

(the "Grantee")

OF THE SECOND PART

WHEREAS:

- A. The Grantor is the registered owner in fee simple of the Lands (as hereinafter defined);
- B. The Grantee anticipates that part of the Rapid Transit System (as hereinafter defined) will be situate on the Transit Right-of-Way (as hereinafter defined);
- C. Section 214 of the Land Title Act, R.S.B.C. 1979, C.219, provides that a person may and shall be deemed always to have been able to create, by grant or otherwise, in favour of a municipality, an easement without a dominant tenement to be known as a statutory right of way, for any purpose necessary for the operation and maintenance of the grantee's undertaking, including a right to flood;
- D. The Grantee requires and the Grantor has agreed to grant to the Grantee the Statutory Rights-of-Way herein provided for; and
- E. The Statutory Rights-of-Way granted herein are necessary

for the operation and maintenance of the Grantee's undertaking;

NOW THEREFORE in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration now paid by the Grantee to the Grantor (the receipt and sufficiency whereof is hereby acknowledged) the parties hereto covenant and agree as follows:

1. Defined Terms. The following terms shall have the meanings hereinafter specified and definitions given herein shall be applicable to the singular and plural form of the terms defined:
  - (a) "Lands" means all and singular that certain parcel and tracts of lands and premises situate, lying and being in the District of Coquitlam, in the Province of British Columbia, more particularly known and described as:

Lots 1 & 2, District Lot 384A Group 1  
New Westminster District Plan *85929*
  - (b) "Plan" means the Explanatory Plan of Statutory Right-of-Way prepared by Peter T. Mason, British Columbia Land Surveyor, completed June 7, 1990, and filed at the New Westminster Land Title Office under Statutory Right-of-Way Plan Number *85930*, a copy of which is attached hereto.
  - (c) "Rapid Transit Facilities" means anything that may from time to time be brought, acquired, built, or otherwise constructed, erected or installed on, over or under the Transit Right-of-Way Area by or on behalf of the Grantee, constituting a part of the Rapid Transit System, including, but without limitation, the footings, pillars, columns, pilings, foundations, cables, anchors, conduits, tracks, platforms, guideways, station or station facilities, station access facilities, signs, fences, retaining walls, pipes, wires, machinery, equipment and apparatus for telephone, electric lights, heat and power as any public utility company or any municipal, provincial or federal authority may require, conduits or wiring for communication services, water mains or pipes for the conveying, drawing or disposing of water, sewage or liquid waste, insofar as any of the foregoing forms or is to form part of the Rapid Transit System;

- (d) "Rapid Transit System" means a rapid transit system of travel for the Greater Vancouver area; and
- (e) "Transit Right-of-Way Area" means those portions of the Lands shown on the Plan, outlined in heavy black, and more particularly described on the Plan.
2. Grant of Rights-of-Way. The Grantor hereby grants to the Grantee, its successors and permitted assigns in perpetuity:
- (a) a Statutory Right-of-Way for the Grantee and its agents, servants, employees, contractors and workmen and all persons authorized by the Grantee, with or without motor vehicles, to enter in the Transit Right-of-Way Area to construct, reconstruct, place, maintain, repair, use, change, improve or remove the Rapid Transit Facilities, including all necessary appurtenances and connections thereto;
- (b) a Statutory Right-of-Way for the Grantee and its agents, servants, employees, contractors and workmen and all persons authorized by the Grantee, with or without motor vehicles, to enter in the Transit Right-of-Way Area for the purpose generally to do thereon all acts, things and matters necessary or incidental to the business, maintenance, operation or removal of the Rapid Transit Facilities and the Rapid Transit System;
- (c) a Statutory Right-of-Way for the Grantee and its invitees and licensees, including without restricting the generality of the foregoing, all passengers using the Rapid Transit System, to enter, go, pass and repass in the Transit Right-of-Way Area for ingress and egress to and from the Rapid Transit Facilities as well as to and from the public walkways, tunnels, streets, roadways and other points adjacent thereto; and
- (d) a Statutory Right-of-Way for the Grantee and its invitees and licensees, including without restricting the generality of the foregoing, all passengers using the Rapid Transit System, to enter, go, pass and repass in the Transit Right-of-Way Area for the purpose of travelling on the Rapid Transit System.
3. No Interference. The Grantor covenants and agrees with the Grantee that it shall not do or permit to be done any act or thing on the Lands which shall interfere with the rights and purposes granted herein or interfere with the

construction, operation or maintenance of the Rapid Transit Facilities or such works as may be appurtenant thereto or cause damage to the same.

4. Further Assurances. The Grantor covenants with the Grantee that it will execute any such further instruments as required by the Grantee to assure to the Grantee the Statutory Rights-of-Way granted herein and to enable the Grantee to register the said Statutory Rights-of-Way as a charge against title to the Lands in the New Westminster Land Title Office.
5. Alteration of Location. If the Grantee deems it necessary or convenient at any time, during or after the construction or installation, to alter the location of the Rapid Transit Facilities provided for herein, the Grantor agrees to execute a new Statutory Right-of-Way Agreement substantially in the form of this Agreement to authorize and protect the Rapid Transit Facilities in their new location provided that the new location shall be substantially within the Transit Right-of-Way Area and substantially the same area as the Transit Right-of-Way Area and provided that the Grantee shall pay any costs associated with interference with improvements placed or planned to be placed on the Lands by the Grantor. Upon execution, and registration in priority to all other charges against title to the Lands, of the new Agreement, this Agreement shall be deemed to be null and void and the cost of physical relocation, amending Statutory Rights-of-Way Plan and documents for the registration thereof shall be borne by the Grantee.
6. Covenants. Notwithstanding Clause 5 hereof or any new Statutory Right-of-Way created pursuant thereto:
  - (a) the Grantor covenants and agrees that it shall permit the Grantee to peaceably hold and enjoy the rights granted herein;
  - (b) the Grantor acknowledges, covenants and agrees with the Grantee that the Rapid Transit Facilities are, always have been and shall at all times remain personalty and the property of the Grantee, notwithstanding the degree by which the same may be annexed or affixed to the freehold, and the Grantee shall be entitled at any time and from time to time to remove the same in whole or in part, and the Rapid Transit Facilities shall be freely alienable by the Grantee as its own property;
  - (c) the Grantor acknowledges, covenants and agrees with the Grantee that all property rights, title and interest in the Rapid Transit Facilities was, is and continues to be vested in the Grantee;

- (d) the Grantor and the Grantee further agree that if and to the extent that any Rapid Transit Facilities may have vested in the Grantor, the Grantor hereby, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, grants, releases, quitclaims, transfers and assigns such Rapid Transit Facilities to the Grantee;
- (e) the Grantee covenants and agrees to exercise its rights and perform its obligations hereunder in a proper and workmanlike manner and so as to do as little injury, if any, as possible to the Lands and to cause as little interference as possible to the use and enjoyment of the Lands by others, and in exercising its rights in performing its obligations hereunder, the Grantee covenants and agrees to comply with all laws, bylaws and regulations which are applicable to the grantee, the Rapid Transit System or the Statutory Rights-of-Way herein granted and which are in effect from time to time;
- (f) the Grantor and the Grantee agree that the rights of the Grantee hereunder may be assigned to British Columbia Transit, its successor or another public agency or authority if and when the agency or authority undertakes to operate a Rapid Transit System in the District of Coquitlam;
- (g) if the Rapid Transit System which serves the area of the District of Coquitlam in which the Lands are located is constructed but is not constructed on the Transit Right-of-Way Area then at the request of the Grantor, the Grantee will execute and deliver to the Grantor a registrable discharge of this Agreement.
7. Extent of Grant. It is mutually understood, agreed and declared by and between the parties hereto that no part of the fee of the soil or any minerals or mineral rights shall pass to or be vested in the Grantee under or by this Agreement and that the covenants of the Grantor herein are covenants running with the Lands and that none of such covenants shall be personal or binding upon the Grantor, save and except during the Grantor's seisin or ownership of any interest in the Transit Right-of-Way Area, but each parcel of the Lands on which the Transit Right-of-Way Area is located shall nonetheless be and remain at all times charged therewith.

8. Charge on Land. Covenants herein contained run with the Lands, and upon registration this Agreement constitutes a charge on the Land in favour of the District.
9. Release. The Grantor does hereby release and forever discharge the District from and against all manner of actions, causes of action, suits and demands whatsoever at law or at equity save and except for negligence which the Grantor may at any time have by reason of the carrying out of the Works and the exercise by the District of its rights as set out in this Agreement.
10. Reservation of Powers of Expropriation. Notwithstanding anything herein contained the District reserves all rights and powers of expropriation otherwise enjoyed by the District.
11. Gender and Enurement. Wherever the singular or masculine is used in this Agreement, the same shall be deemed to include the plural or the feminine or the body corporate as the context so requires; every reference to each party thereto shall be deemed to include the heirs, executors, administrators, successors, permitted assigns, employees, agents, officers any invitees of such party wherever the context so requires, time is of the essence herein, and subject to Clauses 9(f) and 10 hereof this Agreement shall enure to the benefit of and be binding upon the parties hereto notwithstanding any rule of law or equity to the contrary.

IN WITNESS WHEREOF the parties have duly executed this Agreement on Form C to which this Agreement is attached and which forms part of this Agreement, effective as of the date first above written.

1a

AD161965



# INFORMATION

FILE  DOCUMENT  PAGE \_\_\_\_\_

\_\_\_\_\_

NOT AVAILABLE AT TIME OF FILMING.

DOES NOT EXIST.

OVERSIZE  PLAN  POOR QUALITY  
NOT SUITABLE FOR FILMING, REFER TO: SURVEY

THE FOLLOWING DOCUMENT IS OF POOR QUALITY,  
ALSO RETAINED IN HARD COPY, REFER TO: \_\_\_\_\_



PROVINCE OF B.C.

DO NOT PHOTOCOPY/USE BLACK PEN.

LOTS 1 & 2, D.L. 384A, GP. 1,  
N.W.D., PLAN \_\_\_\_\_

PURSUANT TO SECTION 99 (1) (a), LAND TITLE ACT

SCALE: 1: 1000

ALL DISTANCES ARE IN METRES



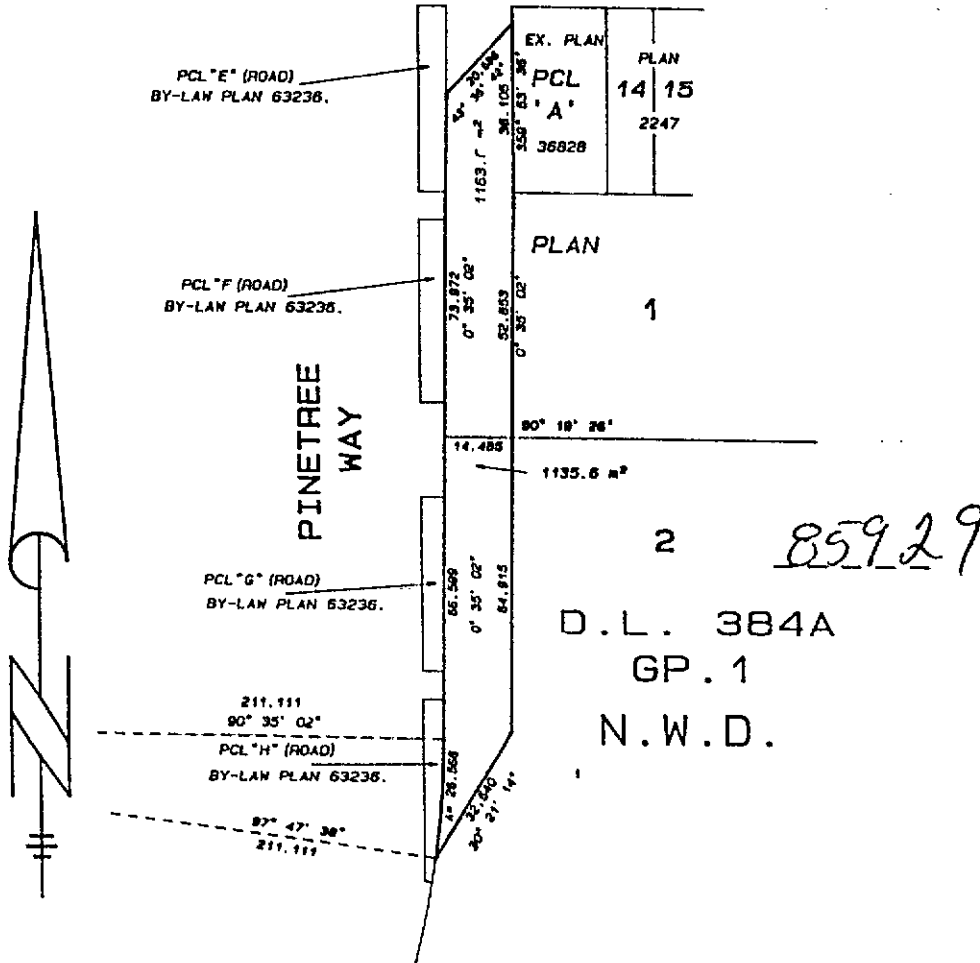
DEPOSITED IN THE LAND TITLE OFFICE AT  
NEW WESTMINSTER, B.C., THIS DAY OF \_\_\_\_\_ 1990.

AD161965

REGISTRAR

REF. NO.

GLEN DRIVE



LEGEND

m<sup>2</sup> DENOTES SQUARE METRES

BEARINGS ARE DERIVED FROM PLAN \_\_\_\_\_

BOOK OF REFERENCE	AREA
LOT 1, D.L. 384A, GP. 1, N.W.D., PLAN _____	1163.8 m <sup>2</sup>
LOT 2, D.L. 384A, GP. 1, N.W.D., PLAN _____	1135.6 m <sup>2</sup>

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PETER T. MASON  
BRITISH COLUMBIA LAND SURVEYOR  
1203 CARTIER AVENUE,  
COQUITLAM, B.C.  
V3K 2C2

TEL: 938-4639  
FAX: 931-7479  
FILE: 90-1749 DRWG: \drawgs\1749EX1.dat

CERTIFIED CORRECT

ACCORDING TO LAND TITLE OFFICE RECORDS,  
DATED THIS 7<sup>th</sup> DAY OF June, 1990.

*[Signature]*  
B.C. LAND SURVEYOR



NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT  
FORM C (Section 233) CHARGE

Apr-29-2016 15:25:52.001

CA5150905

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 4 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

**Tina Winter**  
**WRAI5S**  
Digitally signed by Tina Winter  
WRAI5S  
DN: c=CA, cn=Tina Winter WRAI5S,  
o=Authorized Subscriber, ou=Verify ID  
at=www.juricert.com/LKUP.cfm?  
id=WRAI5S  
Date: 2016.04.29 15:07:29 -0700'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Martina Carrasco, agent for  
British Columbia Hydro and Power Authority  
12th Floor, 333 Dunsmuir Street  
Vancouver BC V6B 5R3  
Document Fees: \$71.58

Telephone: (604) 623-4595  
File: 413-1602.0(X506) April 4, 2016  
Work Task: 1131230 BUE w/dwg bch lmk

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]  
**016-215-532 LOT 1 DISTRICT LOT 384A GROUP 1 NEW WESTMINSTER DISTRICT PLAN  
85929**

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**Statutory Right of Way**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)  Filed Standard Charge Terms D.F. No. **ST020101** (b)  Express Charge Terms Annexed as Part 2  
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**CITY OF COQUITLAM**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY**

333 DUNSMUIR STREET  
VANCOUVER BRITISH COLUMBIA  
V6B 5R3 CANADA

7. ADDITIONAL OR MODIFIED TERMS:

**SEE SCHEDULE**

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

\_\_\_\_\_  
Lauren Hewson  
Commissioner for Taking Affidavits in British Columbia  
Acting Deputy City Clerk 2014-0075  
Expiry Date: Jan 31, 2017  
3000 Guildford Way Coquitlam, BC  
V3B 7N2 604-927-3011  
(as to both signatures)

Execution Date		
Y	M	D
16	4	19

Transferor(s) Signature(s)

CITY OF COQUITLAM by its  
authorized signatory(ies):

\_\_\_\_\_  
Print name: Richard Stewart, Mayor

\_\_\_\_\_  
Print name: Marnie Burnham  
Acting City Clerk

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM D**

**EXECUTIONS CONTINUED**

Officer Signature(s)

**Execution Date**

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
Olga Geraskina

Y	M	D
16	04	21

BRITISH COLUMBIA HYDRO AND  
POWER AUTHORITY by its authorized  
signatory:

Commissioner for Taking Affidavits in British Columbia

British Columbia Hydro and  
Power Authority  
12th Floor, 333 Dunsmuir Street,  
Vancouver, BC V6B 5R3

\_\_\_\_\_  
Print Name: Tina Winter

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM E****SCHEDULE**

PAGE 3 OF 4 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

**7. ADDITIONAL OR MODIFIED TERMS:**

7.1 The Standard Charge Terms ST020101 provide in section 1.1 that the following terms are as defined in the General Instrument Part 1:

(a) The Area of the Works. The "Area of the Works" means that portion of the Land located within 6 metres of either side of the centre of the alignment of the Works.

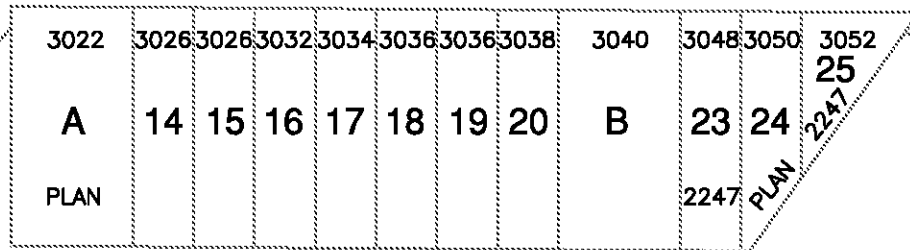
(b) The Works. The "Works" means all things and components, in any combination and using any type of technology or means, necessary or convenient for the purposes of transmitting and distributing electricity and for the purpose of telecommunications, including underground lines, cables, conduits and pipes of every kind, together with access nodes, cabinets, all ancillary appliances and fittings, above ground or underground transformers, including any associated protective installations, and related works.

7.2 The Standard Charge Terms ST020101 are amended by the addition of the following section(s):

"3.2 B.C. Hydro covenants with the Owner that notwithstanding section 2.1 of this Agreement that it will not place Works anywhere upon or within the Land, other than within that portion of the Land as shown approximately in heavy black outline on Drawing Number 1131230, a copy of which is attached hereto, unless permission has been provided by the Owner, which permission will not be unreasonably withheld or delayed."



# GLEN DRIVE



PID: 016-215-532  
 Lot 1 District Lot 384A  
 Group 1 New Westminster District  
 Plan 85929

Approximate  
Location of Works

# OBELISK WAY

Rem. A PLAN BCP35120

AIR SPACE  
PLAN BCP35122

# PINETREE WAY

STRATA PLAN  
EPS2687

Lot 1  
PLAN EPP43456

STRATA PLAN  
LMS13

1188

1180

1175

1169