

December 8, 2017

Jason Ho
Via email: Jason.ho@bcldb.com

Re: Request for Site Assessment – Confirmation of Site Eligibility
BC Liquor Store: GLS #112 - Cardero
Establishment Name: Cardero
Current location: 1655 Davie Street, Vancouver
Proposed location: 1661 Davie Street, Vancouver
Site Eligibility Expires: December 08, 2018

The Liquor Control and Licensing Branch (Branch) has received your Request for Site Assessment.

The proposed site at 1661 Davie Street, Vancouver has been assessed. Although relocations within 1 km of another LRS or BCLS are not generally permitted, this application is eligible to move forward because the address of the proposed location is the same legal address as the existing site. Therefore, the application has been accepted and granted site approval.

The Branch will now consider this site as a proposed store location for the purposes of assessing eligibility of LRS relocation applications and BCLS sites.

Please contact me two weeks prior to opening the store at the new location so that Branch records can be updated to reflect the status of the store at this location and the closure of the previous location. Furthermore, if your plans regarding the new location should change, please notify the Branch.

If you have any questions, please contact me at Erica.Owsianski@gov.bc.ca or 250-952-5772.

Sincerely,



Erica Owsianski
Case Manager

Cc: May Elford, via email

Liquor Control and
Licensing Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 952-5787
Facsimile: 250 952-7066

Location:
4th Floor, 3350 Douglas Street
Victoria BC

[http:// www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)

Current Establishment Name	GLS # 112 Cardero	Proposed Establishment Name	GLS # 112 Cardero
Licence #		Date received	November 24, 2017
Job #		Expiry	

LICENSEE INFORMATION

Licensee name:	BCLDB	Contact name:	Jason Ho (Director, Real Estate)
Mailing Address:	May Eiford - may.elford@bcldb.com (3145)		
Phone:	604 252 3133	Email:	Jason.ho@bcldb.com

ESTABLISHMENT INFORMATION

Current Location:	1655 Davie Street Vancouver BC V6G 1W1		
Proposed Location:	1661 Davie Street Vancouver BC V6G 1W1		
Proposed location type:	<input checked="" type="checkbox"/> standalone <input type="checkbox"/> grocery – store (see grocery notification procedures!)		
PID:	030-120-799	LG/FN Jurisdiction:	Vancouver
Establishment Phone:		Establishment Email:	
<input type="checkbox"/> C&E history:		<input type="checkbox"/> C&E report reviewed for licensee, for proposed third party (if available) and for establishment.	
Is there a TRA or TPO job in progress that may impact this job? Job #(s) _____		If the licence has a TPO, will the TPO also operate the new establishment? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Is the proposed site on the same property or the result of a property redevelopment? <input type="checkbox"/> YES <input type="checkbox"/> NO		Is the licence currently attached to a brewpub? (If yes, see supervisor) <input type="checkbox"/> YES <input type="checkbox"/> NO	

CONSULTANT INFORMATION

Consultant name:	Contact Name:	<input type="checkbox"/> Authorization received
Phone:	Email:	<input type="checkbox"/> Noted in Posse

APPLICATION FORMS & SUPPORTING DOCUMENTS

1. Docs required for application to be deemed complete:	
<input checked="" type="checkbox"/> Application form completed:	<input type="checkbox"/> Licensee declaration signed by authorized signatory
<input type="checkbox"/> Valid Interest at proposed site: Note: must be maintained at both sites until the relocation is finalized.	<input type="checkbox"/> Certificate of Title in the name of the applicant <u>or</u> offer to purchase <u>OR</u> lease or offer to lease; lease must show money exchanged as rent, start/end date, a term of at least 12 months, and be signed by both the landlord and the applicant
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> To scale, showing all buildings (and entrances to those buildings) on the proposed site.
<input checked="" type="checkbox"/> Photos	<input type="checkbox"/> A minimum of four 5' x 7' colour photos of the proposed site, one facing each side
<input type="checkbox"/> Grocery Store Declaration	<input type="checkbox"/> If applicable; must be signed by Grocery Store
2. Docs required for AIP:	
<input type="checkbox"/> Signage	<input type="checkbox"/> Sketch of all proposed exterior signs (if name changing)
<input type="checkbox"/> Acceptable Floor Plans	<input type="checkbox"/> One 8.5" x 11" photocopy of the above, large floor plans. Note: must be reasonably scaled and legible with dimensions required to calculate square footage, location of all doors & windows, rooms must be labeled, furniture etc., shown.

3. Additional docs required prior to final approval

<input type="checkbox"/> Zoning	<input type="checkbox"/> Zoning confirmation received from LG
<input type="checkbox"/> Fully executed valid interest docs	<input type="checkbox"/> if AIP is granted based on an offer to lease/purchase, ensure the fully executed lease or certificate of title are received prior to final approval.

PLOTTING

<input type="checkbox"/> Google Earth	<input type="checkbox"/> Plot proposed site <input type="checkbox"/> Print map showing 1km radius (see mapping procedures) <input type="checkbox"/> Date and label "site ok" or "distance issue" as appropriate.
---------------------------------------	--

Are there any LRS locations (current or proposed) *near or within 1km*? ☐ YES ☐ NO Distance to nearest LRS: ____ km
 If Yes:

- Does the proposed site qualify for exemption from 1km rule? (see Policy Directive 13-04) ☐ YES ☐ NO

If no, send 1km issue letter & BF 2 weeks

CORRESPONDENCE

<input type="checkbox"/> PCL letter sent - BF Date: _____	<input type="checkbox"/> AIP letter sent - BF Date: _____
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FOR ALL GROCERY APPLICATIONS – See Grocery Notification Procedures:

Grocery Notifications & spreadsheet update: ☐ app rec'd ☐ prior to AIP ☐ final inspection date ☐ prior to approval

TERMINATION

☐ Is current establishment active? – if current location was previously made inactive, ensure you make the current location Active again

☐ Remove pin from Google Maps

FINAL ASSESSMENT & PROCESSES

<input type="checkbox"/> Final inspection documents reviewed (check signature)	<input type="checkbox"/> Zoning confirmed by LG/FN
<input type="checkbox"/> Valid interest confirmed (title or fully executed lease)	<input type="checkbox"/> Plans blue-lined
<input type="checkbox"/> Licence status approved (if prev. suspended/dormant)	<input type="checkbox"/> Photos received from inspector, including signage
<input type="checkbox"/> Confirmation that old site is closed (must close day before approval; two sites can't operate on the same day.)	<input type="checkbox"/> Confirm no enforcement action in progress
<input type="checkbox"/> Review 1km letter spreadsheet – send notification email to eligible applicants if required	

<input type="checkbox"/> Housekeeping:	<input type="checkbox"/> Old establishment marked "inactive" in Posse <input type="checkbox"/> Old licenses/floor plans moved to historic docs <input type="checkbox"/> New floor plans uploaded to parent job <input type="checkbox"/> Photos dated and filed appropriately <input type="checkbox"/> Update map pin to change new location from blue to pink
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Liquor Control and Licensing Branch
4th Floor, 3350 Douglas St. Victoria, BC V8W 9J8
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7066

BC LIQUOR STORE (GOVERNMENT LIQUOR STORE) SITE ASSESSMENT APPLICATION

Liquor Control and Licensing Form LCLB089

INSTRUCTIONS:

This package is for government stores only and contains three sections:

Section 1: The Application Checklist lists the required documents you must submit with your application in order for it to be considered by the Branch.

Section 2: The Application Guide explains common terms used in the checklist and application form.

Section 3: The Application Form requests required information.

Section 1: Application Checklist

The following documents must be submitted in the format specified in Section 2 for the LCLB to accurately assess whether your site meets the 1 km distance criteria:

- ☒ 1. Scaled site plan
- ☒ 2. Photographs showing the proposed site
- ☐ 3. Grocery Store Declaration (LCLB090) only if your proposed BCLS site is located within a grocery store.
- ☒ 4. Complete application form

Section 2: Application Guide

Distance Criteria

Your proposed BCLS must be at least 1 km away from any existing or proposed BCLS or LRS. The distance is measured from the front door to the front door of each establishment as the crow flies. The front door is the main entrance to the establishment regardless of whether the location is in a mall, grocery store or free-standing building.

A list of the LRS and BCLS locations is available online at www.gov.bc.ca/liquorregulationandlicensing

If your proposed site falls within 1 km of another approved location, your site may meet the requirements if the location meets one of the prescribed circumstances noted in Liquor Control and Licensing Regulation 14(6). You are responsible for explaining how your site meets those circumstances. Your application will be considered incomplete if your explanation does not contain enough information. You will receive notification if the Branch determines that your proposed site is not compliant with the 1 km distance criteria.

Site Plan

A scaled site plan must show the following:

- location of the front entrance door of the proposed BCLS establishment
- any other buildings/businesses around the proposed BCLS establishment and the entrances to those buildings
- any relevant street names

For example, if your proposed BCLS is to be located in a strip mall a site plan must detail the strip mall including the other stores, the front entrance door of the proposed BCLS location, the parking lot, the closest road or intersection.

If your proposed BCLS is located in a new development, the site plan must detail the other buildings in the development, the front entrance door of the proposed BCLS location, the closest road or intersection.

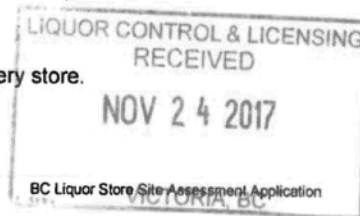
Photographs

A minimum of four current (within 90 days) photographs of the proposed BCLS site, one facing each side of the building/property. Photos need to be current. Pictures from internet sites are not accepted as they may be out of date or do not provide adequate detail.

Grocery Store Declaration

The grocery store declaration must be completed by the grocery store owner if your proposed BCLS site will be located in a grocery store. A grocery store is defined as:

- Primarily engaged in retailing a general line of foods, including canned, dry and frozen food, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, dairy products, baked products and snack foods, and non-liquor beverages, intended for human consumption
- At least 10,000 square feet, including storage
- To maintain eligibility, these conditions must continue to be met, along with the following additional requirements: that the sales revenue from food and non-liquor beverages:
 - Totals at least 70% of non-liquor sales, and
 - Totals at least 50% of all sales, including liquor sales from a retailer located in the grocery store.



Application Form

Complete all fields:

- Parcel Identifier (PID) for your proposed site can be found on the property tax notice or from the Land Titles office.
- The declaration must be signed by a representative of LDB and serves to confirm that LDB has valid interest in the proposed site as shown by one of the following:
 - Certificate of Title or offer/option to purchase the property, or
 - A fully executed lease, or an assignment or offer of lease, which does not expire for at least 12 months.

This information does not need to be submitted with your application but should be available if requested by the LCLB.

Section 3: BCLS Application for Site Assessment

This request is to be completed by a representative of a Government Liquor Store only.

1. Before completing this application, confirm your proposed BCLS location is at least 1km from any existing or proposed LRS location and any existing or proposed BCLS location. For further information about the distance criteria, see Section 2 of the application package.
2. Review the attached checklist and guide (Sections 1 and 2) explaining the requirements for a complete application package.
3. Submit a completed application package to the Branch by email, fax or mail/courier.

Part 1: Application Contact Information

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: Jason Ho

Phone number: 604-252-3133

Fax number: 604-252-3141

E-mail address: jason.ho@bcldb.com

Part 2: Current BCLS Information (if applicable)

Store Name: Cardero

Physical address:

1655 Davie Street

Street

Vancouver

City

BC

Province

V6G 1W1

Postal Code

Part 3: Proposed BCLS Information

Store Name (if new):

Store #:

Proposed Physical Address of BCLS:

1661 Davie Street

Street

Vancouver

City

BC

Province

V6G 1W1

Postal Code

Property Identifier Number (PID) of Proposed Site:

030-120-799

Is the proposed site located within a grocery store? ☐ Yes ☒ No

If yes, provide the name of the grocery store:

Note: The grocery store owner must complete form LCLB090.

Part 4: Declaration

I confirm the following:

- The Liquor Distribution Branch has valid interest in the proposed BCLS location (see Section 2)
- All of the information contained in this application is true and complete to the best of my knowledge.

Full Name: Jason Ho

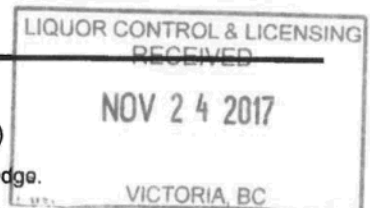
Job title: Director, Real Estate

Signature: 

Date: 23/11/2017

(Day/Month/Year)

Section 57(1)(c) of the Liquor Control and Licensing Act states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59."



Part 6: What Happens Next

The BCLS Site Assessment Process:

1. Complete applications will be assessed to determine whether their proposed site complies with the 1 km distance criteria.
2. If the site is compliant LCLB will issue Site Authorization for a period of 12 months to provide time for construction/renovation of the establishment.
3. When the new location is ready to open LDB will send notification to LCLB, including the date that new location will begin operation, and the date that the previous location will cease to operate (if applicable).

Applicants with incomplete application will be advised in writing what information is required to complete their application. Applicants will be given 30 days to provide a complete application. Your application will only be assessed for the 1 km distance criteria when all outstanding requirements have been submitted. All applications will be reviewed in date order.

If you have any questions about this form or guide, please contact the Liquor Control and Licensing branch by phone or email. You can submit your request by email, fax or mail.

Email: liquor.licensing@gov.bc.ca

Fax: 250-952-7066

Mail: PO Box 9292 Stn Prov Govt, Victoria BC V8W 9J8

Courier only: 4th Floor, 3350 Douglas St, Victoria BC V8Z 3L1

Help Desk Phone: 1-866-209-2111 or at 250-952-5787 (if calling from Victoria or outside of B.C.)

Help Desk Email: LCLBHelpDesk@gov.bc.ca

Application forms and guides are available from our website at www.gov.bc.ca/liquorregulationandlicensing



The information requested on this form is collected by the Liquor Control and Licensing Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

From: [Elford, May LDB:EX](#)
To: [Owsianski, Erica LCRB:EX](#)
Subject: RE: Whistler Creekside
Date: Tuesday, November 21, 2017 2:49:22 PM
Attachments: [image001.gif](#)
[image002.gif](#)

Okie ☺ I will submit the application once my Director says the go ahead.

Thanks,

May Elford

Assistant to Director, Real Estate
BC Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5
T: 604 252-3145 E: may.elford@bcldb.com

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From: Owsianski, Erica SBRT:EX
Sent: Tuesday, November 21, 2017 2:36 PM
To: Elford, May LDB:EX
Subject: RE: Whistler Creekside
It shouldn't but would need an application to know for sure.
Thanks ☺

From: Elford, May LDB:EX
Sent: Tuesday, November 21, 2017 2:35 PM
To: Owsianski, Erica SBRT:EX
Subject: RE: Whistler Creekside

Hi Erica,

Apology for missing the notification part on the letter. I will inform you for any changes. ☺

Yes, Cardero new store will have the same PID as the previous one. This shouldn't be a problem, correct?

Best,

May Elford

Assistant to Director, Real Estate
BC Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5
T: 604 252-3145 E: may.elford@bcldb.com

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From: Owsianski, Erica SBRT:EX
Sent: Tuesday, November 21, 2017 2:31 PM
To: Elford, May LDB:EX <May.Elford@bcldb.com>
Subject: RE: Whistler Creekside

Thanks for information May,

As it states in the letter that was sent out on September 29, 2016, in regards to GLS #228. You need to notify me when the store becomes operational or if the plans to open have changed. Just so I can keep our website and system up to date with the proposed and current sites. As for the Cardero location. Will the PID (parcel identifier) be the same at the new site as it was at the old site? There isn't any special about a redevelopment but you do have to ensure that store is eligible for the new location.

Thanks ☺

Erica Owsianski | Licensing Case Manager
Liquor Control & Licensing Branch
Ministry of Attorney General

Due to security concerns, Liquor Control and Licensing Branch will not accept electronically transmitted applications containing credit card information.

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From: Elford, May LDB:EX
Sent: Tuesday, November 21, 2017 2:26 PM
To: Owsianski, Erica SBRT:EX
Subject: RE: Whistler Creekside

Hi Erica

GLS #228 Park Royal was opened on May 26th, 2017.

What is the procedure when the store is completed? Do I send you a quick email?

GLS #112 Cardero was closed at the end of August and our team was working on finalizing the deal. It is a redevelopment. The agreement is almost complete and I'm preparing an application for you.

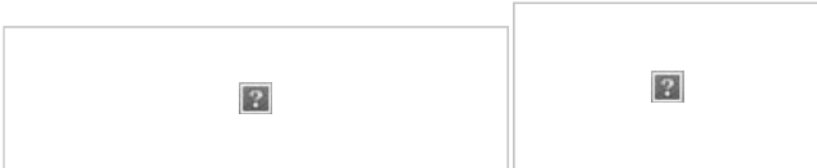
We won't have any photos of the site as it is under construction. We have the survey plan and renderings from the architect company. Is there any special requirements for redevelopment?

Thanks,

May Elford

Assistant to Director, Real Estate
BC Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5
T: 604 252-3145 E: may.elford@bcldb.com

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From: Owsianski, Erica SBRT:EX
Sent: Tuesday, November 21, 2017 11:29 AM
To: Elford, May LDB:EX <May.Elford@bcldb.com>
Subject: RE: Whistler Creekside

Hey May,

I wanted to follow up on the proposed location at 785 Park Royal Mall in West Vancouver, GLS # 228. I haven't heard if this location is up in running yet?

Also I understand that 1655 Davie Street GLS #112 has closed. Does it plan to relocate to somewhere? If so do you know where?

Erica Owsianski | Licensing Case Manager
Liquor Control & Licensing Branch
Ministry of Attorney General

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From: Elford, May LDB:EX
Sent: Thursday, November 16, 2017 11:27 AM
To: Owsianski, Erica SBRT:EX
Subject: RE: Whistler Creekside

Thank you for the extension letter.

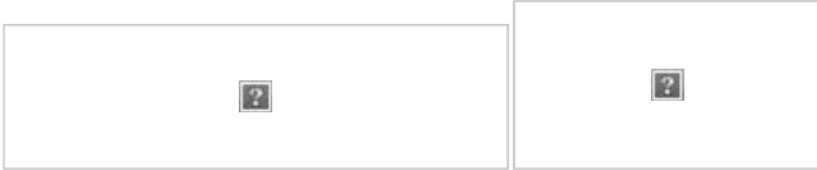
Best,

May Elford

Assistant to Director, Real Estate
BC Liquor Distribution Branch

2625 Rupert Street, Vancouver BC V5M 3T5
T: 604 252-3145 E: may.elford@bcldb.com

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From: Owsianski, Erica SBRT:EX
Sent: Wednesday, November 15, 2017 9:29 AM
To: Ho, Jason LDB:EX <jason.ho@bcldb.com>
Cc: Elford, May LDB:EX <May.Elford@bcldb.com>
Subject: Whistler Creekside

Good Morning,
Please see the attached letter for further information.

Erica Owsianski | Licensing Case Manager
Liquor Control & Licensing Branch
Ministry of Attorney General

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From: [Elford, May LDB:EX](#)
To: [Owsianski, Erica LCRB:EX](#)
Subject: BCLS #112 Cardero - Site Assessment Application (Redevelopment)
Date: Friday, November 24, 2017 12:17:18 PM
Attachments: [LCLB_Application_Renderings.pdf](#)
[20171124_Cardero_SiteAssessment_Application.pdf](#)
[image001.gif](#)
[image002.gif](#)
[20170519_SitePlan_EPP70501.pdf](#)
[20170419_LandTitle_CA5939538.pdf](#)
[20171101_Cardero_Streetview.pdf](#)

Hi Erica,

We have attached the site assessment application for the redevelopment of BC Liquor Store #112 Cardero in Vancouver.

Please be advised that the PID (Parcel Identifier) of the proposed location is the same as the existing location (*as stated in the Liquor Control & Licensing Regulation section 60*)

Should any further information is required, please do not hesitate to contact me.

Kind Regards,

May Elford

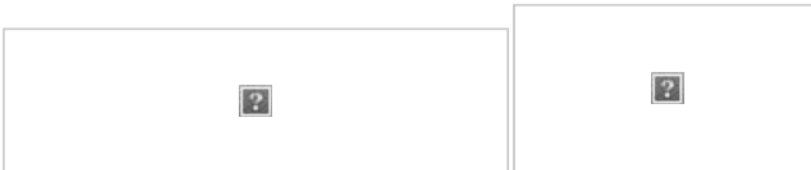
Assistant to Director, Real Estate

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T: 604 252-3145 E: may.elford@bclddb.com

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1641 DAVIE STREET

Vancouver, BC

Grocery Level

SAFEWAY 

43,000 sf.

Cardero Street

Davie Street

Retail Level

Loading
Bays

2,802 sf.

3,905 sf.

West
Residential
Elevator
Lobby

P1 - 63 Stalls

Ramp to P2
(54 Stalls)

East Residential
Elevator Lobby

Cardero Street

2,111 sf.

Elevator Lobby to
Grocery Store

Davie Street

Western Canada:
521 – 54th Avenue NW
Calgary, AB T2K 5S2
587.955.6828
crombie.ca

Central Canada & Quebec:
5935 Airport Road, Suite 810
Mississauga, ON L4V 1W5
905.614.5440
crombie.ca

Head Office & Atlantic Canada:
610 East River Road, Suite 200
New Glasgow, NS B2H 3S2
902.755.8100
crombie.ca



TITLE SEARCH PRINT

File Reference:

2017-05-19, 15:46:21

Requestor: Marsha Cromwell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5939538 CA3440818 CA3440819
Application Received	2017-04-19
Application Entered	2017-05-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SNOWCAT PROPERTY HOLDINGS LIMITED, INC.NO. A0090224 610 EAST RIVER ROAD NEW GLASGOW, NS B2H 3S2
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-120-799 LOT 1 BLOCK 61 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP70500
Legal Notations	HERETO IS ANNEXED RESTRICTIVE COVENANT BK247238 OVER LOT A BLOCK 68 PLAN 21357 HERETO IS ANNEXED RESTRICTIVE COVENANT BK247239 OVER AMENDED LOT 30 (SEE 24669K) BLOCK 68 PLAN 2565 HERETO IS ANNEXED RESTRICTIVE COVENANT BK313659 OVER LOT 31 BLOCK 68 PLAN 2565 (SEE BK247239) HERETO IS ANNEXED RESTRICTIVE COVENANT BK313660 OVER LOT 32 BLOCK 68 PLAN 2565 (SEE BK247239)

TITLE SEARCH PRINT

File Reference:

2017-05-19, 15:46:21

Requestor: Marsha Cromwell

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349008 OVER LOT 32 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349009 OVER LOT 33 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349010 OVER LOT 34 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349011 OVER LOT 35 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929972 OVER AIR SPACE PARCEL
A DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP35671

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929974 OVER AIR SPACE PARCEL
B DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP25671

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929976 OVER AIR SPACE PARCEL
C DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP25671

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA3446892
FILED 2013-11-07

Charges, Liens and Interests

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	502086M
Registration Date and Time:	1969-12-30 15:00
Registered Owner:	CITY OF VANCOUVER
Remarks:	ALL, EXCEPT PART DERIVED FROM FORMER LOT "B" PLAN 6341; EXTENDED BY K32251 26/05/1982
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	K32251
Registration Date and Time:	1982-05-26 14:53
Registered Owner:	CITY OF VANCOUVER
Remarks:	PART DERIVED FROM FORMER LOT "B", PLAN 6341 EXTENSION OF EASEMENT AND INDEMNITY AGREEMENT 502086M
Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	BG408251
Registration Date and Time:	1993-11-12 12:53
Registered Owner:	CITY OF VANCOUVER

TITLE SEARCH PRINT

File Reference:

2017-05-19, 15:46:21
Requestor: Marsha Cromwell

Pending Applications

Parcel Identifier:

Application Number/Type:	030-120-799
Application Number/Type:	CA6008454 LEGAL NOTATION
Application Number/Type:	CA6008455 COVENANT
Application Number/Type:	CA6008456 PRIORITY AGREEMENT
Application Number/Type:	CA6008457 PLAN APPLICATION
Application Number/Type:	CA6008458 STATUTORY RIGHT OF WAY
Application Number/Type:	CA6008459 PRIORITY AGREEMENT
Application Number/Type:	CA6008460 COVENANT
Application Number/Type:	CA6008461 PRIORITY AGREEMENT
Application Number/Type:	CA6008462 COVENANT
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Application Number/Type:	CA6008471 PRIORITY AGREEMENT
Application Number/Type:	CA6008472 COVENANT
Application Number/Type:	CA6008473 PRIORITY AGREEMENT
Application Number/Type:	CA6008474 STATUTORY RIGHT OF WAY
Application Number/Type:	CA6008475 PRIORITY AGREEMENT
Application Number/Type:	CA6008476 COVENANT
Application Number/Type:	CA6008477 PRIORITY AGREEMENT
Application Number/Type:	CA6008478 COVENANT
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Application Number/Type:	CA6008480 EQUITABLE CHARGE
Application Number/Type:	CA6008481 PRIORITY AGREEMENT
Application Number/Type:	CA6008482 STATUTORY RIGHT OF WAY
Application Number/Type:	CA6008483 PRIORITY AGREEMENT
Application Number/Type:	CA6008484 COVENANT
Application Number/Type:	CA6008485 PRIORITY AGREEMENT
Application Number/Type:	CA6008486 COVENANT
Application Number/Type:	CA6008487 PRIORITY AGREEMENT
Application Number/Type:	CA6008488 EQUITABLE CHARGE
Application Number/Type:	CA6008489 PRIORITY AGREEMENT
Application Number/Type:	EPP70501 SURVEY PLAN

TITLE SEARCH PRINT

2017-05-19, 15:46:21

File Reference:

Requestor: Marsha Cromwell

Nature: LEASE
Registration Number: BL89707
Registration Date and Time: 1997-03-13 14:36
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: PART SHOWN ON EXPLANATORY PLAN VAP20528
WITH RIGHT OF RENEWAL
RENEWED AND MODIFIED BY BB1314403

Nature: COVENANT
Registration Number: BV425578
Registration Date and Time: 2003-10-16 15:09
Registered Owner: CITY OF VANCOUVER

Nature: MODIFICATION
Registration Number: BB1314403
Registration Date and Time: 2011-03-25 13:05
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: RENEWAL AND MODIFICATION OF BL89707
PART SHOWN ON EXPLANATORY PLAN VAP20528

Duplicate Infeasible Title

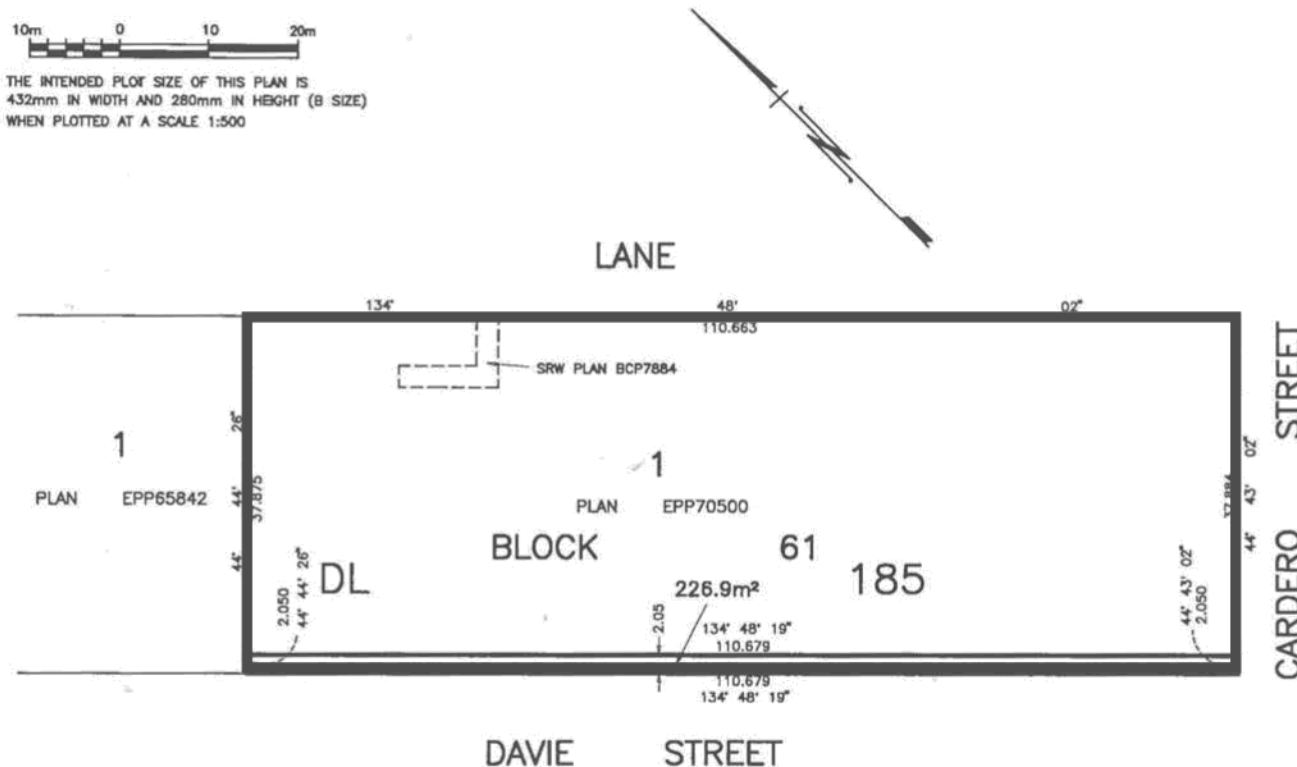
NONE OUTSTANDING

Transfers

NONE

PLAN EPP70501

THE INTENDED PLOT SIZE OF THIS PLAN IS
432mm IN WIDTH AND 280mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE 1:500



INTEGRATED SURVEY AREA NO. 31,
CITY OF VANCOUVER, NAD83 (CSRS) 4.0.0.BC.1.GVRD
GRID BEARINGS ARE DERIVED FROM PLAN EPP70500.

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS :
PLAN EPP70500

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CHRISTOPHER R. EL-ARAJ, BCLS (847)
19th DAY OF MAY, 2017.

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
210A-3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3384

TITLE SEARCH PRINT

File Reference:

2017-05-19, 15:46:21

Requestor: Marsha Cromwell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA5939538 CA3440818 CA3440819
Application Received	2017-04-19
Application Entered	2017-05-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SNOWCAT PROPERTY HOLDINGS LIMITED, INC.NO. A0090224 610 EAST RIVER ROAD NEW GLASGOW, NS B2H 3S2
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-120-799 LOT 1 BLOCK 61 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP70500
Legal Notations	HERETO IS ANNEXED RESTRICTIVE COVENANT BK247238 OVER LOT A BLOCK 68 PLAN 21357 HERETO IS ANNEXED RESTRICTIVE COVENANT BK247239 OVER AMENDED LOT 30 (SEE 24669K) BLOCK 68 PLAN 2565 HERETO IS ANNEXED RESTRICTIVE COVENANT BK313659 OVER LOT 31 BLOCK 68 PLAN 2565 (SEE BK247239) HERETO IS ANNEXED RESTRICTIVE COVENANT BK313660 OVER LOT 32 BLOCK 68 PLAN 2565 (SEE BK247239)

TITLE SEARCH PRINT

File Reference:

2017-05-19, 15:46:21

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HERETO IS ANNEXED RESTRICTIVE COVENANT BK349008 OVER LOT 32 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349009 OVER LOT 33 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349010 OVER LOT 34 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT BK349011 OVER LOT 35 BLOCK 67
PLAN 210

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929972 OVER AIR SPACE PARCEL
A DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP35671

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929974 OVER AIR SPACE PARCEL
B DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP25671

HERETO IS ANNEXED RESTRICTIVE COVENANT CA2929976 OVER AIR SPACE PARCEL
C DISTRICT LOT 185 GROUP 1 NWD AIR SPACE PLAN EPP25671

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA3446892
FILED 2013-11-07

Charges, Liens and Interests

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	502086M
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Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE



