



REFERRAL REPORT

Report Date: April 21, 2026
Contact: Esther Yuen
Contact No.: 604.871.6049
RTS No.: 18582
VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (847) Text Amendment: 133-159 West 49th Avenue (Formerly 131-163 West 49th Avenue)

Recommendation to refer

THAT the rezoning application and plans, to amend the Zoning and Development By-law as described below, be referred to a Council meeting together with the recommendations set out below, because the application is consistent with all relevant official development plans, including the *Vancouver Official Development Plan* and does not require a Public Hearing, and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Council meeting.

Recommendations for Council

- A. THAT the application by Alabaster Developments Ltd., on behalf of 1327278 B.C. Ltd.¹, the registered owner of the lands located at 133-159 West 49th Avenue [*legally described as set out in Appendix F*] to amend CD-1 (847) (Comprehensive Development) District By-law No. 13626 to increase the maximum floor space ratio (FSR) from 2.5 to 2.62 to permit mezzanines within existing double height spaces in ground-floor commercial spaces, be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (847) By-law No. 13626, prepared in accordance with Appendix A, be approved in principle;

¹ Beneficially owned and controlled by Alabaster (Langara) Master LP

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received November 7, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application at 133-159 West 49th Avenue to amend CD-1 (847) (Comprehensive Development) District under the *Cambie Corridor Plan (Plan)*. This amendment proposes to increase the floor space ratio (FSR) from 2.50 to 2.62 to allow for mezzanine spaces within existing double-height spaces of ground-floor commercial retail units. No other changes are proposed to the building. This application is consistent with the *Vancouver Official Development Plan* and the *Cambie Corridor Plan* and associated policies.

Section 559.02(3) of the Vancouver Charter provides that a Public Hearing is not required to consider a zoning by-law amendment where the proposal is consistent with all applicable official development plans including the *Vancouver Official Development Plan*. The proposed zoning by-law amendment in this report is consistent with all applicable official development plans, including the *Vancouver Official Development Plan*, which means Council has the discretion to refer them to a Public Hearing. Staff are recommending that this application be referred to a Council meeting because it does not alter the form of development of the existing building and did not receive a significant public response. However, Council has the discretion to refer the by-law to a Public Hearing.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

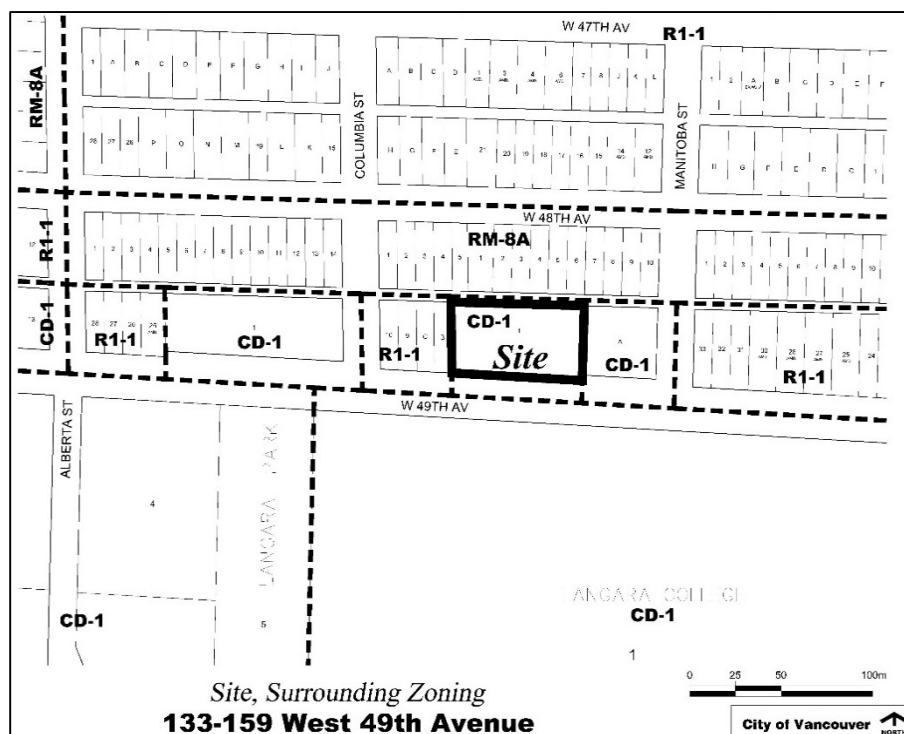
Context and Background

1. Site and Context

The subject site was recently subdivided and is comprised of 94 strata lots (69 residential and 25 commercial), located mid-block on the north side of West 49th Avenue between Manitoba and Columbia Streets (see Figure 1). The site is currently developed with a four-storey mixed-use building containing strata-residential units, office space, and ground-floor strata-commercial retail units. Surrounding properties are zoned R1-1, RM-8A, or CD-1, which permit detached houses, multiplexes, townhomes, and four-storey mixed-use buildings. South of 49th Avenue is Langara College, the Langara Family YMCA and the Langara Estates. The Langara Family YMCA site was approved in 2025 for a community centre, childcare, commercial, and residential uses.

The subject site is located two blocks east of the Langara-49th Avenue Canada Line Station, and the neighbourhood is undergoing significant change with future redevelopment as per the *Plan and Transit-Oriented Areas Rezoning Policy*.

Figure 1: Site and Surrounding Zoning



2. Policy Context

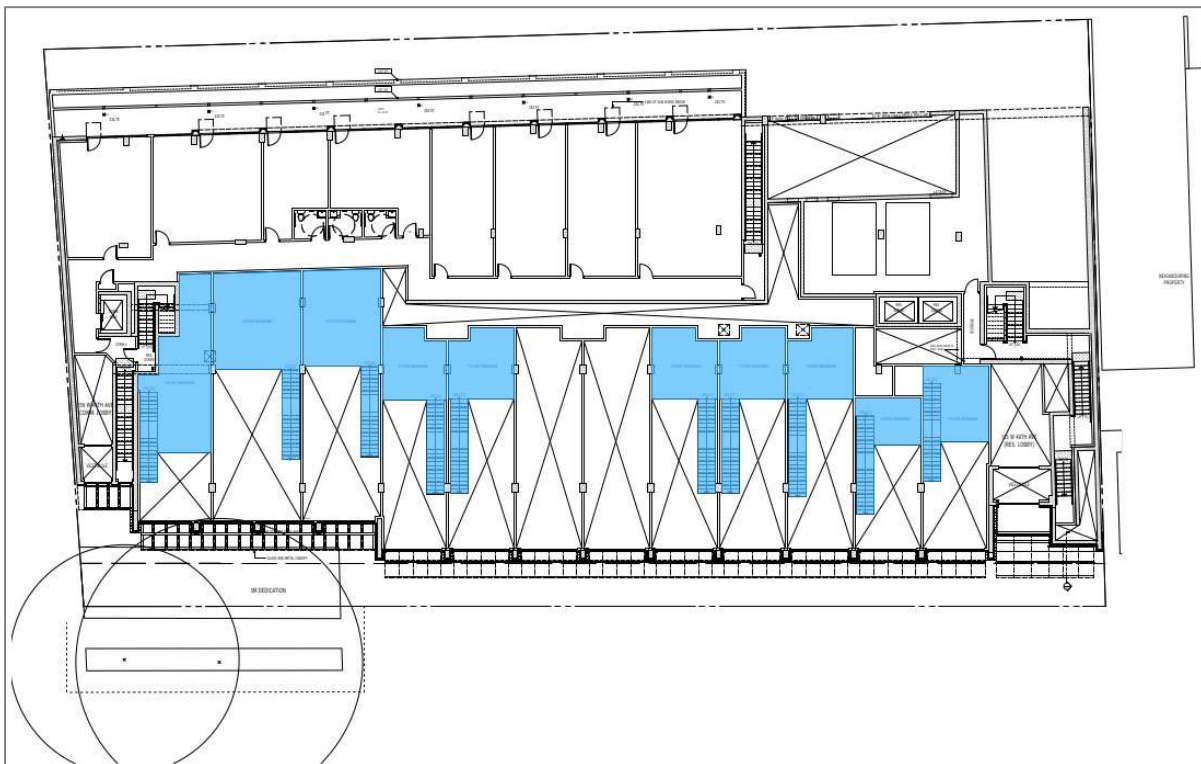
- **Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Mixed-use – Low-Rise, which consists of low-rise, commercial or mixed-use residential apartments up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Non-residential uses are required.
- **Cambie Corridor Plan:** The site is located in the Langara neighbourhood subsection 4.4.3 49th Avenue: Active Link-Ontario Street for which the *Plan* provides direction for mixed-use buildings with a height of up to 4.2 storeys.

Discussion

1. Proposal

The proposal is to amend the CD-1 (847) By-law to increase the floor space ratio (FSR) from 2.5 to 2.62, which increases the allowable floor area by approximately 330.9 sq. m (3,562 sq. ft.). This proposal would allow strata-commercial owners to add more commercial floor area on mezzanine floors (see Figure 2), and provides greater flexibility in interior layouts. No other changes to the building's form of development are proposed.

Figure 2: Plan showing proposed mezzanines (in blue) and ground-floor spaces below



2. Transportation and Parking

Parking and loading for the increase in floor area are to be in accordance with the Parking By-law. The site is well-served by transit, as it is located on a bus route along 49th Avenue and two blocks east of the Langara-49th Avenue Canada Line Station.

3. Public Input

Public notification methods included a webpage, site signage, and mailed postcards. Public input was collected primarily using an online comment form and email. Refer to the application webpage: <https://www.shapeyourcity.ca/133-159-w-49-ave>.

In total, two submissions of support were received. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

4. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay a DCL of \$93,380 based on December 2025 rates.
- **Community Amenity Contribution:** This application is subject to the *Community Amenity Contribution (CAC) Policy for Rezoning*s. The applicant has offered a cash CAC of \$40,913. Real Estate Services staff have reviewed the application and concluded that the total CAC value offered by the applicant is appropriate and accept the offer. If approved, the cash CAC will be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

The proposed increase in commercial floor area is expected to provide a DCL payment and a cash CAC. See Appendix D for additional details.

Conclusion

The proposed increase in commercial floor area and public benefits are consistent with the *Vancouver Official Development Plan* and the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the by-law to amend CD-1 (847) in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
133-159 WEST 49TH AVENUE
PROPOSED CD-1 BY-LAW AMENDMENTS

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 13626.
2. In section 5.2, Council strikes out "2.5" and substitutes "2.62".

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APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the by-law to amend the text of CD-1 (847) By-law No. 13626, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Community Amenity Contribution

1. Pay to the City a contribution of \$40,913 to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the by-law to amend CD-1 (847), at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2. As applicable:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

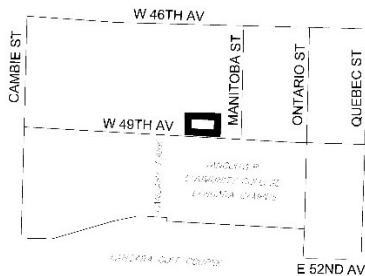
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APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	December 16, 2025	www.shapeyourcity.ca/133-159-w-49-ave
Postcard mailed	January 12, 2026	832 notices mailed (approximate)
Site sign installed	January 16, 2026	n/a
Online comment form	December 2025 to February 2026	2 submissions <ul style="list-style-type: none"> • 2 responses support • 0 responses opposed • 0 responses mixed
Other input (phone calls, direct emails, etc.)	December 16, 2025, to February 28, 2026	0 submissions
Total webpage views	December 16, 2025, to February 28, 2026	204 page views
Total Submissions (Comments submitted + questions asked + other input methods)		2 submissions

Map of Notification Area



NOTIFICATION AREA

Two general comments of support were received.

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**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ¹	\$71,102
Utilities DCL ¹	\$22,278
CAC: Cash	\$40,913
TOTAL	\$134,293

¹ Based on rates in effect as of December 10, 2025, and the proposed 330.9 sq. m (3,562 sq. ft.) of commercial floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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**APPENDIX E
 REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
133-159 West 49th Avenue	See Appendix F	See Appendix F

Applicant Team

Applicant	Alabaster Developments Ltd.
Property Owner	1327278 B.C. Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (847)	CD-1 (847)
Site Area	2,868 sq. m (30,869 sq. ft.)	No change
Land Use	Residential and Commercial	No change
Maximum FSR	2.5	2.62
Maximum Height	Top of Parapet: 17.7 m (58 ft.) Top of Amenity: 21.3 m (70 ft.)	No change
Floor Area	7,170 sq. m (77,173 sq. ft.)	7,500.4 sq. m (80,734 sq. ft.)

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**APPENDIX F
 LEGAL DESCRIPTION OF THE LANDS**

133 – 159 West 49th Avenue - Residential Strata Lots

Parcel Identifier (PID)	Legal Description
032-809-387	Strata Lot 1 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-395	Strata Lot 2 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-409	Strata Lot 3 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-417	Strata Lot 4 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-425	Strata Lot 5 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-433	Strata Lot 6 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-441	Strata Lot 7 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-450	Strata Lot 8 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-468	Strata Lot 9 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-476	Strata Lot 10 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-484	Strata Lot 11 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-492	Strata Lot 12 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-506	Strata Lot 13 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-514	Strata Lot 14 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-522	Strata Lot 15 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-531	Strata Lot 16 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-549	Strata Lot 17 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-557	Strata Lot 18 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-565	Strata Lot 19 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-573	Strata Lot 20 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-581	Strata Lot 21 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-590	Strata Lot 22 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-603	Strata Lot 23 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280

032-809-611	Strata Lot 24 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-620	Strata Lot 25 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-638	Strata Lot 26 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-646	Strata Lot 27 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-654	Strata Lot 28 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-662	Strata Lot 29 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-671	Strata Lot 30 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-689	Strata Lot 31 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-697	Strata Lot 32 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-701	Strata Lot 33 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-719	Strata Lot 34 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-727	Strata Lot 35 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-735	Strata Lot 36 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-743	Strata Lot 37 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-751	Strata Lot 38 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-760	Strata Lot 39 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-778	Strata Lot 40 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-786	Strata Lot 41 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-794	Strata Lot 42 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-808	Strata Lot 43 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-816	Strata Lot 44 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-824	Strata Lot 45 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-832	Strata Lot 46 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-841	Strata Lot 47 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-859	Strata Lot 48 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-867	Strata Lot 49 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-875	Strata Lot 50 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-883	Strata Lot 51 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280

032-809-891	Strata Lot 52 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-905	Strata Lot 53 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-913	Strata Lot 54 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-921	Strata Lot 55 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-930	Strata Lot 56 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-948	Strata Lot 57 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-956	Strata Lot 58 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-964	Strata Lot 59 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-972	Strata Lot 60 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-981	Strata Lot 61 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-809-999	Strata Lot 62 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-008	Strata Lot 63 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-016	Strata Lot 64 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-024	Strata Lot 65 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-032	Strata Lot 66 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-041	Strata Lot 67 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-059	Strata Lot 68 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
032-810-067	Strata Lot 69 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11280
	Common Property Strata Plan EPS11280

133 – 159 West 49th Avenue – Commercial Strata Lots

Parcel Identifier (PID)	Legal Description
032-810-091	Strata Lot 1 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-105	Strata Lot 2 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-113	Strata Lot 3 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-121	Strata Lot 4 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-130	Strata Lot 5 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-148	Strata Lot 6 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281

032-810-156	Strata Lot 7 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-164	Strata Lot 8 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-172	Strata Lot 9 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-181	Strata Lot 10 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-199	Strata Lot 11 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-202	Strata Lot 12 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-211	Strata Lot 13 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-229	Strata Lot 14 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-237	Strata Lot 15 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-245	Strata Lot 16 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-253	Strata Lot 17 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-261	Strata Lot 18 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-270	Strata Lot 19 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-288	Strata Lot 20 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-296	Strata Lot 21 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-300	Strata Lot 22 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-318	Strata Lot 23 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-326	Strata Lot 24 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
032-810-334	Strata Lot 25 Blocks 1000 and 1163 District Lot 526 Group 1 New Westminster District Strata Plan EPS11281
	Common Property Strata Plan EPS11281

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