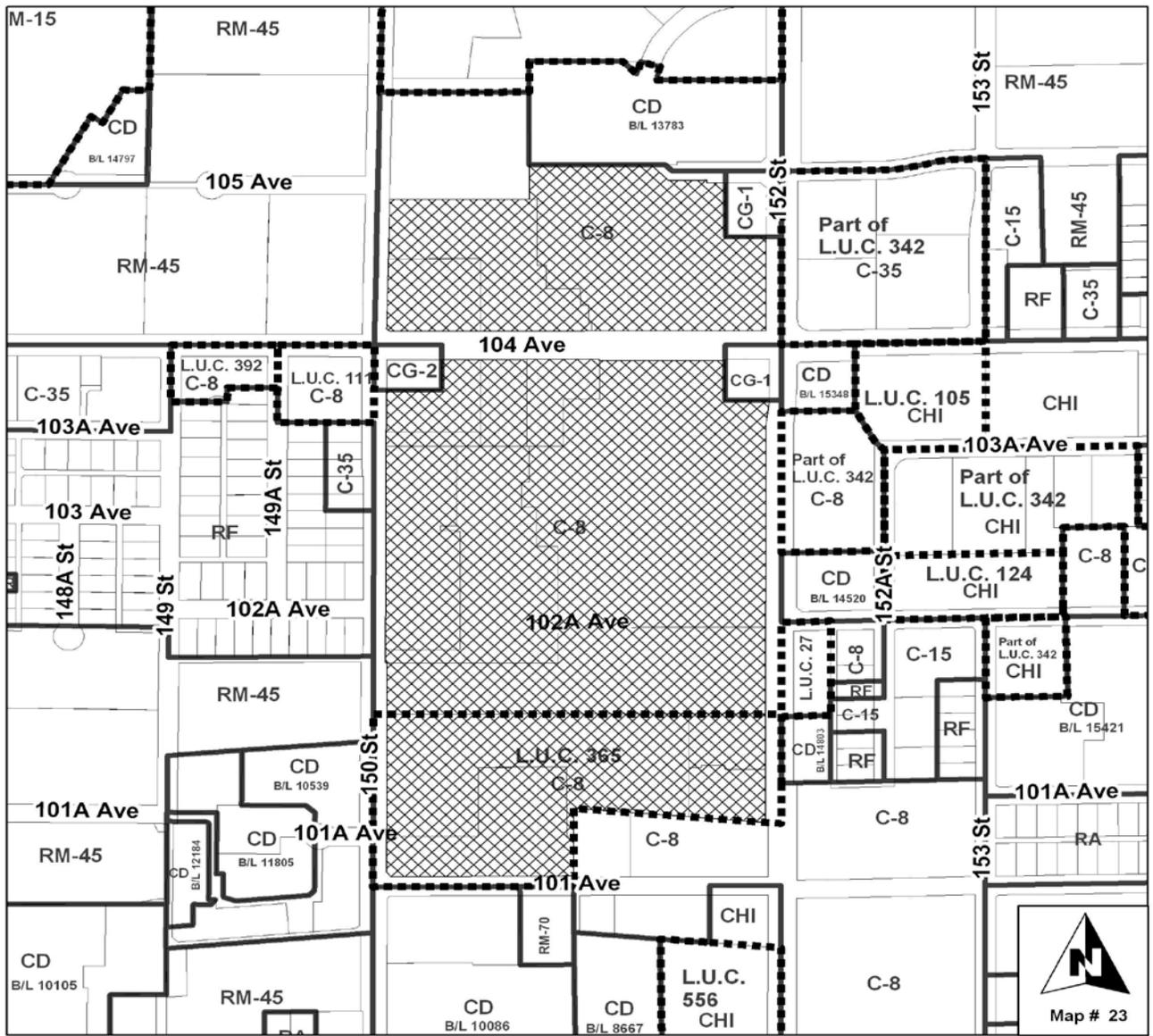


**Proposal:** Discharge LUC No. 365 to allow the site to be regulated by the underlying C-8 Zone. Development Permit to allow construction of a new Wal-Mart store and phased development. DVP to vary setback and signage regulations.

**Recommendation:** Approval to Proceed

**Location:** Various Addresses      **Zoning:** C-8 and LUC No. 365

**OCP Designation:** Town Centre and Commercial      **Owner:** 4239431 Canada Inc.



## PROJECT TIMELINE

Original Completed Application Submission Date:	September 26, 2006
Additional Application Submission Date:	November 13, 2006
Original Planning Report Date:	November 20, 2006
Additional Submission Date:	December 15, 2006
Additional Planning Comments Date:	December 18, 2006

## PROPOSAL

The applicant is proposing:

- a discharge of Land Use Contract No. 365;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations:
  - to reduce building setback of the C-8 Zone for the proposed Wal-Mart store along the west property line from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
  - to vary the Sign By-law to allow the 18 proposed over height roof and free-standing signs facing 150 and 152 Streets;

in order to allow the following:

- the redevelopment of the Guildford Town Centre Mall based on a general development concept; and
- the construction of a new 18,808-square metre (202,451 sq. ft.) Wal-Mart store, with a grocery component and the associated parking facilities forming part of the proposed Phase 1.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 365 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0413-00 generally in accordance with the attached drawings (Appendix II) modified to satisfactorily address the design issues as documented in Appendix V.
3. Council deny the following proposed variance:
  - (a) to vary the Sign By-law to permit the installation of 18 over height roof and free-standing signs facing 150 and 152 Streets.

4. Council approve Development Variance Permit No. 7906-0413-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues, including restrictive covenants, road dedications, and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) registration of land consolidation and road dedication plans to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Environment;
  - (d) resolution of design issues identified in Appendix IV to the satisfaction of the City Architect and City Landscape Architect;
  - (e) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

### REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the resolutions of engineering issues and completion of Engineering servicing requirements (Appendix V).

### DEVELOPMENT CONSIDERATIONS

#### Background

- At the November 20, 2006 Regular Council – Land Use meeting, Council considered a Planning Report (Appendix VI) on a development application to undertake a phased redevelopment of the Guildford Town Centre Mall with Phase 1 proposing the construction of a 20,438-square metre (220,000-sq. ft.) Wal-Mart store and associated parking structure. Council subsequently endorsed the following recommendations:
  1. *Council receive this report as information; and*
  2. *Council refer the application back to staff to work with the applicants in developing a more urban and pedestrian-friendly development, which better responds to the location of the Guildford Mall as the heart of the Guildford Town Centre in accordance with the design strategies listed in the Project Evaluation Section of the report.*

- Since Council's initial consideration of this application, staff have been diligently working with the applicant to address the design strategies identified in the original Planning Report.
- Since presenting this proposal to Council, a design workshop was conducted with staff and the applicant's consultants on November 28, 2006. The objective of the design workshop, held on November 28, 2006, was to discuss solutions to address the design issues listed in the Project Evaluation Section of the initial Planning Report, and to provide the applicant and the consultants the needed direction in developing plans for review by the Advisory Design Panel (ADP). A subsequent review of a revised design submission was undertaken by the Advisory Design Panel on December 7, 2006.

### Scope of Current Application

- The current proposal involves the following:
    - a discharge of Land Use Contract No. 365 regulating 10160 – 150 Street; 15051 – 101 Avenue; 10181 – 152 Street; and 10191 – 152 Street, to permit the underlying C-8 Zone to govern this site;
    - a general Development Permit to establish an overall development scheme with an overall site plan, access and circulation system, pedestrian connections, general form and character of buildings, and landscape concept for the whole mall site north and south of 104 Avenue;
    - a detailed Development Permit for Phase 1 involving a new Wal-Mart store and parking facility on 8 of the subject lots, south of 104 Avenue;
    - a Development Variance Permit to allow the following:
      - to reduce the building setback for the proposed Wal-Mart store along the west (150 Street) property line from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
      - to install 18 overheight roof and free-standing signs facing 150 and 152 Streets; and
- and
- a land consolidation involving 8 parcels (the Phase 1 site) south of 104 Avenue (Appendix VII)

in order to allow the phased expansion and redevelopment of the Guildford Town Centre Mall that consists of the following:

- construction of a new, single level 18,808-square metre (202,451-sq. ft.) Wal-Mart store;
- construction of two, 2-level parking structures adding approximately 717 new parking spaces for a total of approximately 5,819 stalls at full build-out;

- internal expansion and renovations of the existing Mall including a new food court; and
- construction of approximately 12 separate free-standing commercial retail units (CRUs) on the parking structure and along 152 Street.

### *Discharge of LUC No. 365*

- The four southerly properties comprising the subject site are regulated by Land Use Contract (LUC) No. 365 with the balance of the site zoned C-8, as shown below:

Existing Structures	Existing OCP Designation	Existing Zoning	# of Occupied Lots
Main Mall with 2 buildings linked over 104 Avenue	Town Centre	C-8	10
Movie Theatre	Commercial	LUC No. 365	3
Red Robin Restaurant	Town Centre	C-8	1
Blockbuster Video and Mark's Work Warehouse	Commercial	LUC No. 365	1
White Spot Restaurant	Commercial	LUC No. 365	1

- At present, the property at 10160 – 150 Street accommodates a parking lot while the existing theatre is located at 15051 – 101 Avenue. Under LUC No. 365, the retail uses are confined to the existing theatre site. LUC No. 365 does not permit retail uses on 10160 – 150 Street (the parking lot site).
- The current application proposes the southerly expansion of the Wal-Mart into the lot at 10160 - 150 Street. To facilitate the proposed expansion, the existing LUC has to be discharged, allowing the underlying C-8 Zone to govern the retail uses being proposed under the new Wal-Mart store.
- Staff also deemed it appropriate to discharge the same LUC from the adjacent lands (15051 – 101 Avenue; and 10181/10191 – 152 Street) to allow the underlying C-8 Zone to govern the existing and proposed land uses.
- The proposed LUC discharge requires a by-law and a Public Hearing.

### *General Development Permit*

- Owing to the scope and size of the proposed redevelopment, a general Development Permit will form part of the proposal, which defines the general concept and direction of the proposed redevelopment of the Mall, covering approximately 27.4 hectares (67.7 acres). According to the applicant, the entire Mall redevelopment may take up to approximately 3 years to complete.
- The general Development Permit establishes the overall concept of the proposed redevelopment and serves as a blueprint for subsequent phases of development each requiring a detailed Development Permit.

- Appendix II shows the general development concept. The main elements of the overall development concept include the following:
  - The Village along 152 Street
    - Approximately 12 free-standing new commercial retail units (CRUs) are being proposed with floor areas ranging from 93 sq. m. (1,000 sq. ft.) to 3,700 sq. m. (40,000 sq. ft.). At least 5 of these buildings will be fronting 152 Street, which when established with direct connection to 152 Street, will assist in creating a more urban streetscape. The design intent is to create a village area that is pedestrian-oriented. It is contemplated that these buildings will accommodate, among others, retail outlets, services (banks and offices); and eating establishments. These structures, when occupied for businesses, will encourage additional activities in the Mall area.
  - Internal renovation of the Mall, featuring a new food court and additional CRUs
    - The proposed internal renovation will facilitate the relocation and expansion of the existing food court as well as construction of additional floor space (22,459 sq. m. or 241,747 sq. ft.) to accommodate more CRUs, which are expected to revitalize existing business within the Mall.
  - Circulation, Access and Parking
    - A total of 12 driveways (there are currently 10 existing driveways) facilitating vehicular access to the Mall are proposed as follows:
      - 5 driveways off 150 Street (currently with 4 existing driveways);
      - 3 driveways off 152 Street (the same number is retained);
      - 2 driveways off (south) 104 Avenue (currently with one existing driveway); and
      - 2 driveways off 101 Avenue (the same number is retained).
    - However, the Engineering Department has raised concerns regarding the 2 additional driveways off 104 Avenue.
    - Due to the differences in grades between 150 and 152 Streets (152 Street is lower by approximately 5 metres or 16 ft.), the proposed redevelopment will create 2 separate areas identified in the plans as the upper and lower levels.
    - At the southerly edge of the lower level, an east-west drive aisle running across the parking lot connects 150 and 152 Streets. However, a separate drive aisle originating from the west side of 152 Street does not terminate at 150 Street and is instead restricted by the proposed Wal-Mart store.
    - A north-south drive aisle running along the westerly edge of the proposed and existing CRUs fronting 152 Street is expected to connect the east-west drive aisle and 104 Avenue.

- There is no direct connection between the Mall and 101 Avenue at the lower level.
- At the upper level, the drive aisle originating from 150 Street will terminate at the parkade and will not connect to 152 Street. The drive aisle originating from 152 Street will terminate at the lower level. To access the Mall and 150 Street, pedestrians have to use the stairs or the elevator at designated areas.
- 101 Avenue will be connected to the Mall via a ramp that will accommodate both vehicles and pedestrians.
- The construction of additional parking facilities is expected to address the projected parking demand that will be triggered by the proposed Wal-Mart expansion, internal Mall renovation and construction of freestanding CRUs.
- The ultimate number of proposed parking spaces (5,819 spaces) exceeds the Zoning By-law requirements of 4,342 spaces by 1,477 spaces or 34%.
- Inclusion of the Future Transit Exchange
  - TransLink has identified the need to provide 9 bus bays with an additional 8 spaces for layover in the vicinity of Guildford Town Centre Mall. This level of provision is based on the long term service requirements, taking into account the following:
    - Highway No. 1 as part of the Gateway project;
    - the planned Bus Rapid Transit on 104 Avenue;
    - the impact of changes to bus layover associated with the City Centre Showcase project; and
    - the on-going expansion of local services (additional routes/higher frequencies).
  - The current bus facility at 104 Avenue has approximately 4 to 5 bays and limited layover provision. While TransLink has not yet confirmed whether an on-street or on-site facility is best, it is expected that the overall development plan for the Guildford Town Centre Mall has to consider a potential on-site (off-street) transit exchange facility.

### *Phase 1 Development Permit*

- An initial phase (Phase 1) of the proposed redevelopment of the Mall is based on the general Development Permit, where Phase 1 will involve the following components:
  - Construction of a new single level 18,808-sq. m. (202,451-sq. ft.) Wal-Mart store, sited below grade;
  - construction of a 2-level parkade between the existing theatre on 100 Avenue and the main Mall; and

- construction of a pedestrian connection between 150 and 152 Streets at the 102A Avenue alignment.
- The applicant is also seeking a variance to the Sign By-law to allow the installation of 18 roof and free-standing signs (see By-law Variance Section of this Report). Since no other signage details have been submitted, additional signage for Phase 1 will be dealt with under a separate Development Permit application.

#### *Land Consolidation and Road Dedication*

- The proposed land consolidation under the current application will be limited to those lands (8 contiguous parcels south of 104 Avenue) that are the subject of the proposed Development Permit for Phase 1. The registration of the land consolidation plan at the Land Title Office is a subject condition of the LUC discharge and approval of Phase 1 Development Permit. The remaining lands will be consolidated in the future in conjunction with the subsequent Development Permit applications.
- The proposal will facilitate the dedication of strips of lands that are needed for the widening of adjacent roads (101 Avenue, 150 Street, 104 Avenue, and 152 Street). The submission of a road dedication plan is also a subject condition of the LUC discharge and approval of Phase 1 Development Permit.

#### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-Notification letters were sent to the neighbourhood and staff received 3 telephone calls from the neighbouring residents, inquiring on the scope of the application. Staff advised them accordingly.
- On November 9, 2006 the applicant held a 2-hour Public Information Meeting at the Sheraton Hotel in Guildford, which was attended by approximately 180 residents and property owners. Approximately 39 questionnaires were completed. The majority of the respondents indicated support to the proposed Mall redevelopment and expansion. Some of the concerns raised in the completed questionnaires include the following, all of which are expected to be addressed by the applicant in the subsequent submission:
  - pedestrian safety given the large number of people living in the vicinity of the site;
  - glare from lights and glass walls that could disrupt neighbourhood;
  - need for additional landscaping;
  - increase in crime and vandalism;
  - need for more inviting public spaces;
  - concentration of redevelopment around the south side of the Mall, with no proposed activities at the north end (north of 104 Avenue);
  - seniors' difficulties in navigating a huge mall; and
  - potential increase in noise due to additional traffic.

## DESIGN PROPOSAL AND REVIEW

### *Phase I Development Permit*

- A more detailed Development Permit for Phase 1 is being proposed, specifically dealing with the expansion of the Wal-Mart store and construction of a 2-level parkade. The scope of Phase 1 is defined in the attached plans (Appendix II).
- As proposed, Wal-Mart will be constructed below grade, with customers and pedestrian access to be achieved through the lower level of the proposed 2-level parkade.
- An elevator and moveator between the store and the parkade will be installed to facilitate access, especially for people with disabilities.
- Delivery trucks will access the store via the southerly most driveway off 150 Street leading directly to the proposed loading bays. Visual screening will be secured by a landscaped berm, providing the required buffer between the public road and the loading bays and the upper level parkade.
- Under Phase 1, three major pedestrian walkways are proposed at the upper level:
  - a 4.0-10-metre (12 - 30 ft. ) wide north-south walkway identified as the "Nature Walk", connecting the existing theatre to the Mall. Access to the Wal-Mart store from the "Nature Walk" will be by an elevator and "moveator";
  - a 4.0-metre (12 ft.) wide east-west walkway identified as the "Terrace" to be accessed via stairs (Terrace steps) and elevator (from the easterly 152 Street section of the site) and connecting the easterly portion of the parkade to 150 Street. The "Terrace" serves as the applicant's alternative to 102A Avenue dedication that would have connected the Mall to 150 and 152 Streets. The Terrace will serve as the site's major pedestrian spine; and
  - a 2.4-metre (8 ft.) wide secondary north-south walkway (ramp) originating from the easterly edge of the theatre (and the residential land uses south of 101 Avenue) and connects to the east-west Terrace.
- These walkways will be built using special pavers and will be constructed parallel to the proposed drive aisles.
- The 2-level parkade between the existing theatre and the Mall will be constructed in conjunction with the construction of the Wal-Mart store, serving the parking needs of Wal-Mart's future customers and employees.

### ADVISORY DESIGN PANEL

ADP Meeting Dates: November 9, 2006 and December 7, 2006.

- The Advisory Design Panel (ADP) reviewed the proposed development at its November 9 and December 7, 2006 meetings. The first ADP submission was of a preliminary nature and was intended to introduce and provide context to the Panel for the subsequent submission. The Panel received the presentation and identified issues, which were expected to be addressed by the applicant prior to the full submission (Appendix VIII).
- Revised drawings addressing both the overall development concept and Phase 1 Wal-Mart building and parking were presented to the ADP on December 7, 2006. Due to the plans evolving, the drawings presented to the ADP were different than the drawings submitted earlier in the week by the applicant prior to the meeting and circulated in the ADP agenda package. As such, the panel members did not have an opportunity to review the drawings prior to the meeting and had to rely on the applicant's oral presentation.
- The corresponding ADP minutes resulting from the December 7, 2006 ADP meeting (Appendix IX) still indicate a large number of design issues that are yet to be resolved. The Panel indicated the need for the applicant to resubmit the project for detailed review with revised plans addressing the issues contained in the ADP minutes.
- Due to the short period of time between the last ADP meeting and the finalization of this report, the applicant has not been able to address any of the Panel's comments and suggestions. However, due to the significance of this redevelopment project, and the applicant's strong desire to advance their application to the Public Hearing, it is anticipated that further revised drawings will be presented to ADP at an upcoming meeting.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Proposed Variance:

- To vary the building setback of the C-8 Zone along the west property line for the proposed Wal-Mart store from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- The proposed building location and building footprints have been established based on a written agreement with Wal-Mart, which was previously secured in the absence of confirmed information on the required road dedication at 150 Street. Consequently, the required dedication along 150 Street has impacted the proposed building location.
- Moving Wal-Mart to the east and away from the west property line will require a consequent shift of the proposed parkade, which will require a major re-design, ultimately affecting the tight timeline.
- The impact of the reduced setback will be addressed through additional landscaping.

## Staff Comments:

- The requested **0.6-metre (2.0 ft.)** variance can be off-set with additional landscaping, therefore, staff support the proposed variance.

## (b) Proposed Variance:

- To allow roof and free-standing signs facing 150 and 152 Streets consisting of 2.7 metre (9.0 ft.) high individual metal letters with internal illumination spelling "GUILDFORD", each mounted on 2.7-metre (9.0 ft.) high poles.

## Applicant's Reason:

- The proposed signs are considered the Mall's landmark identity and represent the image of the revitalized Mall.

## Staff Comments:

- Roof signs are not permitted in the Sign By-law. Allowing the proposed roof signs, given the scale (5.4 metres or 18 ft. in height; 1.8 metres (6 ft.) in width) will set an undesirable precedent.
- The proposed roof and free-standing signs do not reflect an urban character and do not represent pedestrian-scale signage that is envisioned for a Town Centre.
- The Guildford Town Centre Mall, being the first Mall that was established south of the Fraser River, is a well-established and a popular shopping destination that does not require massive signage in order to attract clientele.
- Discrete, strategically located and tastefully designed signage is more in keeping with the Town Centre Mall.
- There are a host of other signage options and opportunities permitted under the Sign By-law, which would be more reflective and compatible with the desired quality of the proposed redevelopment.
- Therefore, staff do not support the proposed roof and free-standing signs.

PROJECT EVALUATION

- The latest submission (Appendix II), which was presented at the December 7, 2006 ADP meeting, while considered to be moving in the right direction, still falls short of addressing the urban design and sustainability objectives as well as the design strategies identified in the initial Planning Report (Appendix X). As well, the ADP continues to have concerns with the latest submission and has requested a further re-submission by the applicant.

- The following is a brief list of outstanding design issues (a more comprehensive list is provided in Appendix IV):
  - The proposed "Nature Walk" across the upper parkade should be linked with the theatre and widened to serve as a safe and inviting public space that promotes pedestrian access;
  - The 150 Street edge and the loading bays need further development to better interface with the residential area to the west;
  - The proposed grand stair (Terrace Steps), in its current configuration, is still not considered pedestrian-friendly given that it represents a 5-metre (16-ft.) grade change;
  - Proposed CRUs adjacent to 152 Street are not street-oriented;
  - Transition to parkade edges are not defined and appear unfriendly; and
  - Complete building elevations have not been provided, including the Wal-Mart store, the parkade as well as the walls along the various covered driveways within the site.
  
- As well, basic submission requirements for Phase 1, including but not limited to the following, have not been provided for staff review and consideration:
  - dimensioned site plan showing road dedications, ultimate property lines and building setbacks;
  - building elevations for all proposed structures;
  - complete sections to illustrate how Phase 1 construction will interface with the existing conditions such as the theatre parking lot and the south entry to the existing Mall;
  - detailed landscaping (type, size and quantity of planting materials); and
  - details on proposed retaining walls (type, height and colour of materials) and anti-graffiti measures.
  
- However, recognizing the applicant's tight timeline and the owners' commitments to the major anchor tenant, staff are bringing forward the associated LUC discharge by-law for Council's consideration, with final adoption of the said by-law and final approval of both the general and Phase 1 Development Permits subject to the resolution of the design issues identified in Appendix IV to the satisfaction of the City Architect and City Landscape Architect.
  
- As part of the design resolution process, the applicant will be required to make a further more detailed submission to the Advisory Design Panel.
  
- In developing the list of design issues, staff have been very cognizant of the limitations and challenges facing the owners of the Guildford Town Centre Mall in the redevelopment of the Mall and acknowledge the significant investment and confidence that the owners, Ivanhoe Cambridge, have in the Guildford Town Centre.
  
- The objective is to create a revitalized shopping centre, which balances the business objectives of the owners and their tenants and the community objectives of creating a vibrant and a highly urban Guildford Town Centre.

## CONCLUSION

- While some progress have been made by the applicant in addressing some of the urban design and sustainability objectives as well as the specific design strategies that are identified in the initial Planning Report, there remains some significant design and submission deficiencies. The shortfalls in design are attested by comments from the Advisory Design Panel.
- However, in recognition of the tight timeline imposed on the developers by the major anchor tenant as well as the potential economic contribution to the community that could be otherwise lost if commitments are not met to the specifications of the major anchor tenant, staff are bringing forward the associated LUC discharge by-law for Council's consideration.
- Final adoption of the said by-law and final approval of the Development Permit will be subject to resolution of all the outstanding design issues identified in Appendix IV.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix III.	Development Variance Permit No. 7906-0413-00
Appendix IV.	Comprehensive List of Outstanding Design Issues and Submission Requirements
Appendix V.	Engineering Summary
Appendix VI.	November 20, 2006 Planning Report
Appendix VII.	Lots that are Involved in the Proposed Land Consolidation
Appendix VIII.	November 9, 2006 ADP Minutes
Appendix IX.	December 2006 ADP Minutes
Appendix X.	Applicant's Response to Identified Design Strategies

How Yin Leung  
Acting General Manager  
Planning and Development

JDM/kms

v:\planning\plncom06\12141445.jdm.doc  
SEH 7/14/10 4:16 PM



## New Westminster District Plan 28520

- (e) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 009-068-872  
 Lot 71 Section 29 Block 5 North Range 1 West New Westminster District Plan 29202
- (f) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 009-068-899  
 Lot 73 Section 29 Block 5 North Range 1 West New Westminster District Plan 29202
- (g) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 013-383-892  
 Lot 74 Except: Firstly: Part Subdivided by Plan 36944 Secondly: Part Subdivided by Plan 54827, Thirdly: Part Dedicated Road on Plan LMP 37041  
 Section 29 Block 5 North Range 1 West New Westminster District Plan 29848
- (h) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 007-420-137  
 Lot 76 Section 39 Block 5 North Range 1 West New Westminster District Plan 36944

- (i) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 005-275-610  
 Lot 108 Section 29 Block 5 North Range 1 West New Westminster District  
 Plan 54837
- (j) Civic Address: 1250 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 005-297-532  
 Lot 109 Section 29 Block 5 North Range 1 West New Westminster District  
 Plan 54837
- (k) Civic Address: 15046 - 104 Avenue  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 009-604-103  
 Lot 2 Section 29 Block 5 North Range 1 West New Westminster District Plan  
 75756
- (l) Civic Address: 10160 - 150 Street  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 024-244-562  
 Lot A Section 29 Block 5 North Range 1 West New Westminster District Plan  
 LMP39024

- (m) Civic Address: 10181 - 152 Street  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 005-331-714  
 Lot 110 Section 29 Block 5 North Range 1 West New Westminster District  
 Plan 55027
- (n) Civic Address: 10191 - 152 Street  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 005-331-731  
 Lot 111 Section 29 Block 5 North Range 1 West New Westminster District  
 Plan 55027
- (o) Civic Address: 1730 Guildford Town Centre  
 Owner: 4239431 Canada Inc.  
Director Information:  
 Pierre LaLonde  
 Kim McInnes  
 Stephan Jung  
 Leo Lousberg  
 PID: 025-002-228  
 Lot 2 Section 20 Block 5 North Range 1 West New Westminster District Plan  
 LMP49621
- (p) **Civic Address: 15051 - 101 Avenue**  
**Owner: 4239431 Canada Inc.**  
**Director Information:**  
**Pierre LaLonde**  
**Kim McInnes**  
**Stephan Jung**  
**Leo Lousberg**  
**PID: 024-244-589**  
**Lot B Section 29 Block 5 North Range 1 West New Westminster District**  
**Plan LMP39024**

### 3. Summary of Actions for City Clerks Office

1. Introduce a By-law to discharge Land use Contract No. 365.
2. Proceed with Public Notification for Development Variance Permit No. 7906-0413-00

