



UNIT 107 17825 64 AVENUE











**ACTIVE**  
**C8053967**

**107 17825 64 AVENUE**  
**Cloverdale BC**  
**Cloverdale**  
**V3S 1Z3**

**For Sale**  
**Office**

Additional Property Types:  
**Office, Retail**

Listing Map: 

For Sale Price: **\$1,188,000**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **IB** Gross Prop **\$10,402.13** Tax Yr: **2023** Sale **Asset**  
P.I.D.#: **029-576-318** Building/Complex Name:

**IB Zoning: Office/retail, 1,829 SF on one level. Ground floor, corner end unit (Northwest corner). Extra windows, central location. Cloverdale/Surrey. IB zoning offers a wide range of uses. 10'8" ceiling height, bright reception area with 4 offices well lit plus storage rooms. Freshly painted and new commercial grade flooring installed August 2023, 200AMP service. Phase three. Bathroom and kitchenette. Full Brochure available (can email to you or in Paragon documents) explains zoning ect... Full strata file available. \*Commuting\* Very easy access off 176th St (Hwy 15), just off 64th Avenue. Great opportunity & wonderful location. Three parking spaces allocated to the unit. Low Strata fee: \$243.01/month. \*Large mall walking distance and transit. Fabulous growth in the vicinity. New "The Cloverdale Sport & Ice Complex" is well under construction across the street on 64th Avenue. Respected, well run clean complex. Best Value Priced at \$649.54**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **1,829** Space Avail for Lse:  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **110,642.00** Retail Area Sq. Ft:  
Land Size Acres: **2.54** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month: **\$243.01**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Vacant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: # of Docks  
# of Storeys: # of Grade Doors: **1**  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **3** Clear Ceiling Ht (ft): **10.80**  
Year Built: **2014** Class of Space:  
Building Type: **Manufacturing, Commercial Mix**

Construction Type: **Concrete, Tilt-Up**

Potential to Redevelop? Comments:  
**BROCHURE AVAILABLE IN DOCUMENT FILE PARAGON**  
Environ. Assess.Done? **No** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

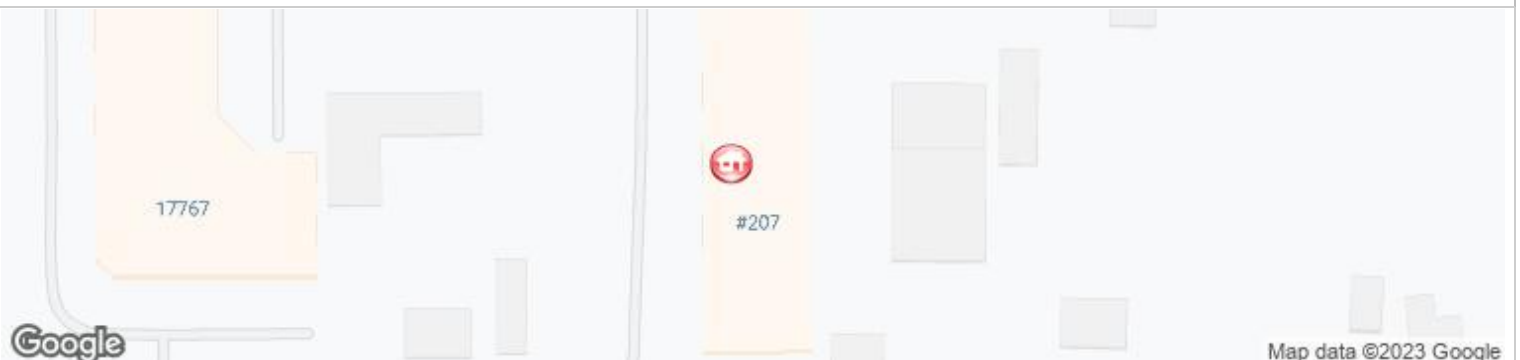
Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):  
  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
  
Major Use Description:

**LISTING FIRM(S):**

1 Hugh & McKinnon Realty Ltd.  
2.  
3

**PRESENTED BY:**

**Beebe Cline - PREC - CONTC: 604-830-7458**  
**Hugh & McKinnon Realty Ltd.**  
**bcline@shaw.ca**  
**www.beebecline.com**



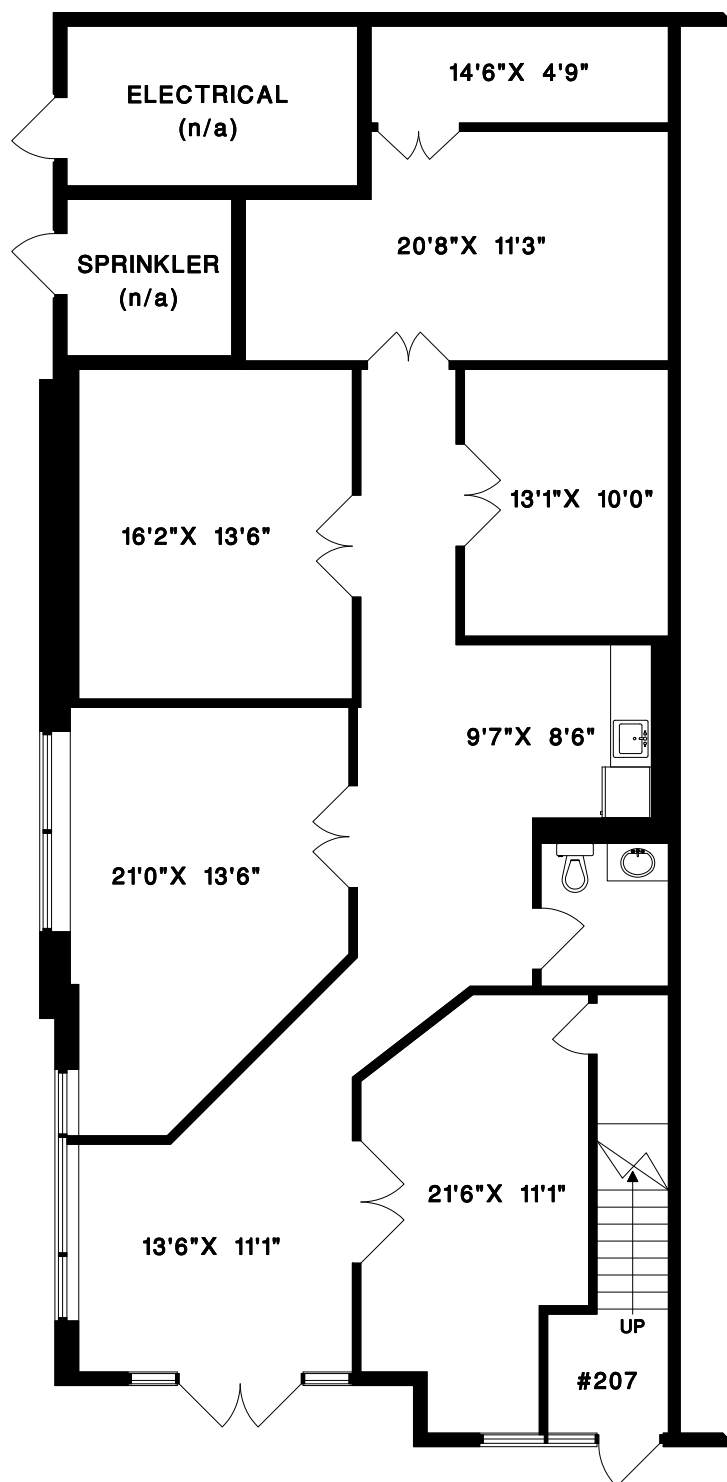
The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.

**BEEBE CLINE**

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



**MAIN FLOOR PLAN**

1,829 SQ.FT.

10'8" CEILING HEIGHTS



DRAWN BY: CN  
DATE: FEBRUARY 2023  
REVISED:

**MEASURE MASTERS**  
SURREY/WHITE ROCK  
(604) 539-0285  
surrey@measuremasters.ca

BUILDING 'A'

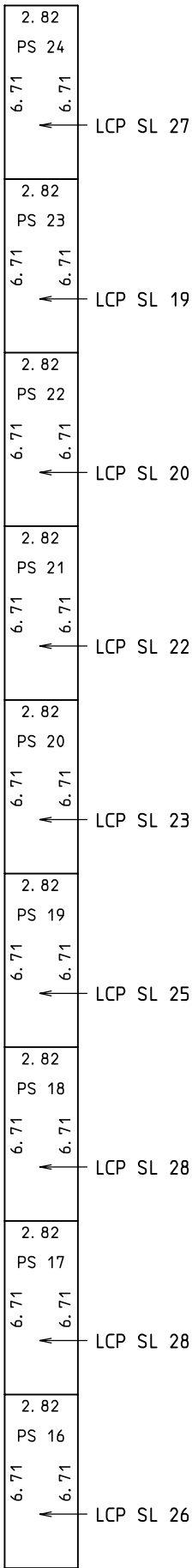
FIRST FLOOR

STRATA LOTS 19 - 26  
AND PARTS SL 27, SL 28

SL DENOTES STRATA LOT  
⊙ DENOTES COMMON PROPERTY  
LCP DENOTES LIMITED COMMON PROPERTY  
PS DENOTES PARKING SPACE  
STRATA LOT DIMENSIONS ARE TO  
OUTSIDE OF EXTERIOR WALLS AND  
CENTRE OF ALL OTHER WALLS



STRATA PLAN EPS2815  
SHEET 6 OF 8 SHEETS

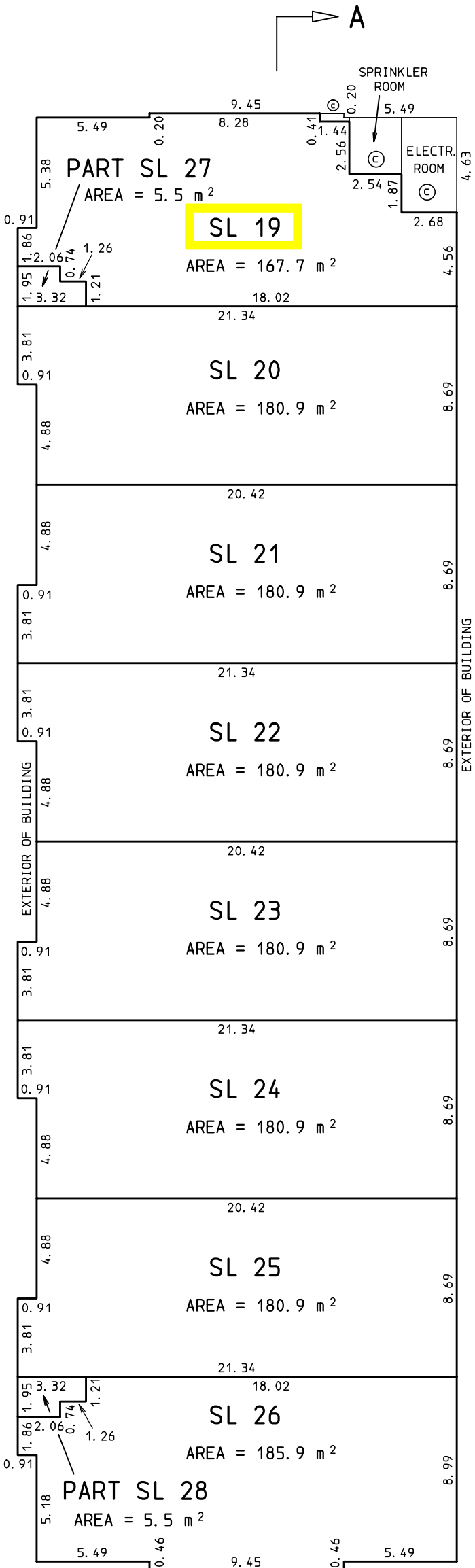


2.59	5.49	2.59
LCP SL 19	PS 15	LCP SL 19
2.59	5.49	2.59
LCP SL 19	PS 14	LCP SL 19
2.59	5.49	2.59
LCP SL 19	PS 13	LCP SL 19
2.59	5.49	2.59
LCP SL 20	PS 12	LCP SL 20
2.59	5.49	2.59

2.59	5.49	2.59
LCP SL 21	PS 11	LCP SL 21
2.59	5.49	2.59
LCP SL 21	PS 10	LCP SL 21
2.59	5.49	2.59
LCP SL 22	PS 9	LCP SL 22
2.59	5.49	2.59

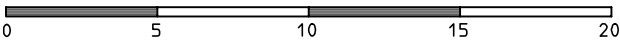
2.59	5.49	2.59
LCP SL 23	PS 8	LCP SL 23
2.59	5.49	2.59
LCP SL 24	PS 7	LCP SL 24
2.59	5.49	2.59
LCP SL 24	PS 6	LCP SL 24
2.59	5.49	2.59

2.59	5.49	2.59
LCP SL 25	PS 5	LCP SL 25
2.59	5.49	2.59
LCP SL 28	PS 4	LCP SL 28
2.59	5.49	2.59
LCP SL 26	PS 3	LCP SL 26
2.59	5.49	2.59
LCP SL 26	PS 2	LCP SL 26
2.59	5.49	2.59
LCP SL 26	PS 1	LCP SL 26



ISAAC, OSMAN  
& ASSOCIATES  
B. C. LAND SURVEYORS  
20609 LOGAN AVENUE  
LANGLEY BC V3A-7R3  
TEL: 604-533-2411  
FILE: 15320-06. STR

THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm  
IN WIDTH BY 432mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE OF 1: 250



MAY 7, 2015  
A. M. OSMAN, BCLS 514



## EPS 2815 Corporate Council Meeting Minutes

Friday, April 21, 2023

**Location:** Unit #108 17825 64A Avenue Surrey BC

**In Attendance:** In-Person: Kevin Snyder SL16  
Arlene Gogel SL1  
Chris Formosa SL20  
Charles Maffin SL11

Conference Call: Tom Lane SL22  
Karen Lane SL21

Absent: Greg Antle SL13

Chairman: Cliff Raps of Taurus Commercial Real Estate Services Ltd.  
(not a member of council)

*Disclosure: Cliff Raps and Katja Raps are shareholders of 1058003 BC Ltd. which owns strata lots 5, 6, 7 and 8 at EPS2815. Cliff Raps is also the licensed owner/managing broker of Taurus Commercial Real Estate Services Ltd., the contracted property management agency for EPS2815. Cliff Raps and Taurus Commercial advise that there are from time to time conflicts of interest in being an owner at the strata corporation while also acting as the strata manager and property manager. Cliff Raps and Taurus Commercial will endeavor to act in the best interests of the strata corporation and advise the strata corporation if and when conflicts of interest arise. The members of the strata corporation are also advised to be aware of the above noted issues and express any concerns or look for independent advice if required.*

- 
- |                          |   |
|--------------------------|---|
| 1. <b>Call to Order:</b> | 4:10 pm   |
| 2. <b>Quorum:</b>        | 6 of 7 council votes present  |
| 3. <b>Agenda:</b>        | Discussion on Proposed New Bylaw; restriction of some business uses |

### Discussion

- Discussion occurred in the last AGM where concern was expressed regarding particular uses that are currently permitted in IB zoning that might generate problems for the strata including parking, cleanliness, rodents, smells, etc.
- Property Management was provided direction to obtain wording for a new bylaw from a lawyer that could be discussed at a further council meeting or AGM. The proposed bylaw is attached.
- After some discussion it was recommended that the proposed bylaw should be amended to not exclude daycare facilities and ensure that catering businesses were specifically excluded (attached).

### Voting

A vote was held to move the proposed new wording forward to a Special General Meeting for vote by the strata. Time to be set by management but to be as soon as possible.

- Result: In favor – 6 out of 6 votes (unanimous)  
Against or abstentions (none)

**Adjournment:** 5:15 pm



WHEREAS:

- A. The owners wish to pass a bylaw in order to restrict the operation of certain types of businesses;
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the use of strata lots;
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a  $\frac{3}{4}$  vote;

THEREFORE BE IT RESOLVED BY WAY OF A  $\frac{3}{4}$  VOTE OF THE OWNERS THAT:

1. The following be enacted as Bylaw 10-1:

**10. Type of Business**

No owner, tenant or occupant shall operate the following businesses from a strata lot:

- (a) a business which prepares, serves and sells foods and beverages, including but not limited to:
  - i. a restaurant, coffee shop or café;
  - ii. a bakery, delicatessen or sweets shop;
  - iii. a catering business
- (b) a convenience store;
- (c) a grocery store;
- ~~(d) a day care, after school care, music school or tutoring business;~~

(BL 20058; 20300)

**A. Intent**

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks.

**B. Permitted Uses**

(BL 12333; 12715; 13564; 13703; 13970; 13769; 15664; 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Light impact industry*, including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations.
2. Office uses, excluding
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.
3. *General service uses*, excluding drive-through banks.
4. *Warehouse uses*.
5. *Distribution centres*.

Accessory Uses:

6. *Personal service uses*, limited to the following:
  - (a) *Barbershops*;
  - (b) *Beauty parlours*;
  - (c) *Cleaning and repair of clothing*; and
  - (d) *Shoe repair shops*;
7. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges.
8. *Eating establishments*, excluding drive-through restaurants.
9. *Community services*.
10. *Assembly halls*, limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 of this Zone.
11. *Child care centre*, regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended.
12. *Caretaker unit(s)*, pursuant to Section D.3 of this Zone.

**C. Lot Area**

The minimum site area for subdivision shall be 4 ha, except in the case of a remainder lot, where the lots, including the remainder lot which was created by the same plan of subdivision, are zoned IB.

**D. Density**

(BL 13155; 14541; 18414; 19073; 19995; 20058)

1. Building Construction:  
For the purpose of *building* construction:
  - (a) Maximum Density:  
Maximum *density* shall be:
    - i. 1 *dwelling unit*; and
    - ii. The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m; and

- (b) Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.00.
2. Places of Worship:  
Notwithstanding Section D.1 of this Zone, *density* for *places of worship* shall be as follows:
- (a) Maximum *gross floor area* of 700 sq. m; and
- (b) Maximum one *place of worship* on a *lot*.
3. Caretaker Unit:  
Notwithstanding Section D.1 of this Zone, *density* for *caretaker units* shall be as follows:
- (a) One *caretaker unit* is permitted in each *principal building* < 2,800 sq. m in floor area; and
- (b) Two *caretaker units* are permitted in each *principal building* ≥ 2,800 sq. m in floor area; and
- (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
- (d) Maximum of three *caretaker units* are permitted on *lots* ≥ 4.0 ha in area; and
- (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and
- (f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and
- (g) Notwithstanding Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit*, to a maximum of 140 sq. m in floor area, is permitted within the strata plan; and
- (h) Notwithstanding Sections D.3(e) through (g) of this Zone, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

#### E. Lot Coverage

(BL 16790)

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

#### F. Yards and Setbacks

(BL 18455)

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m	7.5 m	7.5 m <sup>1</sup>	7.5 m

1 One (1) *side yard setback* may be reduced to 3.6 m if the *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

#### G. Height of Buildings

1. Principal Buildings:  
*Principal building height* shall not exceed 12 m.
2. Accessory Buildings:  
*Accessory building height* shall not exceed 6 m.
3. Structures:  
*Structure height* shall not exceed 6 m.

**H. Off-Street Parking and Loading/Unloading**

(BL 13774; 18719)

1. **Parking Calculations:**  
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. **Tandem Parking:**  
Where commercial or industrial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

**I. Landscaping and Screening**

(BL 18414)

1. **General Landscaping:**
  - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
  - (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*; and
  - (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 3 m wide shall be provided from back of curb or projected future curb location.
2. **Loading and Refuse:**  
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. **Safety, Noise and Nuisance:**  
No land, *building* or *structure* is permitted to have a use that:
  - (a) Constitutes an unusual fire, explosion or safety hazard;
  - (b) Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
    - i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
    - ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*;
  - (c) Produces heat or glare perceptible from any boundary of the *lot* on which the use is located; and
  - (b) Stores or handles *special wastes* without:
    - i. Conforming with the Surrey Fire Prevention By-law, as amended;
    - ii. Conforming with the safety regulations as set out in the Health Act, as amended; and
    - iii. Operating without any required permits as set out in the Environmental Management Act, as amended.
2. **Outdoor Storage and Display:**  
Outdoor storage of any goods, materials or supplies is specifically prohibited.



3. Refuse:  
Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *lot* designated Residential in the *OCP*.
4. Child Care Centres:  
*Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area:* Minimum 1,800 sq. m;
2. *Lot Width:* Minimum 30 m; and
3. *Lot Depth:* Minimum 30 m.

**L. Other Regulations**

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
3. Development permits, pursuant to the *OCP*.



April 14, 2023

Reference: GMS-23023

Please accept our updated proposal for an air conditioning system for your commercial office space, Unit 107 - 17828 65A Ave. The system is a premium VRF system that can provide heating and cooling to each individual zone, (detailed in Appendix A).

The total cost to install the system is \$24,927, plus GST of 1,246, with a breakdown as follows:

VRF Equipment and materia	16,336
Installation	8,591
	<hr/>
	24,927

*Please note: this does not include electrical costs. We can arrange for an electrician to provide an estimate for running power to the system, or consult with an electrician of your choosing.*

We offer our clients 24/7/365 support and a comprehensive maintenance plan, free for the first year. All our work is covered by a two-year service warranty and Samsung offers a ten-year warranty on their units.

Again, thank you for the opportunity to submit our proposal for your project. We look forward to hearing from you.

Regards,

A handwritten signature in black ink, appearing to read 'James Daniels'.

James Daniels  
Principal, Green Mountain Solutions Inc.

*Please note: this proposal, including pricing and system design is confidential.*

## Appendix A – VRF System

We designed a comprehensive, variable-refrigerant-flow (VRF) system that offers low ambient heating and cooling, quiet operation, and sufficient capacity to regulate your space's temperature year round.

- The system is powered by Samsung's DVM S Eco condenser (model AM036NXMDCR). This unit is highly efficient and quiet, measuring 50 dB (decibels) under peak load.
- The foyer has a ceiling cassette (AM006BN4PCH) that distributes air evenly in four directions and operates at 26 - 30 dB.
- The front office and boardroom each have wall-mount units (models: AM005TNVDCH and AM007TNVDCH). These units have a "wind free" mode that disperses cool air without a draught. They have a modern, minimalist design and offer quiet operation at 27 - 31 dB.
- A central, compact-ducted unit serves the three rear offices through a short run of ducting.
- At the heart of the system is a "heat recovery changer" that allows the four zones to be in heating or cooling modes simultaneously.

The proposed heat pump system offers a range of 5,700 - 42,000 Btu. We calculated the heating needs of your space to be 22k Btu and the cooling needs to be 26k Btu. This system will maintain sufficient heating capacity when outdoor temperatures are -20°C (the record low in the Lower Mainland is -18°C) and will offer sufficient cooling, even when outdoor temperatures exceed 45°C. The low minimum operating capacity of this system means it can operate continuously (and therefore efficiently) through the shoulder seasons. The great advantage of a VRF system is on those days where some portions of the office need heating while other need cooling due to sunlight, the system can simultaneously heat and cool the space.

The combined price of this VRF system is \$13,797. Other materials included in this estimate cost \$2,539 (custom ductwork, refrigerant lines, coverings, and control wiring).

### Benefits of a VRF system:

- Precision: maintains the ideal temperature and humidity.
- Efficiency: Samsung's inverter technology is 2x more efficient than a fixed output heat pumps and AC units, and 4x more energy efficient than your baseboard heating.
- Durability: Samsung offers a 10-year warranty for all parts, including the compressor.
- Quiet: Indoor units operate at 26-31 dB, roughly 2x quieter than typical AC units.
- Resale value: buyers favor spaces with efficiency upgrades and modern AC solutions.



April 12, 2023

Reference: GMS-23023

Dear Carolyn,

Thank you for the opportunity to propose an air conditioning system for your commercial office space, Unit 107 - 17828 65A Ave. The system is a premium VRF system that can provide heating and cooling to each individual zone, (detailed in Appendix A).

The total cost to install the system is \$29,654, plus GST of 1,483, with a breakdown as follows:

VRF Equipment and materials	21,063
Installation	8,591
	<hr/>
	29,654

*Please note: this does not include electrical costs. We can arrange for an electrician to provide an estimate for running power to the system, or consult with an electrician of your choosing.*

We offer our clients 24/7/365 support and a comprehensive maintenance plan, free for the first year. All our work is covered by a two-year service warranty and Samsung offers a ten-year warranty on their units.

Again, thank you for the opportunity to submit our proposal for your project. We look forward to hearing from you.

Regards,

A handwritten signature in black ink, appearing to read "James Daniels", is positioned above the printed name.

James Daniels  
Principal, Green Mountain Solutions Inc.

*Please note: this proposal, including pricing and system design is confidential.*



## Appendix A – VRF System

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- A central, compact-ducted unit serves the three rear offices through a short run of ducting.
- At the heart of the system is a "heat recovery changer" that allows the four zones to be in heating or cooling modes simultaneously.

The proposed heat pump system offers a range of 5,700 - 42,000 Btu. We calculated the heating needs of your space to be 22k Btu and the cooling needs to be 26k Btu. This system will maintain sufficient heating capacity when outdoor temperatures are -20°C (the record low in the Lower Mainland is -18°C) and will offer sufficient cooling, even when outdoor temperatures exceed 45°C. The low minimum operating capacity of this system means it can operate continuously (and therefore efficiently) through the shoulder seasons. The great advantage of a VRF system is on those days where some portions of the office need heating while other need cooling due to sunlight, the system can simultaneously heat and cool the space.

The combined price of this VRF system is \$18,525. Other materials included in this estimate cost \$2,539 (custom ductwork, refrigerant lines, coverings, and control wiring).

### Benefits of a VRF system:

- Precision: maintains the ideal temperature and humidity.
- Efficiency: Samsung's inverter technology is 2x more efficient than a fixed output heat pumps and AC units, and 4x more energy efficient than your baseboard heating.
- Durability: Samsung offers a 10-year warranty for all parts, including the compressor.
- Quiet: Indoor units operate at 26-31 dB, roughly 2x quieter than typical AC units.
- Resale value: buyers favor spaces with efficiency upgrades and modern AC solutions.



## Cutting Crew Glass Inc.

**304-5450 208th st. Langley BC V3A-2J9**

**info@cuttingcrewglass.com**  
**www.cuttingcrewglass.com**

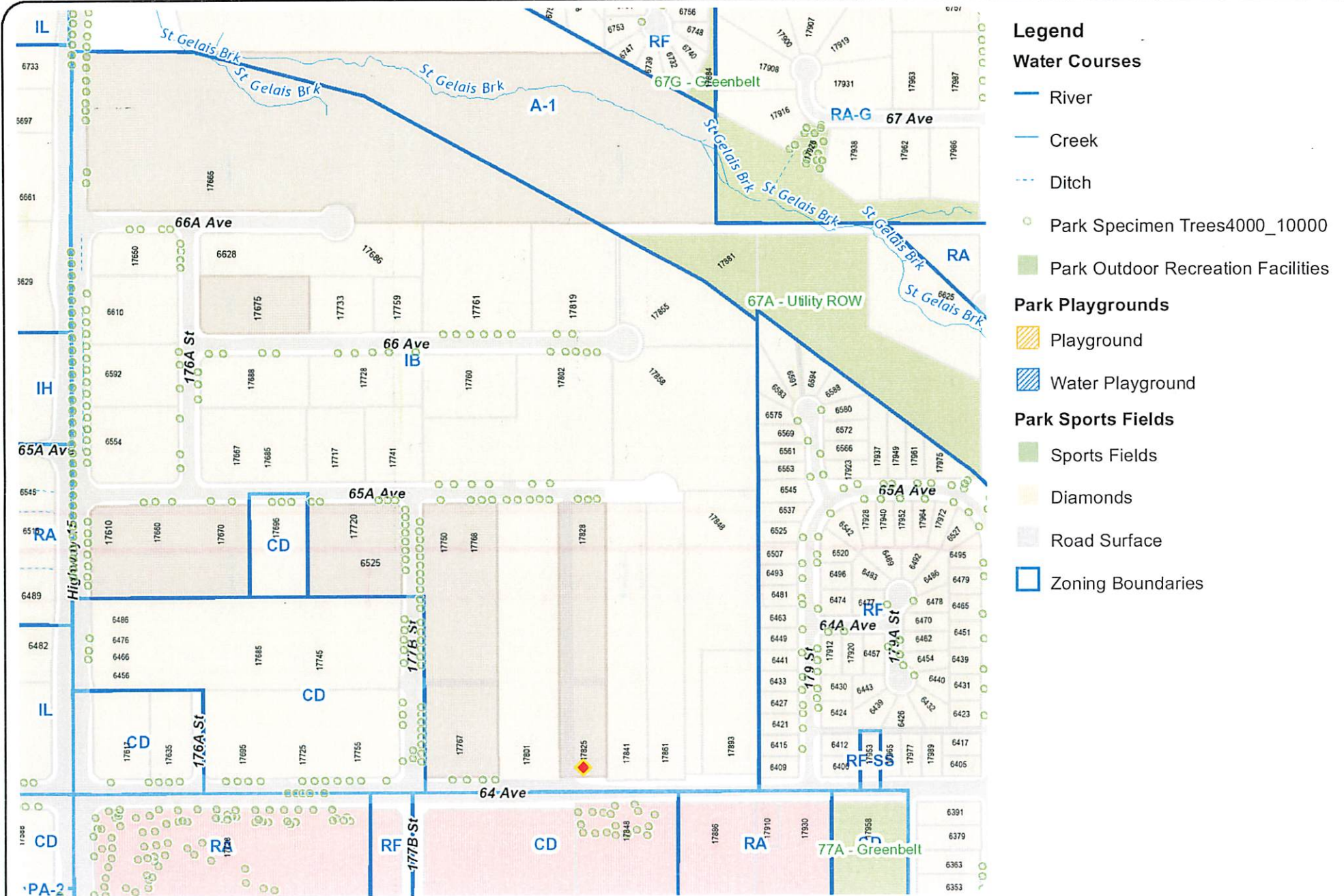
**Ship To:**

Name: Hayley Scherpenisse  
Address: 107-17825 64th ave  
City: Surrey BC  
Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: [hcherpenisse@billboardworld.com](mailto:hcherpenisse@billboardworld.com)  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Date: Aug 14 2023  
Order Date: \_\_\_\_\_  
Completion Date: \_\_\_\_\_

Thank You for choosing the **Cutting Crew!**

GST # 737658476 PST # 1400-2261



Zoning is IB 17825-64TH

Scale: 1:4,577



**Strata Property Act**

**Form B**

**INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan .....EPS2815.....[the  
registration number of the strata plan] certify that the information contained in this  
certificate with respect to Strata Lot .19.....[strata lot number as shown on strata  
plan] is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

- (a) Monthly strata fees payable by the owner of the strata lot described above \$..273.01...  
+ GST
- (b) Any amount owing to the strata corporation by the owner of the strata lot  
described above (other than an amount paid into court, or to the strata \$0.....  
corporation in trust under section 114 of the *Strata Property Act*)
- (c) Are there any agreements under which the owner of the strata lot described  
above takes responsibility for expenses relating to alterations to the strata  
lot, the common property or the common assets?  
☒ no ☐ yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to  
pay in the future for a special levy that has already been approved. The  
payment is to be made by .....[month day,  
year]. \$.0.....
- (e) Any amount by which the expenses of the strata corporation for the current  
fiscal year are expected to exceed the expenses budgeted for the fiscal year \$.unknown.  
at this time
- (f) Amount in the contingency reserve fund minus any expenditures which have  
already been approved but not yet taken from the fund \$85,665.93
- (g) Are there any amendments to the bylaws that are not yet filed in the land  
title office?



☒ no ☐ yes *[attach copy of all amendments]*

- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

☒ no ☐ yes *[attach copy of all resolutions]*

- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ no ☐ yes *[attach copy of all notices]*

- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

☒ no ☐ yes *[attach details]*

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

☒ no ☐ yes *[attach copies of all notices or work orders]*

- (l) Number of strata lots in the strata plan that are rented.. .approx. 6

Are there any parking stall(s) allocated to the strata lot?

- (m)

☐ no ☒ yes

*(i) If no, complete the following by checking the correct box*

☐ No parking stall is available

☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

*(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.*

Parking stall(s) number(s).....is/are part of the strata lot

Parking stall(s) number(s) .....is/are separate strata lot(s) or parts of a strata lot.....*[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]*

x Parking stall(s) number(s) 13,14 & 23 is/are limited common property

Parking stall(s) number(s) ..... is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Parking stall(s) number(s) ..... is/are allocated with strata council approval\*

☐ Parking stall(s) number(s) ..... is/are allocated with strata council approval and rented at \$..... per month\*

☐ Parking stall(s) number(s) ..... may have been allocated by owner developer assignment

Details:

.....  
.....  
.....

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

**\*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Are there any storage locker(s) allocated to the strata lot?

(n)

☒ no   ☐ yes

(i) If no, complete the following by checking the correct box

☒ No storage locker is available

☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

☐ Storage locker(s) number(s) ..... is/are part of the strata lot

☐ Storage locker(s) number(s) .....is/are separate strata lot(s) or part(s) of a separate strata lot.....[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

☐ Storage locker(s) number(s) .....is/are limited common property

☐ Storage locker(s) number(s) .....is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Storage locker(s) number(s) .....is/are allocated with strata council approval\*

- ☐ Storage locker(s) number(s) .....is/are allocated with strata council approval and rented at \$..... per month\*
- ☐ Storage locker(s) number(s) .....may have been allocated by owner developer assignment

Details:

.....  
.....  
.....

*[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]*

**\*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Required Attachments: In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☐ The rules of the strata corporation;
- ☐ The current budget of the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: July 19/2023 .....[month day, year].

.....  
*Signature of Council Member*

.....  
*Signature of Second Council Member (not required if council consists of only one member)*

**OR**



.....  
*Signature of Strata Manager, if authorized by strata corporation.*

Strata Plan EPS 2815 (2815)  
**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = taurus\_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1000-0000</b>	<b>ASSETS</b>			
<b>1000-0010</b>	<b>Current Assets</b>			
1000-0200	Trust Account	33,466.78	30,760.62	2,706.16
1000-1000	Savings Account (CRF)	85,665.93	84,513.80	1,152.13
1000-1500	Accounts Receivable	0.00	714.00	-714.00
1000-2000	Prepaid Insurance	3,807.00	5,076.00	-1,269.00
<b>1099-9999</b>	<b>Total Current Assets</b>	<b>122,939.71</b>	<b>121,064.42</b>	<b>1,875.29</b>
<b>1999-9999</b>	<b>TOTAL ASSETS</b>	<b>122,939.71</b>	<b>121,064.42</b>	<b>1,875.29</b>
<b>2100-0000</b>	<b>LIABILITIES</b>			
<b>2100-0010</b>	<b>Current Liabilities</b>			
2100-0100	Accounts Payable	6,399.75	5,214.53	1,185.22
2300-0000	GST Payable			
2300-0100	GST Collectible	10,840.58	10,412.35	428.23
2300-0200	GST Input Tax Credits	-7,807.12	-7,470.47	-336.65
2300-0999	Total GST Payable	3,033.46	2,941.88	91.58
2700-0400	Roof Replacement Fund	16,000.00	16,000.00	0.00
<b>2799-9999</b>	<b>Total Current Liabilities</b>	<b>25,433.21</b>	<b>24,156.41</b>	<b>1,276.80</b>
<b>2999-9999</b>	<b>TOTAL LIABILITIES</b>	<b>25,433.21</b>	<b>24,156.41</b>	<b>1,276.80</b>
<b>3100-0000</b>	<b>EQUITY</b>			
3300-4000	Contingency Reserve	85,531.58	84,379.45	1,152.13
3500-0000	Retained Earnings	11,974.92	12,528.56	-553.64
<b>3699-9999</b>	<b>TOTAL EQUITY</b>	<b>97,506.50</b>	<b>96,908.01</b>	<b>598.49</b>
<b>3999-9999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>122,939.71</b>	<b>121,064.42</b>	<b>1,875.29</b>



Digitally signed by Percy  
Hu  
DN: cn=Percy Hu,  
gn=Percy Hu o=CA  
Canada i=CA Canada  
on=Taurus Commercial  
Real Estate Services Ltd.  
ou=Financial Controller  
e=percy@tauruscommerci  
al.ca  
Reason: I have reviewed  
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Date: 2023-07-14  
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**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = taurus\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>4000-0000</b>	<b>INCOME</b>									
<b>4000-2000</b>	<b>Operating Income</b>									
4000-2100	Strata Fees	8,563.73	8,563.67	0.06	0.00	77,073.57	77,072.99	0.58	0.00	102,764.00
4000-2200	Contingency Reserve	-1,117.00	-1,117.00	0.00	0.00	-10,053.00	-10,053.00	0.00	0.00	-13,404.00
<b>4000-3999</b>	<b>Total Operating Income</b>	<b>7,446.73</b>	<b>7,446.67</b>	<b>0.06</b>	<b>0.00</b>	<b>67,020.57</b>	<b>67,019.99</b>	<b>0.58</b>	<b>0.00</b>	<b>89,360.00</b>
<b>4000-4000</b>	<b>Other Income</b>									
4000-4290	Chargeback Income	0.00	0.00	0.00	N/A	680.00	0.00	680.00	N/A	0.00
4000-4295	Chargeback Expense	0.00	0.00	0.00	N/A	-680.00	0.00	-680.00	N/A	0.00
4000-4510	Interest Income	5.87	0.00	5.87	N/A	181.94	0.00	181.94	N/A	0.00
4000-4520	Fines & Penalties	0.00	0.00	0.00	N/A	200.00	0.00	200.00	N/A	0.00
<b>4000-4999</b>	<b>Total Other Income</b>	<b>5.87</b>	<b>0.00</b>	<b>5.87</b>	<b>N/A</b>	<b>381.94</b>	<b>0.00</b>	<b>381.94</b>	<b>N/A</b>	<b>0.00</b>
<b>4999-9999</b>	<b>TOTAL INCOME</b>	<b>7,452.60</b>	<b>7,446.67</b>	<b>5.93</b>	<b>0.08</b>	<b>67,402.51</b>	<b>67,019.99</b>	<b>382.52</b>	<b>0.57</b>	<b>89,360.00</b>
<b>5000-0000</b>	<b>EXPENSES</b>									
<b>5000-0001</b>	<b>Recoverable Expenses</b>									
<b>5000-5400</b>	<b>Operating Costs</b>									
5000-5500	Legal and Accounting	0.00	25.83	25.83	100.00	510.21	232.51	-277.70	-119.44	310.00
5000-5600	Management Fees	800.00	800.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	9,600.00
5000-5700	Office Expenses	0.00	29.17	29.17	100.00	204.50	262.49	57.99	22.09	350.00
5000-5800	Insurance & Appraisal	2,194.00	1,358.33	-835.67	-61.52	12,346.00	12,225.01	-120.99	-0.99	16,300.00
5000-6000	Repairs & Maintenance	0.00	625.00	625.00	100.00	6,033.07	5,625.00	-408.07	-7.25	7,500.00
5000-6300	Roof	0.00	166.67	166.67	100.00	0.00	1,499.99	1,499.99	100.00	2,000.00
5000-6500	Fire Safety & Monitoring	664.64	358.33	-306.31	-85.48	5,451.52	3,225.01	-2,226.51	-69.04	4,300.00
5000-6600	Security & Parking Services	450.00	458.33	8.33	1.82	4,050.00	4,125.01	75.01	1.82	5,500.00
5000-6800	Exterior Cleaning & Maintenance	2,525.00	500.00	-2,025.00	-405.00	4,564.60	4,500.00	-64.60	-1.44	6,000.00
5000-6850	Landscaping	795.00	741.67	-53.33	-7.19	6,750.00	6,674.99	-75.01	-1.12	8,900.00
5000-6900	Salting and Snow Removal	0.00	0.00	0.00	N/A	10,409.00	28,000.00	17,591.00	62.82	28,000.00
5000-7000	Waste Removal & Recycling	577.60	500.00	-77.60	-15.52	4,943.70	4,500.00	-443.70	-9.86	6,000.00
5000-7200	Electricity	0.00	250.00	250.00	100.00	2,447.26	2,250.00	-197.26	-8.77	3,000.00
5000-7300	Water and Sewer	0.00	466.67	466.67	100.00	4,033.86	4,199.99	166.13	3.96	5,600.00
<b>5000-7999</b>	<b>Total Operating Costs</b>	<b>8,006.24</b>	<b>6,280.00</b>	<b>-1,726.24</b>	<b>-27.49</b>	<b>68,943.72</b>	<b>84,520.00</b>	<b>15,576.28</b>	<b>18.43</b>	<b>103,360.00</b>
<b>6000-9999</b>	<b>Total Recoverable Expenses</b>	<b>8,006.24</b>	<b>6,280.00</b>	<b>-1,726.24</b>	<b>-27.49</b>	<b>68,943.72</b>	<b>84,520.00</b>	<b>15,576.28</b>	<b>18.43</b>	<b>103,360.00</b>
<b>8999-9999</b>	<b>TOTAL EXPENSES</b>	<b>8,006.24</b>	<b>6,280.00</b>	<b>-1,726.24</b>	<b>-27.49</b>	<b>68,943.72</b>	<b>84,520.00</b>	<b>15,576.28</b>	<b>18.43</b>	<b>103,360.00</b>
<b>9000-0000</b>	<b>NET INCOME</b>	<b>-553.64</b>	<b>1,166.67</b>	<b>-1,720.31</b>	<b>-147.45</b>	<b>-1,541.21</b>	<b>-17,500.01</b>	<b>15,958.80</b>	<b>91.19</b>	<b>-14,000.00</b>

