

ATTACHMENT 1 - PART 2 OF 4

PROPOSED SUBDIVISION PLAN OF:

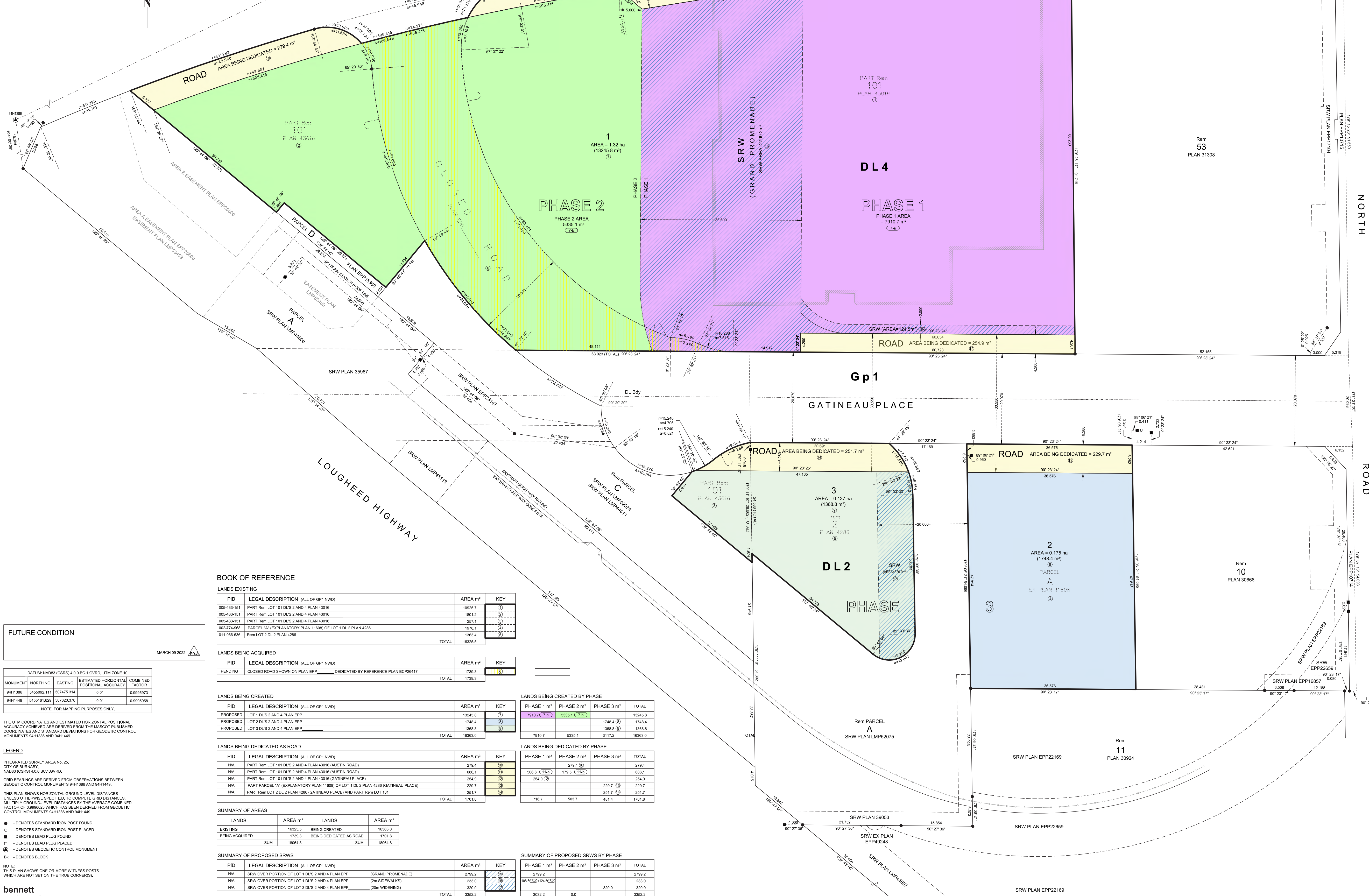
- LOT 101, DISTRICT LOTS 2 AND 4, PLAN 43016, EXCEPT PLANS LMP44608, LMP51272, LMP52074 AND PLAN EPP15369.
 - CLOSED ROAD, SHOWN ON PLAN EPP... DEDICATED BY REFERENCE PLAN BCP26417.
 - PARCEL "A" (EXPLANATORY PLAN 11608) OF LOT 1, DISTRICT LOT 2, PLAN 4286.
 - LOT 2 EXCEPT:
 - FIRSTLY: PART ON STATUTORY RIGHT OF WAY PLAN 21111;
 - SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 4829;
 - THIRDLY: PART ON STATUTORY RIGHT OF WAY PLAN LMP52075;
 - DISTRICT LOT 2, PLAN 4286.
- ALL OF GROUP 1, NEW WESTMINSTER DISTRICT.

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.

CITY OF BURNABY

BCS 92G.025

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm IN WIDTH BY 864mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:300



BOOK OF REFERENCE

LANDS EXISTING

PID	LEGAL DESCRIPTION (ALL OF GP1 NW/4)	AREA m ²	KEY
004-43-151	PART Rem LOT 101 DL 2 AND 4 PLAN 43016	19025.7	(1)
004-43-151	PART Rem LOT 101 DL 2 AND 4 PLAN 43016	1801.2	(2)
004-43-151	PART Rem LOT 101 DL 2 AND 4 PLAN 43016	287.1	(3)
002-74-868	PARCEL "A" (EXPLANATORY PLAN 11608) OF LOT 1 DL 2 PLAN 4286	1978.1	(4)
011-086-638	Rem LOT 2 DL 2 PLAN 4286	1383.4	(5)
	TOTAL	16325.5	

LANDS BEING ACQUIRED

PID	LEGAL DESCRIPTION (ALL OF GP1 NW/4)	AREA m ²	KEY
FENCING	CLOSED ROAD SHOWN ON PLAN EPP... DEDICATED BY REFERENCE PLAN BCP26417	1739.3	(6)
	TOTAL	1739.3	

LANDS BEING CREATED

PID	LEGAL DESCRIPTION (ALL OF GP1 NW/4)	AREA m ²	KEY
PROPOSED	LOT 1 DL 2 AND 4 PLAN EPP	12454.8	(7)
PROPOSED	LOT 2 DL 2 AND 4 PLAN EPP	1748.4	(8)
PROPOSED	LOT 3 DL 2 AND 4 PLAN EPP	1988.8	(9)
	TOTAL	16392.0	

LANDS BEING CREATED BY PHASE

PHASE 1 m ²	PHASE 2 m ²	PHASE 3 m ²	TOTAL
7910.7	5335.1	3112.2	16358.0

LANDS BEING DEDICATED AS ROAD

PID	LEGAL DESCRIPTION (ALL OF GP1 NW/4)	AREA m ²	KEY
NA	PART Rem LOT 101 DL 2 AND 4 PLAN 43016 (AUSTIN ROAD)	279.4	(10)
NA	PART Rem LOT 101 DL 2 AND 4 PLAN 43016 (AUSTIN ROAD)	686.1	(11)
NA	PART Rem LOT 101 DL 2 AND 4 PLAN 43016 (GATINEAU PLACE)	254.9	(12)
NA	PART Rem LOT 101 DL 2 AND 4 PLAN 43016 (GATINEAU PLACE)	229.7	(13)
NA	PART Rem LOT 2 DL 2 PLAN 4286 (GATINEAU PLACE) AND PART Rem LOT 101	251.7	(14)
	TOTAL	1701.8	

LANDS BEING DEDICATED BY PHASE

PHASE 1 m ²	PHASE 2 m ²	PHASE 3 m ²	TOTAL
279.4	279.4	279.4	838.2
506.6	179.5	179.5	865.6
254.9	254.9	254.9	764.7
229.7	229.7	229.7	719.1
251.7	251.7	251.7	755.1
			3052.2

SUMMARY OF AREAS

LANDS	AREA m ²	LANDS	AREA m ²
EXISTING	16325.5	BEING CREATED	16392.0
BEING ACQUIRED	1739.3	BEING DEDICATED AS ROAD	1701.8
SUM	18064.8	SUM	18064.8

SUMMARY OF PROPOSED SRWS

PID	LEGAL DESCRIPTION (ALL OF GP1 NW/4)	AREA m ²	KEY
NA	SRW OVER PORTION OF LOT 1 DL 2 AND 4 PLAN EPP (GRAND PROMENADE)	2799.2	(15)
NA	SRW OVER PORTION OF LOT 1 DL 2 AND 4 PLAN EPP (2m SIDEWALKS)	233.0	(16)
NA	SRW OVER PORTION OF LOT 3 DL 2 AND 4 PLAN EPP (20m WIDENING)	320.0	(17)
	TOTAL	3352.2	

SUMMARY OF PROPOSED SRWS BY PHASE

PHASE 1 m ²	PHASE 2 m ²	PHASE 3 m ²	TOTAL
2799.2	2799.2	2799.2	8397.6
233.0	233.0	233.0	700.0
320.0	320.0	320.0	960.0
			3352.2

NOTE: AREAS OF LANDS BEING CREATED INCLUDE AREAS OF PROPOSED SRWS

FUTURE CONDITION

MARCH 09 2022

MONUMENT	NORTHING	EASTING	ESTIMATED HORIZONTAL POSITIONAL ACCURACY	COMBINED FACTOR
8441385	545592.111	807475.214	0.01	0.9999973
8441449	545591.029	807503.378	0.01	0.9999998

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ARE DERIVED FROM THE MASSCO PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8441385 AND 8441449.

LEGEND

- INTEGRATED SURVEY AREA NO. 25, CITY OF BURNABY
- NAO (CSRS) 4.0, BC, 1.0, 0.0, 0.0
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8441385 AND 8441449.
- THIS PLAN SHOWS HORIZONTAL, GRAVITY LEVEL, DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, AND SPY'S GRAVITY LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999923 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 8441385 AND 8441449.
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- ⊙ - DENOTES GEODETIC CONTROL MONUMENT
- BL - DENOTES BLOCK

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

bennett
 LAND SURVEYING LTD.
 87 LAND SURVEYORS
 9011 - 275 FELL AVENUE
 BURNABY, BC V5A 1E6

REV.	DESCRIPTION	DATE
3	ISSUED FOR REZONING SUBMISSION	2026.01.12
2	ISSUED FOR REZONING SUBMISSION	2025.10.20
1	ISSUED FOR REZONING SUBMISSION	2025.01.30

REZONING APPLICATION

JYOM JYOM Architecture
 4300 - 9111 Homer St
 Vancouver, BC V6H 2L2
 604-876-2222
 www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
 4300 - 9111 Homer St
 Vancouver, BC
 V6H 2W6

SITE: LOUGHEED BURNABY BC

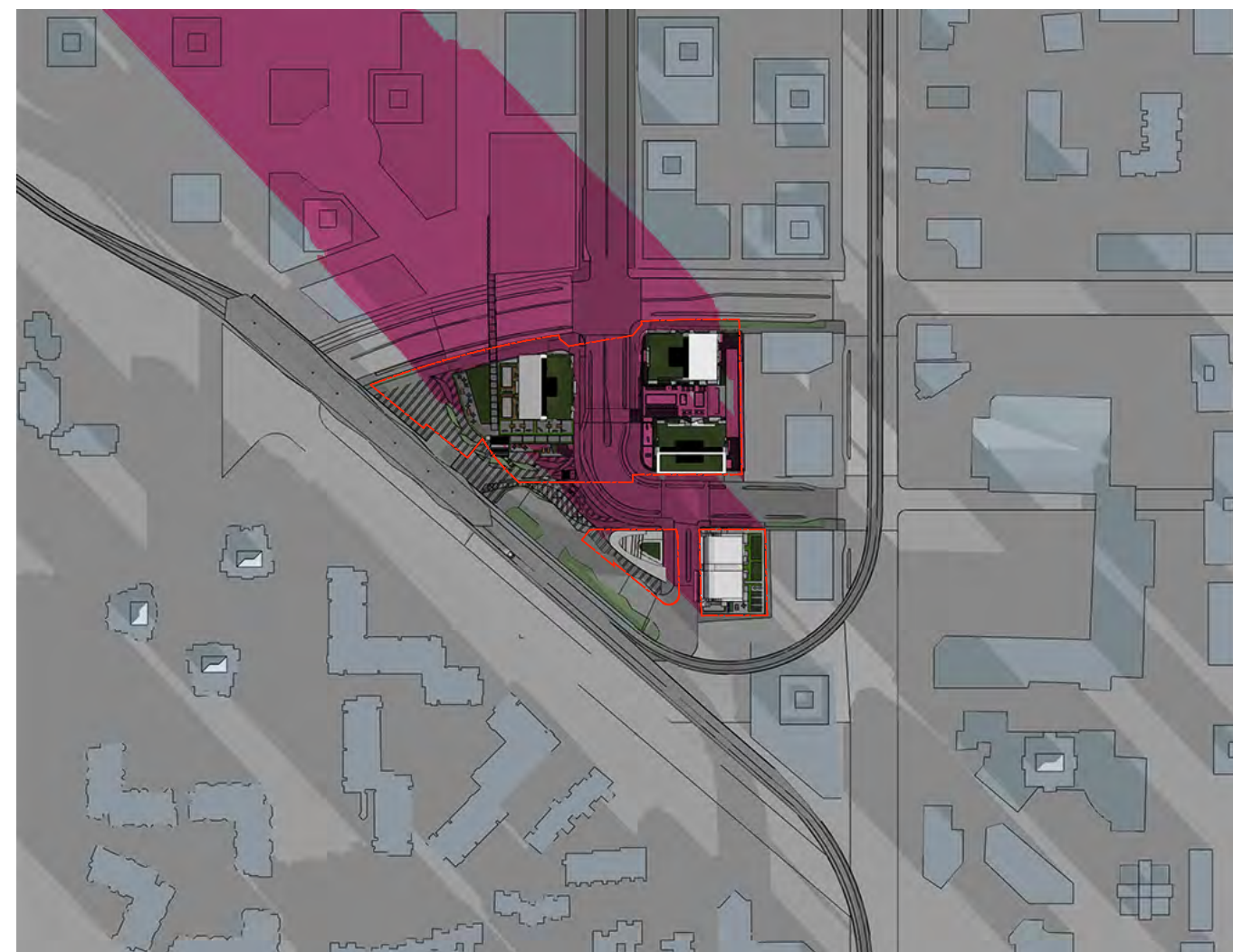
PROPOSED SUBDIVISION PLAN

SCALE	DATE	DRAWN	CHECKED
AT 24"x36"	2026.01.12	AL	KK
PROJECT NO:	DRAWING NO:	REVISION:	
18001.80	A0.02	3	

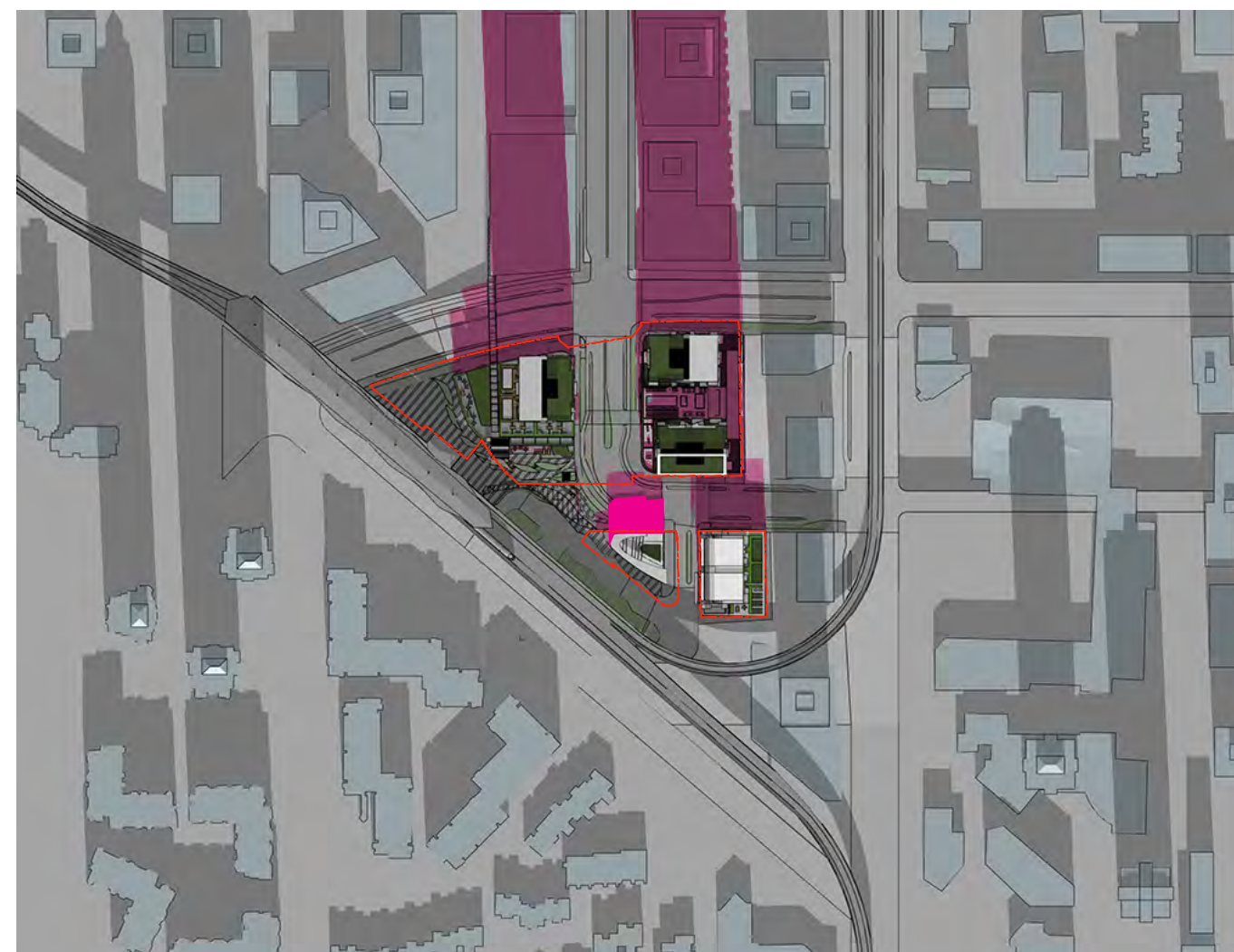
Attachment #1 - Subdivision Plan (approved under REZ #18-32)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICE OF THE CITY OF BURNABY.
 THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE DAY OF 2021.
 PATRICK KORNEK, B.C.S. #78

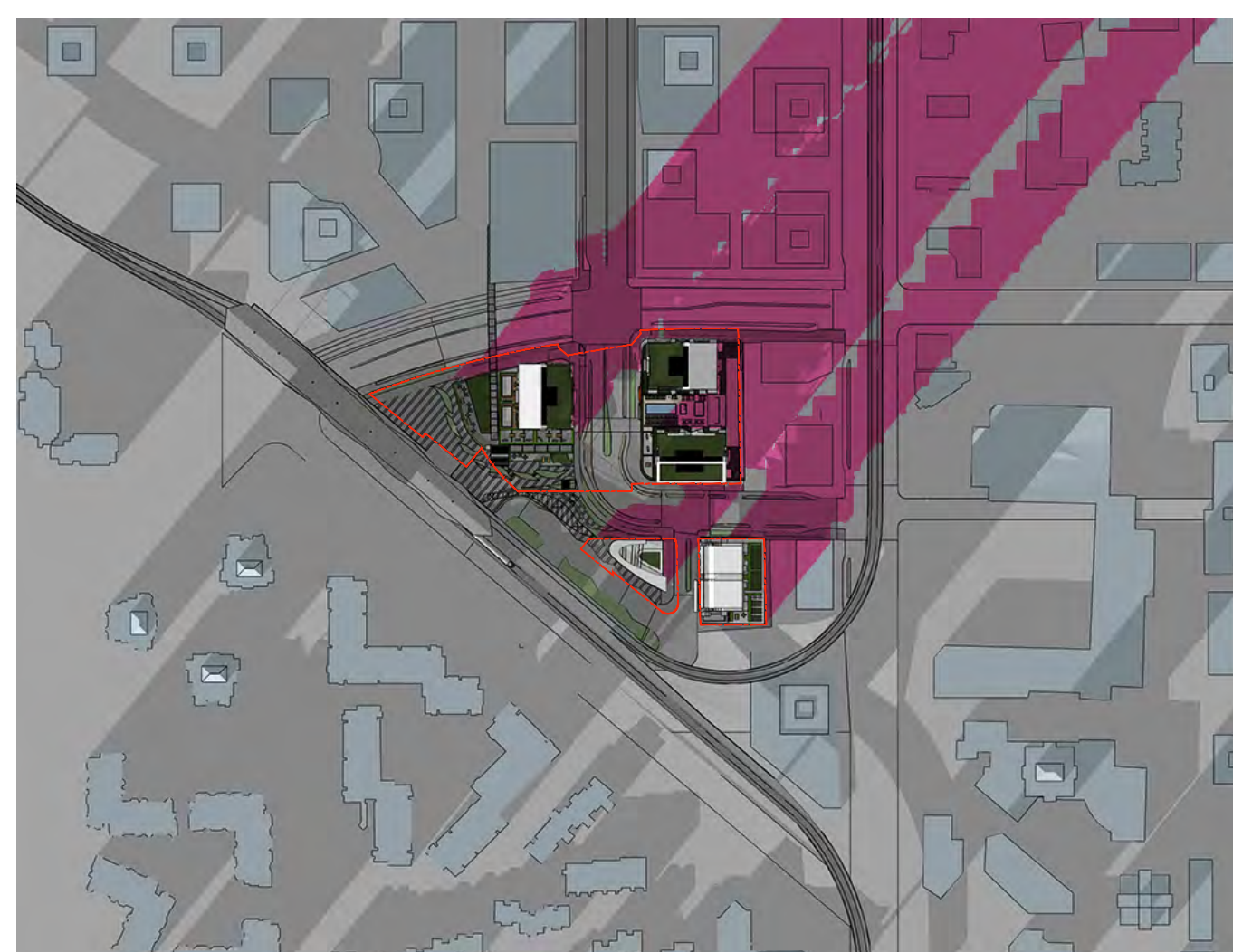
WINTER SOLSTICE
DECEMBER 21



9 AM

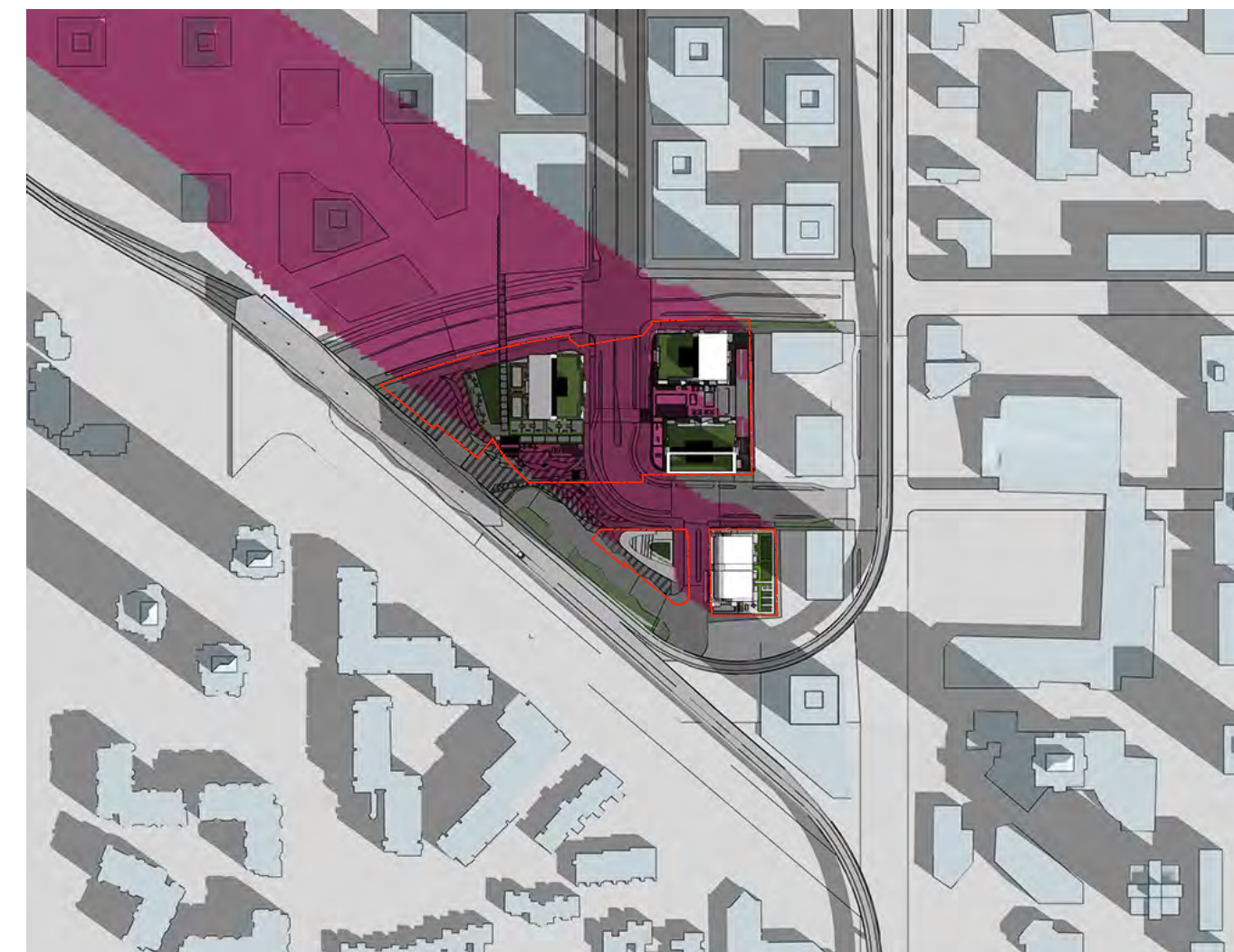


12 PM

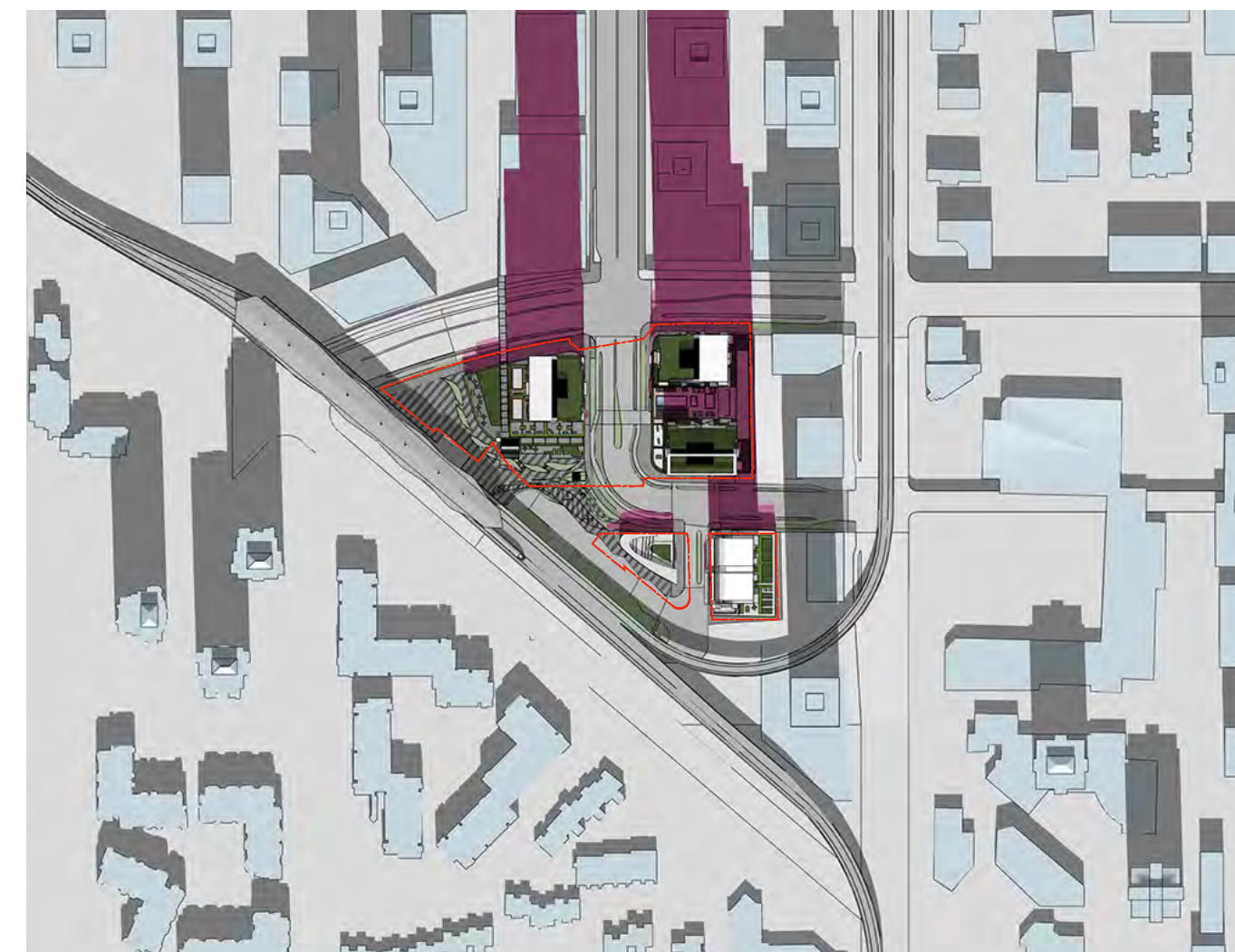


3 PM

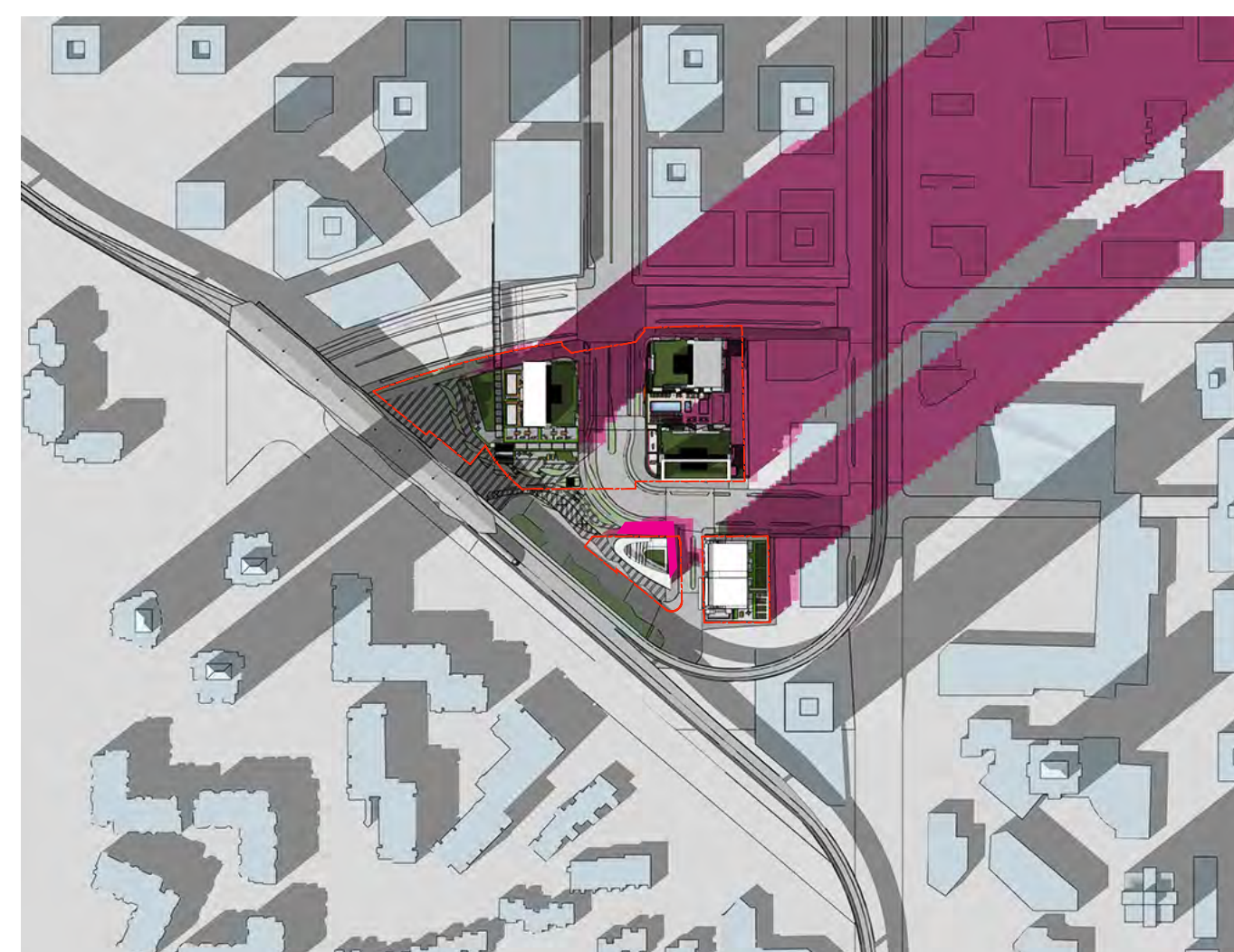
SPRING & FALL EQUINOX
MARCH 20 & SEPTEMBER 21



9 AM (Daylight Saving Time)

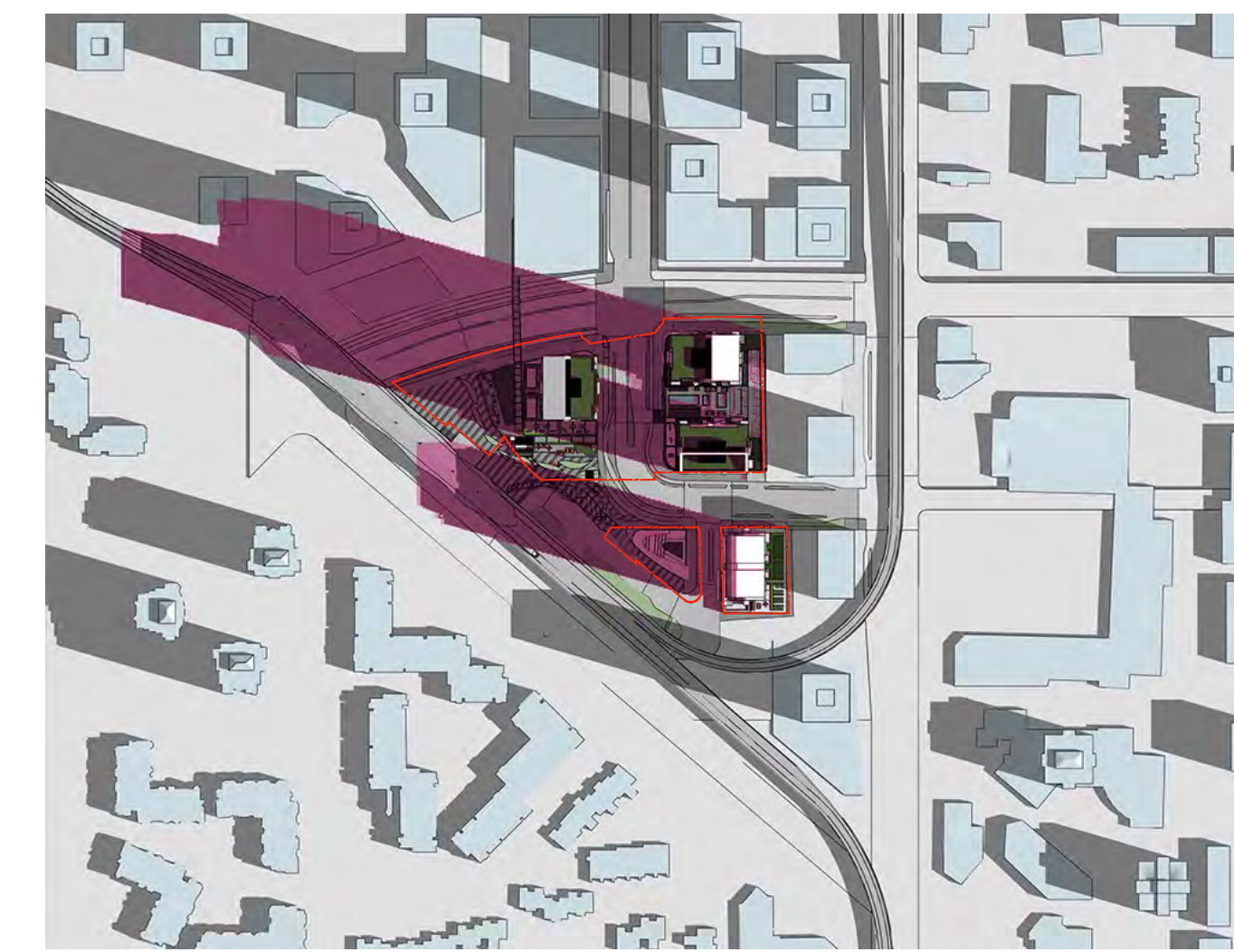


12 PM (Daylight Saving Time)

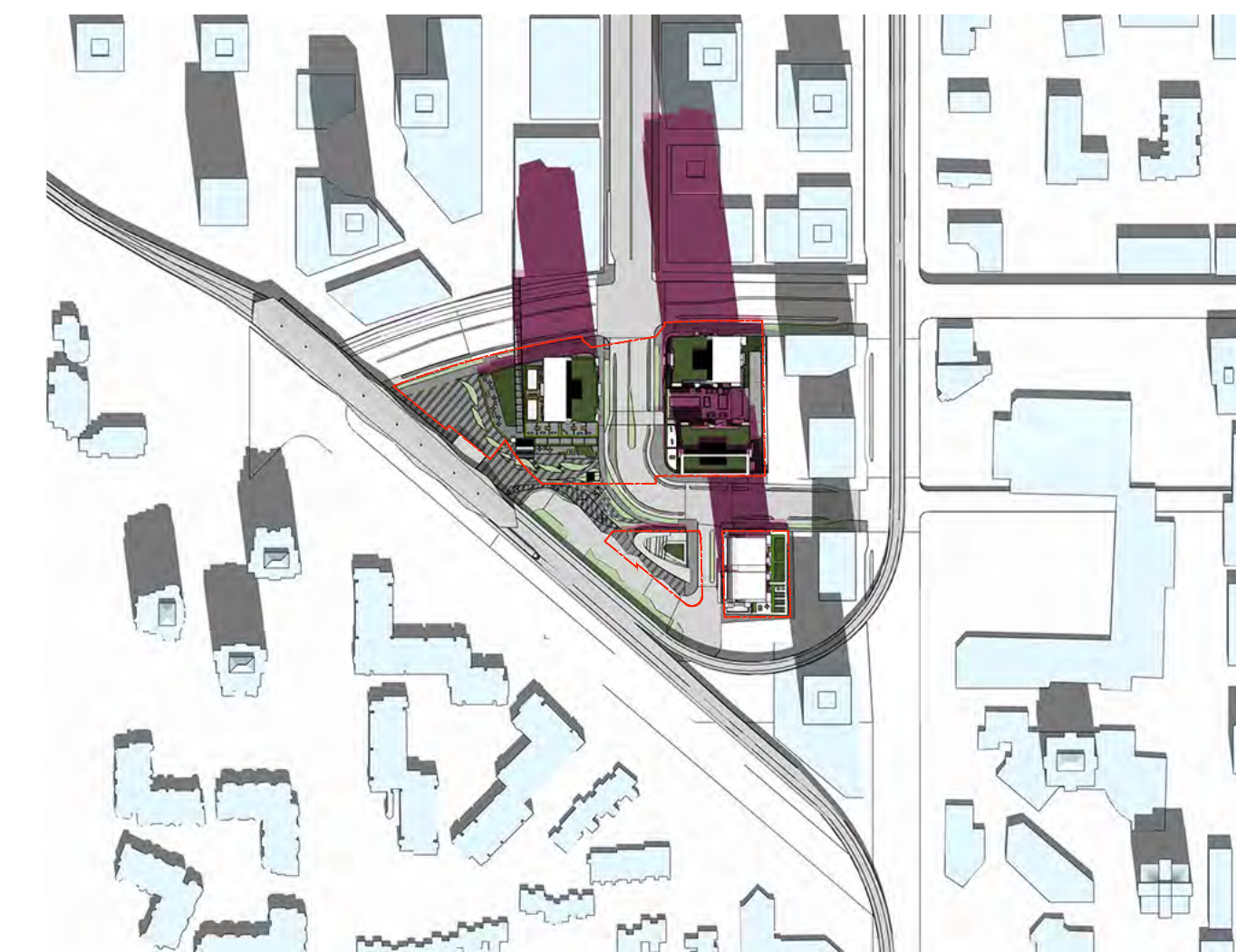


3 PM (Daylight Saving Time)

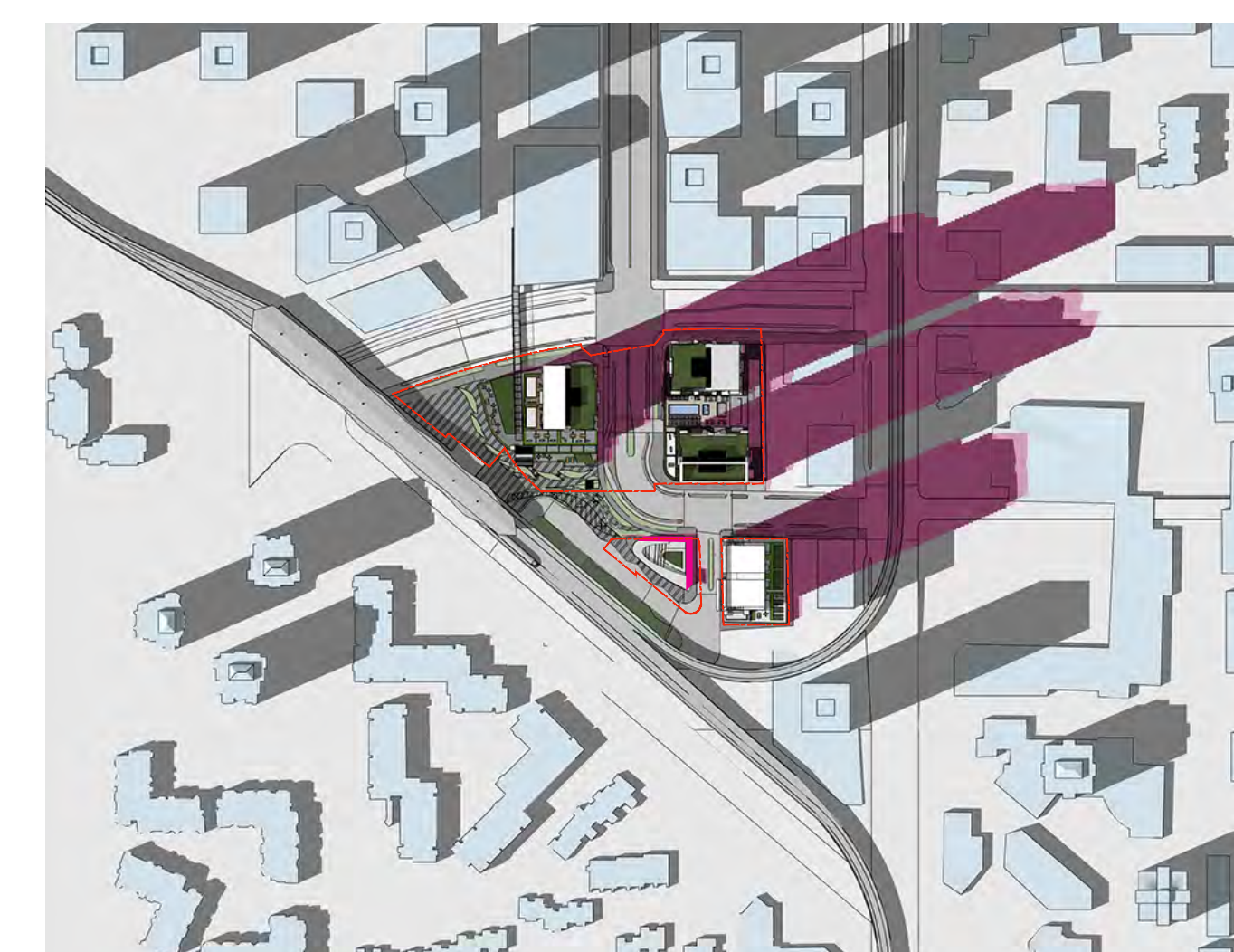
SUMMER SOLSTICE
JUNE 21



9 AM (Daylight Saving Time)



12 PM (Daylight Saving Time)



3 PM (Daylight Saving Time)

Attachment #1 - Shadow Study Plan

Notes:

REV	DESCRIPTION	DATE
3	ISSUED FOR REZONING SUBMISSION	2026.01.12
2	ISSUED FOR REZONING SUBMISSION	2025.10.20
1	ISSUED FOR REZONING SUBMISSION	2025.01.30

STATUS: REZONING APPLICATION

JYOM JYOM Architecture
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Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
4300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: SHADOW ANALYSIS

SCALE	DATE	DRAWN	CHECKED
AT 24"x36"	2026.01.12	AL	KK
PROJECT NO.	DRAWING NO.	REVISION	
18001.80	A0.06	3	