

Optima

WORLD CLASS URBAN LIVING
SURREY, BC CANADA

$E=MC^2$

$E=MC^2$





VIEW OF THE PROPOSED OPTIMA 3 TOWERS (AFTER OBTAINING THE HIGH DENSITY THAT IS UNDER STUDY)
ALONG UNIVERSITY DRIVE

Optima

NOT ALL HOMES ARE CREATED EQUAL

You select a high-rise home for a combination of reasons. The location. The view. The internal layout of the units. The price. Never would you consider asking about the concrete that makes up the building core. And why should you? There's no point of difference. Until now that is, because now there's insulated high strength concrete and steel residence towers that incorporate breakthrough technology in construction. Innovative thinking that will give its residents more home than they ever imagined. And all for a price that is considerably less than they expected. That residence is **Optima** – the first residential towers of its kinds.

IMPORTANT DISCLAIMER: *The optima project was never built and contrary to the false claims of Fanuc/GE that were successfully advanced unfortunately in Court, that IHI built the Optima Project in 2005 – 2006 USING Fanuc/ GE Defaulted System that they installed at IHI's R&D Manufacturing Facility in 2000 – 2001. Again, currently the site is still empty.*

This document can not be construed by any means as any type of offering, and strictly a technical case study in a very new and vibrant downtown.

The Development Company of the Optima Towers owned/controlled by the President's Mother, has entered into an agreement with IHI to build the Center and feature some of the advanced details for the Optima high-rises to allow International first class advanced equipment suppliers to bid for the solution to automate the cutting and welding process at the IHI R&D and Manufacturing Facility in Delta, BC., after the above mentioned Fanuc/GE default.

Optima

THE BEAUTY OF A BRILLIANT CONCEPT



This remarkable and advantageous technology perfectly blends science and art, giving Optima's consultants the opportunity to design a building that is as attractive and functional as it is strong, safe and durable.

Rising 30 , 33 and 39 storeys above the heart of the New Surrey City Center, one of North America's fastest growing communities, Optima is providing 129 homes for the first phase (30 storey tower) , 187 for the second phase (33 storey tower) and 293 for the third phase (39 storey tower). Select from bachelor suites starting at 350 square feet; one bedroom homes starting at 624 square feet, two bedroom homes starting at 1,173 square feet., or 2 level penthouses up to 2,067 square feet.

With just four exclusive residences per floor in tower 1 , 6 in towers 2 and 8 in tower 3, the majority of homes will offer three exterior walls, a feature that optimizes living space, walls and windows, natural light and endless views.

LOCATION

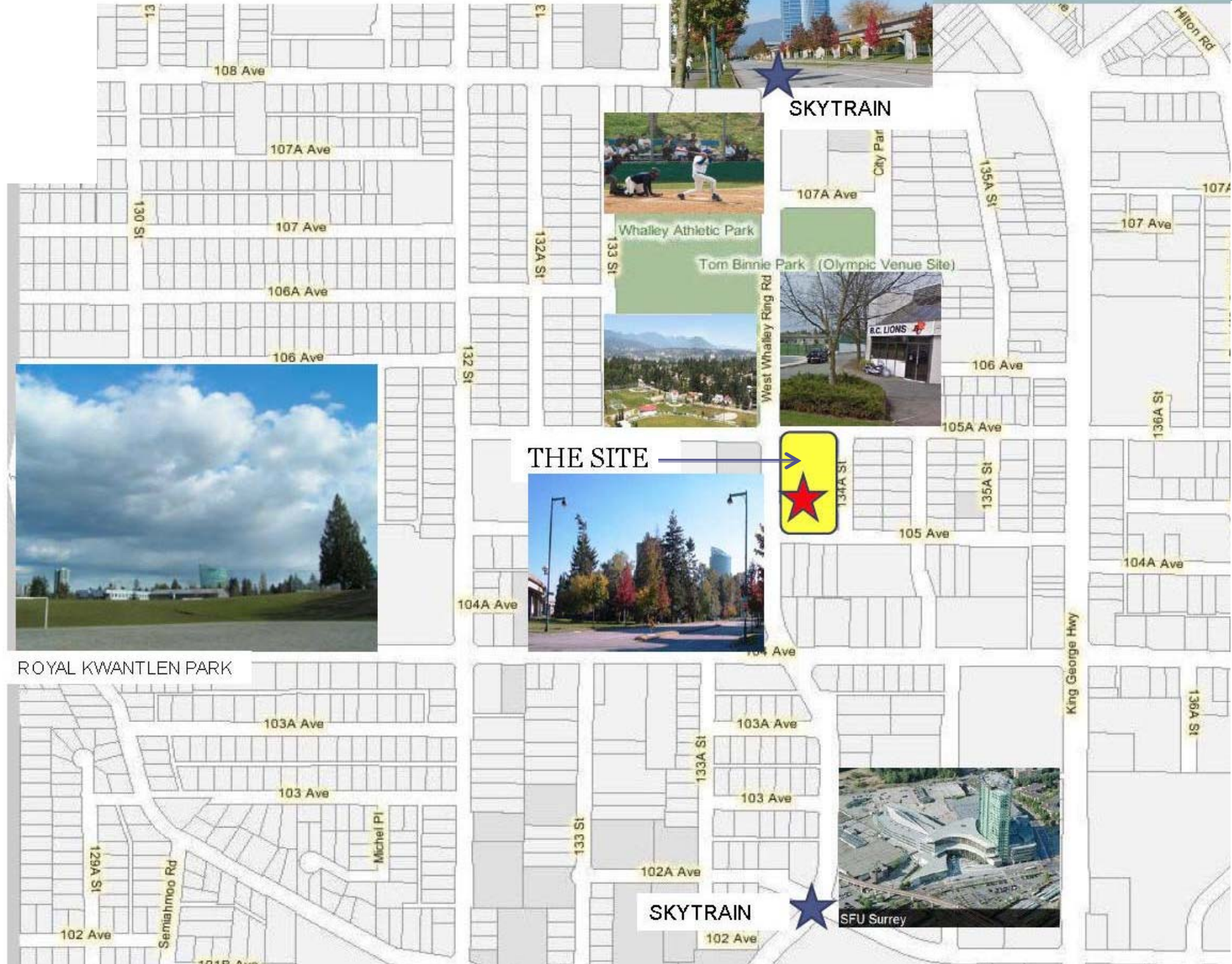
Surrey is the 12th largest city in Canada and the second largest in British Columbia. The City of Surrey and the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (VANOC) signed a joint agreement that enabled Surrey to act as a Venue City for the 2010 Winter Games

- Approx. 19 km. from Vancouver City center.
- One block from sky train station.
- One block from the regional bus terminal.
- Core of the New Surrey City Center and adjacent to recreational centers.
- 8 km from IHI's manufacturing facility in Delta, BC.





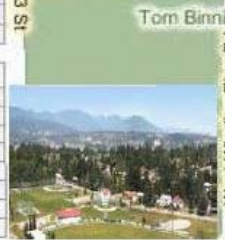
LOCATION - NEW SURREY CITY CENTER



SKYTRAIN



Whalley Athletic Park



Tom Binnie Park (Olympic Venue Site)



West Whalley Ring Rd

THE SITE



SFU Surrey

SKYTRAIN



ROYAL KWANTLEN PARK

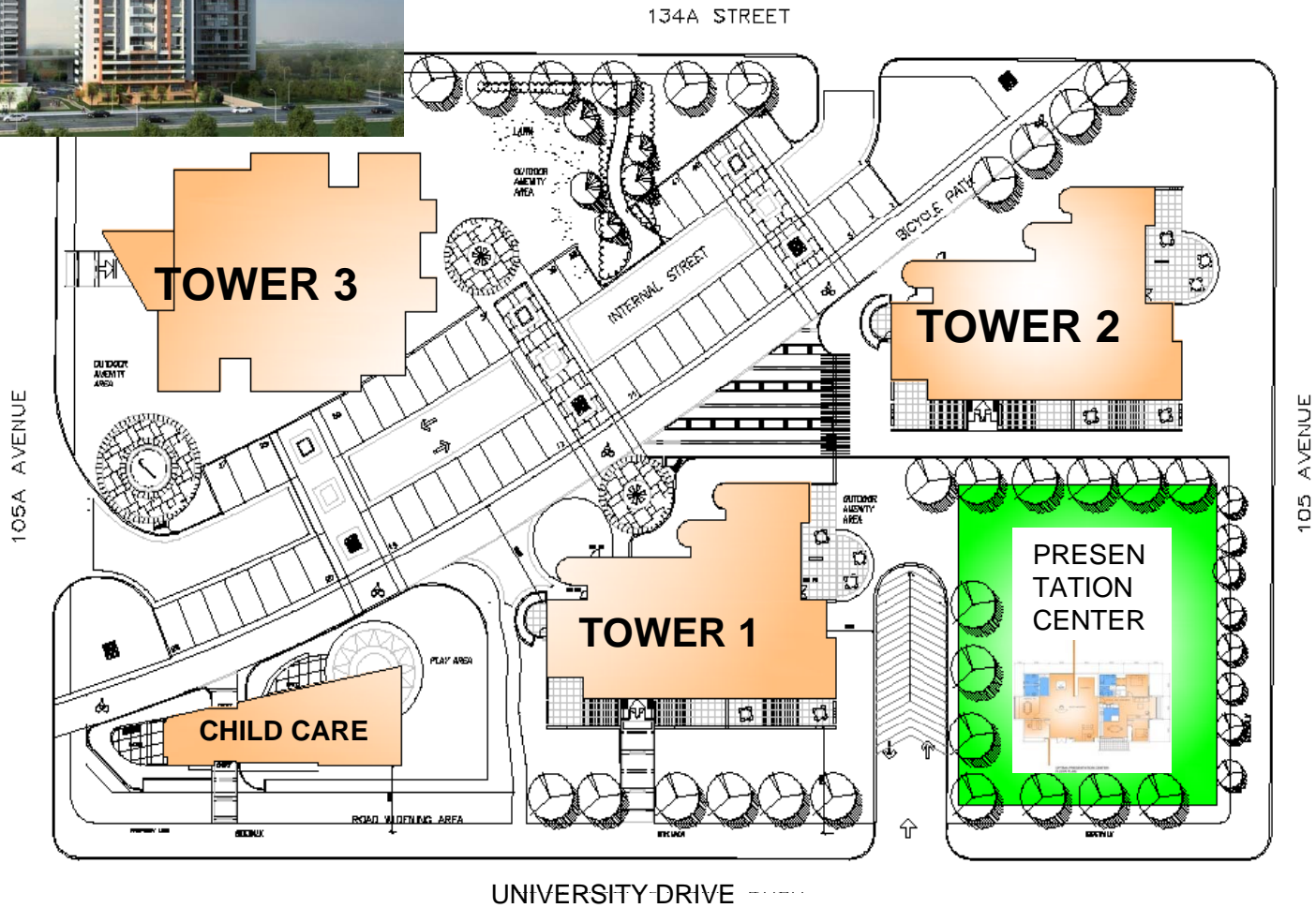
PERSPECTIVE VIEW OF THE VERY NICE FUTURE SURREY CITY HALL





THE PANNED DOWNTOWN CENTRAL PLAZA WITH THE SURREY CITY HALL IN THE BACKGROUND AND THE NEW SURREY LIBRARY ON THE LEFT SIDE (ONLY ONE BLOCK SOUTH OF THE OPTIMA SITE)



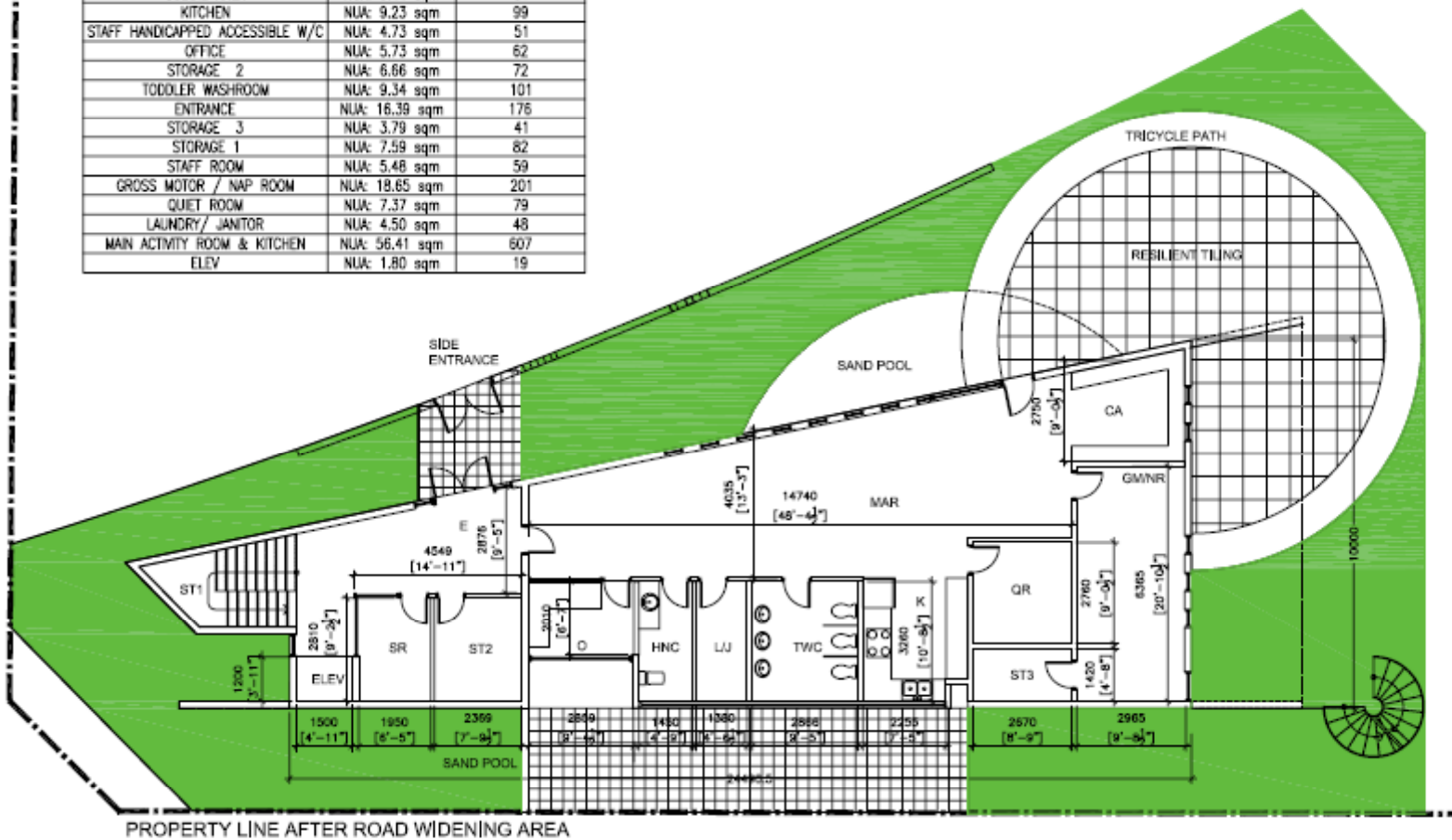


UNIVERSITY DRIVE

SITE PLAN

CHILD CARE CENTER

INFANT & TODDLER (18-36 MONTHS) DETAILED AREA BREAKDOWN		
NAME	AREA (Sq. M)	AREA (Sq. Ft)
CUBBIE AREA	NUA: 8.44 sqm	91
KITCHEN	NUA: 9.23 sqm	99
STAFF HANDICAPPED ACCESSIBLE W/C	NUA: 4.73 sqm	51
OFFICE	NUA: 5.73 sqm	62
STORAGE 2	NUA: 6.66 sqm	72
TODDLER WASHROOM	NUA: 9.34 sqm	101
ENTRANCE	NUA: 16.39 sqm	176
STORAGE 3	NUA: 3.79 sqm	41
STORAGE 1	NUA: 7.59 sqm	82
STAFF ROOM	NUA: 5.48 sqm	59
GROSS MOTOR / NAP ROOM	NUA: 18.65 sqm	201
QUIET ROOM	NUA: 7.37 sqm	79
LAUNDRY/ JANITOR	NUA: 4.50 sqm	48
MAIN ACTIVITY ROOM & KITCHEN	NUA: 56.41 sqm	607
ELEV	NUA: 1.80 sqm	19



FIRST FLOOR PLAN
SCALE: 1:125

IHI'S PATENTED TECHNOLOGY

ABBREVIATION:

CA	CUBBIE AREA
E	ENTRANCE
ELEV	ELEVATOR
GMNR	GROSS MOTOR /NAP ROOM
HNC	HANDICAPPED WC
K	KITCHEN
LUJ	LAUNDRY/JANITOR
MAR	MAIN ACTIVITY ROOM
O	OFFICE
QR	QUIET ROOM
SR	STAFF ROOM
ST	STORAGE
TWC	TODDLER WC

1	CHANGES
REV.	DATE DESCRIPTION APP.

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DESIGNED BY:	OMAR TAKI	SEPTEMBER 2024
DRAWN BY:	LI	SEPTEMBER 2024
CHECKED BY:	OMAR TAKI	FEBRUARY 2025
APPROVED BY:	KLAL	SEPTEMBER 2024

CONSULTANT:
IHI PLANNING LTD.

CLIENT / DEVELOPER:
IHI DEVELOPMENT-IJ LTD.



PROJECT:
OPTIMA RESIDENTIAL COMPLEX
SURREY, S.C.

DRAWING NAME:
**CHILD CARE CENTER
FIRST FLOOR PLAN**

PROJECT NO:	202403	SCALE:	AS NOTED
DRAWING NO:	A-01	REV.:	PAGE 1 / 1

TOWER 1



MODEL



REAR VIEW

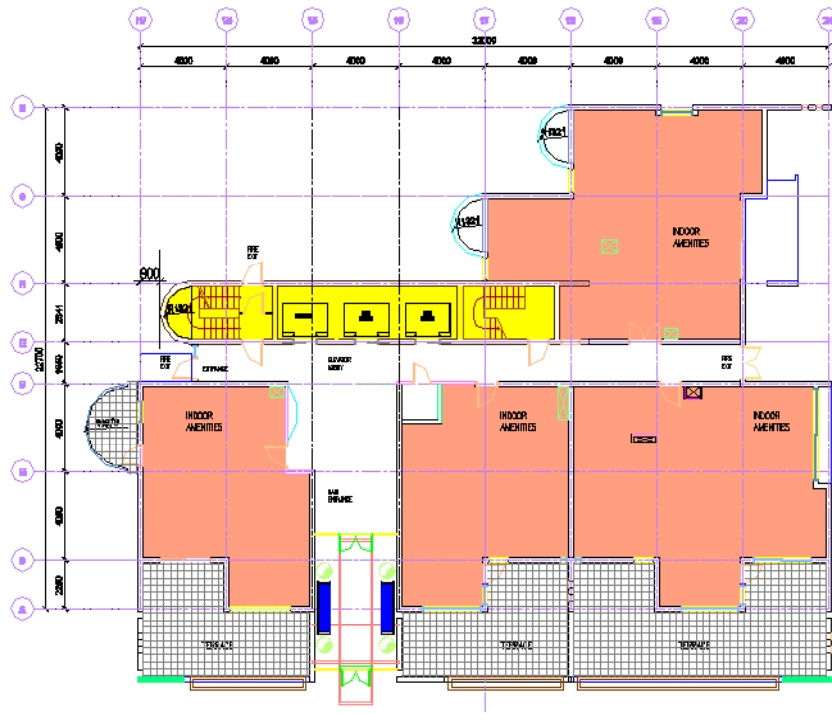


OPTIMA – TOWER 1 30 STOREYS

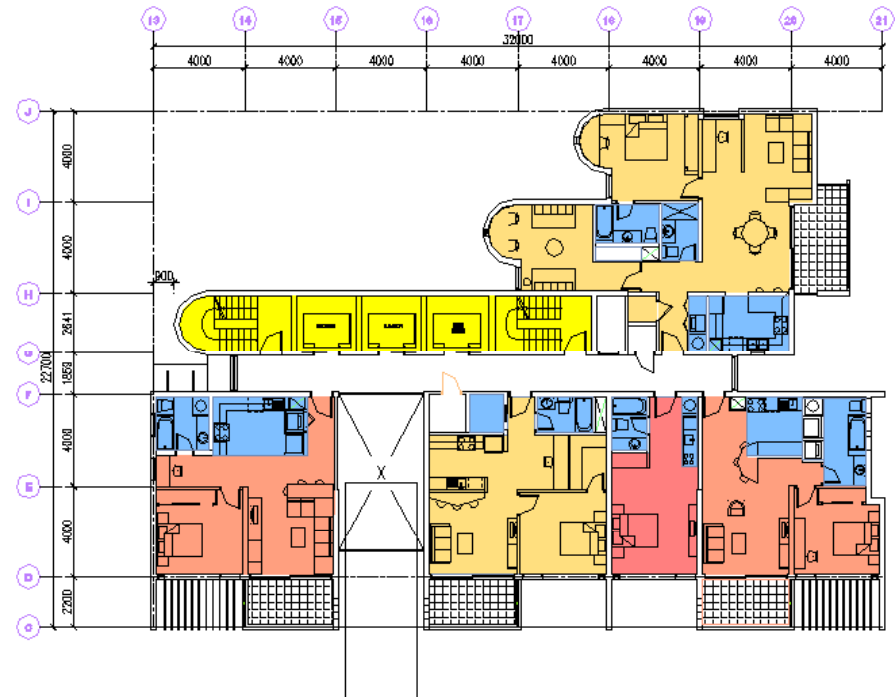
TOWER 1

PLAN	BR	BATH	SIZE(M2)	SIZE(FT2)	QTY	TOTAL(M2)	TOTAL (FT2)
BACH	1	1	33	355.08	1	33	355.08
				0		0	0
1			102	1095	18	1836	19710
1A			70	759	1	70	759
1B			66	714	1	66	714
2			67	721	9	603	6489
2A			58	624	9	522	5616
2C			75	813	1	75	813
3			102	1095	17	1734	18615
3A			104	1118	1	104	1118
3B			62	671	1	62	671
4			109	1170	17	1853	19890
1A	1	1	66	710.16	18	1188	12782.88
1B	1	1	69.6	748.896	18	1252.8	13480.128
1C	1	1	56.76	610.7376	9	510.84	5496.6384
1D	1	1	58.49	629.3524	9	526.41	5664.1716
1E	1	1	60.86	654.8536	9	547.74	5893.6824
PH1	3	2	185	1990.6	1	185.6	1997.056
PH2	2	2	170	1829.2	1	170	1829.2
TOTAL SELLABLE AREAS					141	11339.39	121893.8364
BALCONIES						1128	12137.28
INDOOR AMENITIES						112	1205.12
BUILT-UP AREA INLCUDING EXTERIOR WALLS						13883	149381

TOWER 1 PLANS



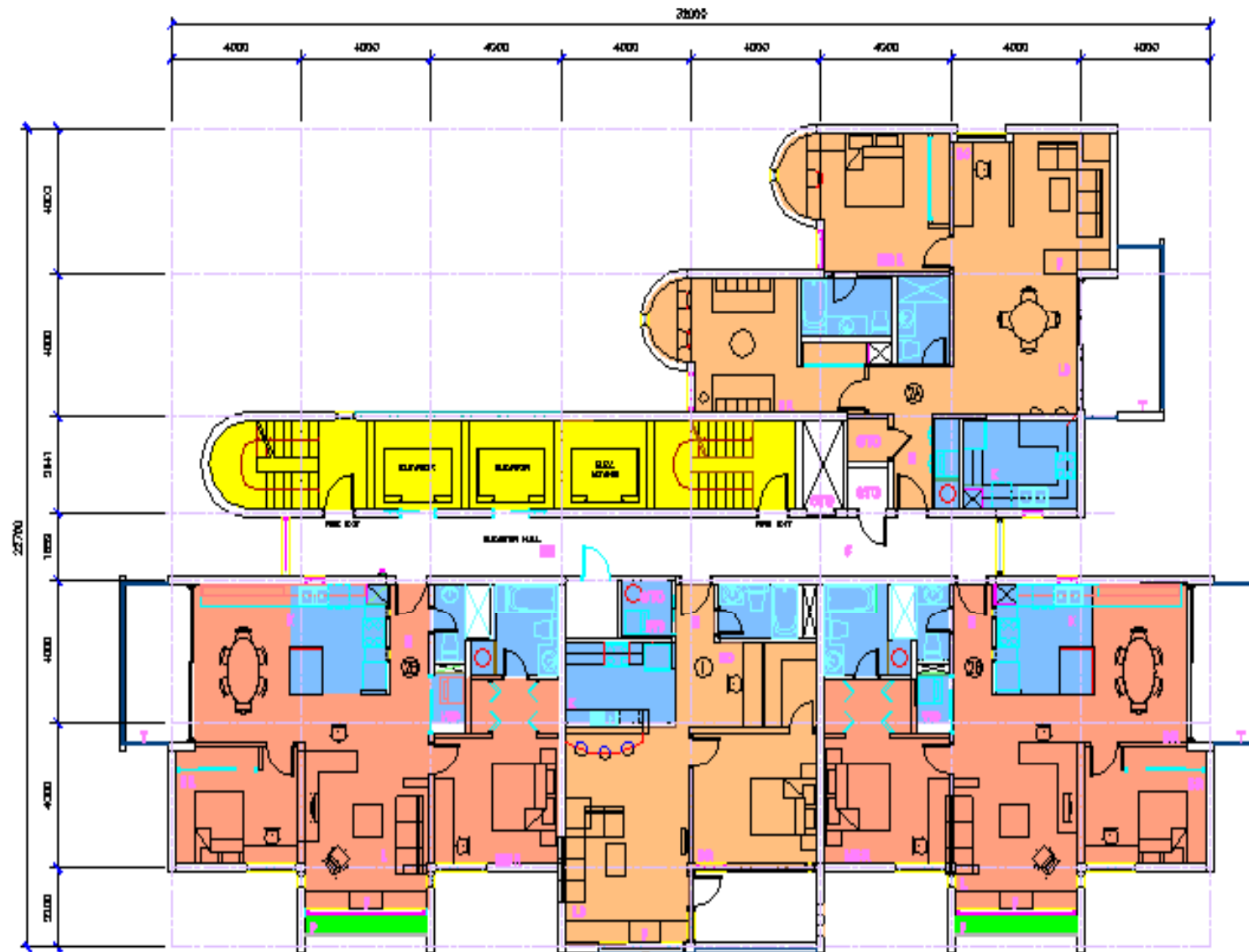
MAIN ENTRANCE - INDOOR AMENITIES



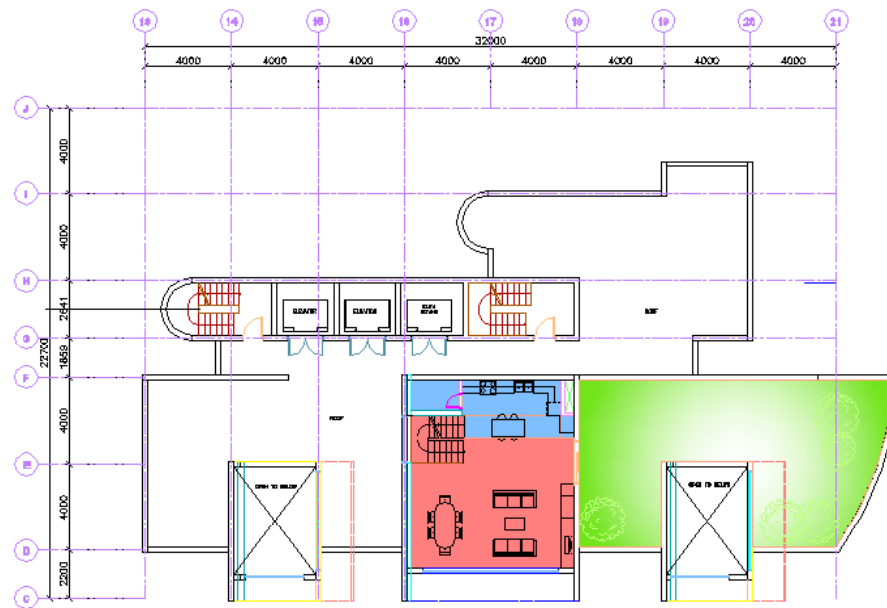
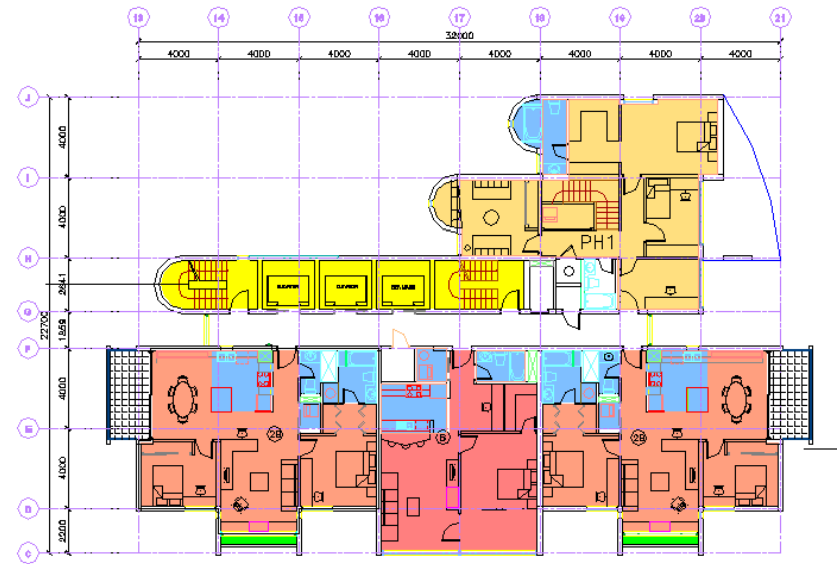
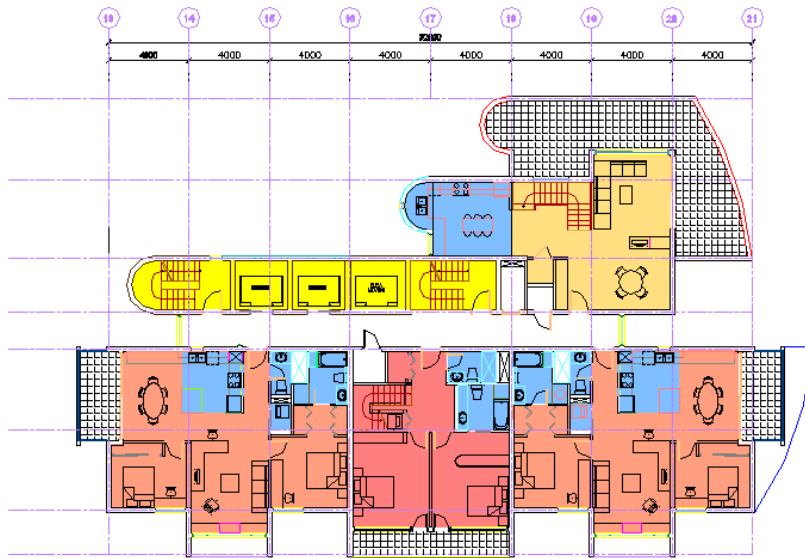
SECOND FLOOR



BACHELOR SUITES



TYPICAL FLOOR PLAN

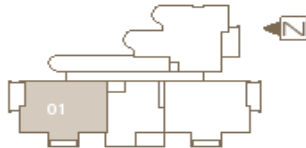
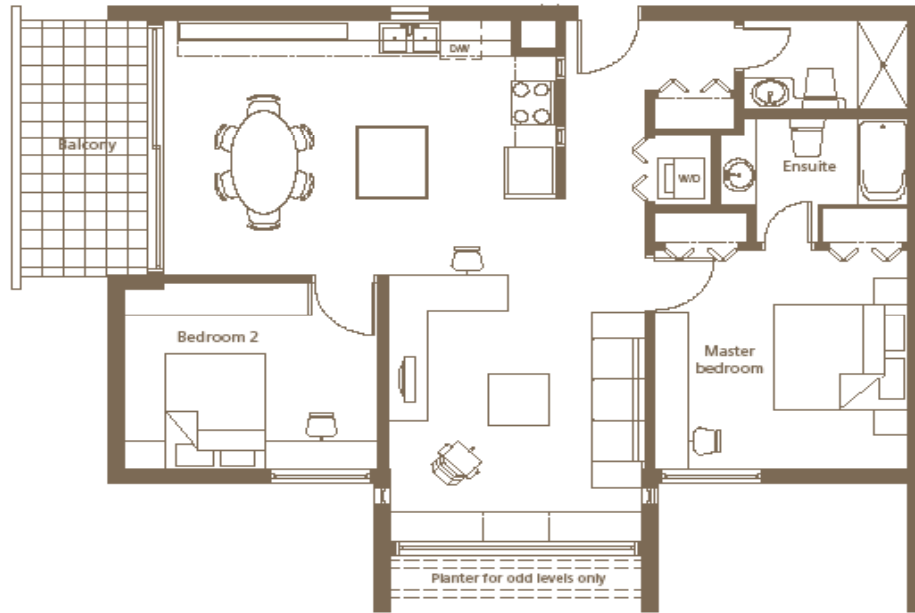


PENTHOUSE



TOWER 1 TYPICAL PLANS

Plan 1
301 - 2001
Two bedroom
1,095 sq. ft.



In the interest of continuing product
Actual dimensions and floor plans may

IHI25026
Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS
size: 10.5" x 10.5
filename: IHI25026_Optima_FP6.ai
June 9/05 - studio02/marlis

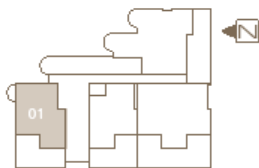
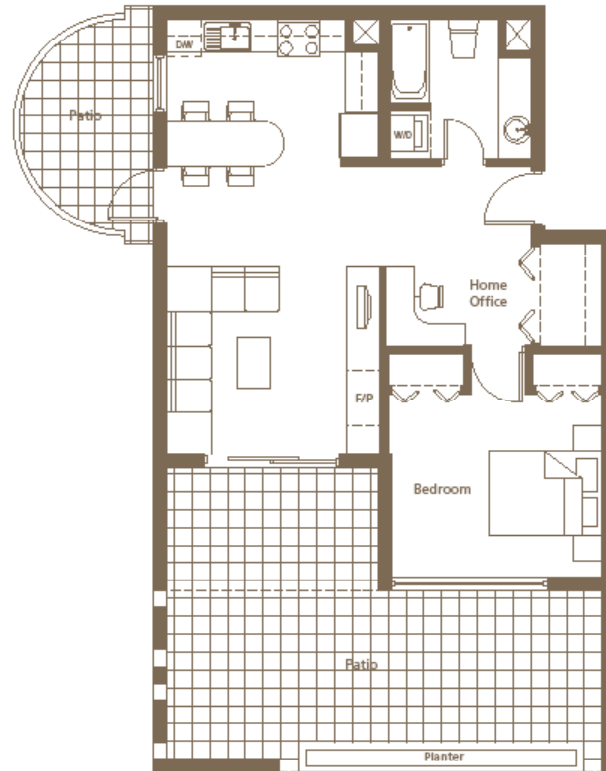
Typical





Plan 1A
101

One bedroom
+ home office
759 sq. ft.



In the interest of continuing product improvements, the developer reserves the right to make modifications and / or changes to the plans and specifications without prior notice. Actual dimensions and floor plans may vary slightly. All measurements and square footages are approximate. Furniture layout is for reference only. Furnishings is not included. E.B.O.E

IH25026
Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
size: 10.5" x 10.5
filename: IH25026_Optima_FP6.ai
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Unique

Optima
Living Smart

Plan 1B
201
One bedroom
+ home office
714 sq. ft.



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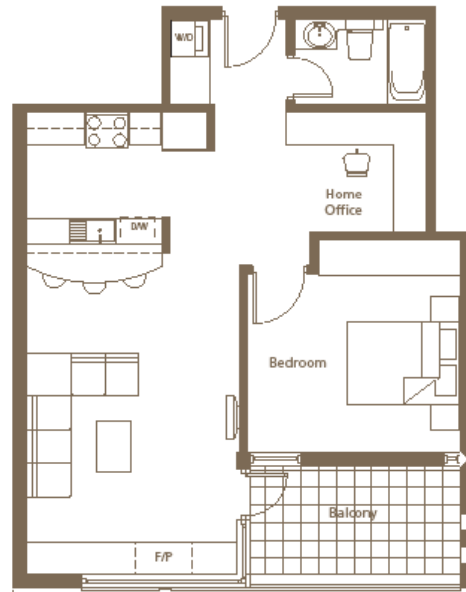
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Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
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filename: IH25026_Optima_FP6.ai
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Unique



Plan 2
102, 302, 502, 702,
902, 1102, 1302,
1502 & 1702

One bedroom
+ home office
721 sq. ft.



In the interest of continuing product improvements, the developer reserves the right to make modifications and / or changes to the floor plan. Actual dimensions and floor plans may vary slightly. All measurements and square footages are approximate. Furniture layout is for illustrative purposes only.

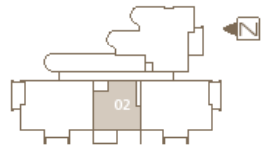
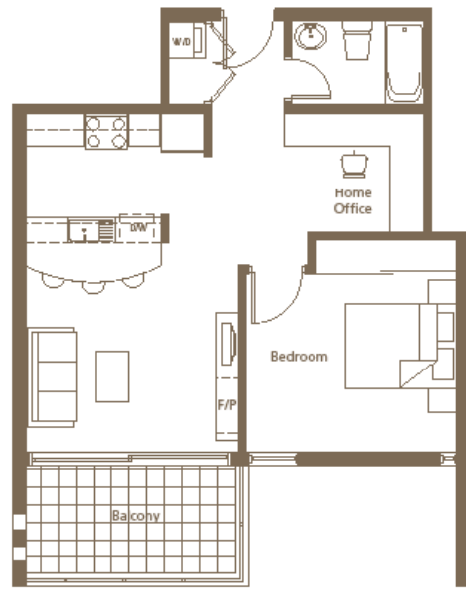


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Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
size: 10.5" x 10.5
filename: IH25026_Optima_FP6.ai
June 9/05 - studio02/marlis

Typical



Plan 2A
 202, 402, 602,
 802, 1002, 1202,
 1402, 1602 & 1802
 One bedroom
 + home office
 624 sq. ft.



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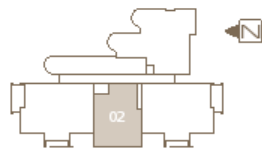
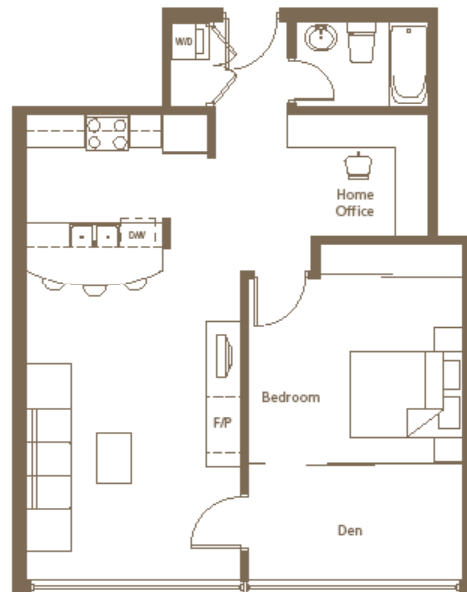
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 June 9/05 - studio02/marlis

Typical



Plan 2C
1902

One bedroom + den
+ home office
813 sq. ft.



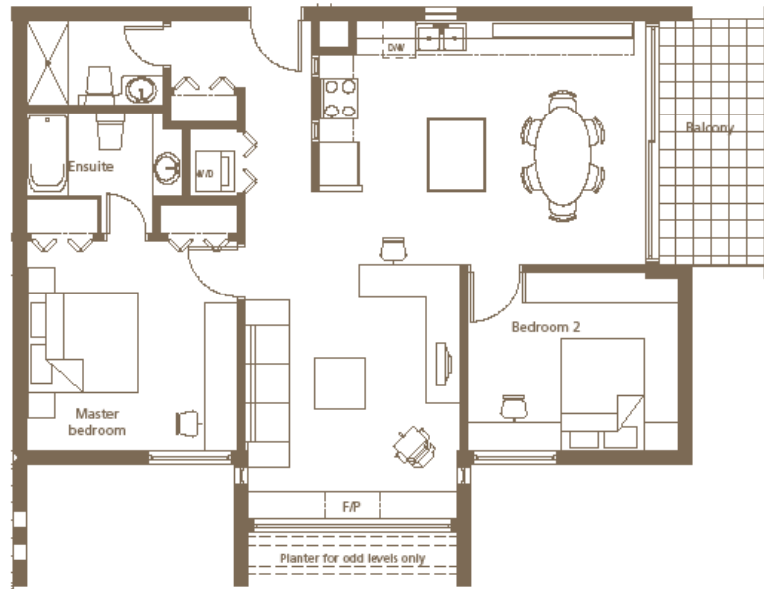
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IH25026
Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
size: 10.5" x 10.5
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June 9/05 - studio02/marlis

Unique



Plan 3
303 - 1903
Two bedroom
1,095 sq. ft.



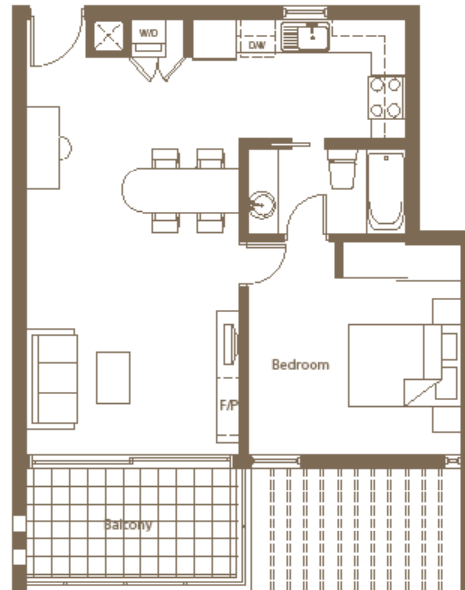
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Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
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June 9/05 - studio02/marlis

Typical



Plan 3B
203
One bedroom
671 sq. ft.



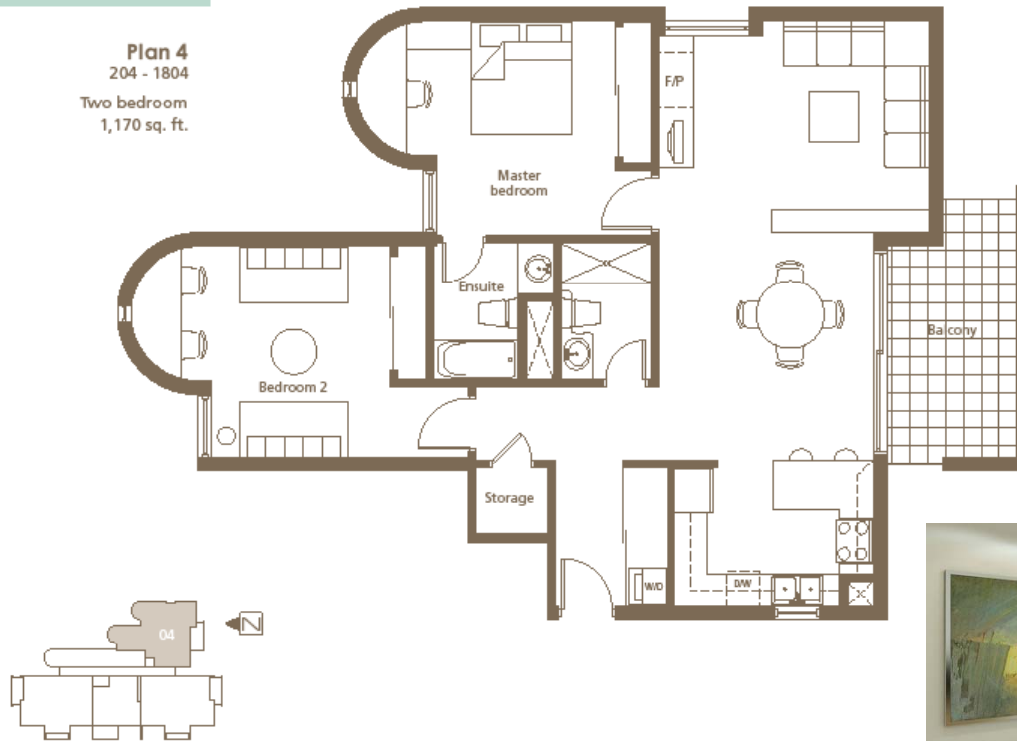
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Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
size: 10.5" x 10.5
filename: IH25026_Optima_FP6.ai
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Unique



Plan 4
204 - 1804
Two bedroom
1,170 sq. ft.



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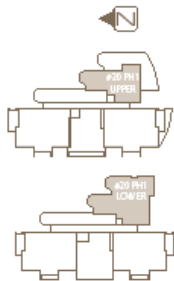
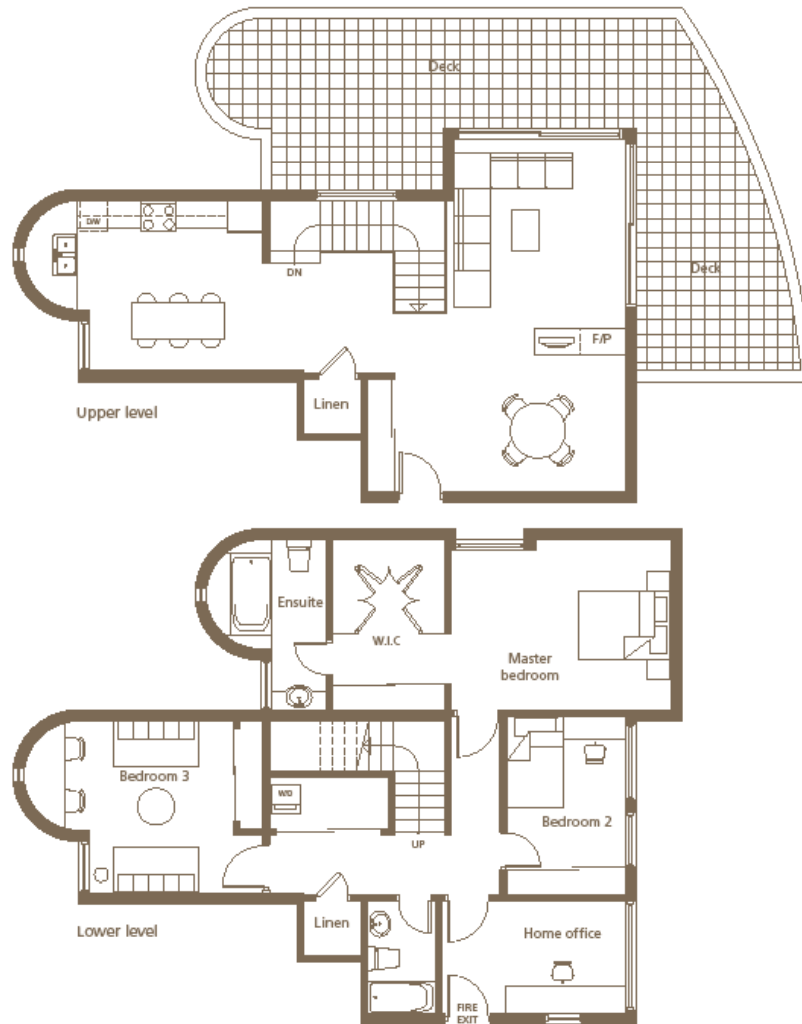


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Typical



Penthouse 1
20 PH1
Three bedroom
+ home office
1,997 sq. ft.



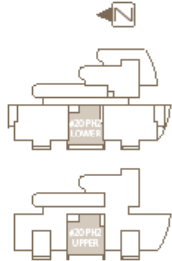
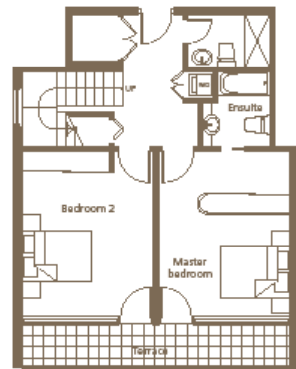
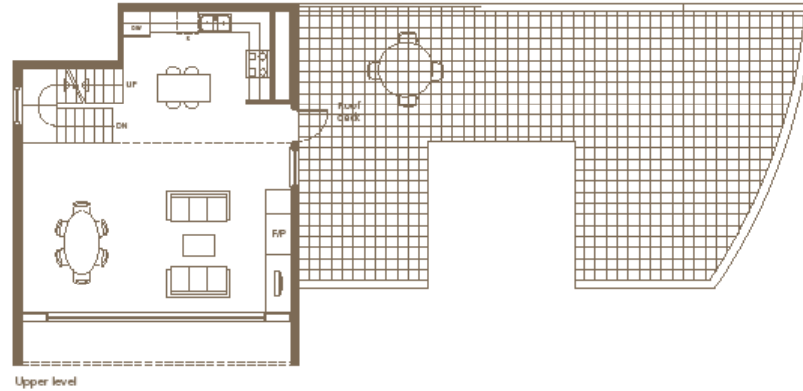
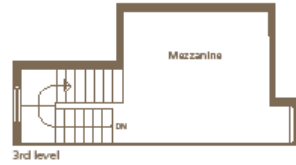
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IH125026
Floorplan Inserts - Two colour printing (Warm Gray 11 + PMS622U)
size: 10.5" x 10.5
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June 9/05 - studio02/marlis

Unique



Penthouse 2
20 PH2
Two bedroom
+ mezzanine
1,830 sq. ft.

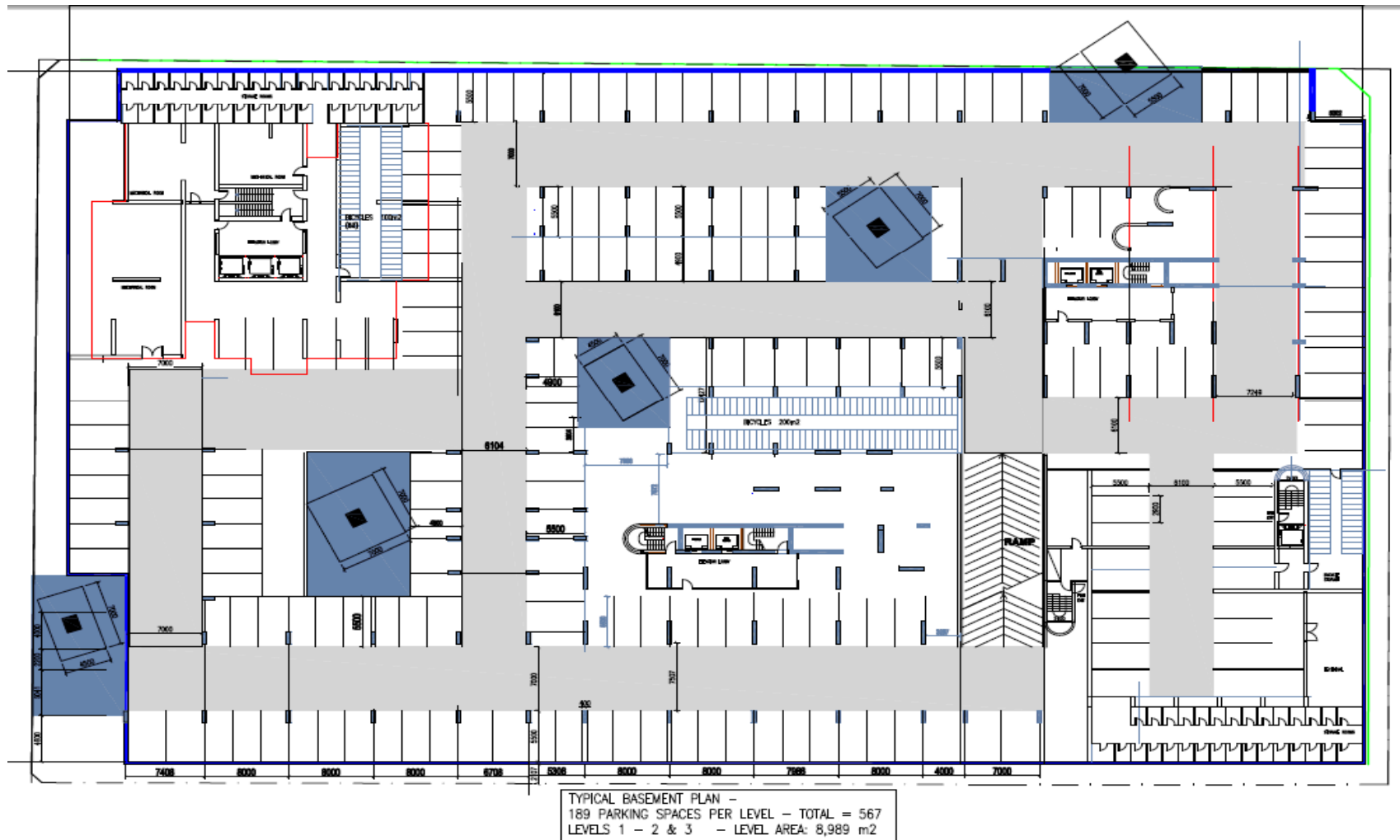


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June 9/05 - studio02/marlis

Unique

3 LEVELS OF UNDERGROUND PARKING



189 PARKING SPACES/LEVEL - 8,990 M2 PER LEVEL

TOWER 2

33 STOREYS



TOWER 2

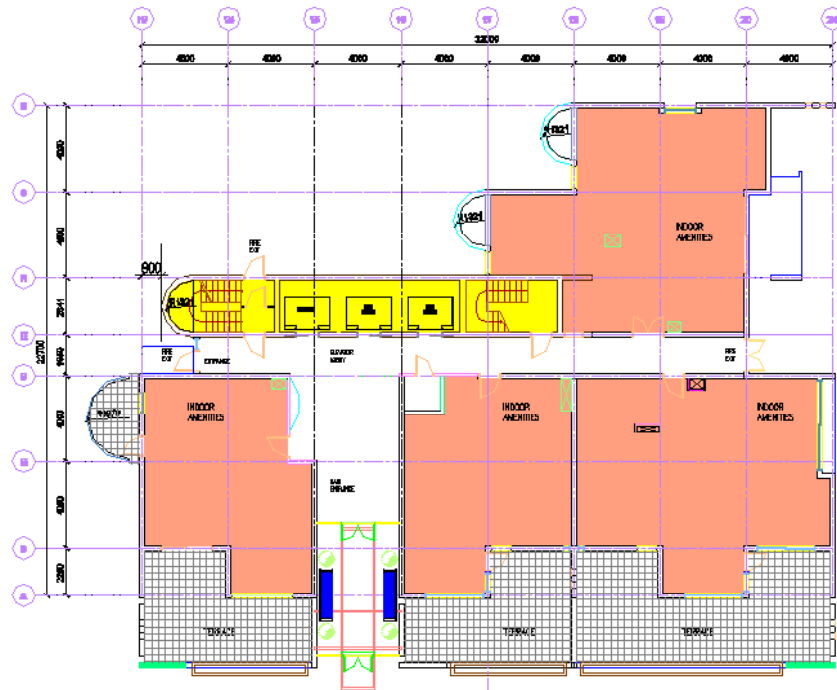


CLOSER VIEW OF LOWER LEVELS

TOWER 2

PLAN	BR	BATH	SIZE(M2)	SIZE(FT2)	QTY	TOTAL(M2)	TOTAL (FT2)	
BACH		1	1	33	355.08	1	33	355.08
1A		1	1	73	785.48	1	73	785.48
1B		1	1	70	753.2	1	70	753.2
1C		1	1	70	753.2	1	70	753.2
1D		1	1	66	710.16	46	3036	32667.36
1E		1	1	69.6	748.896	24	1670.4	17973.504
1F		1	1	56.76	610.7376	23	1305.48	14046.9648
1G		1	1	58.49	629.3524	23	1345.27	14475.1052
1H		1	1	60.86	654.8536	22	1338.92	14406.7792
1I		1	1	78.5	844.66	1	78.5	844.66
2A		2	2	107	1151.32	1	107	1151.32
2B		2	2	98.2	1056.632	4	392.8	4226.528
PH1		3	2	185	1990.6	1	185	1990.6
PH2		2	2	170	1829.2	1	170	1829.2
TOTALS						150	9875.37	106258.9812
BALCONIES							1085	11674.6
INDOOR AMENITIES							338	3636.88
BUILT-UP AREA INLCUDING EXTERIOR WALLS							14153	152286.28

TOWER 2 PLANS

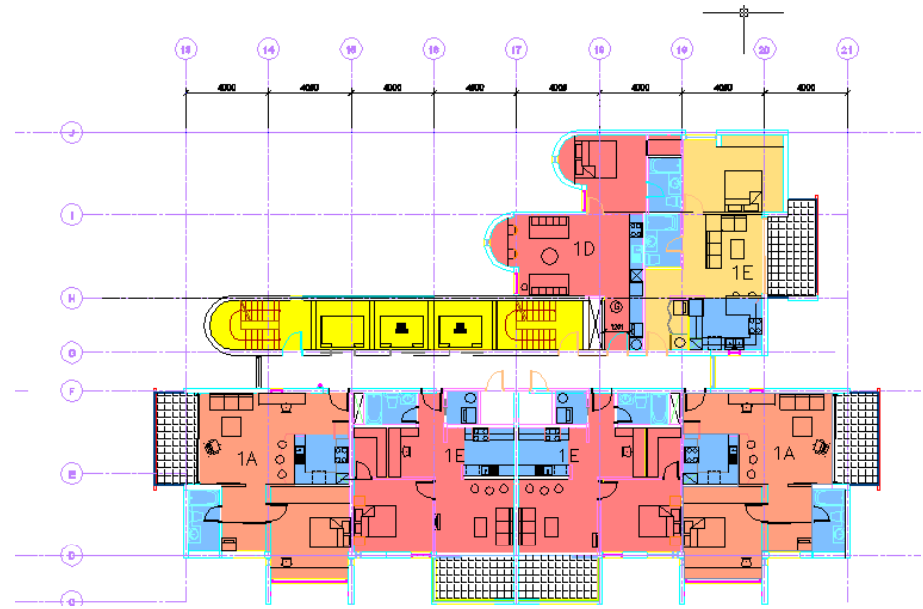
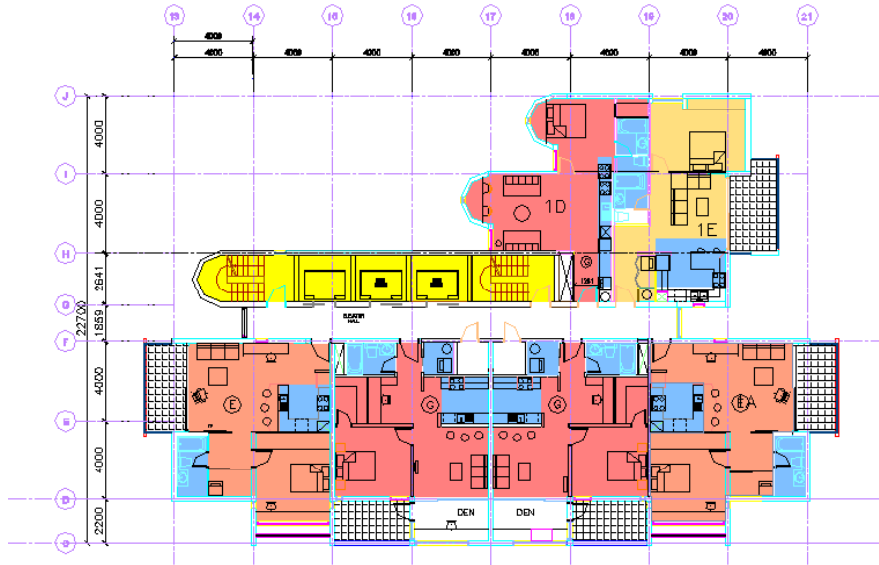


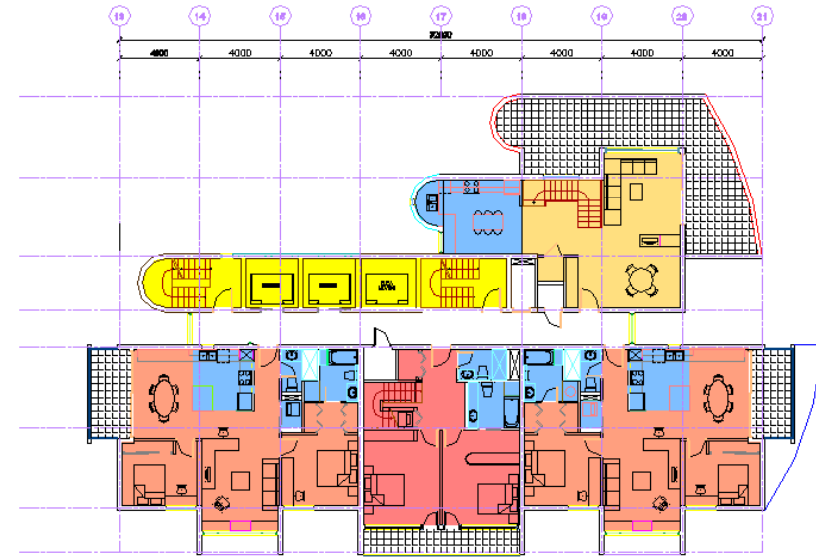
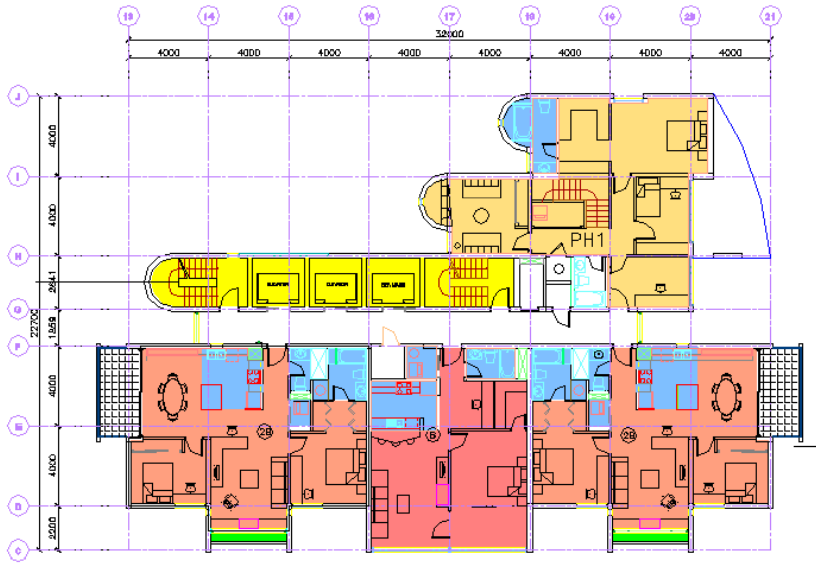
MAIN ENTRANCE – INDOOR AMMENTIES



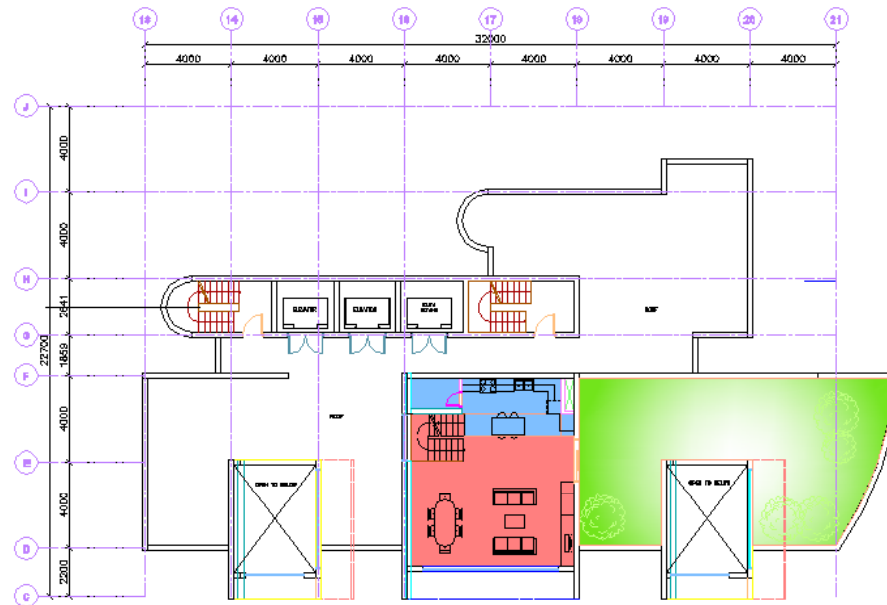
SECOND FLOOR

TOWER 2 PLANS





PENTHOUSES



Optima Interiors

BY CHRISTINA OBERTI



TYPICAL 2 BEDROOM CORNER SUITE



TYPICAL 1 BEDROOM SUITE



TYPICAL 2 BEDROOMS SUITE



TOWER 3

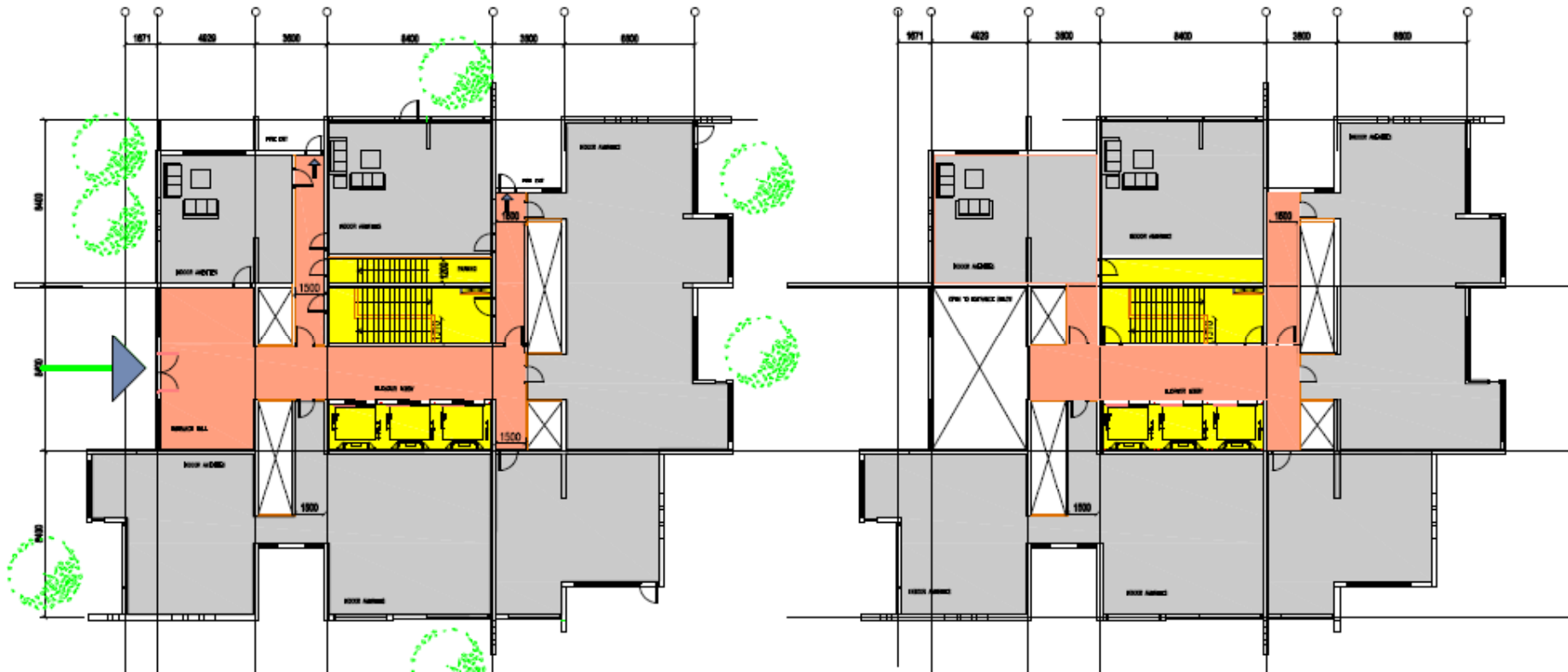
39 STOREYS

TOWER 3



CLOSER VIEW OF MAIN ENTRANCE AND LOWER FLOORS

TOWER 3 FLOOR PLANS



MAIN FLOOR AND SECOND FLOOR (INDOOR AMMENITIES)

TOWER 3 FLOOR PLANS



TOWER 3 FLOOR PLANS



TOWER 3 FLOOR PLANS



DUPLEX PENTHOUSES AT LEVEL 39

TOWER 3 39 FLOORS**SELLABLE AREAS**

PLAN	BR	BATH	SIZE(M2)	SIZE(FT2)	QTY	TOTAL(M2)	TOTAL (FT2)
BACH		1	33	355.08	1	33	355.08
A1		1	59.9	644.524	72	4312.8	46405.728
A2		1	70.56	759.2256	72	5080.32	54664.2432
A3		1	64.67	759.2256	36	2328.12	25050.5712
A4		1	66.38	714.2488	36	2389.68	25712.9568
A5		1	59.57	640.9732	36	2144.52	23075.0352
A6		1	59.89	644.4164	36	2156.04	23198.9904
PH1		2	118.5	1275.06	2	237	2550.12
PH2		2	130	1398.8	2	260	2797.6
TOTALS					293	18941.48	203810.3248

BALCONIES

2080 **22380.8**

INDOOR AMENITIES

806 8672.56

BUILT-UP AREA**TOWER3**

FLOOR	SIZE(M2)	SIZE(FT2)	QTY	TOTAL(M2)	TOTAL (FT2)
1,2	670	7209.2	2	1340	14418.4
39TH	670	7209.2	1	670	7209.2
TYPICAL ODD	698	7510.48	18	12564	135188.64
TYPICAL EVEN	670	7209.2	18	12060	129765.6
TOTAL			39	26634	286581.84

COMMON AREAS: (14% OF BUILT-UP AREA)
(19.9% OF SELLABLE AREA)

3776 **40629.76**

OPTIMA RESIDENTIAL COMPLEX - SURREY. BC JUNE 20, 2008

SUMMARY

BUILT-UP AREAS

	SIZE(M2)	SIZE(FT2)
TOWER1	13883	149381.08
TOWER2	15318	164821.68
TOWER3	26634	286581.84
TOTAL	55835	600784.6

INDOOR AMENITIES

	#Apart.	AREA m2	AREA ft2
TOWER1 30 stories	141	355	3819.8
TOWER2 33 stories	174	710	7639.6
TOWER3 39 stories	293	718.5	7731.06
sub-TOTAL	608	1783.5	19190.46
CHILD CARE - 2 stories		316.5	3405.54
TOTAL		2100	22,596

BALCONIES

TOWER1	986	10609.36
TOWER2	1085	11674.6
TOWER3	2080	22380.8
CORNER BUILDING	216	2324.16
TOTAL	4367	46988.92

AREA OF LAND

9825 105717

FAR $55835\text{m}^2 + 316 = 56,151 \text{ m}^2$
 $56,151 - 2,100 \text{ m}^2 \text{ (indoor amenities)} = 53,997 \text{ m}^2$
 $53,997 \text{ m}^2 / 9825 = 5.495$

MGF HORTICULTURAL INC.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7903-0277-00
Project Location: 10516-134 Street
Arborist: Mike Fadum ISA (PNW 705A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The existing trees are both introduced and indigenous species of varying qualities.
Only one may be considered for preservation due to the excavation required.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified: 25 plus 8 street trees	(A)	25
Number of Protected Trees declared hazardous due to natural causes	(B)	1
Number of Protected Trees to be removed	(C)	24
Number of Protected Trees to be retained (A-B-C)	(D)	1
Number of Replacement Trees required (C-B) x2	(E)	46
Number of Replacement Trees proposed: (plus 13 street trees)	(F)	89
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	94
Number of lots proposed in the project	(I)	N/A
Average number of Trees per Lot	(H/I)	(J) N/A

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan has been prepared by DMG Landscape Architects.

Summary and plan prepared and submitted by MGF Horticultural Inc.

April 2006
Revised June 6, 2006

MGF Horticultural Inc. 9790-128A Street, Surrey B.C. V3T 3C9
Phone 604-240-0309, Fax 604-589-2888
mgf.hort@telus.net

TREE SURVEY

February 21, 2005 -

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City of Surrey
Regular Council - Public Hearing
ACTION ITEMS

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 21,
2005
Time: 7:00 p.m.

That Item G - Corporate Report No. R038 be heard after Item A.4.

A. ADOPTION OF MINUTES

1. Council-in-Committee - February 7, 2005

- That the minutes of the Council-in-Committee meeting held on February 7, 2005, be received.
- The recommendations of these minutes were considered and dealt with as follows:

Item No. C001 Master Plan for the Port Mann Park and Concept Plan for Phase 1 of the Park
File: 6140-20 (Port Mann)

That Council:

- Receive this report as information;
- Approve, in principle, the Port Mann Park Master Plan, as summarized in this report and illustrated in Appendix I attached to this report; and
- Authorize staff to proceed with detailed design and construction of the works included in the Phase 1 Concept Plan for the Port Mann Park, as illustrated in Appendix II.

2. Regular Council - Land Use - February 7, 2005

That the minutes of the Regular Council - Land Use meeting held on February 7, 2005, be adopted.

3. Regular Council - Public Hearing - February 7, 2005

- Corporate Report Item No. R014**
City-Initiated Road Closure at South Meridian Park
12 Avenue and 161A Street

That Council approve an amendment to recommendation #2 under Resolution RES.R05-314, by deleting (=2,740 m²) and inserting (=3,740 m²).

<http://surrev.ihostez.com/contentengine/document.asp?print=ves&id=18439>

01/03/2005

CITY OF SURREY:
PUBLIC HEARING FEB 21 , 2005

2. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651
7904-0244-00 - Birgitt and Friedrich Findler, No. 262 Seabright Holdings Ltd.,
c/o Hunter Laird Engineering Ltd.
RA (BL 12000) to CD (BL 12000) - Portions of 3497 and 3519 - 148 Street - to
permit the development of approximately 14 detached strata homes.

That Council amend By-law 15651 in Section 2, sub-section D.1 by replacing the word *unity* with *unit*; sub-section F.2 by italicizing the word front yard; in sub-section H.4.(a) by italicizing the words arterial highway and in sub-section H.4.(a)ii by italicizing the word highway.

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651 pass its third reading, as amended

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653
7903-0277-00 - IHI Development-II Ltd., c/o IHI Developments
RF and RM-D (BL 12000) to CD (BL 12000) - 10516, 10528, 10536 - 134 Street,
10501, 10511, 10519, 10529, 10537 - 134A Street, 13437 - 105 Avenue, 13416,
13430 - 105A Avenue - to permit the development of three high-rise apartment
buildings and a child care centre at 105A Avenue and West Whalley Ring Road in
Surrey City Centre.



Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653 pass its third reading

OPTIMA PASSES THIRD READING