

FOR SALE

SLAB ON GRADE TOWNHOUSE DEVELOPMENT OPPORTUNITY



1209-1217 Eighth Ave, New Westminster

Thomas Trowbridge

PERSONAL REAL ESTATE CORPORATION

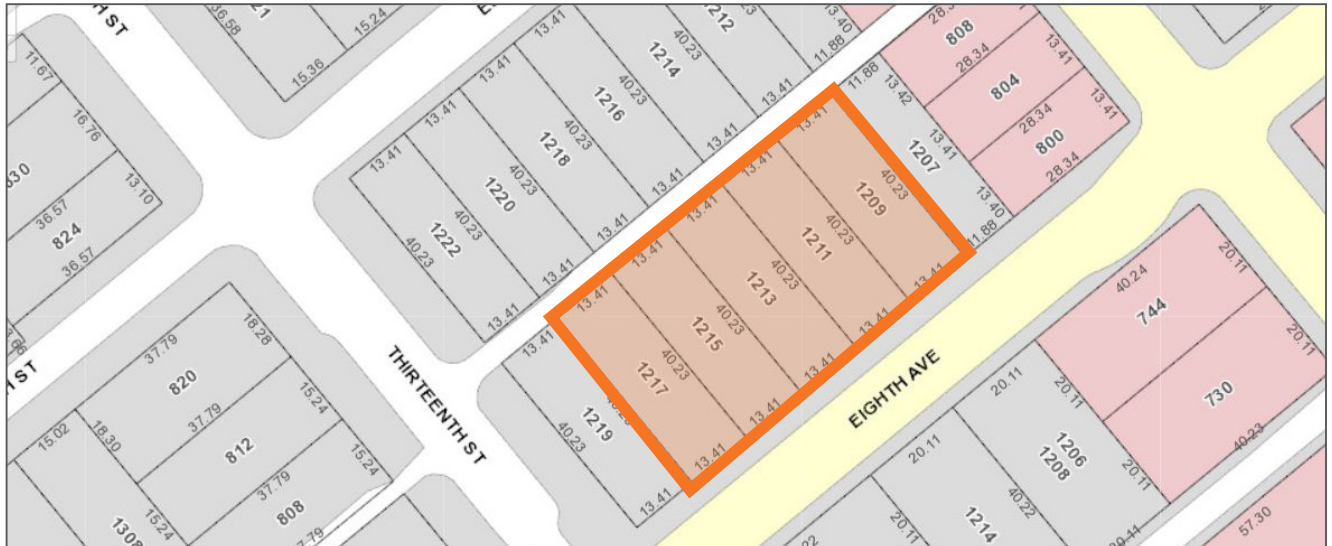
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THE OPPORTUNITY

SLAB ON GRADE TOWNHOUSE RESIDENTIAL DEVELOPMENT



Draft OCP Designation

1209-1217: Residential - Ground Oriented Infill w/ Rear Surface Parking
(Townhouse, Rowhouse, Cluster Houses, Quadplex, Triplex, Duplex, Single Detached & Single Detached on Compact Lot allowed)

Existing Zoning

Single Family

Maximum Allowable Density (Draft OCP w/ 1st & 2nd reading approved)

0.85 FSR above grade space

0.15 FSR basement space

Totalling 1.0 FSR (proposed)

Approx. Dimensions

220 FT Frontage; 132 FT Depth

Gross Site Area

Approx. 29,040 SQFT

Price: **Contact Agent**

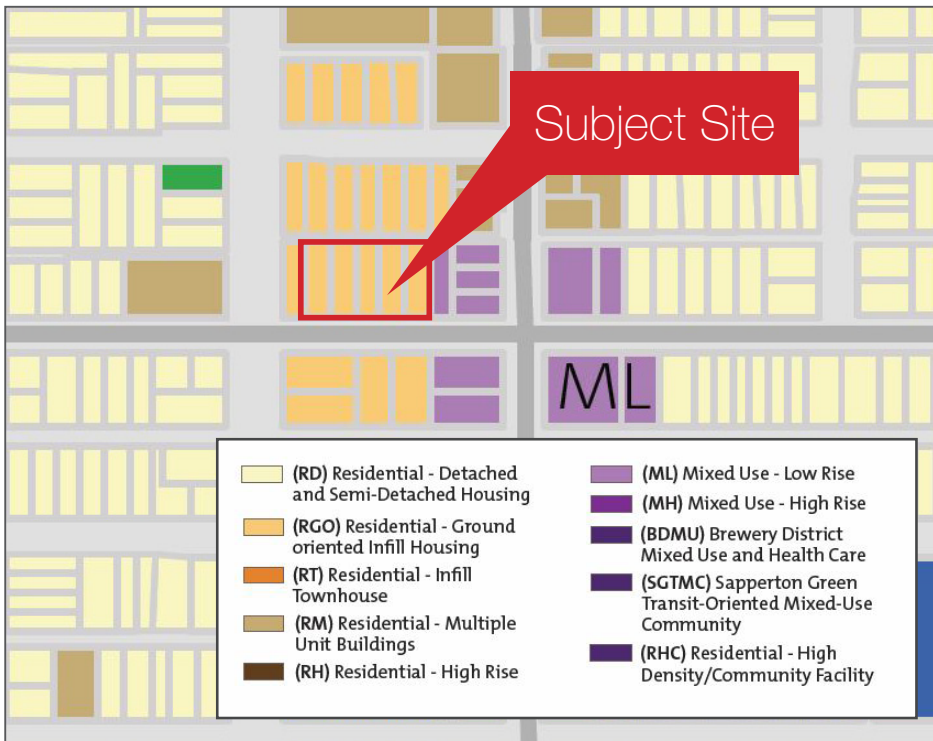
CAC's: **TBD**

Acquire five consecutive properties. 1209, 1211, 1213, 1215 and 1217 Eighth Ave, New Westminster, BC, located between Twelfth Street and Thirteenth Street. 1209 to 1217 8th Ave (29,040 SQFT) are designated RGO Residential – Ground Oriented Infill Housing allowing a Townhouse build form. This subject development opportunity is walking distance to shopping, transit and Moody Park. The frontage of 220 feet is facing Eighth Ave with lane access off both Twelfth Street and Thirteenth Street. The depth is 132 feet. There is also a premium south east view of the Fraser River and the City Sky Line.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, rowhouses, townhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

THE LOCATION

WEST END



Location

- West End neighbourhood of New Westminster. Between Connaught Heights and Uptown
- Situated on Eighth Avenue between Twelfth and Thirteenth Street.
- 5-minute walk to Lord Kelvin Elementary School and 11 minutes to St Thomas More and New Westminster Secondary School (soon to be redeveloped Fall 2019).
- 10-25 minute walk to six other nearby elementary, middle and secondary schools.
- Walking distance to Save-On-Foods, Safeway, Shoppers Drugmart and Royal City Centre & Moody Park
- Translink bus stop within 50m
- Unobstructed south east views of the Fraser River and the City Sky Line.

City Planning Next Steps

Council supports the draft OCP as of the Council Presentation on January 30, 2017. It was then presented for public consultation in February. The First and Second Reading were passed June 26th, 2017, with no opposition speaking against the OCP. The final version of the document will be presented to Council for Public hearing and adoption, Sept. 18, 2017.

The proposed timeframe for the next steps are as follows:

- **Feb 25 & 28** Public Consultation on draft OCP
- **March** Revisions based on feedback
- **March** Present design guidelines to the New Westminster Design Panel
- **April** Present revised OCP to the Advisory Planning Commission
- **June 26** Presented OCP to, and approved by, council for First and Second Reading
- **Sept. 18** Public Hearing
- **Sept. 18 or Oct. 2** Adoption of the OCP once referral process is complete

NEW WESTMINSTER

PROPERTY INFORMATION

ADDRESS	PID	SIZE SQFT	DIMENSIONS (FT)
1209 Eight Ave, New Westminster	003-785-785	Approx. 5,808	Approx. 44' x 132'
1211 Eight Ave, New Westminster	007-561-733	Approx. 5,808	Approx. 44' x 132'
1213 Eight Ave, New Westminster	011-086-041	Approx. 5,808	Approx. 44' x 132'
1215 Eight Ave, New Westminster	003-002-675	Approx. 5,808	Approx. 44' x 132'
1217 Eight Ave, New Westminster	011-086-068	Approx. 5,808	Approx. 44' x 132'
TOTAL		29,040 SQFT	220' X 132'



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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

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