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FOR SALE

MID-RISE RESIDENTIAL DEVELOPMENT SITE

 4 LOT ASSEMBLY
ABBOTSFORD



REM G[®]

VANCOUVER

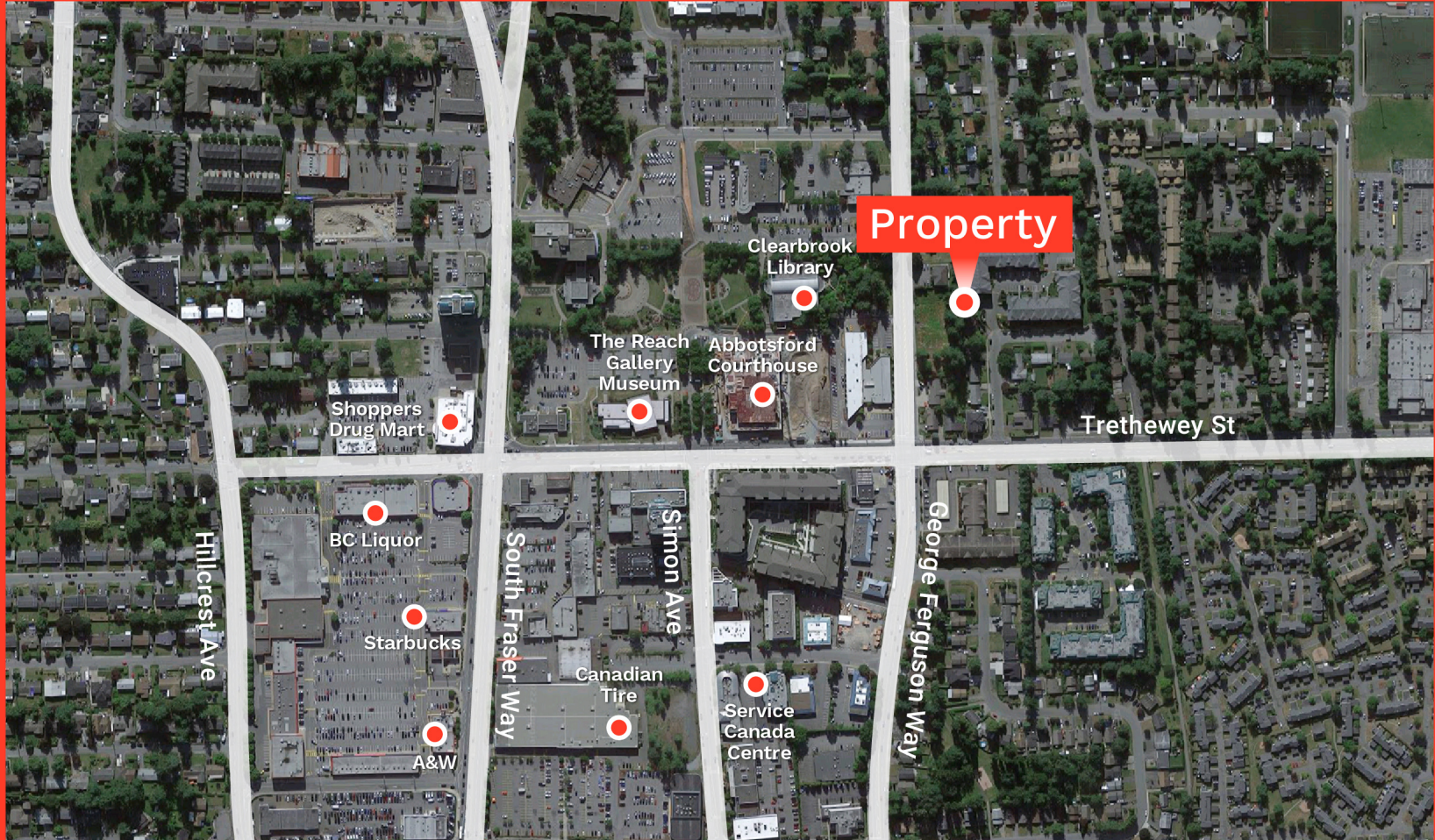


TRETTHEWEY STREET

GEORGE FERGUSON WAY

Subject Land Assembly

COMPLETE 30,105 SF ASSEMBLY
2.5 FSR - POTENTIAL FOR 2 BUILDINGS
PRIME LOCATION - FOUR TENANTED HOMES



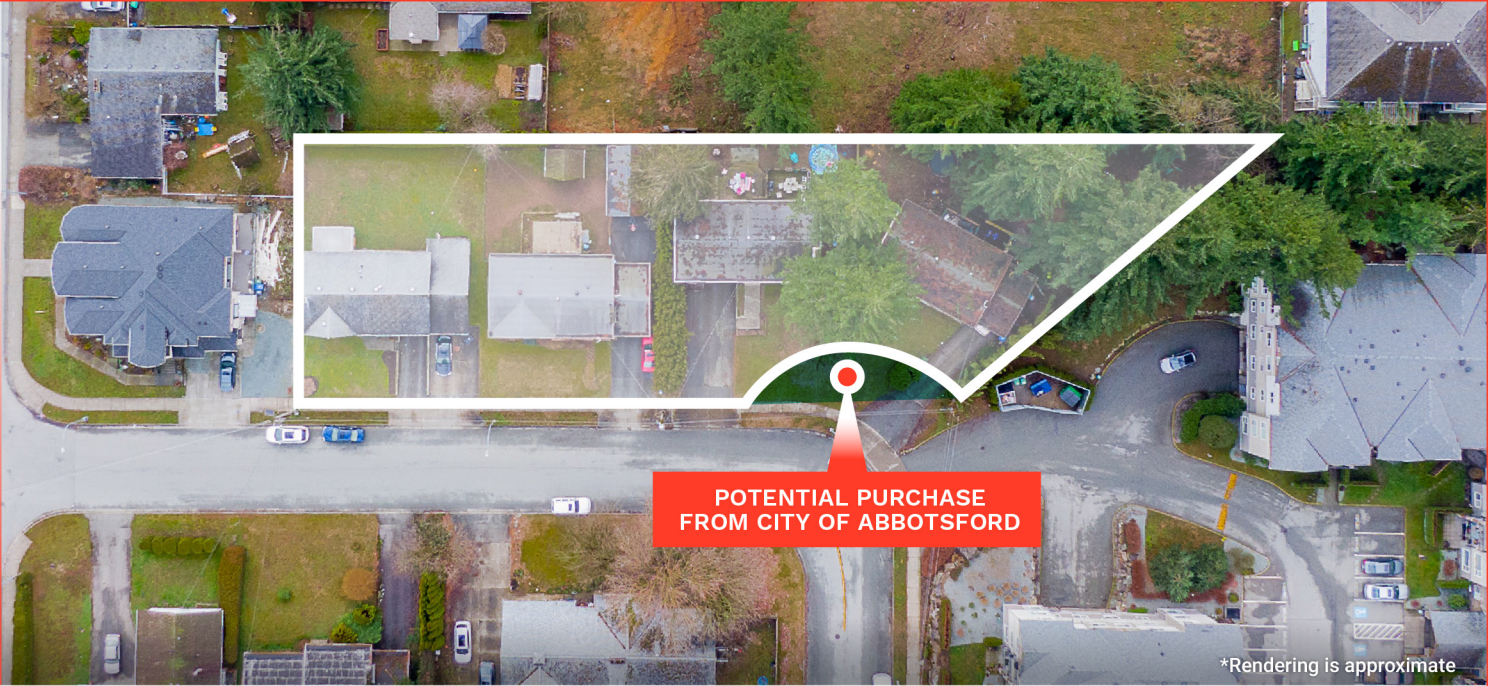
LOCATION AND OPPORTUNITY

- Complete 30,105 SF Land Assembly
- 2.5 FSR allows for over 75,000 SF of Gross Building Area
- Potential for Multiple Development Options via 2 Separate Buildings
- Central Location close to the new Supreme Court House
- Convenient access to schools, parks, public library, shopping & transit
- Four tenanted homes providing rental/holding income

SUMMARY

	ADDRESS	LOT SIZE(SF)	ZONE	OCP	P.I.D
LOT 1	32342 DIAMOND CR.	9301	RS3	URBAN 1 - MIDRISE	000-448-630
LOT 2	32350 DIAMOND CR.	6804	RS3	URBAN 1 - MIDRISE	007-219-423
LOT 3	32362 DIAMOND CR.	7000	RS3	URBAN 1 - MIDRISE	002-054-574
LOT 4	32374 DIAMOND CR.	7000	RS3	URBAN 1 - MIDRISE	007-219-377
	GROSS SITE AREA	30105 SF			

TRETHERWEY ST.

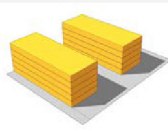


ZONING

CURRENT RS3
OCP Urban 1 - Midrise
FSR 2.5



RESIDENTIAL NEIGHBOURHOODS

NAME	PURPOSE AND DESCRIPTION	BUILDING TYPE AND HEIGHT	USES	DENSITY (MAX)
<p>URBAN 1 – MIDRISE</p> 	<ul style="list-style-type: none"> • Enable multifamily housing to strengthen and support the Mixed Use Centres, and Primary Transit Corridor 	<ul style="list-style-type: none"> • Multi storey buildings including low and mid rises, and integrated ground oriented units. • Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan). 	<ul style="list-style-type: none"> • Multi unit residential • Accessory commercial (associated with a residential care facility) 	<ul style="list-style-type: none"> • Up to 2.5 FSR

PRICE
 Contact Agents



COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

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