



Subject

**Development Site next to New Pattullo Bridge
47 & 51 Dufferin St, New Westminster**



Development Site next to Pattullo Bridge For Sale

47/49 & 51 Dufferin St, New Westminster

Must See! Development site on Approx. 12,736 sqft site in New Westminster. Located on block of Dufferin St and Royal Ave, Pattullo Bridge on the back, easy access to Surrey. Under Transit oriented development areas, Columbia Station 800 m corn with 3 FAR and 8 storeys. Multiple development potential (below A & B), no parking requirement:

- A. 12-15 storeys rental or strata (20% affordable units) development, 98 units, 6.13 FAR.
- B. 6 storeys low rise development with 22 units including 10 townhouses and 12 apartment units, 2.23 FAR.

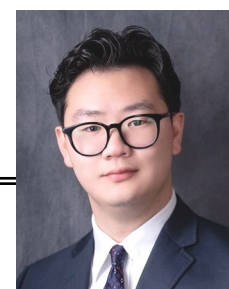
Queens Park across the street, Albert Crescent Park, École Qaynat Elementary and Fraser River Middle School are all around. A rare opportunity for people who is looking for a future landmark development in convenient community. **Don't hesitate, call now.**



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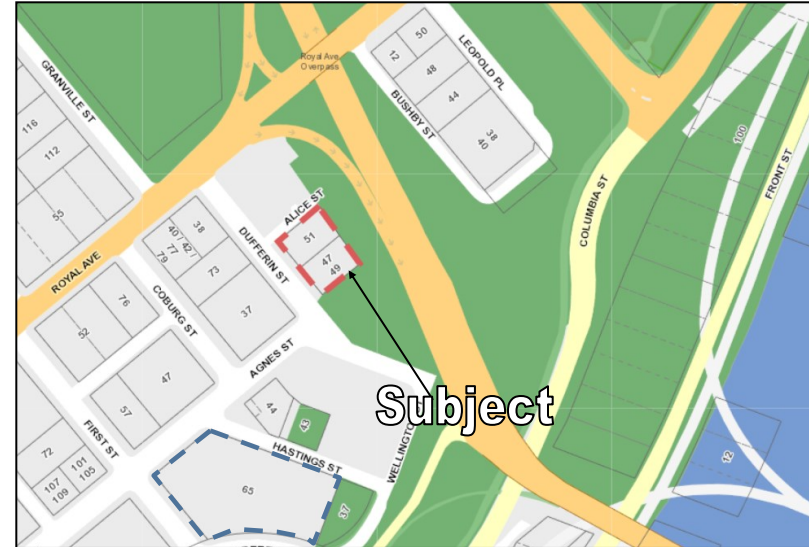
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

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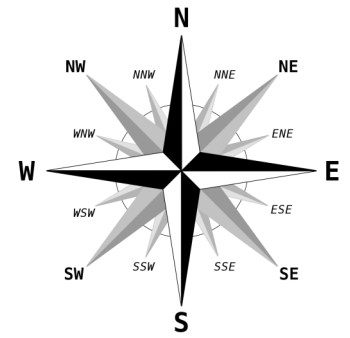
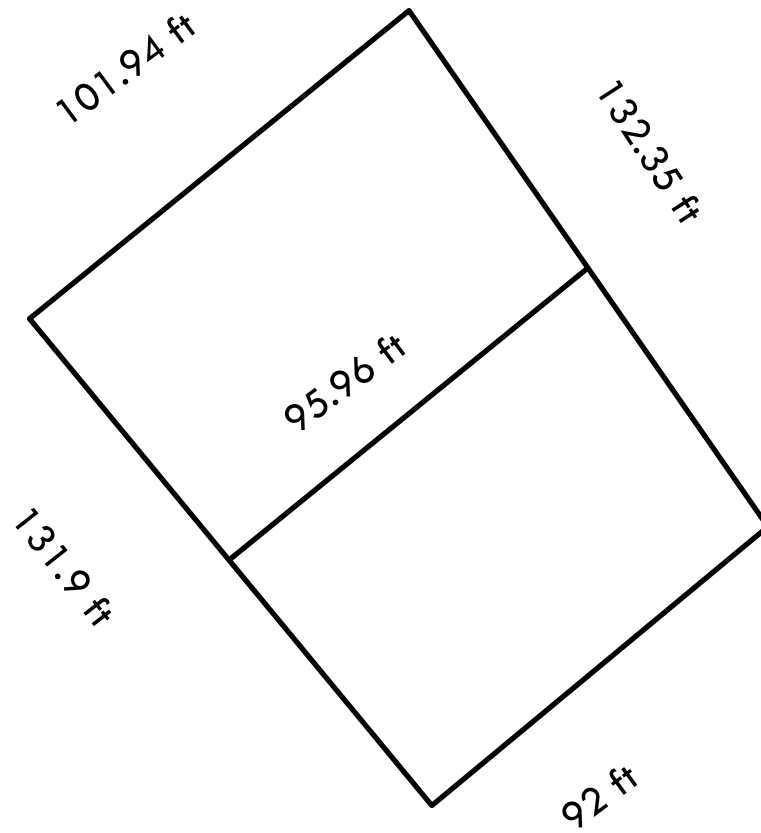


Property Information

Address: 47/49 & 51 Dufferin St, New Westminster
Legal: LOT 6 & 7, BLOCK E, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 60945, ALICE GARDENS
P.I.D.: 004-511-930 & 002-793-628
Lot Size: 12,736 sqft
Zoning: RT-1 & RS-2
Built Year: 1987 & 1901

Government Assessment (2024)

Land	\$2,198,000
Buildings	\$774,000
Total	\$2,972,000
Tax:	\$11,034.89





**Option. A: 12-15 storeys rental or strata
(20% affordable units) development, 98
units, 6.13 FAR.**





Option. B: 6 storeys low rise development with 22 units including 10 townhouses and 12 apartment units, 2.23 FAR.



Site Map



0.1 0 0.05 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

COLUMBIA STATION (CITY OF NEW WESTMINSTER / CITY OF SURREY)



Legend



Passenger Rail



Transit Oriented Area



200 metre Tier



400 metre Tier



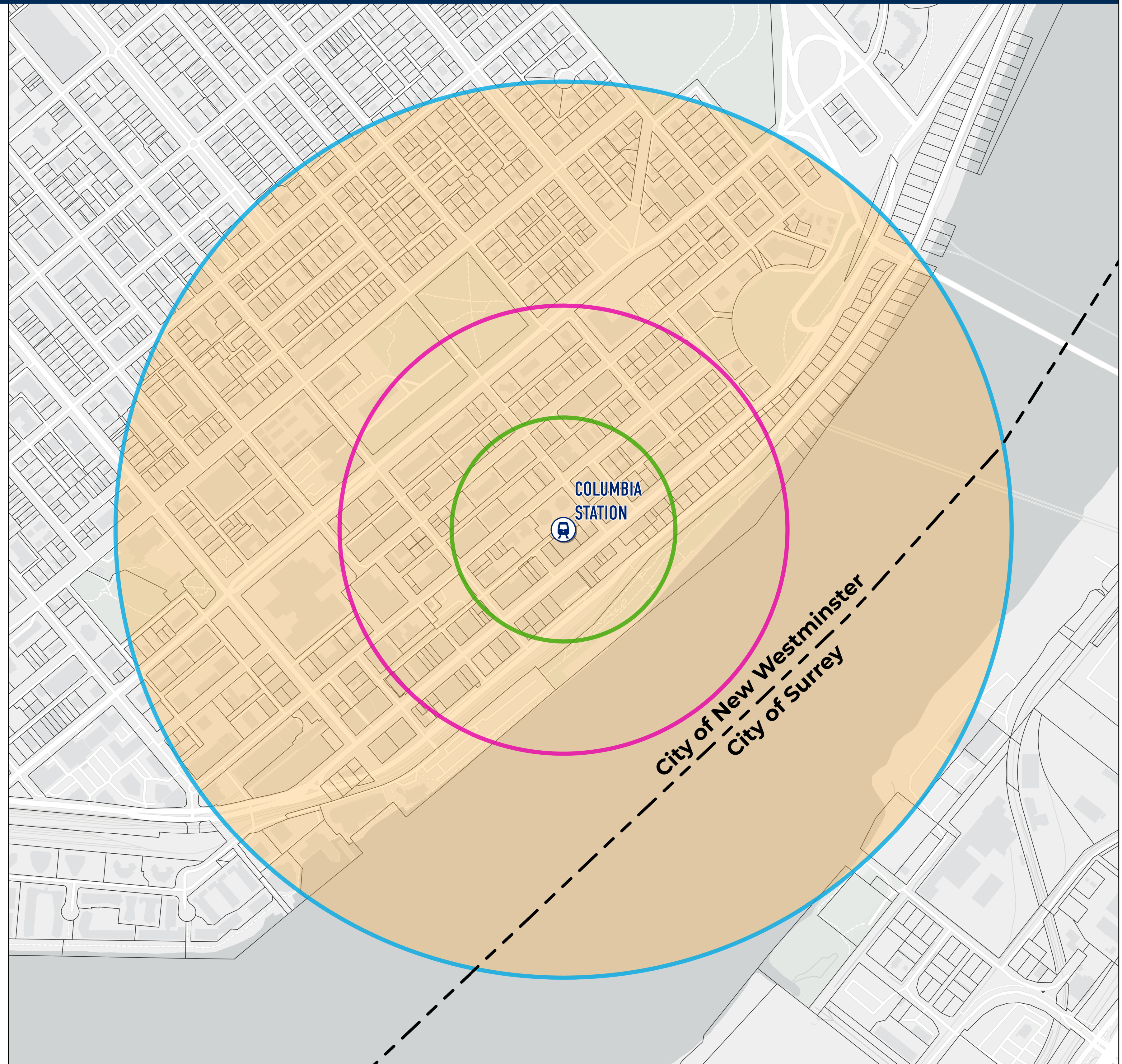
800 metre Tier



Parcel



Municipal Boundary



0 100 200 300 400
Metres

Date Created: 2023-11-15

Attachment 3: Bill 47 Transit-Oriented Development Areas
Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
Delta				
Coquitlam				
Langley (City + Township)	Sky Train/ Canada Line (Rapid Transit Stop)	200m – 400m	Up to 4.0	Up to 12
Maple Ridge				
North Vancouver (City + District)		400m – 800m	Up to 3.0	Up to 8
New Westminster	Prescribed Bus Exchange or West Coast Express Station			
Pitt Meadows		200m or less	Up to 4.0	Up to 12
Port Coquitlam				
Port Moody				
Richmond				
Surrey		200m – 400m	Up to 3.0	Up to 8
Vancouver				
Abbotsford	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10
Chilliwack				
Colwood				
Kamloops				
Kelowna				
Langford				
Mission				
Nanaimo				
Prince George		200m – 400m	Up to 2.5	Up to 6
Saanich District				
Vernon				
Victoria				
View Royal				
Lantzville	Prescribed Bus Exchange	200m or less	Up to 2.5	Up to 6
Penticton				
Whistler		200m – 400m	Up to 1.5	Up to 4