RE/MAX COMMERCIAL

LEUNG REAL ESTATE GROUP

RE/MAX CITY REALTY

FOR SALE



NEW WESTMINSTER / DEVELOPMENT LAND

47/49 & 51

DUFFERIN STREET

Two residential development concepts. One connected urban site.

12,736 SF

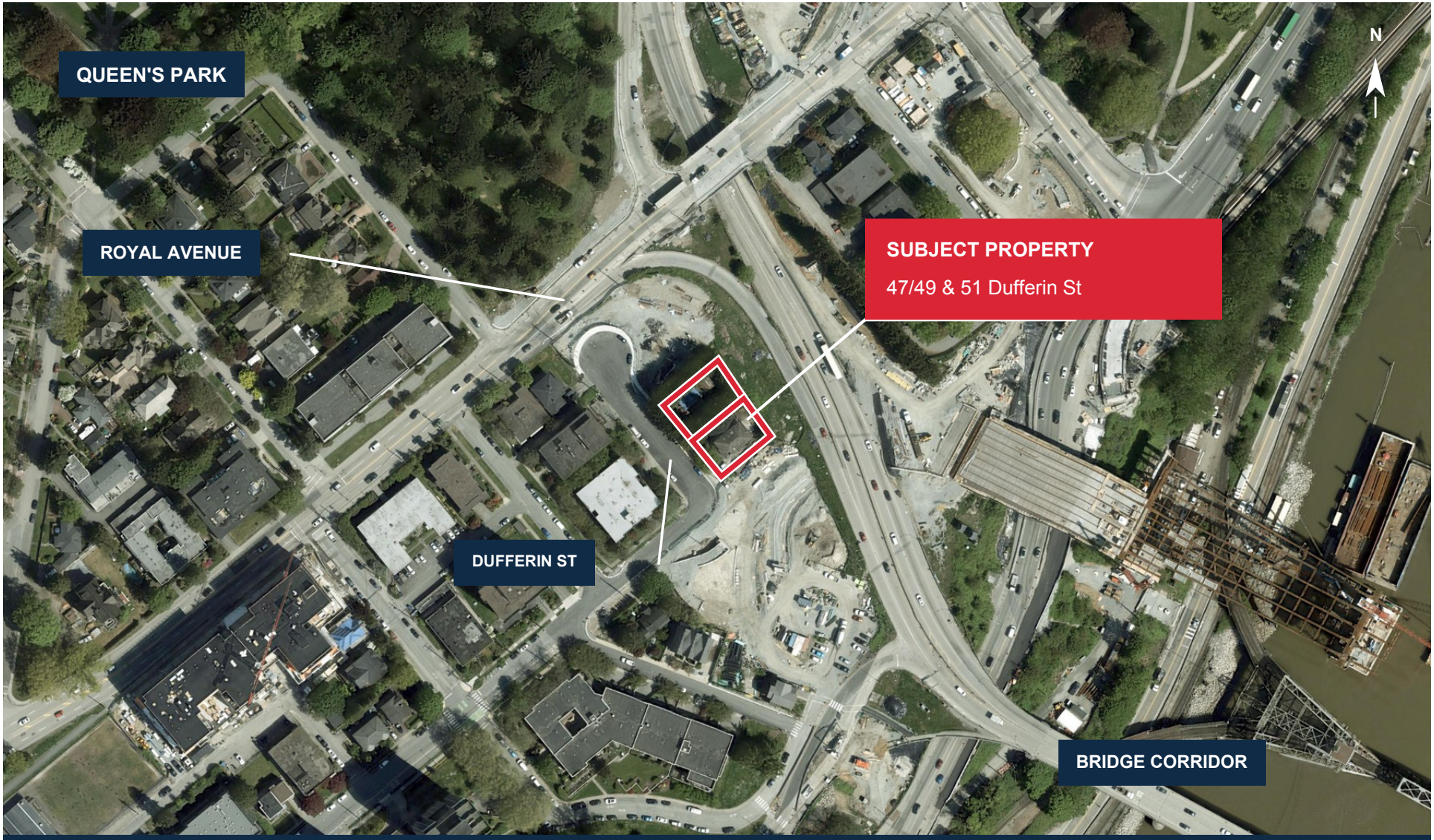
APPROX. SITE AREA

NEW WESTMINSTER, BC

LEUNG REAL ESTATE GROUP

410Commercial.com

A clear view of the opportunity.



12,736 SF APPROX. COMBINED SITE | 2 LEGAL PARCELS | NORTH-UP AERIAL

Imagery: Esri, Vantor, Earthstar Geographics and GIS User Community. Parcel data: City of New Westminster (Open Government Licence). Outlines approximate; not a legal survey. Imagery may not reflect current conditions.

Transit. Parkland. Riverfront.



1. **Columbia Station**
   Approx. 750 m direct
2. **New Westminster Station**
   Approx. 1,300 m direct
3. **Queen's Park**
   Approx. 750 m direct
4. **Albert Crescent Park**
   Approx. 300 m direct
5. **Westminster Pier Park**
   Approx. 750 m direct
6. **Tipperary Park**
   Approx. 650 m direct

SKYTRAIN ALIGNMENT

Distances are approximate straight-line measurements, not walking distances or travel times.

Custom cartography using City of New Westminster open data (Open Government Licence). Map for reference; features and alignments may change.

The site, at a glance.

An approximately 12,736 SF site at Dufferin Street and Royal Avenue, positioned near the Fraser River and the Pattullo Bridge corridor. Two residential development concepts illustrate potential approaches for the site.

ADDRESS

47/49 & 51 Dufferin Street

SITE AREA

Approx. 12,736 SF

ZONING*

RT-1 & RS-2

YEAR BUILT*

1987 & 1901

PARCEL IDENTIFIERS

004-511-930 / 002-793-628

Legal description: Lots 6 & 7, Block E, Plan NWP2620, New Westminster Land District, except Plan 60945, Alice Gardens.

*Zoning and build years per supplied property information. Confirm current status with the City.



TWO LEGAL PARCELS / ONE OFFERING

Custom parcel diagram from City of New Westminster legal parcel data. Dimensions and boundaries are approximate; not a survey.

EXPLORE THE DEVELOPMENT OPPORTUNITY

Contact the listing team for supporting concept material and further property information.

Compare the development concepts.

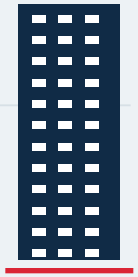
Illustrative development scenarios for consideration. Both concepts are subject to municipal review and required approvals.

CONCEPT A

Rental or strata

98
PROPOSED UNITS

12-15
PROPOSED STOREYS



6.13
PROPOSED FAR

Residential rental or strata concept contemplating 20% affordable units.

CONCEPT B

Low-rise residential

22
PROPOSED UNITS

6
PROPOSED STOREYS



2.23
PROPOSED FAR

A low-rise concept comprising 10 townhouses and 12 apartments.

CONCEPTUAL ONLY / SUBJECT TO APPROVALS

Height, density, unit count, tenure, affordability and parking provisions require confirmation with the City. Rezoning and other approvals may be required. Buyers should complete their own planning and feasibility review.

A higher-density residential concept.

RENTAL OR STRATA

98

PROPOSED UNITS

12-15

PROPOSED STOREYS

6.13

PROPOSED FAR

20% affordable units contemplated in Concept A.





Concept subject to municipal review, required approvals and buyer due diligence.

ARCHITECTURAL CONCEPT RENDERINGS

Illustrative architectural studies. Final design, height, density and development yield are subject to municipal review and required approvals.

A neighbourhood-scale alternative.



LOW-RISE RESIDENTIAL

22

PROPOSED UNITS

6

PROPOSED STOREYS

2.23

PROPOSED FAR

PROPOSED HOME MIX

10 townhouses **12 apartments**

Illustrative architectural study. Final density, unit mix and building form are subject to municipal review and required approvals.



LET'S DISCUSS THE OPPORTUNITY.

Dufferin Street, New Westminster

For offering details, supporting material or to arrange a discussion, contact Leung Real Estate Group.



Christopher Leung

DULE

778-951-1515

chrisleungrealty@hotmail.com



Raymond Leung

Personal Real Estate Corporation

604-644-6482

Raymondkleung@hotmail.com

RE/MAX COMMERCIAL

LEUNG REAL ESTATE GROUP

RE/MAX City Realty | #101 - 2806 Kingsway, Vancouver

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Information is deemed reliable but not guaranteed and must be verified by the buyer. All areas are approximate. Concepts and renderings are illustrative and subject to required approvals. This communication is not intended to cause or induce breach of an existing agency agreement.