

FOR SALE > 20.42 ACRE RESIDENTIAL DEVELOPMENT SITE



Tsawwassen Lands

TSAWWASSEN, BC



Development Opportunity Highlights

- > 20.42 acres of contiguous prime residential development land
- > Rare opportunity to buy land on a 99-year pre-paid lease basis with development potential for over 300,000 SF of buildable area (0.63 FSR)
- > Located in an area experiencing economic growth and residential demand
- > Master planned community with close proximity to new Tsawwassen Mills and Tsawwassen Commons shopping centres.

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Tsawwassen Lands

Site Size:

20.42 acres gross, 15.41 net developable acres

TFN Land Use Designation:

Residential/Commercial Enterprise Area

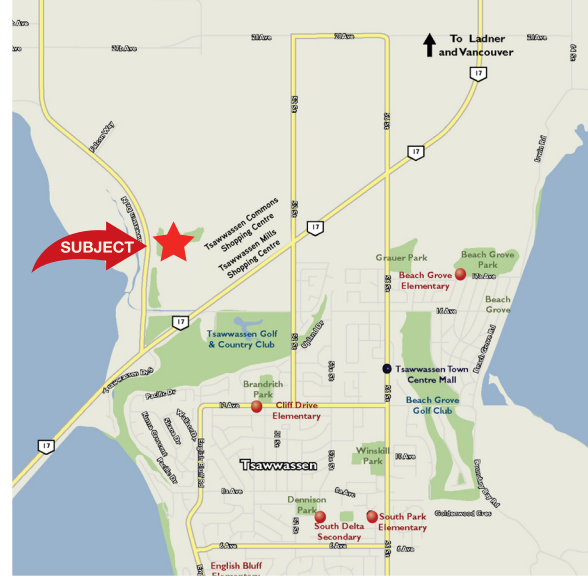
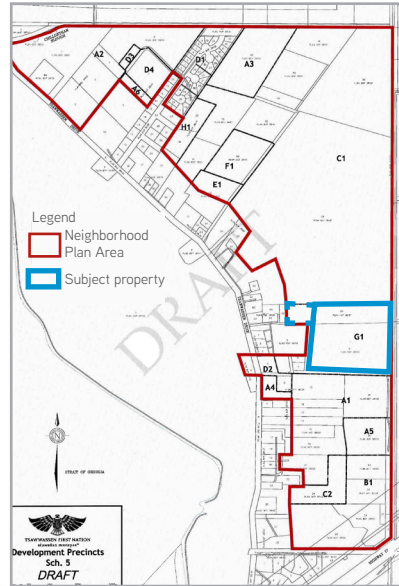
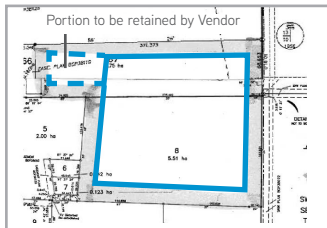
Ownership:

Privately owned

Offering:

99-Year Pre-Paid Lease

Site Plan:



Location

The property is located between Highway 17 and Tsawwassen Drive North. Prime location within minutes of BC Ferries and the US Border and 30 minutes to Vancouver International Airport.

Contact Us

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Proposed Density

The property falls within the G1 precinct within the draft Neighbourhood Plan Area of the Tsawwassen Land Use Plan. The subject property encompasses 94% of the total land area of the G1 precinct (21.65 acres). The plan currently anticipates a total of 15.41 acres for net development. Based on the density calculation outlined in the draft plan, the total proposed floor area for the subject property is calculated to be 302,398 square feet. Broken down as follows:

| | |
|-----------------|------------|
| Single Detached | 189,108 SF |
| Town House | 94,807 SF |
| Apartment | 19,023 SF |
| Total | 302,398 SF |

Total single family units are estimated at 76 lots (average size 2500 SF/home), for town house 73 units (average size 1300 SF/unit), and for apartment 25 units.

Development Permit and Approval Process

All Tsawwassen lands are designated Development Permit Areas. Development Permits must be approved by the Tsawwassen First Nations Executive Council before subdivision, alteration or development of land. A covenant registered at the Land Title Office may be required to notify property owners of the conditions for issuing a Development permit and indemnify Tsawwassen First Nation.

If the property requires a siting, design and construction permit, both applications shall be provided at the same time.

Offering Price

\$12,000,000

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