



FOR SALE

# Residential Development Site

7100 Elmbridge Way  
Richmond, BC

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## DEVELOPMENT HIGHLIGHTS

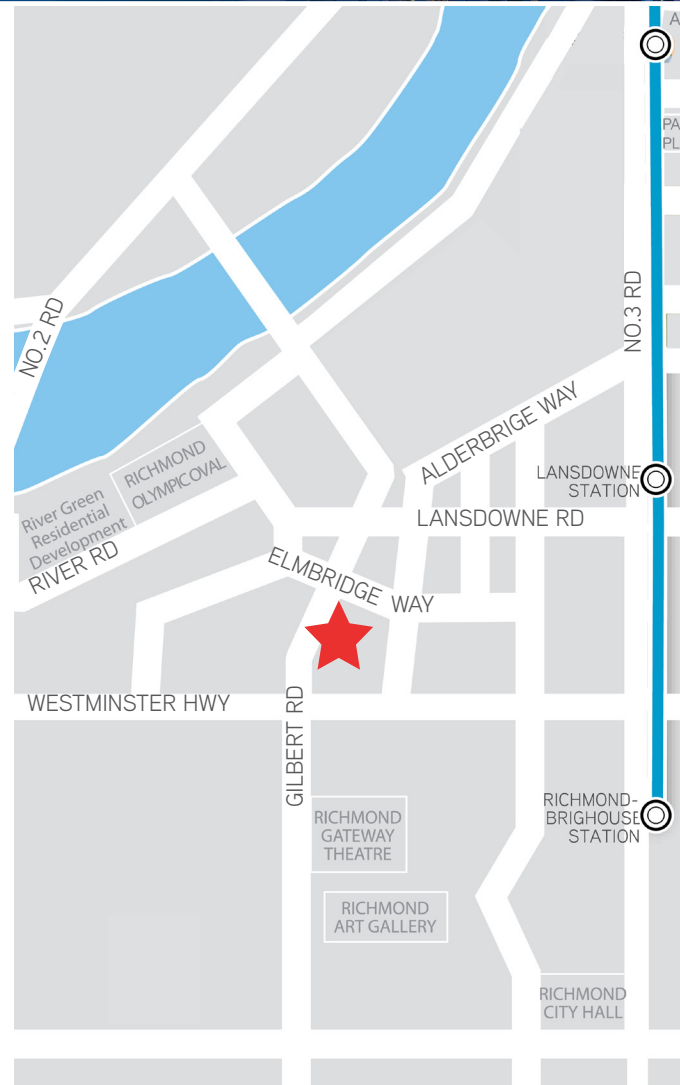
- CDT1 zoning allows for residential development with no rezoning or social housing required, providing significant time and cost savings
- 87,252 SF site with maximum density of 3.0 FAR and achievable height of 47 metres (154 feet)
- High exposure location on the corner of Gilbert Road and Elmbridge Way, providing excellent site access
- Just blocks from lifestyle amenities including the Richmond Olympic Oval and the newly renovated dyke trails
- Within minutes of Richmond's major shopping malls, restaurants, hotels, and rapid transit
- 25 minutes from Downtown Vancouver and 14 minutes to Vancouver International Airport via the Canada Line



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## SALIENT FACTS

Civic Address	7100 Elmbridge Way, Richmond, BC	
Legal Address	Lot 83 Section 5 Block 4 North Range 6 West New Westminster District PLAN 36650 PID: 003-833-887	
Location	Located on the corner of Gilbert Road and Elmbridge Way in Richmond's City Centre, just blocks from the Richmond Oval, Richmond Centre, and Lansdowne Centre.	
Site Area	87,252 SF	
Improvements	Currently improved with a condo sales centre trailer and a commercial building along with a paved parking lot that is being used for urban farming.	
Zoning	CDT1 (Downtown Commercial), which provides for residential uses with 3.0 FAR of density and a maximum height of 47 metres (154 feet) - no rezoning or social housing commitments required.	
OCP Designation	Lansdowne Village Plan and is located in the Urban Centre T6 Area of Richmond's City Centre Area Plan, which is consistent with the current zoning's use and density.	
Assessed Value (2014)	Land	\$20,908,000
	Improvements	\$30,300
	Total	\$20,938,300
Taxes (2013)	\$308,900.82 (potential to reduce taxes to less than \$70,000 due to urban farming designation)	
Environmental:	Phase 1 Environmental Assessment available on request	



## SITE PLAN



## CONTACT US

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