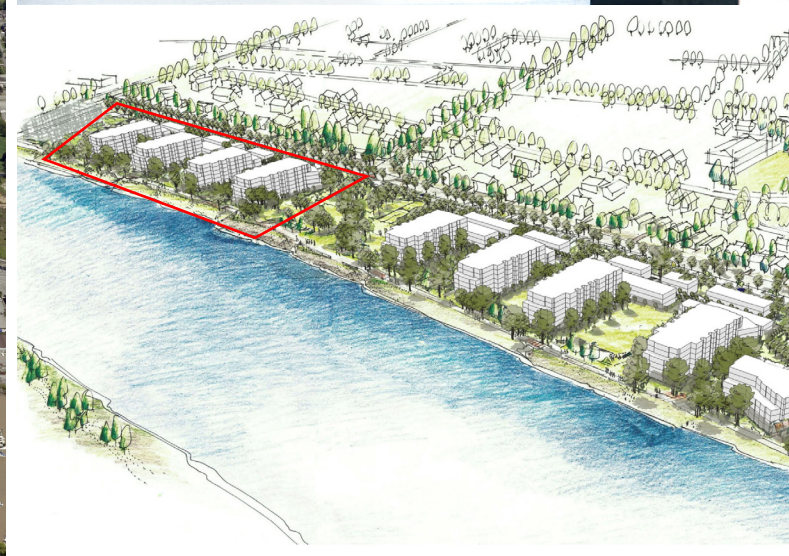


FOR SALE > 5.55 ACRE WATERFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY

RIVER'S EDGE

LOT 6 SUBDIVIDED FROM 10311 RIVER DRIVE, RICHMOND, BC



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PROPOSED DEVELOPMENT

The proposed development on Lot 6 will have 31 townhouse units and 366 multifamily condominium units totaling 397 units with 617 parking stalls.

CIVIC ADDRESS

10311 River Drive, Richmond, BC.

LEGAL ADDRESS

Lot 6 Section 23 Block 5 North Range 6 West New Westminster District Plan BCP49352. PID: 028-792-343

LOCATION

The property is located east of the Canada Line Bridgeport Station in Richmond, BC on the edge of the new City Centre. It is bound by the Fraser River to the north, Shell Road to the east, and River Drive to the south. The master planned waterfront development is comprised of two development parcels, one waterfront park and a new dyke trail. The subject site is Parcel 6.

SITE DESCRIPTION

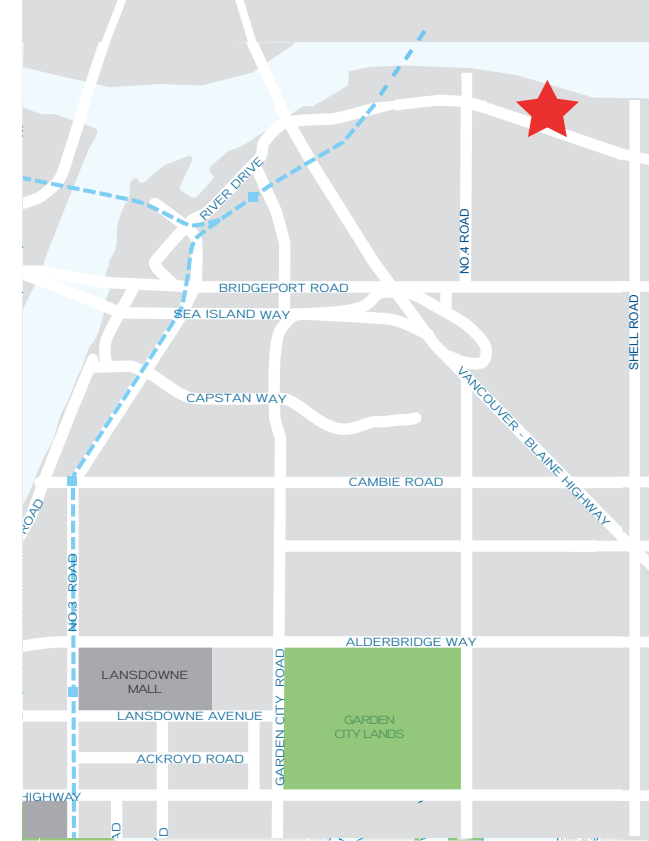
The property sits on a prime 5.55 Acre waterfront site (approximately 241,542 SF) and will be improved with a new road network including two bike lanes, street trees, boulevards and traffic calming, all within minutes of the Bridgeport Canada Line station, which allows easy access to Vancouver International Airport and the City of Vancouver.

DENSITY

The permitted density is 1.38 times the site area. The total residential area is 333,328 SF.

ZONING

The zoning for the property is Residential Mixed-Use Commercial (ZMU-17), which provides for mixed residential/commercial development with a density bonus for affordable housing.



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