

FOR SALE

LAND ASSEMBLY IN RICHMOND'S
SOUTH MCLENNAN (CITY CENTRE)
BRIDGE STREET AND ASH STREET RICHMOND, BC



FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

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SAMUEL CHEUNG

PERSONAL REAL ESTATE CORPORATION

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DIAMOND MASTER
MEDALLION CLUB
2015
15 YEARS

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ABOUT THE NEIGHBOURHOOD

The McLennan South Sub-Area is one of five medium density residential neighbourhoods in the Southeast District of the City Centre.

The McLennan South Sub-Area Plan was adopted in 1996 and set the stage for the transformation of what was then a semirural single-family area into an important City Centre residential neighbourhood. The plan aims to respect many of the area's features, including its traditional single-family character and mature landscape, while providing opportunities for a variety of housing types, a new school, and a neighbourhood park.

The goal of this plan is to achieve a highly livable City Centre neighbourhood that maintains, enhances and improves the existing McLennan South quality of life, and manages change for the benefit of current and future residents by promoting a country-estate, human-scale residential character distinct to McLennan South as a neighbourhood predominantly oriented to families with children.

Getting to and from McLennan South, and moving around within the community is relatively convenient. The community is bounded by four major roads (Granville Avenue, Blundell Road, Garden City Road, and No. 4 Road). It is accessed internally by three north-south roads (connecting to Granville Avenue and Blundell Road) and one east-west road (connecting to Garden City Road).

NEIGHBOURHOOD ZONING

PROPOSED SINGLE DETACHED (ZS14) -
SOUTH MCLENNAN (CITY CENTRE)

(ZONING DETAILS WILL BE PROVIDED UPON REQUEST)

SALIENT INFORMATION

LOCATION: 7100 - 7200 BLOCK BRIDGE STREET
AND 7100 - 7200 BLOCK ASH STREET
RICHMOND
ALL THE NEW LOTS WILL BE FACING
ARMSTRONG STREET

SITE SIZE: 10 LOTS OF 4,372 SQUARE FEET
3 LOTS OF 5,758 SQUARE FEET
5 LOTS OF 5,153 SQUARE FEET
(SEE ATTACHED SPREADSHEET FOR MORE
DETAILS, THERE MAY BE SOME MORE LOTS THAT
COULD BE PURCHASED SEPARATELY)

FSR: THE MAXIMUM **FLOOR AREA RATIO (FAR)**
IS 0.55 APPLIED TO A MAXIMUM OF 464.5 M²
OF THE **LOT AREA**, TOGETHER WITH 0.30
APPLIED TO THE BALANCE OF THE **LOT**
AREA IN EXCESS OF 464.5 M².

HEIGHT: THE MAXIMUM HEIGHT FOR PRINCIPAL
BUILDINGS IS 2 ½ STOREYS, BUT IT
SHALL NOT EXCEED THE RESIDENTIAL
VERTICAL LOT WIDTH ENVELOPE AND
THE RESIDENTIAL VERTICAL LOT DEPTH
ENVELOPE.

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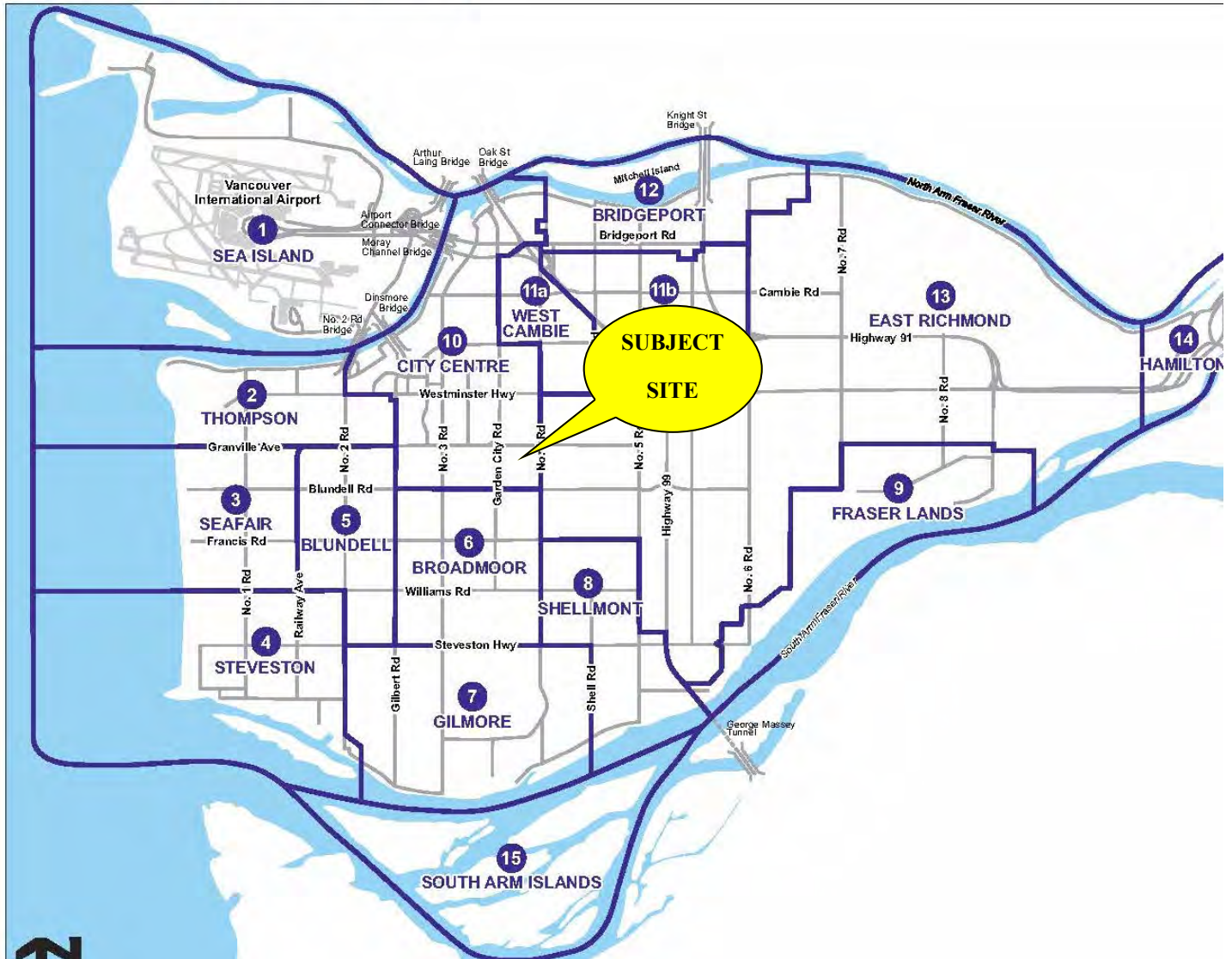
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Planning Area Boundaries Map



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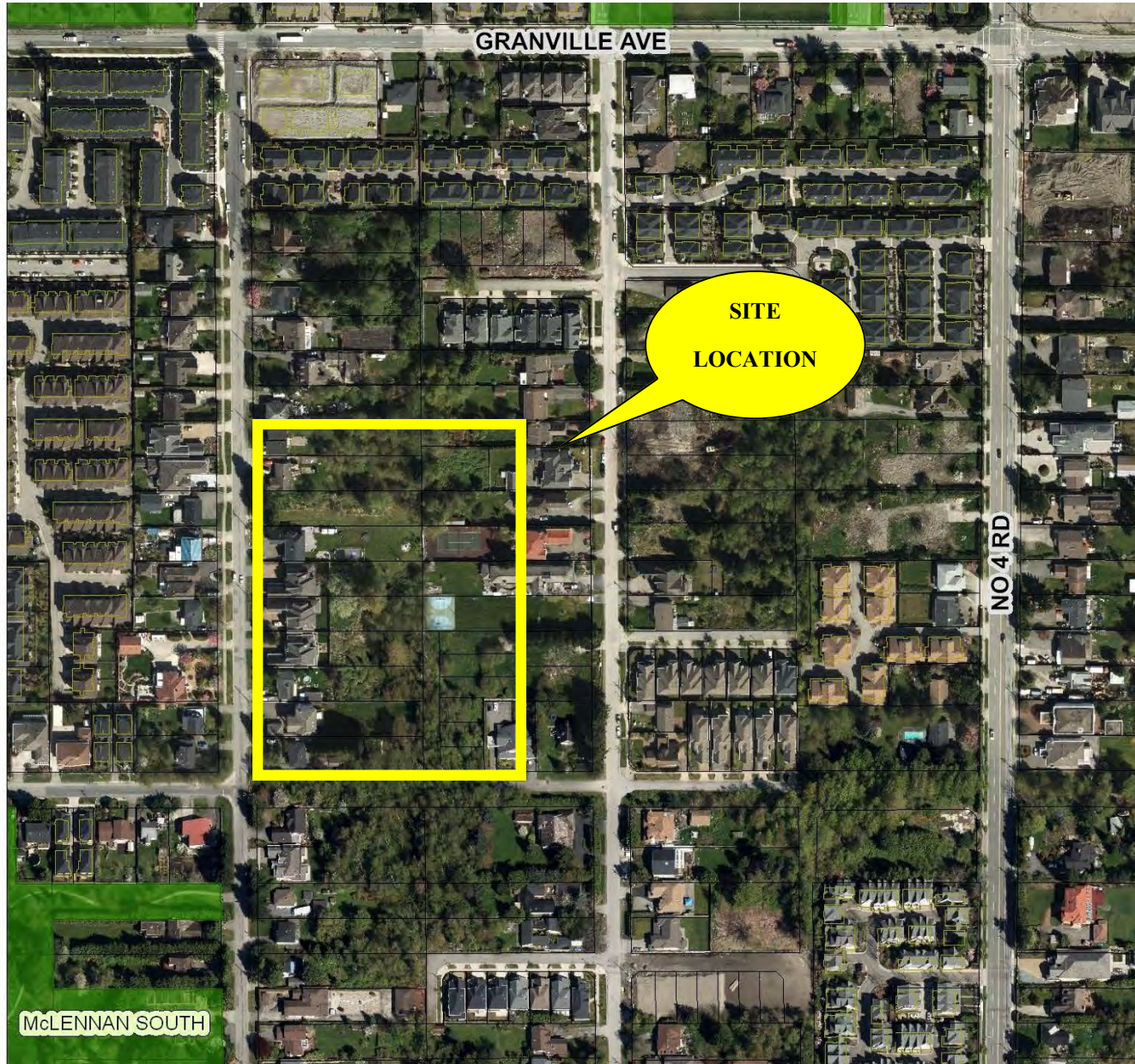
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret that we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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ORTHOPHOTO



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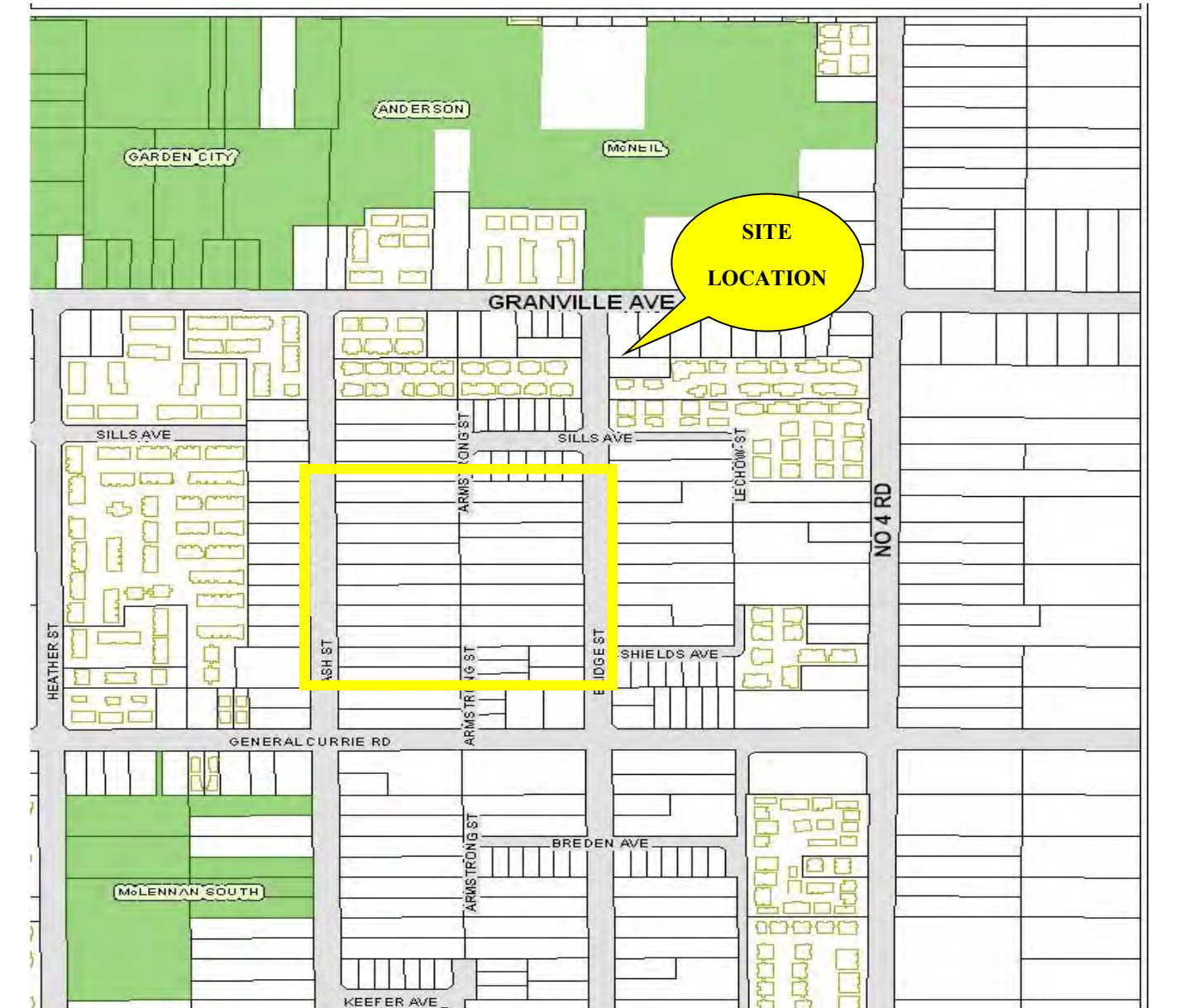
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SITE PLAN



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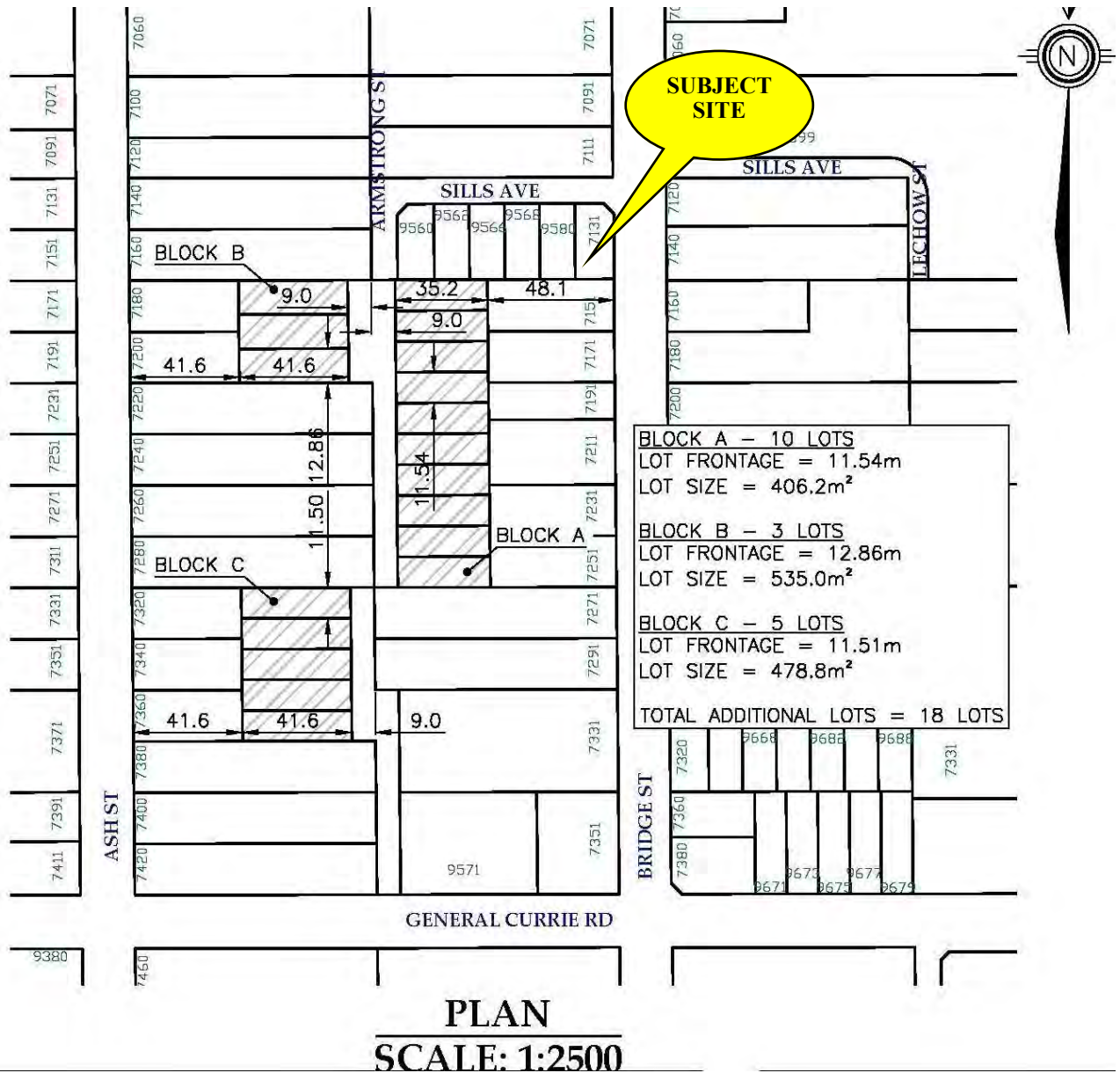
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PRICING

LOT 1	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 2	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 3	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 4	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 5	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 6	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 7	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 8	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 9	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 10	4,372.34 S.F (406.2 M2)	\$743,900.00
LOT 11	5,758.74 S.F (535.0 M2)	\$979,900.00
LOT 12	5,758.74 S.F (535.0 M2)	\$979,900.00
LOT 13	5,758.74 S.F (535.0 M2)	\$979,900.00
LOT 14	5,153.80 S.F (478.8 M2)	\$876,900.00
LOT 15	5,153.80 S.F (478.8 M2)	\$876,900.00
LOT 16	5,153.80 S.F (478.8 M2)	\$876,900.00
LOT 17	5,153.80 S.F (478.8 M2)	\$876,900.00
LOT 18	5,153.80 S.F (478.8 M2)	\$876,900.00
18 LOTS	86,768.62 S.F (478.8 M2)	\$13,889,200.00

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CLASS D CONSTRUCTION COST ESTIMATE SUMMARY

Project Address: McLennan South Development
Core Concept Project Number: 14046
Date: October 23, 2015

Roadworks.....	<u>\$474,000</u>
Waterworks.....	<u>\$86,000</u>
Storm Sewers.....	<u>\$193,000</u>
Sanitary Sewers.....	<u>\$87,000</u>
Underground Hydro & Telephone.....	<u>\$94,000</u>
Ornamental Street Lighting.....	<u>\$120,000</u>
Street Trees.....	<u>\$17,000</u>
Works by Municipal Forces.....	<u>\$39,000</u>
Sub Total:	<u>\$1,110,000</u>
Contingency: 35%	<u>\$390,000</u>

**Total Estimated Construction
Cost Including Contingency = \$1,500,000**

Note: The above roadworks cost estimate is based on the subgrade preparation of a nearby project. Also, the cost of underground Hydro and & Telephone works is based on our assumption of their requirements and may increase due to a change in scope. As well, the estimate does not include any storm upgrades on Ash Street south of #7340 which may be required by the City of Richmond.

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 **Core Concept**
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