



Douglas College

New Westminster
Skytrain Station

▼ 221 Twelfth Street

Twelfth Street

▼ 240 Twelfth Street

▲ 235 Thirteenth Street

Stewardson Way

For Sale

3.73 acres with potential for a multi-phased master-planned redevelopment

221 Twelfth Street, 240 Twelfth Street & 235 Thirteenth Street
New Westminster, BC

IW Investment & Land Sales Group

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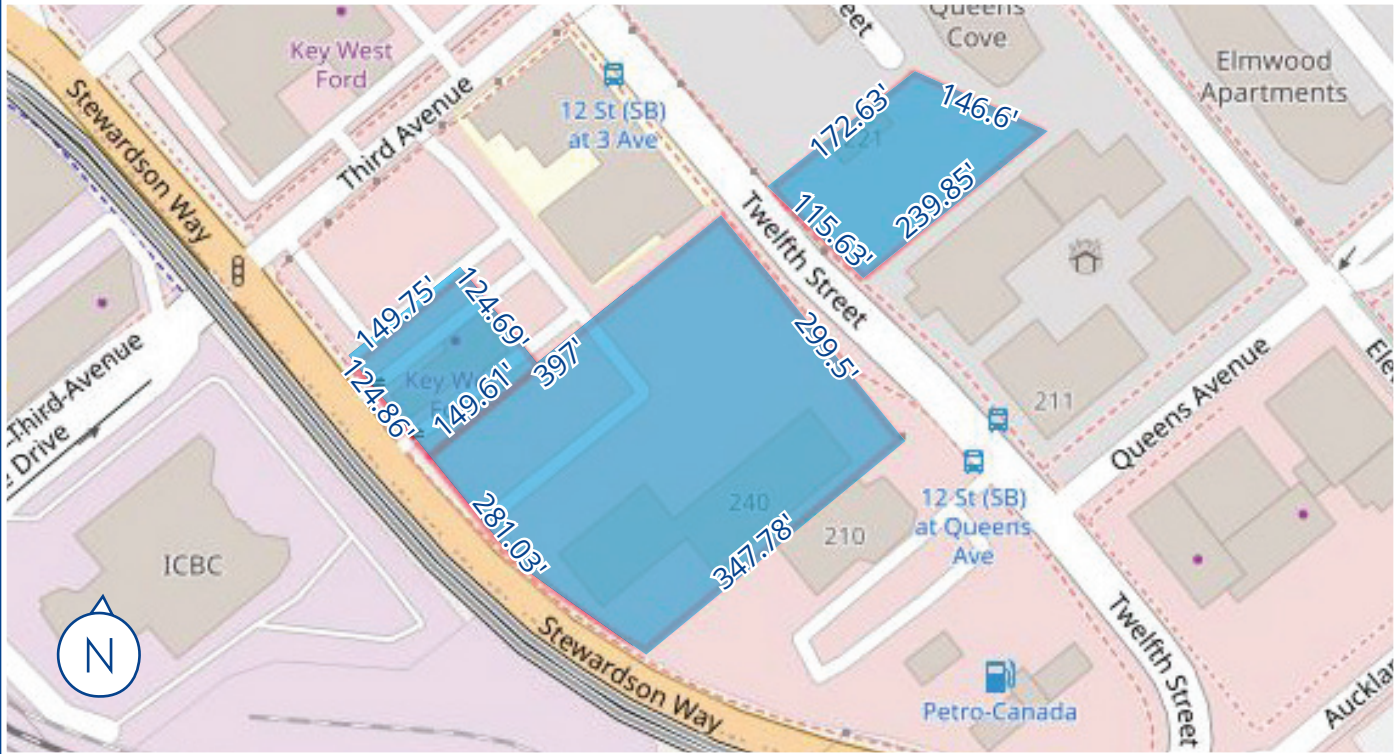
Accelerating success.



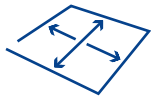
Property Overview

Colliers is pleased to announce the opportunity to acquire a large scale development site in New Westminster.

Site Plan



Prime Location: Highly desirable large scale development opportunity approximately 800m from New Westminster Skytrain Station



Rare scale: potential for a multi-phased master-planned redevelopment through a developer led rezoning process



Deal Structure: Flexible structure to allow for certainty around the mix of uses, height and density through a developer led rezoning process



Development Flexibility: Large scale allows for optionality of building placement and site programming of uses within the 3.73 acre site area - Sites can be sold together or separately



Amenities: Walking distance to Columbia Square Mall, Douglas College & New Westminster Skytrain Station

Salient Facts

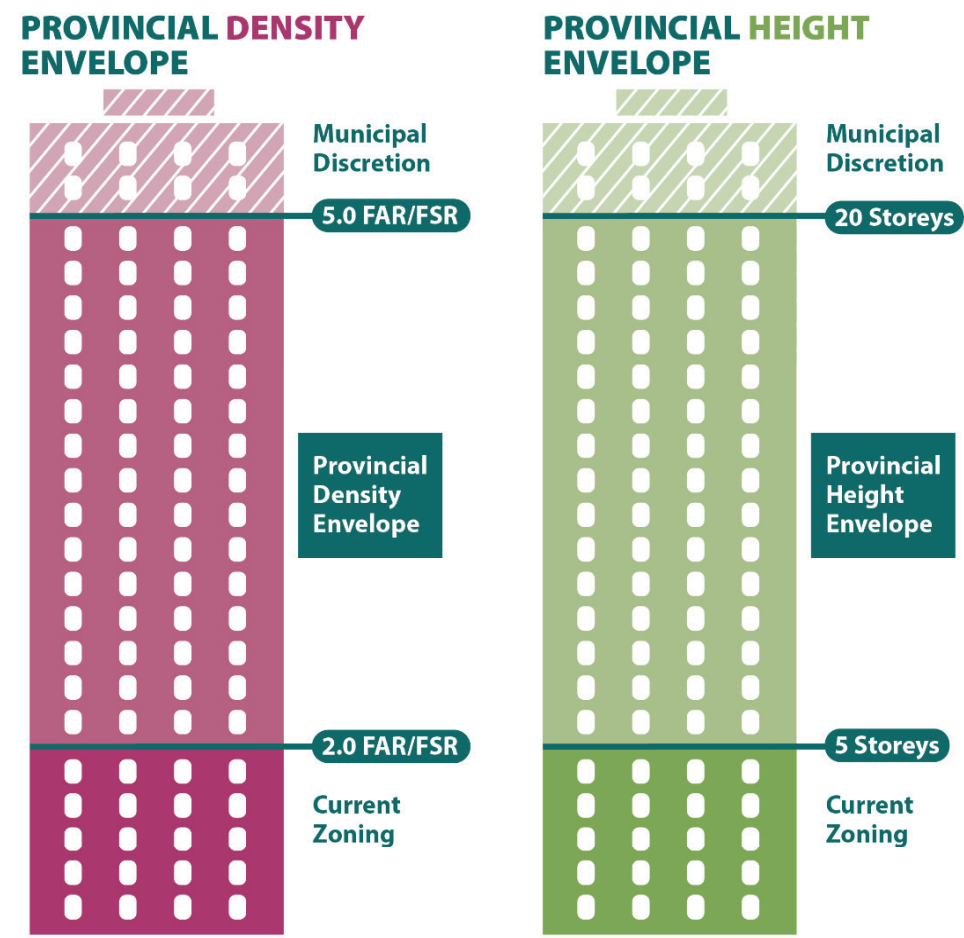
Civic Address	221 Twelfth Street New Westminster, BC	240 Twelfth Street New Westminster, BC	235 Thirteenth Street New Westminster, BC
Legal Address	LOT 87, SUB BLOCK 5, PLAN NWP40790, GROUP 1, NEW WESTMINSTER LAND DISTRICT	LOT 77, SUB BLOCK 5, PLAN NWP29384, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW P67473	LOT 81, SUB BLOCK 5, PLAN NWP31340, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PIDS	005-818-168	009-023-801	006-581-838
Site Area	28,314 SF	115,259 SF	18,750 SF
Land Use & Zoning	M-1 - Light Industrial Districts		
Year Constructed	1964	1964	1968
Official Community Plan	LTS (LOWER TWELFTH STREET AND SHARPE STREET STUDY AREA)		
Housing Form	Mix of uses including residential, retail, ultra-light industrial, service commercial, and more		
Current NOI	\$96,486 + proportionate share of utilities – Gross Lease	\$315,734	\$108,795
Gross Taxes (2022)	\$226,235.71		
Asking Price	Contact Agents for Details		

Provincial Policy Update: Transit-Oriented Areas

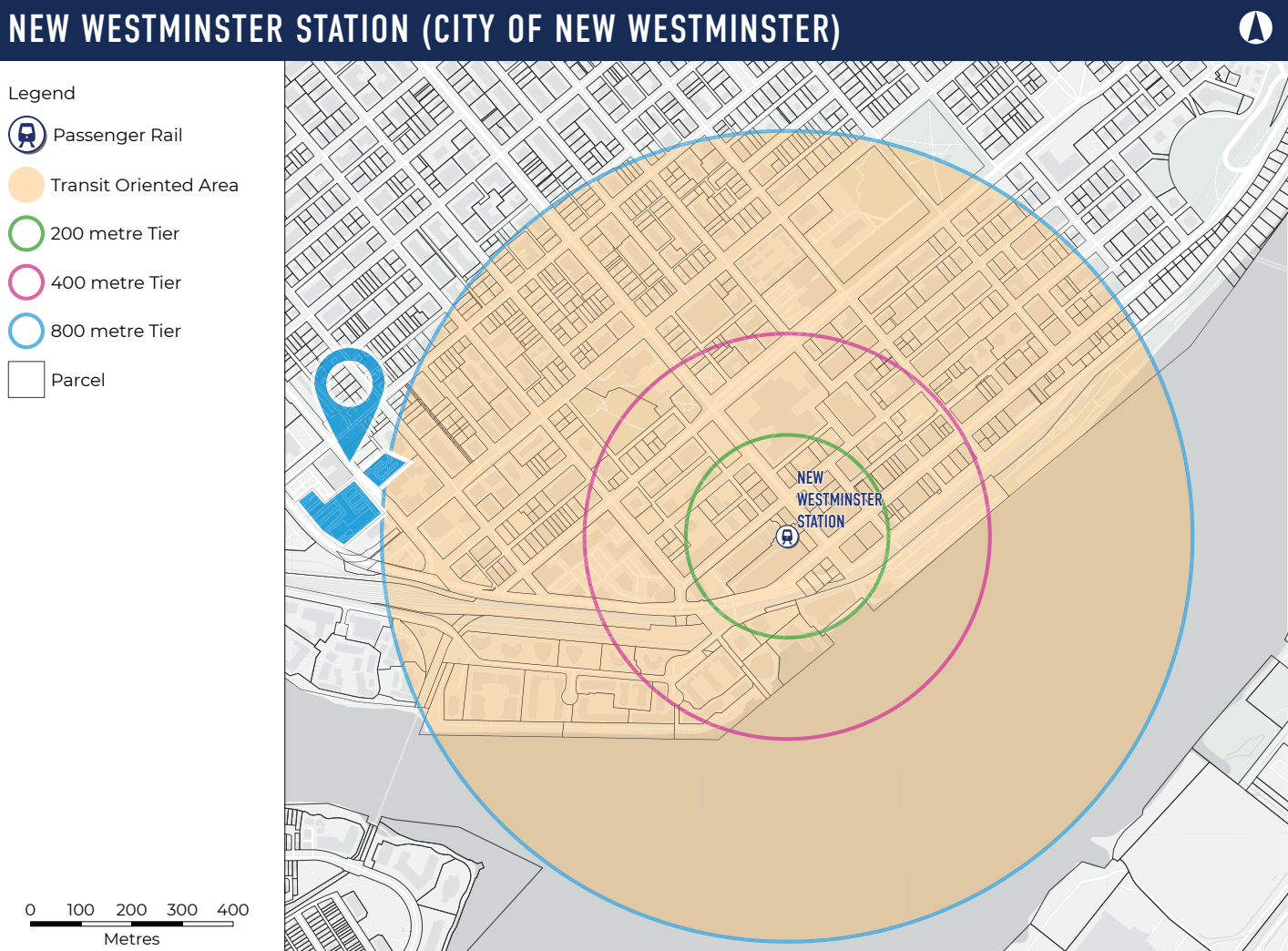
In December 2023, the Province of British Columbia (BC) made amendments to the Local Government Act (LGA) and Vancouver Charter (VC) to establish transit-supportive densities adjacent to transit stations. These areas are referred to as Transit-Oriented Areas (TOAs) in the new legislation. TOAs are designated around prescribed transit stations to help achieve the goals of transit-oriented development such as mode shift and creating complete communities.

Densification around transit hubs is a key ingredient to achieving livable, walkable, complete communities around transit. Within TOAs, local governments must comply with newly established density requirements. These prescribed densities vary according to geographic location and proximity to the transit station.

The illustrations below provide an example of how the Provincial density works in relation to local government authority:



Minimum Allowable Density Framework (FAR/FSR and Building Height)				
TOA Type	Tier	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 4.0	Up to 12
	5	200-400	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 3.5	Up to 10
	5	200-400	Up to 2.5	Up to 6
Bus	4	Less than 200	Up to 2.5	Up to 6
	5	200-400	Up to 1.5	Up to 4





Land Use & Planning Context

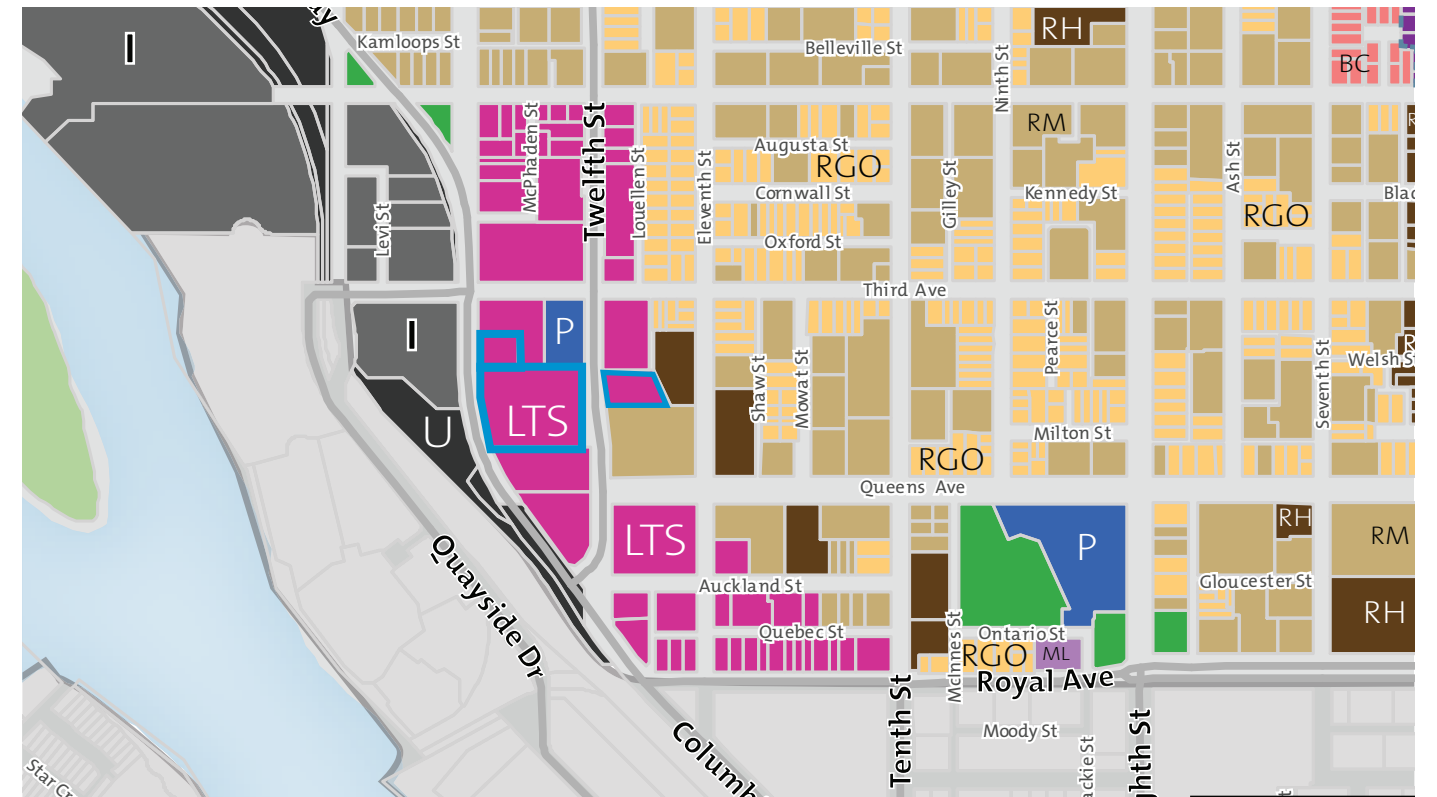
Lower Twelfth Street and Sharpe Street Study Area

- Lower Twelfth and Sharpe Street (LTS) are designated as a Study Area in the OCP because of the unique mix of uses in both areas. In the future, these areas are envisioned to provide a non-traditional mix of uses including ultra-light industrial, residential, retail and service commercial within individual buildings and projects. Reaching this vision requires the City to develop a Master Plan, including guidelines and a strategy for appropriately transitioning the mix of uses, location of uses and general expected densities in the area. Further, this Master Plan will explore adaptive reuse of existing heritage buildings and the provision of affordable 'maker spaces'.

Catalyst Projects

Catalyst projects may be considered in advance of the Master Plan if the project meets the objectives of the area. A catalyst project would require an OCP amendment, and would need to:

- be consistent with the OCP designation especially as it relates to integrating non-traditional employment generating uses. This means innovative, creative and appropriate integration of non-traditional mixes of use, including ultra-light industrial and service commercial;
- act as a catalyst to accelerate other similar development in the LTS area;
- assist in establishing foundational analysis and information to guide the City's future development of a neighbourhood plan and design guidelines for the LTS area;
- set a high standard for redevelopment in the LTS area; and,
- identify opportunities to meet other key City priorities.



(RD) Residential - Detached and Semi-Detached Housing	(ML) Mixed Use - Low Rise	(CHC) Commercial and Health Care	(H/N) Habitat/Natural Areas	(BC) Bent Court Study Area
(RGO) Residential - Ground oriented Infill Housing	(MH) Mixed Use - High Rise	(C) Commercial	(CEM) Cemeteries	(LTS) Lower Twelfth and Sharpe Street Study Area
(RT) Residential - Infill Townhouse	(BDMU) Brewery District Mixed Use and Health Care	(ME) Mixed Employment	(P) Major Institutional	(CD) Comprehensive Development
(RM) Residential - Multiple Unit Buildings	(SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community	(I) Industrial	Parks, Open Space and Community Facilities	
(RH) Residential - High Rise	(RHC) Residential - High Density/Community Facility	(U) Utilities and Transportation Infrastructure		
		(IN) Intertidal		



Property **Aerials**

North



South



West

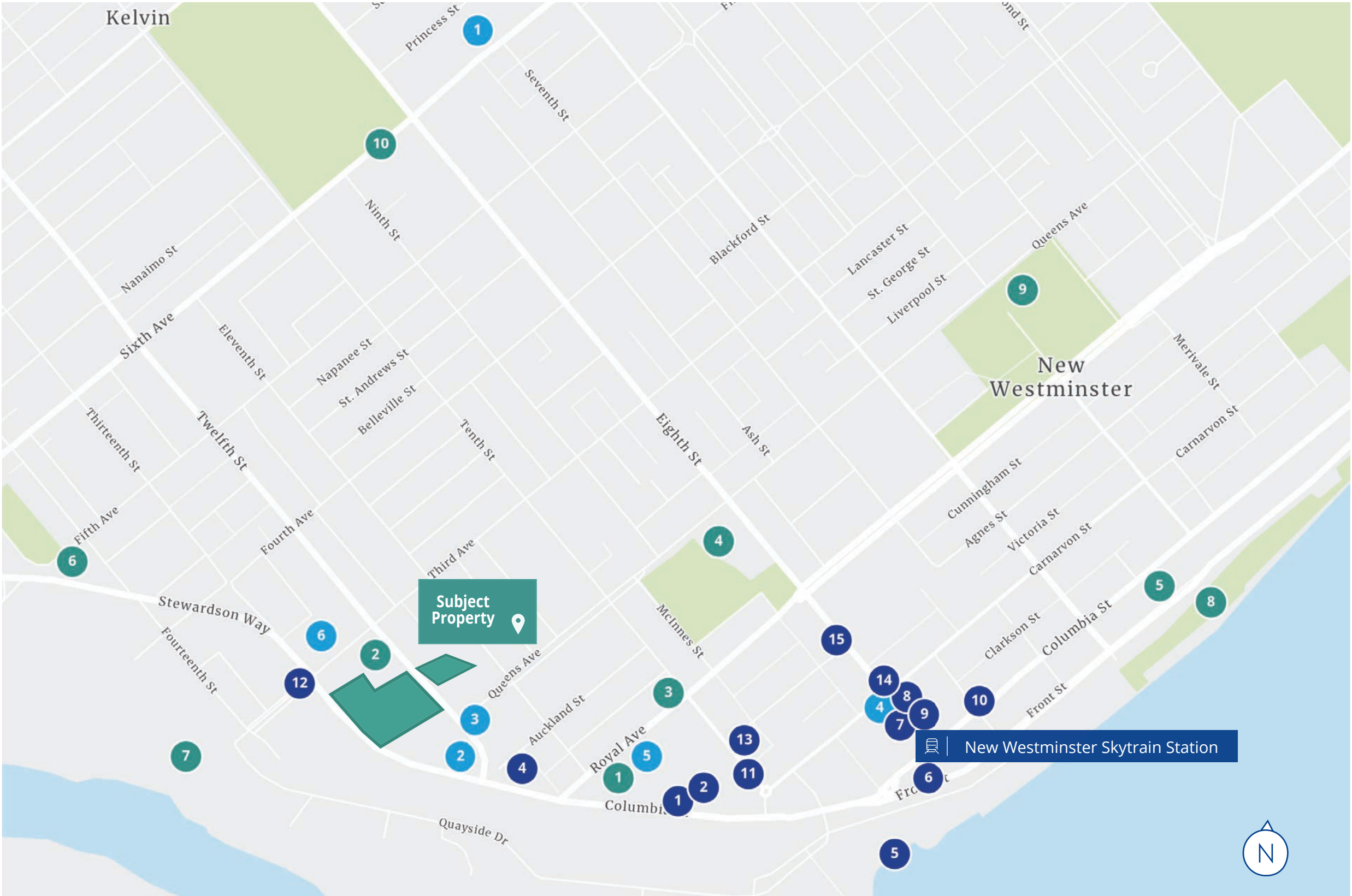


East





Amenity Map



Food & Drink

1	De Dutch
2	Starbucks
3	The Tannenbaum Restaurant
4	The Terminal Pub
5	The Boathouse Restaurant
6	Kelly O'Bryan's Restaurant
7	Hub Restaurant
8	The Spud Shack Fry Co.
9	Ki Sushi Restaurant
10	Waves Coffee House
11	Cockney Kings Fish & Chips
12	Steel & Oak Brewing Co.
13	Burger Heaven Restaurant
14	V-Cafe
15	Sora Sushi House

Services & Retail

1	Anytime Fitness
2	Petro Canada & Car Wash
3	Amayak Auto Service
4	Landmark Cinemas New Westminster
5	Save-On-Foods
6	Key West Ford Sales

Recreation & Schools

1	POWER Alternate Secondary School
2	John Knox Christian School
3	Graham Montessori
4	Fraser River Middle School
5	Purpose Independent Secondary School
6	Fraser Montessori
7	Quayside Off-Leash Dog Areas
8	Westminster Pier Park
9	Tipperary Park
10	Moody Park



Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the data room which contains pertinent information and documents relevant to the Offering.

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