

DEVELOPMENT OPPORTUNITY

ABBOTSFORD EXEMPT INDUSTRIAL LANDS

PROPOSED FOR

INDUSTRIAL / BUSINESS PARK DEVELOPMENT

26.5 ACRES

AT 31560 MARSHALL RD.

ABBOTSFORD, B.C.

OFFERED FOR SALE AT \$7, 300,000.00

The subject property is approx. 26.5 acres located at the intersection of Foy ST. and Marshall Rd. in Abbotsford in the Clearbrook Industrial area.

An area of about 16 acres has been exempt by the ALC for future Industrial Use and would be suitable for IB-1 and I-2 zoning.

A survey of the site has been completed as well as a contour map and details indicating all pertinent dimensions.

This offering is subject to the lands being subdivided into two parcels, one of eleven acres and the other about 16 with access being obtained for the ALR portion by constructing Martens St.

KEYSTONE ARCHITECTURE

Marshall Road Proposed Warehouse Project City of Abbotsford Pre-application Meeting June 24, 2009 Meeting Notes

Attendees –

Mike Dickinson, Development Planner, CoA
Phil Baker, Engineering, CoA
Pieter den Uyl, Building Dept, CoA
Phil Toews, Property Owner
John Klassen, Leasing Agent
Ron Martens, Keystone Architecture Ltd.
Joanne Weins, Keystone Architecture Ltd.

Engineering comments (Phil Baker) –

- Drainage would be according to soils conditions, some infiltration.
- Balance will drain to stormwater detention located @ 31431 King Road (Amarasia property). CoA intends to acquire for area discharge. Phil B. confirmed there is enough capacity at this location. Portion of cost of piping to detention will be included in area development Levy.
- 6 month event rain garden required on site for infiltration.
- Onsite infiltration is not an option due to clay like conditions.
- Underground infiltration galleries are not an option.
- Sanitary/sewer follow property line and need to go to Clearbrook Road line.
- Water – 10 : existing line on Marshall, nothing on Foy. CICP scheme calls for 16" line to be installed (required for fire flows), cost will be included in area development Levy.
- CoA noted that they are open to working with all developers to consider options with overall servicing concept consideration.
- Marshall road will require dedication, details of requirement cannot be provided until a Rezoning application is received by CoA. Road widening costs will come from DCC's.
- Info provided at this meeting is subject to change.
- Phil B noted it is CoA's approach to determine overall offsite costs and divide by total benefitting area, per parcel.
- Timeline to finalize area development plan – 1 year.
- Timeline to build services – CoA was non-committed but said it is a high priority on their Capitals Cost projects.

Development comments (Mike Dickinson)

- CoA will be conducting another public information meeting for property owners in near future.
- Mike expressed that it would enhance the development to include hooked parcel. Phil T explained that was not likely going to happen.
- Phased zoning/development would be considered by CoA (Mike D), suggested Phase One along north side of Terasen Gas line as IB-1 or I-2 (with IB-1 form & character). Phasing entire site at once will effect property taxes.
- Phil B strongly recommended further discussion with Terasen.

Building Dept. comments (Pieter den Uyl)

- Pieter noted that his dept. will allocate staff resources to prioritize review of any Bldg. Permit applications when the project proceeds.
- ALR Landscape buffer required along west property line is a "Natural Edge – Moderate" buffer.



