ACTIVE
C8009279
Board: V
Land Commercial

915 TWELFTH STREET

New Westminster
Moody Park
V3M 4K5

$1,890,000 (LP)
(SP)
(LR sq. ft. p/a)

915 Twelfth Street, New Westminster, V3M 4K5, 6542 sf corner lot – Future Mixed Use Development Site, presently a used car dealership, seller has Phase 1 and Phase 2 environmental completed, Feasibility information available upon request, Next door 911 12th is 3388 sf lot is also available but is not on MLS. A third lot – 909 12th 2112 sf may also be available – currently in Probate. Current zoning C2A allows for a 4 storey building (1st storey retail and 3 stories residential), in 2017 new potential zoning will allow for 6 stories, city will allow 90 units per acre of multi family, DO NOT DISTURB TENANT, by appointment only, tenant can rent back at $5000/mo, PLEASE DO NOT DISTURB THE BUSINESS. Appointments call LB.

P.I.D.: 013-444-778
Property Type: Land Commercial
Zoning/Land Use: C-2A
Land Sz SF/Acres: 6,542 / 0.15
Virtual Tour: VirtualTourLink

Prop. Tax/Year: $13,226.49 / 2016
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset
Brochure: http://bcforsale.net/m--364-32740-2-915-twelfth-street

Property Details

Seller's Interest: Registered Owner
Interest In Land: Freehold
Environmental Assessment Phase: Phase/Stage 2
Occupancy: Seller
Seller's Rights Reserved: No
Amenities:

Site Services: Electricity, Natural Gas at Lot Line, Sewer - Storm

Restrictions: None Known

General Building Details

Subj. Space SqFt:
Width / Depth: /
Year Built:
Complex Name:
# of Buildings:
# of Storeys:
# of Loading Doors:
# of Grade Doors:
Parking Spaces:
# of Elevators:
Roof:
HVAC:
Building Type:
Construction Type:

Business Name (d.b.a.):
Major Business Type:
Minor Business Type:
Business Operating Since:
Building Type:
Confidentiality Required:

Lease Rate (sq.ft.):
Lease Size (sq.ft.):
Lease Type:
Lease Op Cost (sq.ft.):
Additional Rent/SF:
Lease Expiry Date:
Lease SubLease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:
Lease Term, months:

Legal: PL NWP2620 LT 20 LD 36

Legal 2: SUBURBAN BLOCK 12, OF LOT 3.
List Firm 1: RE/MAX Crest Realty Westside - OFC: 604-602-1111
List Firm 2:
List Sales Rep 1: Les Twarog - CONTC: 604-671-7000
List Sales Rep 2:
List Sales Rep 3:
Lister Email: lesall@6717000.com
Lister Website: www.lestwarog.com
Commission: 3.255% ON THE 1ST $100,000; 1.1625% ON THE BALANCE

Appointment Contact: Les Twarog
Appointment Phone: 604-671-7000
Appointment Instructions: Contact Listing REALTOR®

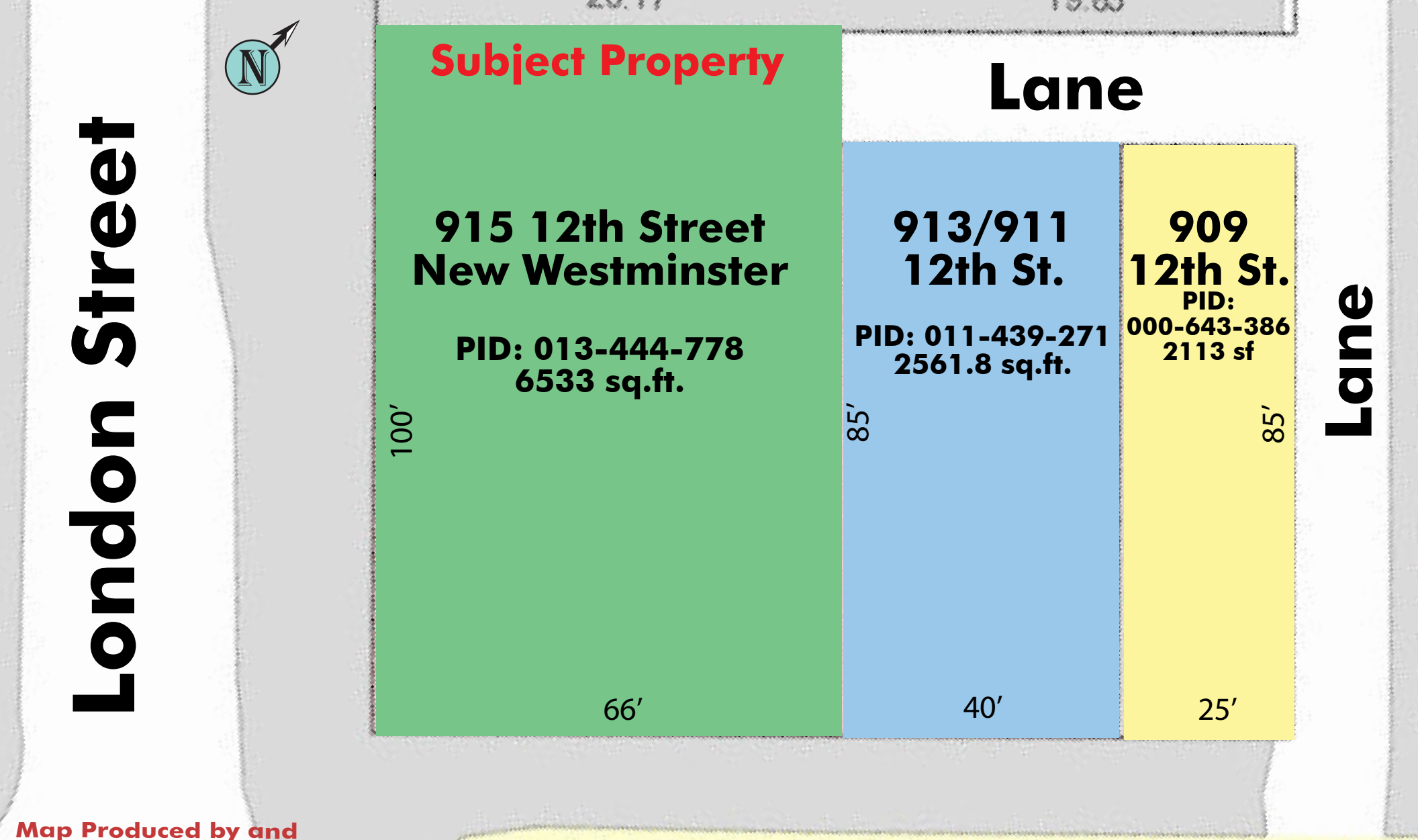
Lease Commission:

Seller's Name: 0933652 BC Ltd
Sell Rep 1:
Rep 2:
Rep 3:
Sell Firm 1:
Firm 2:

Realtor Remarks:

Days on Market: 8
List Date: 11/8/2016
Expiry Date: 2/28/2017
Sold Date:
Sold Price:
Previous Price: $0
Original Price: $1,890,000

Information herein deemed reliable but not guaranteed.



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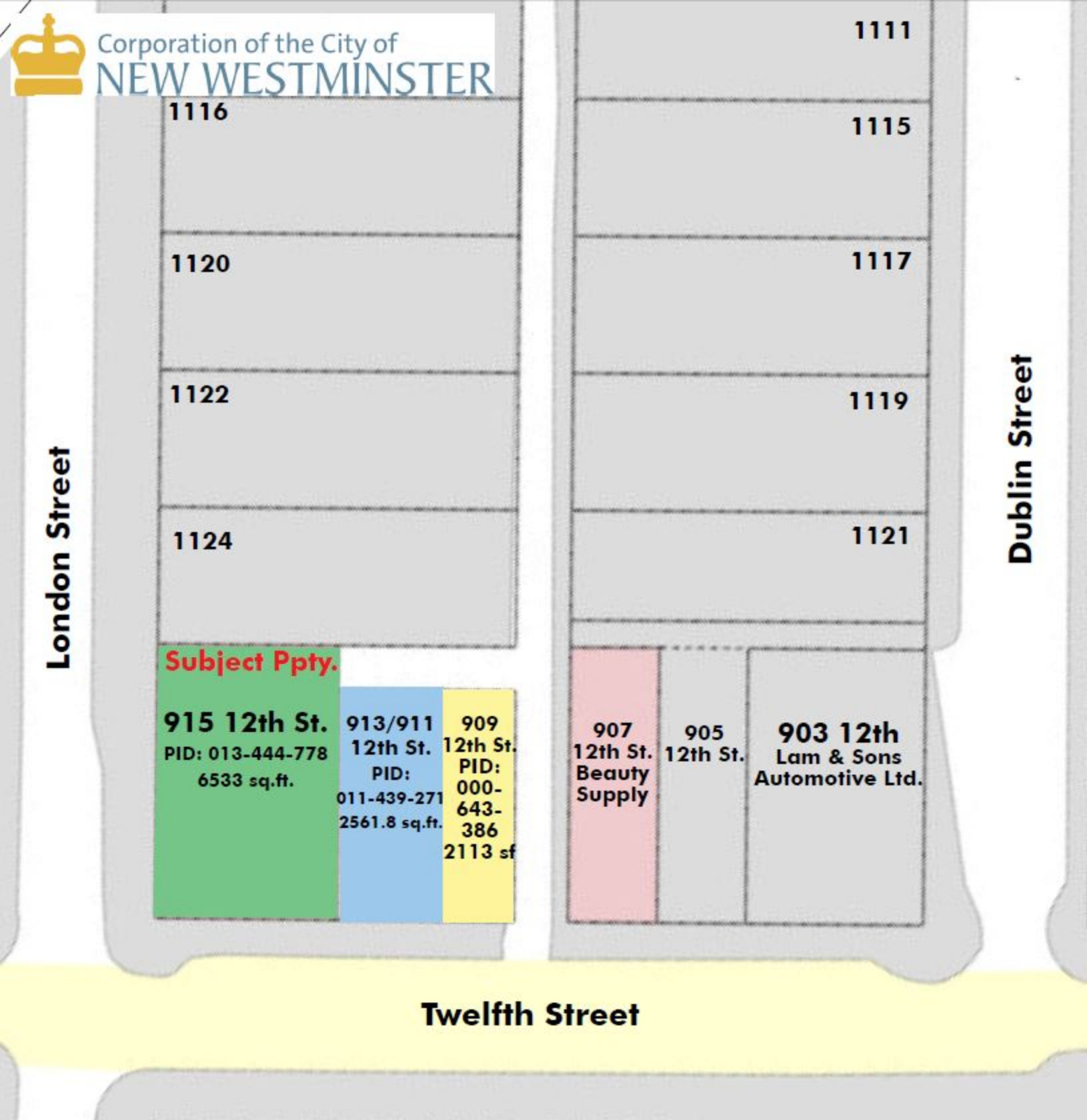
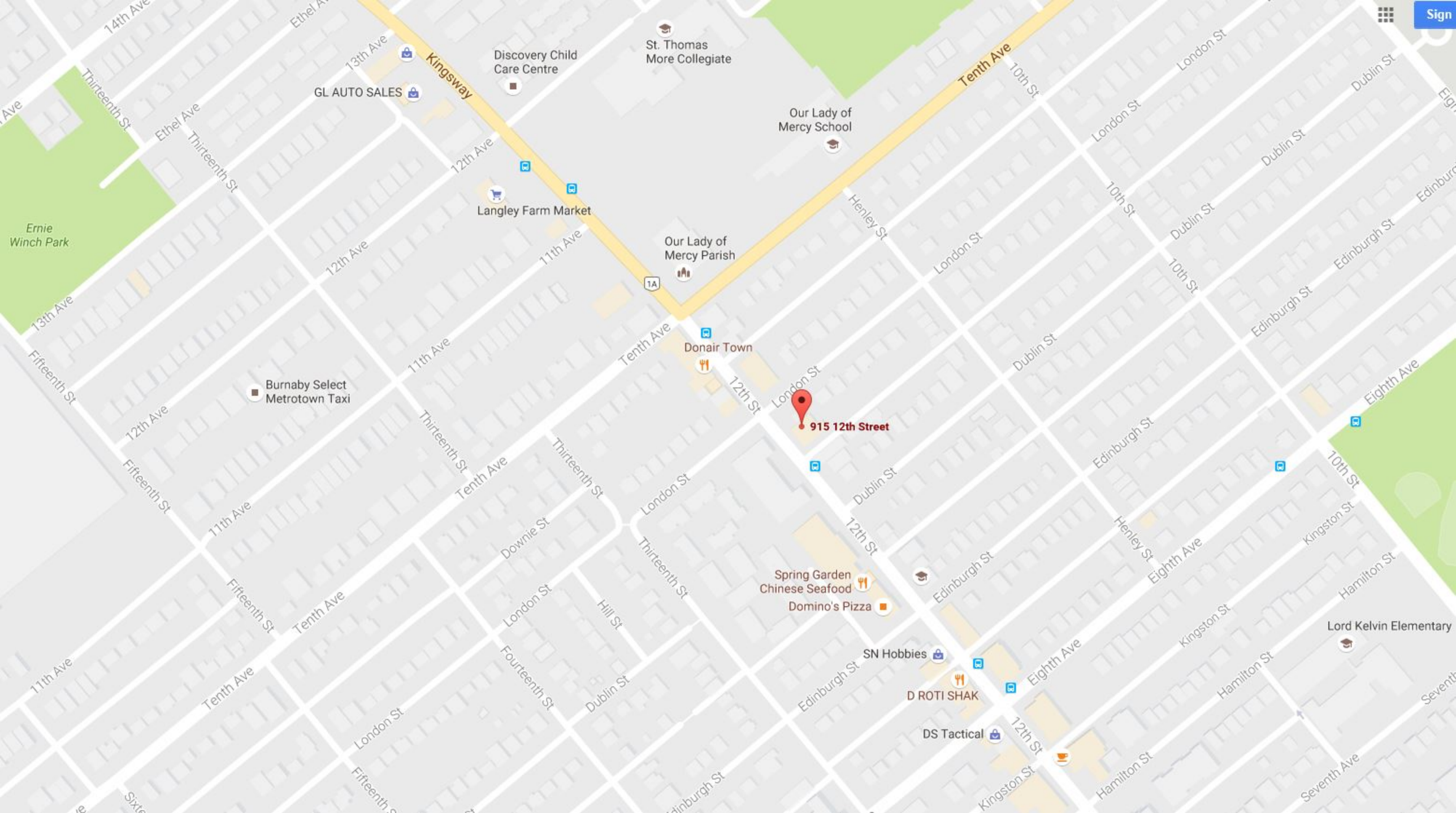
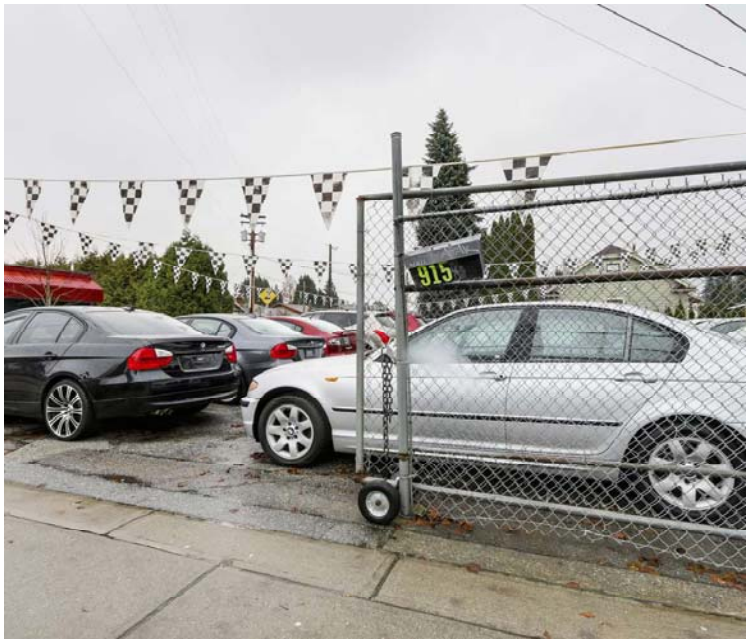

Corporation of the City of
NEW WESTMINSTER
1116
1120
1122
1124
1111
1115
1117
1119
1121
London Street
Dublin Street
Subject Ppty.
915 12th St.
PID: 013-444-778
6533 sq.ft.
913/911
12th St.
PID:
011-439-271
2561.8 sq.ft.
909
12th St.
PID:
000-
643-
386
2113 sf
907
12th St.
Beauty
Supply
905
12th St.
903 12th
Lam & Sons
Automotive Ltd.
Twelfth Street

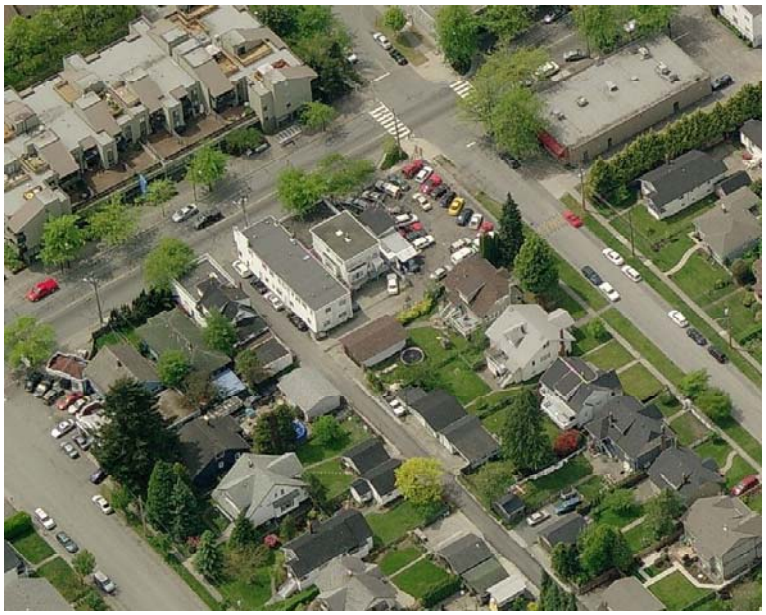

915 12th Street
Kingsway
Tenth Ave
Discovery Child Care Centre
St. Thomas More Collegiate
GL AUTO SALES
Our Lady of Mercy School
Langley Farm Market
Our Lady of Mercy Parish
Ernie Winch Park
Donair Town
Burnaby Select Metrotown Taxi
Spring Garden Chinese Seafood
Domino's Pizza
SN Hobbies
D ROTI SHAK
DS Tactical
Lord Kelvin Elementary
Sign
14th Ave
13th Ave
12th Ave
11th Ave
Ethel Ave
Thirteenth St
Fifteenth St
London St
Dublin St
Edinburgh St
Henley St
10th St
12th St
Eighth Ave
Kingston St
Hamilton St
Seventh Ave
Fourteenth St
Hill St
Downie St
1A


915

Choice
ORGANIC
&
ALL NATURAL
FOODS
ESPRESSO

909

Shear Chaos
604-522-9633
913



Comm - Detailed Tax Report

Property Information

Prop Address	915 TWELFTH ST	**Jurisdiction**	CITY OF NEW WESTMINSTER
Municipality	CITY OF NEW WESTMINSTER	**Neighborhood**	530-TWELFTH ST - COMMERCIAL
Area	NEW WESTMINSTER	**SubAreaCode**	VNWMP
PropertyID	013-444-778	**BoardCode**	V
PostalCode	V3M 4K5		

Property Tax Information

TaxRoll Number	09409000	**Gross Taxes**	$13,226.49
Tax Year	2016	**Tax Amount Updated**	06/16/2016

More PIDS

013-444-778

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	**Owner2 1**	
Owner1 2		**Owner2 2**	
Mail Addr1	228-3030 LINCOLN AVE	**Mail Addr3**	
Mail Addr2	COQUITLAM BC	**Mail Addr4**	
MailPostalCode	V3B 6B4		

Legal Information

Legal Description

PL NWP2620 LT 20 LD 36

Legal FreeFormDescription

SUBURBAN BLOCK 12, OF LOT 3.

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP2620	20			36				

Land & Building Information

Width		**Depth**	
Lot Size	6542 SQUARE FEET	**Land Use**	
Actual Use	AUTOMOBILE SALES (LOT)		
BCA Description	PAVING - ASPHALT	**Zoning**	C-2A COMMUNITY COMMERCIAL DIST
WaterConn			
BCAData Update	03/30/2016		

Actual Totals

Land	Improvement	Actual Total
$686,000.00	$4,300.00	$690,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$686,000.00	$4,300.00	$0.00	$4,300.00	$690,300.00

School Taxable Totals

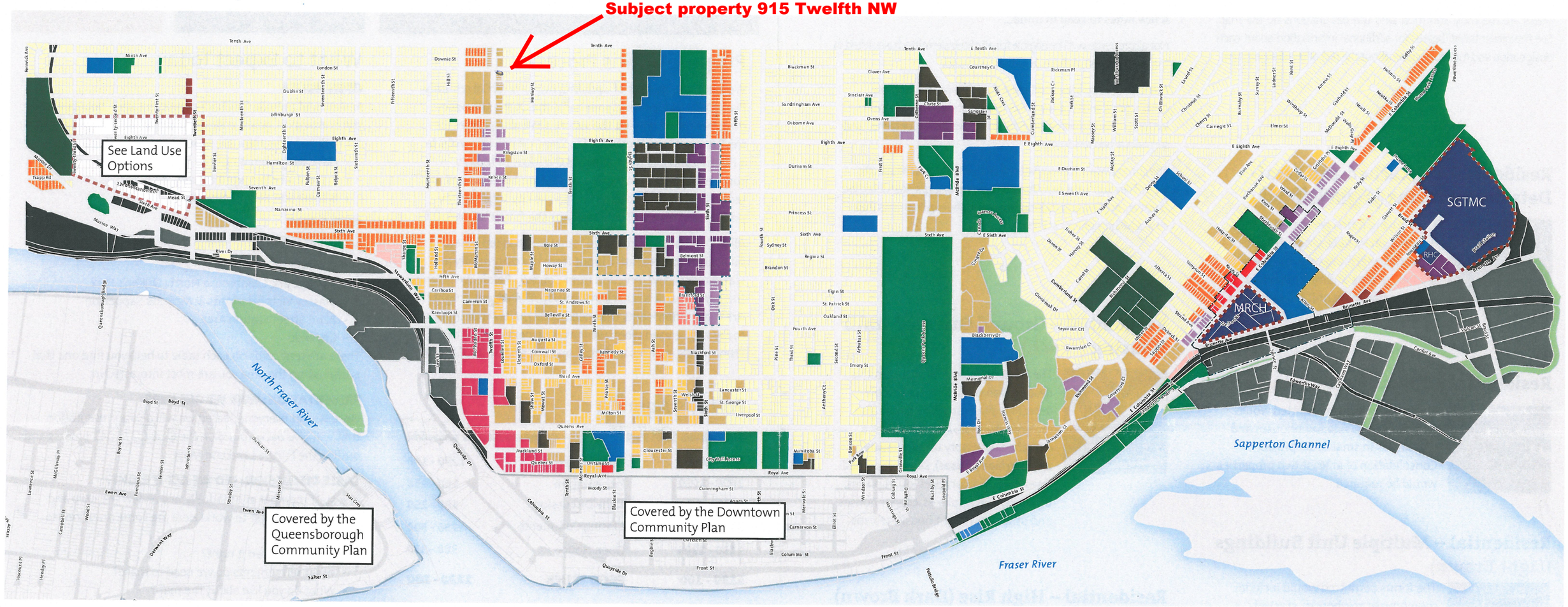
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$686,000.00	$4,300.00	$0.00	$4,300.00	$690,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/10/2012	$900,000.00	CA2908325	VACANT SINGLE PROPERTY CASH TRANSAC
7/10/2006	$425,000.00	BA114180	VACANT SINGLE PROPERTY CASH TRANSAC
6/18/1964	$0.00	537596E	REJECT NOT SUITED SALE ANALYSIS

Future Land Use Map

Subject property 915 Twelfth NW



LEGEND

- Future Frequent Transit Development Area
- Frequent Transit Development Area
- Special Employment Area
- Local Centre
- Residential - Detached and Semi-Detached
- Residential - Ground Oriented Infill Housing
- Residential - Townhouse
- Residential - Multi-Unit Buildings
- Residential - High Rise
- Mixed Use - Mid-Rise
- Mixed Use - High-Rise
- (MRCH) Mixed Residential, Commercial and Health Care
- (SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community
- (RHC) Residential - High Density/Community Facility
- Bent Court
- Commercial
- Commercial and Health Care
- Mixed Employment
- Industrial
- Utilities and Transportation Infrastructure
- Intertidal
- Habitat/Natural Areas
- Parks, Open Space and Community Facilities
- Cemeteries
- Major Institutional
- Study Area

RT-2

C-2A

London St

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

C-2A C-2A C-2A

Twelfth St

C-2A

R-1

R-1

R-1

R-1

S-6

R-1

C-2A C-2A

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

C-2A C-2A C-2A

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

C-2A

NR-1

NR-1

NR-1

NR-1

NR-1

NR-1

Land Use Map Colours Definitions

These are the most common land use designations on the map. See the presentation boards for additional information about each designation and for information about the rest of the designations.

Residential – Detached and Semi-Detached Housing (Light Yellow)

The housing forms permitted in this designation include: single detached dwellings which may also include a secondary suite and/or a detached accessory dwelling unit **(laneway and carriage houses)**, and duplexes.

Residential – Townhouse (Orange)

The housing forms permitted would include: side by side townhouses and rowhouses in small scale projects. Consolidation of at least two properties would be required.

Residential – Multiple Unit Buildings (Light Brown)

The forms permitted would include: townhouses, rowhouses, stacked townhouses and low rises (up to four storeys). Six storey buildings and small scale commercial may be permitted in limited circumstances.

Mixed Use – Mid-Rise (Light Purple)

This designation would allow mixed use buildings up to six storeys. Buildings would have commercial uses at street level and up to five storeys of commercial, office or residential above.

A few notes to keep in mind...

Not all properties will be eligible for all of the permitted uses listed in the land use designations (e.g. due to site size).

A land use designation is different than zoning. The land use designations and map are policy tools that show the type and location of development expected in the future (e.g. detached and semi-detached residential).

The Zoning Bylaw is a regulatory tool that identifies the specific type of development permitted on a property (e.g. single detached dwelling, duplex) and includes more specific requirements that new development must comply with.

Residential – Ground Oriented Infill Housing (Peach)

The housing forms permitted in this designation would include: single detached dwellings which may also include a secondary suite and/or a detached accessory unit **(laneway and carriage houses)**, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses and other equivalent housing forms.

Residential – High Rise (Dark Brown)

The forms permitted would include: townhouses, rowhouses, stacked townhouses, low rises, mid-rises, high rises.

Mixed Use – High Rise (Purple)

This designation would allow high-rise mixed use buildings. Buildings would have commercial uses at street level and commercial, office or residential above.

YOUR FUTURE CITY WORKSHOP

NEW WESTMINSTER'S
OFFICIAL COMMUNITY PLAN
UPDATE
OURCITY 2041

Purpose of this Process

We are in the process of updating our Official Community Plan (OCP) and we need your help! The OCP is the policy document that sets out the vision, goals and policies for the future of New Westminster. The OCP will also include a Future Land Use Map, which is the focus of today's conversation. This map will guide future development and redevelopment of property within the city. Together the policies and map will help to shape the future of OUR CITY.

All of the material presented today was created based on background research, input from the community and stakeholders, and direction from Council. Before we go any further we want to check in with you: Did we get it right? Are there refinements that need to be made? Your input today will be used when we make the next draft of the vision, goals, policies and map, and the first draft of the OCP.

Today's Agenda

MORNING SESSION		AFTERNOON SESSION
930 - 1000	Open House	1230 - 100
1000 - 1030	Presentation	100 - 130
1030- 1120	Table Discussion	130 - 250
1120 - 1130	Closing Comments	250 - 300
1130 - 1200	Open House	300 - 330
1130 - 100	FOOD TRUCK	1130 - 100

What to Expect Today

OPEN HOUSE

Review and provide feedback on presentation boards with the draft vision, goals, policies, and draft design guidelines for infill housing. Here are some questions to keep in mind:

- Have we gotten it right?
- Is there a better word to use?
- Is there something missing?

FIND A SEAT

Each table will focus on one of these areas (see map below):

- Connaught Heights & West End
- Moody Park, Glenbrooke North, Queen's Park
- Massey Victory Heights & McBride Sapperton
- 22nd Street Station Area
- Citywide

There are tent cards on each table to help you find one that is discussing the area you are most interested in.

PRESENTATION: WHY WE ARE HERE

Once we get everyone seated we will give a presentation that will give background on the OUR CITY 2041 process and outline the Future Land Use Map.

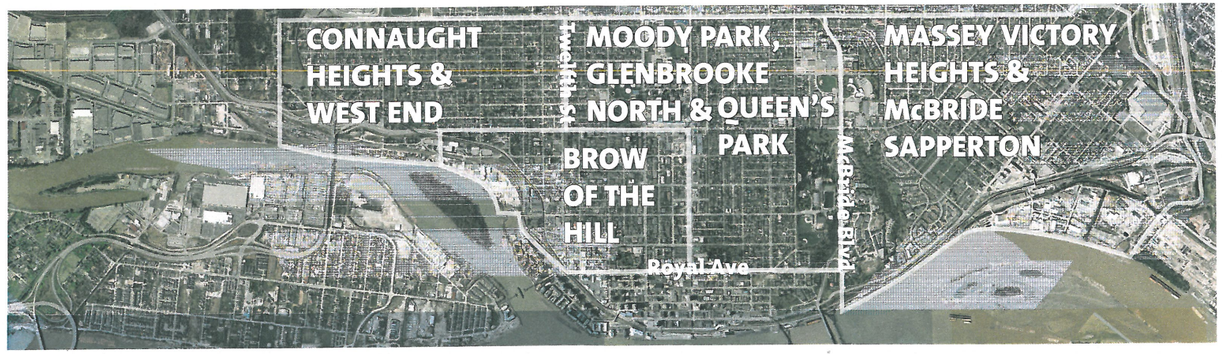
TABLE DISCUSSION: DID WE GET IT RIGHT?

The staff member at each table will review the map and then it's time to get to work! Here are some questions to keep in mind:

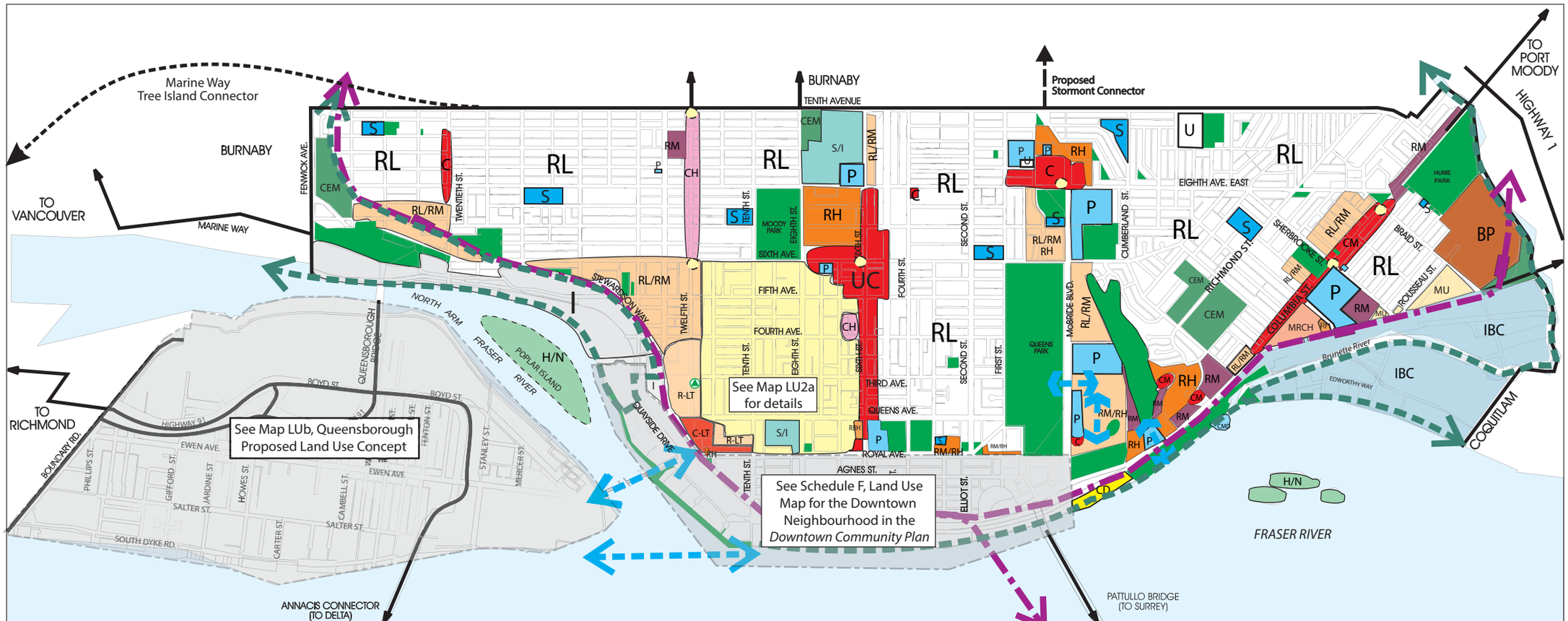
- Have we gotten it right?
- What refinements do we need to make?
- What do you like about the map?

OPEN HOUSE

We will wrap up with another open house so that you have time to provide any last comments on the materials or ask staff any questions.



MAP LU2
Proposed Land Use Concept



B/L No.7643, 2013

- CIVIC ART
- WALKWAY SYSTEM
- SKYTRAIN
- SKYTRAIN STATIONS
- PEDESTRIAN CONNECTORS

CTO	COMMERCIAL TRANSIT ORIENTED
CMD	COMMERCIAL MARINE DISTRICT
CM	COMMERCIAL MAIN STREET
C	COMMERCIAL
CH	COMMERCIAL HISTORIC AREA
C-LT	COMMERCIAL LOWER TWELFTH
UC	UPTOWN COMMERCIAL

RL	RESIDENTIAL - LOW DENSITY
RM	RESIDENTIAL - MEDIUM DENSITY
RH	RESIDENTIAL - HIGH DENSITY
RL/RM/RH	RESIDENTIAL - MIXED DENSITY
RBH	RESIDENTIAL - BROW OF THE HILL
R-LT	RESIDENTIAL - LOWER TWELFTH
CEM	CEMETERIES/OPEN SPACE
H/N	HABITAT / NATURAL
	PARKS/COMMUNITY FACILITIES
S/I	SCHOOL/INSTITUTION

P	MAJOR INSTITUTIONAL
S	SCHOOLS
CD	COMPREHENSIVE DEVELOPMENT
WR	WATERFRONT RESIDENTIAL
I	INDUSTRIAL
U	UTILITIES
IBC	INDUSTRIAL BRUNETTE CREEK
MU	MIXED USE
MRCH	MIXED USE RESIDENTIAL, COMMERICAL, & HEALTH CARE

City of New Westminster Zoning Map

October 17, 2013

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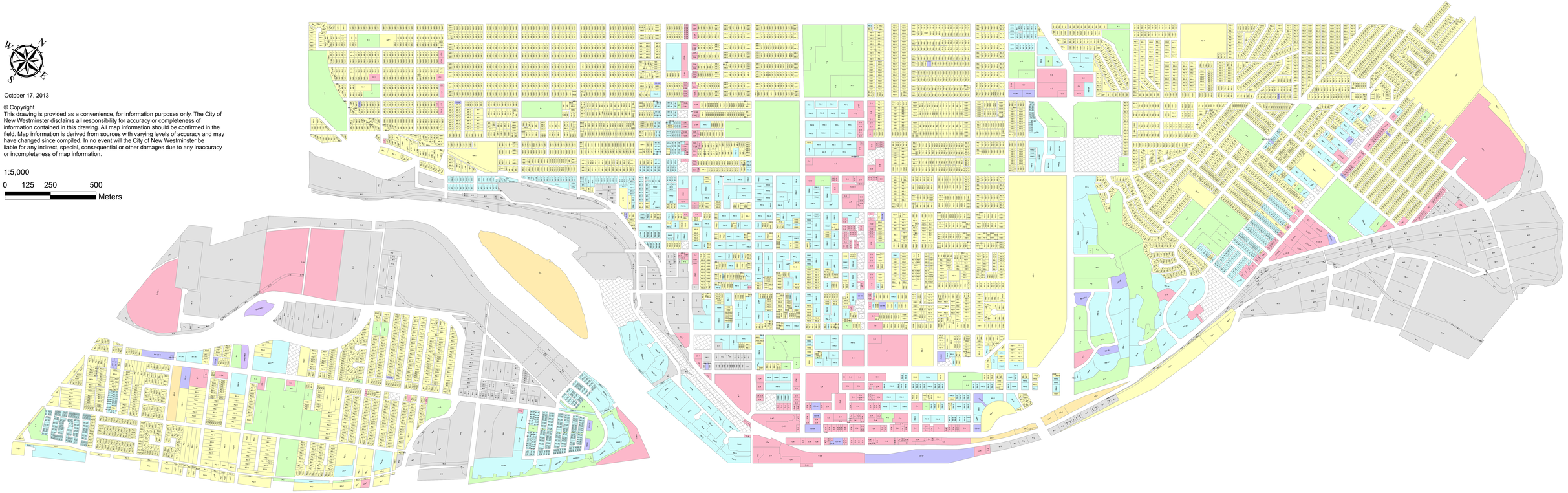
1:5,000

0 125 250 500 Meters



Mixed

Categories

- Unknown
- Agricultural Districts
- Commercial Districts
- Comprehensive Development District
- Industrial Districts
- Institutional Districts
- Multi-Unit Residential Districts
- One and Two Unit Residential Districts
- Unzoned

Zones

- AG-1, Limited Agricultural Districts
- AG-2, Family Farm Agricultural Districts
- C-1, Local Commercial Districts
- C-1A, Local Commercial Districts (Restricted)
- C-2, Community Commercial Districts (Low-Rise)
- C-2A, Community Commercial Districts (Medium Rise)
- C-2B, Community Commercial Districts (Restricted) (Low Rise)
- C-2L, Community Commercial Districts (Medium Rise) (Liquor Store)
- C-3, Community Commercial Districts (High Rise)
- C-3A, Community Commercial Districts (High Rise)
- C-4, Central Business Districts
- C-4A, Central Business Districts (Restricted)
- C-4B, Central Business Districts (Restricted)
- C-4C, Central Business Districts (Restricted)
- C-5, Community Commercial Districts (Restricted)
- C-6, Central Business Districts (Restricted)
- C-7, Commercial Hotel Districts
- C-8, Columbia Street Historic Comprehensive Development
- C-10, Large Format Commercial Districts
- C-CD-1, Queensborough Destination Casino Comprehensive
- C-CD-2, Belmont Street Comprehensive Development Districts
- C-CD-3, Columbia Street East / Village at Historic Sapperton Comprehensive Development Districts
- CD-15, Comprehensive Development District (East Eighth Avenue)
- CD-16, Comprehensive Development District (E. Fry 402 East Columbia Street)
- CD-18, Comprehensive Development District (740 Carnarvon Street)
- CD-19, Comprehensive Development District (Trapp Block)
- CD-20, Comprehensive Development District (246 Sixth Street)
- CD-21, Comprehensive Development Districts (1130 Ewen Avenue)
- CD-22, Comprehensive Development District (Fire Hall #2)
- CD-24, Comprehensive Development District (Albert Crescent)
- CD-25, Comprehensive Development District (Jardine Street)
- CD-27, Comprehensive Development District (Westminster Pier)
- CD-29, Comprehensive Development Districts (1408 Fifth Avenue)
- CD-30, Comprehensive Development District (21 27 Eighth Avenue)
- CD-31, Comprehensive Development District (2230 Eighth Avenue)
- CD-32, Comprehensive Development Districts (215 Brookes Street)
- CD-33, Comprehensive Development Districts (245 Brookes Street)
- CD-34, Comprehensive Development District (309 – 315 Ward Street)
- CD-35, Comprehensive Development District (Multi Use Civic Facility)
- CD-37, Comprehensive Development Districts (125 Columbia Street)
- CD-9, Comprehensive Development District (Kelly Street)
- CM-1, Commercial Industrial Districts
- CP-1, Commercial Parking Districts
- CS-1, Service Districts
- CS-2, Service Station Districts
- CW-1, Commercial Waterfront Districts
- CW-2, Commercial Waterfront Districts (Limited)
- M-1, Light Industrial Districts
- M-2, Heavy Industrial Districts
- M-4, Limited Industrial Districts
- M-5, Light Industrial Mixed Use Districts
- NR-1 (LUC), Neighbourhood Residential Dwelling Districts
- NR-1, Neighbourhood Residential Dwelling Districts
- NR-3, Neighbourhood Residential Commercial Dwelling Districts
- NR-5, Neighbourhood Residential Dwelling Districts (Small Lots)
- P-1, Public and Institutional Districts (Low Rise)
- P-2, Public and Institutional Districts (Medium Rise)
- P-3, Public and Institutional Districts (High Rise)
- P-5, Residential Care Districts (Medium Rise)
- P-6, Group Care Districts
- P-9, Public and Institutional Districts
- P-10, Parks Districts
- P-CD-1, Third Street Comprehensive Development Districts
- RM-1, Multiple Dwelling Districts (Garden Apartments)
- RM-1A, Multiple Dwelling Districts (Garden Apartments)
- RM-1B, Multiple Dwelling Districts (Garden Apartments)
- RM-2, Multiple Dwelling Districts (Low Rise)
- RM-2A, Multiple Dwelling Districts (Low Rise)
- RM-4, Multiple Dwelling Districts (High Rise)
- RM-5, Multiple Dwelling Districts (Medium Rise)
- RM-5A, Multiple Dwelling Districts (Medium Rise)
- RM-6, Multiple Dwelling Districts (Downtown)
- RM-6C, Multiple Dwelling Districts (Downtown)
- RM-CD-1, Keary Street Comprehensive Development Districts
- RM-CD-2, Ewen Avenue Comprehensive Development Districts
- RM-CD-5, Victoria Hill Comprehensive Development Districts
- RM-CD-6, Garfield Transitional Housing Comprehensive Development Districts
- RMW-2A, Multiple Dwelling Districts Waterfront (Low Rise)
- RMW-3, Multiple Dwelling Districts Waterfront (High Rise)
- RMW-3B, Multiple Dwelling Districts Waterfront (High Rise)
- RQ-1, Queensborough Neighbourhood Residential Dwelling Districts
- RQ-5, Queensborough Neighbourhood Residential Dwelling Districts (Small Lots)
- RS-1 (LUC), Single Detached Dwelling Districts
- RS-1, Single Detached Dwelling Districts
- RS-2, Single Detached Dwelling Districts
- RS-3, Residential Commercial Dwelling Districts
- RS-5, Single Detached Dwelling Districts (Small Lots)
- RS-6, Single Detached Dwelling Districts (Heritage)
- RS-CD-1, Sandringham Avenue Comprehensive Development Districts
- RS-CD-2, Richmond Street Comprehensive Development Districts
- RT-1, Duplex Districts
- RT-1A, Neighbourhood Residential Duplex Dwelling Districts
- RT-2, Townhouse Districts
- RT-2B, Townhouse Districts
- RT-2C, Townhouse Districts
- RT-2D, Single Detached Dwelling Districts (Compact Lots)
- RT-2E, Row House Districts
- RT-2F, Cluster House Districts
- RT-3A, Queensborough Townhouse Districts
- RW-1, Residential Waterfront Districts
- UNZONED, Unzoned

SHAUGHNESSY DEVELOPMENT SITES

- We have a large selection of houses on large lots from 10,000 sqft to 40,000 sqft in 1st Shaughnessy & 2nd Shaughnessy ranging in price from $4.6M to $33M
- Call for more info. NDA required.

BURNABY DEVELOPMENT SITE

- 2 lots, 7763 & 7777 Kingsway totalling 11,288 sf with over 96 feet of frontage on Kingsway.

$3.7M

NEW WESTMINSTER DEVELOPMENT SITE

- 915 Twelfth Street, 6542 sf corner lot. Current zoning allows for a 4 storey building with potential new zoning allowing 6 storeys. Next door 911 & 909 Twelfth St may also be available.

$1.890M

LA PAZ MEXICO DEVELOPMENT SITE

- 71 Acre development site overlooking Downtown La Paz and Costa Baja Marina

www.6717000.com/lapaz **$4M USD**

SQUAMISH DEVELOPMENT SITE

- 166 Acres, in 2 phases, 10 mins North of Squamish
- Phase one (Lower Lands) 104 acres, approved for 82 lots. Project has an equestrian theme.

www.6717000.com/squamish **$16M**

LES TWAROG
(604) 671-7000

1428 W 7th Ave. Vancouver, B.C.

To view listings please visit:

WWW.6717000.com/biz

RE/MAX

Crest Realty (Westside)

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

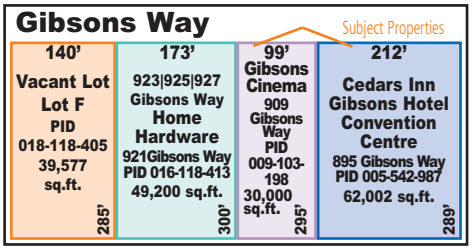
Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jimmy Ng 778-788-0013

WALL CENTRE

1410 - 1050 Burrard **$996,000**

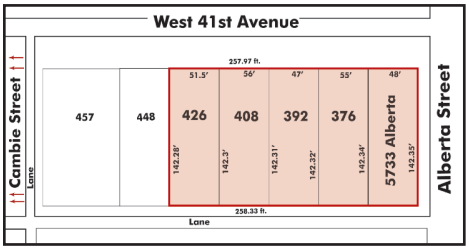
2 bed, 2 bath 1070 sf SE corner unit features recently refinished oak floors, contemporary light fixtures and air conditioning. Amenities includes a world class gym, an indoor pool, a bar and restaurant, room service & housekeeping.



GIBSONS DEVELOPMENT SITE

895 - 909 Gibsons Way **$7,500,000**

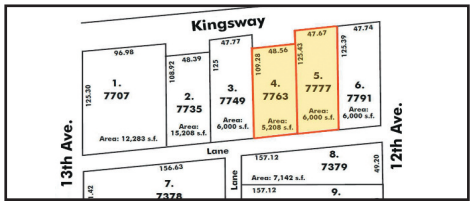
895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



W 41ST & CAMBIE DEV SITE

372 - 426 W 41st Ave **$38,000,000**

426, 408, 392, 372 West 41st Ave, 5733 Alberta St, located on the edge of Oakridge Shopping Center. Residential buildings and townhouses will be allowed up to 6 storeys with consideration for up to eight storeys in close proximity to Cambie Street.



BURNABY DEVELOPMENT SITE

7763 - 7777 Kingsway **$3,700,000**

2 lots totaling 11,288 sf rectangular in shape with over 96 feet of frontage on Kingsway. Currently zoned C4 which allows for its current use as an automobile showroom. Under the OCP the City of Burnaby may allow a change in zoning to CD allowing for high density residential.

SHAUGHNESSY EXCLUSIVES

1. 25 year old, 7460 sf home on a 17,600 sf corner lot with outdoor pool $13.8M
2. 12,000 sf home under construction on a 25,000 sf lot with a view $16M. Price will go up as construction proceeds, call for more info.
3. 12,000 sf executive home on a 26,000 sf lot $30M
4. 16,000 sf heritage home on a 40,000 sf lot that is under renovation $26M now, $33M when finished in 2018.

www.shaughnessyproperties.com

SQUAMISH

104 ACRE LAND ASSEMBLY

$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish

WILLOUGHBY LAND ASSEMBLY LANGLEY, BC

21427 83 Ave **$3,199,000**

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.

EL CERRITO - LA PAZ, MEXICO

Development Site **$4,000,000USD**

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to http://www.6717000.com/lapaz/ for info package.