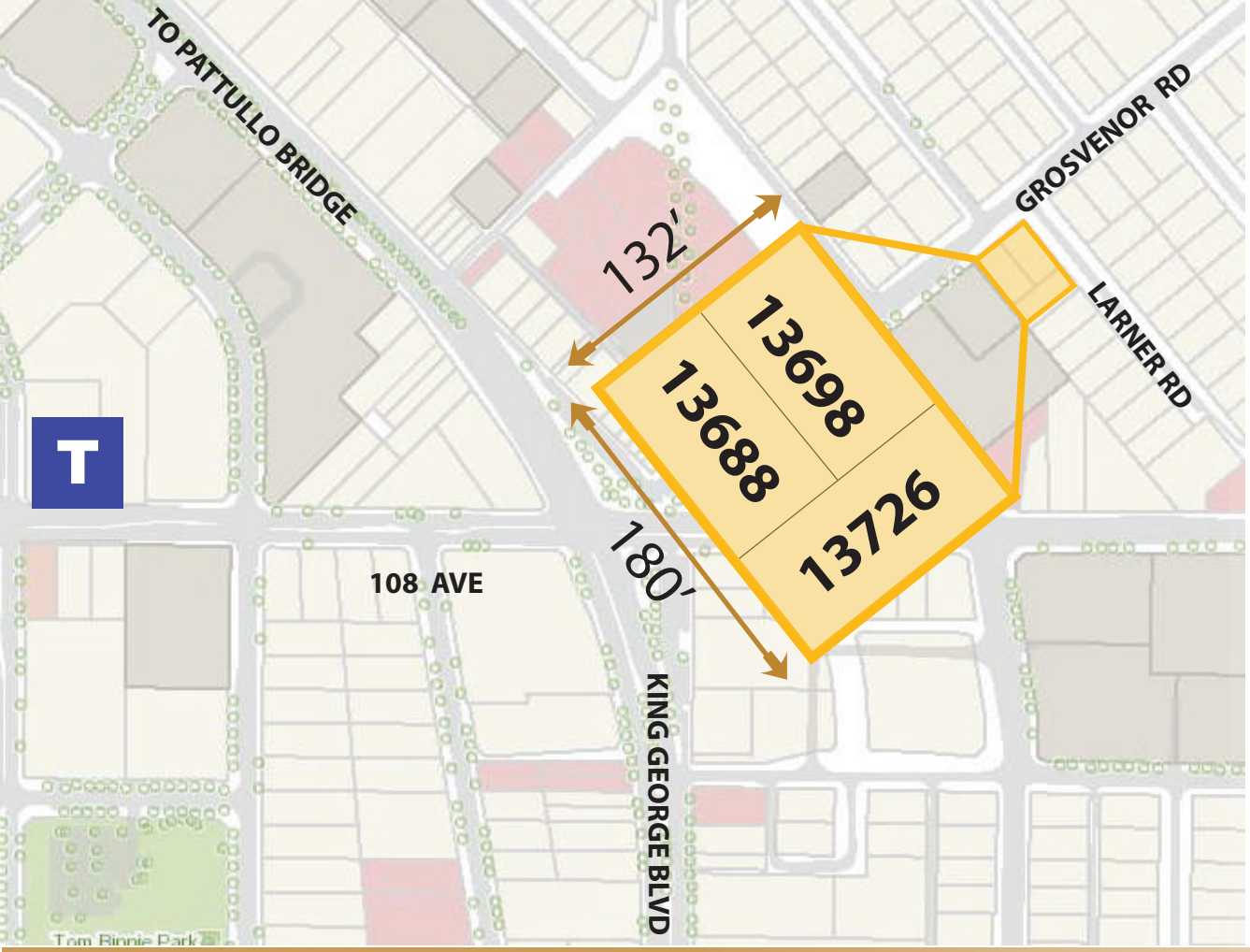


3-LOT CONSOLIDATION

Multifamily Low-Rise Residential

with Corner Exposure

13698 Grosvenor RD

13688 Grosvenor RD

13726 Larner RD

SURREY, BC

600m to Gateway Skytrain Stn
5 min drive to Highway 17
5 min drive to Patullo Bridge
8 min drive to Highway 1

FOR SALE

23,710 sqft Land Development

Within the Updated Bolivar Heights District

COMMERCIAL

THE Golden Key GROUP

TEAM WEN ZHOU 温哥华周雯地产

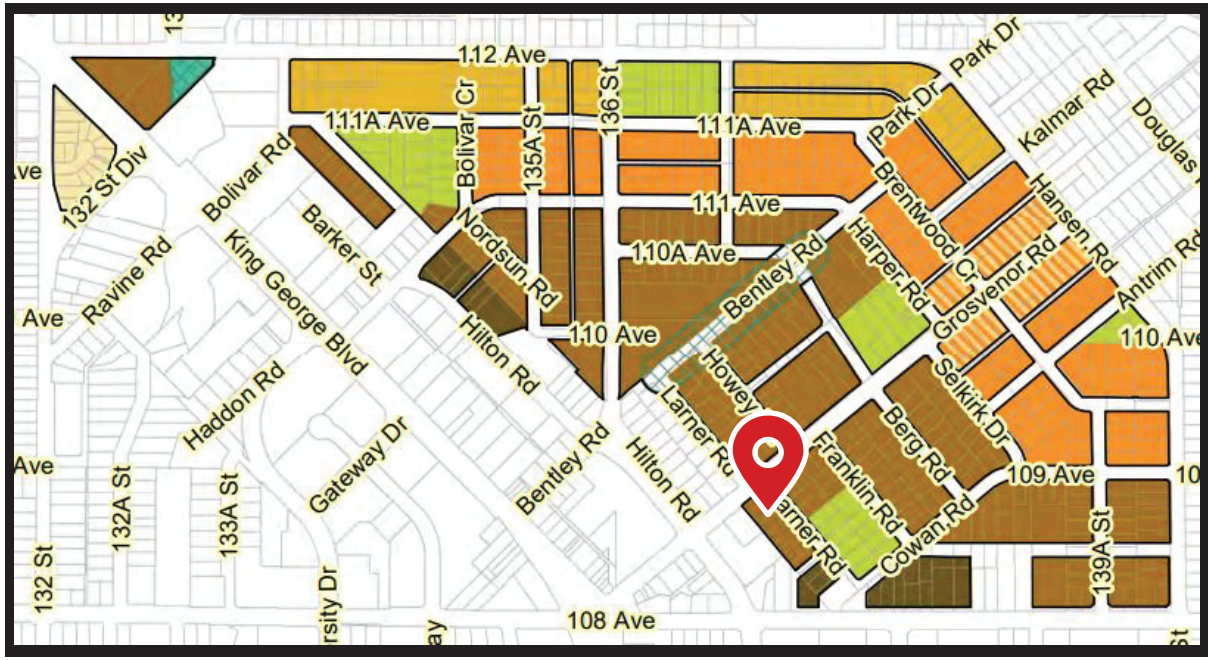
HOMELIFE HIGHER STANDARDS
HOMELIFE BENCHMARK TITUS REALTY

Planning Areas	City Centre Land Use Map - Bolivar Heights Disctrict NCP
Address	13698 13688 Grosvenor RD / 13726 Larner RD, Surrey BC
Site Area	23,710 SQFT
Current Zoning	RF
Designation	Low Rise Residential - Type II

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
13698 Grosvenor RD	009-835-245	$3,963.13	7,913 SF
13688 Grosvenor RD	009-835-229	$3,969.85	7,924 SF
13726 Larner RD	002-356-597	$4,170.59	7,873 SF

Consolidation of 3 lots with existing family homes with great corner exposure. Rarely available over 23,000 sqft gross site for low-rise residential Type II within the Surrey City Center Plan. Please refer to the Updated Bolivar Heights NCP for detailed redevelopment information. This site has an amazing view on the North Shore Mountains during the day and beautiful city lights at evening and night, minutes away from Skytrain station.

SUBJECT DEVELOPMENT SITE



LEGEND

- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low to Mid Rise Residential
- Park
- Creek Buffer
- Top of Bank Buffer

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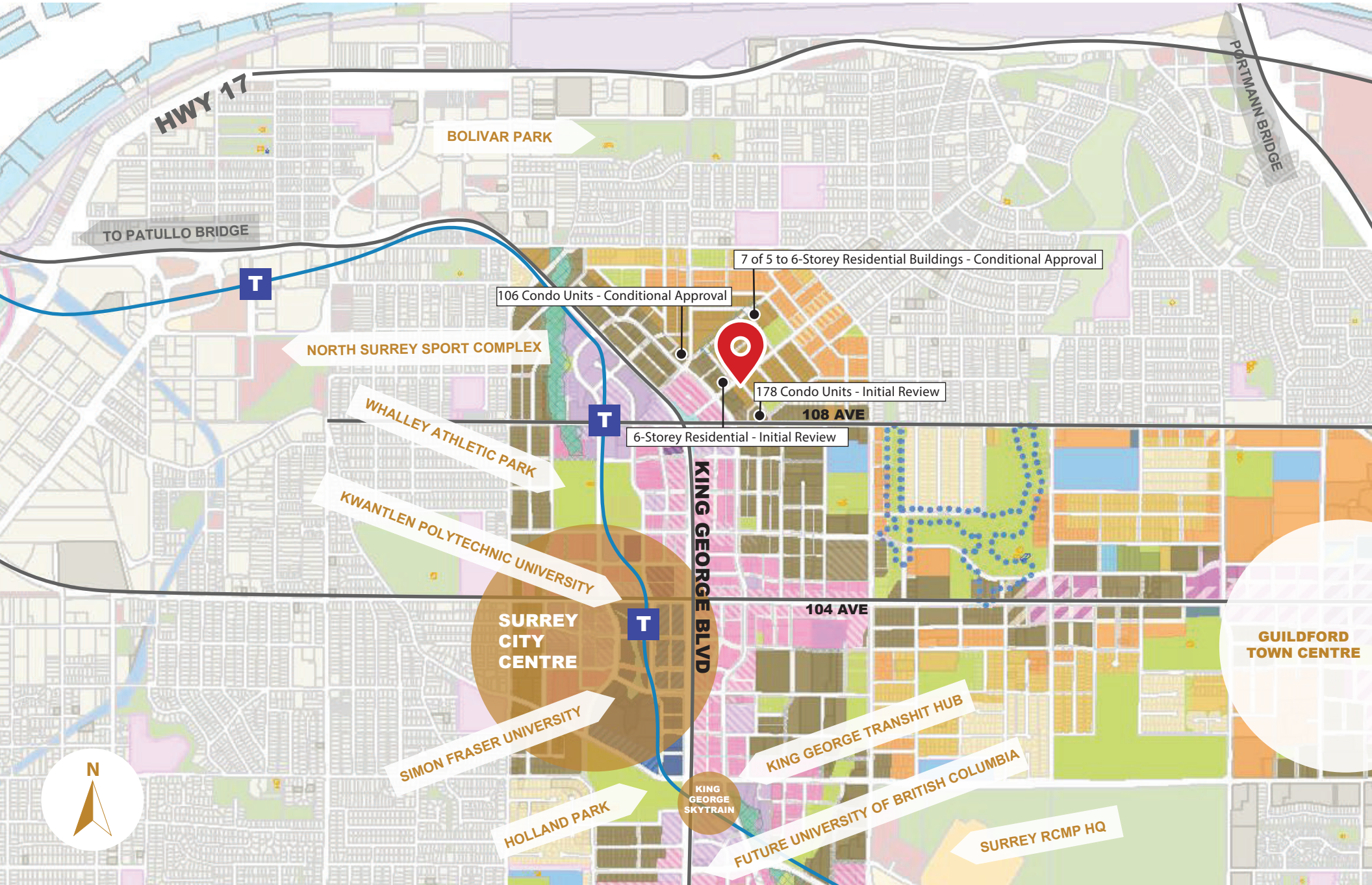
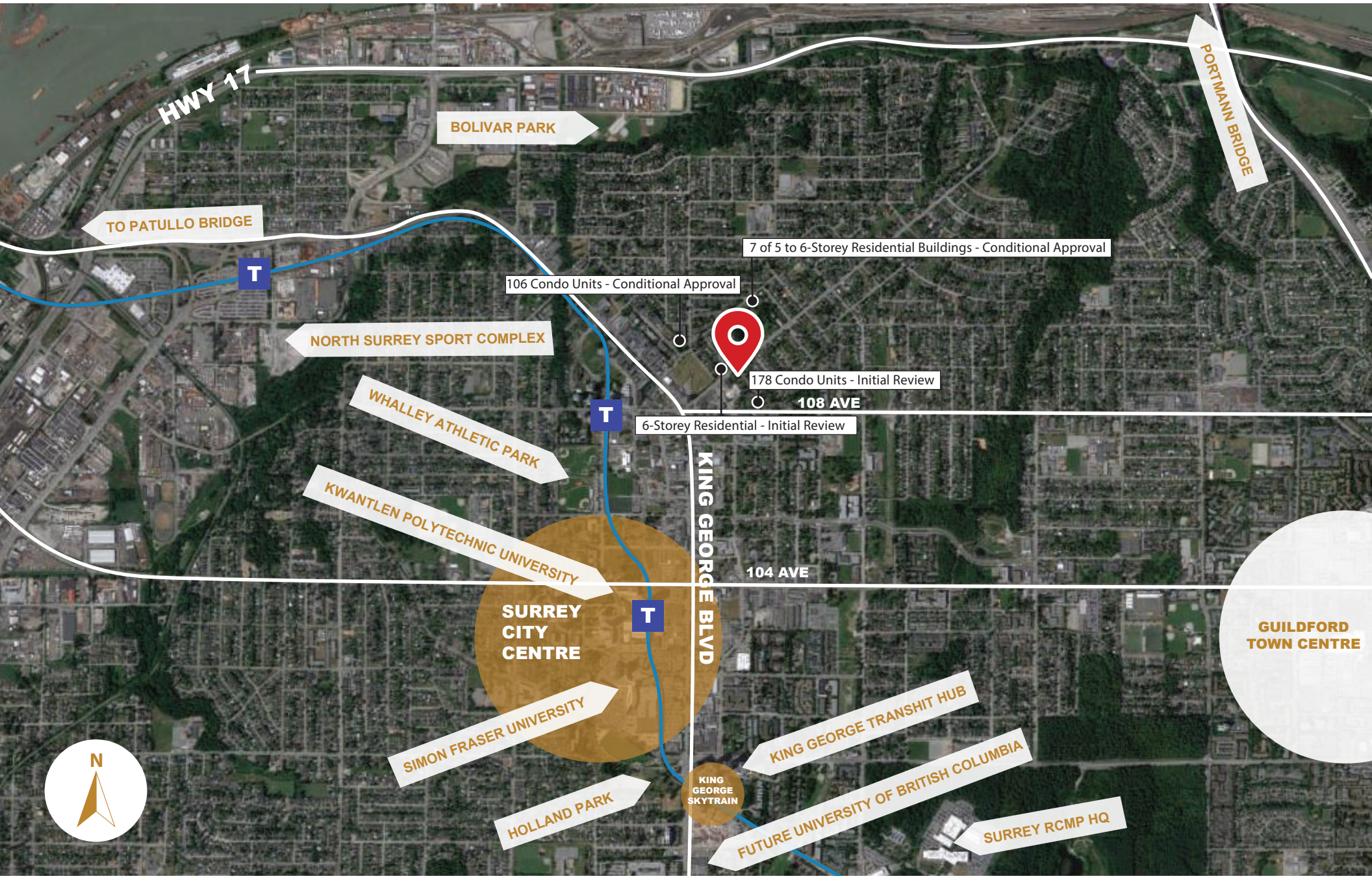
Disclaimer: The information contain herein, although considered accurate and reliable, should not be solely relied upon without further investigation and due diligence.

With the need for a wider variety and supply of housing types becoming apparent, The City of Surrey has modified and updated its vision throughout the neighbourhood of Bolivar heights. The Bolivar Heights District is re-envisioned as an evolving urban neighbourhood supporting Surrey's vibrant and bustling City Centre. The neighbourhood is centred on a new urban, mixed-use village, offering a variety of shops and services. Community amenities and neighbourhood parks are available within a short walking distance of all residents, making it possible to access one's daily needs close to home and without the need of a car.



On the north gateway to Surrey Center, the Subject site is located less than 600 meters to the northeast of Gateway Sky-train stain, on the back street along 108 ave corridor. With booming new developments in the close proximity, this low-rise multiple-family site is one of a few rarely available sites across the neighborhood. Whoever manages to retain it will be a winner in the future development in the Surrey City Center area.

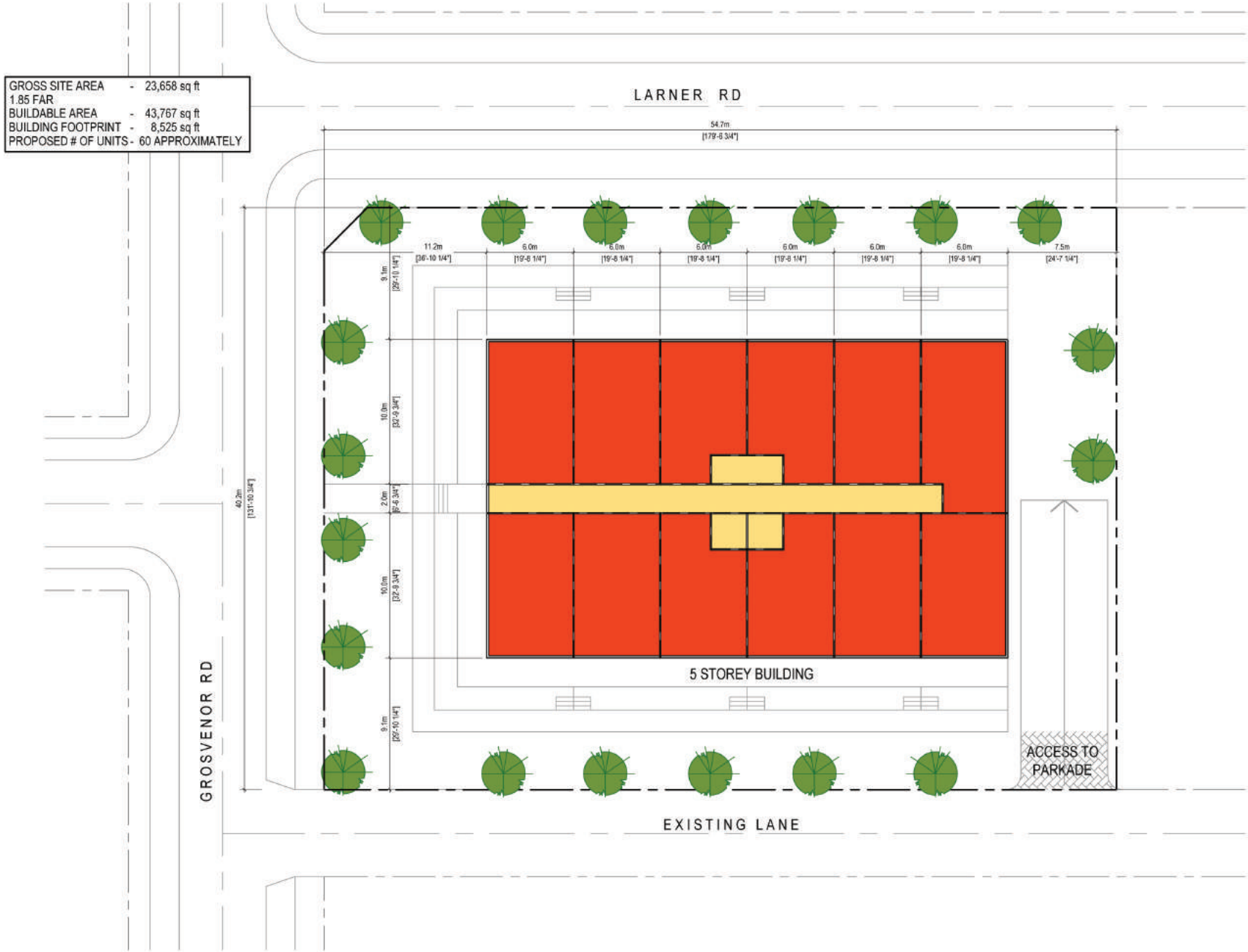


Designation	Intent	Building Height	Density
Urban Residential	As per existing Single Family/Duplex 0.6 FAR		
***(NEW)* Townhouse**	Ground-oriented townhouses, including traditional or stacked townhouses	3 storeys (4 storeys for stacked townhouses with underground parking)	1.0 FAR
***(NEW)* Low Rise Residential – Type I**	Ground floor townhouse units with front door access to the street and apartments above	Up to 4 storeys	Up to 1.3 FAR
***(NEW)* Low Rise Residential – Type II**	Ground floor townhouse units with front door access to the street and apartments above	4-6 storeys	Up to 1.85 FAR
Low to Mid Rise Residential	As per existing Low to Mid Rise up to 2.5 FAR		
Mid to High Rise Residential	As per existing Mid to High Rise 3.5 FAR		
High Rise Residential – Type I	As per existing Mid to High Rise 5.5 FAR		
High Rise Residential – Type II	As per existing Mid to High Rise 7.5 FAR		
***(NEW)* Low Rise Mixed-Use – Type I**	Low rise development with street-level commercial uses, and office or residential uses above	Up to 4 storeys, with a possible recessed 5th storey	Up to 1.5 FAR
***(NEW)* Low Rise Mixed-Use – Type II**	Low rise development with street-level commercial uses, and office or residential uses above	4-6 storeys	Up to 2.0 FAR
Low to Mid Rise Mixed-Use	As per existing Mixed-Use 2.5 FAR		
Mid to High Rise Mixed-Use	As per existing Mixed-Use 3.5 FAR		
High Rise Mixed-Use – Type I	As per existing Mixed-Use 5.5 FAR		
High Rise Mixed-Use – Type II	As per existing Mixed-Use 7.5 FAR		
High Density Employment	As per existing High Density Employment		
Central Business District – Area 1	As per existing Central Business District – Area 1		
Central Business District – Area 2	As per existing Central Business District – Area 2		

Increases to the base densities within each land use designation may be considered where community benefit is provided in accordance with City Policies and Schedule G of the Zoning Bylaw.

The City of Surrey is growing, so is the Surrey City Center area, where it is projected to be home to 85,000 residents and 40,000 jobs by 2046. As City Centre transforms into a major metropolitan centre of Fraser Valley, there has been a requirement to bring the City Center Plan to up-to-date, in order to maintain the liveability and to address key growth-related issues in this central area.

Disclaimer: The above image is an Artist's Conceptual Drawing only



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