

4-LOT CONSOLIDATION

Multi-family Low-Rise Residential Type II
with Double Corner Exposure

13843 Cowan RD

13835 Cowan RD

13801 Franklin RD

13807 Franklin RD

SURREY, BC

5 mins to Gateway Skytrain Stn

6 mins to Surrey City Centre

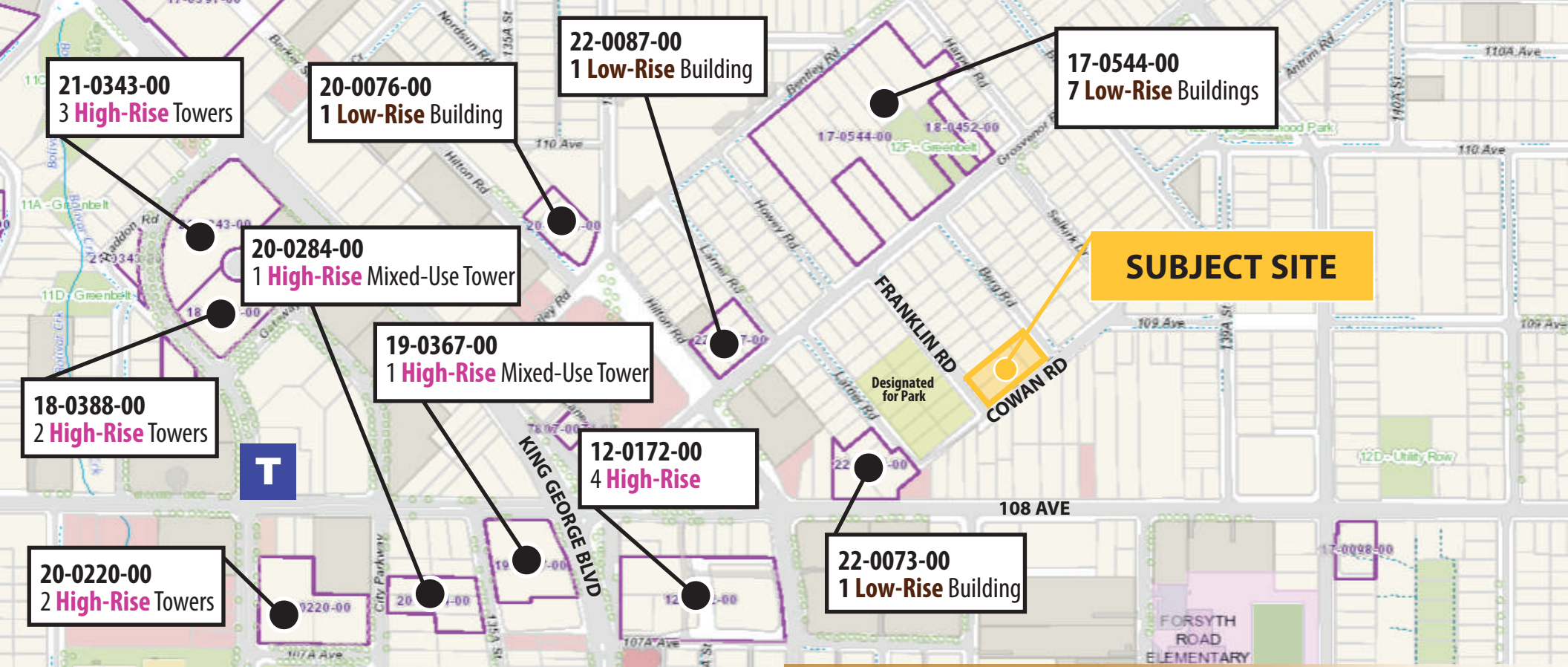
7 mins to Patullo Bridge

FOR SALE

32,835 sqft Land Development

Within the Updated Bolivar Heights District





21-0343-00
3 **High-Rise** Towers

20-0076-00
1 **Low-Rise** Building

22-0087-00
1 **Low-Rise** Building

17-0544-00
7 **Low-Rise** Buildings

20-0284-00
1 **High-Rise** Mixed-Use Tower

19-0367-00
1 **High-Rise** Mixed-Use Tower

18-0388-00
2 **High-Rise** Towers

12-0172-00
4 **High-Rise**

20-0220-00
2 **High-Rise** Towers

22-0073-00
1 **Low-Rise** Building

SUBJECT SITE

Planning Areas City Centre Land Use Map - Bolivar Heights District NCP

Address 13843 13835 Cowan RD & 13801 13807 Franklin RD

Site Area 32,835SQFT

Current Zoning RF

Designation Low Rise Residential - Type II

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
13843 Cowan RD	010-189-939	\$4,029.00	8,398 SF
13835 Cowan RD	003-031-365	\$4,225.81	7,433 SF
13801 Franklin RD	009-840-141	\$4,223.01	8,312 SF
13807 Franklin RD	010-176-420	\$4,255.51	8,692 SF

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 in the transformation into a new modern community, offering a variety of businesses and types of residential houses. Community amenities and neighbourhood parks are available within a short walking distance of all residents.

With the rapid economical development and population growth across Fraser Valley, City Center of Surrey has become the center of vibrant innovation and appealing to migrants, who settle down in Surrey for jobs and homes. Demand for housing in the proximity to Skytrain and Central Business District has been growing tremendously. Over the past decade, there has been a surge of demand for multifamily development land across the City of Surrey, especially in the City Center area, along the King George Boulevard and Skytrain Corridor.

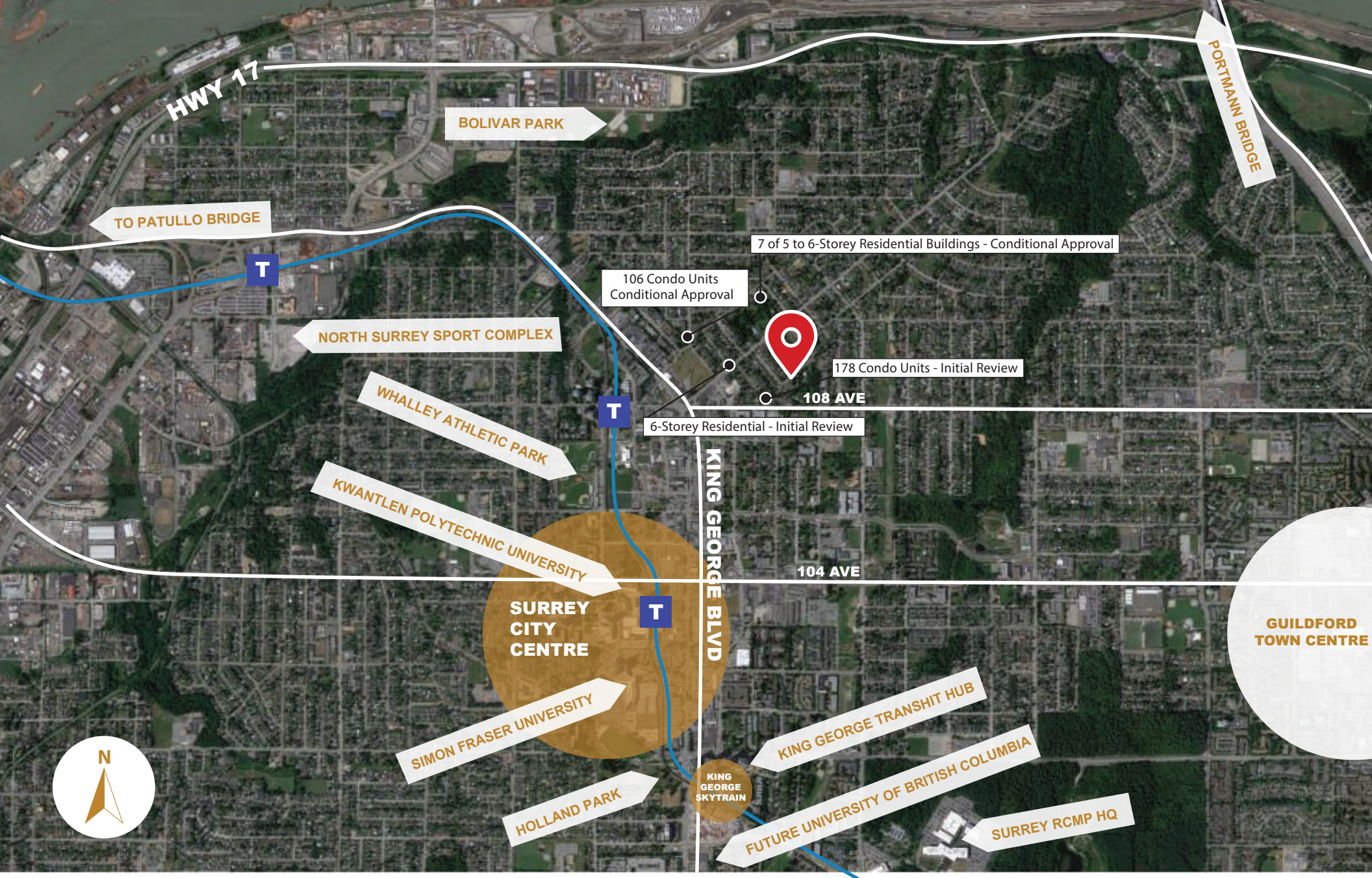


Drawing is based on 1.85 FAR

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

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 5 th 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.



Sitting in the center of Bolivar Heights, the Subject site is located on the backstreet off 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.

We are pleased to present this rarely available over half acre low-rise multifamily development land in the City Center Plan of Surrey. Within about 500-meter radius of the subject site, there are two high-rise development applications and one medium-rise application in process. This site is located about 500 meters off the East side of King George Boulevard and in a straight 800-meter distance from the Gateway Skytrain Station. The natural topography of the subject site provides panorama view over the Fraser River valley and mountain view of the North Shore.



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SCOTT ROMEY, PREC
 SCOTT@THEGOLDENKEYGROUP.COM
 604.723.7653

DANIEL ROMEY, PREC
 DANIEL@THEGOLDENKEYGROUP.COM
 604.754.0120

JIWEI CHENG, PREC
 BANDERAZ@THEGOLDENKEYGROUP.COM
 604.308.7702

TEAM
WEN ZHOU
 温哥华周雯



SUBJECT DEVELOPMENT SITE



LEGEND

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



HOMELIFE BENCHMARK TITUS REALTY
 105 - 5477 152 ST SURREY, BC V3S 5A5

THEGOLDENKEYGROUP.COM

