

7-LOT CONSOLIDATION

Multifamily Low-Rise Residential 2.5 FAR

9086 150 ST

9076 150 ST

9068 150 ST

9058 150 ST

9048 150 ST

15019 Fraser HWY

15028 Fraser HWY

SURREY, BC

150m to Maple Green Park

300m from future Skytrain St

FOR SALE

44,226 sqft Land Development

Within the Fleetwood Land Use Map



Planning Areas

Fleetwood Land Use Map

Site Area

44,226 SQFT

Current Zoning

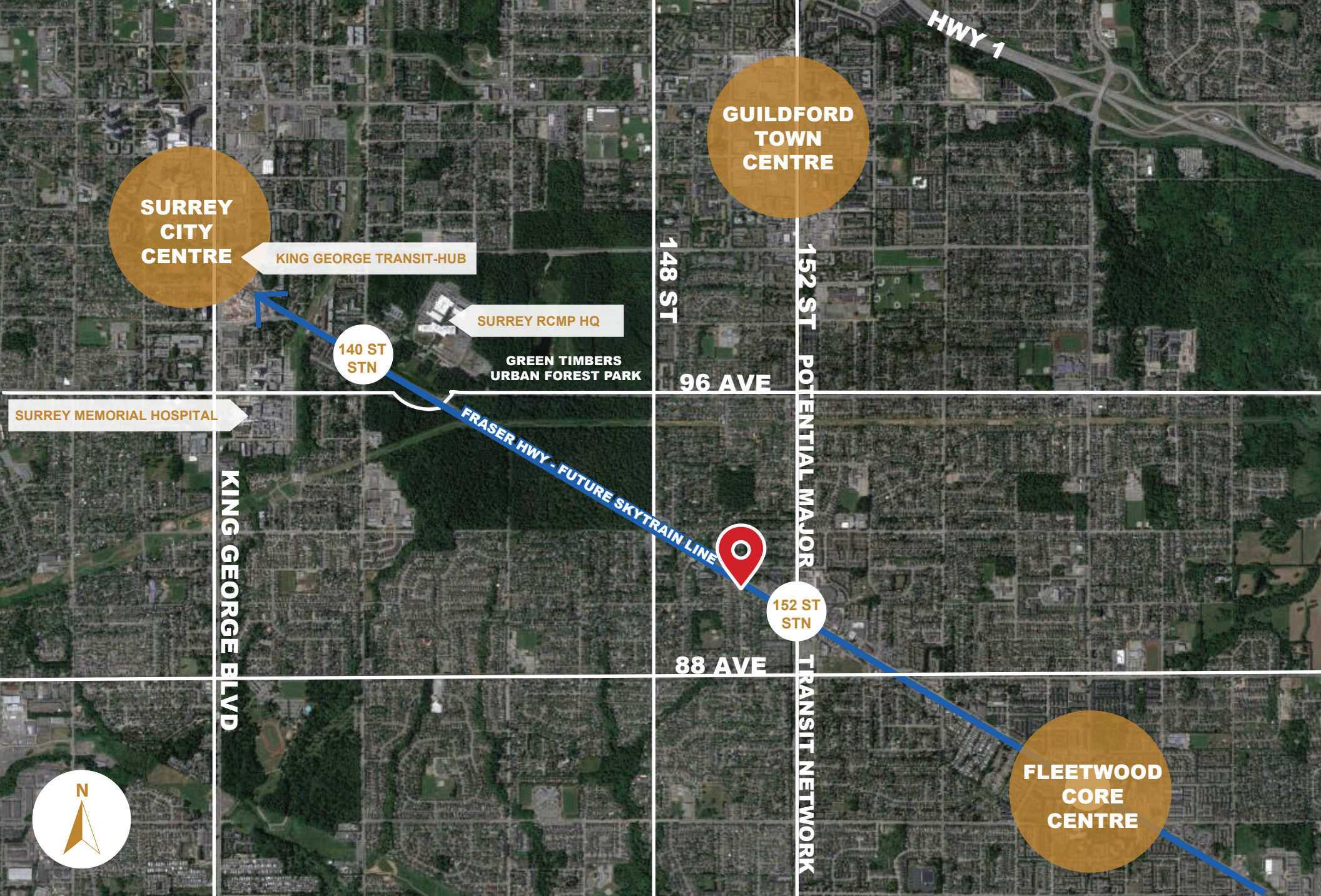
RF

Designation

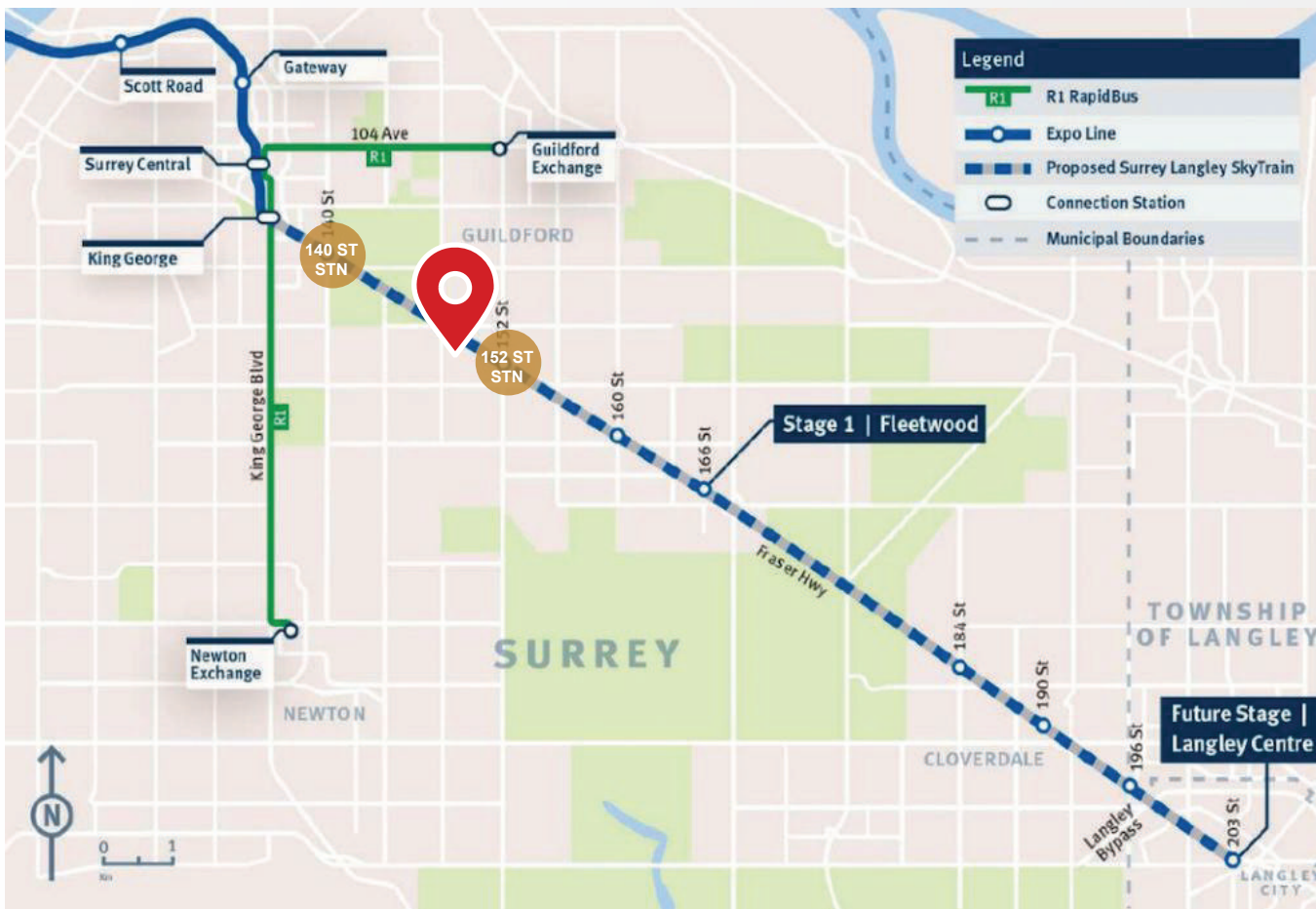
Low-Rise Residential (4 to 6 Storey)

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
9086 150 ST	018-956-041	\$5,440.91	5,857 SF
9076 150 ST	018-956-033	\$6,031.00	6,031 SF
9068 150 ST	018-956-017	\$5,777.28	6,035 SF
9058 150 ST	018-956-009	\$5,777.28	6,030 SF
9048 150 ST	018-955-991	\$5,799.71	6,030 SF
15019 Fraser HWY	018-956-050	\$5,785.00	7,505 SF
15028 Fraser HWY	018-956-068	\$5,597.88	6,738 SF





This site is right on Fraser Hwy and just about 300 meters from the future Skytrain station and plaza at the intersection of 152 street and Fraser Hwy. This Skytrain station is the first one outside Surrey's City Center, connecting Surrey Centre and Fleetwood town centre. Fraser Highway connects Surrey Center and the Center of City of Langley from the West to the East , while 152 St runs across City of Surrey from the North to the South, joining the traffic up into Highway No. 1.



SUBJECT LAND DEVELOPMENT

150m to Maple Green Park

300m to the future 152 ST Skytrain Station

6 minute drive to Guildford Town Centre

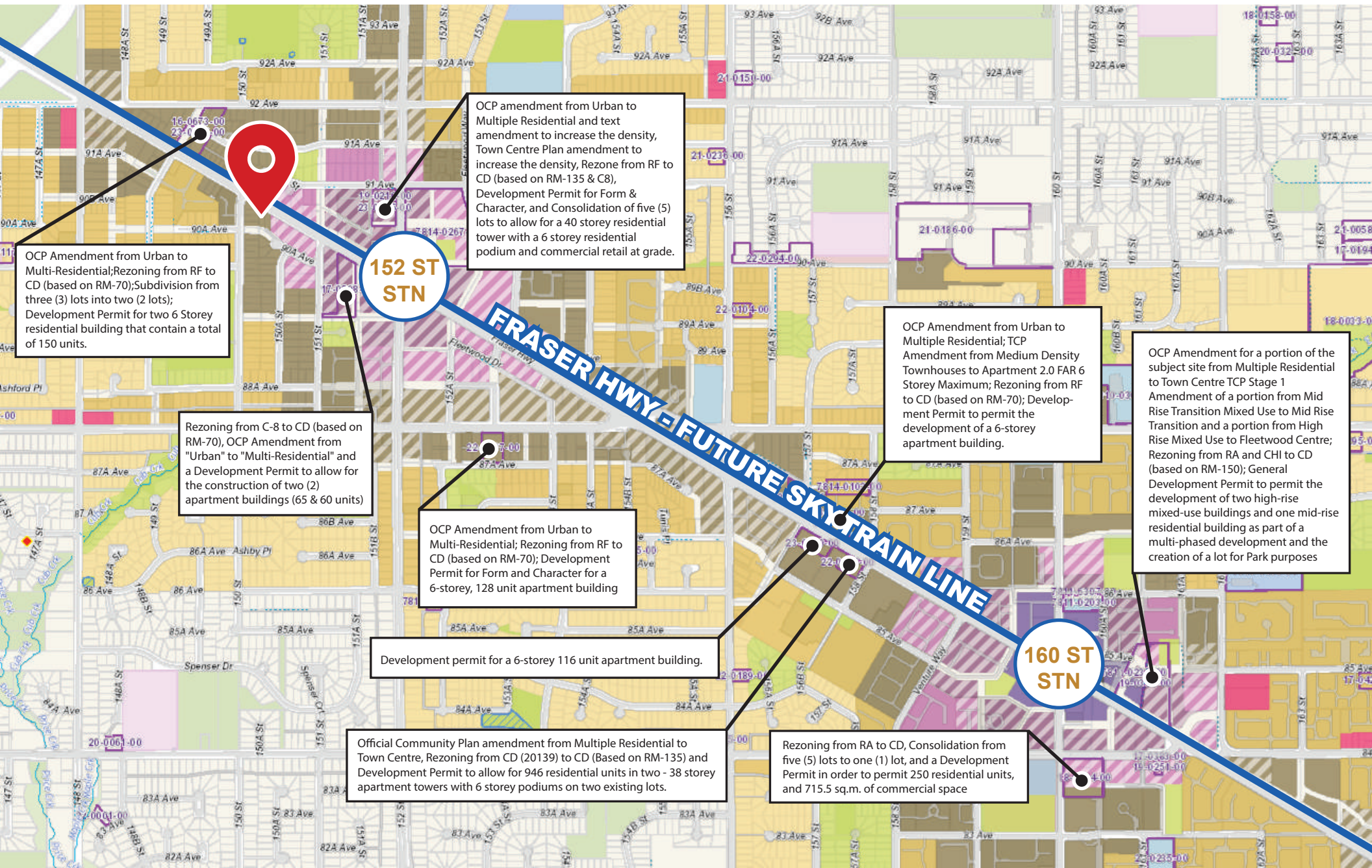
5 minute drive to Surrey Memorial Hospital

8 minute drive to Hwy 1

8 minute drive to Surrey City Centre



This unique development site of consolidated 7 lots is right off the East boundary of 150 Street along Fraser Highway, which is a Potential Major Transit Network in the new Fleetwood NCP and between two main booming town centers in Surrey: Guildford and Fleetwood town centers. With assembly of more neighboring lots in the process, this site currently has a fabulous 44,226 SQFT gross area with corner exposure, designated for development of low-rise within the Fleetwood NCP (stage 1).



OCP Amendment from Urban to Multi-Residential; Rezoning from RF to CD (based on RM-70); Subdivision from three (3) lots into two (2) lots; Development Permit for two 6 Storey residential building that contain a total of 150 units.

Rezoning from C-8 to CD (based on RM-70), OCP Amendment from "Urban" to "Multi-Residential" and a Development Permit to allow for the construction of two (2) apartment buildings (65 & 60 units)

Official Community Plan amendment from Multiple Residential to Town Centre, Rezoning from CD (20139) to CD (Based on RM-135) and Development Permit to allow for 946 residential units in two - 38 storey apartment towers with 6 storey podiums on two existing lots.

Development permit for a 6-storey 116 unit apartment building.

OCP Amendment from Urban to Multi-Residential; Rezoning from RF to CD (based on RM-70); Development Permit for Form and Character for a 6-storey, 128 unit apartment building

OCP amendment from Urban to Multiple Residential and text amendment to increase the density, Town Centre Plan amendment to increase the density, Rezone from RF to CD (based on RM-135 & C8), Development Permit for Form & Character, and Consolidation of five (5) lots to allow for a 40 storey residential tower with a 6 storey residential podium and commercial retail at grade.

OCP Amendment from Urban to Multiple Residential; TCP Amendment from Medium Density Townhouses to Apartment 2.0 FAR 6 Storey Maximum; Rezoning from RF to CD (based on RM-70); Development Permit to permit the development of a 6-storey apartment building.

OCP Amendment for a portion of the subject site from Multiple Residential to Town Centre TCP Stage 1 Amendment of a portion from Mid Rise Transition Mixed Use to Mid Rise Transition and a portion from High Rise Mixed Use to Fleetwood Centre; Rezoning from RA and CHI to CD (based on RM-150); General Development Permit to permit the development of two high-rise mixed-use buildings and one mid-rise residential building as part of a multi-phased development and the creation of a lot for Park purposes

Rezoning from RA to CD, Consolidation from five (5) lots to one (1) lot, and a Development Permit in order to permit 250 residential units, and 715.5 sq.m. of commercial space

As the City Center grows and extends towards the East, tremendous prospective uses could be expected on this site, thanks to the prime location. After Surrey Center, A second skytrain oriented town center in Fraser Valley has been in the process of formation. This site is for a creative developer with strategic vision in the the future of this City.



F.A.R. : 2.5

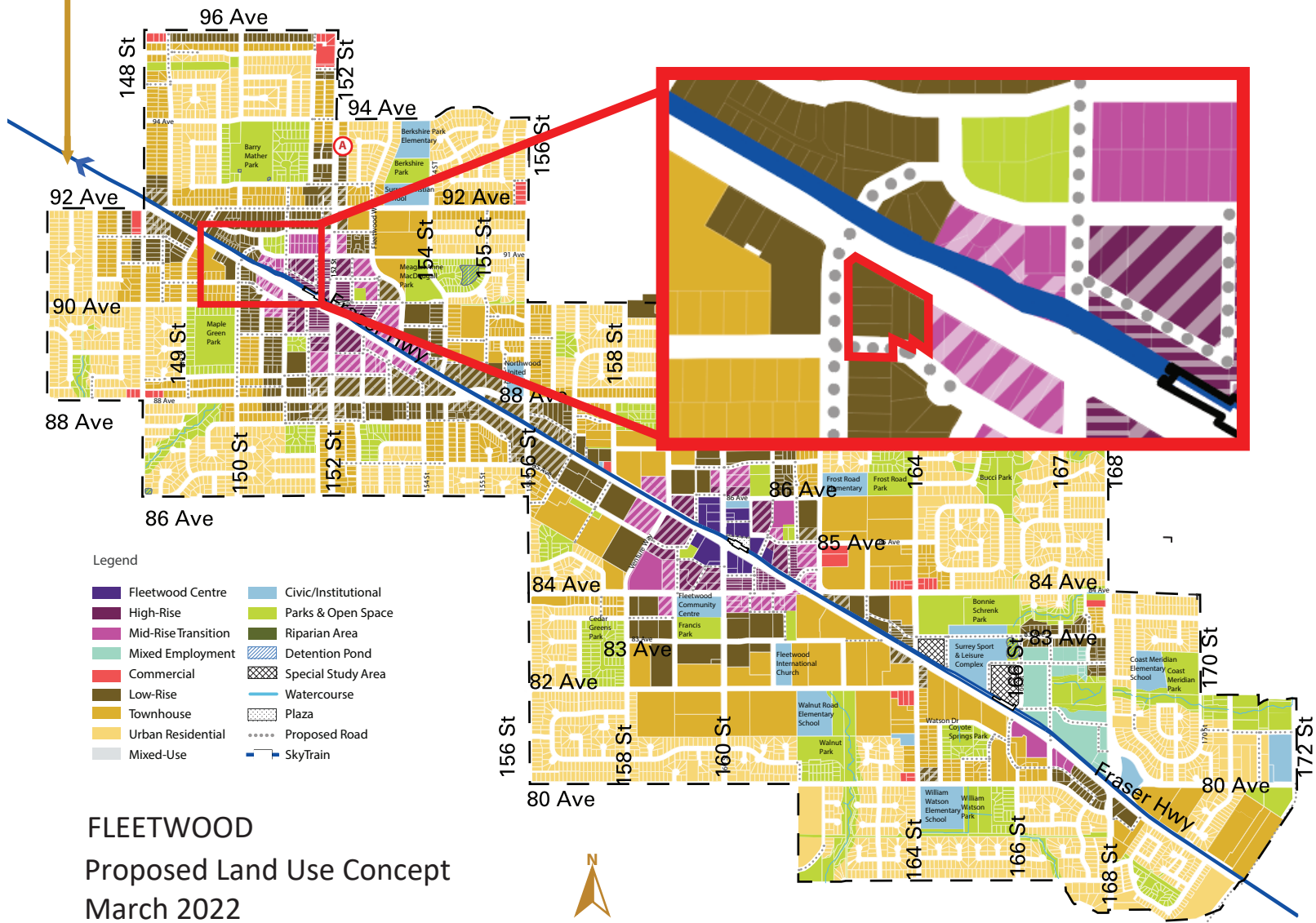
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F.A.R. : 2.0

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FRASER HWY



FLEETWOOD Proposed Land Use Concept March 2022



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