

3-LOT CONSOLIDATION

Multifamily Low-Rise Residential

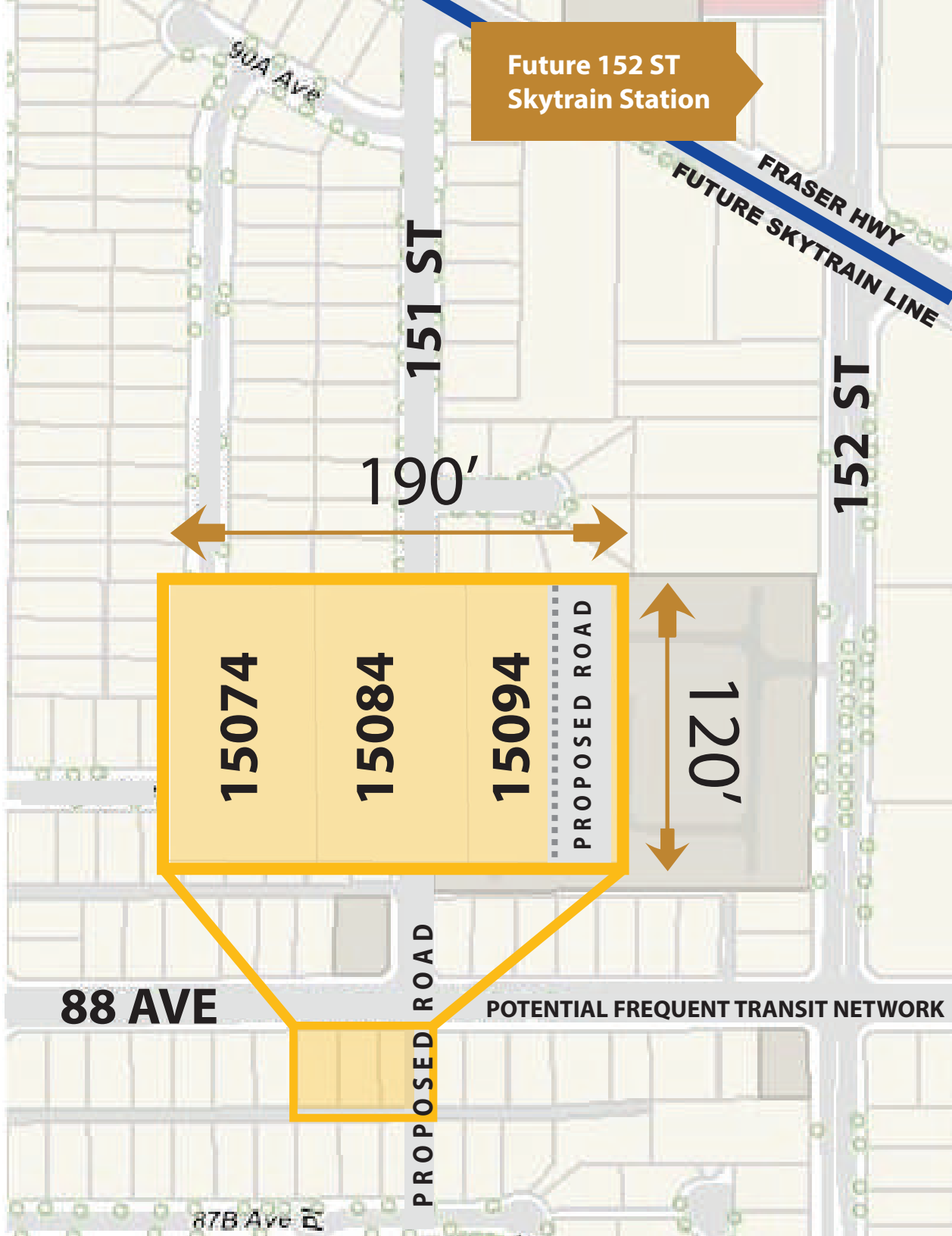
15074 88 AVE
15084 88 AVE
15094 88 AVE
 SURREY, BC

Designated to have Corner Exposure
and within the FTDA
 (Frequent Transit Development Area)

500m to Maple Green Park
650m to the Future Skytrain Stn

FOR SALE
 22,793 sqft Land Development Site
 Within the Fleetwood Land Use Map





**Future 152 ST
Skytrain Station**

Planning Areas

Fleetwood Land Use Map

Address

15074 15084 15094 88 AVE Surrey BC

Site Area

22,793 SQFT

Current Zoning

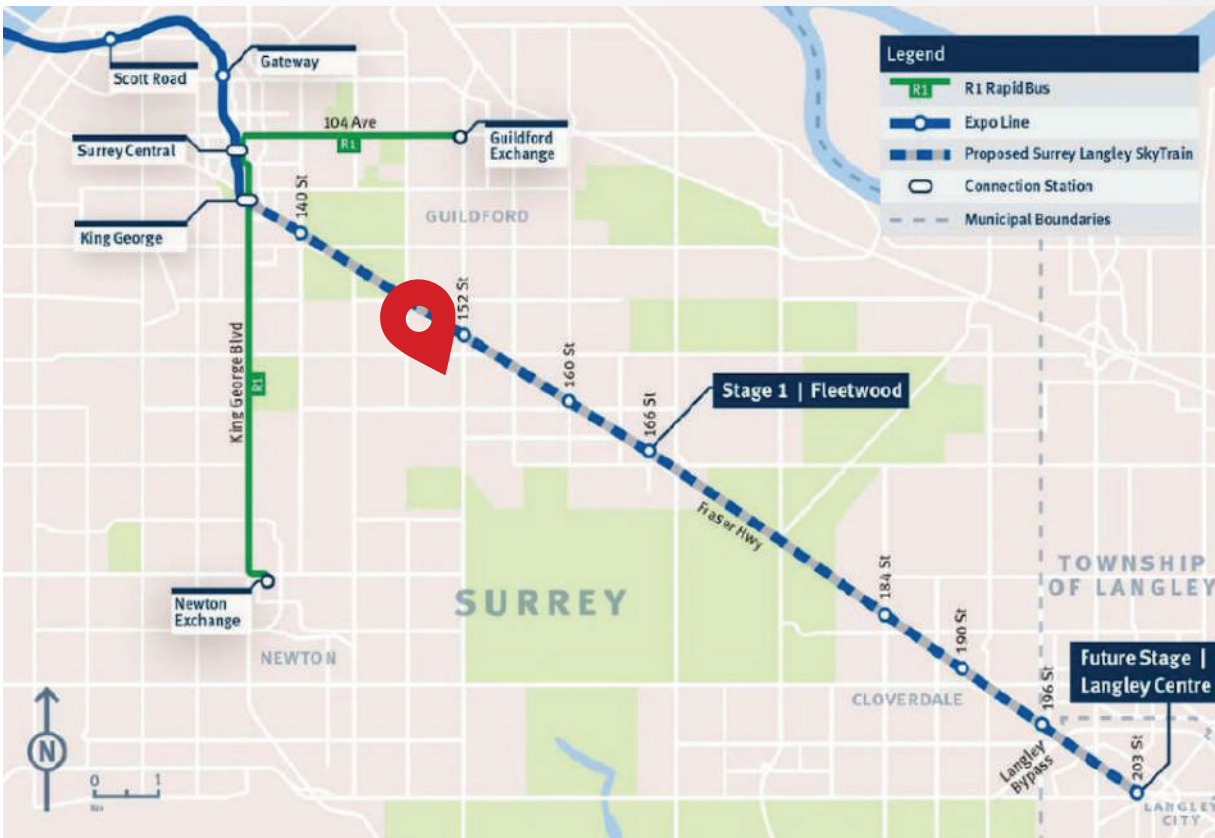
RF

Designation

Low Rise Residenatial (4 to 6 Storey)

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
15074 88 AVE	006-392-661	\$4,631.02	7,598SF
15084 88 AVE	006-392-709	\$4,100.49	7,598 SF
15094 88 AVE	006-392-741	\$5,518.94	7,597SF

Rarely available consolidated land parcel within the Fleetwood portion of Fraser Hwy Corridor. Currently designated for Low Rise apartment building in the Stage 1 Fleetwood Land Use Plan. The consolidated site is 15074/15084/15094 88 AVE, located at about 650 meters from the proposed Skytrain station at 152 st + Fraser Hwy, offering a 22,793-square feet gross site area, designated to have perfect corner exposure on 88th Ave.



- SUBJECT DEVELOPMENT SITE

650m to the future 152 ST Skytrain Station

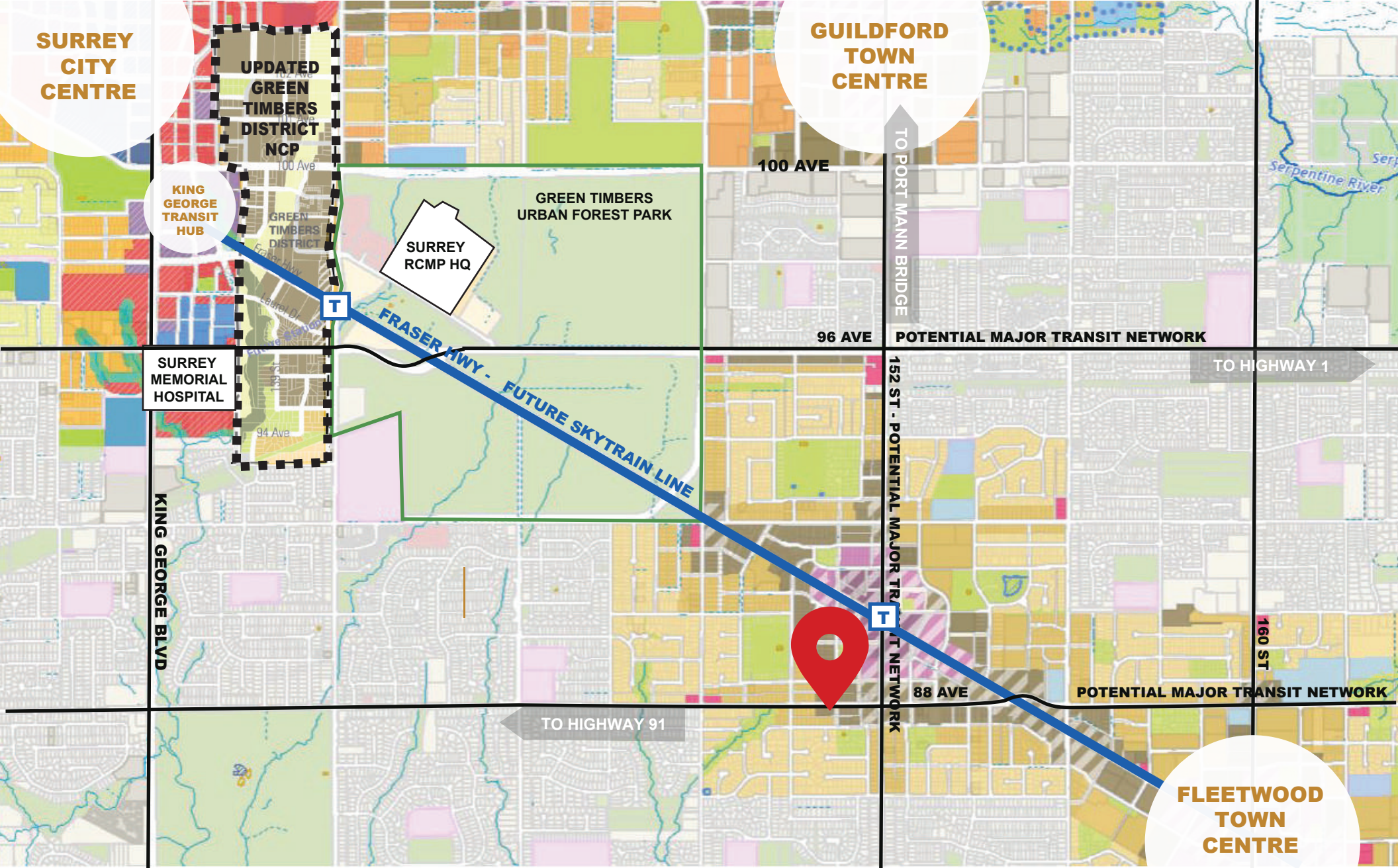
9 minute drive to Guildford Town Centre

13 minute drive to Hwy 1

13 minute drive to Surrey Memorial Hospital

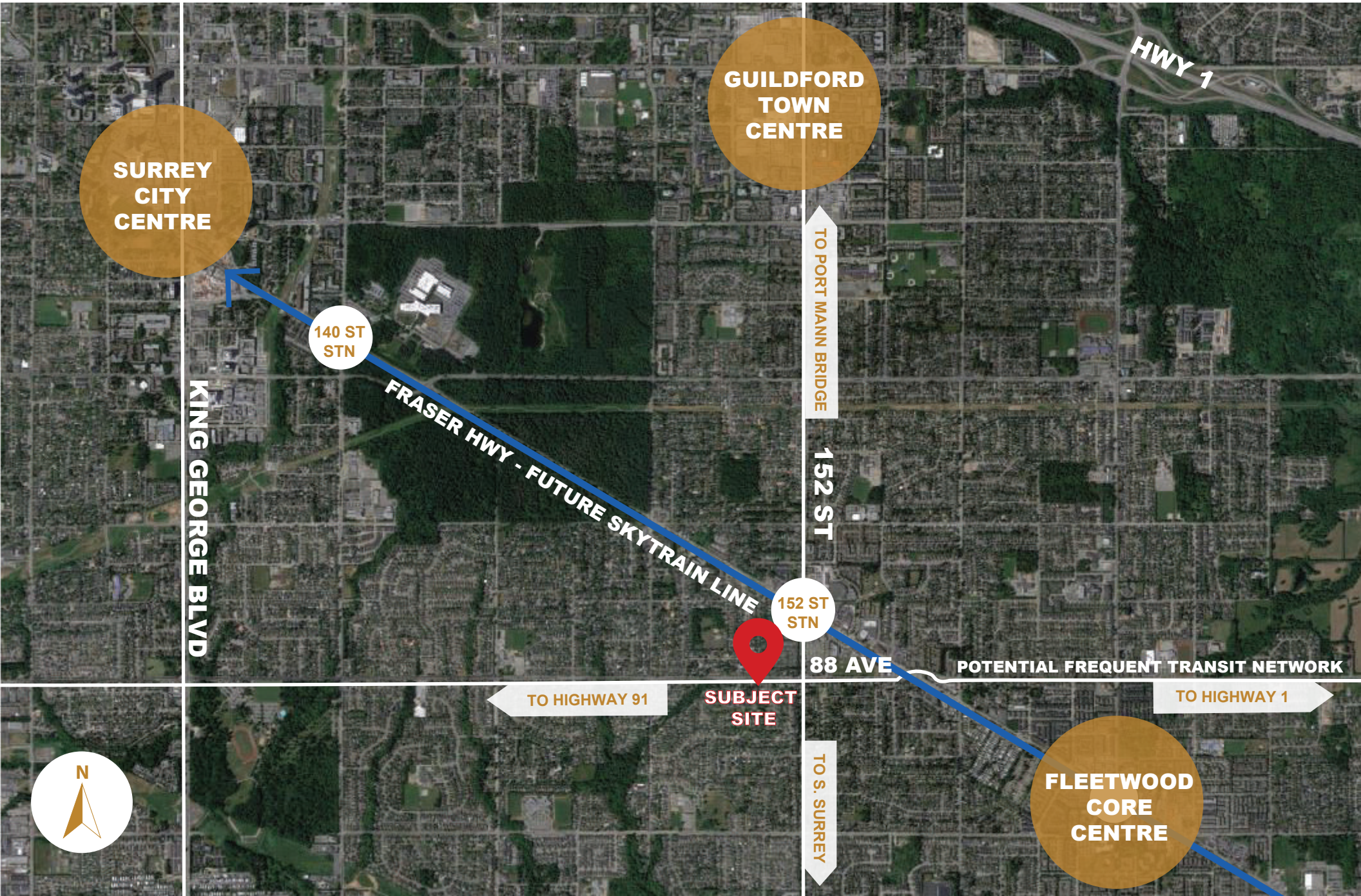
16 minute drive to Surrey City Centre





The Fleetwood Plan is a comprehensive community plan that focuses on opportunities to integrate new housing, job space, and amenities in Fleetwood Town Centre and along the Surrey-Langley SkyTrain (“SLS”) on Fraser Highway. It provides opportunities to advance the City of Surrey’s priorities related to housing, childcare, jobs and economy, climate change, integrated water resource management, and transportation. The Plan is centered on Fleetwood Town Centre, a significant Urban Centre within the Official Community Plan (“OCP”) and Metro Vancouver Regional Growth Strategy (“RGS”).

Urban Centres provide regional employment and services, as well as business, commercial, community, and cultural activities for the surrounding communities. They are intended as the region's primary focal points for concentrated growth, with high and medium density housing, including affordable housing. Urban Centres are intended for rapid transit service, including TransLink's Frequent Transit Network ("FTN").



Nearby, a booming commercial centre including Safeway, Starbucks, banks and stores sprawls over the central tri-angle area surrounded by 152 Street, 88 Ave and Fraser Hwy, featuring an ideal densified residential community. Less than 700 metres from the Fraser Hwy corridor, this site offers remarkable future development vision.



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

Stage 1 Fleetwood Plan | Summary

Core



Mixed-use development with high rise supported by 4-6 storey podiums. Minimum commercial or institutional requirements with predominant active ground level uses and supporting office/institutional podium uses and related amenity spaces.

Building Height

Up to 36 storeys

Max Tower Floor Plate

700 sq m Residential. Office may be larger.

Min Tower Separation

50 m face to face. 30 m corner to corner.

Max Building/Podium Depth

20m for Residential. Office may be larger.

Floor Area Ratio

Up to 4.5 FAR*, inclusive of minimum 0.75 FAR commercial or institutional.

High Rise



Apartment buildings supported by minimum 2-4 storey podiums. Minimum commercial or institutional requirements with active ground level uses and related amenity spaces. 2 storey townhomes for residential frontages.

Building Height

Up to 30 storeys

Max Tower Floor Plate

700 sq m Residential. Office may be larger.

Min Tower Separation

50 m face to face. 30 m corner to corner.

Max Building/Podium Depth

20m for Residential. Office may be larger.

Floor Area Ratio

Up to 4.0 FAR*, inclusive of minimum 0.3 FAR commercial or institutional.

Mid-Rise Transition



Apartment and mixed-use mid rise buildings. Active commercial uses on ground floor, or minimum 2 storey townhomes for residential frontages, with related amenity spaces. Various architectural forms (e.g. tiered buildings) considered.

Building Height

6-12 storeys. Up to 15 storeys may be considered at key intersections and transitional locations.

Min Building Separation

30 m face to face. 20 m corner to corner.

Floor Area Ratio

Up to 3.0 FAR* for residential only.

Up to 3.25 FAR* for mixed use, inclusive of 0.25 FAR commercial or institutional.

Low Rise



Apartment buildings supported with ground floor townhouse or active ground floor commercial in mixed-use areas, and related amenity spaces.

Building Height

4-5 storeys. May consider up to 6 storeys for sites abutting a Frequent Transit Network, Fraser Highway and/or directly adjacent to mid or high rise designations).

Max Building Depth

20 m for Residential

Floor Area Ratio

Up to 2.00 FAR* for residential only.

Up to 2.20 FAR* for mixed use, inclusive of 0.25 FAR commercial or institutional.

Mixed-Use



Mixed-use areas require minimum 0.25 FAR (low rise and mid-rise transition, 0.3 FAR (high rise), and 0.75 FAR (core) of active commercial, office, or institutional uses.

Active ground floor commercial uses should be focused onto primary street frontages. Residential townhouse at grade accommodated in some locations.

Mixed Employment



Mix of low and mid rise buildings, with primary commercial, business and service uses and a focus on employment generation. Residential uses may be considered. Various architectural forms and floor plate sized considered to facilitate employment uses.

Building Height

6-20 storeys. Additional Height Considered for Employment Uses.

Floor Area Ratio

Up to 3.25 FAR* office and/or business oriented commercial

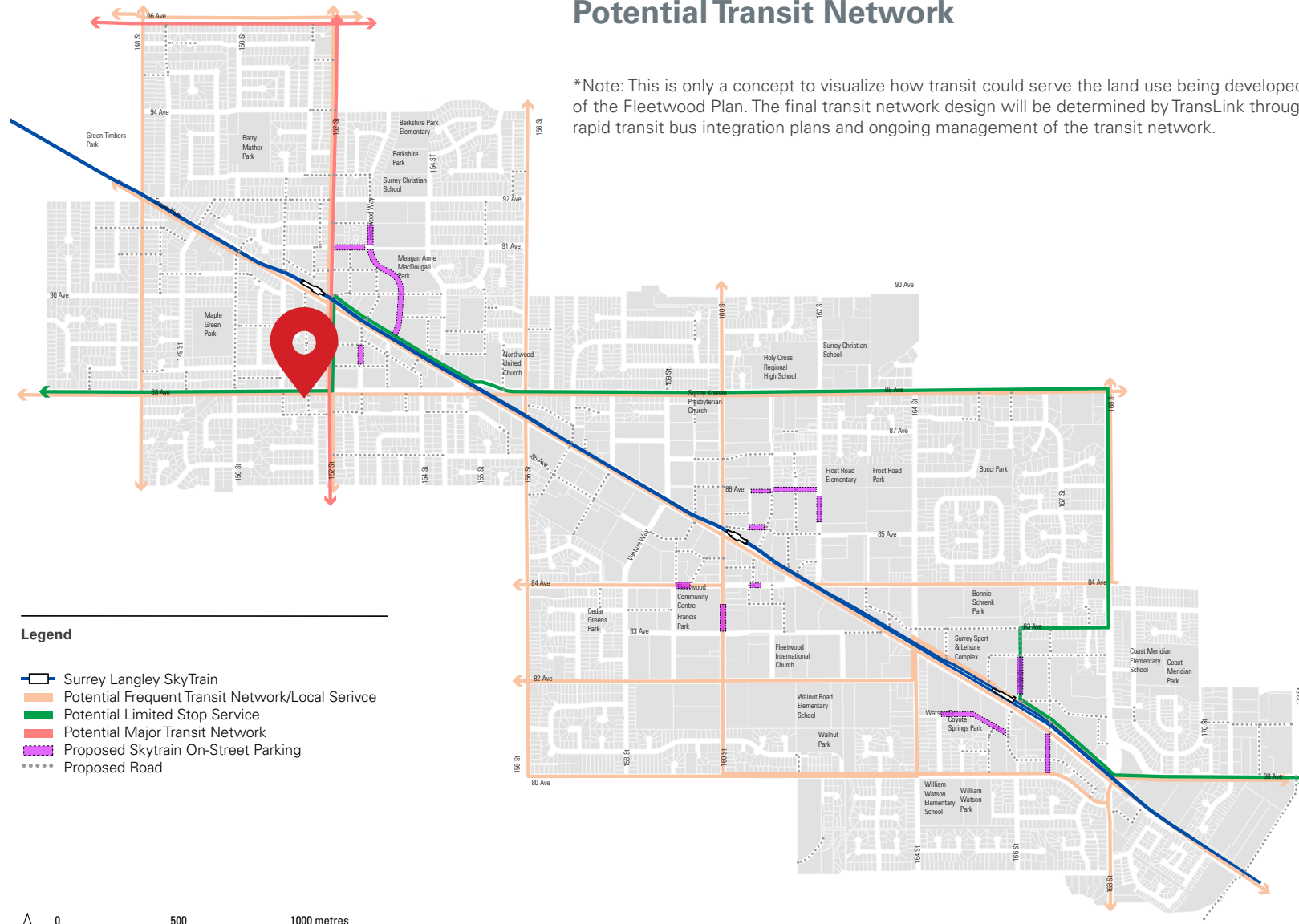
Note:

Development parameters for density and heights will be subject to additional review and refinement in Stage 2. This may include additional requirement for commercial, institutional, office and affordable housing (including rental) being required in the base density.

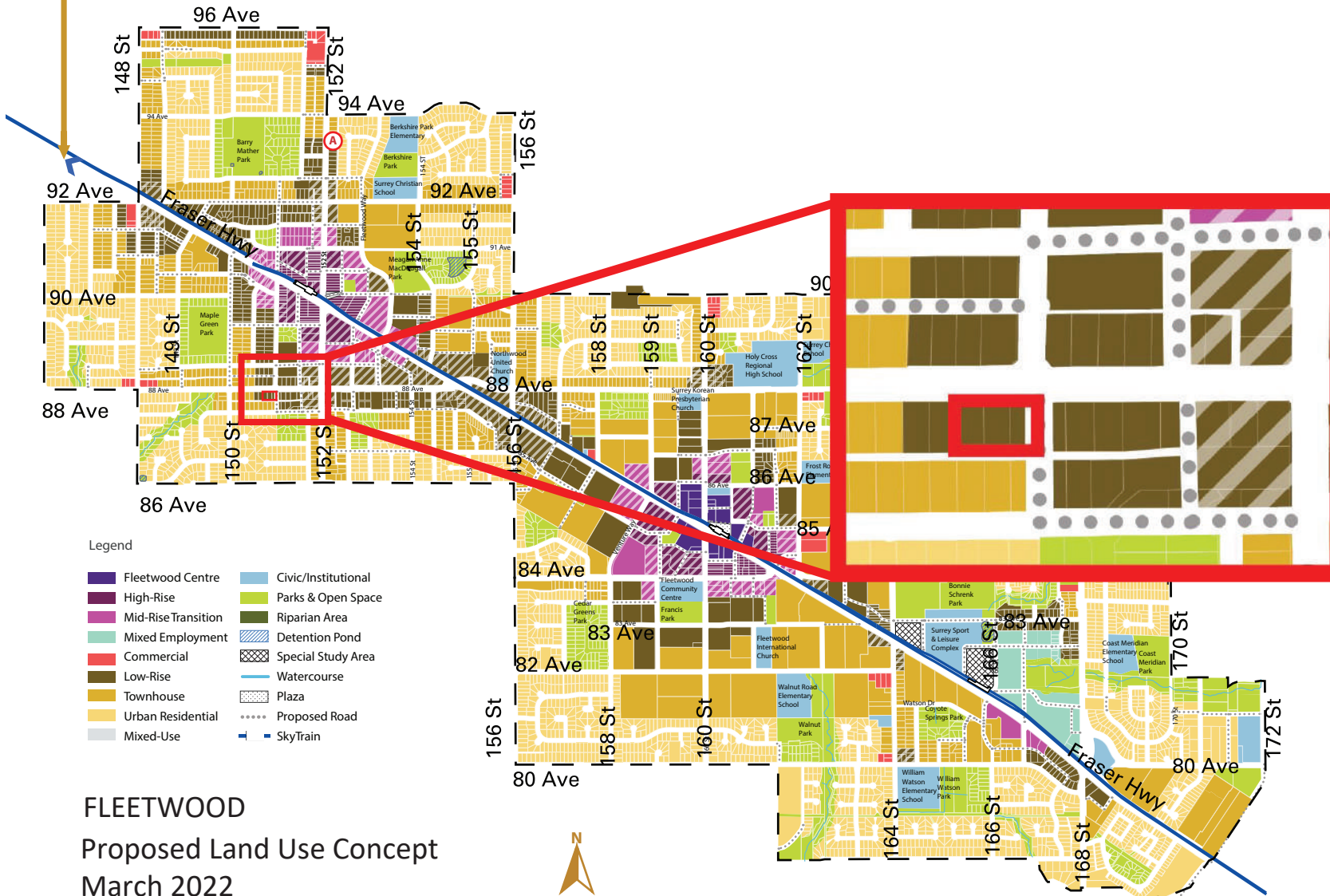
Stage 1 Fleetwood Plan | Summary

Potential Transit Network

*Note: This is only a concept to visualize how transit could serve the land use being developed as part of the Fleetwood Plan. The final transit network design will be determined by TransLink through their rapid transit bus integration plans and ongoing management of the transit network.



FRASER HWY



Legend

- Fleetwood Centre
- High-Rise
- Mid-Rise Transition
- Mixed Employment
- Commercial
- Low-Rise
- Townhouse
- Urban Residential
- Mixed-Use
- Civic/Institutional
- Parks & Open Space
- Riparian Area
- Detention Pond
- Special Study Area
- Watercourse
- Plaza
- Proposed Road
- SkyTrain

FLEETWOOD
Proposed Land Use Concept
March 2022



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