

LONDONPACIFIC
REDEFINING LAND



FOR SALE
DEVELOPMENT OPPORTUNITY

13819, 13831, 13847, 13859, 13793 108 Avenue + 13820 Cowan Road

SURREY CITY CENTRE

Surrey City Central Library



Simon Fraser University



SURREY CENTRAL CITY MALL



THE OPPORTUNITY

MID-RISE APARTMENT

This site offers an opportunity to acquire over 1.5 acres of apartment designated land along the high visibility corridor of 108 Avenue in Surrey’s City Centre. The subject site is designated as “Low-Rise Apartment and Townhouse” with an allowable gross density of up to 2.5 FAR in the form of 4-6 storey apartments.

Situated in the heart of Surrey’s City Center and within 800 metres of Gateway Station along the Expo Line of Metro Vancouver’s SkyTrain rapid transit system, this site offers an early opportunity to be a part of a rapidly developing community.

The Surrey City Centre neighbourhood includes numerous public attractions such as Simon Fraser University, Central City Shopping Centre, the Expo Line SkyTrain, and the future rapid transit line currently in the planning phase.

Current Zoning

RF (Single Family Residential)

Proposed NCP Designation

**Multiple Residential –
Low to Mid Rise**

Base Density

2.5

Gross Site Area

5 lots ± 68,838 SQFT (contiguous)

1 lot ± 12,889 SQFT

PRICE

Contact agents

PROPERTY OVERVIEW

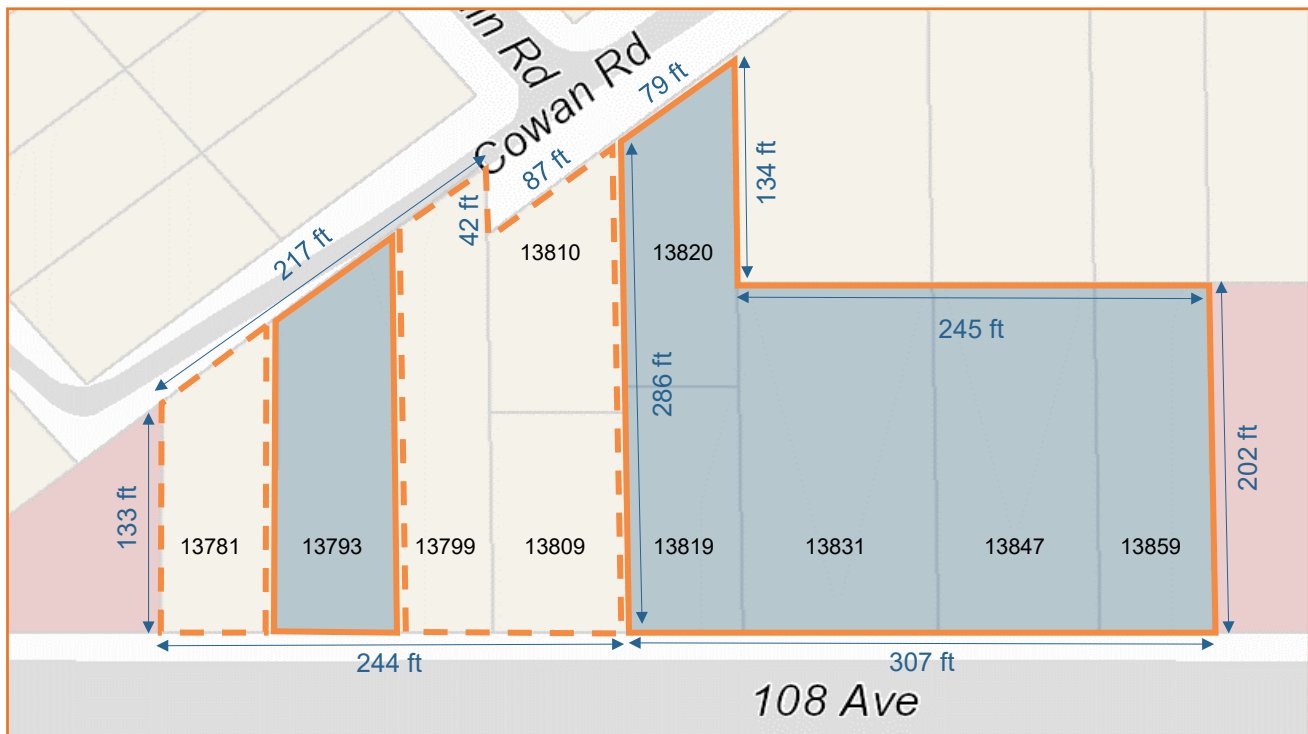
LISTED PROPERTIES

ADDRESS	PID	SIZE	NCP FSR
13819 108 Ave	011-184-442	8,580 SQFT	2.5
13831 108 Ave	006-343-112	20,758 SQFT	2.5
13847 108 Ave	001-381-075	17,153 SQFT	2.5
13859 108 Ave	004-859-618	12,201 SQFT	2.5
13793 108 Ave	005-572-118	12,889 SQFT	2.5
13820 Cowan Rd	007-379-587	10,146 SQFT	2.5

UNLISTED EXPANSION PROPERTIES

ADDRESS	PID	SIZE	NCP FSR
13781 108 Ave	011-184-221	9,540 SQFT	2.5
13799 108 Ave	011-184-400	12,638 SQFT	2.5
13809 108 Ave	009-150-013	8,960 SQFT	2.5
13810 Cowan Rd	009-150-145	9,243 SQFT	2.5

TOTAL POTENTIAL SITE SIZE 122,108 SQFT



 POTENTIAL EXPANSION
 LISTED PROPERTIES
 CITY OWNED PROPERTY

LAND USE MAP



Low Rise Apartment and Townhouse (up to 2.5 FAR)

Located along the perimeter of the plan, this designation will provide a transition between the proposed mid-rise areas and single family along outer boundary of the plan. The designation allows for gross density up to 2.5 FAR in the form of medium to low density townhouses and 4-6 Storey apartments.



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**LONDON
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