

TRANSIT-ORIENTED AREA DEVELOPMENT OPPORTUNITY

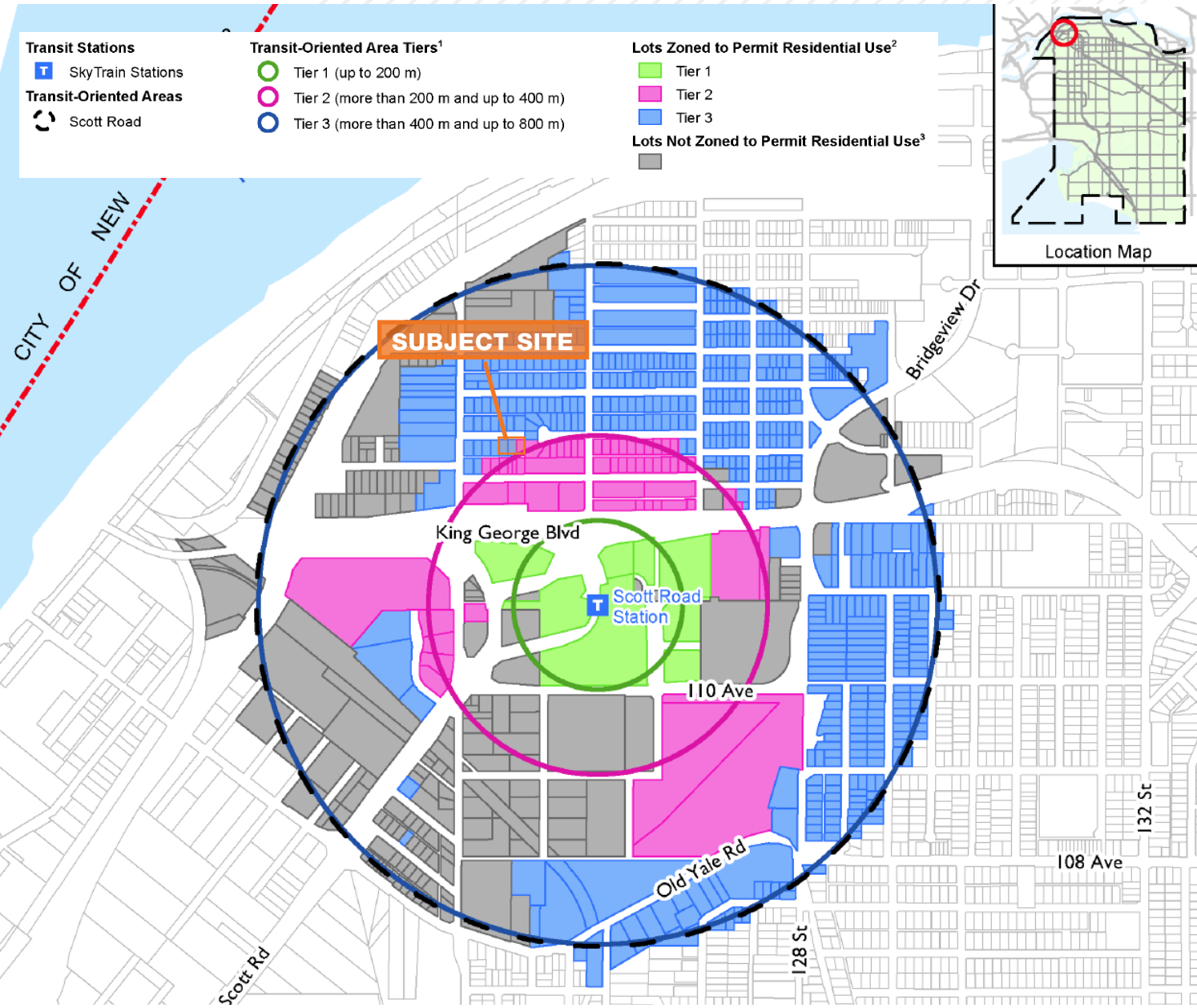
12452 - 12470 113 AVENUE
SURREY, BC

**LONDON
PACIFIC**

DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present an exceptional opportunity to acquire a Transit-Oriented Area (TOA) development opportunity located within 800 meters of Scott Road Station in North Surrey. With the recent introduction of new legislation by the Province of British Columbia aimed at establishing transit-oriented densities, this site falls within the TOA.

TOAs are designed to foster complete communities around transit stations and bus exchanges. When thoughtfully planned and developed, TOAs provide a diversity of housing options, offer access to a variety of amenities and services, support local business and employment opportunities, and enable greater mobility options.



TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High Rise, Mid-Rise
		401m - 800m	Up to 3.0	Up to 8	Mid-Rise

TRANSIT ORIENTED AREA DEVELOPMENT SITE

DEVELOPMENT OVERVIEW

This offering presents a unique opportunity to acquire a 24,181 SQFT TOA development site located in North Surrey. The site's strategic location places it in close proximity to Surrey City Centre, and is well-connected to major transportation routes such as, the Pattullo Bridge, Highway 17, and King George Boulevard.

Property Information

Address:	12452, 12460 & 12470 113 Avenue, Surrey, BC
PID:	008-765-766, 012-611-646, 011-140-488
Neighbourhood	Bridgeview
Gross Site Area:	± 24,181 SQFT
Current Zoning:	RF – Single Family
Price:	Contact Agent



ADDRESS		DESCRIPTION	STATUS
1	12855 111 Ave	Development Permit to permit the development of 19 townhouse units.	Approval to Draft
2	12716 King George Blvd	Rezoning to develop two 5-storey and two 6-storey residential buildings with a total of 476 units and 743 sq.m of commercial/retail floor area.	Third Reading
3	11138 128 St	Rezone to develop a 6-storey market rental apartment building with 112 dwelling units and a childcare centre	Third Reading
4	12562 112A Ave	Rezoning from CHI to CD to develop a 11,452 square metre building.	Initial Review
5	12674 King George Blvd	Proposal to rezone to develop two 6-storey multi-family residential buildings with a total of 421 units.	Initial Review

BRIDGEVIEW NEIGHBOURHOOD

SITE LOCATION

The subject property is situated in the Bridgeview neighborhood, part of the vibrant community of North Surrey. Its prime location offers excellent access, with Scott Road SkyTrain Station just a 10-minute walk away, providing connectivity to Greater Vancouver. Additionally, the site is in close proximity to Surrey's newest facility, the North Surrey Sport & Ice Complex.

Bridgeview is centrally located with excellent access to major transportation routes, including the upcoming new Pattullo Bridge, Highway 17, and King George Boulevard. With Surrey projected to surpass other cities in British Columbia to become the most populous by 2041, the demand for housing in the area is steadily rising.

Bridgeview Elementary School



North Surrey Sport & Ice Complex



Scott Road Skytrain Station



Central City



ISAAC FOORD *PREC

Associate Vice President, Development Land & Investment
778.875.6996
isaac@londonpacific.ca

LUCAS CHAVEZ

Sales Representative, Development Land & Investment
236.558.4480
lucas@londonpacific.ca

LONDON PACIFIC

London Pacific Property Agents Inc. | T 604 420 2600 F 604 420 2206 | londonpacific.ca

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation.

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.