

**LONDON  
PACIFIC**

**SUBJECT SITE**

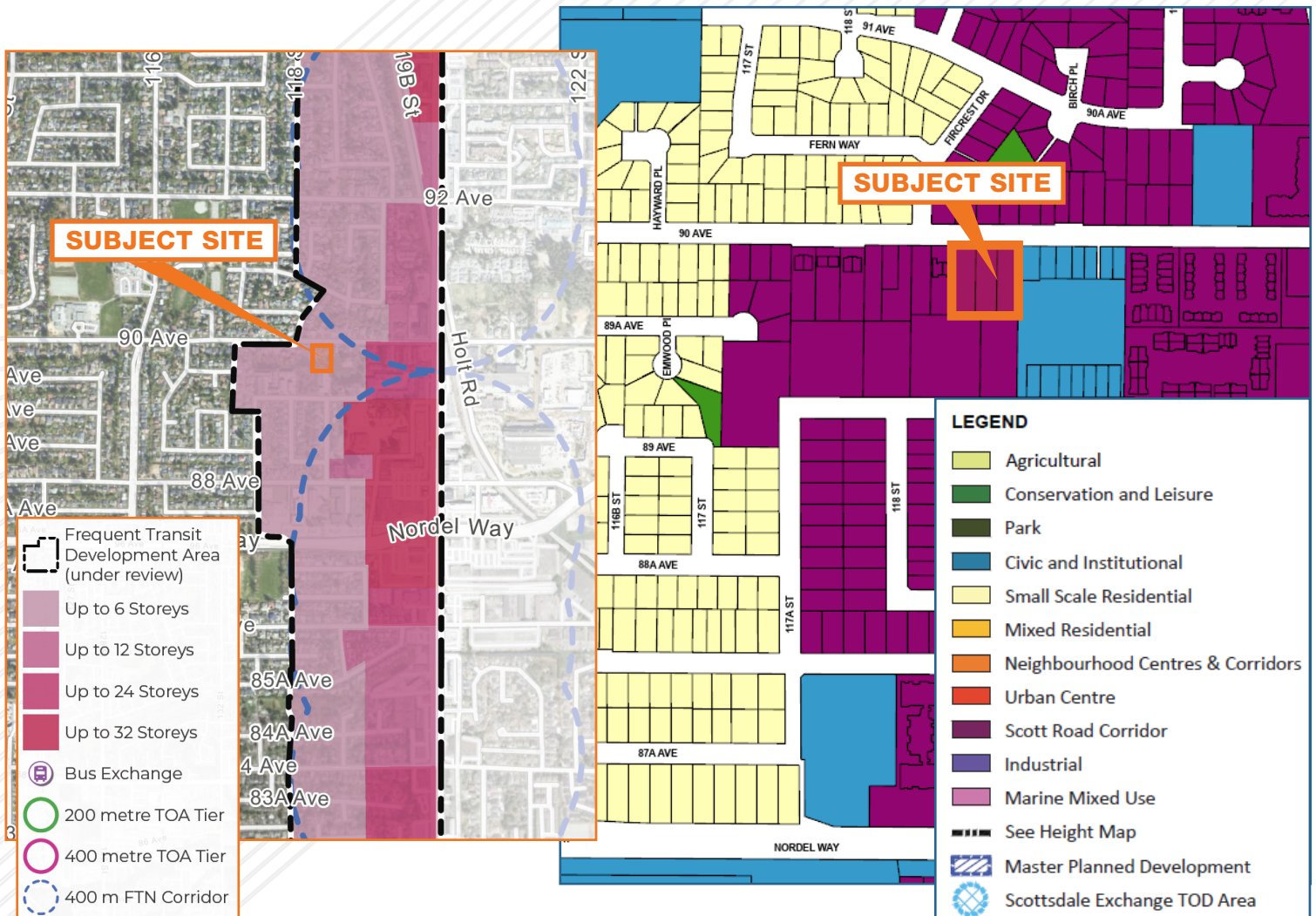
**SCOTT ROAD**

**MEDIUM-DENSITY  
DEVELOPMENT OPPORTUNITY**

11824 - 11838 90 AVENUE  
DELTA, BC

# DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present the exclusive opportunity to acquire a development site in North Delta. This strategically positioned site features approximately 198 ft of contiguous frontage within the newly designated “Scott Road Corridor”. Aligned with Delta’s new Official Community Plan, fully adopted on July 8th, 2024, this site presents the potential for medium-density developments of up to 6-storeys. The Scott Road Corridor presents an untapped opportunity for development, with new projects coming soon and many more working through the rezoning process.



## Main Building Type(s)

- » Mid-to high-rise residential and mixed-use buildings
- » Limited to no surface parking

## Height / Density

- » Generally 6 to 32 storeys
- » Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher.
- » Subject to height restrictions

# DEVELOPMENT OVERVIEW

This medium-density residential opportunity boasts a  $\pm 42,393$  SQFT site designated for “Scott Road Corridor” allowing a height limit of up to 6-storeys. Ideally located along 90th Avenue, the site provides excellent access with the nearby R6 bus route and close proximity to schools, parks, and shopping centres.



## SALIENT FACTS:

Address: 11824, 11828 & 11838 90 Avenue, Delta

Neighbourhood: Annieville, North Delta

Gross Site Area:  $\pm 42,393$  SQFT

Dimensions:  $\pm 198$  ft x  $214$  ft

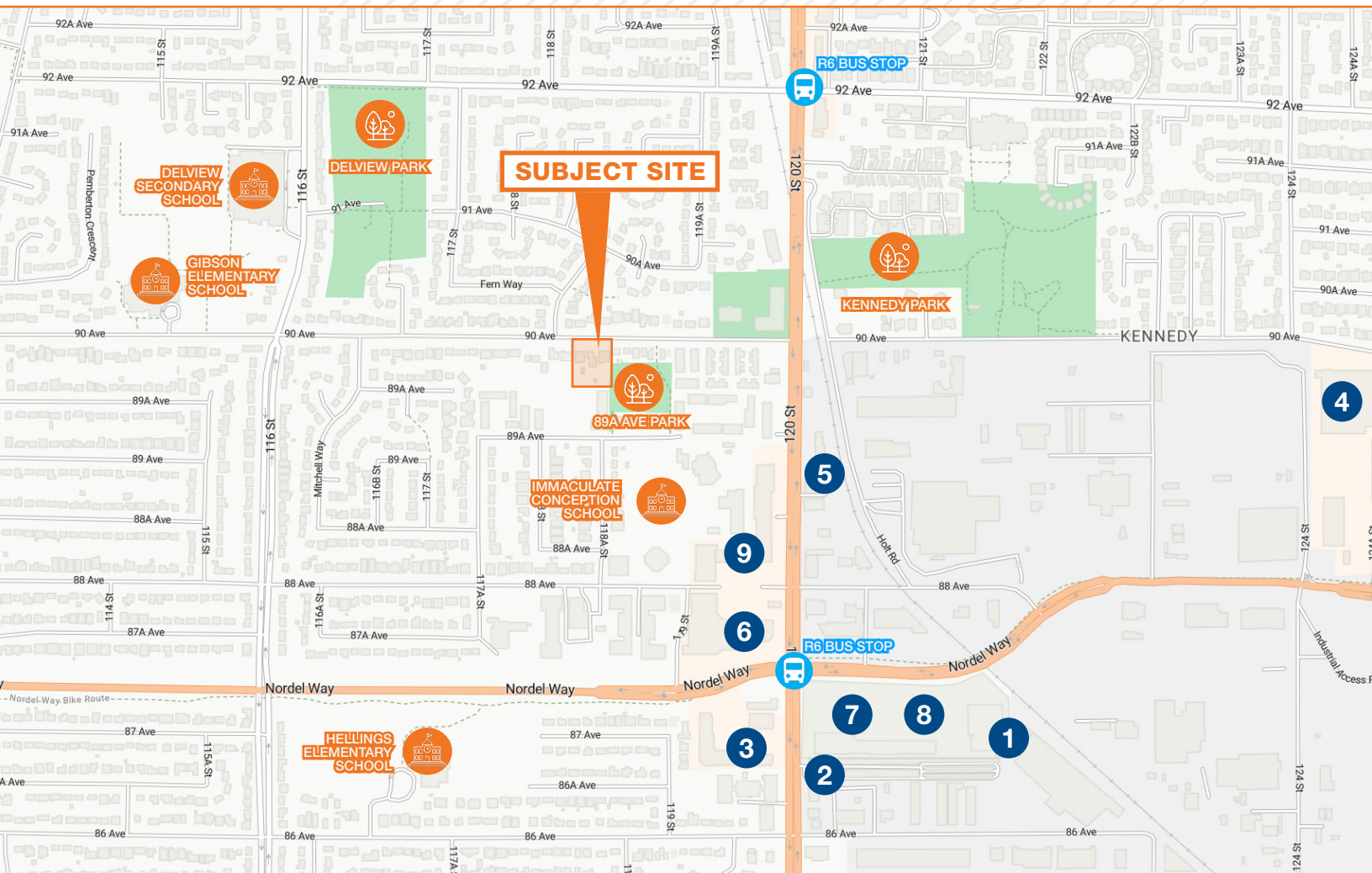
OCP Land Use Designation: Scott Road Corridor

Height Limit: 6-Storeys

# SITE LOCATION

North Delta is a fast-growing community in the Fraser Valley, experiencing explosive growth that outpaces Ladner and Tsawwassen. This rapid growth in population makes it a highly sought-after community. Comprising over half of Delta's population, North Delta boasts an exceptionally low vacancy rate of just 0.4%.

The recently implemented R6 RapidBus service, along with nearby rapid transit stations such as Scott Road SkyTrain and Scottsdale Exchange, provides convenient connections throughout Metro Vancouver. Additionally, a network of major highways, including Highway 91, Highway 17, and Highway 99, seamlessly connects North Delta to the broader region.



## LEGEND



### DRIVING

- 10 min Scott Road SkyTrain Station
- 10 min Surrey Memorial Hospital
- 15 min Surrey City Centre

### Shopping & Amenities

- 1 SAVE-ON-FOODS
- 2 SHOPPERS DRUG MART
- 3 DOLLARAMA
- 4 WALMART
- 5 SUN FARM PRODUCE & WHOLESALE FOODS

### Dining

- 6 TANDOORI FLAME
- 7 BOSTON PIZZA
- 8 TIM HORTONS
- 9 HAPPY SINGH STREET EATS

## ISAAC FOORD \*PREC

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# LONDON PACIFIC

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