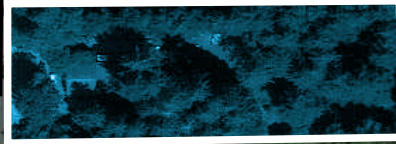


FOR SALE

18 Ave.

Pacific Hwy.

SUBJECT



177 St.

16 Ave.



FUTURE TOWNHOME SITE

AREA:

Darts Hill (Grandview Area 3)

ADDRESS:

1766 176 St.,
Surrey, BC

SIZE:

1.511 Acres

PRICE:

\$7,000,000

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.

604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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VARING
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 1766 176 St., Surrey, BC
PID: 010-040-790

OCP: Darts Hill (Grandview Heights Area 3)

SIZE: 1.511 Acres

PRICE: \$7,000,000

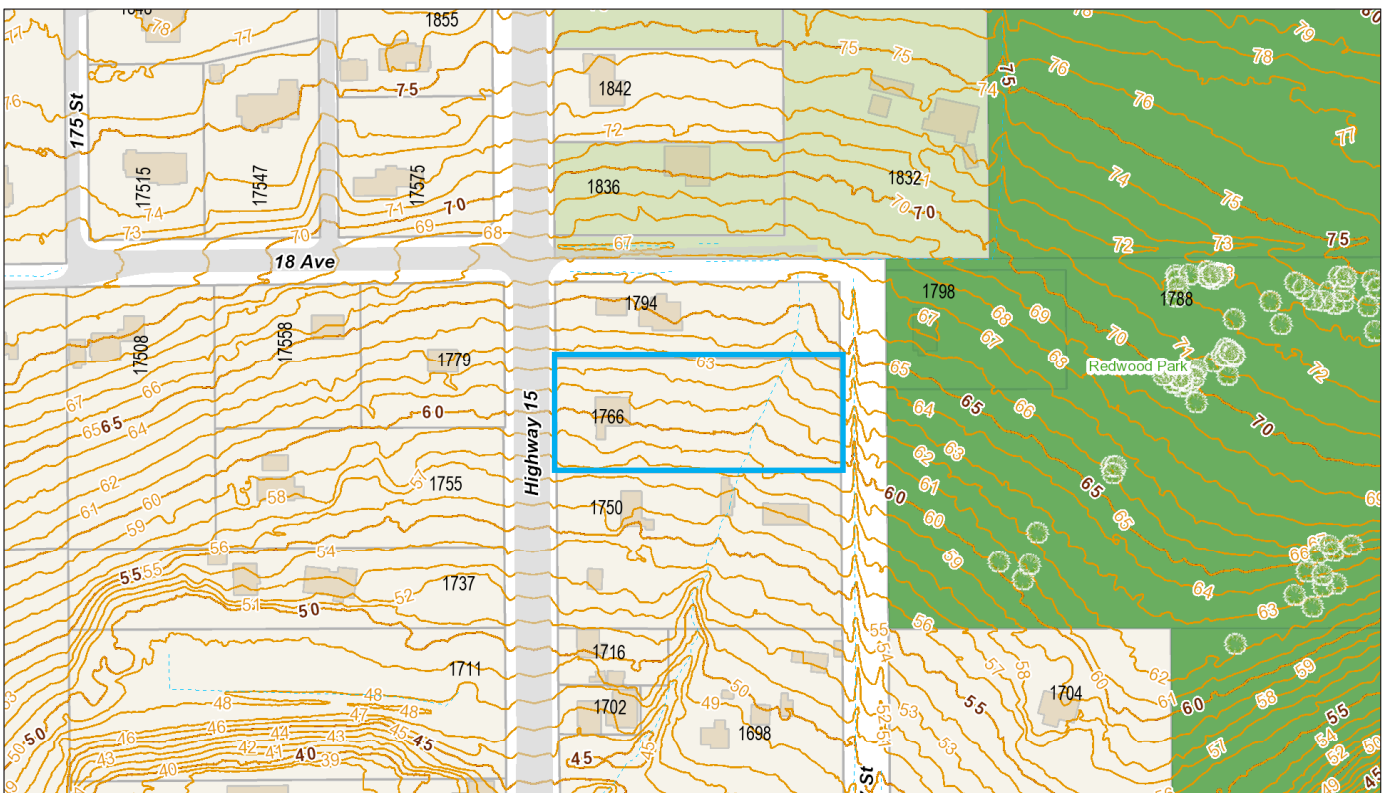
OPPORTUNITY:

- Future townhome site in a great location right along Highway 15
- Property is designated High Density Townhouse: 25 to 30 UPA, up to 3 storeys (potential for 4 storey stacked townhomes over underground parking)
- Easy access to 16 Avenue, Pacific Highway Border Crossing & Highway 99
- Redwood Park within close proximity backing on to this property
- Grandview Heights Aquatic Centre within a short drive, as well as the shops and restaurants at Grandview Corners

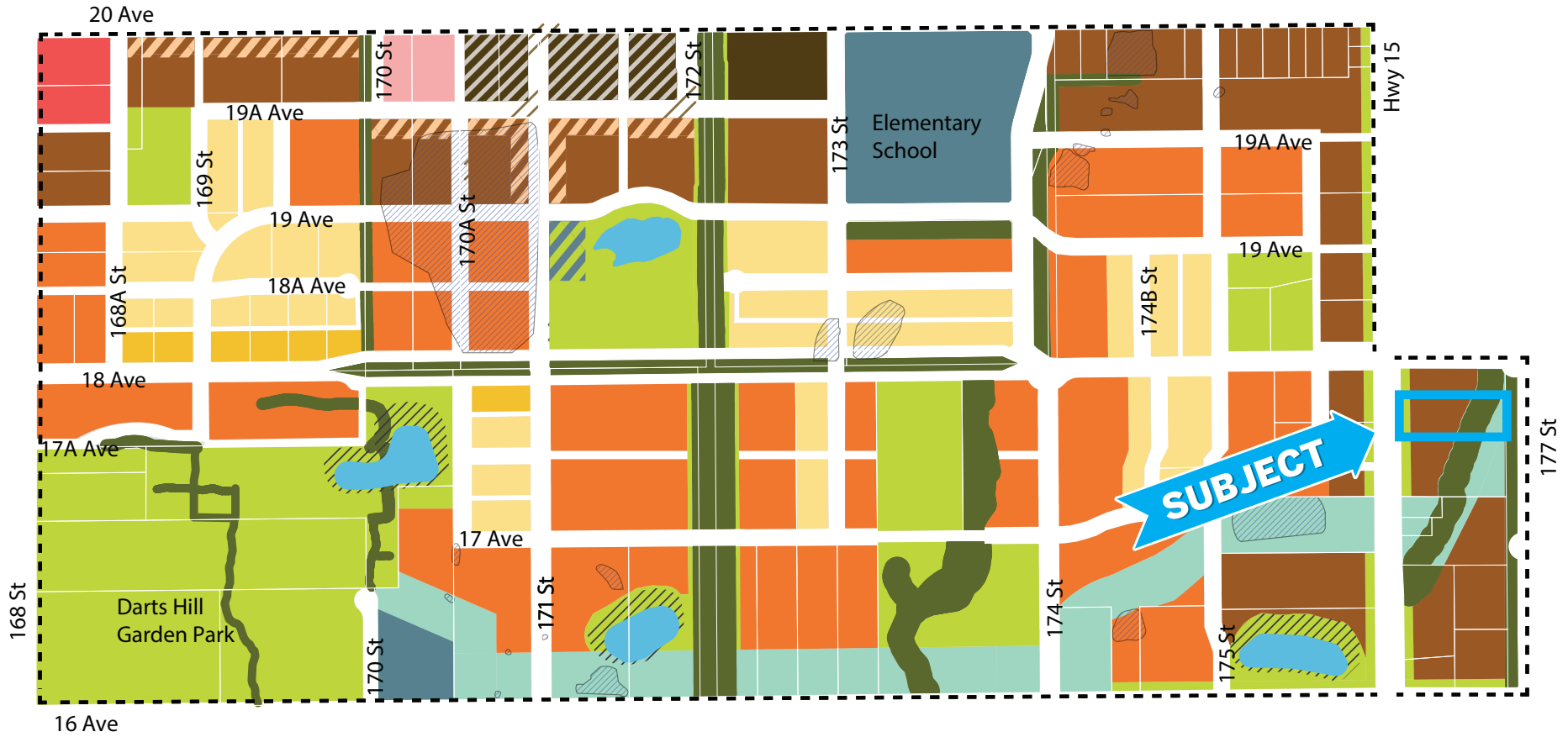
AERIAL VIEW



TOPOGRAPHY

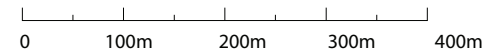


DARTS HILL NCP



LEGEND

- | | | | |
|--|-------------------------------|--|-----------------------|
| | Low Rise Mixed Use | | Detached Residential |
| | Community Commercial | | Biodiversity Corridor |
| | Neighbourhood Commercial | | Riparian Area |
| | Low Rise Residential | | Parks and Open Space |
| | High Density Townhouse | | Institutional |
| | Live/Work Townhouse | | Waterbody |
| | Medium Density Townhouse | | Detention Pond |
| | Semi-Detached Residential | | Wetlands |



N

3.2.4 High Density Townhouse

High density townhouses are generally located around the periphery of Darts Hill and adjacent to major roads and the urban village. The designation will provide a more urban character while adding to the diversity and affordability of family-oriented housing. The designation also serves as a transition between higher and lower density areas. Development within this designation will meet the intent and principles of the Plan:

- Principle 1: Provide a Range of Housing
- Principle 9: Transition to a Net Zero Carbon Community

INTENT

Development within this designation is intended for ground-oriented townhouses. The designation also supports stacked townhouse with underground parking and options for live-work components along identified areas of 20 Avenue, 19A Avenue and 171 Street. Complementary institutional uses and public facilities may also be supported.

DEVELOPMENT PARAMETERS

Typical Zone	RM-30
Base Density	25 UPA
Zero Carbon Incentive	+5 UPA
Max Density with Zero Carbon Incentive	Up to 30 UPA
Typical Height	Up to 3 storeys (15m)*
Unit Clustering	Minimum 2 attached units. Maximum 6-units per building.
Parking	Vehicle access restricted to internal driveway or rear lane. Stacked townhouse only permitted with underground parking**
Design	Refer to Townhouse Design Guidelines.

*Additional building height and density above 1.0 FAR will only be considered where additional community benefit is provided in accordance with the City's Density Bonus Policy (Policy O-54) to a maximum of 1.30 FAR. In such cases, development is subject to urban design approval to ensure appropriate interface treatments, consistency with design guidelines and land use designation intent.

**A Hydrogeological assessment should be conducted - See Section 8.1 Groundwater Seepage.

