

**COURT ORDERED
SALE**



**TRANSIT ORIENTED CONDO
DEVELOPMENT SITE**

AREA:
Clayton Corridor

ADDRESS:
18493 Fraser Hwy.,
Surrey, BC

SIZE:
0.93 Acres

PRICE:
\$4,900,000
(Possible Lender Financing Available - See Page 2)

VARING
MARKETING GROUP
HOMELIFE ADVANTAGE REALTY LTD.

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Joe Varing - Personal Real Estate Corporation Ltd.
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TOA-TOD & FREQUENT BUS STOP AREAS

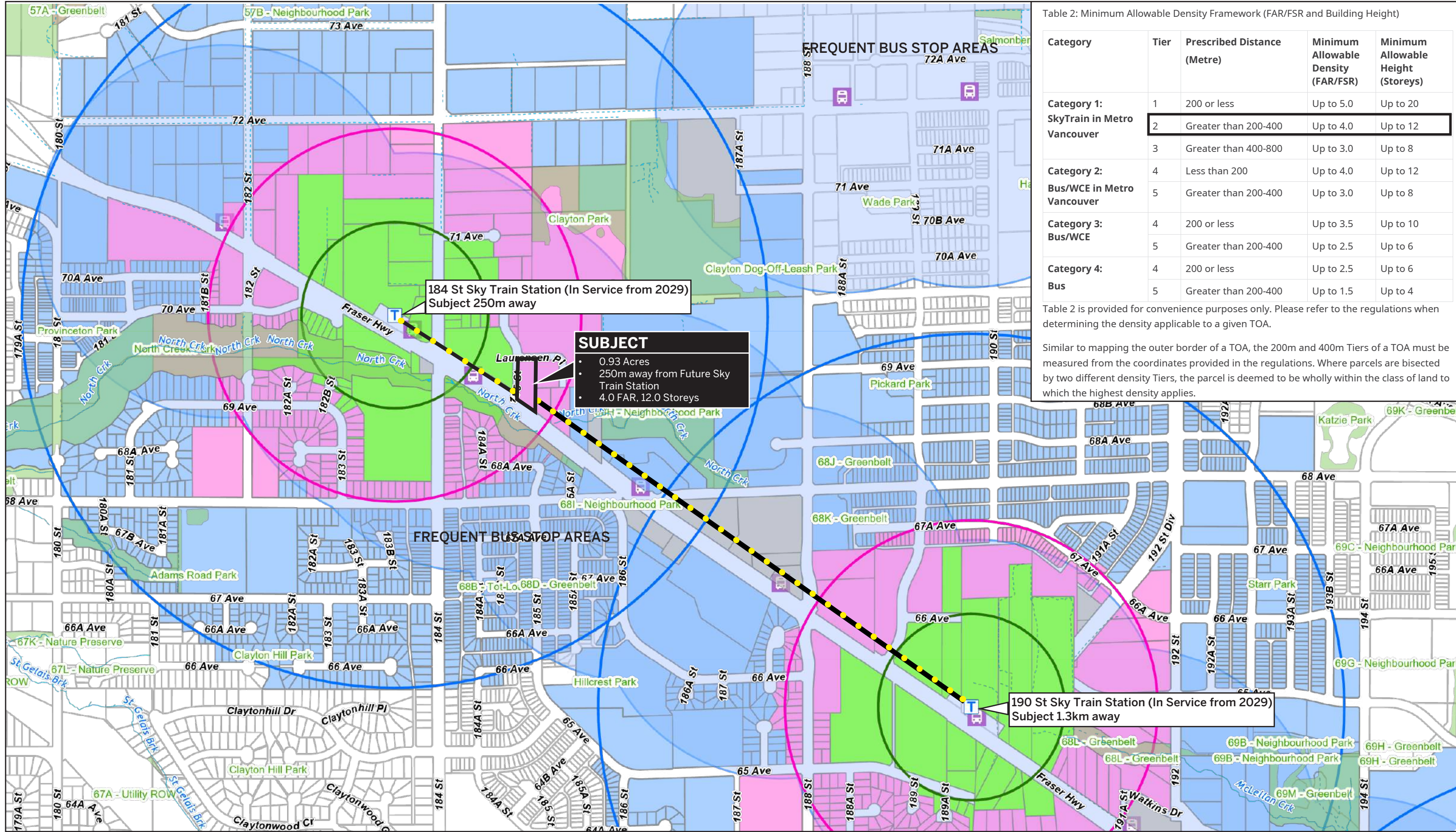
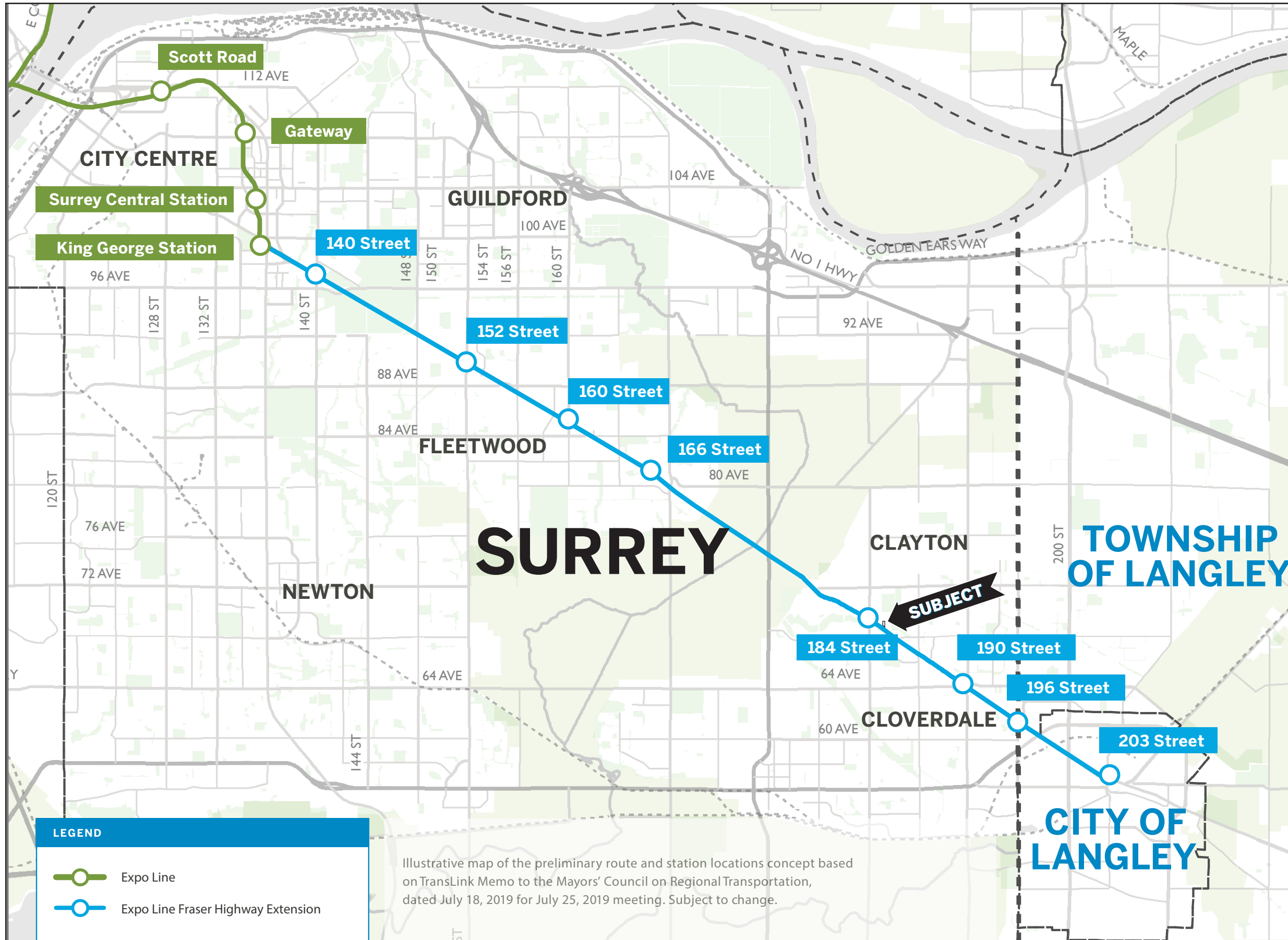


Table 2: Minimum Allowable Density Framework (FAR/FSR and Building Height)

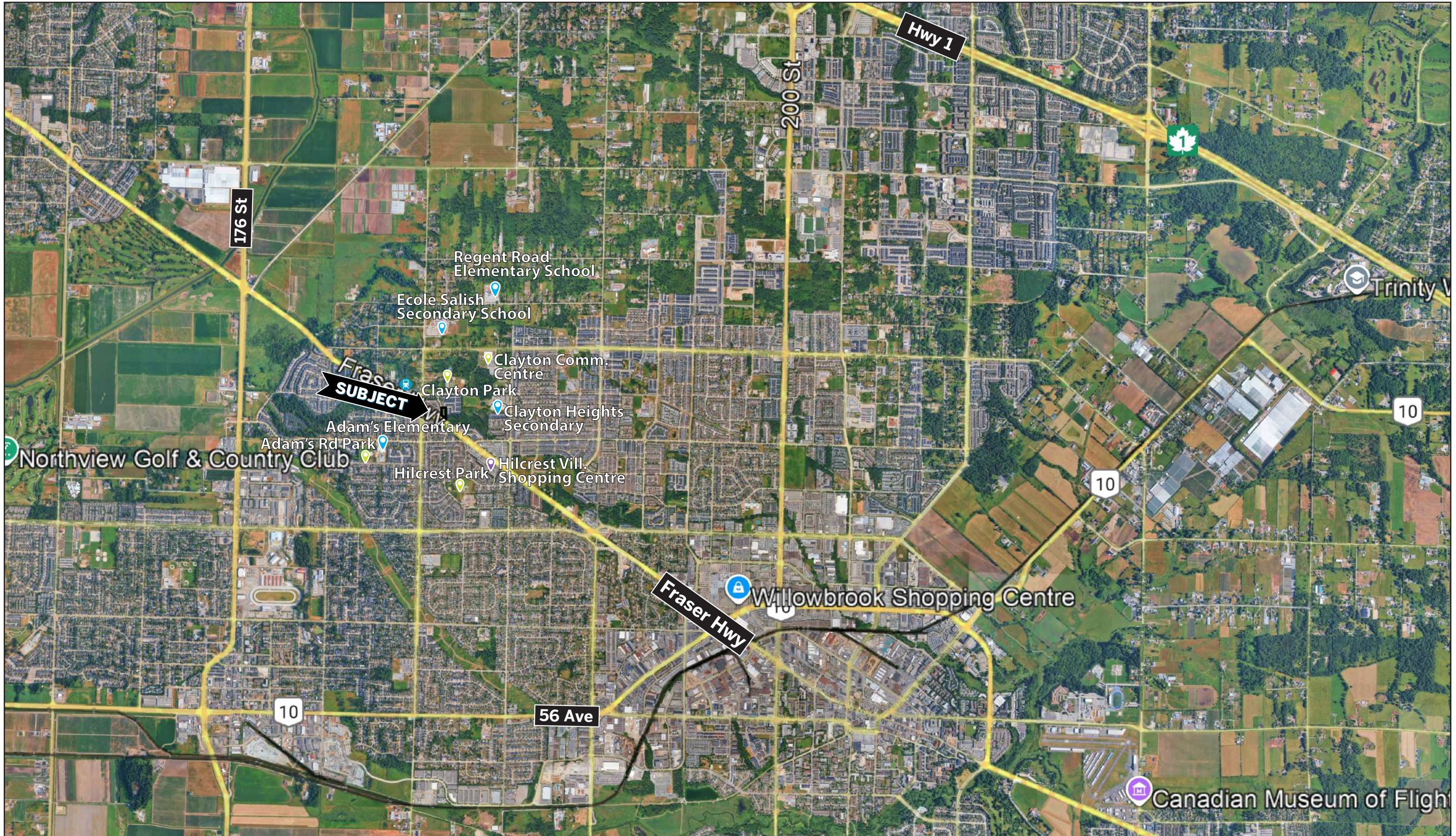
Category	Tier	Prescribed Distance (Metre)	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
Category 1: SkyTrain in Metro Vancouver	1	200 or less	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8
Category 2: Bus/WCE in Metro Vancouver	4	Less than 200	Up to 4.0	Up to 12
	5	Greater than 200-400	Up to 3.0	Up to 8
Category 3: Bus/WCE	4	200 or less	Up to 3.5	Up to 10
	5	Greater than 200-400	Up to 2.5	Up to 6
Category 4: Bus	4	200 or less	Up to 2.5	Up to 6
	5	Greater than 200-400	Up to 1.5	Up to 4

Table 2 is provided for convenience purposes only. Please refer to the regulations when determining the density applicable to a given TOA.

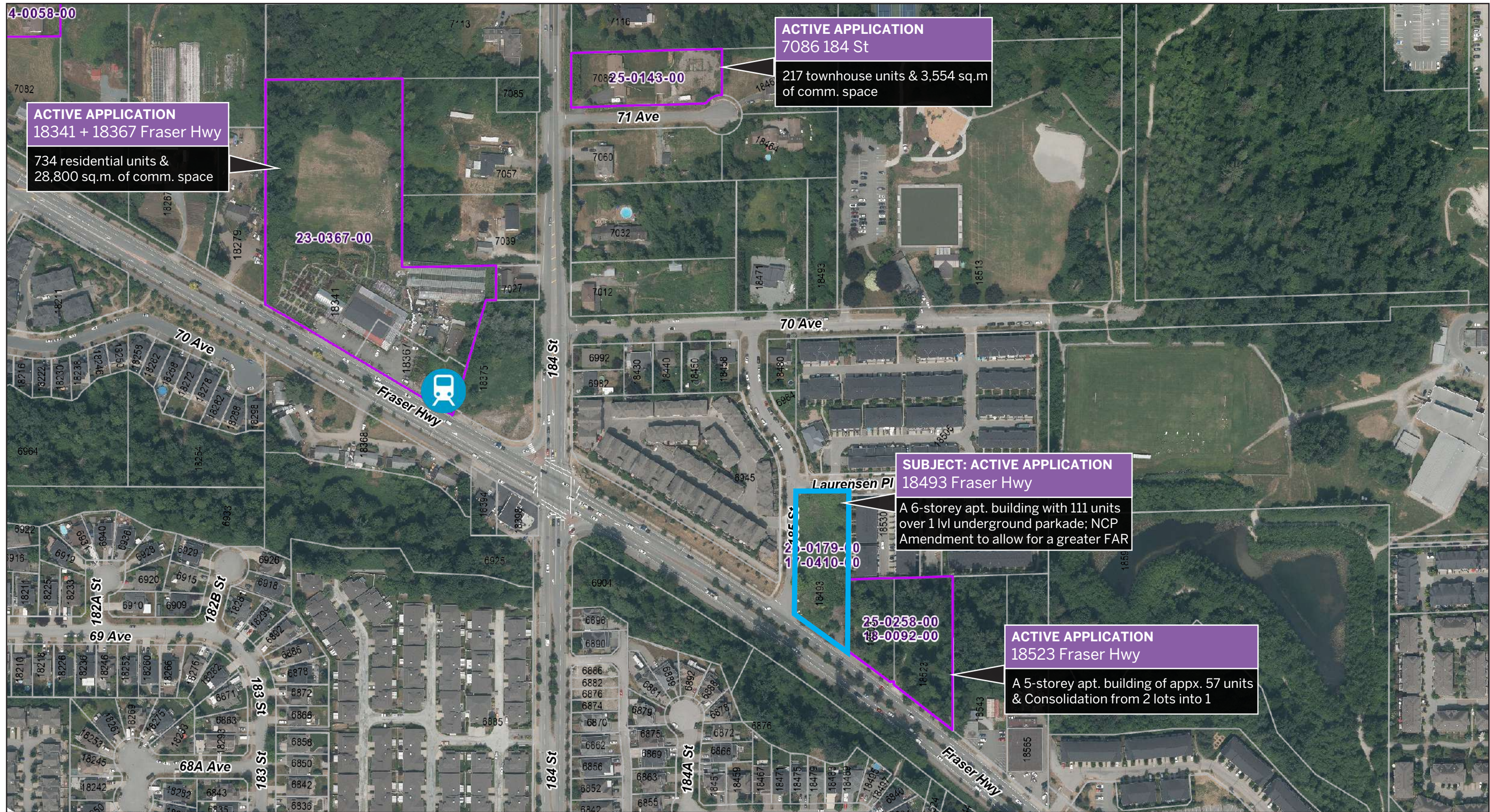
Similar to mapping the outer border of a TOA, the 200m and 400m Tiers of a TOA must be measured from the coordinates provided in the regulations. Where parcels are bisected by two different density Tiers, the parcel is deemed to be wholly within the class of land to which the highest density applies.



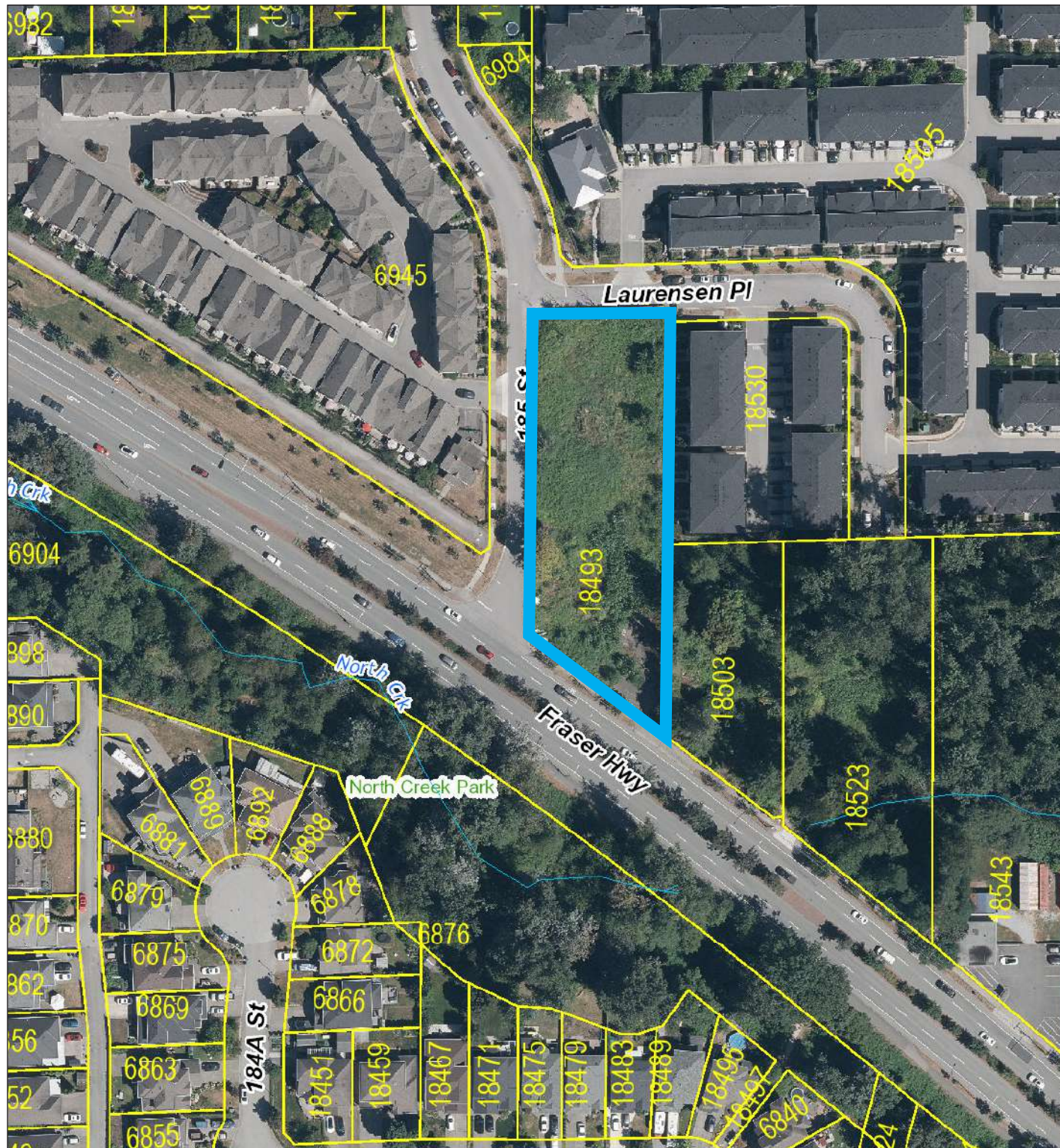
AMENITIES MAP



NEARBY ACTIVE APPLICATIONS



AERIAL VIEW



DIMENSIONS



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

