

FOR SALE

Woodframe Development Site with 3rd Reading

Surrey, BC



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Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



PROPERTY FEATURES

- » Fully efficient rectangular shaped with 288' of frontage and 120' of depth including local & collector roads accesses
- » Development plans approved for a 6-storey wood-frame building comprising 116 residential units and ± 88,116 sq. ft. of buildable area
- » Located in the Frequent Transit Development Area (FTDA) and steps to all major bus lines with close proximity to multiple SkyTrain Stations
- » Surrounded by world class shopping, restaurants, education, parks, recreation and the Surrey Central Business District

GUILDFORD LAND ASSEMBLY

Surrey, BC

ADDRESSES

- 10312 142 Street Surrey
- 14229 103 Avenue Surrey
- 14237 103 Avenue Surrey
- 14247 103 Avenue Surrey

PID(S)

001-765-728; 012-656-925; 012-656-917; 013-874-624

TOTAL SITE AREA

± 0.8 acres / 34,675 sq. ft.

TOTAL BUILDABLE

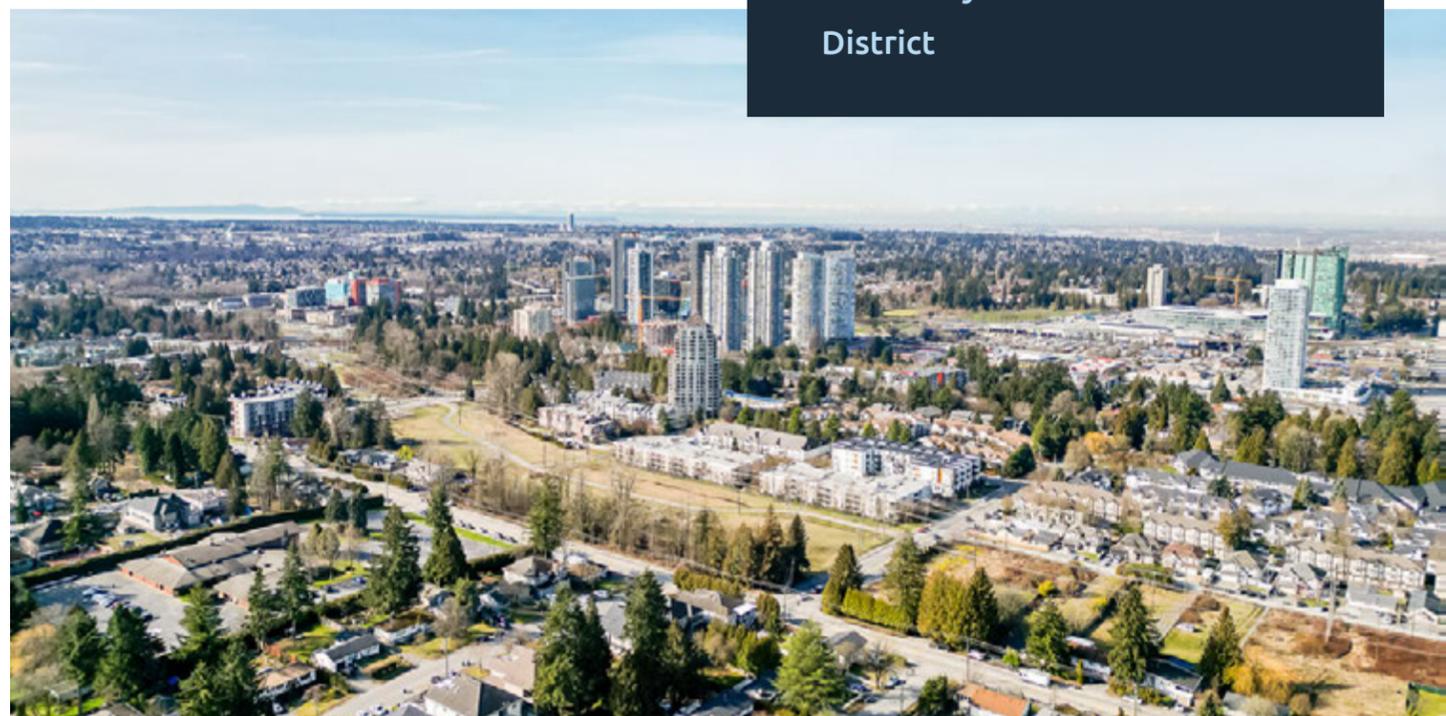
± 88,116 sq. ft.

AREA PLAN

Guildford Town Centre

PRICE

Contact Listing Agent



DEVELOPMENT DATA

AREA TABULATION

	RESIDENTIAL							Total units
	STUDIO	1BR+D	1 BR	2BR	2BR+D	3BR		
Level 1		12		1	2	2		17
Level 2	2	15	2	2	1	1		23
Level 3	1	13	1	5	1	1		22
Level 4	1	13	1	5	1	1		22
Level 5		3	1	6	4	2		16
Level 6		3	1	6	4	2		16
TOTAL	4	59	6	25	13	9		116
	3%	51%	5%	22%	11%	8%		

PARKING AND BIKE STORAGE SPACE CALCULATION

Measure: City of Surrey Parking Bylaw part5

Bylaw	Required	Proposed
Parking (Part 5 - Off Street Parking Space Regulations)		
Total Unit: 116 UNITS		
Building Areas		
Residential floor Area: 87,023.(8,084.66 S.M.)		
Table D.1 Ground oriented units w/ U/G parking (GTCP CR2021-R115)		
1.1/ Dwelling unit	127.6	116
0.10/Unit for Visitor	11.6	12
Total Parking slot required including visitor	139.2	128
5.B.1(c) Small Car parking 35%	48.72	11
Accessible Parking		
5.D.3(a) 2% REQD PARKING SPACE	2.784	3
5.D.3(c) 50% REQD Van accessible HC	1.392	1
Bicycle Storage (Part 5 - Off Street Bicycle Space Regulation)		
Table D.1 Ground Oriented/Non-Ground oriented		
6 Visitor/Building	6	6
1.2 space/unit(secured)	139.2	152
Total bike parking	145.2	158
EV PARKING		
Residential parking 100% stalls		
Visitor parking 50% stalls	5.8	
Total Parking slot for EV	6	
FREQUENT BUS STOP AREA (104 & 141 St.)		
GUILDFORD BUS EXCHANGE		
AREA-10 No min parking space per dwelling unit except accessible parking space		

FSR CALCULATION (RMC-70 ZONING BYLAW)

Measure: Surrey Zoning Bylaw

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Roof deck	Subtotal		
NET BUILDING AREA								SF	SM	
Residential Units	11,895	13,429	13,470	13,470	10,813	10,666		73,743	6,850.95	
Common Areas	3,178	1,874	1,865	1,865	1,781	1,758	958.6	13,200	1,233.72	
								F.A.R. (NET BLDG AREA)	87,023	8084.66
EXCLUSIONS										
Indoor amenity (Excl.)	1,106							1,106	102.75	
Balcony/patio (Excl.)	3,893	1,419	1,419	1,419	3,161	1,092		12,403	1,152.28	
Outdoor amenity							8270.3	8,270	768.33	
								TOTAL EXCLUSIONS	21,779.25	2023.36
								GROSS FLOOR AREA	108,801.87	10108.02
GTCP BY LAW AREA CALCULATIONS										
Net building area	87,023	6850.95								
Gross Site Area	34,647.1	3,218.82								
F.A.R. (based on gross)	2.5	Max. 2.50 Permitted								
Net building area	87,023	2023.36								
Net site Area	31,902.4	2,963.82								
F.A.R. (based on net)	2.73									



3D VIEW LANE



3D VIEW ALONG 103 AVENUE FRONT

NEARBY AMENITIES

EDUCATION

1. Simon Fraser University
2. New UBC Surrey Campus
3. Guildford Park Secondary
4. Kwantlen Park Secondary
5. Lena Shaw Elementary
6. Mary Jane Shannon Elementary
7. Hjorth Road Elementary
8. Holly Elementary

PARKS & RECREATION

1. Guildford Rec Centre
2. Chuck Baily Rec Centre
3. Green Timbers Park
4. Hawthorne Park
5. Holland Park
6. Hjorth Rd Park
7. Forsyth Park
8. Holly Park

- Expo Line
- Surrey Langley SkyTrain
- R1 Rapid Bus
- Surrey Memorial Hospital

Travel Times

Guildford Town Centre	140 St SkyTrain Station	Surrey Central SkyTrain Station	Central City
3min	3min	3min	4min
Port Mann Bridge	Pattullo Bridge	Township of Langley	Downtown Vancouver
5min	9min	24min	34min

A mixed-use complex with 130 shops, restaurants, and services, anchored by major retailers like Walmart, Best Buy, and T&T Supermarket, SFU campus, and office tower.

Green Timbers Station

Guildford Twon Centre

Surrey's largest mall, featuring over 250 stores, restaurants, and services.

152 St Station

Fleetwood Station

Bakerview - 166 St Station

NEW DEVELOPMENTS



Fellow
Tangerine Developments



Prosper
Mountain Creations



Unison
Ecogen Properties



Interchange
Apcon Group



Guildford The Greatest
Dawson + Sawyer



Amaya
Panorama Group



Guilden
RDG Management



Fleetwood Village
Dawson + Sawyer

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