

FOR SALE

GATEWAY STATION LAND ASSEMBLY

Surrey, BC

High Density Transit-Oriented Development Site



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



New Westminster



SUBJECT PROPERTIES

GATEWAY STATION LAND ASSEMBLY

Surrey, BC

OPPORTUNITY

A rare opportunity to acquire a ±50,129 SF high-density, transit-oriented development site in Surrey City Centre, steps from Gateway SkyTrain Station, offering immediate development potential in one of the most rapidly evolving urban centres in Canada.

Designated High Rise Residential (Type I), the site supports up to 5.5 FAR as-of-right with potential to increase to 7.5 FAR through CACs.

In addition to this offering, the vendor owns two adjacent parcels. The total site area of all properties is ±2.8 acres, which may be made available as part of a future transaction. This presents the opportunity for a multi-phased, master-planned redevelopment with shared access, expanded frontage and enhanced urban design flexibility.

King George Hwy





SALIENT INFORMATION

CIVIC ADDRESSES

10957 University Dr, 10967 University Dr,
10977 University Dr, 10951 Haddon Rd,
10945 Haddon Rd

MUNICIPALITY

City of Surrey

AREA PLAN

Surrey City Centre – Gateway District

TOTAL SITE AREA

±50,129 SF (1.15 acres)

LAND USE DESIGNATION

High Rise Residential – Type I (City Centre Plan)

FAR (AS-OF-RIGHT)

5.5

FAR (POTENTIAL WITH BONUS)

Up to 7.5

POTENTIAL BUILDABLE AREA

Up to ±376,000 SF

ZONING

R3 – Urban Residential Zone

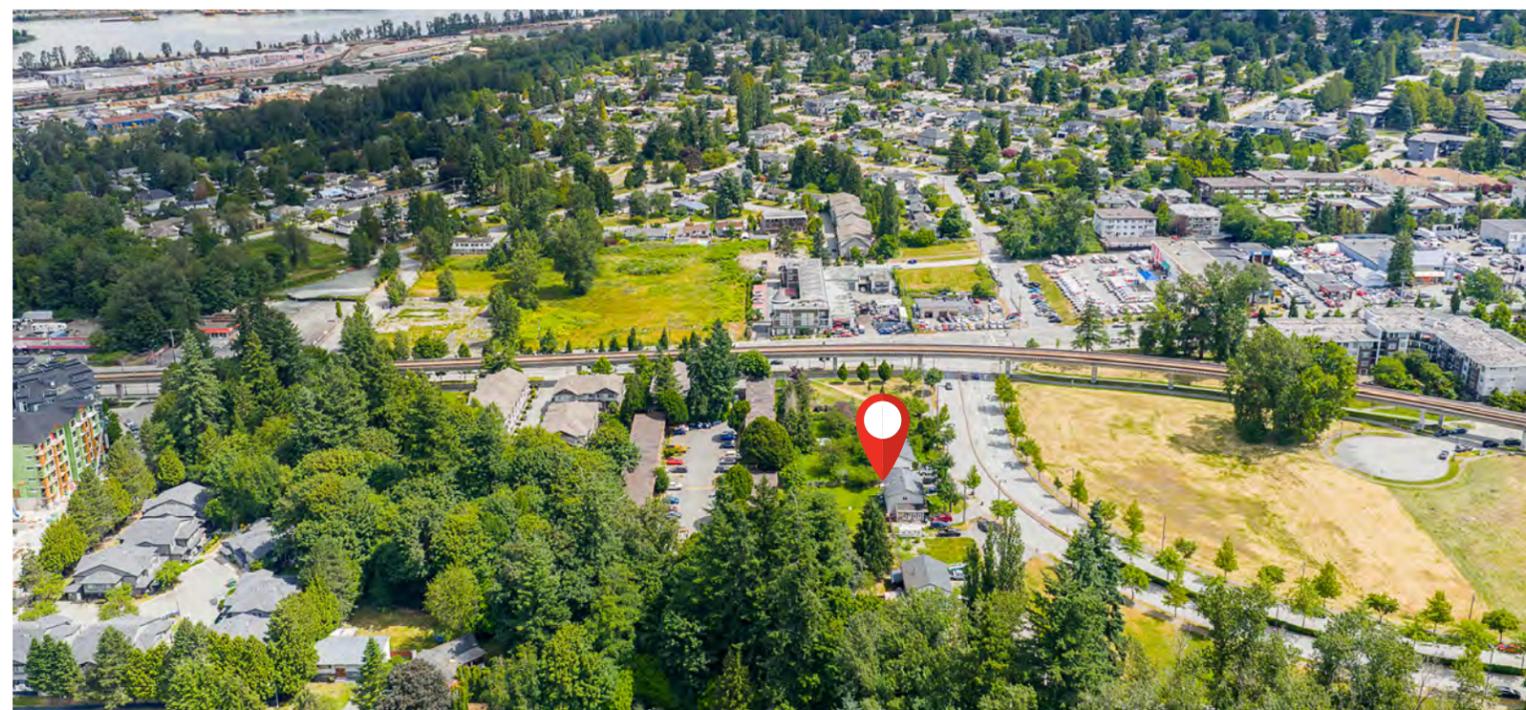
2024 BC ASSESSMENTS

\$20,993,400

PRICE

Contact Listing Agent





DEVELOPMENT SITE HIGHLIGHTS

PRIME LOCATION

Strategically positioned within the Surrey City Centre Plan and a designated Transit-Oriented Area (TOA), the site is steps from Gateway SkyTrain Station and minutes from Central City, SFU Surrey, and the future UBC campus. It is surrounded by a growing concentration of high-rise developments and key institutional, civic, and mixed-use anchors.

TRANSIT-ORIENTED LEGISLATION

Within the provincial TOA framework, allowing reduced parking requirements and higher density with no public hearing if compliant with the OCP.

EFFICIENT SITE

Three-lot assembly totaling approximately ±50,129 sq ft with a frontage of ±198 feet and depth of ±122 feet, providing a highly efficient mid-block configuration ideal for high-rise tower and podium design.

HIGH DENSITY

Designated High Rise Residential (Type I) with 5.5 FAR permitted outright and potential to achieve up to 7.5 FAR through CACs allowing a potential buildable are of ±376,500 SF.

FRONTAGE

±380'

DEPTH

±132'

LOT SIZE

±50,129sq ft

PERMITTED

5.5 FAR

POTENTIAL

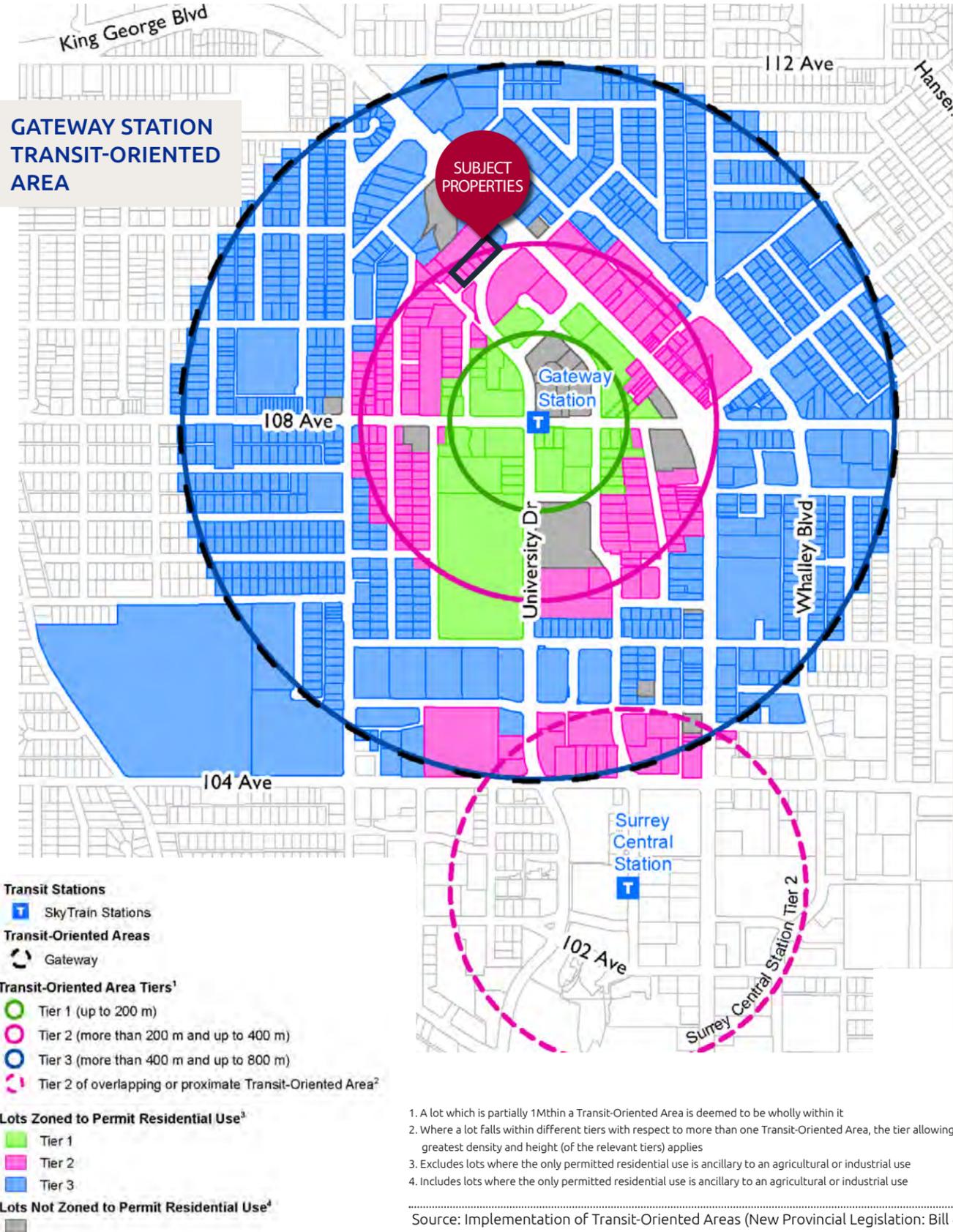
7.5 FAR

POTENTIAL BUILDABLE

±376,000sq ft

IMMEDIATE SCALE

Rare opportunity to initiate a multi-phased, master-planned redevelopment by consolidating adjacent parcels under a single developer vision.



1. A lot which is partially 1Mthin a Transit-Oriented Area is deemed to be wholly within it
 2. Where a lot falls within different tiers with respect to more than one Transit-Oriented Area, the tier allowing the greatest density and height (of the relevant tiers) applies
 3. Excludes lots where the only permitted residential use is ancillary to an agricultural or industrial use
 4. Includes lots where the only permitted residential use is ancillary to an agricultural or industrial use

Source: Implementation of Transit-Oriented Areas (New Provincial Legislation: Bill 47), Surrey TOA Report, City of Surrey

DEVELOPMENT POTENTIAL

LAND USE

The subject site is designated High Rise Residential – Type I under the Surrey City Centre Plan and falls within the Gateway District. The base FAR permitted is 5.5 and through the City’s Community Amenity Contribution framework there is potential to increase density up to 7.5 FAR.

FORM & CHARACTER

Envisioned to accommodate a tower and podium residential form consistent with the High Rise Residential – Type I designation under the Surrey City Centre Plan. As part of the Gateway District, the site acts as a welcoming entry to Surrey’s downtown and should reinforce a strong, coherent urban edge along University Drive and Haddon Road. Podiums should support fine-grained retail or residential frontage with appropriate setbacks, while towers are expected to prioritize slender profiles, view preservation, and tower separation to ensure livability.

SURREY CITY CENTRE PLAN UPDATE

Surrey City Centre is projected to reach 85,000 residents and 40,000 jobs by 2046. To guide this transformation, the City is updating its 2017 Plan to reflect changing market dynamics, transit infrastructure, and housing needs. Key initiatives include creating a Central Business District, expanding the plan area and implementing Transit-Oriented Areas and Small-Scale Multi-Unit Housing. The plan update is expected to be completed by Fall 2025.

VENDOR-CONTROLLED EXPANSION PARCELS

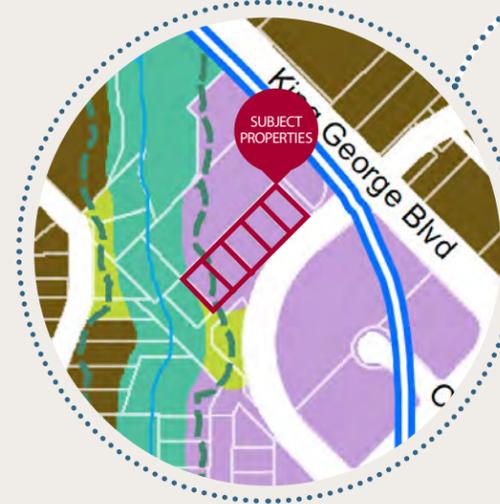
Current Assembly

Additional Assembly Opportunity

TOTAL SITE AREA
± 2.8 Acres

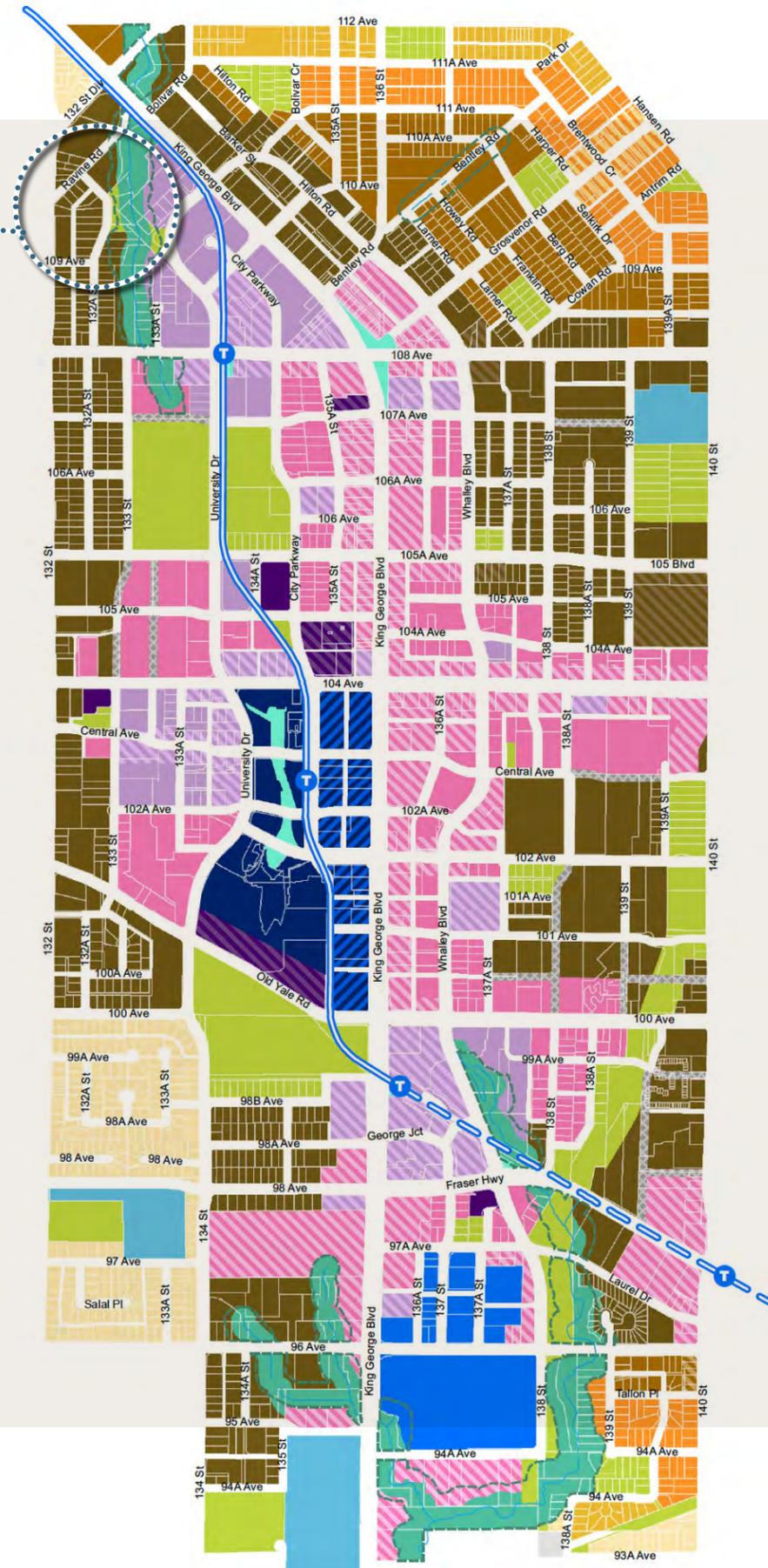


CITY CENTRE PLAN LAND USE MAP



LEGEND

- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low Rise Mixed-Use - Type II
- Low to Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type I
- High Rise Mixed-Use - Type I
- High Rise Residential - Type II
- High Rise Mixed-Use - Type II
- High Density Employment
- Central Business District - Area 1
- Central Business District - Area 2
- School
- Park
- Plaza
- Creek Buffer
- Utilities
- Long Term Road
- SkyTrain Stations
- SkyTrain
- Watercourses
- Top of Bank Buffer





SURREY CITY CENTRE

Surrey City Centre is the emerging downtown for British Columbia's fastest-growing city. With over \$13 billion in public and private investment, the area is transforming into a vibrant, high-density urban core anchored by major institutions, infrastructure and transit.

The City Centre Plan envisions a complete, walkable, transit-oriented downtown organized around a series of identifiable districts, each with unique roles and built forms. The Plan supports high-density residential, commercial, institutional, and mixed-use developments that align with SkyTrain access, green networks, and economic growth goals.

GATEWAY DISTRICT

The subject property is located within the Gateway District, one of the most prominent and transit-rich areas in City Centre. Positioned at the northern gateway to the downtown, the district is anchored by Gateway SkyTrain Station.

Key characteristics of the Gateway District include:

- » High-rise residential development supported by ground-level retail and services
- » Priority for transit-oriented & pedestrian-friendly design
- » Strong emphasis on gateway architecture, public realm enhancements and active frontages
- » Opportunity for iconic tower forms at key intersections
- » Integrated greenway and open space connections to enhance livability





NEARBY AMENITIES

EDUCATION

1. Simon Fraser University
2. New UBC Surrey Campus
3. Surrey Memorial Hospital & Health Precinct
4. Health & Technology District (HTD)
5. Surrey City Hall & Civic Plaza
6. Surrey Central Library

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

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.

Proximity to Major Transportation

Located within Surrey City Centre, Metro Vancouver's fastest-growing urban cores with robust development momentum supported by both the City of Surrey and the Province of BC.

The subject properties offer direct access to regional highways, major bridge crossings and Transit, enhancing its connectivity throughout Metro Vancouver and the Fraser Valley.

HIGHWAY ACCESS

Highway 1
(Trans-Canada Highway)
~6.5km | ~12min

Highway 17
(South Fraser Perimeter Road)
~8km | ~13min

Highway 99
~14km | ~20min

BRIDGE CROSSINGS

Pattullo Bridge
~2.5km | ~5min

Alex Fraser Bridge
~12km | ~17min

Port Mann Bridge (Highway 1)
~6.5km | ~10-12min

Golden Ears Bridge
~17km | ~20-25min

NEW DEVELOPMENTS



BridgeCity
Oviedo Developments



102+Park
Marcon



The Manhattan
ML Emporio



George Town
Anthem Properties



Parkway
Bosa Properties



Civic District
Wesgroup



Gateway Station
Tien Sher



Emerald Garden
Allure Ventures

FOR MORE INFORMATION, PLEASE CONTACT:

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