

PROPERTY DESCRIPTION

CIVIC ADDRESS: 17111 + 17101 80 Ave., Surrey, BC

NCP: Fleetwood

SIZE: 2.87 Acres

OPPORTUNITY:

- Court-ordered sale. Sold “as is, where is”. MNP Ltd. (the “Receiver”) was appointed receiver and manager of 1174214 B.C. Ltd. (the “Company”) by order of the Supreme Court of British Columbia and has engaged Homelife Advantage Realty c/o Joe Varing to list & market the subject properties for sale. The Receiver makes no representations or warranties and the sale is subject to court approval; buyers must rely on their own independent due diligence.
- The subject site is part of the Fleetwood Land Use Plan, designated Urban Residential – Townhomes.
- The site is only 1 km from the future SkyTrain station at 166 St / Fraser Hwy. Central Fleetwood location with quick access to Fraser Highway, Highway 1 via 152 Street, and key north-south routes including 160 St and 168 St. Close to Coast Meridian Park, Surrey Golf Club, Fleetwood Town Centre, Christ Worship Centre, and several other amenities, with nearby schools and childcare including Coast Meridian Elementary, Lord Tweedsmuir Secondary and Merita Learning Centre.

SITE NOTES:

Gross Area	2.87 Acres
Approved	57 Double Garage Units
PLA Approval	Expiration Spring 2027
Average Unit Size	1,600 SF (Excluding Garage)

CAC FEES: (PROJECT MANAGER, CITY OF SURREY: JONATHAN COCA | JONATHAN.COCA@SURREY.CA)

The project will be subject to the following CAC fees:

- Affordable Housing Contributions**
- Public Art (0.5%)**
- Tier 1 CACs**
- Tier 2 CACs
- Fleetwood Amenity Contributions**

**These CACs are typically deferred to BP issuance.

The new OCP, zoning, and ACC/DCC framework may impact the final CAC calculation.

TERMS:

- Potential for a nominee / share sale; savings to the Purchaser of appx. \$500k. (Subject to the Receiver’s approval)
- Potential for attractive financing for the qualified purchaser. (Subject to Lender approval and terms)

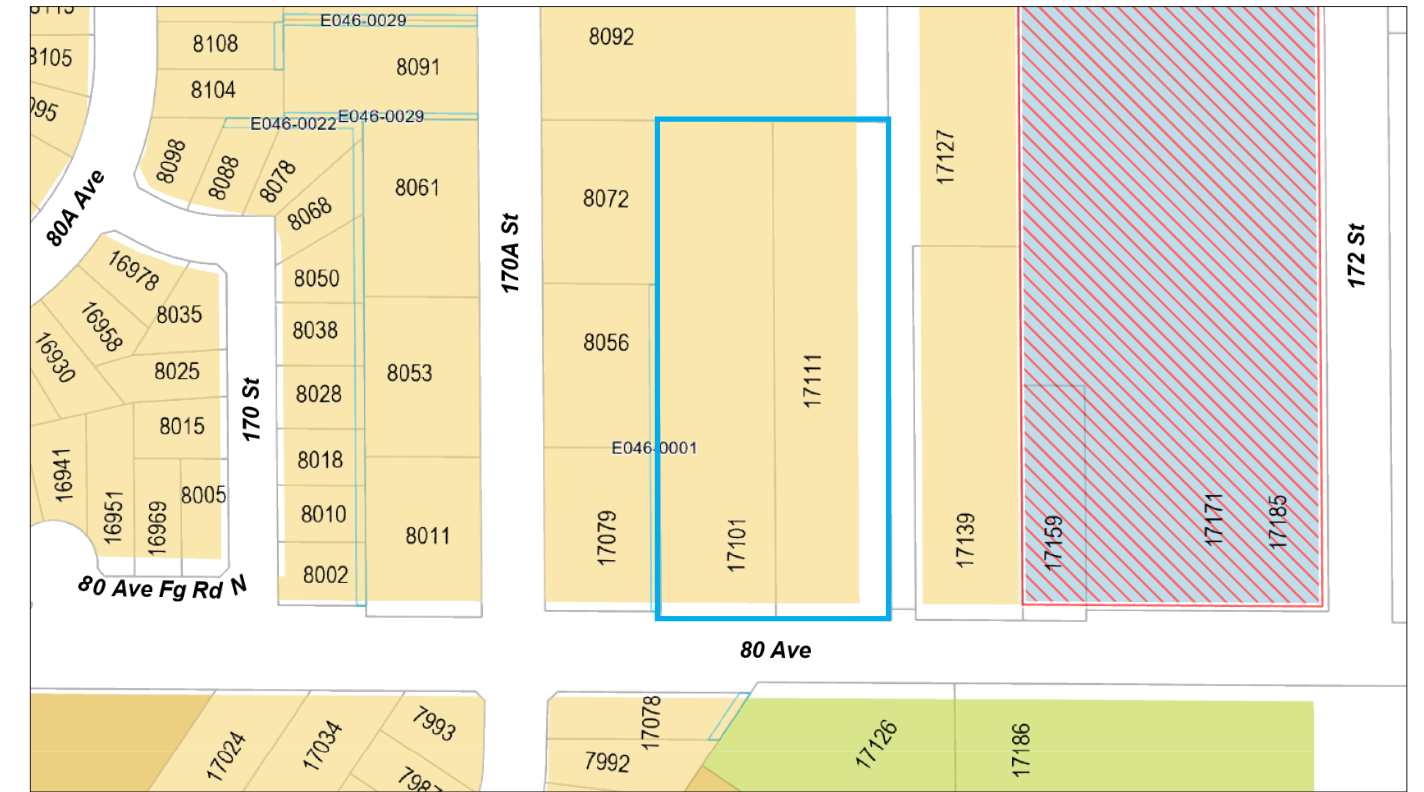
DD DOCS:

The following due diligence documents are available upon registration:

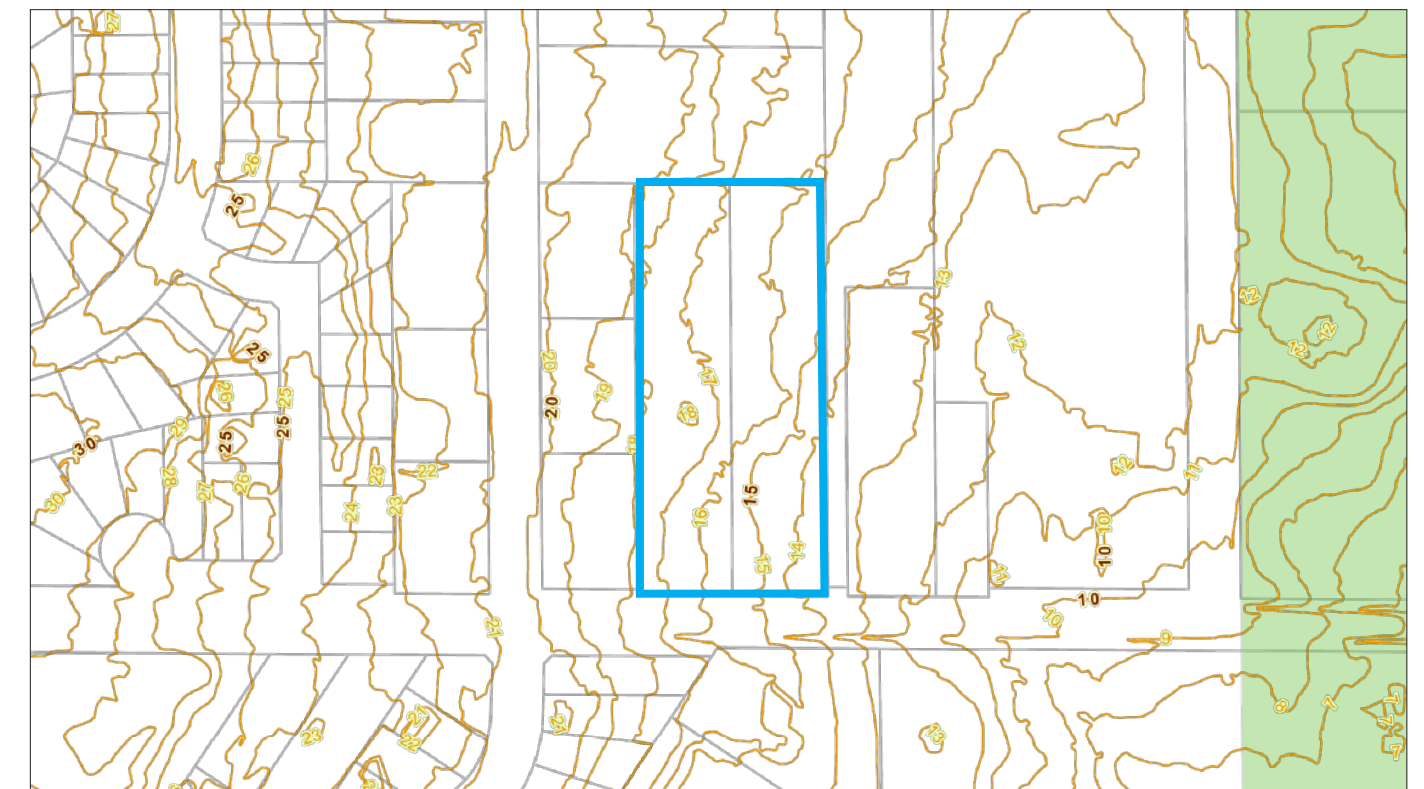
- PLA
- BP Drawings (60% Ready)
- Civil Costing Estimates
- Environmental Report
- Proforma Worksheet
- Site Grading
- Topog Contours
- Tax & Title

**To access the full due diligence data room, registration is required. Please email team@varinggroup.com.*

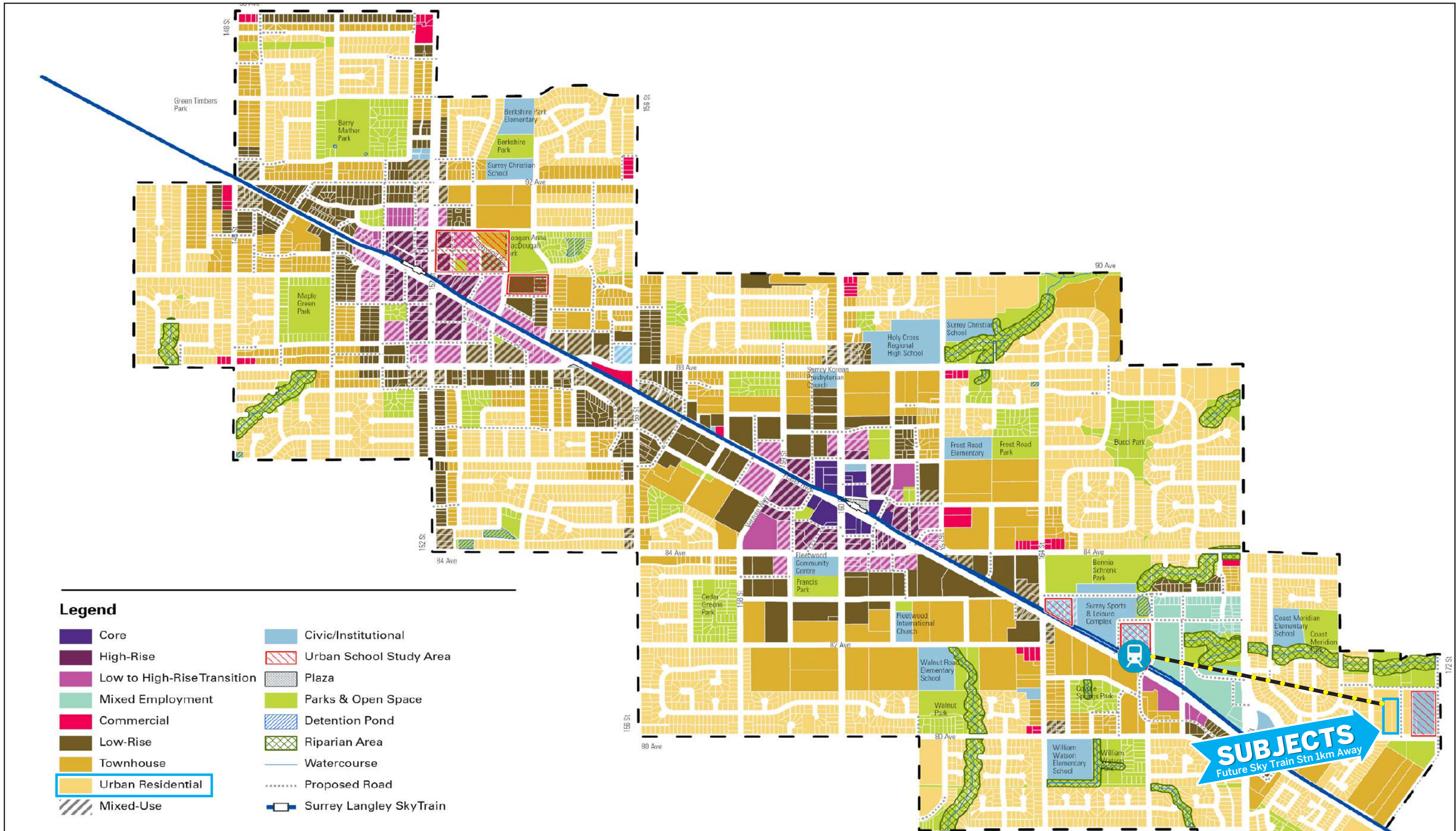
LEGAL VIEW

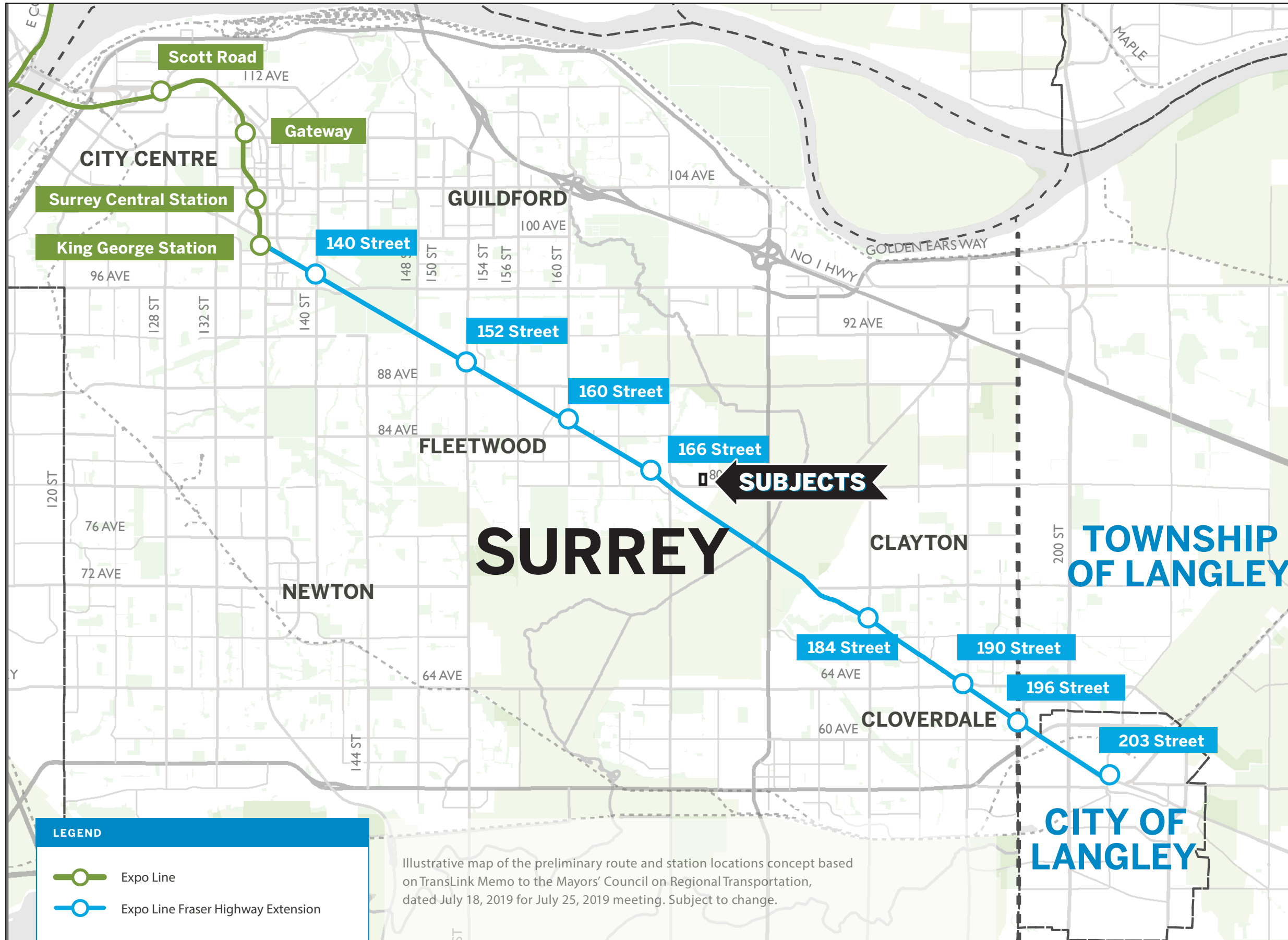


TOPOGRAPHY

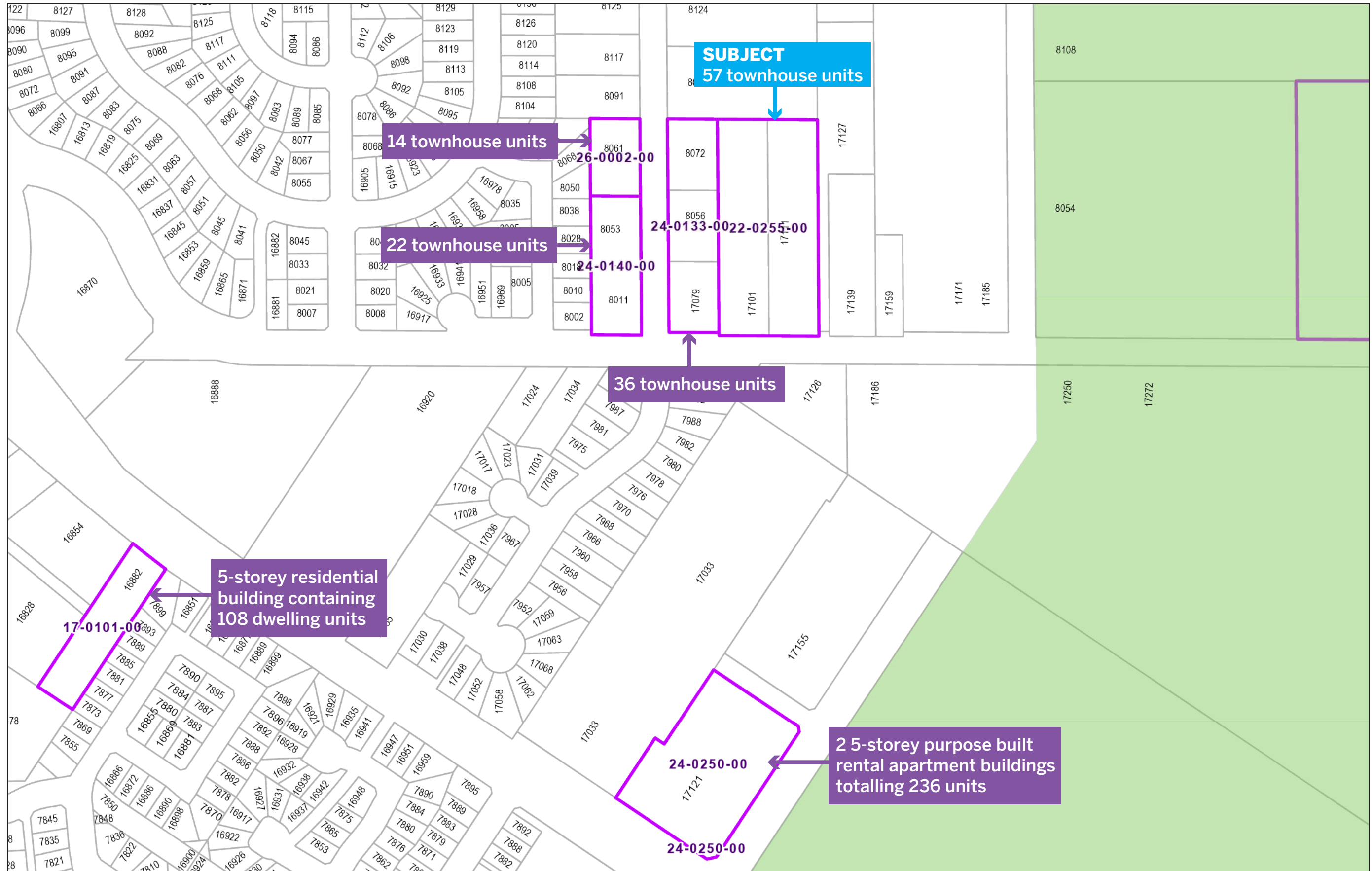


FLEETWOOD LATEST LAND USE MAP: STAGE 1





NEARBY ACTIVE APPLICATIONS



APPLICATION DETAILS

Project Overview

Application Number

22-0255

Address

17101 80 Ave, 17111 80 Ave

Description

OCP Amendment from Suburban to Urban; TCP Amendment from Urban Residential to Townhouse; Rezoning from A-1 to CD; Development Permit to permit the development of **57 townhouse units; and Consolidation of 2 properties**

Status

Third Reading

PLA

ISSUED: JAN 21, 2026

Assigned To

Robert Ordelheide, Robert.Ordelheide@surrey.ca (mailto:Robert.Ordelheide@surrey.ca),
(236)474-3129

Primary Contact Information

Primary Contact

Alvair Development Ltd. (Kunwar Bir Singh)

Phone Number

(778)839-5018

Address

14270 33 Ave

City

Surrey

Postal Code

V4P 3L0

Engineering Details

Engineering Project No

22-000255-000-00

Address

17101 80 Ave, 17111 80 Ave

Project Supervisor

Jonathan Coca, Jonathan.Coca@surrey.ca

Engineer

Centras Engineering Ltd: tommy@centras.ca

Architect

David Eaton Architect Inc/ParaMorph Architecture Inc.: info@paramorph.com

DRAWING LIST

• COVER	A-0.1
• PROJECT SUMMARY	A-0.2
• TOPOG SURVEY	A-0.3
• BASE PLAN	A-0.4
• CONTEXT PLAN	A-0.5
• SITE PLAN	A-1.0
• FIRE ACCESS PLAN	A-1.1
• FLOOR PLAN	A-2.0 - 2.27
• ELEVATIONS	A-3.0
• SECTIONS	A-4.0 - 4.1
• UNIT PLANS	A-5.0

PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC.
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 Vancouver, BC V6J 1H4
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 david@eatonarchitect.ca

SURVEYOR- TARGET LAND SURVEYING LTD
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 adam@targetlandsurveying.ca

CIVIL HUB ENGINEERING INC.
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 Surrey, BC V3W 2V6
 604-572-4328
 mgk@hub-inc.com

LANDSCAPE MPG LANDSCAPE
 Suite C100 - 4185 Still Creek Drive
 Burnaby, BC V5C 6G9
 604-294-0022
 pat@pmglandscape.com

PROGRAM SUMMARY

ADDRESS	17101 & 17111 - 80 AVENUE, SURREY, BRITISH COLUMBIA			
LEGAL DESCRIPTION	LOT 2 SECTION 30 TOWNSHIP 8 PLAN NWP10587 NWD LOT 1 SECTION 30 TOWNSHIP 8 PLAN NWP10587 NWD PART SW 1/4			

LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	124,858	11,599	2.87	1.16
	ROAD DEDICATION	22,886	2,126	0.53	0.21
	NET AREA (AFTER DEDICATION)	101,972	9,473	2.34	0.95

ZONING	CURRENT	PROPOSED
	A1	CD
AREA LAND USE PLAN	FLEETWOOD PLAN	

ZONING	SETBACKS	PROPOSED
	SOUTH (ALONG 80 AVE)	4.5m
	NORTH (ALONG NEIGHBOURING LOT)	6.0m & 3.0m
	EAST (ALONG 171 STREET)	4.5m
WEST (ALONG NEIGHBOURING LOT)	3.0m	

BLDG HEIGHT	PERMITTED	PROPOSED
	13 m	3 STOREY < 13 m

DENSITY	PERMITTED	PROPOSED
UPA (UNITS PER ACRE)		24
TOWNHOUSE DWELLING UNITS		57

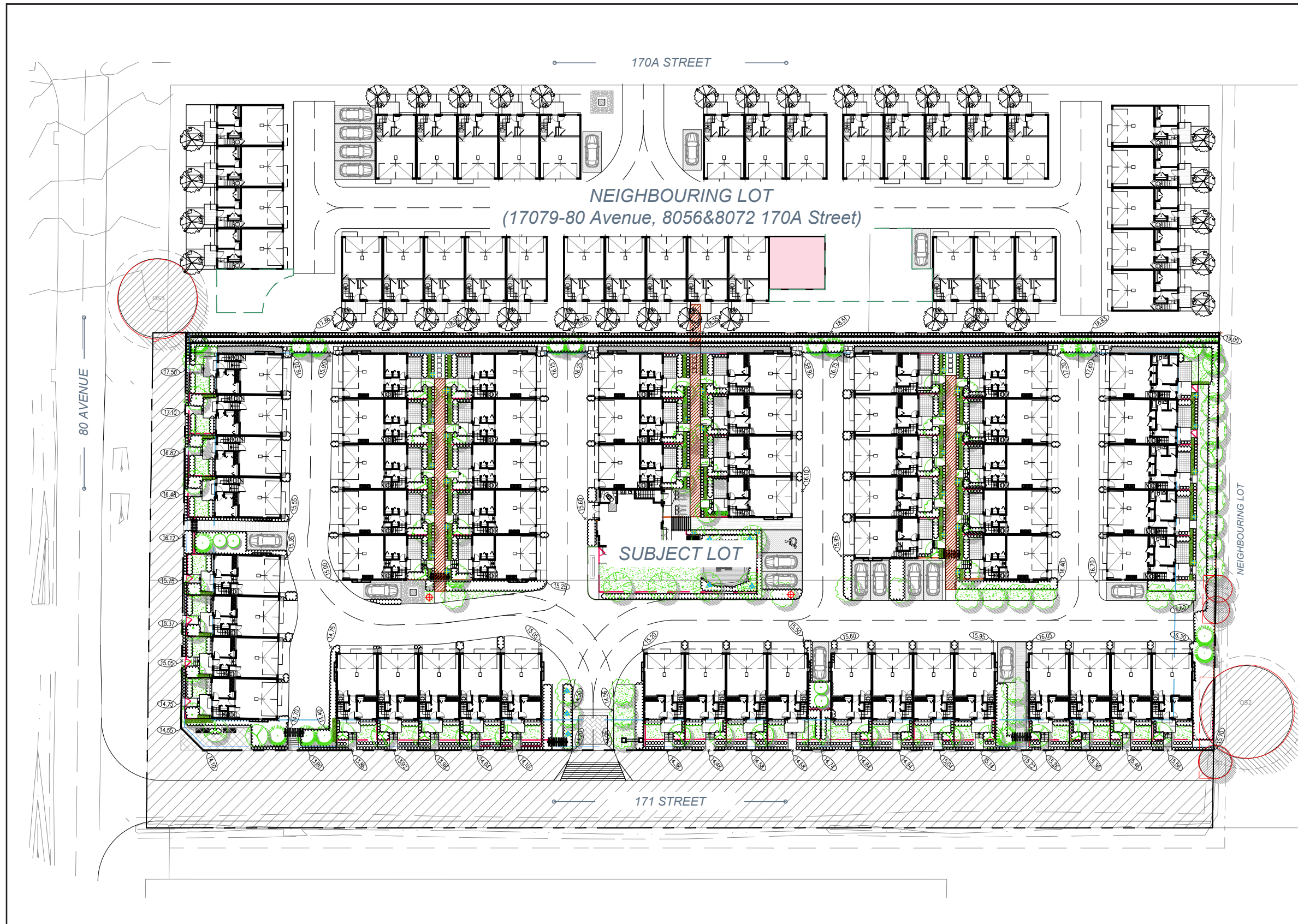
SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)
PROPOSED	38945	3,618	38.19%

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A / 4 BEDROOM	415	230	645	624	701	1,555	25	38,875
	UNIT-B / 4 BEDROOM	447	243	690	673	752	1,668	18	30,024
	UNIT-C / 4 BEDROOM	415	210	625	604	681	1,495	9	13,455
	UNIT-D / 4 BEDROOM	447	288	735	717	796	1,801	5	9,005
							TOTAL	57	91,359
						TOTAL FAR (NET)		0.90	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	TOWHHOUSE	57	2 CAR / UNIT	114	114
	VISITORS	57	0.2 CAR / UNIT	11.4 SAY 11	12
TOTAL				126	

AMENITY CALCULATIONS	AMENITY	
	INDOOR AMENITY	REMARKS
	REQUIRED (Sqft)	1,824
	PROPOSED (Sqft)	1,820
OUTDOOR AMENITY	REMARKS	
REQUIRED (Sqft)	1,824	
PROPOSED (Sqft)	2,700	

DRAWINGS: 57 TOWNHOME UNITS



TOPOGRAPHIC SITE PLAN OF LOT 1 AND 2
SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 10587

CIVIC ADDRESSES:
17101 80 Ave, Surrey, BC P.I.D. 009-354-701
17111 80 Ave, Surrey, BC P.I.D. 009-354-646

- LEGEND**
- DENOTES STANDARD IRON POST FOUND
 - ⊕ DENOTES FIRE HYDRANT
 - ⊖ DENOTES CATCH BASIN - TOP ENTRY
 - ⊘ DENOTES GUY WIRE
 - ⊙ DENOTES UTILITY POLE
 - ⊛ DENOTES STREET LIGHT - DAVIT
 - ⊜ DENOTES WATER VALVE
 - ⊝ DENOTES SANITARY MANHOLE
 - ⊞ DENOTES STORM MANHOLE
 - ⊟ DENOTES TREE AND CANOPY EXTENT
 - ⊠ DENOTES GROUND ELEVATION
 - ⊡ DENOTES GATE OPENING
 - ⊢ DENOTES CATCH BASIN - ROUND
 - ⊣ DENOTES SEPTIC LD
 - ⊤ DENOTES SANITARY INSPECTION CHAMBER
 - ⊥ DENOTES INSPECTION CHAMBER



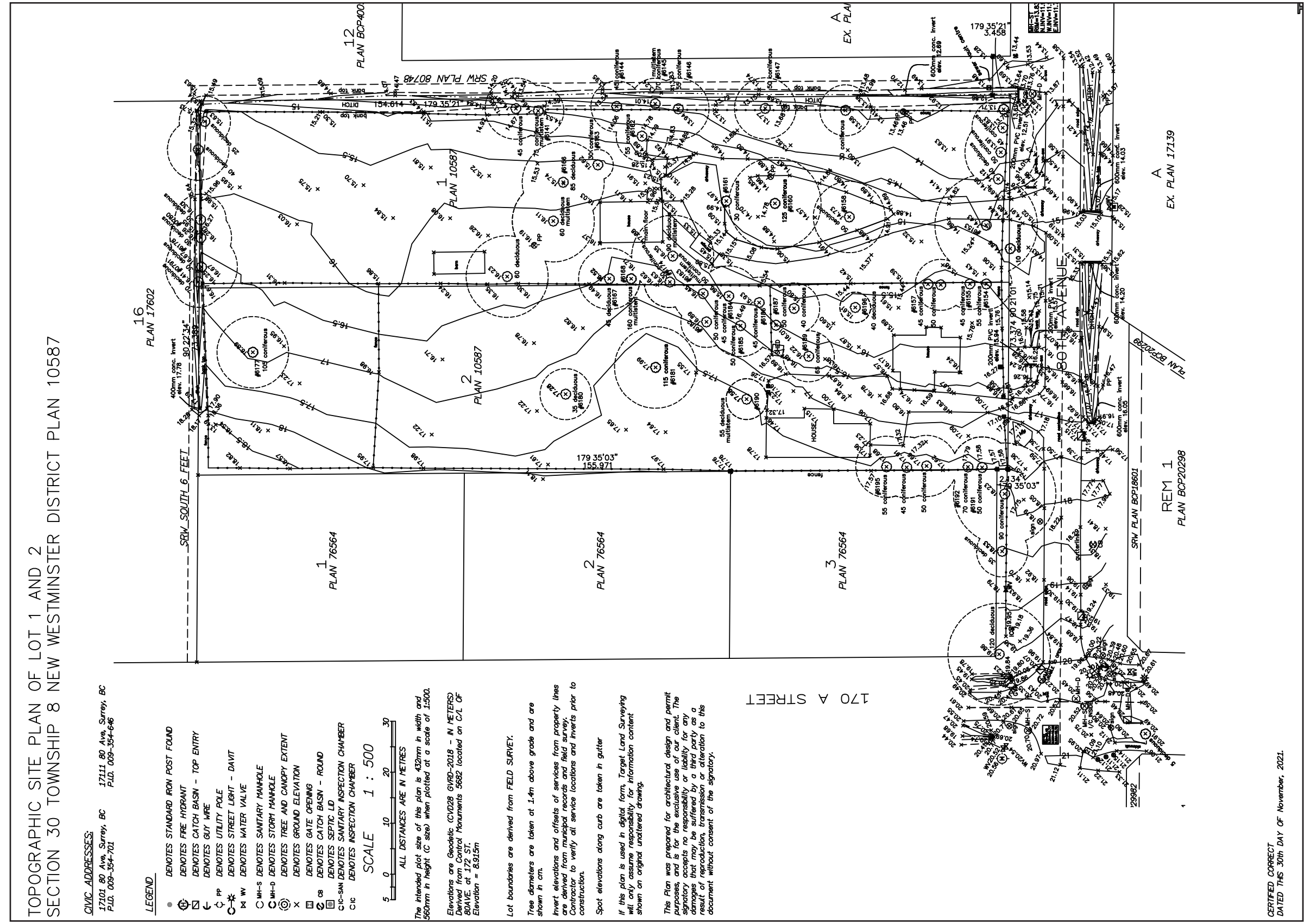
The intended plot size of this plan is 432mm in width and 560mm in height. (C size when plotted at a scale of 1:500.)

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Central Monuments 5682 located on C/L OF 80AVE. at 172 ST. Elevation = 83.915m

Lot boundaries are derived from FIELD SURVEY.
Tree diameters are taken at 1.4m above grade and are shown in cm.
Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.
Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

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CERTIFIED CORRECT
DATED THIS 30th DAY OF November, 2021.