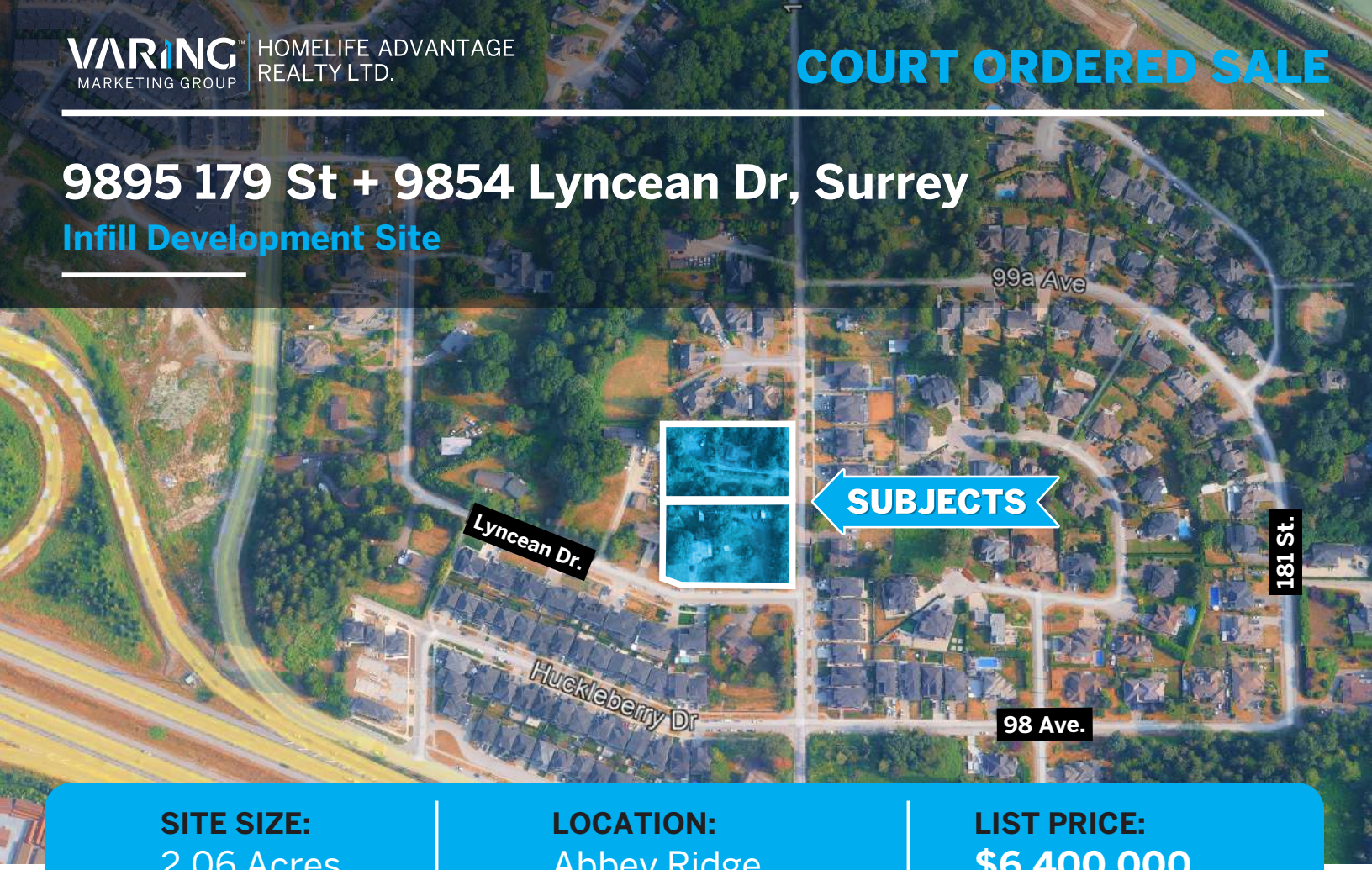
VARING MARKETING GROUP | HOMELIFE ADVANTAGE REALTY LTD.

COURT ORDERED SALE

9895 179 St + 9854 Lyncean Dr, Surrey

Infill Development Site

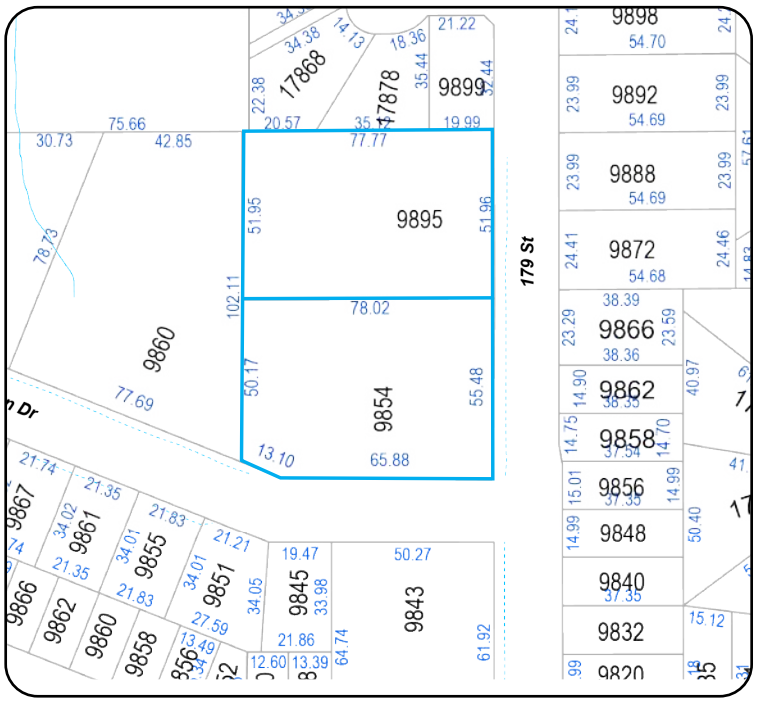


SITE SIZE:	LOCATION:	LIST PRICE:
2.06 Acres	Abbey Ridge	$6,400,000

AERIAL VIEW



DIMENSIONS (IN METRES)



VARING MARKETING GROUP
HOMELIFE ADVANTAGE REALTY LTD.

HOMELIFE ADVANTAGE REALTY LTD.

Joe Varing - Personal Real Estate Corporation
360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information purposes only. While believed to be accurate, Varing Marketing Group makes no representations or warranties regarding the information herein. Interested parties should conduct their own independent due diligence regarding ownership, property condition, and suitability. Not intended to cause or induce breach of any existing agency agreement.

PROPERTY DESCRIPTION

CIVIC ADDRESS:	9895 179 St + 9854 Lyncean Dr., Surrey
SIZE:	2.06 Acres
AREA:	Abbey Ridge
PROPERTY TAXES:	$25,564.77
BC ASSESSMENT:	$6,525,000
PRESENT ZONE:	RA (Residential Acreage Zone)
PRICE:	**$6,400,000**

OPPORTUNITY:

- Court-ordered sale. Sold "as is, where is." Guards Capital (the "Lender") has been granted conduct of sale pursuant to an order of the Supreme Court of British Columbia and has engaged HomeLife Advantage Realty Ltd. c/o Joe Varing to list and market the subject property for sale.

- A 2.06-acre infill development opportunity in Surrey's established Abbey Ridge neighbourhood.

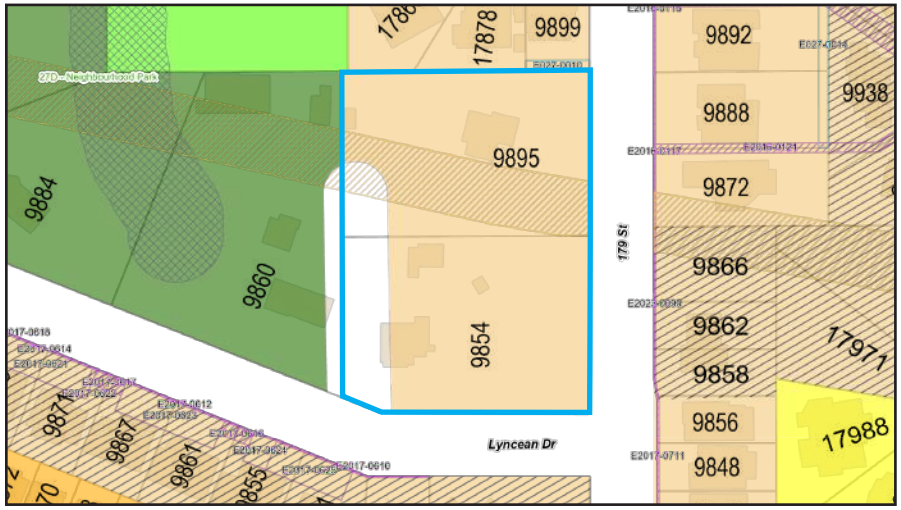
- Approval is in place for the subdivision of the properties into 11 Single-Family lots, comprising 7 RF lots and 4 RF-13 lots. Based on the City of Surrey's updated Official Community Plan, the City may also support townhome development, with potential for approximately 36 - 44 units. Prospective purchasers should independently confirm all development potential directly with the City of Surrey Planning Department at *planningdevelopment@surrey.ca.*

- Both properties have existing residences, offering potential for strong rental income. (The buyer should independently verify the rental income potential).

  <u>9895 179 St:</u>
  Approx. 2,160 SF three-level split residence with 4 bedrooms and 3 bathrooms, situated on approx 1 acre.

  <u>9854 Lyncean Dr:</u>
  Approx 2,567 SF residence with 4 bedrooms and 2.5 bathrooms, situated on 1.06 acres.

LEGAL VIEW

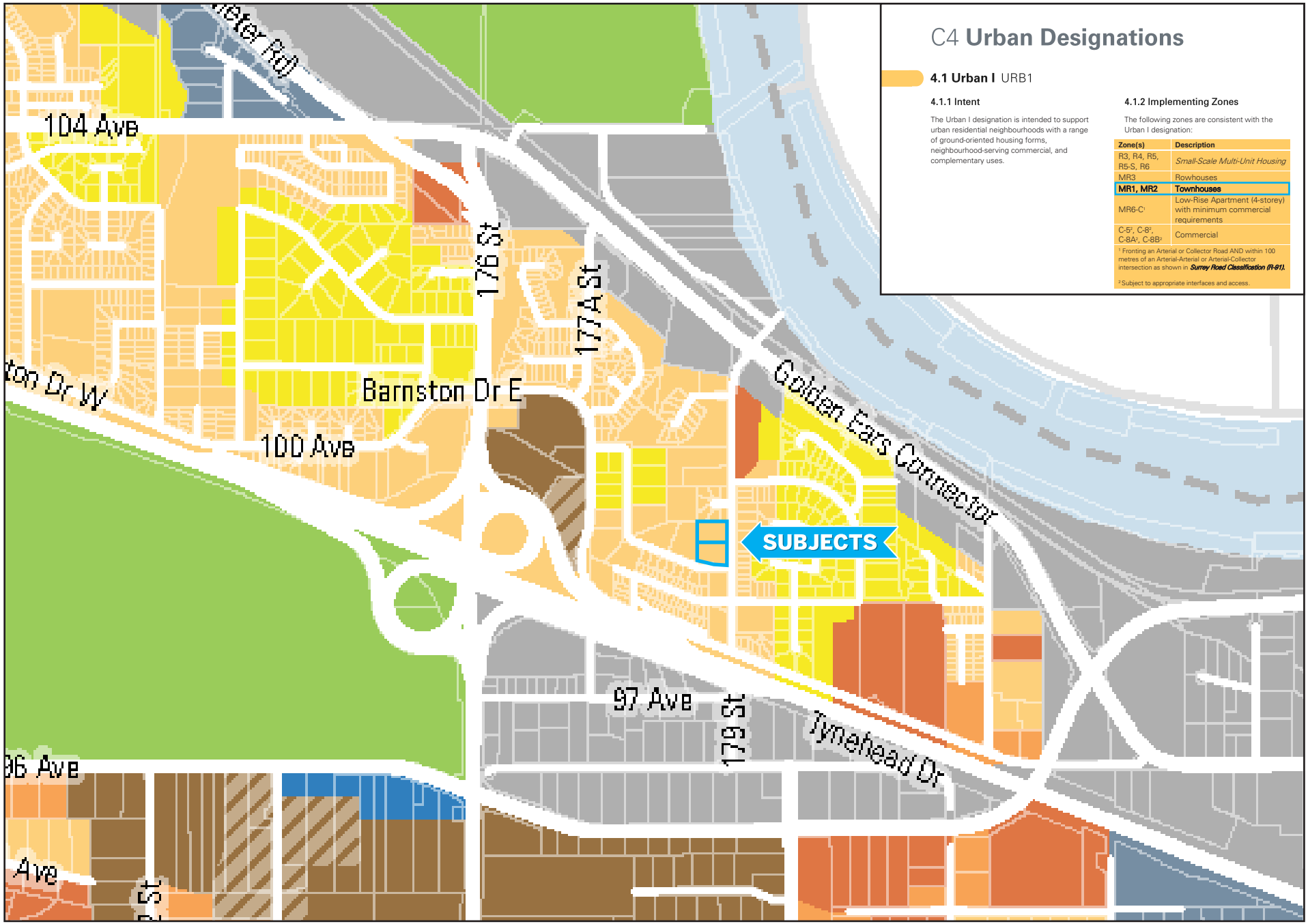


DRAFT LAYOUT (43 TOWNHOMES)



<u>BUYER DUE DILIGENCE:</u> *This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.*

SURREY 2050 OCP LAND USE MAP



C4 Urban Designations

4.1 Urban I URB1

4.1.1 Intent

The Urban I designation is intended to support urban residential neighbourhoods with a range of ground-oriented housing forms, neighbourhood-serving commercial, and complementary uses.

4.1.2 Implementing Zones

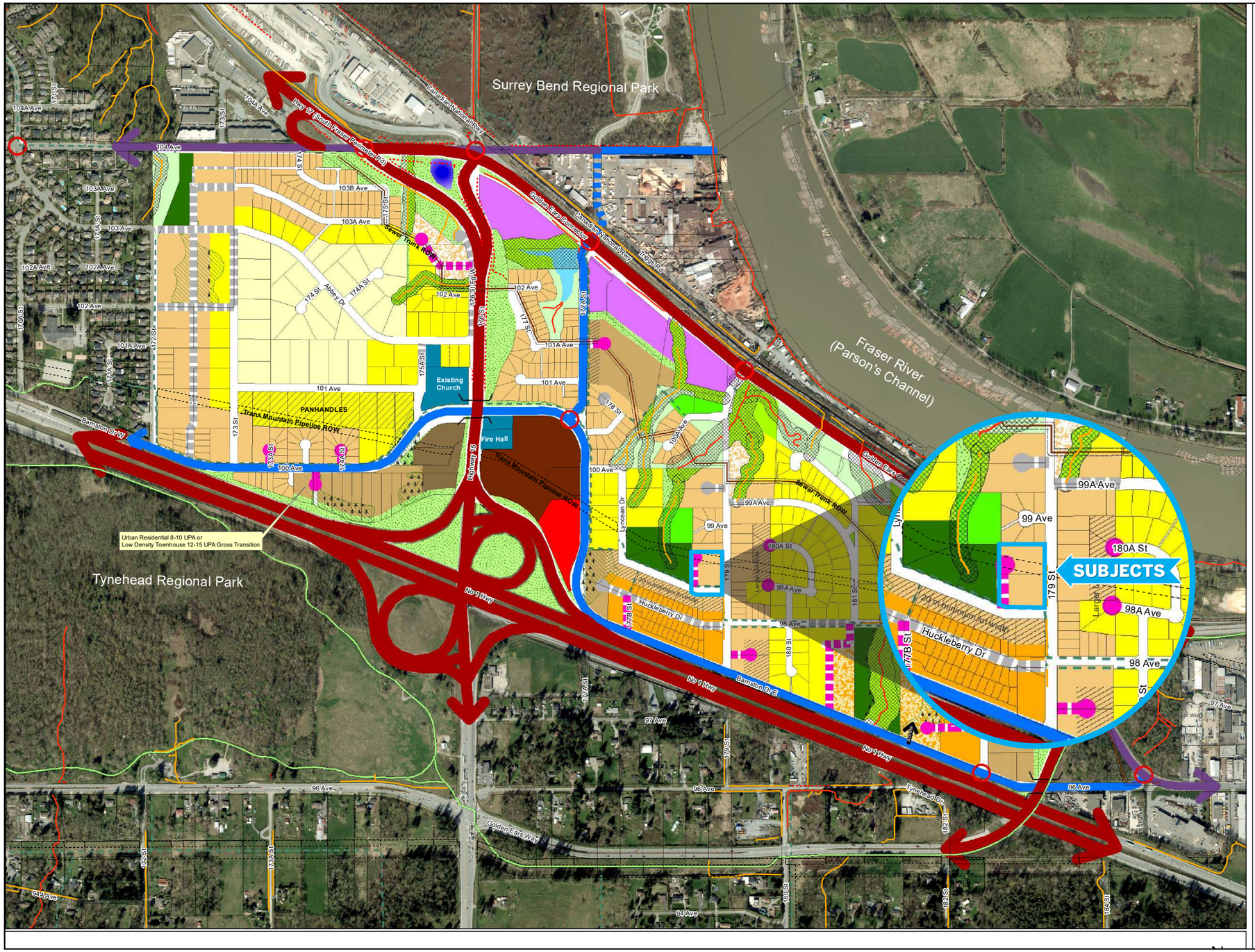
The following zones are consistent with the Urban I designation:

Zone(s)	Description
R3, R4, R5, R5-S, R6	*Small-Scale Multi-Unit Housing*
MR3	Rowhouses
MR1, MR2	**Townhouses**
MR6-C[1]	Low-Rise Apartment (4-storey) with minimum commercial requirements
C-5[2], C-8[2], C-8A[2], C-8B[2]	Commercial

[1] Fronting an Arterial or Collector Road AND within 100 metres of an Arterial-Arterial or Arterial-Collector intersection as shown in ***Surrey Road Classification (R-91).***

[2] Subject to appropriate interfaces and access.

ABBEY RIDGE LAND USE MAP



LEGEND

Land Use Designations

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

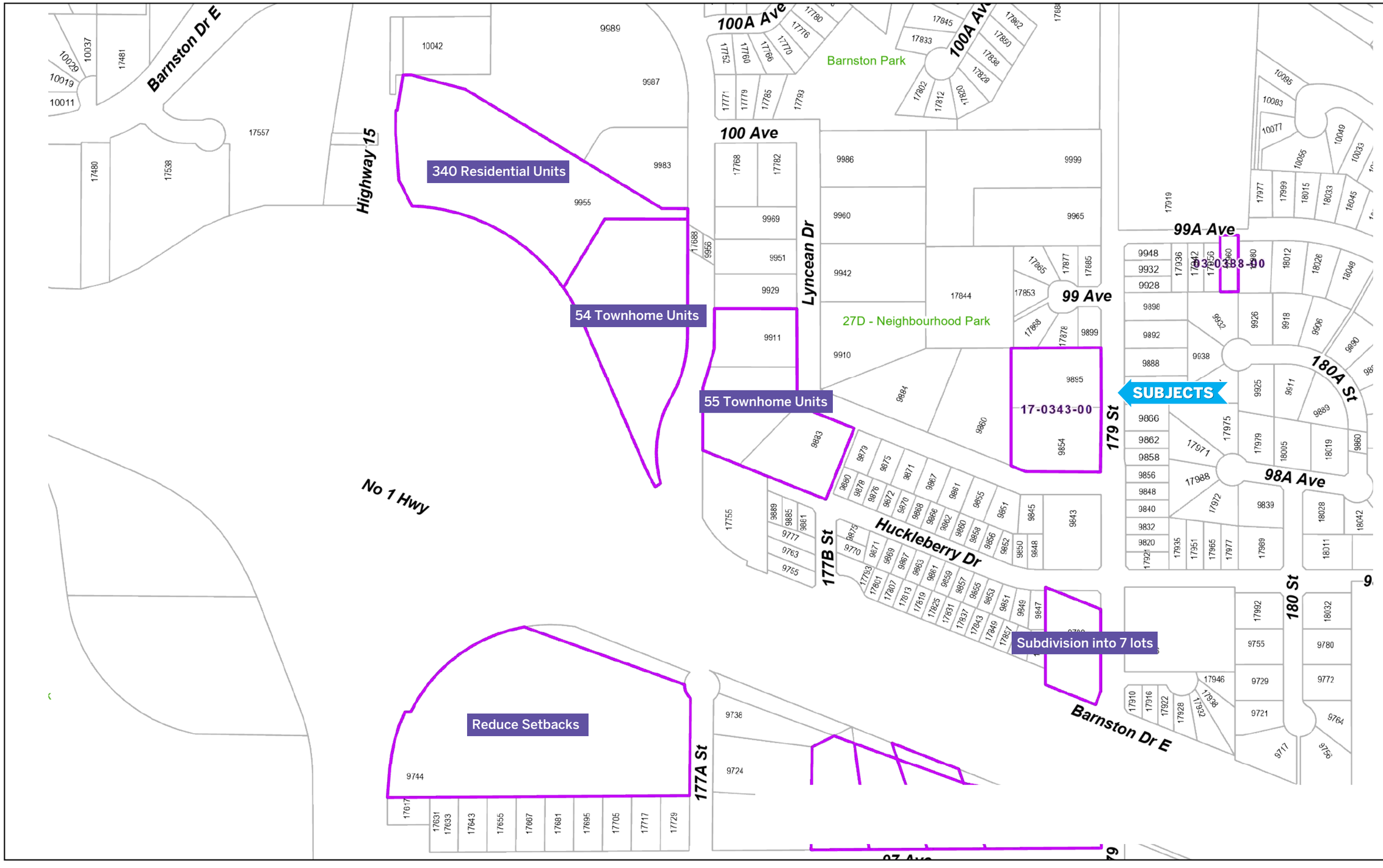
Transportation Network

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

Utilites & Other

- SanitaryTrunkSewer_ROW_10m_AbbyRidge
- SanitaryTrunkSewer_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A

NEARBY ACTIVE APPLICATIONS



DRAFT LAYOUT (43 TOWNHOMES)



LEGEND

- ELEC. CLOSET
- INDOOR AMENITY AREA
- OUTDOOR AMENITY AREA
- TMO RIGHT-OF-WAY
- UNIT-A
- UNIT-A1
- UNIT-A2
- UNIT-B
- UNIT-B1
- UNIT-C
- UNIT-C1

DATA SHEET:

LEGAL INFORMATION			
Name	Area (sqm)	Area (sqf)	Area (acres)
01 - GROSS SITE AREA	8329.91 m²	8329.91 m²	2.06 acres
02 - GREENWAY DEDICATION	118.50 m²	118.50 m²	0.03 acres
03 - NET SITE AREA	8211.41 m²	8211.41 m²	2.03 acres

LOT COVERAGE		
AREA	NET SITE AREA	LOT COVERAGE (%)
2669.60 m²	8211.41 m²	33%

OUTDOOR AMENITY			
NUMBER OF UNITS	Required Outdoor Amenity Area (*3 sqm per Unit)	Outdoor Amenity Area provided	
43	129.00 m²	On Developable Land	93 m²
		Bonus area on TMO Right- Of- Way	1147.0 m²
		Total usable Outdoor Amenity	1240.0 m²

INDOOR AMENITY AREA		
NUMBER OF UNITS	Rquired Outdoor Amenity Area (*3 sqm per Unit)	Amenity Area Provided
43	129.00 m²	63.39 m²

PARKING SCHEDULE - RESIDENTIAL SPOTS	
Required Parking (2 per each Unit)	Provided Parking
86	86

PARKING SCHEDULE - VISITOR SPOTS	
Required Parking (0.2 per each Unit)	Provided Parking
9	13

UNIT COUNT / BUILDING	
Name	Count
BUILDING 1	
UNIT-A	3
UNIT-A1	2
BUILDING 2	
UNIT-A	2
UNIT-A1	2
BUILDING 3	
UNIT-A	2
UNIT-A1	1
UNIT-B	1
UNIT-B1	1
BUILDING 4	
UNIT-A	1
UNIT-A1	1
UNIT-C	2
UNIT-C1	1
BUILDING 5	
UNIT-C1	2

UNIT COUNT / BUILDING	
Name	Count
BUILDING 6	
UNIT-A	4
UNIT-A1	2
BUILDING 7	
UNIT-A	3
UNIT-A1	1
UNIT-A2	1
BUILDING 8	
UNIT-A1	2
BUILDING 9	
UNIT-A	1
UNIT-A1	1
UNIT-A2	1
BUILDING 10	
UNIT-A1	2
BUILDING 11	
UNIT-A1	2
BUILDING 12	
UNIT-A1	2
Grand total	43

DRG COMMENTS

DESIGN REVIEW GROUP MEETING **Date:** December 19, 2023

Address: 9895 179 Street and 9854 179 Street **Project No.:** 7917-0343-00

1. **Planning**
   - **Provide a point-by-point written response to each comment with the next submission.**
   - LAP amendment to "Townhouse 15 – 20 UPA" can be supported. Current density as shown is 21 UPA, applicant to meet maximum 20 UPA.
   - Applicant to provide FAR in the development stats at next submission (maximum density permitted in the RM-30 zone is 1.00 FAR, based on net site area).
   - This application will require:
     - Official Community Plan (OCP) amendment to Urban (Note that the urban designation permits up to 20 UPA)
     - Rezoning from RA to RM-30
     - LAP amendment to "Townhouse 15 – 20 UPA"
     - Development Permit for Form and Character
     - Subdivision to 1 lot
     - Development Variance Permit for setbacks
   - Indoor amenity space is only meeting ~50% of requirement. Applicant to meet bylaw minimum (129 sq.m).
   - The outdoor amenity space needs to be programmable. What is shown right now looks like it was leftover space from the ROW. Please show how it will be programmed and function. 129 sqm is required. Parks is not opposed part of the TMO being used toward outdoor amenity space amount as open lawn, but the outdoor amenity needs to be programmable.
   - Provide a fire services site plan (see SFS site plan requirements)
   - Provide geodetic elevations along all lot lines and where private walkways interact with the public realm (including park and greenway), as established by the Civil Engineer. The FFE of all proposed townhouse units fronting the public realm should be set between 0.6 to 1.2m above geodetic elevation of the abutting sidewalks.
   - Applicant to confirm TransMountain requirements are met and to confirm drive aisle and paved visitor parking stalls are allowed within the TMO ROW.
   - Providing landscaping at each individual entrance and between driveways. Landscaping plan should be submitted.
   - Dimensions should be shown in metric, imperial can follow in brackets.

2. **Transportation**
   - 3m x 3m corner cut to be shown at intersection of 179 St & Lyncean Dr.
   - Site may have accesses onto both Lyncean Dr and 179 St.
   - Visitor parking stalls must be paved (not gravel).
   - Show visitor bicycle spaces.
   - 1.5m road dedication (where greenway shown) at south PL for the MUP. Label this as road dedication.

3. **Land Development Servicing**
   - Submit off-site site civil servicing plan, in accordance with the Abbey Ridge LAP and associated servicing strategy.
   - Construct Works and Services (roadworks, sanitary, storm and water mains) as required.
   - Construct infiltration galleries and/or rain gardens within the boulevard that occupy 5% of the road allowance area (assuming a 0.45m deep infiltration trench), as required.
   - Construct additional downstream storm and sanitary main upgrades, as determined by Stormwater Control Plan (SWCP) and sanitary catchment plan.
   - Submit fire flow calculations, daily water demand and velocity analysis to confirm the extent and water main sizes/upgrades required to satisfy the fire flow requirements for the proposed development. Up/downstream improvements may be required.
   - Provide on-site stormwater mitigation features and water quality treatment in accordance with the LAP and Bon Accord – North Slope ISMP.
   - Stream determination required if any water courses are impacted.
   - Provide road dedication and SRW as required by Transportation.
   - Latecomer and DWA charges applicable. 100% cash payment required for sanitary sewer DCCs.

4. **Urban Design**
   - Further urban design review to be forthcoming when more details/drawings are provided.
   - Applicant to review Official Community Plan, Development Permit Guidelines: Form and Character, with specific reference to "All Types", and "Townhouses", as well as the Abbey Ridge LAP for design guidelines. These guidelines provide the basic Form and Character expectations for all sites, and the project design should develop to respond to these guidelines. Staff can respond to any clarifications requested.
     - Reference to OCP Design Guidelines below abbreviated as "OCP DP1.1."
   - Provide elevations, floor plans, site sections, etc.
   - Provide a separate base plan drawing on its own sheet, clearly showing only existing and new property lines, corner cuts, SROWs, dedications, easements with dimensions.
   - Label property line, setbacks, ROWs, greenway, dedications and easements.
   - Site plan should show trees to be retained (and not proposed trees). New trees to be shown on landscape drawings.
   - Provide a Fire Access Plan as outlined in "Surrey Fire Service Fire Department Site Plan Requirements for Land Development".
   - Provide a broad statement of key sustainability concepts in categories such as energy, site design, water use, irrigation, landscaping, passive solar, stormwater retention strategy (as per OCP DP1.1. 46 & 151 to 153).
   - Floor plans on site plan, as well as ground-oriented patios, steps, gates, etc.to be shown.
   - All units facing the park, greenway and street frontages should have a habitable room facing the park/greenway.
   - Provide publicly accessible open space (i.e. a plaza).
   - Side of all buildings fronting streets to look like frontages.
   - Park frontages should be designed as frontages.
   - Site sections that show the grading has been carefully considered to be provided. All retaining walls should be identified.
   - Careful consideration should be taken to the connection between the north property line and the single-family homes to be north related to grading (i.e. avoid significant retaining wall drops).
   - Provide an onsite publicly accessible open space plaza at the SW corner with seating opportunities and trees for shade as per the OCP DP1.1.

5. **Trees/Landscaping**

Arborist Report

   - Provide an updated arborist report, site to be designed to maximize healthy tree retention where possible. Ensure all general requirements are met. Refer to attached Terms of Reference (these are for single family as we are in the process of updating the multi-residential TOR but still provide guidelines to be followed).

- Include a Legal Tree Survey with next submission.
- The applicant should be informed that if there is a Servicing Agreement with this project, all trees within influencing distance of the Service Agreement work will need to be included in the Arborist Report.

Landscape Plan

- Provide landscaping drawings, showing details such as fencing, planting, lighting information, etc.
- Refer Landscape Architect to website for all general requirements for Landscape Plans submitted to the City of Surrey as needed. http://www.surrey.ca/community/16200.aspx
- All plans submitted to the City are to be in metric. Imperial measurements may be included in brackets.
- All plans are to include a bar-scale.
- All base file line work is to be labeled for clarity.
    - Include any subsurface features that may impact vegetation.
    - Label all easements and statutory right of ways.
    - Show extent of underground parking and identify any overhangs or columns.
    - Show Architectural features, including doors and windows, and label or show interior uses adjacent to the landscape.
- Once site layout and concept plan has been determined, provide separate sheets for:
    - Hardscape and furnishings,
    - Planting,
    - Grading - show all slopes, TOW/BOW, spot elevations, etc.
    - Fencing and gates, rails, retaining walls, planters, and terraces, etc. *this may be incorporated into the Grading Plan with proper legibility.
    - Landscape Lighting, as applicable – Dark Sky model to be followed.
    - Sections - provide a cross section of all grade changes showing the most extreme example of each.
    - Details - Provide installation details, model specifications, cut sheets, etc. as applicable for all site features, whether custom or manufactured.
- All trees are required to have adequate access to 10 m3 of growing medium, with any shortfall made up by soil cells or structural soil equivalent (4:1 ratio – 4m3 structural soil = 1m3 growing medium), measured at 0.6m at grade and 1.0m at grade over slab.
    - Raised planters are generally to be avoided unless they are addressing a grade transition.
    - Slabs below are to be lowered rather than providing raised planters or mounding soil up to meet soil volume requirements. Soil mounding at max 3:1 is for drainage from trunk only.
    - Soil is to be contiguous above or below ground wherever practical to benefit trees.
    - Narrow extended arms or sharp curves (90 degrees) are not counted towards soil volume.
    - All trees within 1m of hardscape require structural soil under the hardscape. Provide sections demonstrating how all planters and planting over slab will meet the soil volume requirements.
    - Ensure structural support is calculated for fully saturated soil when trees are at their mature size. If the Landscape Architect suggests more soil for the tree(s) to reach mature size, this calculation is to be coordinated with the Architect and the Structural Engineer as well.
- Provide decorative paving at all driveway entrances, including ramps to parking below.
- Provide decorative paving crosswalks at all significant internal pedestrian crossings. If there are no crosswalks at amenity areas, provide decorative paving along the drive aisle interface.
- Identify locations of any PMTs, bike racks, garbage staging areas, passive and active amenity area uses, site features, etc.
- Additional comments specific to site elements and detailed design will be provided with more information.

6. Parks

- Outdoor amenity space is currently under requirement. The outdoor amenity needs to be programmed. Parks may be willing to accept some of the TMO as outdoor amenity, as open lawn space, if the outdoor amenity is programmed in a way that functions well for residents.
- Fencing will be required where the ROW meets the future park.
- Park should be labeled as “Future Park” as it is not currently a park.
- The greenway will be taken as road dedication, not park dedication.

These comments do not necessarily constitute the sum total of staff comments with respect to the proposal. Comments provided were based on the review of preliminary documents, however, further review by internal stakeholders and/or external consultants may result in additional considerations or the revocation of previously provided City comments.

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