

14318 60 Ave, Surrey

3rd Reading Multi-Family Development Site w/ PLA

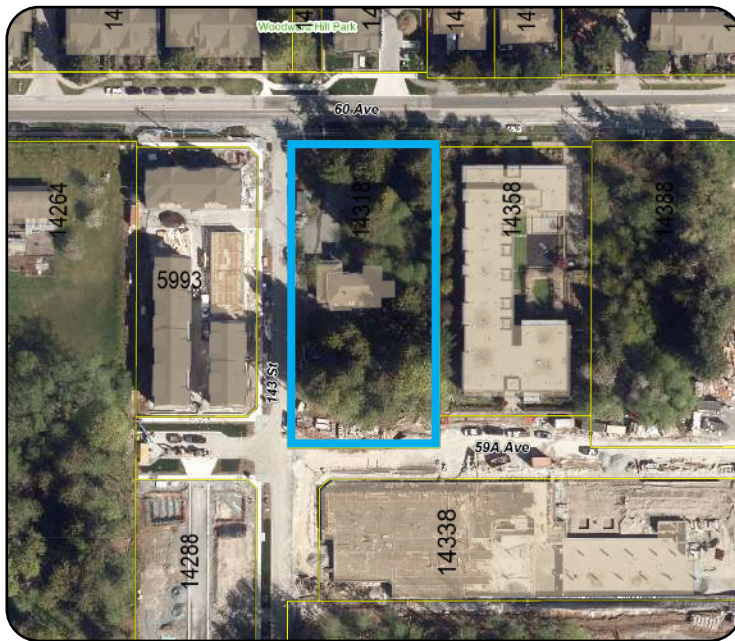


SITE SIZE:
1.16 Acres

AREA:
South Newton

LIST PRICE:
\$7,500,000

AERIAL



DIMENSIONS



PROPERTY DESCRIPTION

CIVIC ADDRESS: 14318 60 Ave, Surrey
AREA: South Newton
PROPERTY TAXES: \$31,208.55
BC ASSESSMENT: \$5,920,000
PRESENT ZONE: RA (Residential Acreage Zone)
LIST PRICE: **\$7,500,000**

OPPORTUNITY:

- The property has achieved 3rd reading with PLA for 112 condo units at 2.5 FAR.
- Several active development applications in the area, see attached map, pg 6.
- Just minutes from Sullivan Elementary, Woodward Hill Elementary, and Sullivan Heights Secondary, with nearby access to Goldstone Park and Hyland Creek Park. Conveniently located close to Newton Town Centre and Panorama Village Shopping Centre.

DEVELOPMENT SUMMARY:

Status	3rd Reading achieved April 27, 2026	FAR Floor Area	Approx. 87,112 SF
Proposed Zoning	CD based on RM-70	Total Area including Indoor Amenity	Approx. 89,915 SF
Gross Site Area	50,334 SF / 1.16 acres	Building Height	5 storeys
Road Dedication	15,469 SF / 0.36 acres	Residential Units	112 units
Net Developable Area	34,865 SF / 0.80 acres	Adaptable Units	23 units
Average Unit Size	Approx. 662 SF	Underground Parking	3 levels
Road Dedication	Approx. 30.7%	Vehicle Parking	175 stalls: 151 resident + 24 visitor
Proposed Density	2.5 FAR	Bicycle Parking	51 spaces: 45 resident + 6 visitor

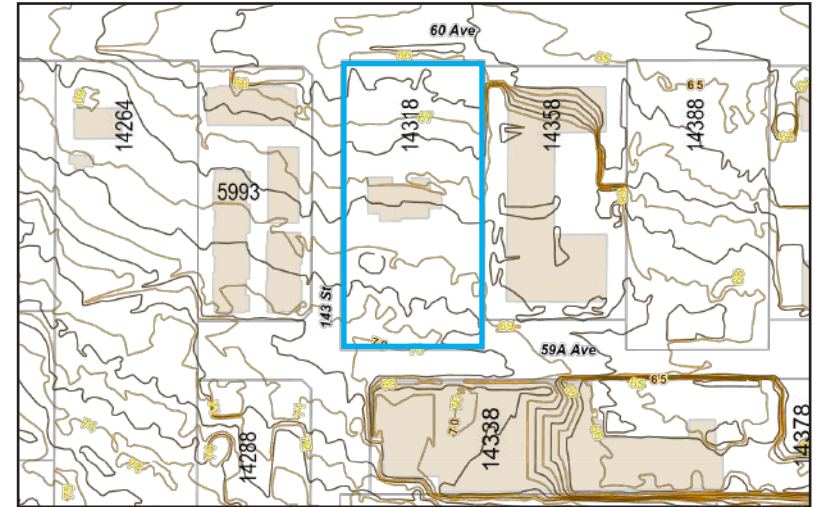
DD LINK:

- Architectural Drawings
- Topographic Survey
- Geo Tech Report
- Arborist Report

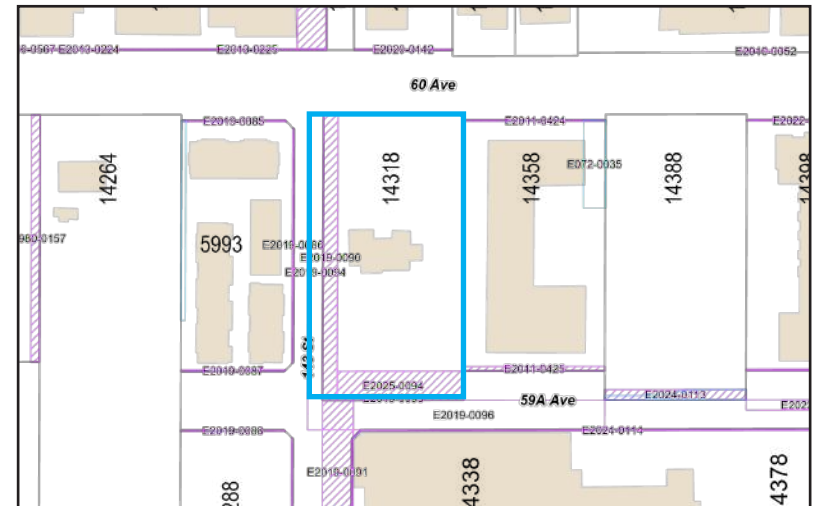
[14318 60 AVE - DD LINK](#)

BUYER DUE DILIGENCE: 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.

TOPOG VIEW

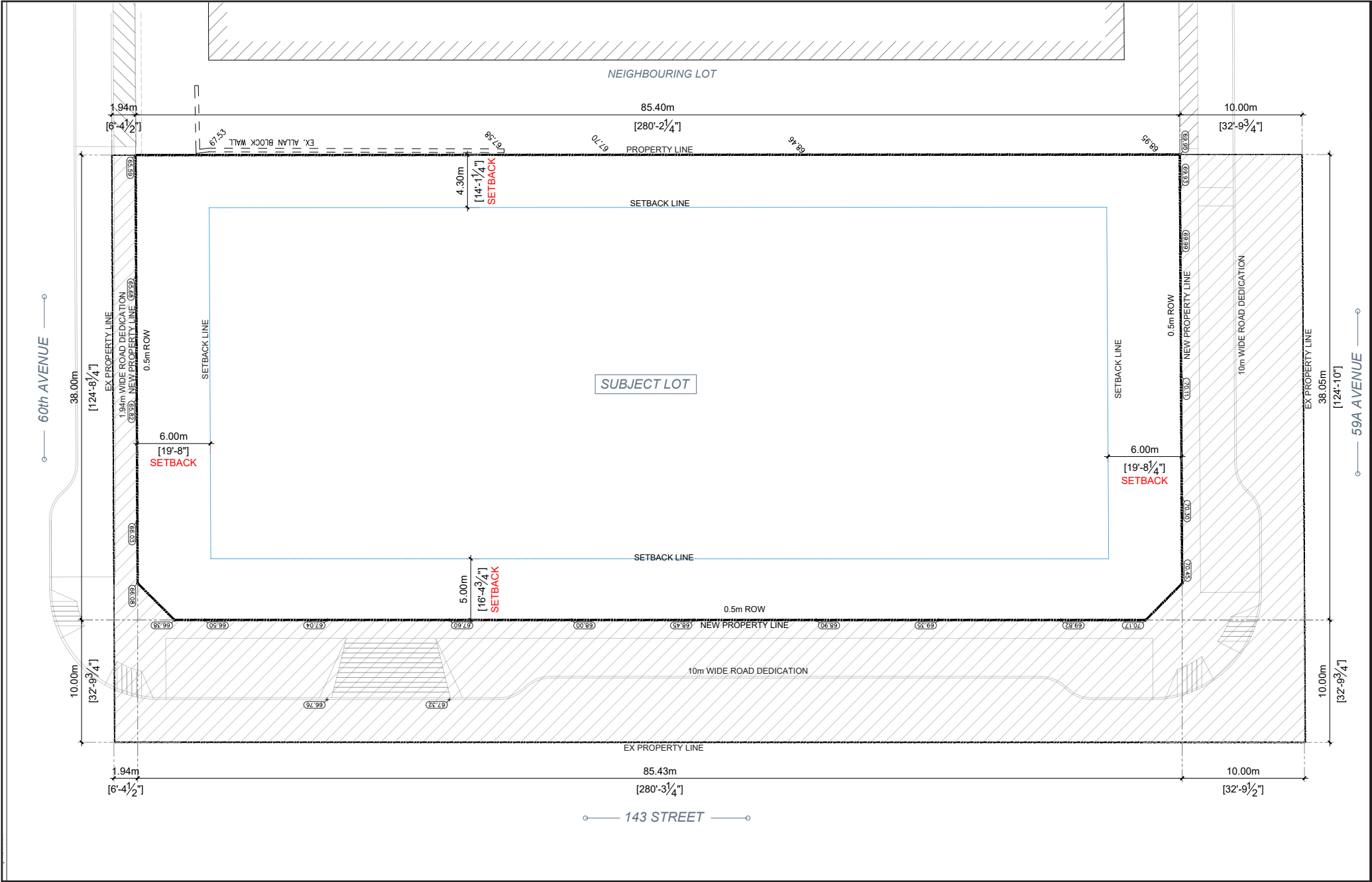


LEGAL VIEW

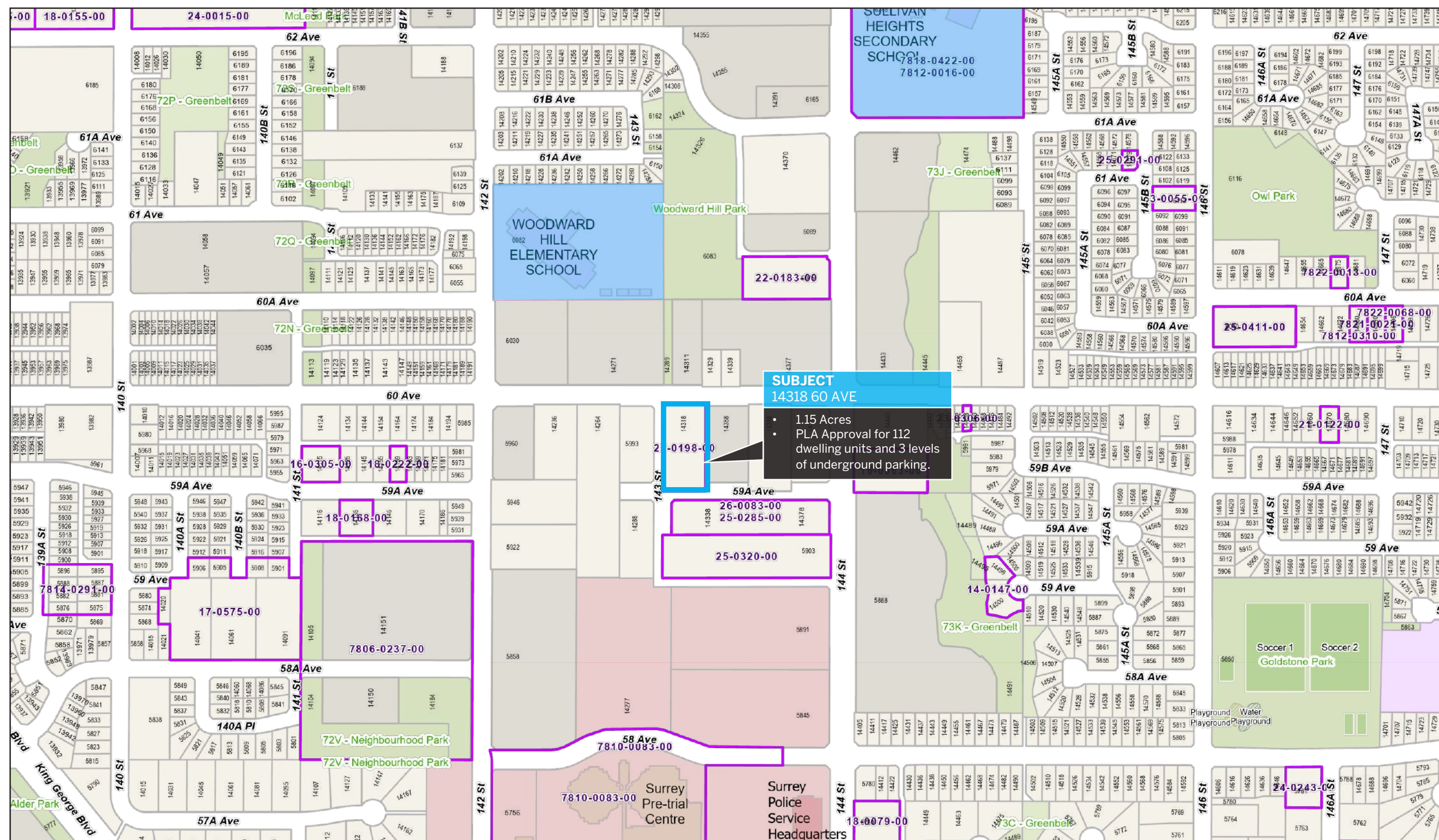


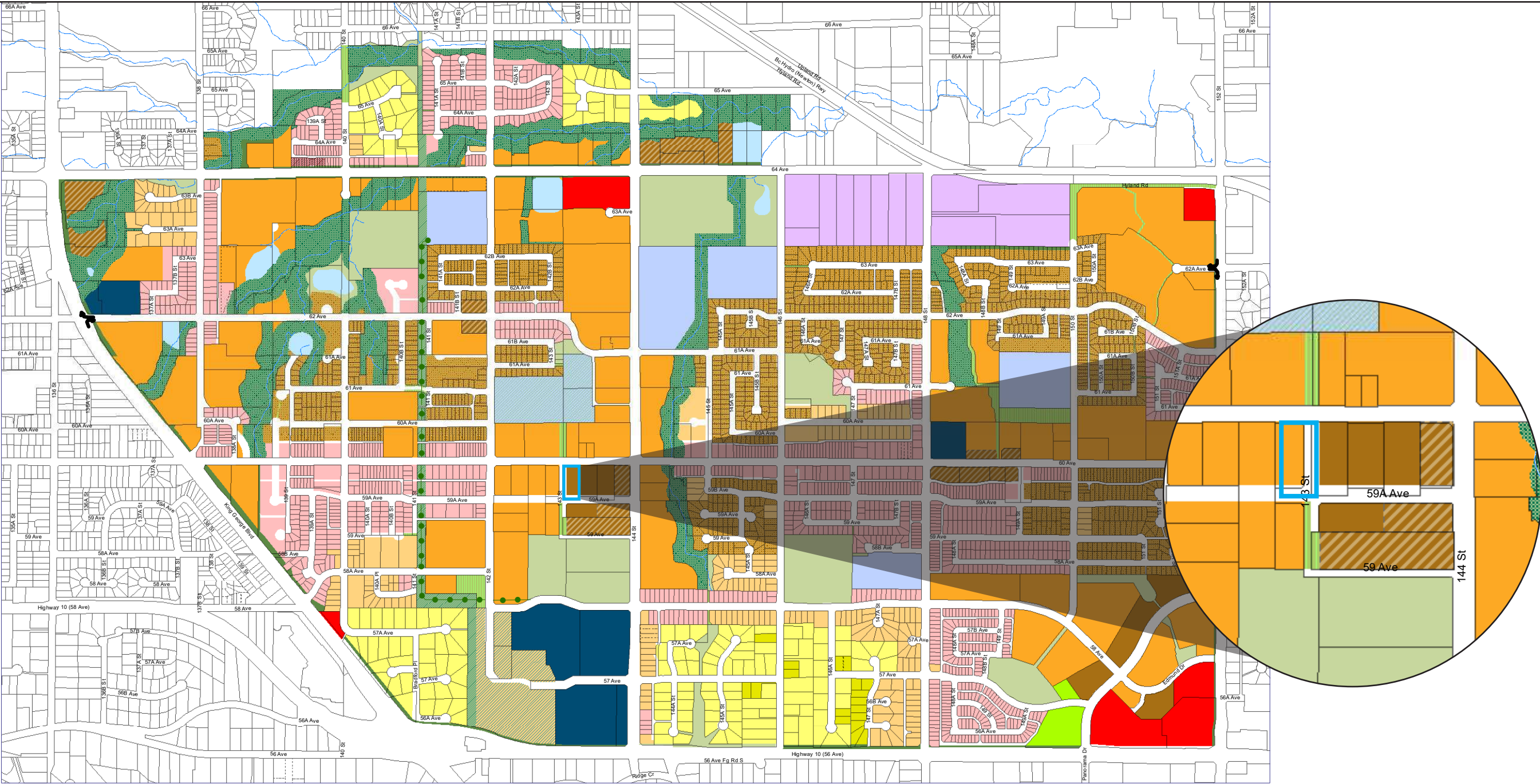






NEARBY DEVELOPMENT APPLICATIONS

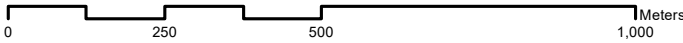




SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department



Adopted by Council Resolution December 6, 2004 Amended 24 Oct 2025

Legend

- Townhouse (up to 25 u.p.a)
- Low-Rise Residential (1.5 FAR)
- Low-Rise Mixed-Use (2 FAR)
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Single Family Residential
- Single Family Residential Flex 6-14.5 u.p.a.
- Single Family Small Lots
- Row Housing
- Commercial
- Office Park

- Institutional
- Existing and Future School
- Proposed School and Parks
- Creeks and Riparian Set Backs
- Existing and Future Parks
- Proposed Parks and Walkways
- Buffers
- Industrial
- Mixed Commercial-Recreational
- Detention Ponds
- Utility R/W / Greenway
- WALKWAY

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

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

