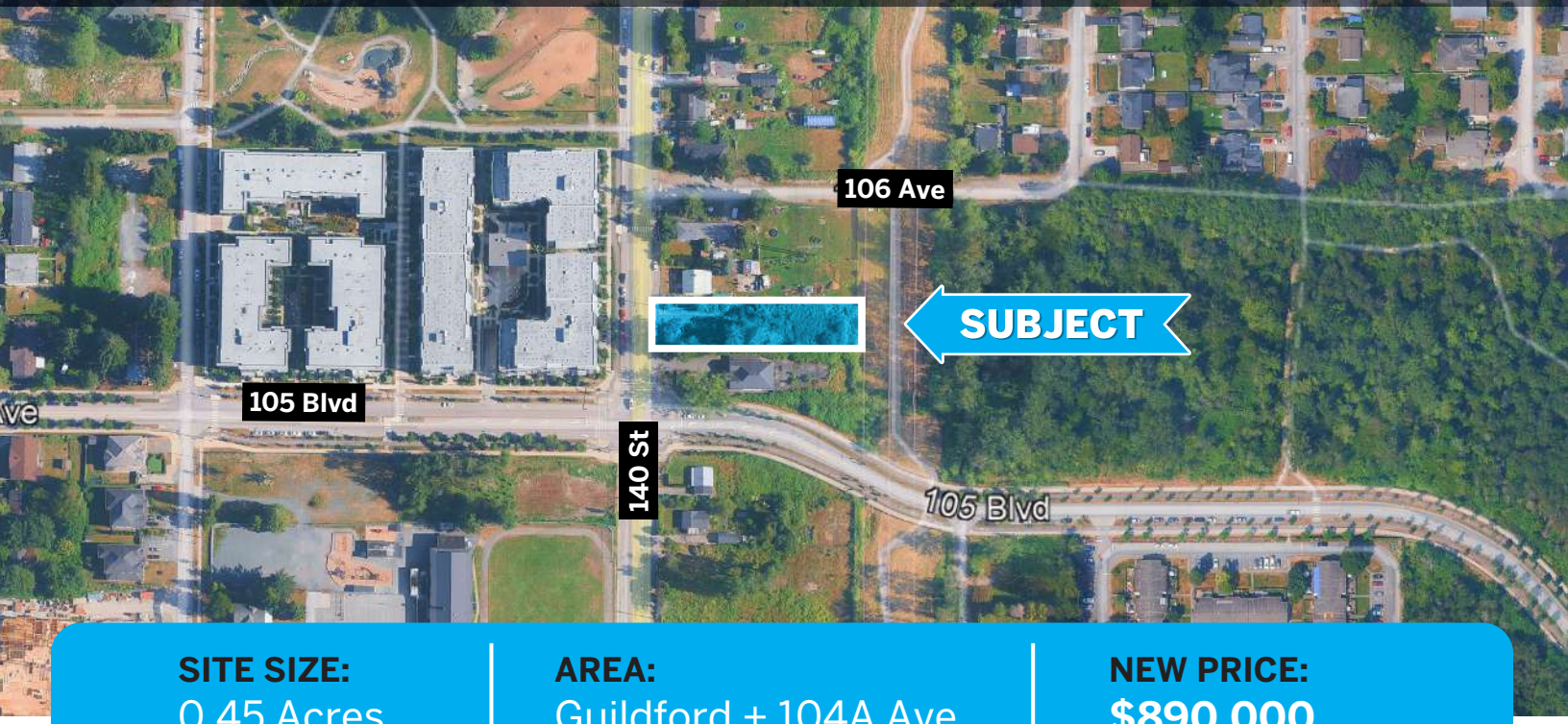
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REDUCED!

10566 140 St, Surrey

VACANT LOT: IDEAL FOR BUILDERS

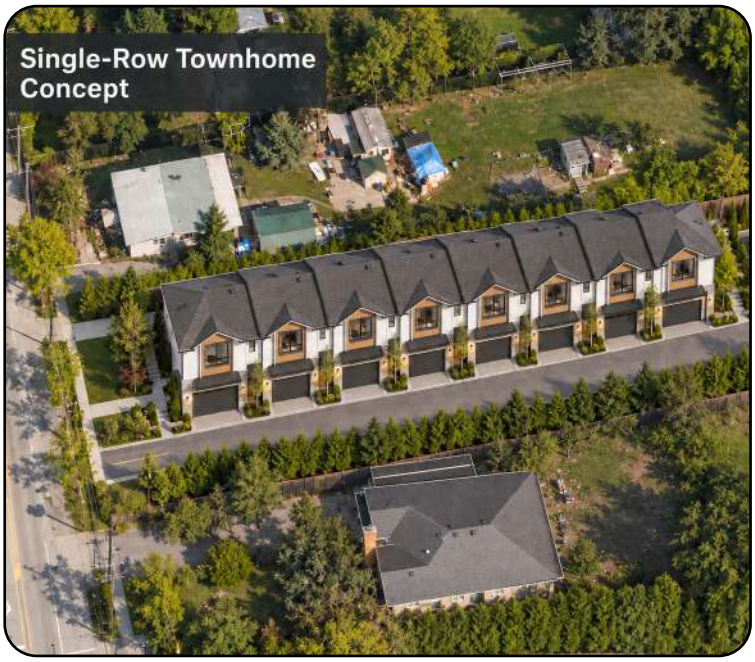


SITE SIZE:	AREA:	NEW PRICE:
0.45 Acres	Guildford + 104A Ave	**$890,000**

CONCEPTUAL PLAN (DUPLEX)



CONCEPTUAL PLAN (TOWNHOMES)



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

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PROPERTY DESCRIPTION

CIVIC ADDRESS:	10566 140 St, Surrey
SIZE:	0.45 Acres/19,600 Sq.ft
AREA:	Guildford + 104A Ave
BC ASSESSMENT:	$1,410,000
PRESENT ZONE:	R3 (Urban Residential Zone)
LIST PRICE:	**$890,000**

BUILDER OPPORTUNITY:

- Exceptional value for builders.
- Under the City of Surrey's newly adopted OCP, potential development options include:
  1. 8-12 Townhome Units (single bank of units)
  2. Up to 8 Story Apartment Building with land assembly
  3. A Duplex / Four Plex with garden suites

Check with the City of Surrey Planning Department: ***planningdevelopment@surrey.ca***

- Deep Lot Configuration provides flexibility for extensive rear parking, efficient vehicle access, private outdoor areas, and separation between the duplex and garden suite.
- Several nearby active development applications, demonstrating continued investment and intensification in the surrounding area.

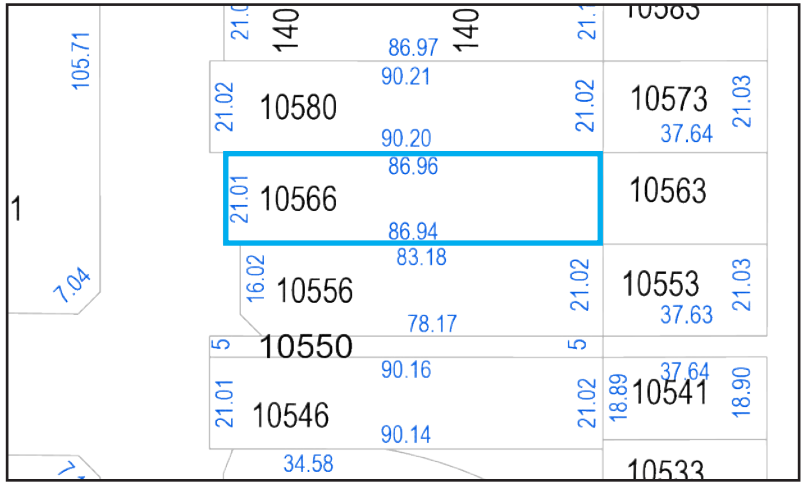
LOCATION:

- Approx. 6 minutes to Guildford Town Centre and 6–7 minutes to Simon Fraser University Surrey, with nearby neighbourhood schools (Forsyth Road Elementary, Guildford Park Secondary, École Simon Cunningham Elementary) and major parks including Green Timbers Urban Forest and Bear Creek Park.

AERIAL VIEW (MOCK UP)



DIMENSIONS (IN METRES)



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.

PRESENT ZONING (R3)

Part 15 – R3, Urban Residential Zone

Part 15
Urban Residential Zone — R3

(BL 21281, 21390, 21474, 21595, 21701, 21852, 22014, 22077)

A. Intent

This R3 Zone is intended for small-scale multi-unit housing on urban sized *lots* typically 560 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 15.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R3 Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

Lot Size	*Lot* Location	Maximum Number of *Dwelling Units*[1]	*Principal Uses*	*Accessory Uses*
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	*Single Family Dwelling*	*Secondary Suite*[6] *Garden Suite* *Coach House* *Bed and Breakfast*[4] *Boarders or Lodgers*[4] *Short-Term Rental*[5]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex* or *Houseplex*[3]	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex* or *Houseplex*[3]	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(c)i	Up to 3	*Single Family Dwelling*	

1 Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a *lot*:
(a) Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
(b) Land that as of December 7, 2023 was designated as protected under a bylaw made under Section 611 *[heritage designation protection]* of the *Local Government Act;* and
(c) Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.

2 One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.

3 A *houseplex* may be permitted on a *corner* lot, a *through lot*, or a *lot* with *lane* access.

4 *Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.

5 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

6 A *secondary suite* is not permitted in a *houseplex*.

OCP DESIGNATION

C5 Low Rise Designations

5.1 Low (LOW1)

5.1.1 Intent

The Low-Rise I designation is intended to support residential apartments, generally ranging from 3-6 storeys (up to 8 storeys in *Transit Oriented Areas*) and allows mixed-use apartments and complementary uses.

5.1.2 Implementing Zones

The following zones are consistent with the Low-Rise I designation:

Zone(s)	Description
MR4,	Townhouses
MR6	Low-Rise Apartment (4-storey)
MR7	Low-Rise Apartment (6-8 storey)
C-5[1], C-8[1], C-8A[1], C-8B[1]	Commercial

[1] Subject to appropriate interfaces and access.

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