

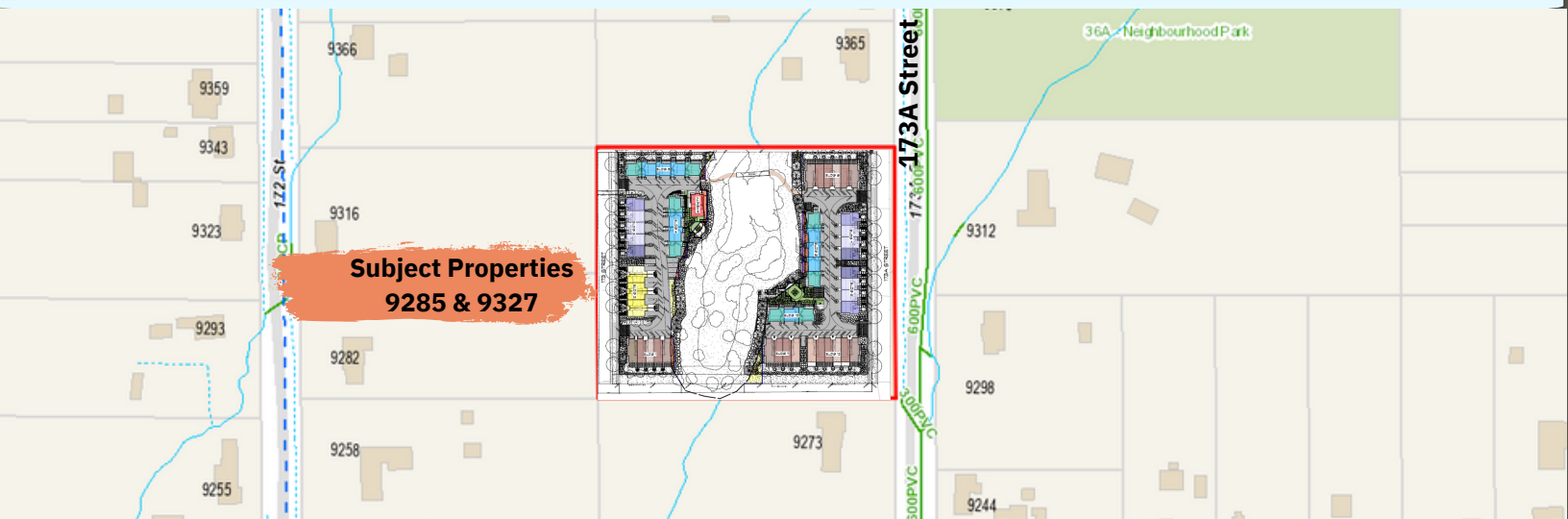
FOR SALE

PLA Approved 57 Townhouse Site BUILDER OPPORTUNITY

9285 & 9327 173 A Street, Surrey BC



3D Visual Concept Rendering



PLA Approved Site For 57 Townhouses

9285 & 9327 173A Street, Surrey BC

For More Information



Hardeep Gill

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PROPERTY OVERVIEW

CIVIC ADDRESSES:

9285 & 9327 173A Street
Surrey BC

LEGAL DESCRIPTION

LOT 9& 10 SECTION 21 BLOCK 1
TOWNSHIP 8 PLAN NWP6870 NWD
PORTION E1/2NEW

PID

011-238-542 & 001-848-534

Lot Size

201,133 Sq Ft OR 4.61 Acres

Dimensions

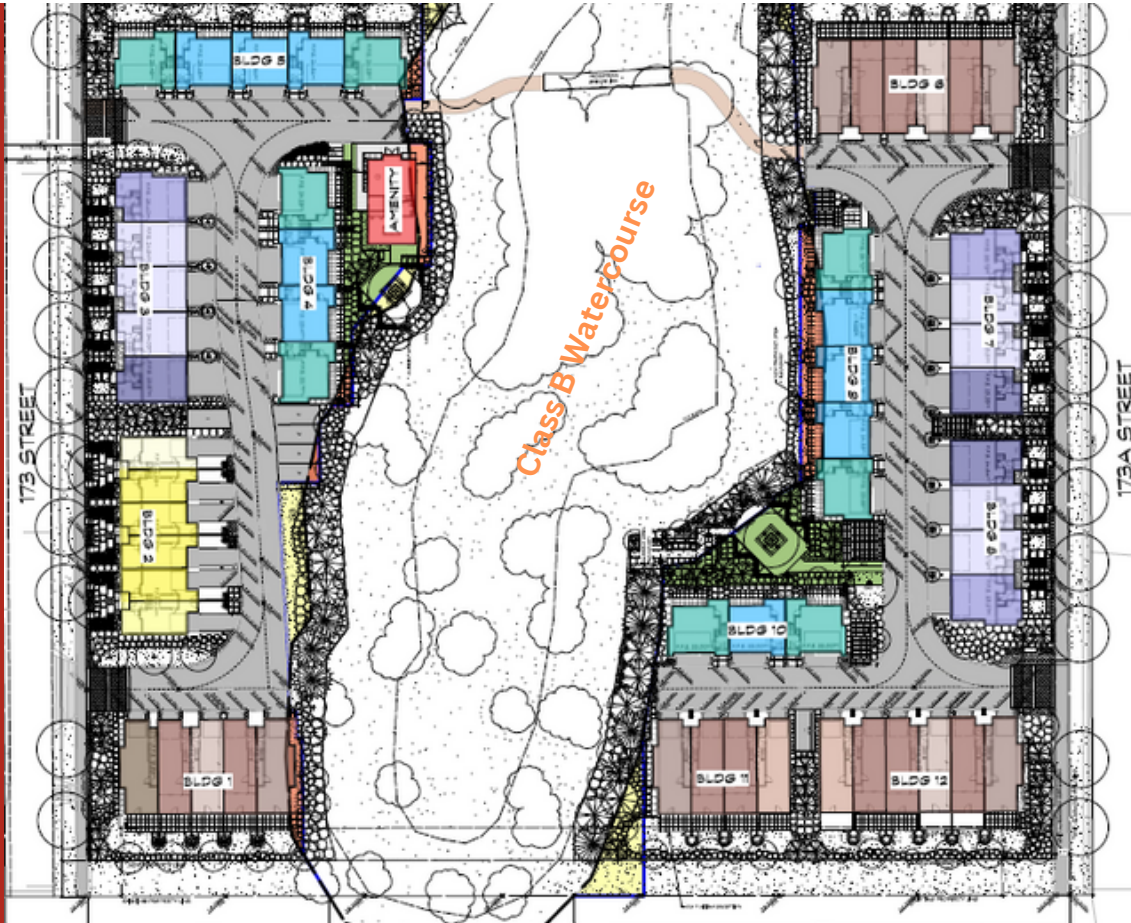
412' frontage x 488' deep

Zoning and Land Use

Current Zoning: Medium Density Cluster
(6-10 UPA) NCP
Amendment to Med High Density (15-30
UPA)

Gross Taxes (2023)

\$24,835.00



SQUARE FOOTAGE CALCULATIONS FOR 57 TOWNHOUSE SITE IN ANNIEDALE-TYNEHEAD SITE

PROPERTY ADDRESSES: 9327 & 9285 173A STREET, SURREY BC

| Unit | # of Units | ACTUAL AREA | GARAGE AREA | TOTAL SQUARE FOOT OF EACH UNIT | Total Garage Area SF | Total Actual Area SF | TOTAL SQUARE FOOT OF UNITS | Configurations Of Units |
|-----------------------------------|------------|-------------|-------------|--------------------------------|----------------------|----------------------|----------------------------|-------------------------|
| A Side By Side | 7 | 1,530.40 | 393.40 | 1,923.80 | 2,753.80 | 10,712.80 | 13,466.60 | 3 Bedroom+Den |
| AE Side By Side | 3 | 1,635.70 | 393.40 | 2,029.10 | 1,180.20 | 4,907.10 | 6,087.30 | 4 Bedrooms |
| AE1 Side By Side | 3 | 1,541.40 | 393.40 | 1,934.80 | 1,180.20 | 4,624.20 | 5,804.40 | 3 Bedroom+Den |
| B Side By Side | 9 | 1,354.40 | 378.06 | 1,732.46 | 3,402.54 | 12,189.60 | 15,592.14 | 2 Bedroom |
| BE Side By Side | 8 | 1,452.80 | 378.06 | 1,830.86 | 3,024.48 | 11,622.40 | 14,646.88 | 3 Bedroom |
| C Single Garage With One Carpot | 4 | 1,435.70 | 200.50 | 1,636.20 | 802.00 | 5,742.80 | 6,544.80 | 3 Bedroom+Den |
| CE Single Garage with One carpot | 1 | 1,550.00 | 200.50 | 1,750.50 | 200.50 | 1,550.00 | 1,750.50 | 3 Bedroom+Den |
| CE1 Single Garage With One Carpot | 1 | 1,473.70 | 200.50 | 1,674.20 | 200.50 | 1,473.70 | 1,674.20 | 3 Bedroom+Den |
| E Tandem | 3 | 1,385.60 | 443.50 | 1,829.10 | 1,330.50 | 4,156.80 | 5,487.30 | 3 Bedroom |
| E1 Tandem | 10 | 1,369.90 | 443.50 | 1,813.40 | 4,435.00 | 13,699.00 | 18,134.00 | 3 Bedroom |
| EE Tandem | 5 | 1,497.30 | 443.50 | 1,940.80 | 2,217.50 | 7,486.50 | 9,704.00 | 3 Bedroom |
| EE1 Tandem | 2 | 1,400.10 | 443.50 | 1,843.60 | 887.00 | 2,800.20 | 3,687.20 | 3 Bedroom |
| EE2 Tandem | 1 | 1,497.00 | 443.50 | 1,940.50 | 443.50 | 1,497.00 | 1,940.50 | 3 Bedroom |
| TOTAL | 57 | | | | 22,057.72 | 82,462.10 | 104,519.82 | |

2 Bedrooms Units: 9
3 Bedrooms Unit: 45
4 Bedrooms Units: 3

Tandem Garage
Units: 27

Side By Side Garage Units: 30

Amenity Indoor: 878 SF & Amenity Outdoor: 3,595 SF

Vistor Parkings: 11

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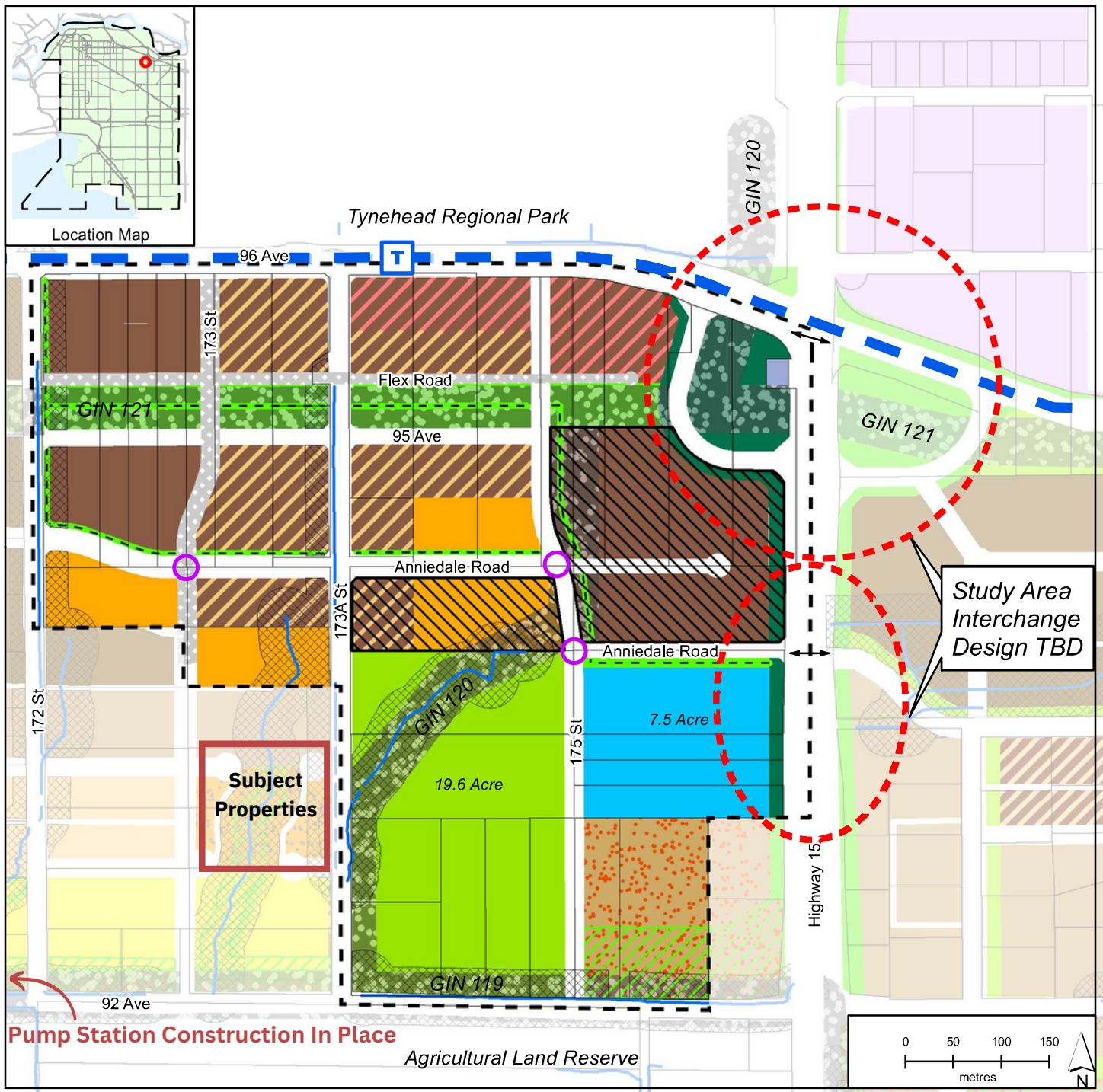
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Stage 1 Land Use Concept - West Amendment Area



LEGEND

| | | | |
|--------------------------------|------------------|---|-----------------------|
| Low Rise Residential - Type I | Park | Biodiversity Development Consideration Area | Lots |
| Low Rise Residential - Type II | Multi Use Trails | Green Density Transfer | Overpass |
| High-Density Cluster | Landscape Buffer | Flex Alignment Road | Major Transit Network |
| Low Rise Employment | Utility Buffer | Amendment Boundary | Roundabouts |
| Low Rise Mixed-Use | GIN Corridors | Sensitive Stream | |
| School | Riparian Buffer | | |



Land Use Concept

**Planning & Development
Department**



Location Details & Key Features

- The Property is situated in Surrey, British Columbia, renowned as Metro Vancouver's second-largest city and a bustling center of economic activity.
- Five Minutes' walk to Tynehead Park, a natural retreat.
- Great Connectivity to Vancouver, Bordering Langley, Abbotsford as Highway 1 is only few minutes away.
- Golden Ear Bridge is 5 Minutes away for a great connection to Maple Ridge, Mission, Pitt Meadow.
- Surrey is one of the most rapidly growing Cities in Canada, making it hotspot for real estate development.
- **PLA** for the Subject Site Approved Vide **Surrey Project # 7920-0226-00 on October 30, 2023.**
- The Infrastructure development at the specified location has reached a significant milestone with the completion of the City of **Surrey project # 7818-0122-00.** this Project has successfully established the required Spine Infrastructure by installing comprehensive Sanitary, Storm and Water Pipelines in the Phase 1 of the area.
- **TYBO Construction Ltd.** has executed this phase under a construction agreement with City of Surrey.
- Currently **TRITECT GROUP** is spearheading the construction & Installation of the Sanitary Pump Station situated at Corner of 172 Street & 92 Ave. This Vital component of the infrastructure is on the clear path towards completion with its operational commencement anticipated for the Second Quarter of 2024.

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Spine Infrastructure Late Comer DWA Cost For 9285 & 9327 173 A Street, Surrey BC

| Surrey File # | Amount/Ha |
|--------------------------------|---------------------|
| 8518-0122-011 | \$26,831.76 |
| 8518-0122-00-2 | \$71,847.61 |
| 8418-0122-00-2 | \$65,970.35 |
| 8418-0112-00-3 | \$231,465.57 |
| Pump Station | \$88,350.92 |
| Tight Pipe | \$51,059.26 |
| TOTAL DWA COST /Hectare | \$535,525.47 |

| | |
|---|----------------------------|
| Total Gross Area (Ha) | 1.8656 |
| Gross Developable Area | 0.9555 |
| DWA Cost on Gross Developable Area | \$511.649.59 |
| FOR 57 TOWNHOUSE UNITS | \$8,977.10 PER UNIT |

The Anniedale Tynehead plan area encompasses about 408 hectares (1008 acres) in North East Surrey, bordered by Highway 1 and 96 Avenue to the north, 168 Street to the west, the Agricultural Land Reserve (ALR) to the south, and Harvie Road to the east.



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