



18465 - 71 Avenue
Surrey, BC

Executive Summary

Development site (0.9 Acres) adjacent to Clayton Park, 5 minute walk to a future Skytrain station and designated within the West Clayton NCP as mixed commercial and stacked townhouse/apartments (30-45 UPA).



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Current Context

The property at 18465 71 Avenue is currently zoned One-Acre Residential (RA) and is 39,441 SF (0.9 acres) in size.

NCP Considerations

Flex Block

Unique Flex Block designation in the West Clayton NCP to allow for innovative site layouts. Developers are permitted to vary the typology of the housing they build. Zoning variances may also be permitted subject to achieving good urban design.

Density Bonusing

The West Clayton NCP permits a base Floor Area Ratio of 1.3 times the size of the lot for stacked townhouse/apartment designation. Density could be increased to 1.5 FAR if the developer meets specific regulations as set out in the city's Energy Efficiency Density Bonus Policy.

Location

The subject property has one of the highest density allocations in the West Clayton NCP. Future development would overlook Clayton Park and in close walking distance to the future Skytrain station on Fraser Highway and 184th Street.

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Property Details

Legal Description

Lot 60, Plan NWP63424, Section 16, Township 8, New Westminster Land District

PID

003-327-957

Property Taxes

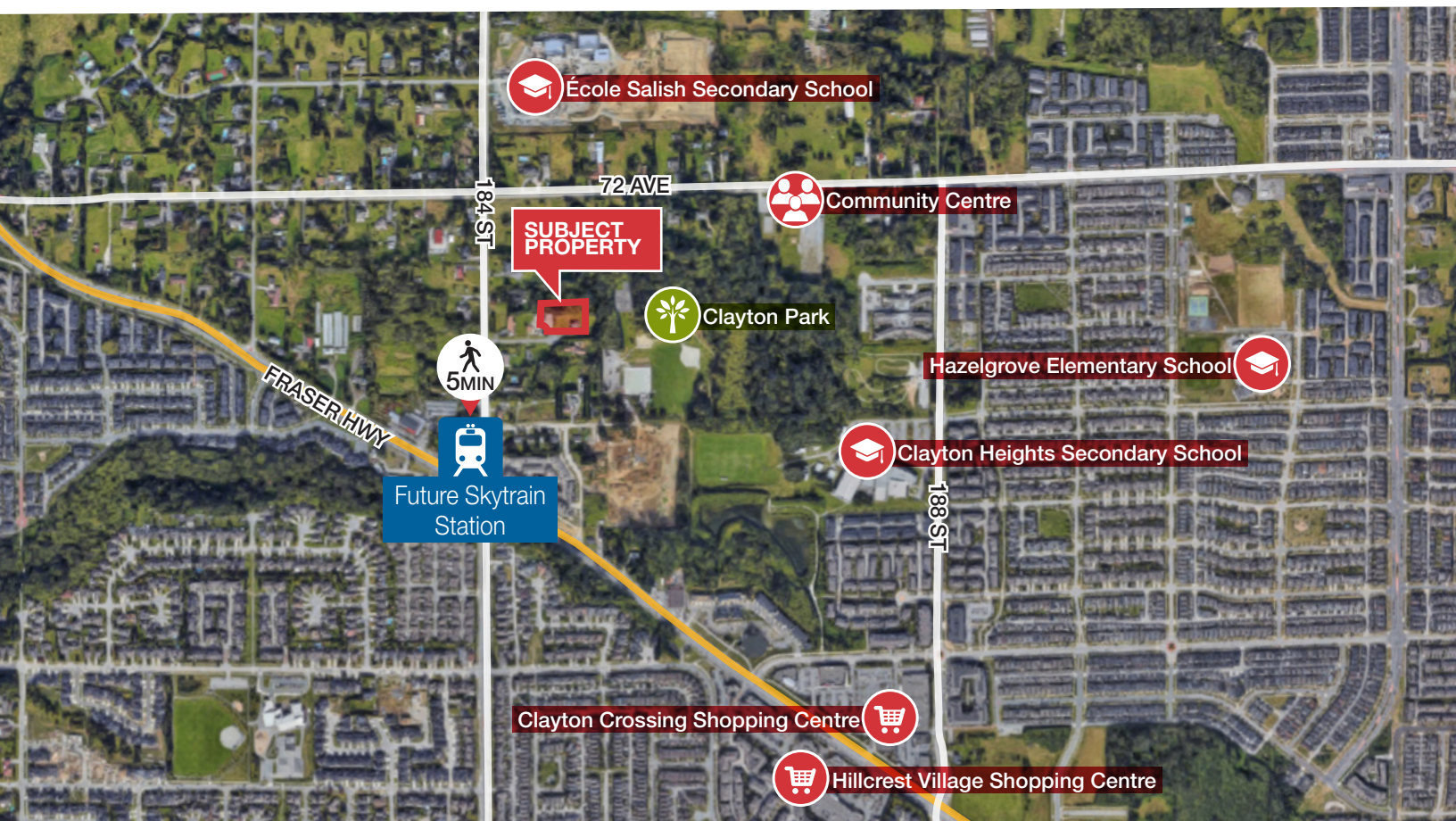
\$4,301.00 (2021)

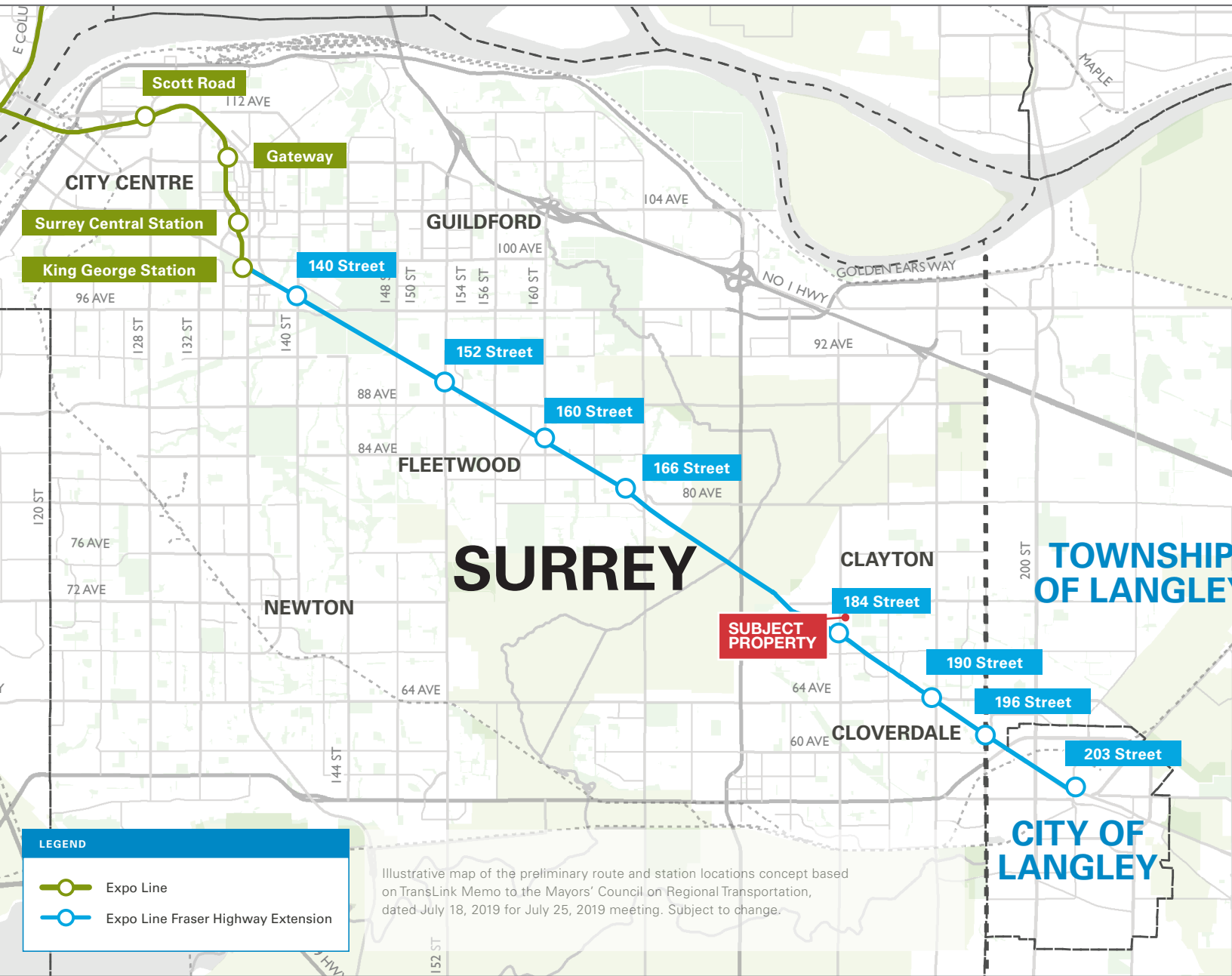
Assessed Value(2021)

Land	\$1,244,000.00
Improvement	\$91,500.00
Actual Total	\$1,335,500.00

Price

\$9,800,000





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