

**COURT ORDERED  
SALE**



**TRANSIT ORIENTED CONDO  
DEVELOPMENT SITE**

**AREA:**  
Clayton Corridor

**ADDRESS:**  
18493 Fraser Hwy.,  
Surrey, BC

**SIZE:**  
0.93 Acres

**PRICE:**  
**\$4,785,000**  
(Possible Lender Financing Available - See Page 2)

**HOMELIFE ADVANTAGE REALTY LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | info@varinggroup.com**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

**VARING**  
MARKETING GROUP  
HOMELIFE ADVANTAGE REALTY LTD.

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 18493 Fraser Hwy., Surrey, BC

**NCP:** Clayton Sky Train Corridor Plan (Subject 250M from the station - to be active late 2029)

**SIZE:** 0.93 Acres

### OPPORTUNITY:

---

- Court-ordered sale. Sold as is where is.
- A transit-oriented condo development site in the Clayton Corridor, steps from Fraser Hwy. It's only 250m from the future SkyTrain station (184 St/Fraser Hwy), with the Surrey–Langley line anticipated to be in service by late 2029.
- Active development application on the property (17-0410-00): a **6-storey apartment building with 111 units** over 1 level underground parkade & NCP Amendment to allow for a greater FAR.
- The site also falls under the TOA-TOD Plan (Tier 2). As per the recent Provincial Legislation, any property that is between 200m - 400m of distance from the future Sky Train Stop, will be permitted upto 4.0 FAR, upto 12 storeys. See page 4 for a map.
- The site is also a part of the Frequent Bus Stop Areas, with the nearest transit stop only 250m away. Frequent Bus Stops are part of TransLink's Frequent Transit Network – routes that run every 15 minutes or better during most of the day, every day. See page 4 for a map.

### POSSIBLE LENDER FINANCING AVAILABLE:

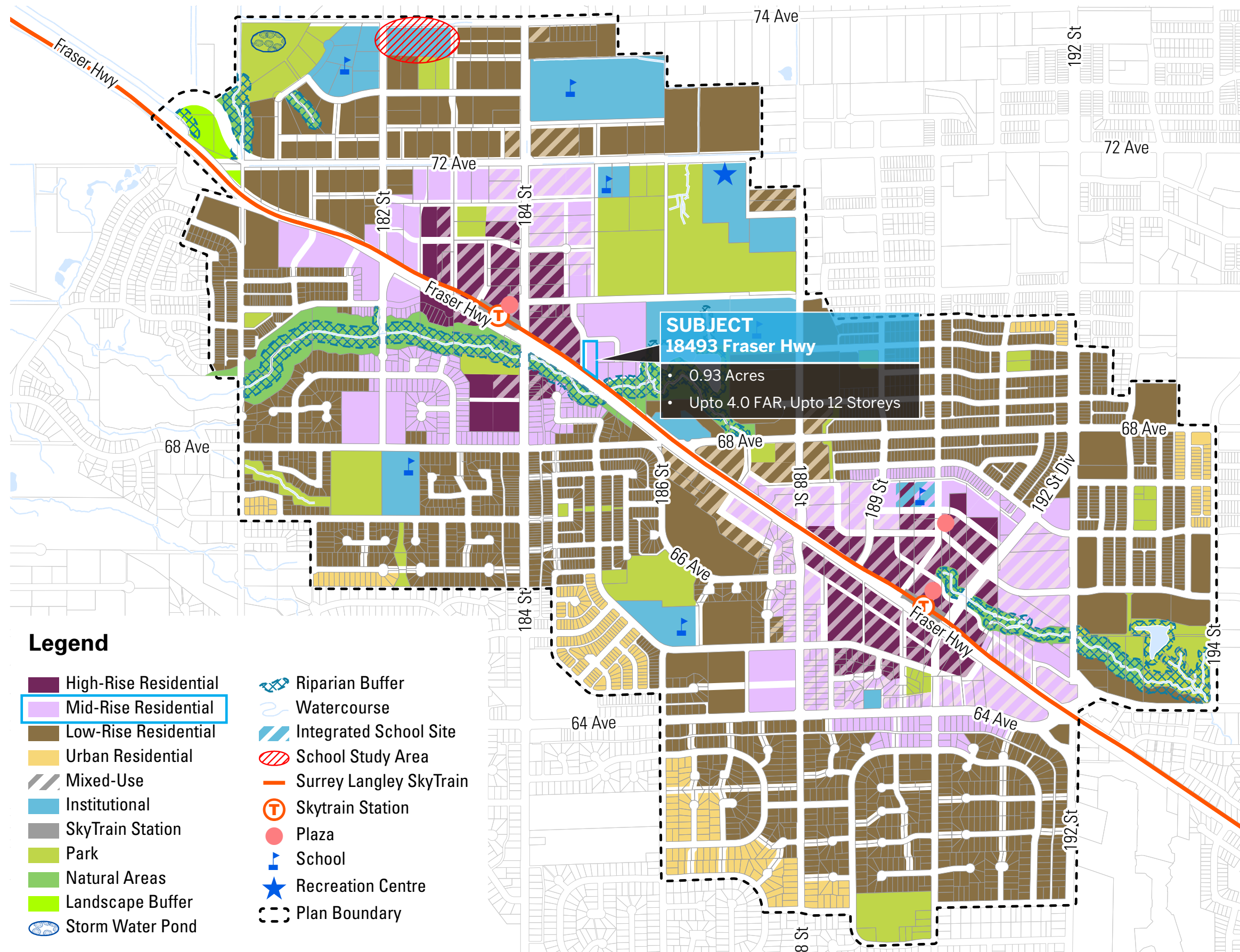
---

- Up to 75% LTV
- Prime + 2%
- Upto 18 months post completion

### LOCATION:

---

- Great connectivity to Highway 1, Highway 10, and the US Border.
- Only a 3-minute drive to the Hillcrest Village Shopping Centre & a 10-minute drive to Willowbrook Town Centre.
- Close to Clayton Park, Hazelgrove Park, and the new Clayton Community Centre.
- Clayton Heights Secondary, Regent Road Elementary, Cloverdale Motessori Preschool, Ecole Salish Secondary and other nearby daycare/early learning facilities.



**Legend**

- |                       |                         |
|-----------------------|-------------------------|
| High-Rise Residential | Riparian Buffer         |
| Mid-Rise Residential  | Watercourse             |
| Low-Rise Residential  | Integrated School Site  |
| Urban Residential     | School Study Area       |
| Mixed-Use             | Surrey Langley SkyTrain |
| Institutional         | Skytrain Station        |
| SkyTrain Station      | Plaza                   |
| Park                  | School                  |
| Natural Areas         | Recreation Centre       |
| Landscape Buffer      | Plan Boundary           |
| Storm Water Pond      |                         |

# TOA-TOD & FREQUENT BUS STOP AREAS

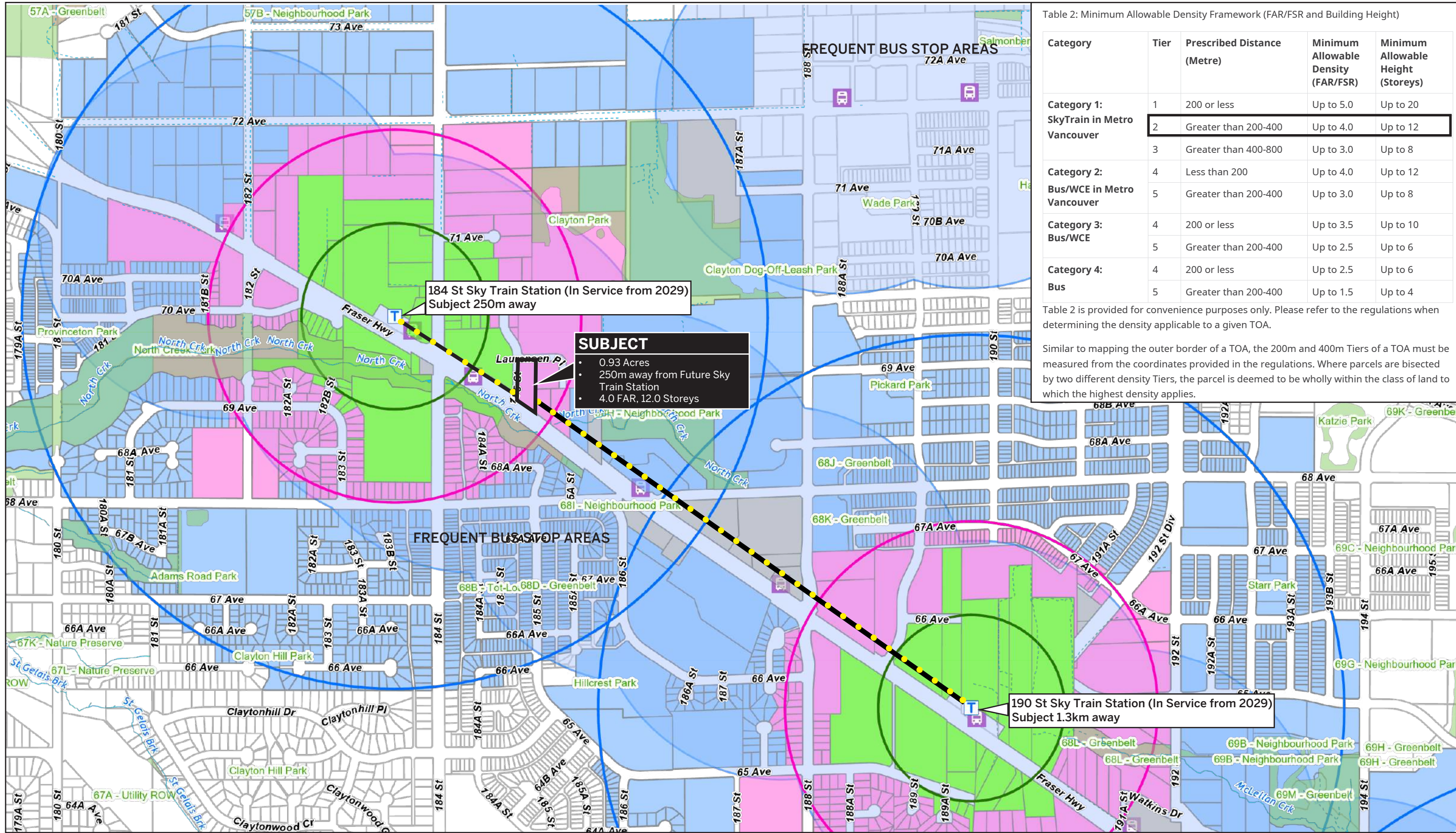
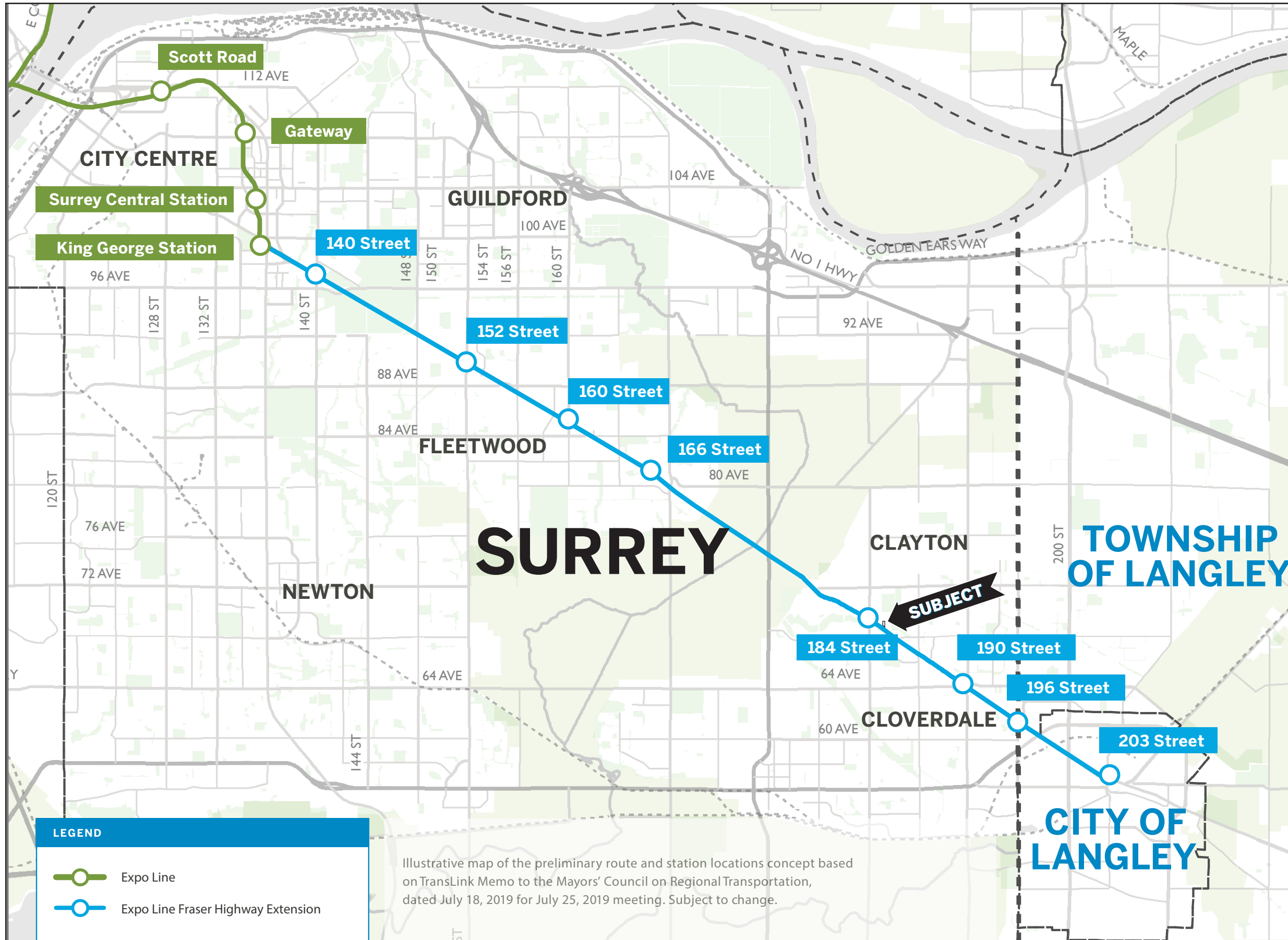


Table 2: Minimum Allowable Density Framework (FAR/FSR and Building Height)

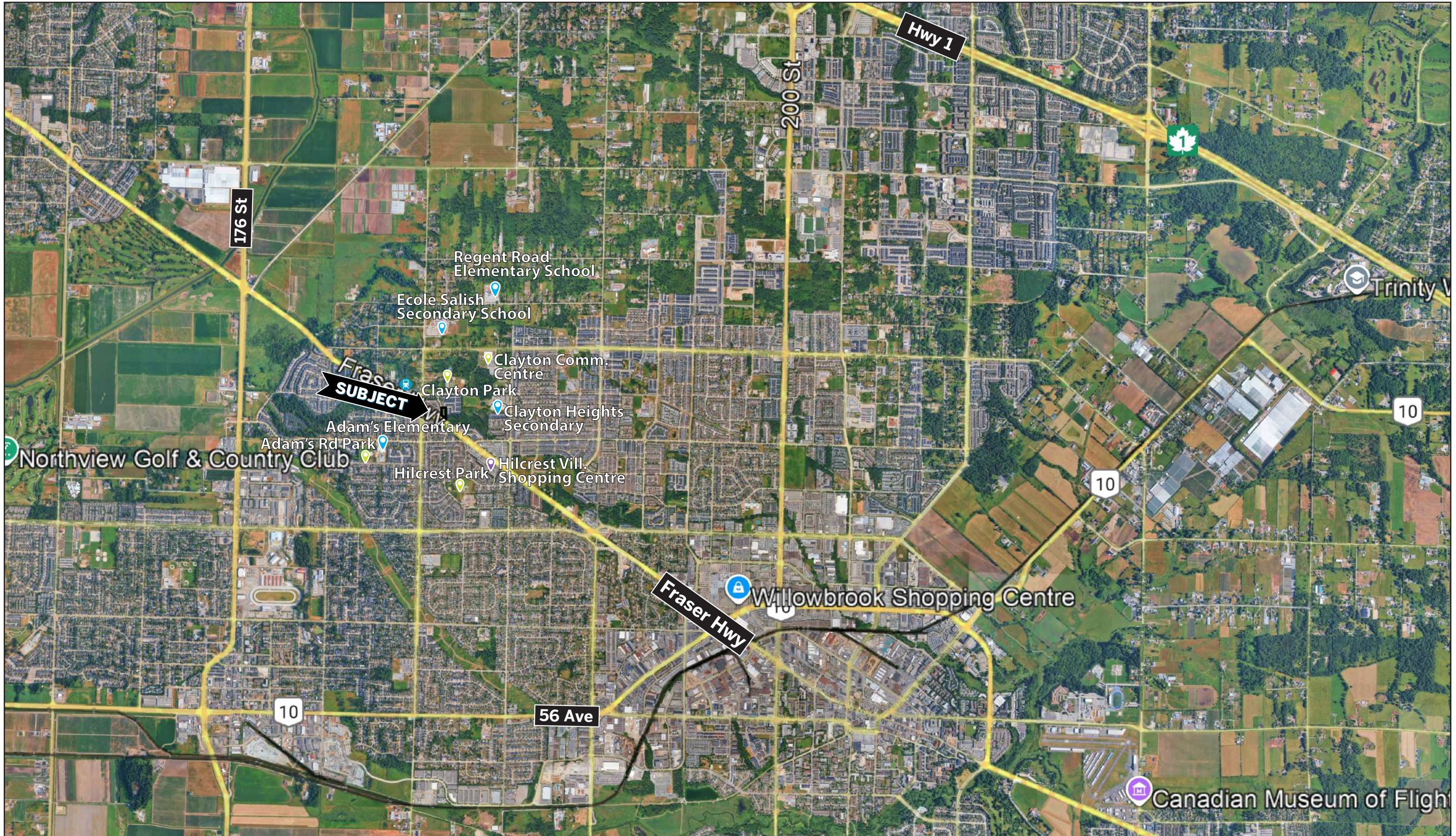
Category	Tier	Prescribed Distance (Metre)	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
Category 1: SkyTrain in Metro Vancouver	1	200 or less	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8
Category 2: Bus/WCE in Metro Vancouver	4	Less than 200	Up to 4.0	Up to 12
	5	Greater than 200-400	Up to 3.0	Up to 8
Category 3: Bus/WCE	4	200 or less	Up to 3.5	Up to 10
	5	Greater than 200-400	Up to 2.5	Up to 6
Category 4: Bus	4	200 or less	Up to 2.5	Up to 6
	5	Greater than 200-400	Up to 1.5	Up to 4

Table 2 is provided for convenience purposes only. Please refer to the regulations when determining the density applicable to a given TOA.

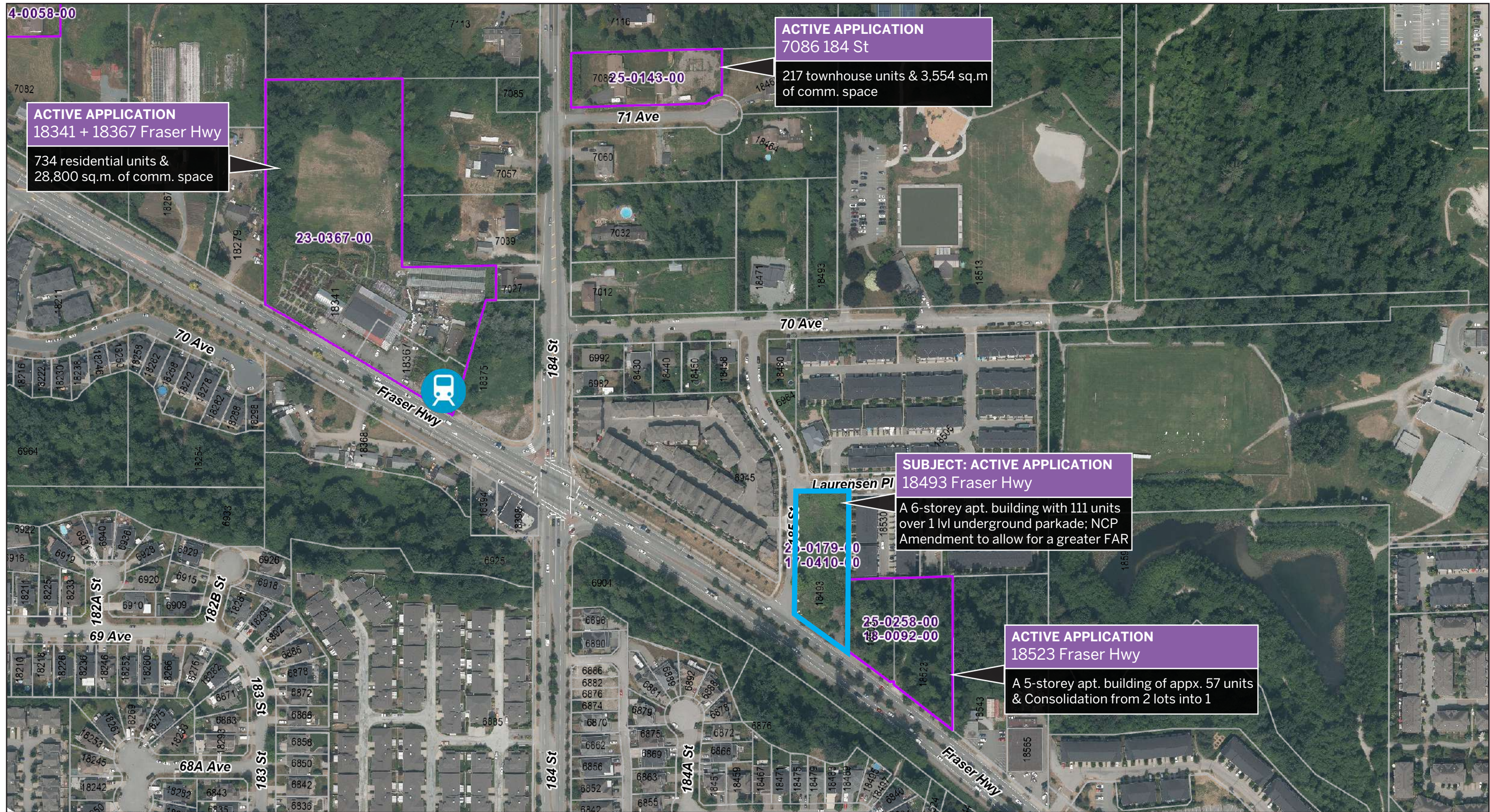
Similar to mapping the outer border of a TOA, the 200m and 400m Tiers of a TOA must be measured from the coordinates provided in the regulations. Where parcels are bisected by two different density Tiers, the parcel is deemed to be wholly within the class of land to which the highest density applies.



AMENITIES MAP



**NEARBY ACTIVE APPLICATIONS**



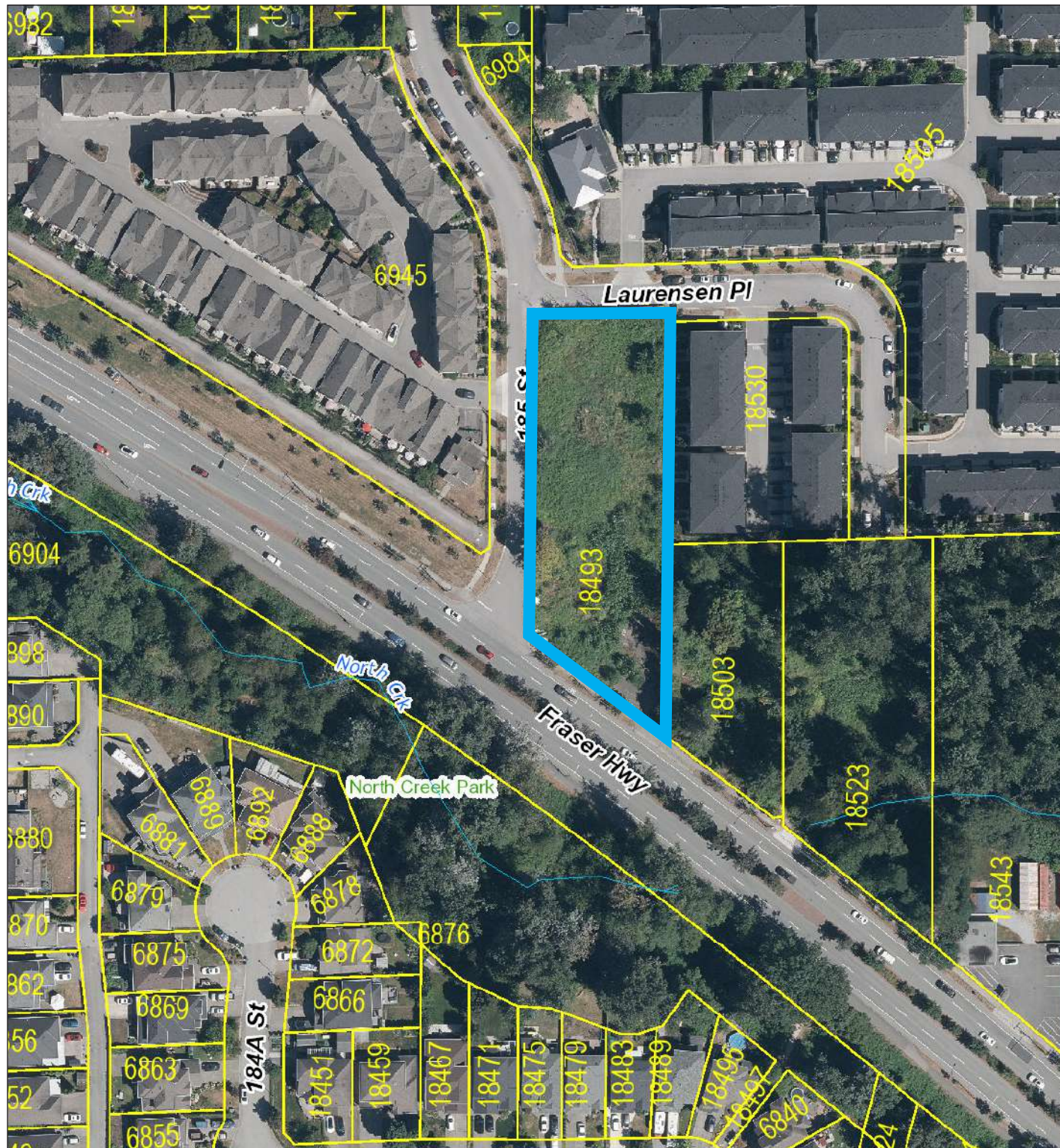
**ACTIVE APPLICATION**  
 18341 + 18367 Fraser Hwy  
 734 residential units &  
 28,800 sq.m. of comm. space

**ACTIVE APPLICATION**  
 7086 184 St  
 217 townhouse units & 3,554 sq.m.  
 of comm. space

**SUBJECT: ACTIVE APPLICATION**  
 18493 Fraser Hwy  
 A 6-storey apt. building with 111 units  
 over 1 lvl underground parkade; NCP  
 Amendment to allow for a greater FAR

**ACTIVE APPLICATION**  
 18523 Fraser Hwy  
 A 5-storey apt. building of appx. 57 units  
 & Consolidation from 2 lots into 1

# AERIAL VIEW



# DIMENSIONS



# 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](mailto:team@varinggroup.com)

