

# 2712-2722 176 Street, Surrey

\$19,300,000

## Redwood NCP | Summary



### Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

#### WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...

-  1 storey covering the entire site
- OR
-  2 storeys covering half the site
- OR
-  4 storeys covering a quarter of the site



Investors/Developers ALERT! 6.18 Acres in Redwood Heights NCP! Stage 2 of the NCP is approved. Proposed multiple residential development. The site has 2 houses and several outbuildings. **VALUE IN LAND.** This is your chance to get a developable property at a great price!

### KEY INFORMATION

MLS® R2839304

Residential Detached

Hazelmere

1 Bedroom

1 Bathroom

3,169 SF

269,820 SF Lot

### FEATURES













Year Built: 9999

Listed By: Luxmore Realty

v | CITY OF SURREY

## Redwood Heights NCP | Summary

### Land Use Designations

 <p><b>Low Rise Mixed Use</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Low Rise Residential</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Townhouse</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Multiple Residential</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>
 <p><b>Semi-Detached Residential</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Cluster Residential</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Detached Residential</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Residential Transition</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>
 <p><b>Institutional</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Riparian Area</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Parks and Natural Areas</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>	 <p><b>Stormwater Detention Pond</b> This use is appropriate for areas with a mix of residential and commercial uses. It is intended to be used in areas with a mix of residential and commercial uses.</p> <p><b>DENSITY RANGE:</b> 10 to 20 units per acre <b>TYPICAL HEIGHTS:</b> 3 to 4 stories <b>TYPICAL OVERSEER:</b> Townhouse</p>

REDWOOD HEIGHTS NEIGHBOURHOOD CONCEPT PLAN | 41