

Cedar Hills, North Surrey		MLS# F1116788		Land Only
10628 - 10630 127TH ST				Active
No Photo Available	List Price:	\$2,100,000	Days on Mkt:	5
	List Date:	28-Jun-11	Expiry Date:	31-Dec-11
	Previous Price:		Subdiv/Complex:	
	Original Price:	\$2,100,000	Postal Code:	V3V 5K5
	Frontage:			
	Meas. Type:	Feet		
	Frontage Metric:			
	Depth/Area:	(2.2AC)		
	Price/SqFt:		PID:	011-934-808
	Sub-Type:		Taxes:	\$11,475 / 2010
	Exposure:	West	Zoning:	RF
	Permitted Use:	House/Single Family	Rezoneable?:	Yes
	Title to Land:	Freehold NonStrata	Flood Plain:	
Lot Area:	2.200 ac / Hect: 0.000 / SqFt: 0 / SqM: 0	Property Access:	Road Access	
Sanitary Sewer:	At Lot Line	Parking Access:	Front	
Storm Sewer:	At Lot Line	Fencing:	None	
Water Supply:	City/Municipal	Property in ALR:	No	
Electricity:	At Lot Line	Possession:		
Natural Gas:	At Lot Line	Seller's Interest:	Registered Owner	
Telephone Serv:	On Property	Information Pkg:	Yes	
Cable Service:	On Property	Sign on Property:	N	
Prospectus:	Available Through Developers	Sketch Attch:	No	
Develop Permit:	No	Property Disclosure:	No / .	
Bldg Permit Apprv:	N	Trees Logged:	No	
Building Plans:	Available			
Perc Test Avail:	No			
Perc Test Date:				
Legal:	PL 1006 LT 23 BLK B LD 36 SEC 20 RNG 2 LT 20 PID 011-934-794			
Site Influences:	Central Location			
Restrictions:	None			
Commission:	S-3.2% 1ST 100K/1.15% BAL			
Listing Broker 1:	RE/MAX CREST REALTY	604-988-8000	Appointments:	ALI ASI
Listing Sales Rep 1:	ALI ASI <a href="mailto:info@aliasi.ca">info@aliasi.ca</a>	604-785-8900	Appointment Ph:	604-785-8900
Listing Sales Rep 2:	RANA MOFIDI <a href="mailto:ranamofidi@hotmail.com">ranamofidi@hotmail.com</a>	778-839-7262		
Listing Broker 2:	SUTTON GRP-WEST COAST REALTY	604-714-1700		
Listing Sales Rep 3:				
Selling Broker:				
Selling Sales Rep:				
Owner:	Royal Inter.Mgmt Corp.Inc.& 585087 B.C.			
Realtor Remarks:	Total B.C. Assessment is \$2,224,000. The information under the tax tab is only for one of the parcels and half the value. One of the listing agents owns an interest in a portion of the subject properties.			
<p>Excellent development opportunity located on a quiet street. Subdivision for single family houses. Size of 2 lots together is 2.2 acres, 364 depth x266 front. Proposed for 8 homes. An application for 11 homes had also been submitted, each house could potentially be an approximate 3,550 sq.ft. in 2 levels that not including basement. All info posted here are approximate and must be verified by the Buyer. [Lot 1 - 10628: 133 Front X 363 Depth, 1.1 Acres, Assessed Value: \$1,081,000], [Lot 2 10630: 133 Front X 363 Depth, 1.1 Acres, Assessed Value: \$1,143,000]. Both lots are sold together.</p>				



10628 &  
10630  
127th St  
Survey

**Subject:** 7905-0249-00 (10628/30 ,127th St. Surrey)

**Date:** Thu, 17 May 2007 15:55:57 -0700

**From:** "Atkins, Christopher" <CTAtkins@surrey.ca>  Add to Address Book  Add Mobile Alert

I spoke at length with my Manager/Approving Officer today about this project. Several comments came out of our meeting.

1. First of all, the general concepts of providing a narrow private road and to locate the lots away from 127 Street are viewed as positive in their attempts to protect trees. However, we feel more can be done to protect more trees. As you know, this concern and the concern regarding traffic on 127 St are critical issues for residents in the neighbourhood.

This most recent layout does save some trees along 127 Street. However, it does not preserve many trees within the lot and along the north and south property lines. Also, several that are proposed to be retained, particularly along the south property line, may not realistically be saved due to their proximity to the proposed units. We would like to know if an Arborist has reviewed this proposal. The most recent Arborist report that the City has dates from February 26, 2004. In order to seriously propose saving the maximum number of trees, whoever your consultant is will need to work closely with an Arborist.

2. Which leads to another question. Do you have a consultant do deal with Engineering and Planning issues, such as servicing and draining the site, preparing a lot grading plan, etc.? If so, it might be helpful for us to meet with them to work through various options for unit layout and locations. Perhaps they can explore options such as shrinking the lot size and clustering the lots to preserve more trees along the north and south property lines. It will be necessary for them to work closely with the Arborist. At one point, Pacific Land Group was acting as your consultant. But they appear to have been replaced.

3. There should only be one access to the site from 127 St, and one from the future 127A St. The driveway (connecting to Lot 11 on your most recent plan) should removed and returned to a natural state.

If you engage a consultant such as Pacific Land Group or another firm, we can sit down with them to discuss the various site constraints and work towards some realistic options that can be presented to the neighbourhood at another public information meeting. At this point, I would say that the most recent layout still does not achieve what we want to achieve in this area, particularly since development in this area is very contentious.

Regards,

**Christopher Atkins**  
Planning and Development  
City of Surrey  
p. 604.591.4327  
f. 604.591.2507  
e. [ctatkins@surrey.ca](mailto:ctatkins@surrey.ca)

**From:** Atkins, Christopher  
**Sent:** September-10-09 4:20 PM

**Subject:** RE: 05-0249 and adjoining; potential concept

The following is possible a concept that the Planning Department could entertain that will allow for a higher density. But I must stress that this idea is entirely contingent on the following three requirements:

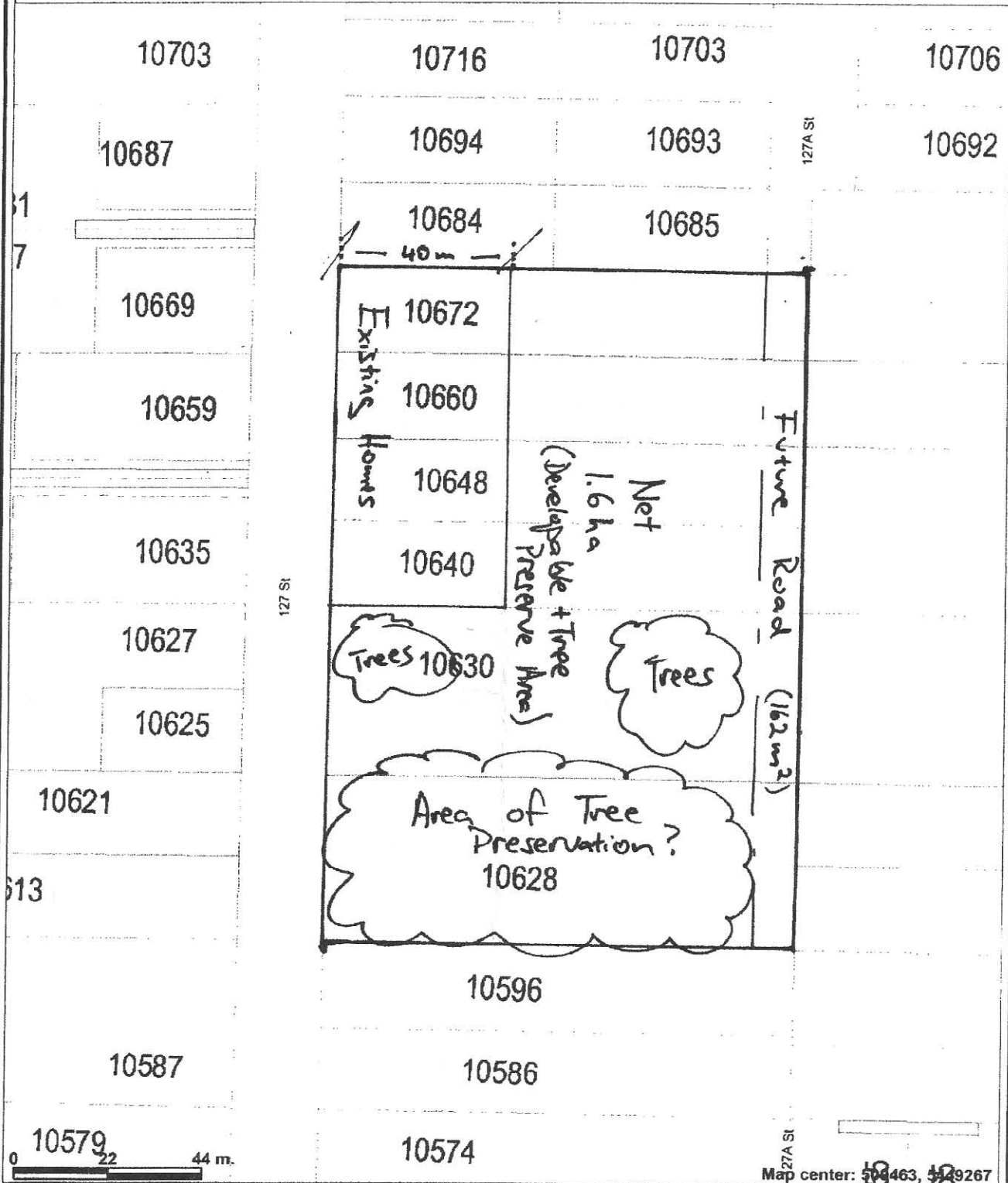
1. All of the properties identified (10628, 10630, 10640, 10648, 10660, and 10672 – 127 Street) must be involved under one application.
2. You must hire a qualified consultant to manage this process.
3. Significant tree preservation, as detailed below, must be achieved. This should be assessed by a qualified Arborist.

Assuming you are in agreement with the above, I offer the following comments. Please refer to the attached sketch throughout.

1. The GROSS area of the 6 lots discussed (10628, 10630, 10640, 10648, 10660, and 10672 – 127 Street) is 1.8 hectares (4.047 acres).
2. You mentioned that the owners of 10640, 10648, 10660, and 10672 – 127 Street wish to retain their existing homes. In order to maximize the developable area of the remaining, I am proposing they maintain a lot depth of approximately 40 metres (as opposed to a depth of 50 metres such as their neighbours to the north).
3. Discounting the area of the remaining homes, as well as the future road dedication along 127A Street, results in a NET developable area of 1.6 hectares (3.97 acres).

Based on my assessment of these lots, the best that could recently be expected (but not necessarily supportable by Planning) in a typical subdivision development scenario would be 16 single family lots. With the demand for tree preservation, the lot yield would likely be less.

The Planning Department would, however, be willing to entertain greater densities if a significant treed area were set aside for preservation. I would suggest that if 30% of the net developable area were to be set aside for tree preservation (specifically the significant tree coverage on 10628 – 127 St, as indicated on the attached), we would consider supporting up to 24 units in some form of a duplex or smaller, multi-family development.



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca).



Scale: 1:1,250



Tax Report - 10628 127TH Street  
Record Updated - 06/01/2011

Jurisdiction	326-SURREY - CITY OF	Roll Number	2200220029	Property ID	011-934-808
Property Addr	10628 127TH ST				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	021-SOUTH WESTMINSTER				
Area	F20-North Surrey				
Sub Area	F25-Cedar Hills			More PID's	
Gross Taxes	\$5731.28	(2010)		Water Conn	
Tax Amount Updated - 07/19/10					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

1922 RUSSET WAY  
WEST VANCOUVER BC

V7V 3B4

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

2103-1000 BEACH AVE  
VANCOUVER BC

V6E 4M2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
1006	23	B		36	20		2	
Legal Description	PL 1006 LT 23 BLK B LD 36 SEC 20 RNG 2							

Land & Building Information

Width	Depth	Lot Size	1.1 ACRES
Land Use		Actual Use	RES LESS THAN 2 ACRES
BCA Description		Zoning	SINGLE FAMILY RESIDENTIAL ZONE

BCAA Data Updated - 05/24/11

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$1,081,000	Gross Land	\$1,081,000	Gross Land	\$1,081,000
Improvement		Gross Improve		Gross Improve	
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$1,081,000	Municipal Total	\$1,081,000	School Total	\$1,081,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/01/2004	\$445,000	BW12262	IMPRV SINGLE PROP CASH TRANSAC
10/01/1993	\$401,100	BG388683	IMPRV SINGLE PROP CASH TRANSAC
02/01/1993		BG39900	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      06/26/11      7:12 PM

Tax Report - 10630 127TH Street  
Record Updated - 06/01/2011

Jurisdiction	326-SURREY - CITY OF	Roll Number	2200190025	Property ID	011-934-794
Property Addr	10630 127TH ST	Board Code	F		
Municipality	SU-CITY OF SURREY				
Neighborhood	021-SOUTH WESTMINSTER				
Area	F20-North Surrey				
Sub Area	F25-Cedar Hills			More PID's	
Gross Taxes	\$5743.54	(2010)		Water Conn	
Tax Amount Updated - 07/19/10					

Owner Name & Mailing Address Information

<p><u>Owner(s) 1 Name &amp; Address</u></p> <p>** NOT AVAILABLE **</p> <p>1922 RUSSET WAY WEST VANCOUVER BC</p> <p>V7V 3B4</p>	<p><u>Owner(s) 2 Name &amp; Address</u></p> <p>** NOT AVAILABLE **</p> <p>2103-1000 BEACH AVE VANCOUVER BC</p> <p>V6E 4M2</p>
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Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
1006	20			36	20		2	
<u>Legal Description</u> PL 1006 LT 20 LD 36 SEC 20 RNG 2								

Land & Building Information

Width	Depth	Lot Size	1.1 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN STD	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
BCAA Data Updated - 05/24/11			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$1,081,000	Gross Land	\$1,081,000	Gross Land	\$1,081,000
Improvement	\$62,000	Gross Improve	\$62,000	Gross Improve	\$62,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
 Actual Total	 \$1,143,000	 Municipal Total	 \$1,143,000	 School Total	 \$1,143,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/01/2004	\$480,000	BW37264	IMPRV SINGLE PROP CASH TRANSAC
03/01/1965		W18009E	REJECT NOT SUITED SALE ANALYSIS
11/01/2011		551388E	REJECT NOT SUITED SALE ANALYSIS