

18455 72nd Avenue

Surrey, BC

Prime 3.28-acre West Clayton development site near the future SkyTrain, featuring subdivision and phasing flexibility, with the unique option for a forward purchase of a fully built-out market rental project.



THIRD READING APPROVED

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Opportunity

A highly exclusive opportunity to acquire a 3.28 acre corner development site located steps from Ecole Salish Secondary School, Clayton Community Centre, and the upcoming 184th Hillcrest SkyTrain Station. The active development application calls for three six-storey buildings featuring 422 residential units and 20,000 sf of retail commercial space, over only one level of underground parking.

Located within ~450 metres of the future 184th-Hillcrest SkyTrain Station, this property is exceptionally well located in a rapidly growing urban centre of Metro Vancouver, with connectivity to Downtown Vancouver, Vancouver International Airport (YVR), and Downtown Langley. This location also offers quick access to Fraser Highway, Highway 15, Trans Canada Highway, and Highway 10.

Property details

ADDRESS
18455 72nd Avenue, Surrey

PID
008-637-776

GROSS SITE AREA
3.28 acres (142,877 sf)

LAND USE PLAN
Clayton Corridor Plan

CURRENT DESIGNATION
Low Rise Residential Mixed Use (up to 6-storeys)

ALLOWABLE DENSITY
428,630 sf buildable (3.00 FAR)

PROJECT DENSITY
344,570 sf buildable (2.41 FAR)

DEVELOPMENT CONCEPT
Three 6-storey residential condominium buildings with commercial at grade
422 residential condominium units with 20,000 sf of ground floor retail space
Only 1 level of underground parking
**contact for the Development Permit drawing set*

SUBDIVISION
The project is to be subdivided into three parcels, providing flexibility to phase development, and/or sell off future parcels of land

PROJECT STATUS
Third Reading Approved

PRICING GUIDANCE
Contact listing agents



PROPERTY HIGHLIGHTS

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IDEAL SCALE AND PROJECT SIZE
Offering optimal scale and flexibility with 422 residential units and 20,000 sf of retail space over three buildings, situated on three separate parcels
- 

SUBDIVISION INTO THREE PARCELS
Providing flexibility to phase development or sell individual parcels
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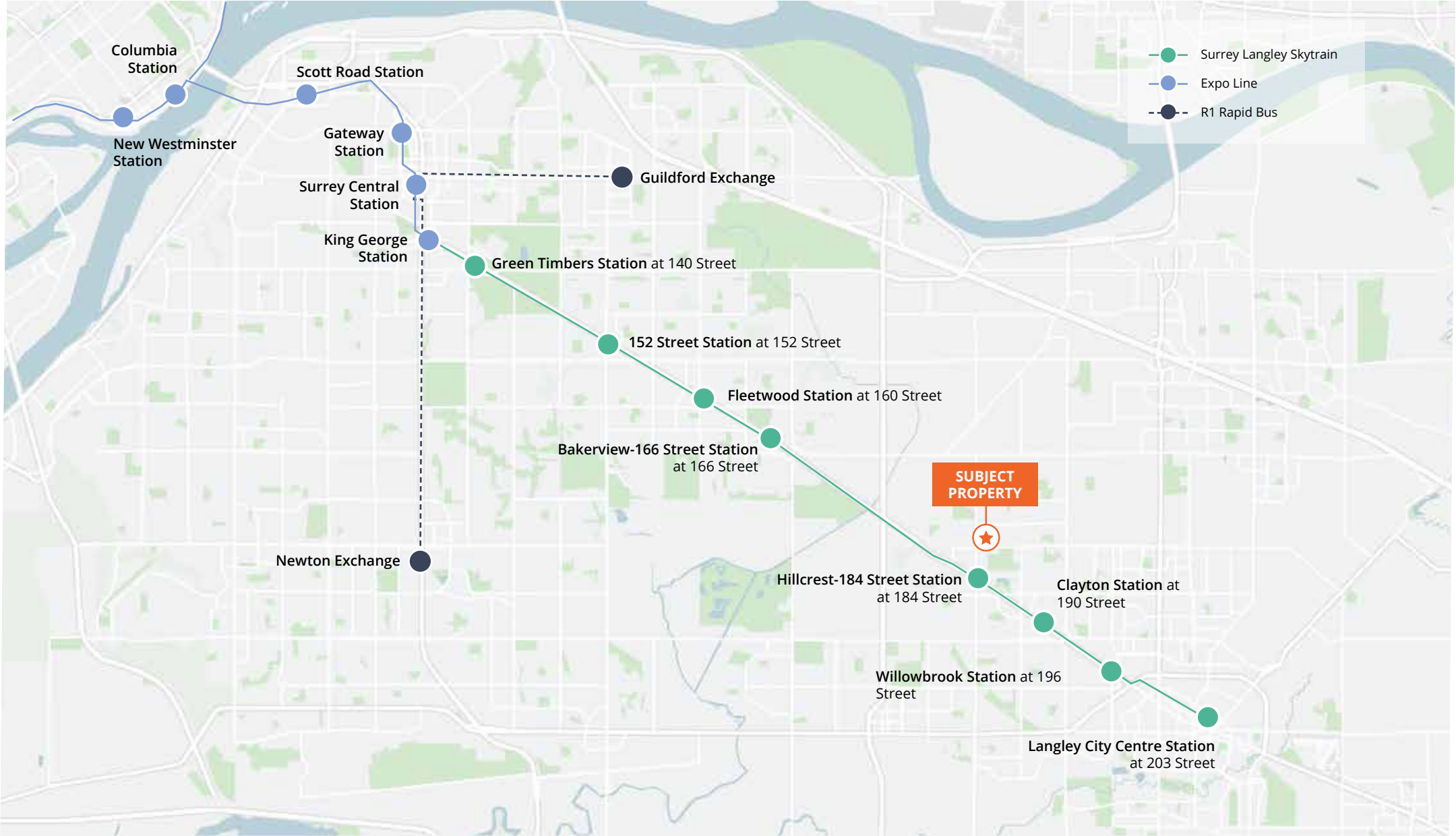
FORWARD PURCHASE OPTION
Potential opportunity to structure a forward purchase of a phased, fully built out market rental project, providing investors with flexibility and certainty
- 

THIRD READING APPROVED
Providing considerable cost and time savings, allowing a developer to fill their pipeline
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EXTREMELY PROMINENT LOCATION
Located steps from future SkyTrain and provides convenient highway access for daily driving
- 

WALKING DISTANCE TO PARKS, SCHOOLS, AND SPORTING FACILITIES
Perfect for growing families and young adults
- 

THREE ROAD FRONTAGES
Providing high exposure, an efficient site plan, and building layout designs



Site plan

The project is to be subdivided into three parcels, providing flexibility to phase development, and/or sell off future parcels of land



Development potential

The City of Surrey designates the property within the draft Clayton Corridor Plan as Low Rise Residential Mixed Use with allowable height limits up to 6-storeys. Under the provincial Transit Oriented Development Areas (TOD) frameworks, the property is designated up to 3.0 FSR with minimum allowable height limits up 8-storeys. An active application has commenced for a project consisting of three 6-storey residential condominium buildings with commercial retail space at grade, over only one level of underground parking, significantly reducing construction costs.

The formal DP application has been submitted in November 2024, with the Preliminary Layout Approval (PLA) and Third Reading is expected by Fall 2025 and the Fourth Reading approval is expected by early 2026.



TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High Rise, Mid-Rise
		401m - 800m	Up to 3.0	Up to 8	Mid-Rise
	1B) Bus Exchange	200m or less	Up to 4.0	Up to 12	High Rise, Mid-Rise
		201m - 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
TOA Type 2 (Metro Vancouver)	Bus Exchange	200m or less	Up to 3.5	Up to 10	Mid-rise
		201m - 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
TOA Type 3 (Metro Vancouver)	Bus Exchange	200m or less	Up to 2.5	Up to 6	Low-rise
		201m - 400m	Up to 1.5	Up to 4	Townhouse

Active and approved development applications



Contact for more information

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