

1794 176 Street

Surrey, BC

High-Density Townhome Development Opportunity in Grandview Heights



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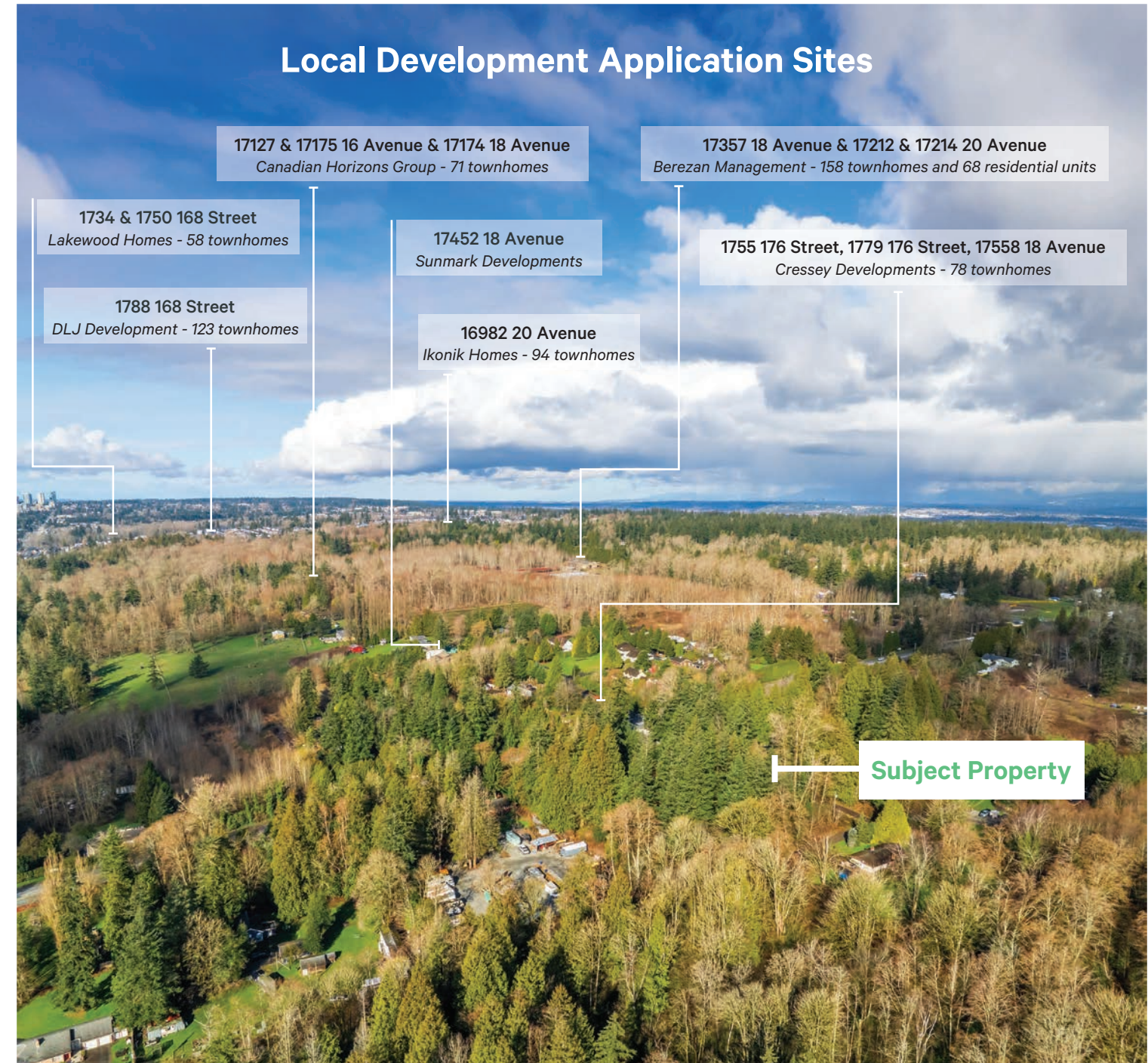
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1 Acre High-Density Townhome Development Opportunity in Grandview Heights

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The Opportunity

A prime opportunity for a high density townhome development on this 1 acre parcel in Grandview Heights. The OCP will allow 25-30 units per acre, making it an excellent phased townhouse project. Its dimensions and proximity to Redwood and Darts Hill Garden Parks, along with nearby employment hubs of Campbell Heights and Langley City make it an incredibly excellent development opportunity.



 95,500 Projected population in 2034	 42% Population increase projected from 2019 - 2034 (5 km radius)	 31,000+ People work daily within a 5 km radius
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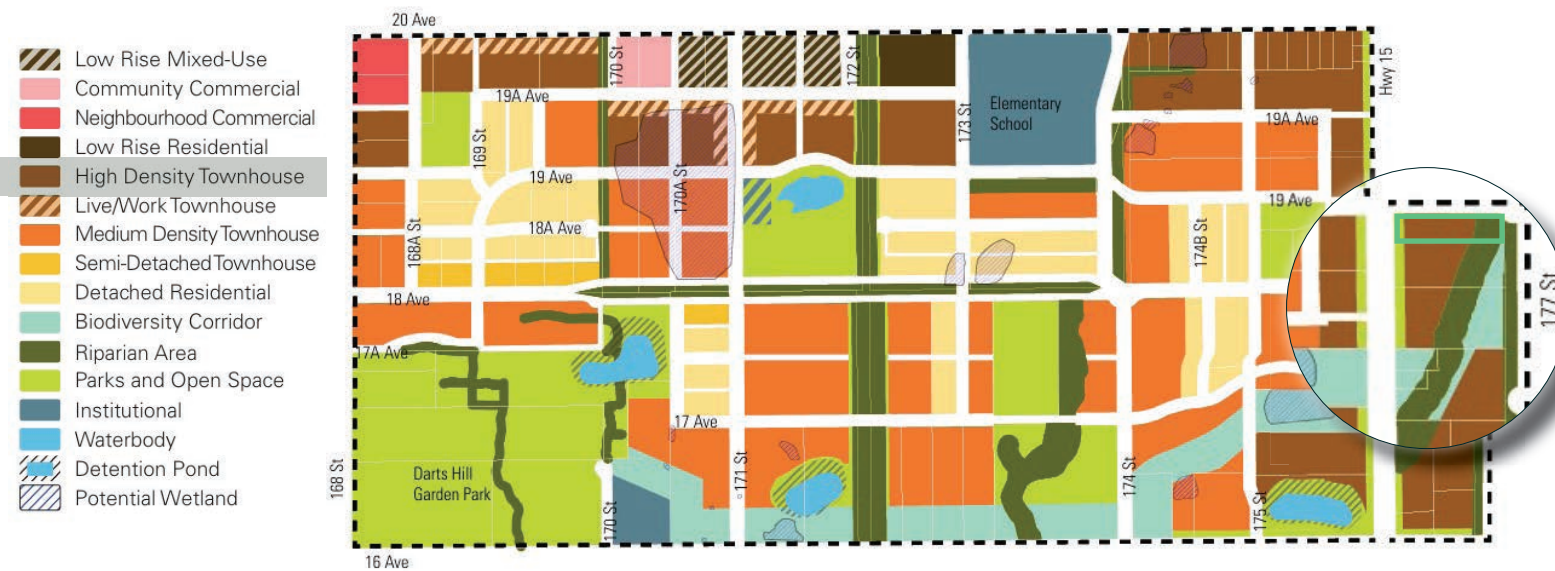
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Approved Official Community Plan Grandview Heights

Neighbourhood Darts Hill	Land Use High Density Townhouse	Density 25 - 30 Units per Acre	Current Zoning RA
OCP Designation Urban	Site Size 1 Acres	Height 3 to 4 Storeys	PID 010-040-773



Darts Hill High Density Townhouses

High-density townhouses are located on the edges of Darts Hill, next to major roads and the urban village. The high-density aims to create a more urban character, increase housing diversity, and enhance affordability for families. The designation is intended for ground-oriented townhouse, with the option to support stacked townhouses with underground parking. By providing a range of housing options, it also serves as a transition zone between higher and lower density areas, ultimately contributing to the goal of achieving a Net Zero Carbon Community.

Unit

Clustering: Minimum 2 attached
Maximum 6-Units per building

Parking

Internal driveway or rear lane. Stacked townhomes only permitted with underground parking.

Density

25 - 30

UPA with Zero Carbon Incentive

Typical Height

Up to 4

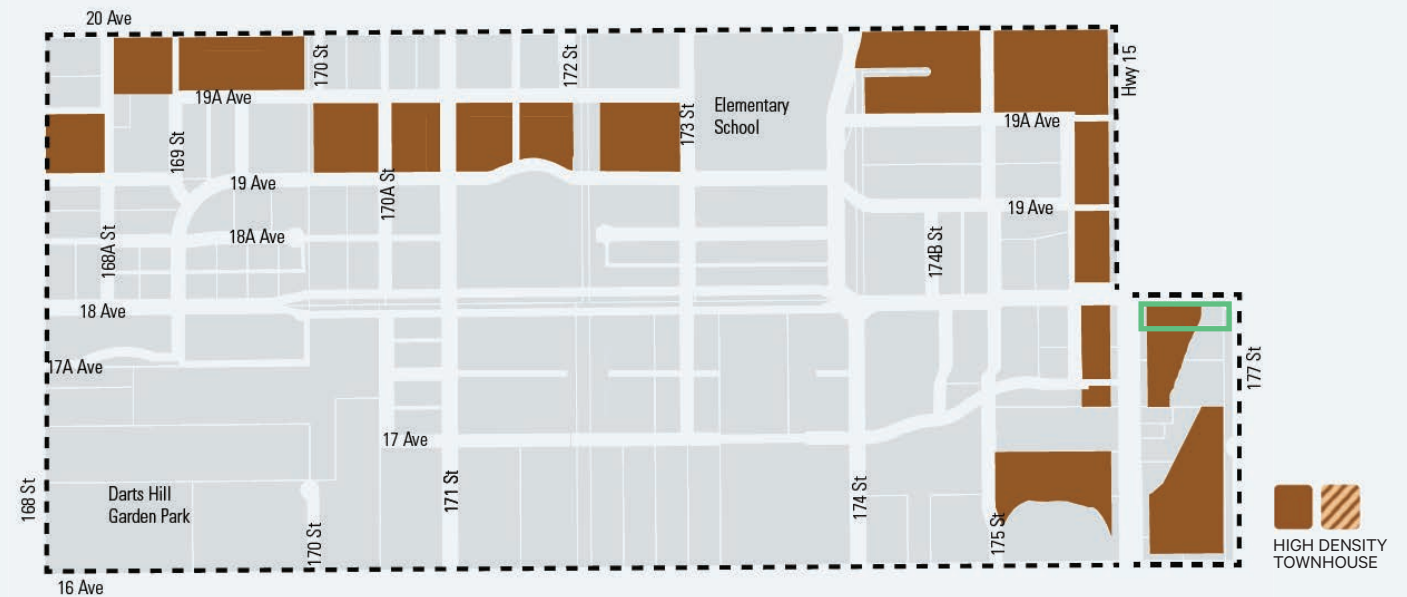
Storeys
for stacked townhouses
in select locations

Up to 3

Storeys
for standard townhouses



Higher density townhouse buildings, and ground-oriented multiple residential. Stacked townhouses with underground parking will be considered in urban village area.

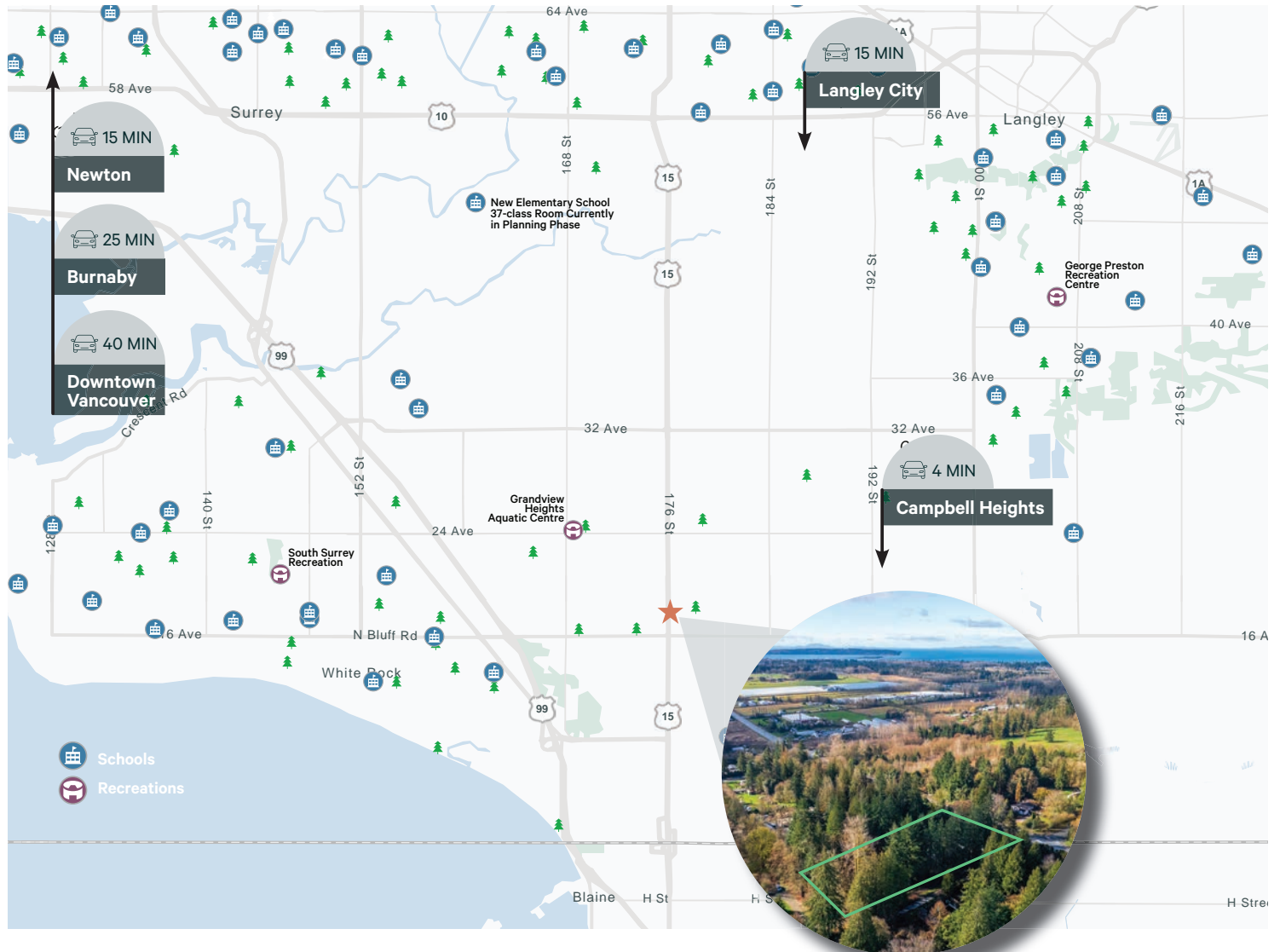


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The Location

Darts Hill is a vibrant new neighbourhood rising in Grandview Heights, Surrey. Known for its natural beauty and scenic views, it is strategically located for easy access to amenities, transit and employment.. A future compact, resilient community design prioritizes walkability. The neighbourhood includes a diverse range of housing development options, as well as a thriving urban village that will offer local shops and services. New community facilities and infrastructure are planned, making it a popular choice for families and nature lovers.



Contact

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