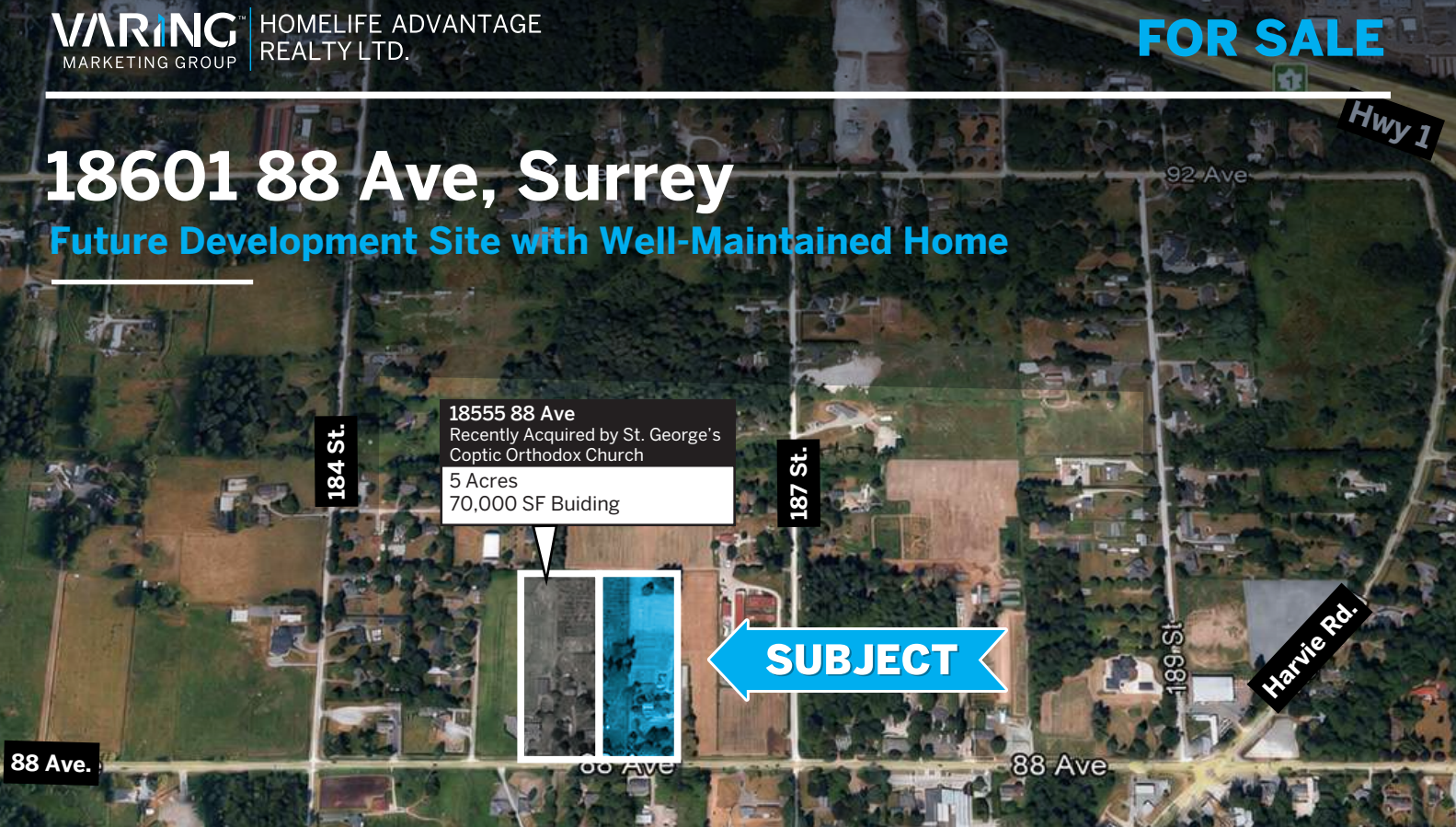


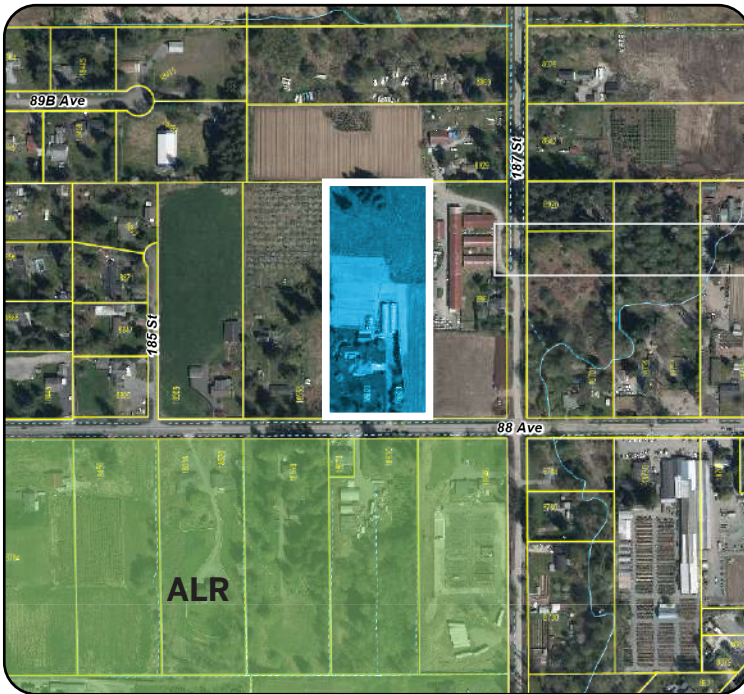
# 18601 88 Ave, Surrey

Future Development Site with Well-Maintained Home

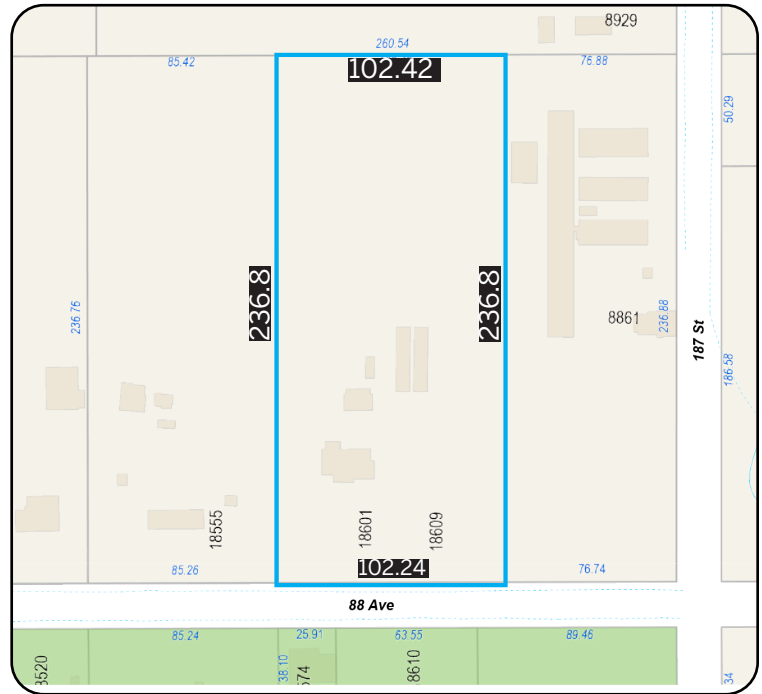


<b>SITE SIZE:</b> 5.99 Acres	<b>LOCATION:</b> South Port Kells	<b>LIST PRICE:</b> <b>\$10,150,000</b>
---------------------------------	--------------------------------------	---

AERIAL VIEW



DIMENSIONS (IN METRES)



## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 18601 88 Ave, Surrey, BC  
**SIZE:** 5.99 Acres  
**AREA:** South Port Kells  
**PROPERTY TAXES:** \$2,375.73 (Outside of ALR, but farm status)

### OPPORTUNITY:

- A well-located holding property with short- to mid-term potential, minutes from the Anniedale-Tynehead NCP and key transportation corridors.
- The site includes a well-maintained home and two greenhouses, currently generating approx. \$3,500/month from a quality tenant, offering stable interim income while held for future redevelopment.
- With no known creeks or easements, the property offers a clean land profile, extensive frontage along 189 Street and Harvie Road, and convenient access to major routes, including approximately 3 minutes to Pacific Highway and 6 minutes to the Trans-Canada Hwy.
- Future land uses may include, but are not limited to:
  - Industrial
  - Medium to high-density residential
  - At present, one may be able to get a temporary use permit from the City.

### MEASUREMENTS:

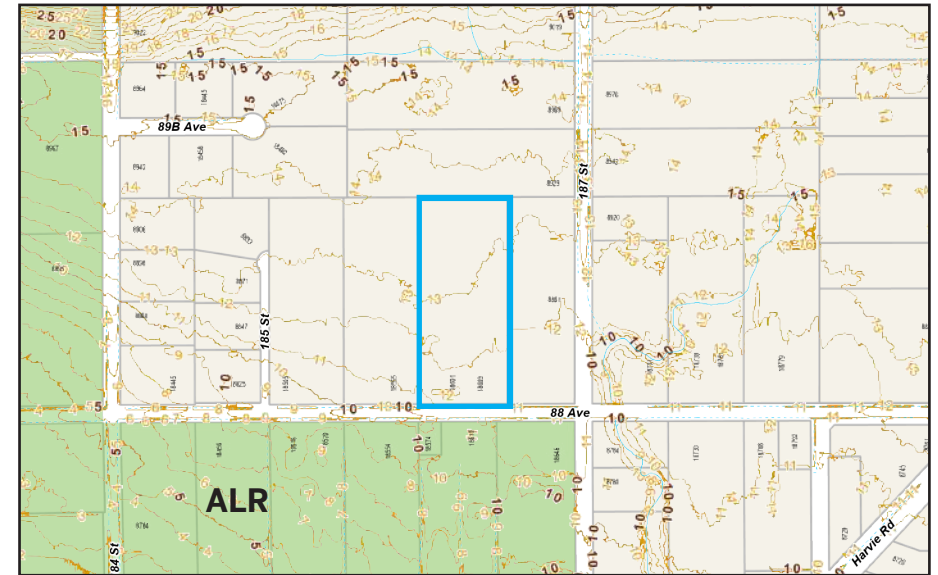
#### Main Home:

Main Floor: 2,228 sq. ft.; Upper Floor: 687 sq. ft.  
Total Livable: 2,915 sq. ft.  
Garage: 667 sq. ft. Grand  
Total: 3,582 sq. ft.

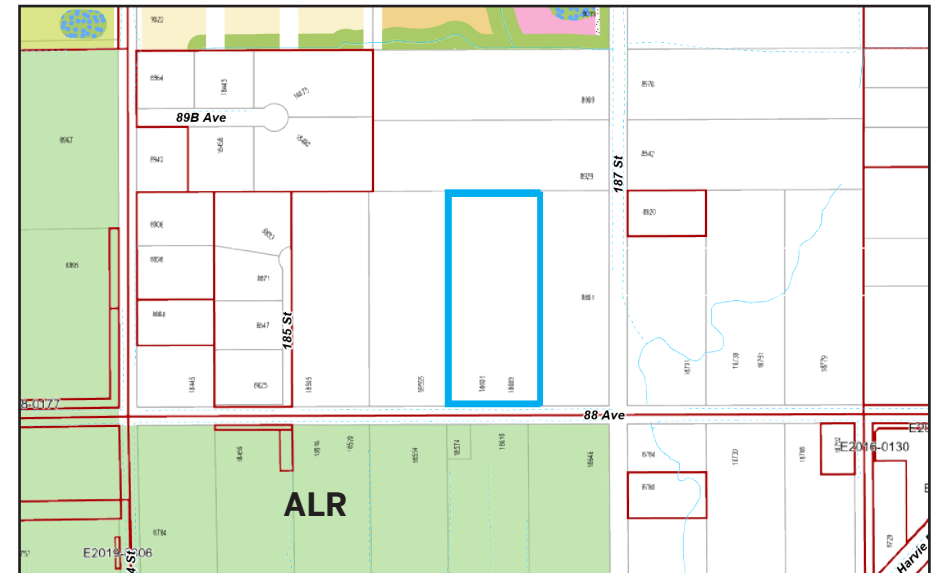
#### Outbuildings:

Solarium: 284 sq. ft.  
Green House: 3,822 sq. ft.  
Pump House: 99 sq. ft.  
Shed: 825 sq. ft.  
Patio: 1,080 sq. ft.  
Total Extras: 6,110 sq. ft.

### TOPOG VIEW



### LEGAL VIEW



### 1. Can the property be subdivided?

Answer: Yes. Based on discussions with the City & Target Surveying, subdivision appears feasible subject to municipal coordination and approvals.

- Approximate frontage of 50 metres supports subdivision potential
- Coordination with the City would be required throughout the process
- Estimated timeline: 12–24 months
- Estimated costs: approximately \$15,000–\$20,000 for the overall subdivision process

### 2. Would the City support a Temporary Use Permit (TUP)?

Answer: The City may consider supporting a Temporary Use Permit (TUP); however, there appears to be stronger support for PA-1 / PA-2 zoning, similar to the adjacent property located at 18555 88 Ave.

Potential Uses Under PA-1 / PA-2 Zoning Include:

- Church / Temple
- Child Care Facility
- Assembly Hall
- Community Services Uses

### 3. Is there a Neighbourhood Concept Plan (NCP) planned for the area?

Answer: Yes. An NCP is anticipated for the area, although timing has not yet been formally announced by the City. Contact Darren Braun at City of Surrey.

### 4. Are municipal services available to the property?

Answer: Partial service is available on the site.

Current Servicing Notes:

- Water line service is available
- Full municipal services are not currently available
- On-site detention would likely be required

### POINTS OF CONTACT:

#### Consultants:

- Aplin Martin  
Email: [vancouver@aplinmartin.com](mailto:vancouver@aplinmartin.com)  
Phone: (604) 678-9434
- McElhanney  
Email: [vancouver@mcelhanney.com](mailto:vancouver@mcelhanney.com)  
Phone: (604) 683-8521

#### City of Surrey Planning Department:

- Ron Gill  
Email: [RGill@surrey.ca](mailto:RGill@surrey.ca)  
Phone: (604) 591-4773
- Darren Todd  
Email: [Darren.Todd@surrey.ca](mailto:Darren.Todd@surrey.ca)  
Phone: (236) 474-3129

## PROPERTY PHOTOS



# PROPERTY PHOTOS



## PROPERTY PHOTOS

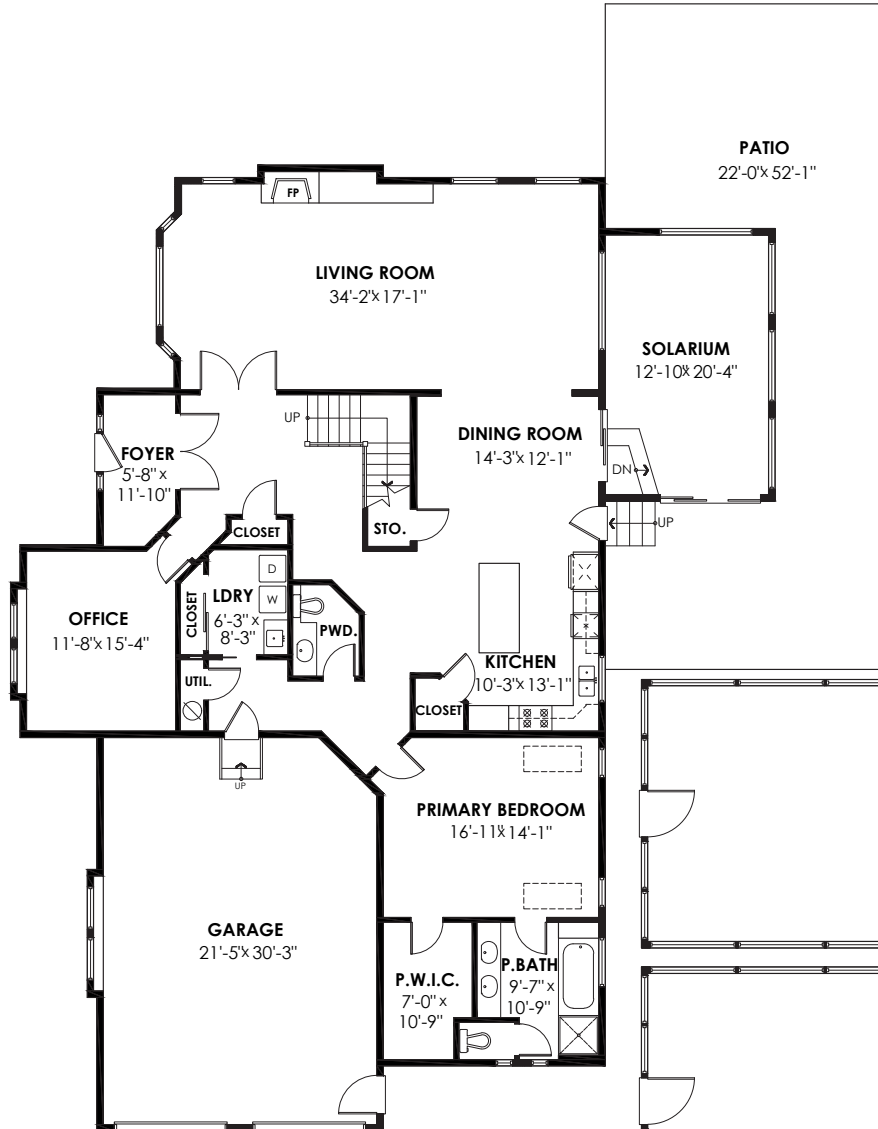


# FLOORPLAN

# 18601 88 Avenue, Surrey

## Main Floor Plan

Floor Area: 2228 sq.ft.  
Ceiling Height: 9'



Main Floor: 2,228 sq. ft.  
Upper Floor: 687 sq. ft.  
**Total Livable: 2,915 sq. ft.**

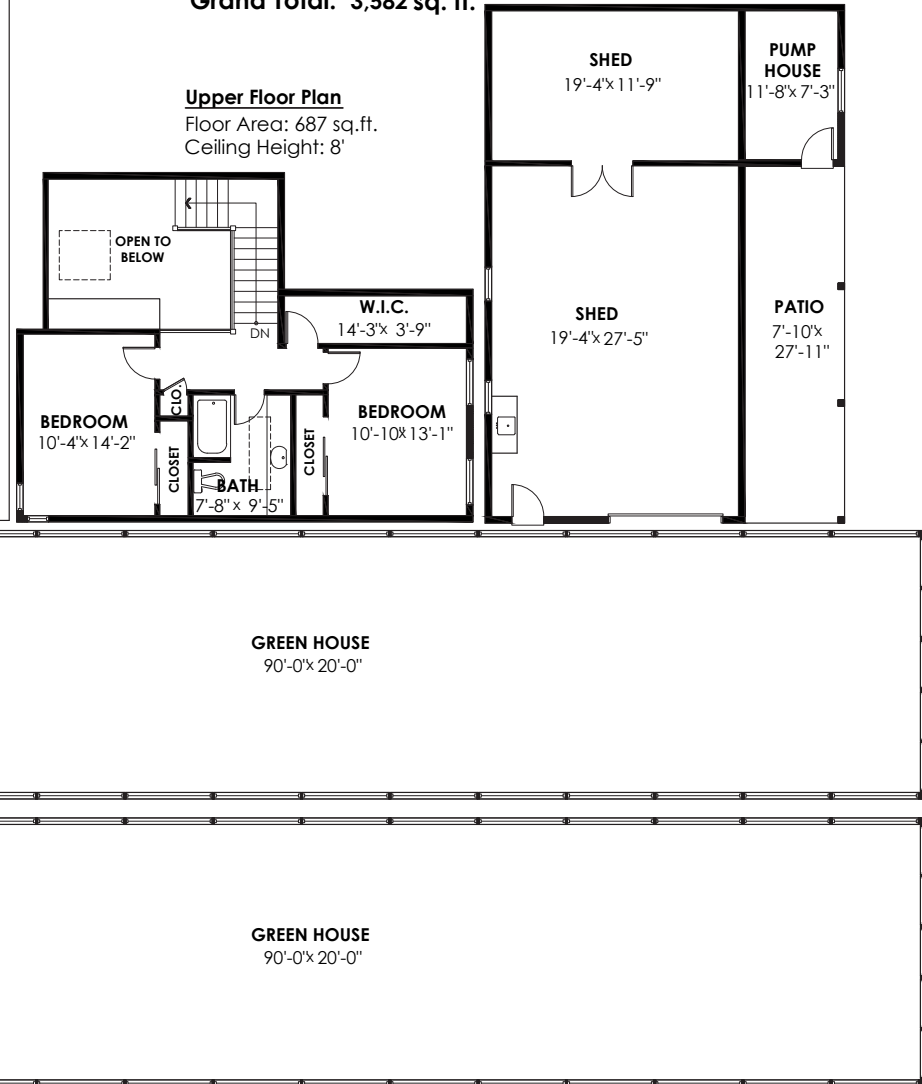
Solarium: 284 sq. ft.  
Green House: 3,822 sq. ft.  
Pump House: 99 sq. ft.  
Shed: 825 sq. ft.  
Patio: 1,080 sq. ft.

Garage: 667 sq. ft.  
**Grand Total: 3,582 sq. ft.**

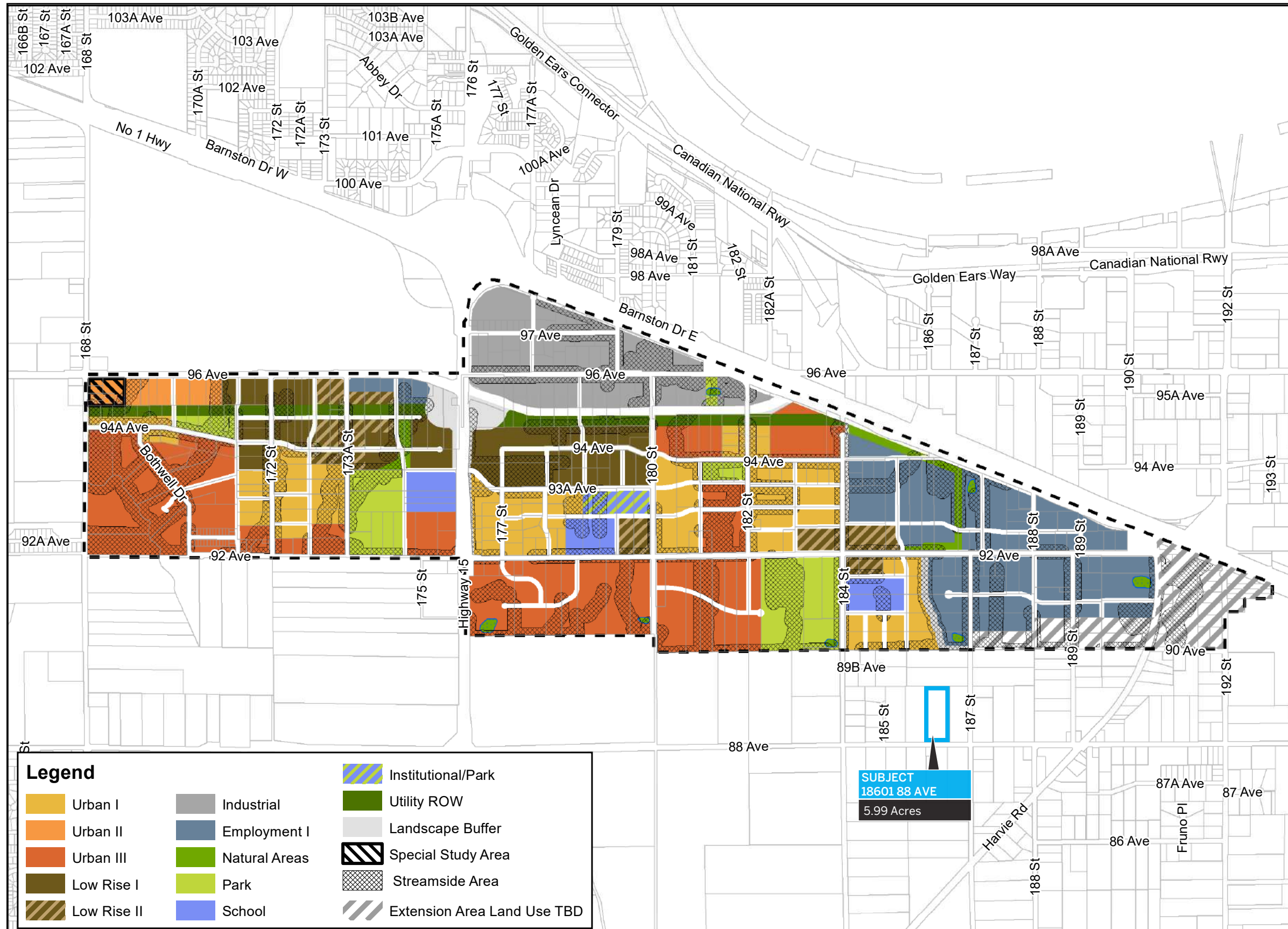
**Total Extras: 6,110 sq. ft.**

## Upper Floor Plan

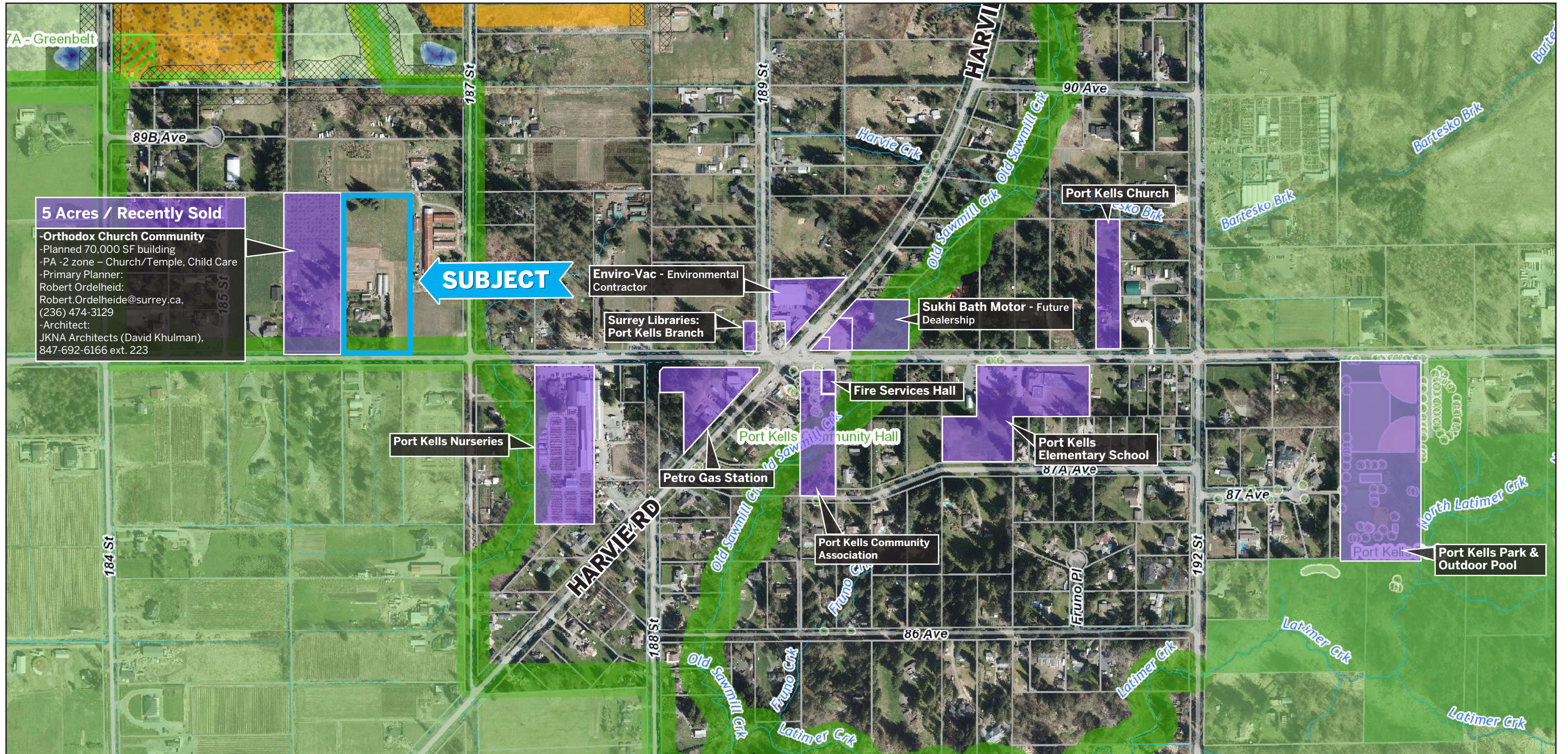
Floor Area: 687 sq.ft.  
Ceiling Height: 8'

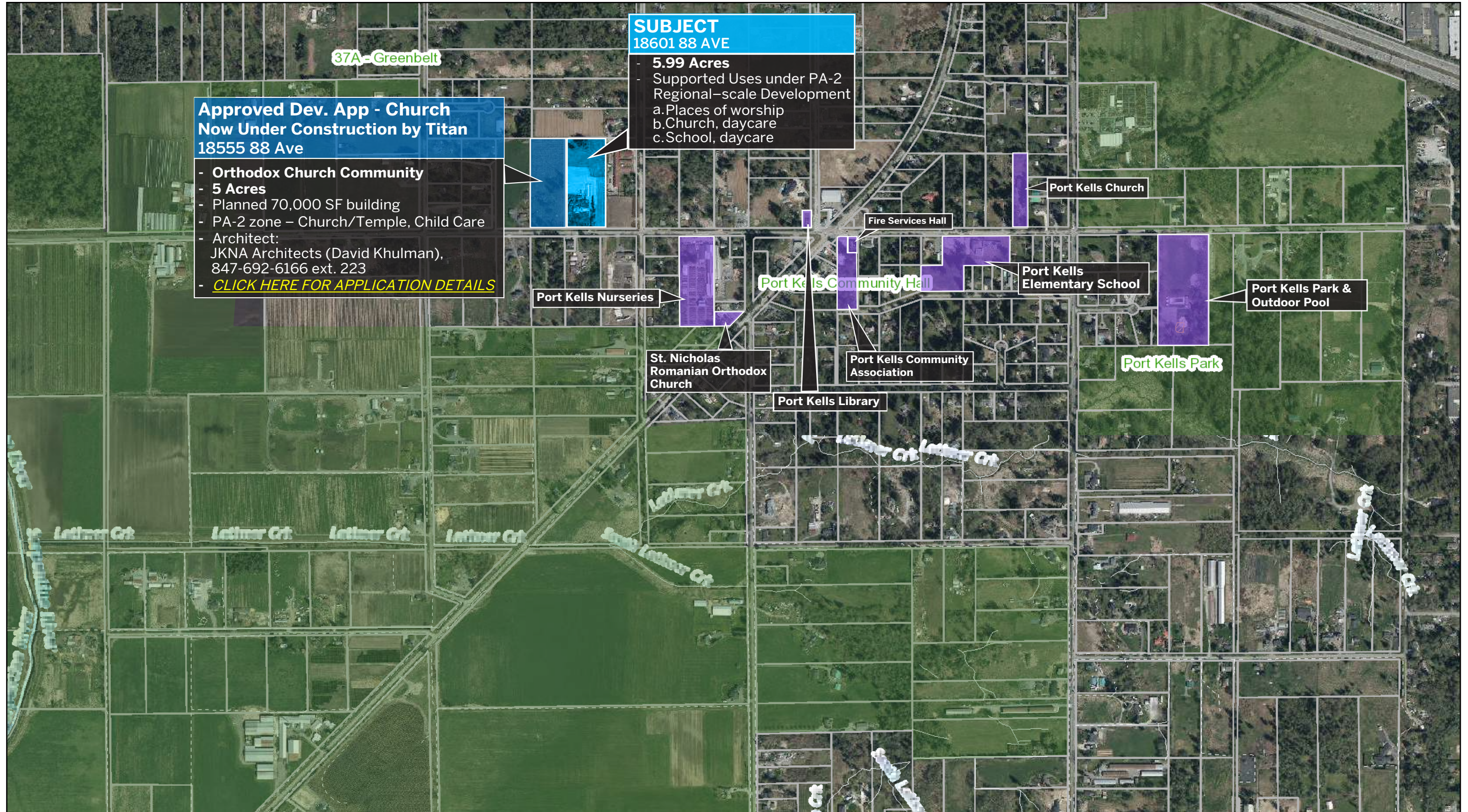


# ANNIEDALE TYNEHEAD LATEST LAND USE MAP - APRIL 2026



# NEARBY AMENITIES





**Approved Dev. App - Church  
Now Under Construction by Titan  
18555 88 Ave**

- Orthodox Church Community
- 5 Acres
- Planned 70,000 SF building
- PA-2 zone – Church/Temple, Child Care
- Architect: JKNA Architects (David Khulman), 847-692-6166 ext. 223
- [CLICK HERE FOR APPLICATION DETAILS](#)

**SUBJECT  
18601 88 AVE**

- 5.99 Acres
- Supported Uses under PA-2 Regional-scale Development
  - a.Places of worship
  - b.Church, daycare
  - c.School, daycare

Port Kells Nurseries

St. Nicholas Romanian Orthodox Church

Port Kells Library

Port Kells Community Association

Port Kells Community Hall

Fire Services Hall

Port Kells Elementary School

Port Kells Church

Port Kells Park

Port Kells Park & Outdoor Pool

37A - Greenbelt



Part 31

**Assembly Hall 1 Zone**

PA-1

(BL 20058; 20300)

**A. Intent**

(BL 17181; 17471; 19817)

This Zone is intended for neighbourhood-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres*.

**B. Permitted Uses**

(BL 12333; 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Assembly halls*, including *places of worship*, which accommodate a maximum of 300 seats.
2. *Private schools* provided that the enrollment is limited to 50 students, subject to the Independent School Act, as amended.
3. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended provided that the enrollment at any one time is limited to 50 children.
4. *Community services*.

Accessory Uses:

5. *Caretaker units*, which in this Zone, includes accommodation for an official, manager or caretaker of the *principal use*, pursuant to Section D of this Zone.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

(BL 13155; 18414; 19073; 19995)

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) Maximum 2 *caretaker units*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 0.35.

3. Caretaker Unit:

Notwithstanding Sections D.1 and D.2 of this Zone, *density* for *caretaker units* shall be as follows:

- (a) *Caretaker units* are limited to a combined maximum floor area of 260 sq. m in one separate *building* or within the *principal building*; and
- (b) *Caretaker units* shall be included in the total calculation of *floor area ratio* for the Zone.

**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 35%.

**F. Yards and Setbacks**

1. All *front yard*, *rear yard* and *side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
2. Notwithstanding Section F.1, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and Accessory Buildings and Structures	7.5 m	7.5 m	3.6 m	7.5 m

**G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 9 m.
2. Accessory Buildings:  
*Accessory building height* shall not exceed 4 m.
3. Structures:  
*Structure height* shall not exceed 4 m.

**H. Off-Street Parking and Loading/Unloading**

(BL 13774; 18719)

1. Parking Calculations:  
Refer to Table D1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Area:  
No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

**I. Landscaping and Screening**

(BL 12333; 17471)

1. General Landscaping:
  - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
  - (b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* of the developed portion of the *lot*, consisting of hedges, ground cover, a decorative fence, or a combination thereof; and
  - (c) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

**J. Special Regulations**

1. Child Care Centres:  
*Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to other uses permitted in this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,000 sq. m;
2. *Lot Width*: Minimum 30 m; and
3. *Lot Depth*: Minimum 30 m.

**L. Other Regulations**

(BL 13657; 13774; 17181; 19491)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.

Part 32

Assembly Hall 2 Zone

PA-2

(BL 20058; 20300)

**A. Intent**

(BL 17181; 17471; 19817)

This Zone is intended for regional-scale *assembly halls*, including *places of worship, private schools and child care centres*.

**B. Permitted Uses**

(BL 12333; 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Assembly halls*, including *places of worship*.
2. *Private schools*, subject to the Independent School Act, as amended.
3. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
4. *Community services*.

Accessory Uses:

5. *Caretaker unit*, which in this Zone, includes accommodation for an official, manager or caretaker of the *principal use*, pursuant to Section D.3 of this Zone.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

(BL 13155; 18414; 19073; 19995)

1. Maximum Density:

- (a) Maximum 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 0.50.

3. Caretaker Unit:

Notwithstanding Sections D.1 and D.2 of this Zone, *density for caretaker units* shall be as follows:

- (a) A maximum of two *caretaker units* are permitted;
- (b) *Caretaker units* are limited to a combined maximum floor area of 260 sq. m in one separate *building* or within the *principal building*; and
- (c) *Caretaker units* shall be included in the total calculation of *floor area ratio* for this Zone.

**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

**F. Yards and Setbacks**

1. All *front yard, rear yard and side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
2. Notwithstanding Section F.1 of this Zone, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m	7.5 m	3.6 m	7.5 m

**G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 9 m.
2. Accessory Buildings:  
*Accessory building height* shall not exceed 4 m.
3. Structures:  
*Structure height* shall not exceed 4 m.

**H. Off-Street Parking and Loading/Unloading**

(BL 13774; 18719)

1. Parking Calculations:  
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:  
No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

**I. Landscaping and Screening**

(BL 12333; 17471)

1. General Landscaping:
  - (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
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*Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to other uses permitted in this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m;
2. *Lot Depth*: Minimum 30 m; and
3. *Lot Width*: Minimum 30 m.

**L. Other Regulations**

(BL 13657; 13774; 17181; 19491)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building permits*, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.