

**FOR SALE**

LANGLEY  
EVENTS  
CENTRE

200 St.

HWY 1

**SUBJECT**

78 Ave.

204 St.

**SF DEVELOPMENT SITE  
READY FOR APPLICATION**

10 UPA

AREA:  
SW Yorkson

ADDRESS:  
20323 78 Ave.,  
Langley, BC

SIZE:  
2.44 Acres

PRICE:  
\$6,500,000



**HOMELIFE GLENAYRE  
REALTY COMPANY LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | info@varinggroup.com**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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**VARING**  
MARKETING GROUP  
HOMELIFE GLENAYRE REALTY CO. LTD.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 20323 78 Ave., Langley, BC  
PID: 002-346-541

**NCP:** SW Yorkson

**DESIGNATION:** Mixed residential, 10 UPA

**SIZE:** 2.44 Acres

**POTENTIAL YIELD:** 24 lots

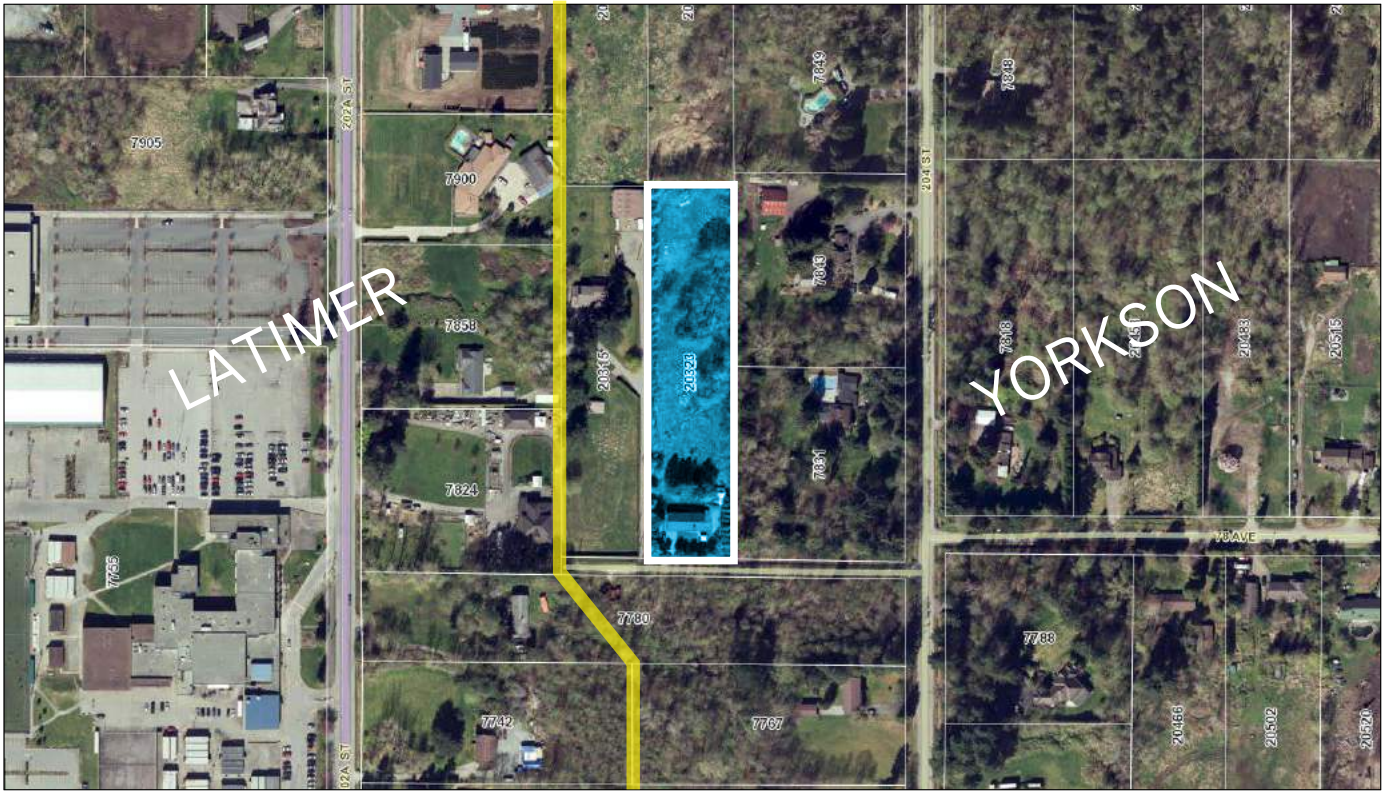
**PRICE:** \$6,500,000

### OPPORTUNITY:

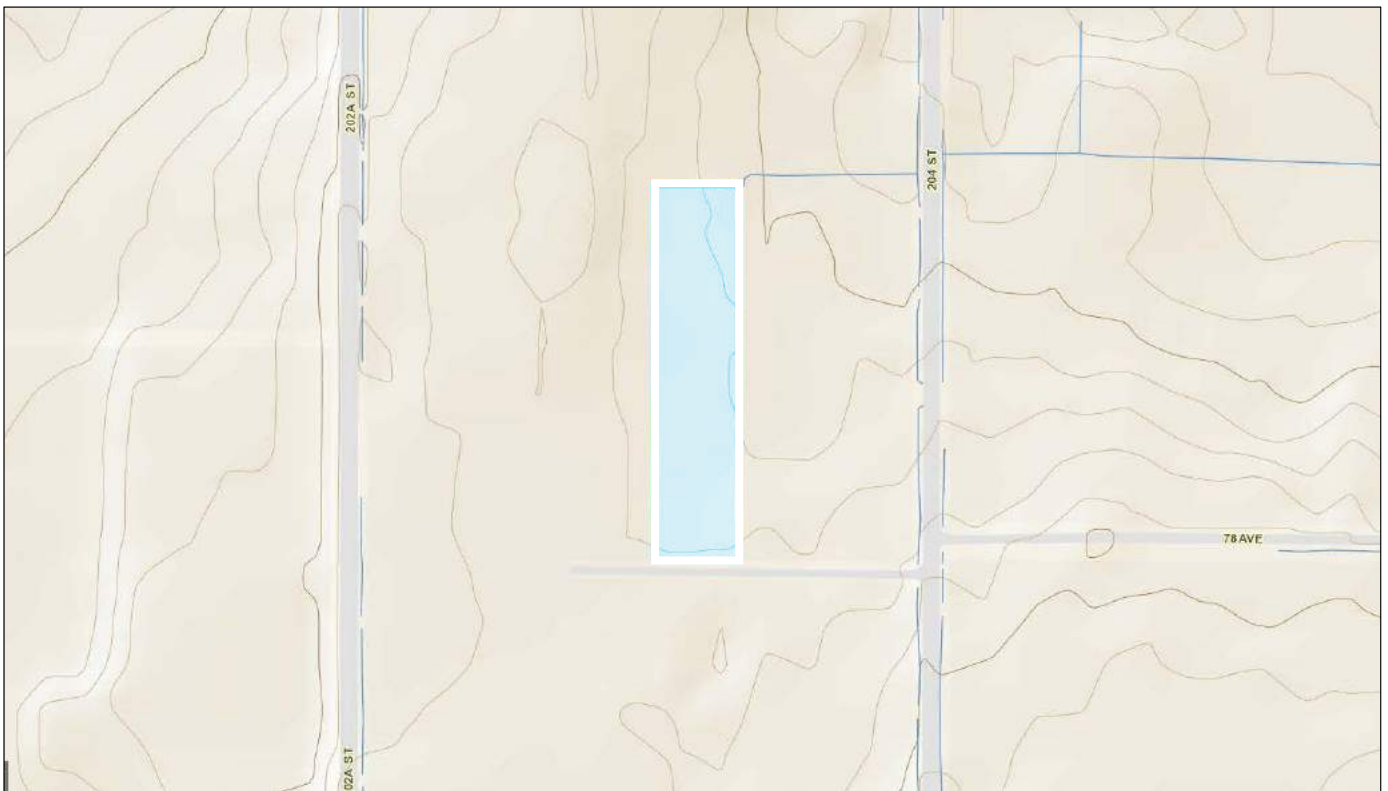
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1. Site is located within the Yorkson Plan, in the SW Catchment
2. Potential for 24 lots (10 UPA X 2.44)
3. School & Park are secured by Qualico Communities (Vancouver)
4. Water, sanitary and storm connection is at 78 Ave/204 St.
5. Efficient property with no extraordinary roadworks.
6. Close proximity to multiple future schools, parks and shopping – Willoughby Town Centre
7. Qualico communities is under construction at 78/204 St (East of 204th)

# AERIAL VIEW



# TOPOGRAPHY



# LEGAL VIEW

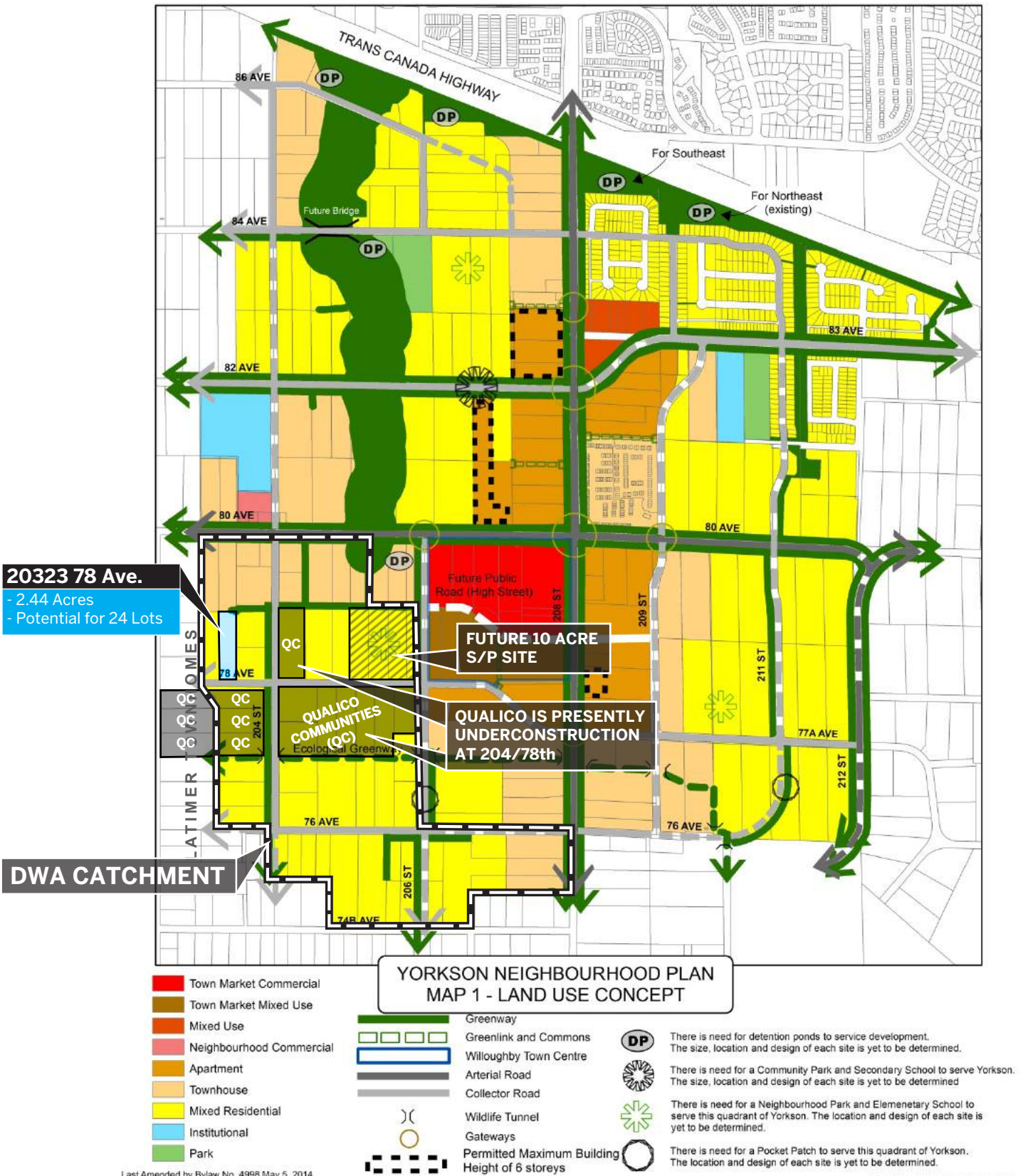


# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



MAP 1 - LAND USE CONCEPT



- Town Market Commercial
- Town Market Mixed Use
- Mixed Use
- Neighbourhood Commercial
- Apartment
- Townhouse
- Mixed Residential
- Institutional
- Park

- Greenway
- Greenlink and Commons
- Willoughby Town Centre
- Arterial Road
- Collector Road
- Wildlife Tunnel
- Gateways
- Permitted Maximum Building Height of 6 storeys

- DP There is need for detention ponds to service development. The size, location and design of each site is yet to be determined.
- [Sun-like symbol] There is need for a Community Park and Secondary School to serve Yorkson. The size, location and design of each site is yet to be determined
- [Star-like symbol] There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
- [Circle with dot] There is need for a Pocket Patch to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.

Last Amended by Bylaw No. 4998 May 5, 2014

2014-05-05\_Yorkson\_Amendment\_Map1

