

**FOR SALE**



**MIXED USE HIGH DENSITY SITE**

**AREA:**  
NW Latimer

**ADDRESS:**  
19963 82 Ave.,  
Langley, BC

**SIZE:**  
1 Acre

**PRICE:**  
\$7,000,000

**HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) 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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## PROPERTY DESCRIPTION

<b>CIVIC ADDRESS:</b>	19963 82 Ave., Langley, BC PID: 005-415-080
<b>NCP:</b>	Latimer
<b>DESIGNATION:</b>	Mixed Use High Density
<b>SIZE:</b>	1 Acre
<b>PRICE:</b>	\$7,000,000
<b>DENSITY:</b>	+/- 115 Condo's + Retail/Commercial

### OPPORTUNITY:

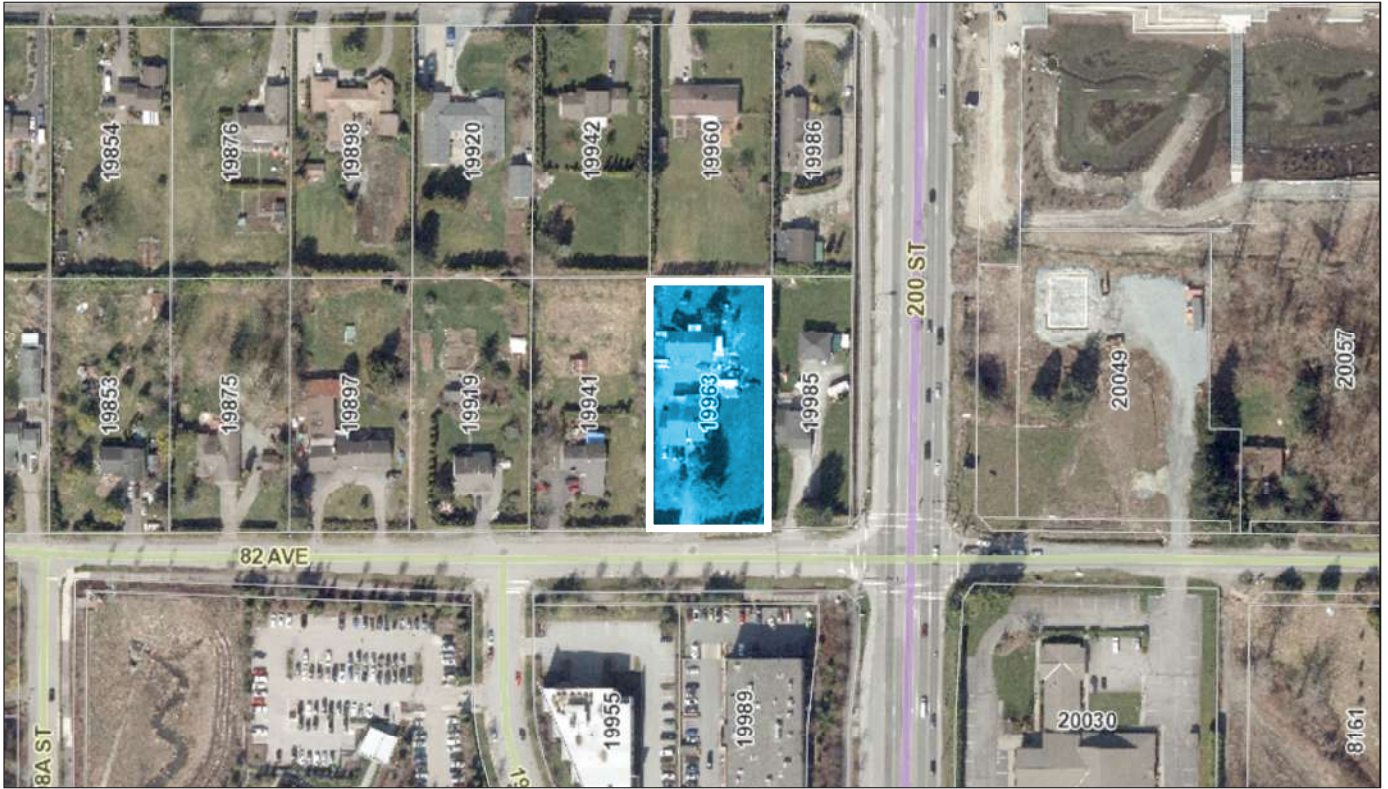
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- The property is designated as Mixed Use - Partial High Density Mixed Use (2.5 FSR) and partial Mixed Use in the Latimer land use plan.

***Note:** Township of Langley has commenced a terms of reference, instructing community planning to consider higher densities for lands that are close proximity to 200th St. (potentially high-rises). Check with Township – Community Planning.*

- Very close proximity to the 200 St (42 meters).
- Most lands in this area is owned by developers.
- Many active development applications in the area.
- Schools within a 10 minute walk and close proximity to Willoughby Community Park.
- Call for a DP set of the preliminary drawings.

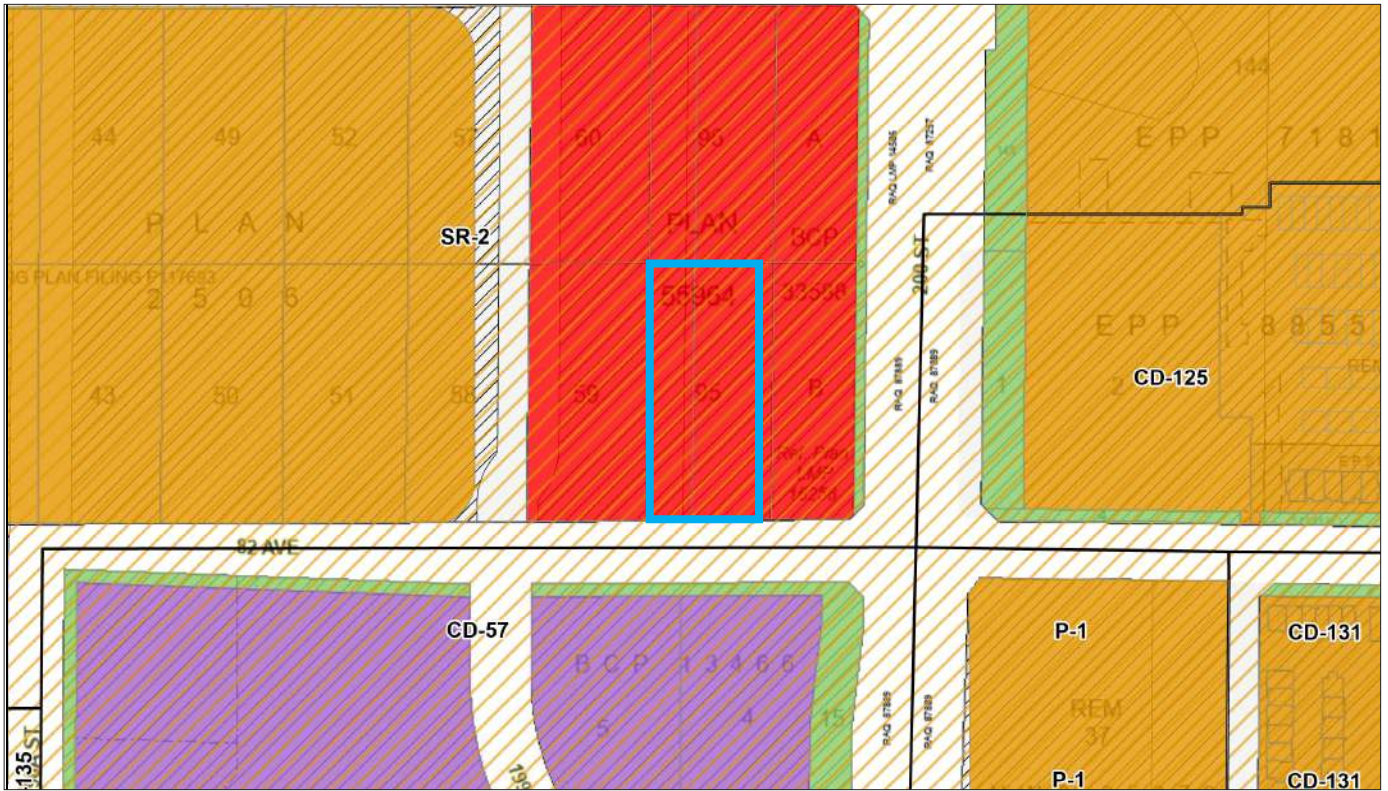
## AERIAL VIEW



## TOPOGRAPHY



# LEGAL VIEW



# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



Map 1 - Latimer Land Use Plan



Legend

- Single Family (1 UPA)
- Single Family (4 UPA)
- Single Family (8 UPA)
- Rowhouse/Townhouse (15 UPA)
- Rowhouse/Townhouse (22 UPA)
- Townhouse Live Work (22 UPA)
- Low Density Apartment (1.4 FSR)
- High Density Mixed Use (2.5 FSR)
- Mixed Use
- Business Office Park
- Special Study Area
- Streamside Protection and Enhancement Areas

- ✱ There is need for a Neighbourhood Park and Elementary School to serve this quadrant. The location and design of each site is yet to be determined
- ✱ There is a need for a Neighbourhood Park and Middle School to serve this area. The location and design of each site is yet to be determined.
- DP There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
- Permitted Maximum Building Height of 6 Storeys

- WHP Wildlife Habitat Patch
- D Dog Off-Leash Park
- PP Pocket Park
- UG Urban Green
- LW Living Wall
- H Heritage Site or Property
- ✱ Public Art

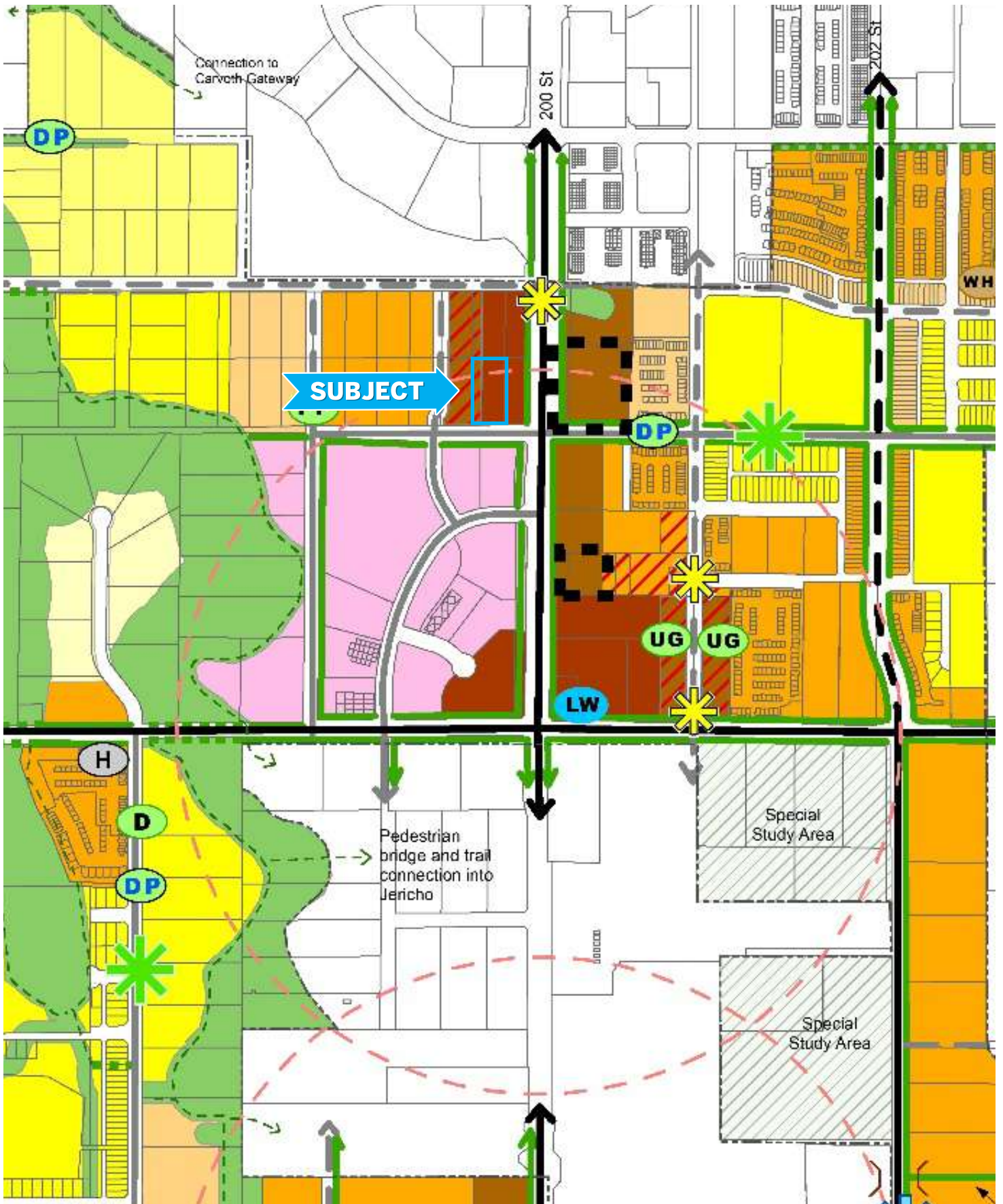
- Existing Arterial
- Proposed Arterial
- Existing Collector
- Proposed Collector
- Enhanced Sidewalk
- Recreational Greenway
- Street Greenway
- Wildlife Tunnel
- 5 min. Walk Circle
- Creek Greenway (Trail)

Amended by Bylaw No. 5887 June 26, 2023

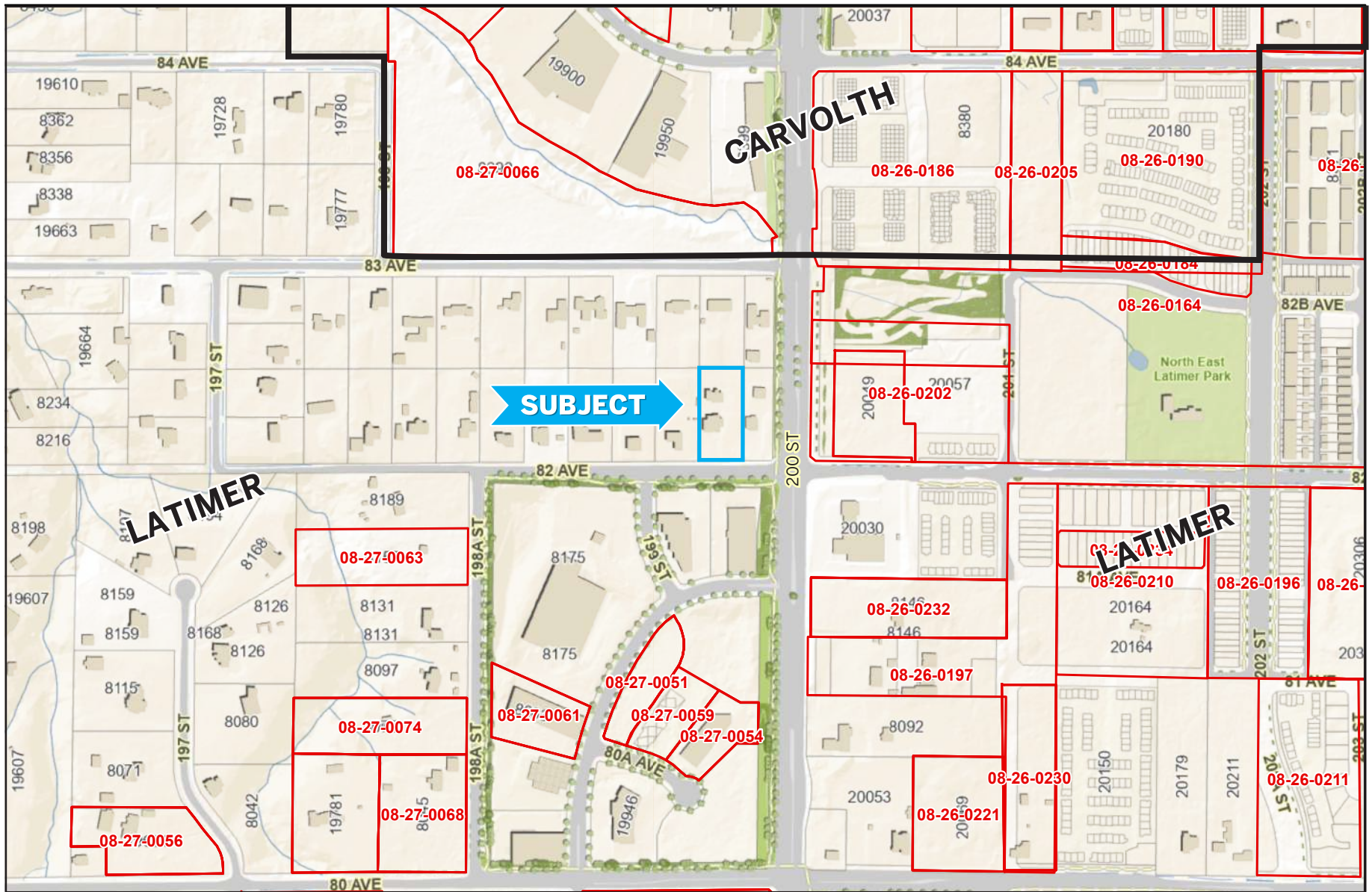
F:\data\Geomatics\Planning\LONG\_RANGE\Neighbourhood Plans\Willoughby\Latimer\2023\Map1 Latimer Land Use Plan\_June\_26\_2023.mxd



# LATIMER NCP - CLOSE UP



# DEVELOPMENT APPLICATIONS



# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

