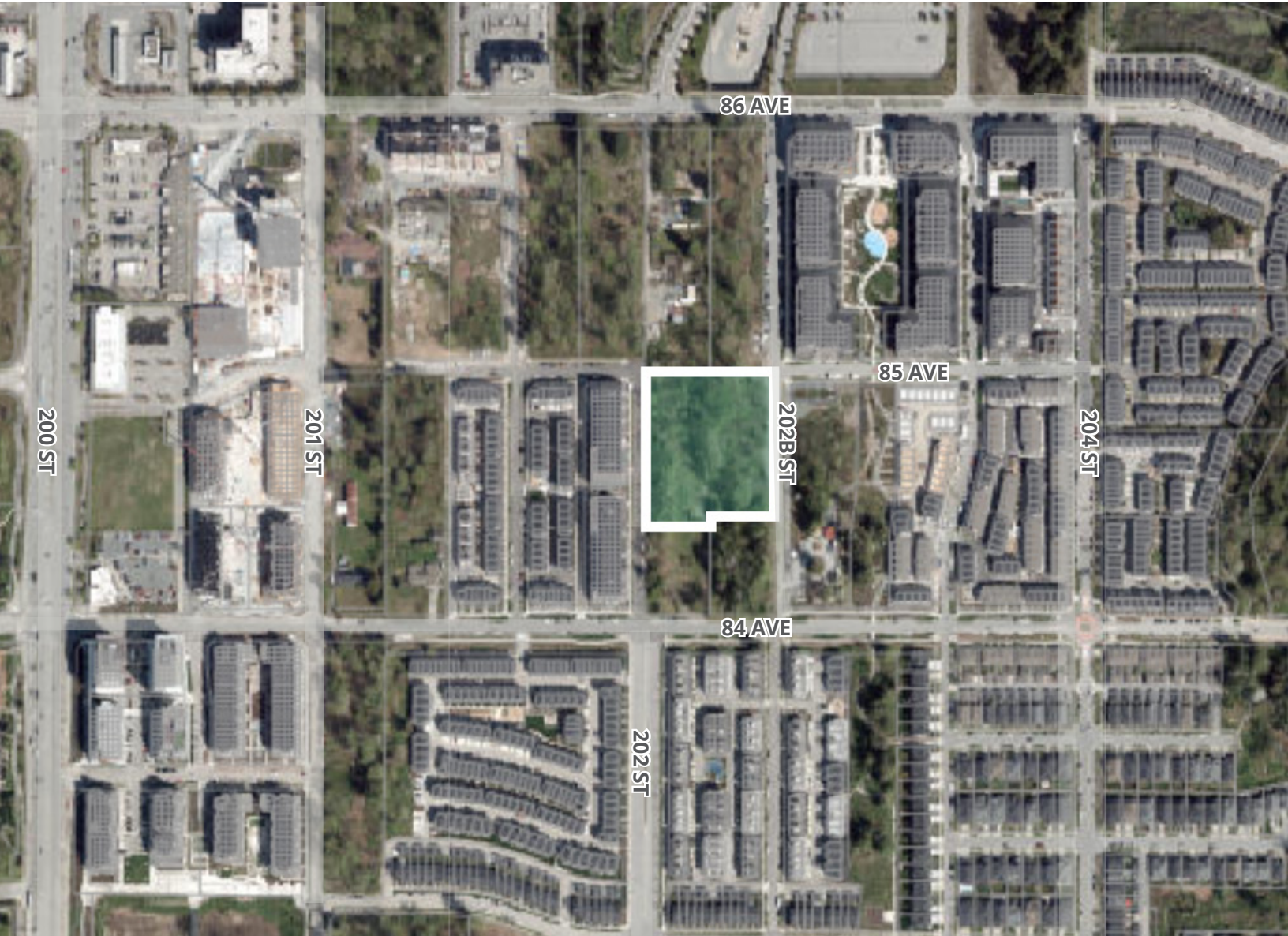


**AVISON  
YOUNG**

**For Sale**

**Lot 2 84 Avenue**  
Langley, BC



2.87 acre, infill apartment site  
in Willoughby

**Mike Harrison\***

Principal, Development Land Sales

604 626 9547

[mike.harrison@avisonyoung.com](mailto:mike.harrison@avisonyoung.com)

*\*Mike Harrison Personal Real Estate Corporation*



### Property summary

**PROPERTY ADDRESS**

Lot 2 84 Avenue, Langley, BC

**PID**

031-681-468

**SITE SIZE**

2.87 acres / 125,017 sf

**NEIGHBOURHOOD PLAN**

Carvolth

**CARVOLTH LAND USE DESIGNATION**

High Density Apartment (2.8 FAR)  
Townhouse (50 UPA)

**WILLOUGHBY COMMUNITY PLAN DESIGNATION**

Medium Density Mixed Use (3.0 FSR)

**APPLICATION STATUS**

3rd Reading

**CURRENT USE**

Vacant Land

**ASKING PRICE**






Contact listing agent for price guidance

### Opportunity

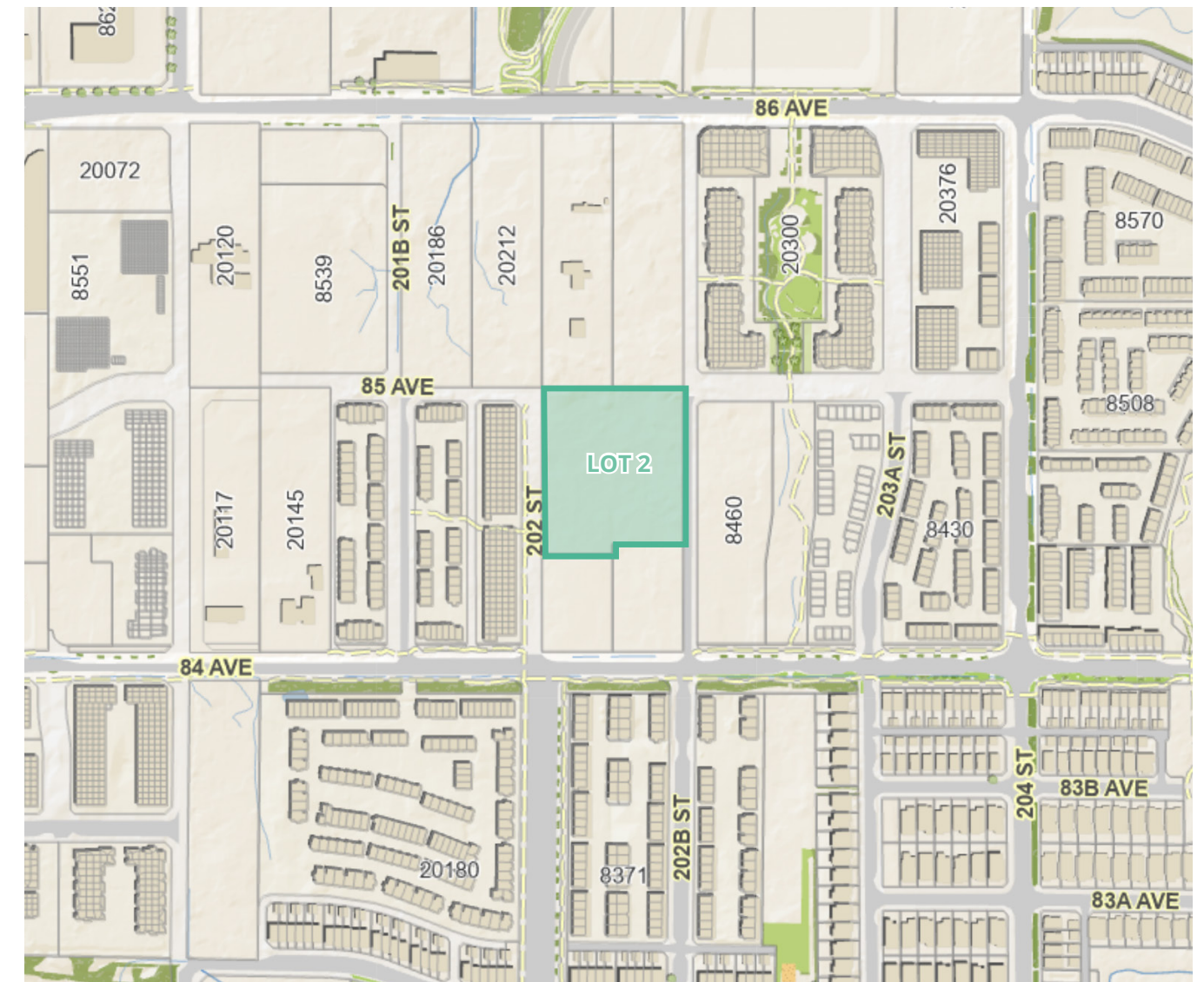
This offering is an opportunity to acquire a 2.87 acre apartment development site in Langley's Willoughby neighbourhood. The existing development application has achieved 3rd Reading and is near Final Reading/DP for 220 purpose-built rental apartments; however, the Township of Langley also supports a conversion to a market condo project. The new Willoughby Community Plan designates the property as Medium Density Mixed Use with a base density of 3.0 FSR.

Located on 84 Avenue at 202 Street in the Carvolth neighbourhood of Willoughby, the future development will be walking distance to the Carvolth Exchange Park and Ride, an enormous amount of brand-new amenities in the surrounding mixed-use developments and a short drive to Willoughby Town Centre and Highway 1.

### Investment highlights

-  Size: 2.87 acres / 125,017 sf
-  3rd Reading achieved for rental development
-  City support for market condo conversion
-  Infill servicing, all prerequisites satisfied
-  Amenity-rich, transit oriented location

### Township of Langley property map



Source: Township of Langley GIS



For sale

Lot 2 84 Avenue  
Langley, BC

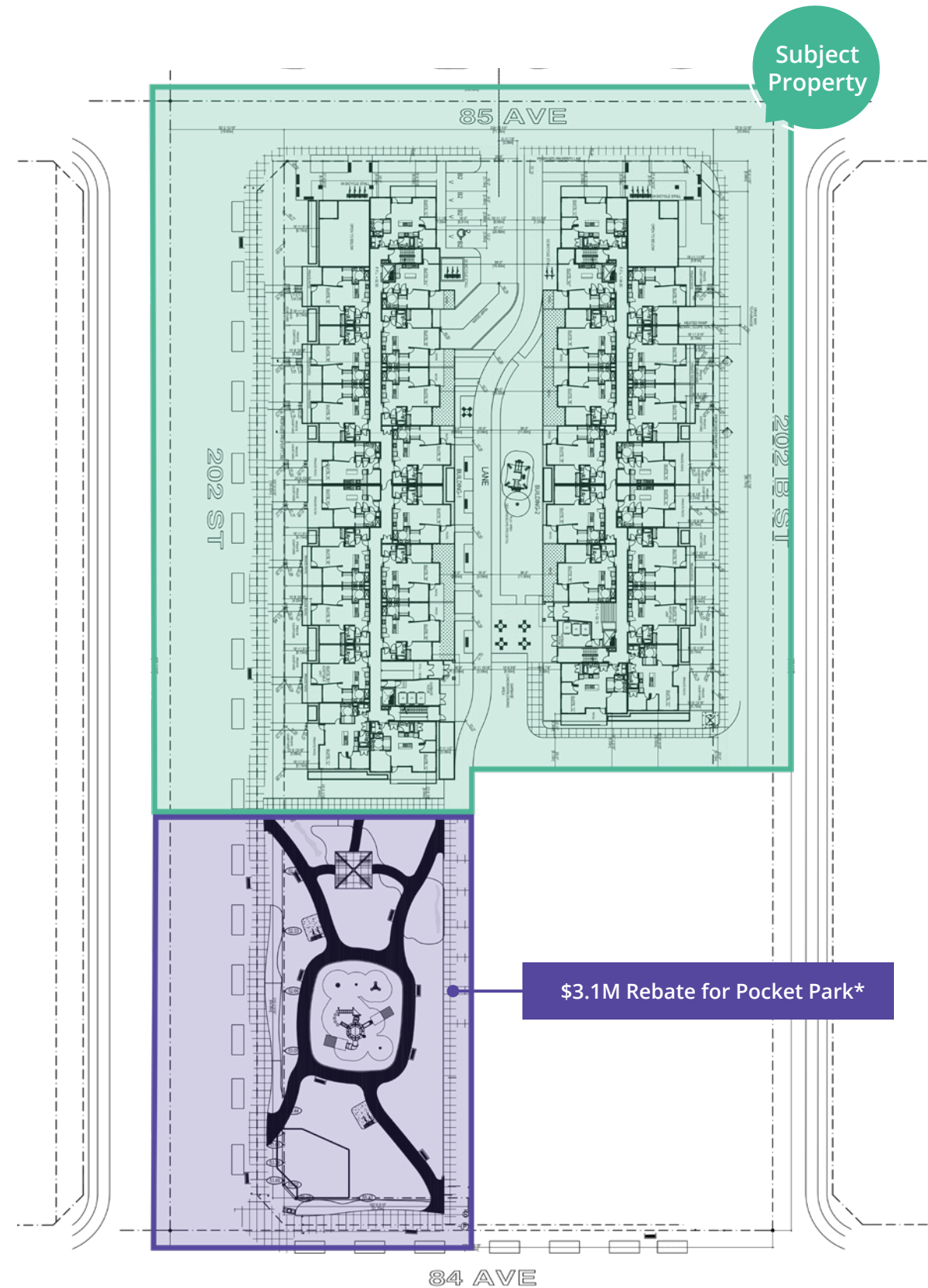
## Development potential

### EXISTING 3RD READING APPLICATION

The existing development application has achieved 3rd Reading for 220 purpose-built rental apartments in two 6-storey buildings. Nearly at Final Reading, the existing application should be able to avoid any future increases to DCCs as building permit issuance should be achievable prior to the end of the extended in-stream protection period. Total buildable area is 226,716 square feet. The existing development requires a 20-year rental covenant to secure the rental apartments.

### CONVERT TO MARKET CONDO

The Township of Langley has shown support for the project conversion to market condo, under the same 226,716 buildable square feet of density. This is consistent with both the Carvolth Neighbourhood Plan and the new Willoughby Community Plan which designates the property for Medium Density Mixed Use, an apartment designation with a base density of 3.0 FSR.



Subject  
Property

## Available documentation

Contact the listing agent for access to the data room of additional information including:

- Architectural Drawings
- Geotechnical Report
- Arborist Report
- Civil Design
- Environmental Phase 1

...and more

## \*\$3.1 Million Rebate for Parkland & Greenway

The subject site has conveyed land for a future pocket park (shown left) and will provide land for street greenways. As a result, the development is entitled to rebates under the Willoughby Greenway Amenity Policy.

Combined, total credits have been calculated at approximately \$3,100,000 (Buyers to confirm with Township.)

Contact listing agent for additional information.

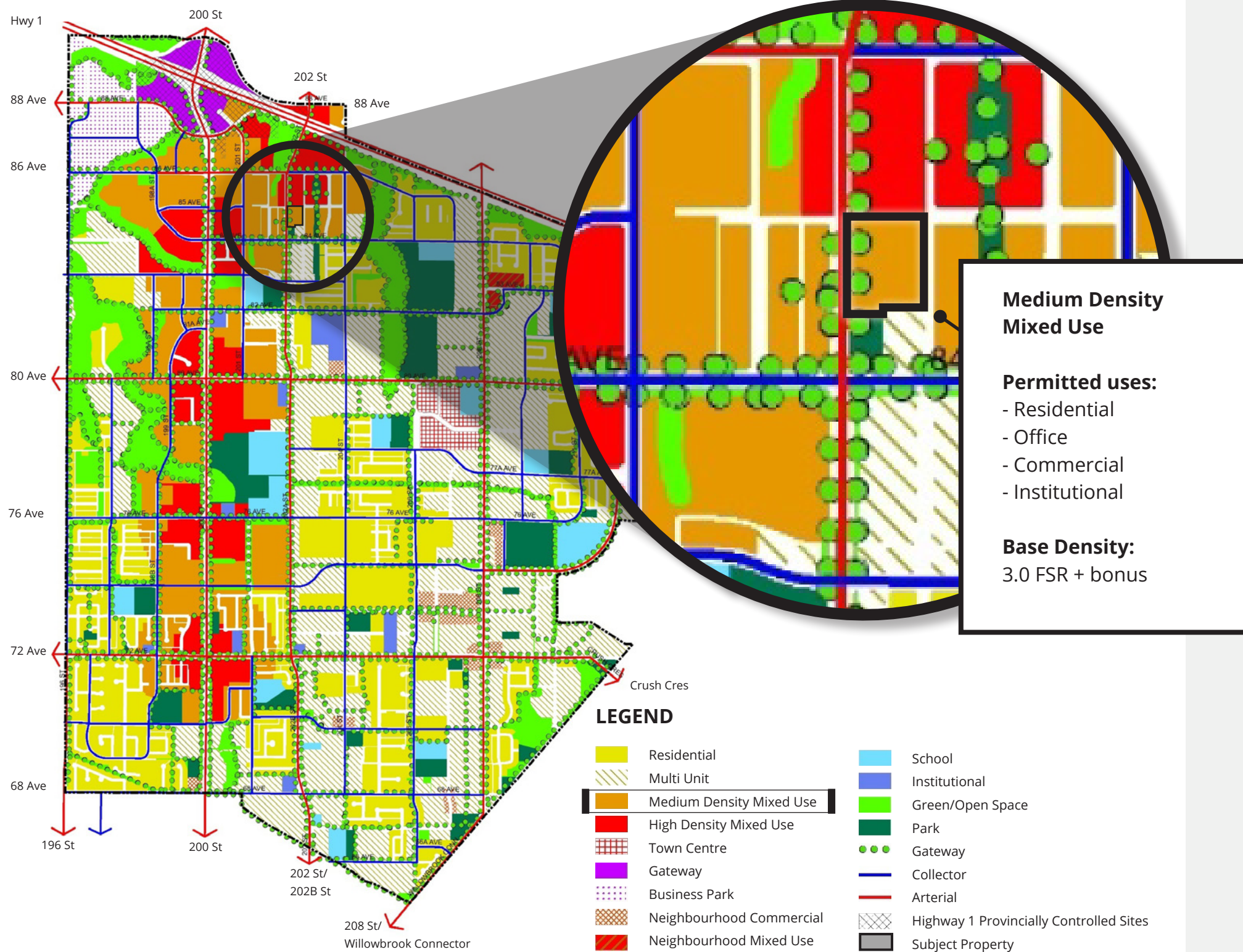
Carvolth land use map



LEGEND

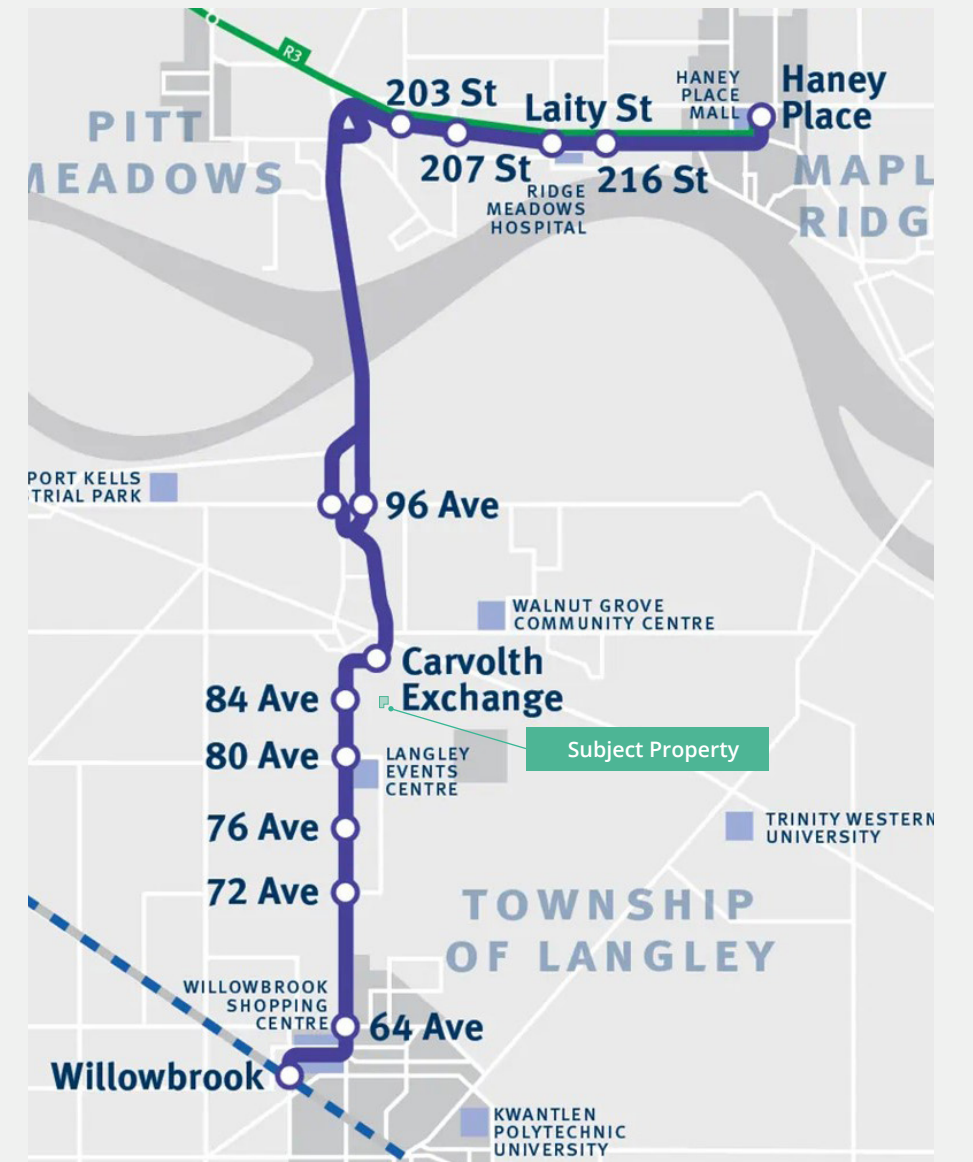
- Gateway
- Office/Mixed Use I
- Office/Mixed Use II
- Office/Mixed Use III
- Business Park
- Refer to Section 2.4.18
- Service Commercial
- Transit Exchange
- High Density Apartment (2.8 FSR)
- High Density Mixed Use (2.5 FSR)
- Apartment Live Work (2.0 FSR)
- Medium Density Apartment (1.9 FSR)
- Townhouse (50 UPA)
- Conservation Area
- Integrated Open Space
- Subject Property

### Draft Willoughby community plan land use map

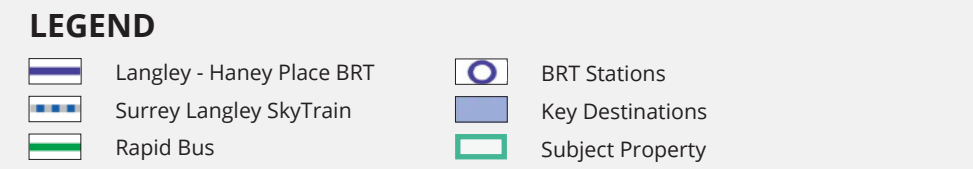


### Bus rapid transit (BRT) on 200 Street

Translink has recently announced plans for a BRT route on 200 Street to connect Langley City with Maple Ridge. Residents of the future development on the subject property would be walking distance to the future station at Carvolth Exchange, providing direct access to the future SkyTrain station in Langley City.

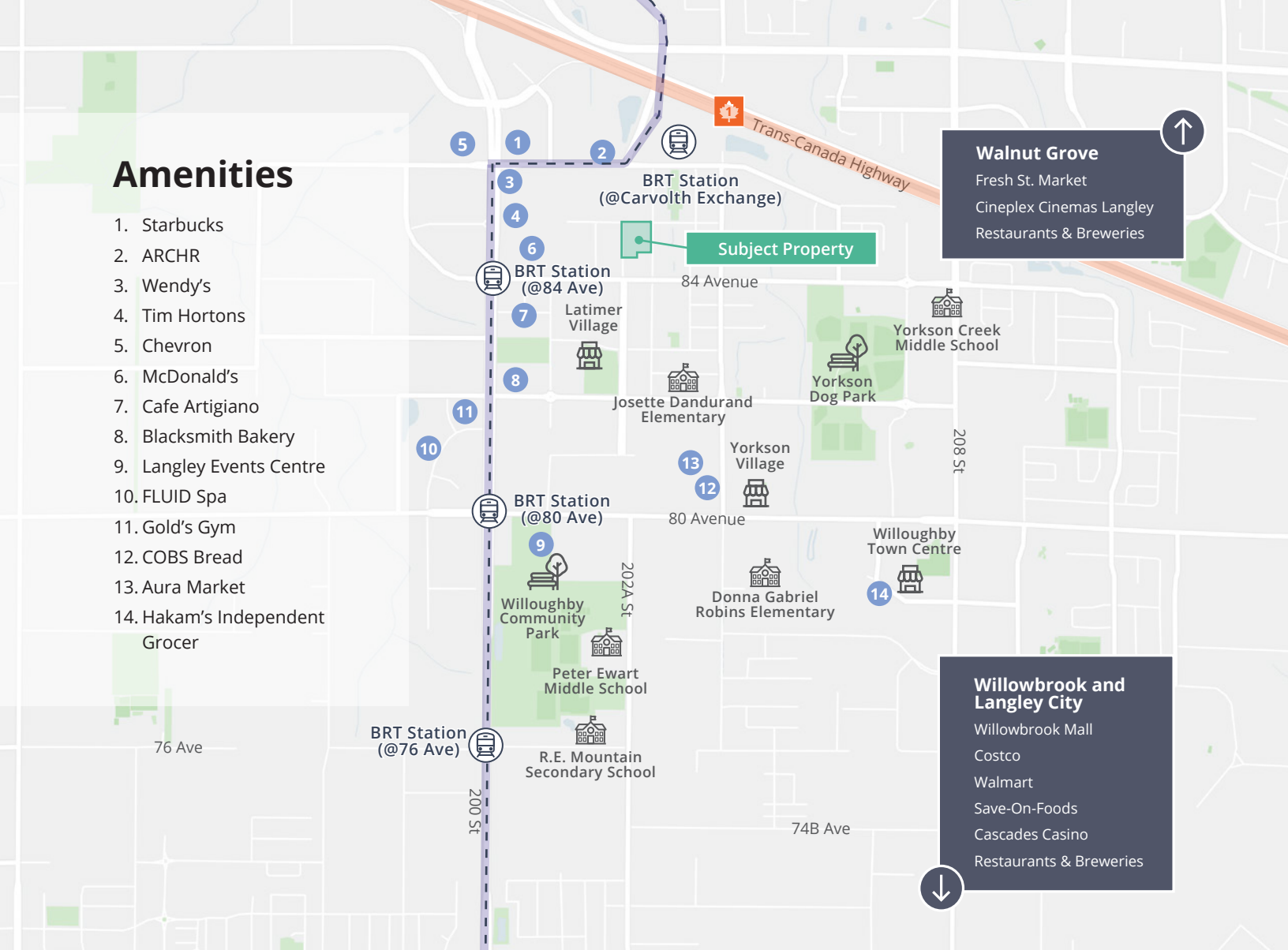


Source: TransLink, Bus Rapid Transit Program



## Amenities

1. Starbucks
2. ARCHR
3. Wendy's
4. Tim Hortons
5. Chevron
6. McDonald's
7. Cafe Artigiano
8. Blacksmith Bakery
9. Langley Events Centre
10. FLUID Spa
11. Gold's Gym
12. COBS Bread
13. Aura Market
14. Hakam's Independent Grocer



**Walnut Grove**

- Fresh St. Market
- Cineplex Cinemas Langley
- Restaurants & Breweries

**Willowbrook and Langley City**

- Willowbrook Mall
- Costco
- Walmart
- Save-On-Foods
- Cascades Casino
- Restaurants & Breweries

## Location

The subject property is located on the north side of 84 Avenue in the Carvolth Neighbourhood Plan of Willoughby – the gateway to the Township of Langley and one of the fastest growing neighbourhoods in the Fraser Valley. Residents of the future development will benefit from being walking distance to the Carvolth Park & Ride, a long list of commercial amenities in the surrounding mixed-use developments, adjacent to a brand-new pocket park and immediate access to Hwy #1.

## Contact for more information

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 \*Mike Harrison Personal Real Estate Corporation

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