

FOR SALE

+/-5.30 Acre Multi-Family Development Site in Langley's Smith Plan

7410 & 7438 208 Street, 7423 & 7475 209A Street, 7428 209A Street and a Portion of 7446 209A Street, Langley BC

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**MDC & Associates*



The Opportunity

+/-5.30 Acre Multi-family Development Site in Langley's Smith Plan

Colliers presents the opportunity to acquire 7410 & 7438 208 Street, 7423 & 7475 209A Street, 7428 209A Street and a Portion of 7446 209A Street in Langley, BC (the "Property"), a fully-assembled +/-5.30 acre development site currently awaiting approval for Rezoning and Subdivision (see applications [RZ100790](#) and [SA101384](#), respectively and collectively the "Application") being led by the Township of Langley.

Upon approval of the Application, the Property will have a split-designation with +/-1.30 acres of land fronting 208 Street being rezoned for Apartment (allowing for strata or rental residential) and the remaining +/-4.00 acres being designated Rowhouse/Townhouse.

- **Location** - Positioned in the heart of Willoughby's Smith NP, offering quick access to Highway 1 via the 200 Street interchange and rapid-bus connectivity through the nearby Carvolth Exchange
- **Amenity Rich** - Short walk to Willoughby Town Centre, Willoughby Community Centre, and the Langley Events Centre. The Property is anchored by shopping, dining, recreation, and entertainment at the Property's doorstep
- **Lifestyle** - Family-oriented community supported by parks, trails, and green spaces, with both Elementary and Secondary Schools a short walk from the Property.
- **Risk-Mitigated Large Scale Development Site** - 5.30-acre assembly with an active subdivision application fully consolidating the site and rezoning progression well underway mitigates two of the most significant risks associated with similar properties.



Site Plan



Property	7410 & 7438 208 Street, 7423 & 7475 209A Street, 7428 209A Street and a Portion of 7446 209A Street, Langley BC	
Legal Description	005-207-746; SOUTH HALF LOT 7 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1612	
	012-245-658; NORTH HALF LOT 7 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1612	
	008-641-099; LOT 33 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 39381	
	008-641-056; LOT 32, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP39381 PART SW 1/4	
	005-109-221; LOT 31 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 39381	
Zoning Bylaw	028-675-452; LOT A SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP12723 EXCEPT PLAN EPP138573	
	SR-2 - Suburban Residential Zone	
	CD - Comprehensive Development Zone to accommodate Apartment (2.40 FSR) and Rowhouse/Townhouse Use (up to 22 UPA)	
	Neighbourhood Plan - Smith	
Net Site Area*	+/- 1.30 Acres	Designated for Apartment
	+/- 4.00 Acres	Designated for Rowhouse/Townhouse
	+/- 5.30 Acres	Total
Asking Price	Contact Listing Agents	

Land Use Map

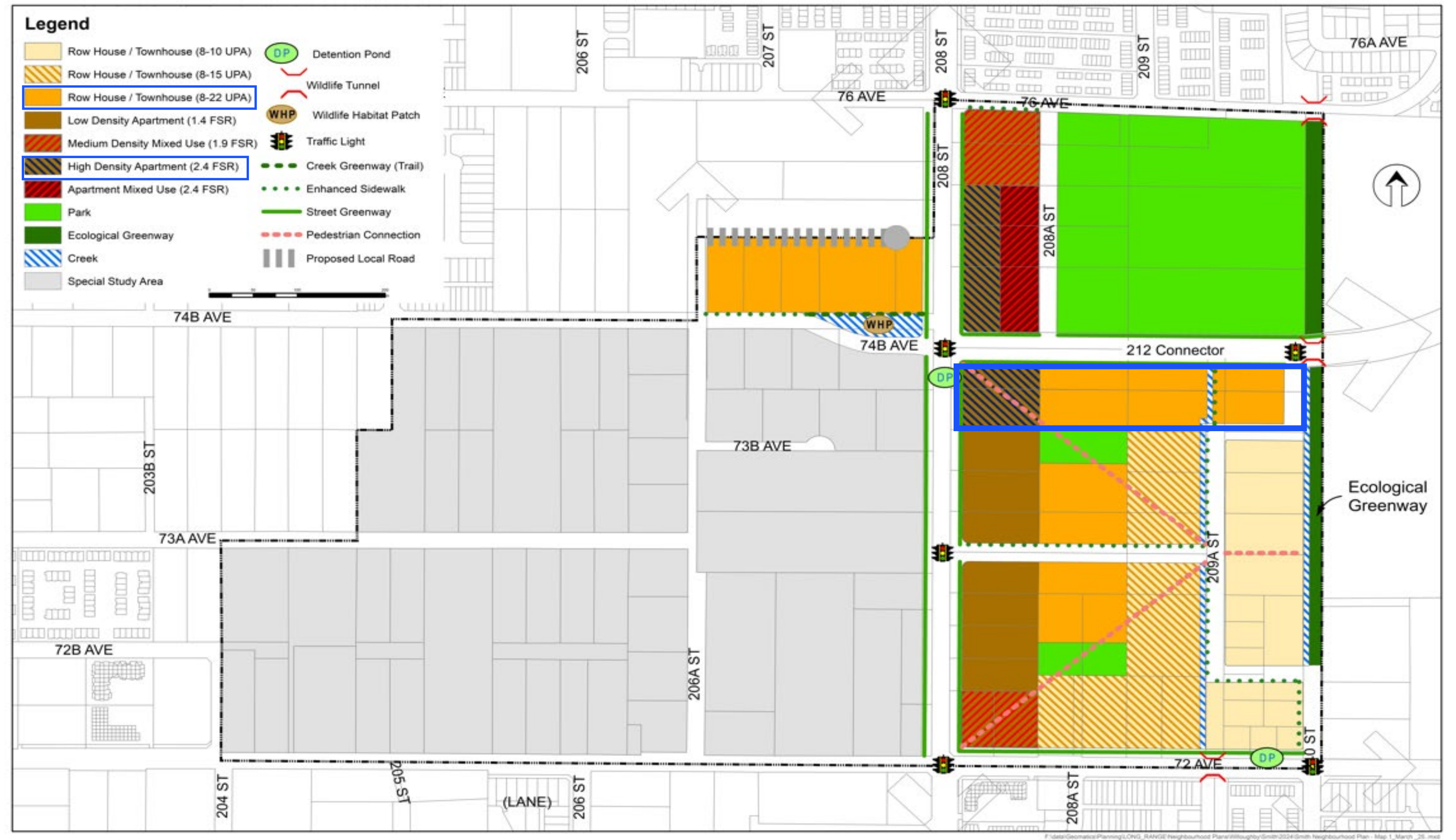
High Density Apartment (2.4 FSR)

Densities within this designation are to be a maximum of 2.40 FSR and buildings shall not exceed a height of six (6) storeys.

Row House/Townhouse (8-22 UPA)

The intent of the Row House/Townhouse designation is to accommodate row house and townhouse developments, including semi-detached dwellings and duplexes, at a density of 8-22 Units per Acre (UPA). Policies specific to this designation are as follows:

- Buildings shall not exceed a height of three storeys.
- Minimum density is 8 UPA and maximum density 22 UPA.
- Street-facing orientation with rear access to garages is required for all Row House/Townhouse developments.



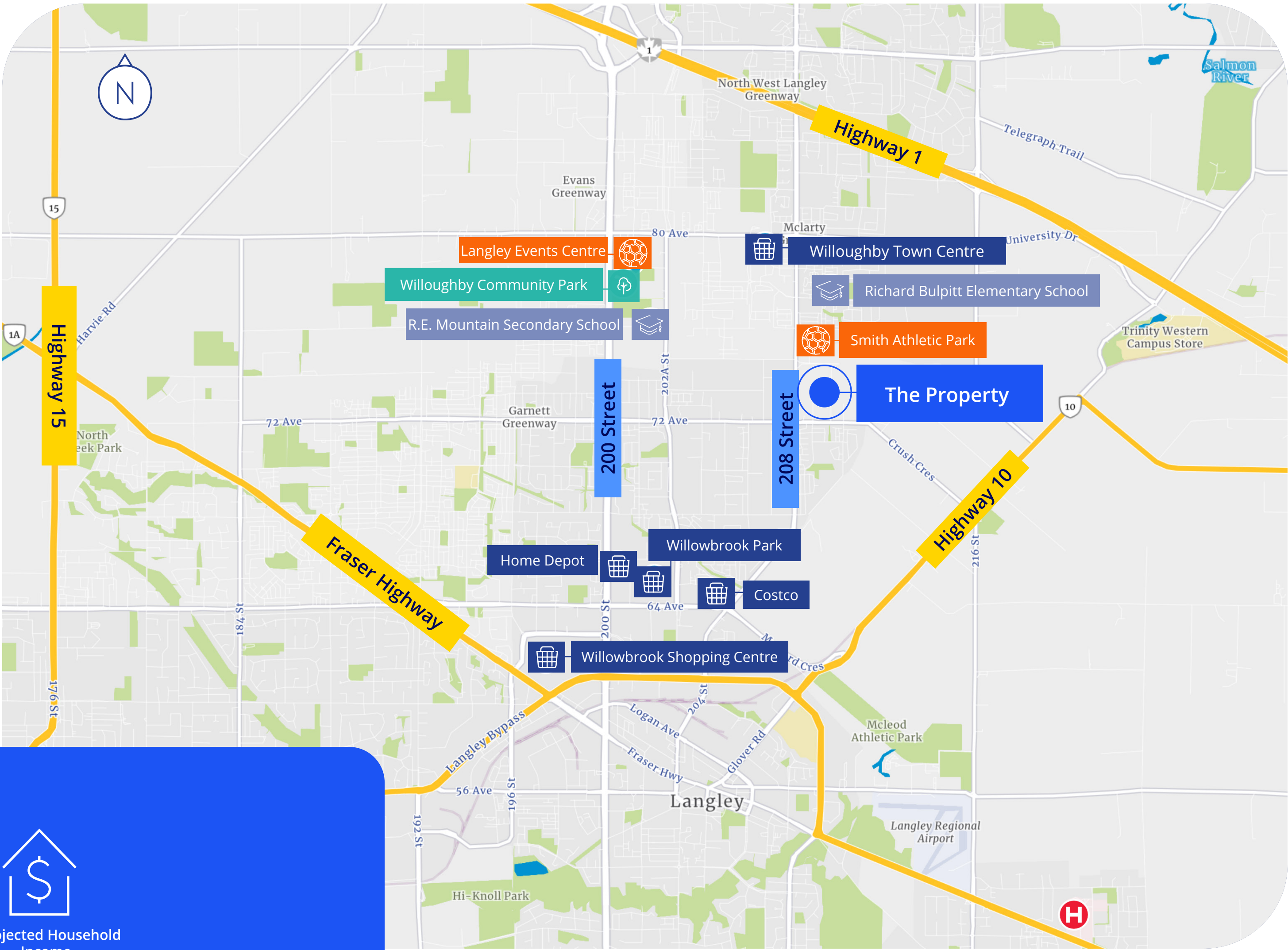
Location Overview

The Property is sited in the heart of Willoughby's Smith Neighbourhood Plan (the "Smith NP") with frontage along 208 Street and 212 Connector Roads. The Smith NP is one of the most anticipated emerging growth nodes in the Township of Langley. Originally adopted in 2017 and comprehensively updated by Council in March 2024, the Smith NP unlocks approximately 192 acres for development across a full spectrum of housing complemented by mixed-use commercial nodes at 72 Avenue and 76 Avenue. The Property is positioned directly between these two nodes along the 208 Street corridor.

Critically, the 208 Street widening, a long-standing development prerequisite, is nearing completion. Phase 2, which fronts the Property from 72 Avenue to 76 Avenue, is scheduled for completion by mid-2026, delivering a four-lane arterial with separated bike lanes, multi-use sidewalks, and new traffic signals directly at the Property's doorstep.

Positioned at the epicenter of the Fraser Valley, the site offers exceptional connectivity to the rest of the Lower Mainland. Highway 1 is accessible within minutes via the 200 Street interchange, linking east to Abbotsford and west to Surrey, Burnaby, and Vancouver. The nearby Carvolth Exchange provides rapid-bus service and park-and-ride access.

Willoughby itself is a complete, family-oriented community anchored by Willoughby Town Centre, Willoughby Community Centre, and the Langley Events Centre, all just minutes from the site. Richard Bulpitt Elementary is within walking distance, with R.E. Mountain Secondary mere minutes away.



Demographics



Population

1 KM | 12,322
3 KM | 27,317



*Projected
Population

1 KM | 16,096
3 KM | 34,805

*2035 Projection



Household
Income

1 KM | \$155,727
3 KM | \$153,651

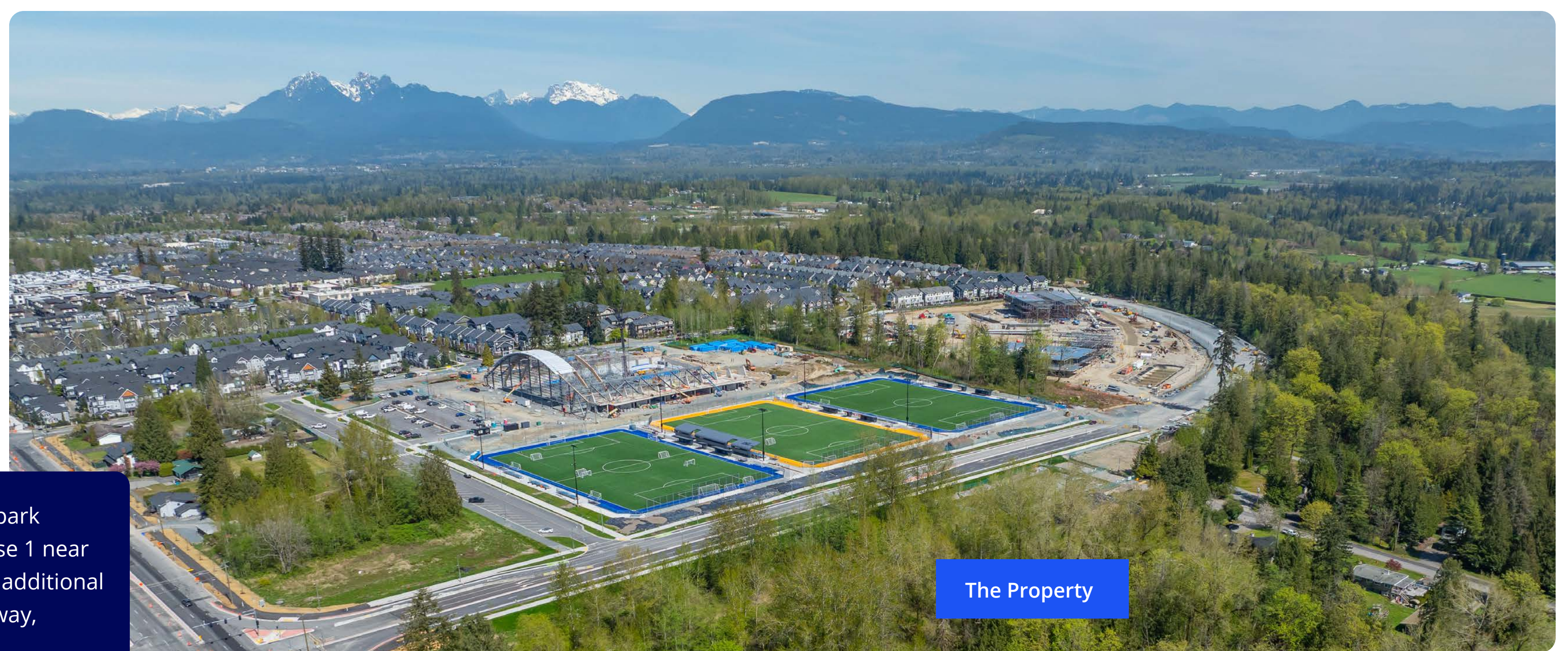


*Projected Household
Income

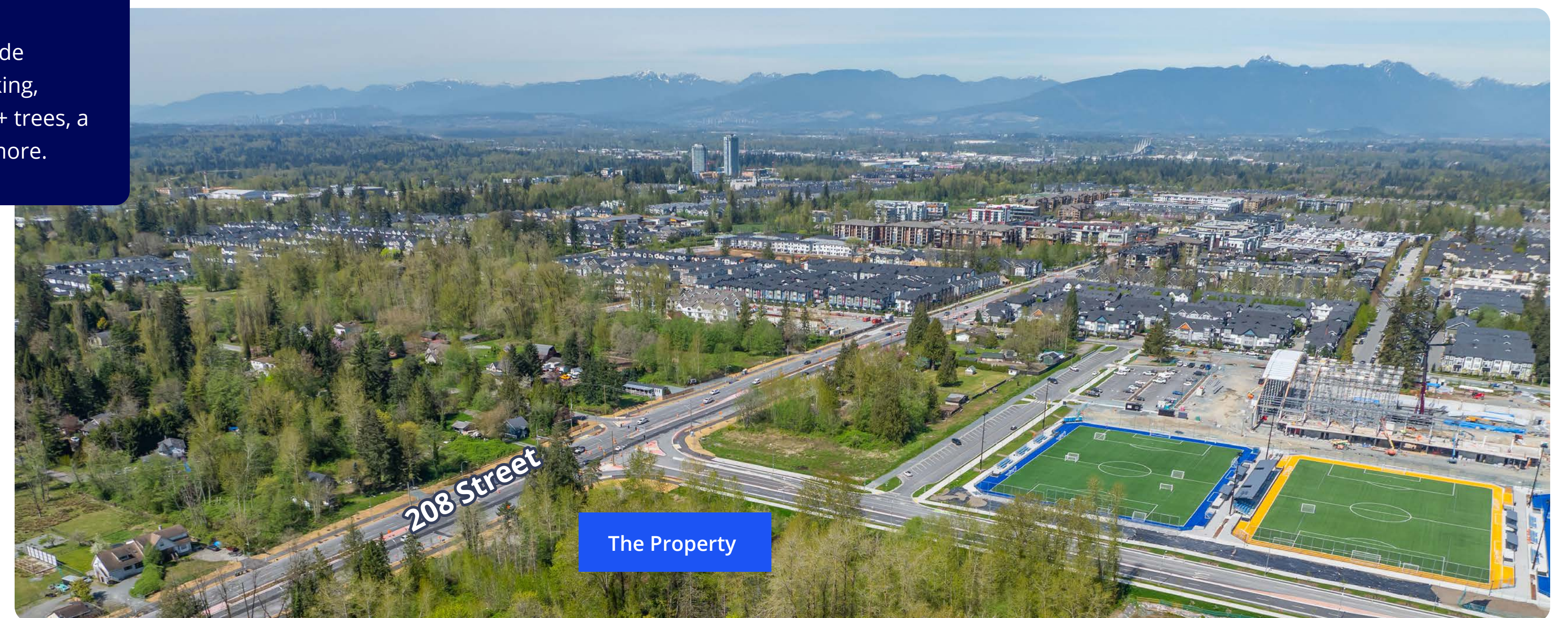
1 KM | \$183,912
3 KM | \$181,785

Smith Neighbourhood Park is a 20-acre community park directly across the street from the Property with Phase 1 near completion which includes three synthetic fields and additional community amenities. Phase 2, also currently underway, includes an indoor soccer and training facility.

Facilities at Smith Neighbourhood Park will also include training and warm-up spaces, spectator seating, parking, change rooms, public washrooms, a concession, 100+ trees, a playground, picnic tables, new trail connections, and more.



The Property



The Property



OFFERING PROCESS

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor. Note that the sale of the Property will be subject to approval by the Township of Langley.

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