



80 Avenue

Langley Events Centre

200 Street

7787 200 Street

17.27 Acres

7743 200 Street

198b Street

FOR SALE

One of the last large-scale residential development sites along **200 Street in Langley**

7743 & 7787 200 Street, Langley, BC

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The Property represents an opportunity to develop a large master planned park-like residential development site within one of the fastest growing and affordable communities in the Fraser Valley. The site's natural attributes, including the bisection of Latimer Creek, make this Property a unique offering and an unparalleled development opportunity. As other properties within the Jericho Plan have already been developed, this Property represents the last large development site in the vicinity. Given the previous Development Permit submission, substantial reports, studies and costing information are available to assist qualified buyers.

The Property is comprised of 2 legal lots with ~7.45 acres and ~9.82 acres, respectively. There is potential to assemble the adjacent property at 7765 200 Street, which is approximately 2.45 acres.



Over 17 acres of land with Latimer Creek bisecting the site, offering a unique natural feature.



Willoughby OCP designated the Property as high-density residential, allowing for 5-12 storeys.



The site has phasing potential, offering flexibility for the project.



Located on 200 Street, close to the planned Surrey-Langley SkyTrain extension (2029) and Langley-Haney Place BRT corridor, which will connect Langley to Maple Ridge.



Substantial planning work completed to date holds immense value, given the support from the Township of Langley and the public for this project. A development permit was previously submitted in 2018.



Potential for future developments to offer spectacular views overlooking Mount Baker and Golden Ears Mountains.



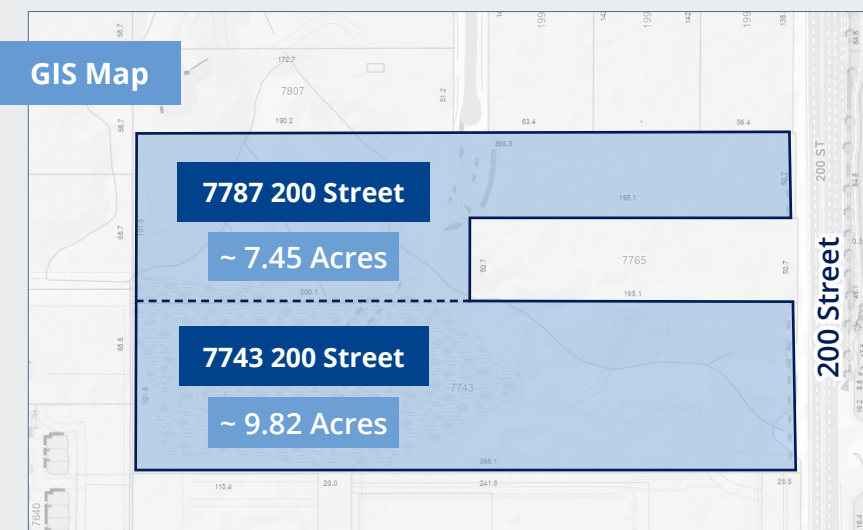
The Property is a 17.27-acre development site located in the sought-after Willoughby community in the Township of Langley. Strategically positioned adjacent to 200 Street, it offers a 5-minute drive to Highway 1 (Trans-Canada Highway) and a 10-minute drive to Langley's City Centre.



Salient Facts

Civic Address	7743 and 7787 200 Street, Langley Township, BC	
PIDs	PIDs: 001-320-840, 006-475-248	
Gross Site Area	7743 200 Street	~ 9.82 Acres
	7787 200 Street	~ 7.45 Acres
	TOTAL	~ 17.27 Acres
	After top-of-bank considerations, the total gross developable area is approximately 13.7 acres.	
Zoning	SR-2 Suburban Residential Zone	
Official Community Plan Designation	<ul style="list-style-type: none"> Willoughby Community Plan / Jericho Sub Neighbourhood Plan Development Permit Area "N" High Density / 5-12 storeys 	
Servicing	The site is currently unserved.	

GIS Map



Existing Development Approvals

A development and rezoning application has received 3rd reading approval for a mix of high-density and seniors residential encompassing **746,952 SF** of gross buildable area.

The proposed site densities and parcel areas are as follows:

	Net Developable Area (NDA) Ft ²	Uses
Area 1&2		
Bldg 1	66,600	Senior Housing & Assisted Care, Condos, Rentals
Bldg 2	40,052	6 Storey Wood-frame
Total	106,652	
Area 3		
Bldg 3	73,531.62	Senior Housing, Cafe, Coffee Shop, Services, Admin, Independent Living, Condos, Rentals, Social Amenities
Area 4		
Bldg 4.1	18,380	6 Storey Rental (Woodframe)
Bldg 4.2	23,861	20 Storey, Market Condos
Bldg 4.3	23,773	
Total	66,014	
Grand Total	246,198	

	No. of Units	Total Proposed GFA (Ft ²)	Total Proposed GFA (M ²)	CD-118 GFA (M ²)
Area 1	154	196,592	18,264	18,904
Area 2	108	86,499	8,036	8,036
Area 3	192	153,892	14,297	16,238
Area 4	334	309,970	28,797	26,216
Total	788	746,952	69,394	69,394

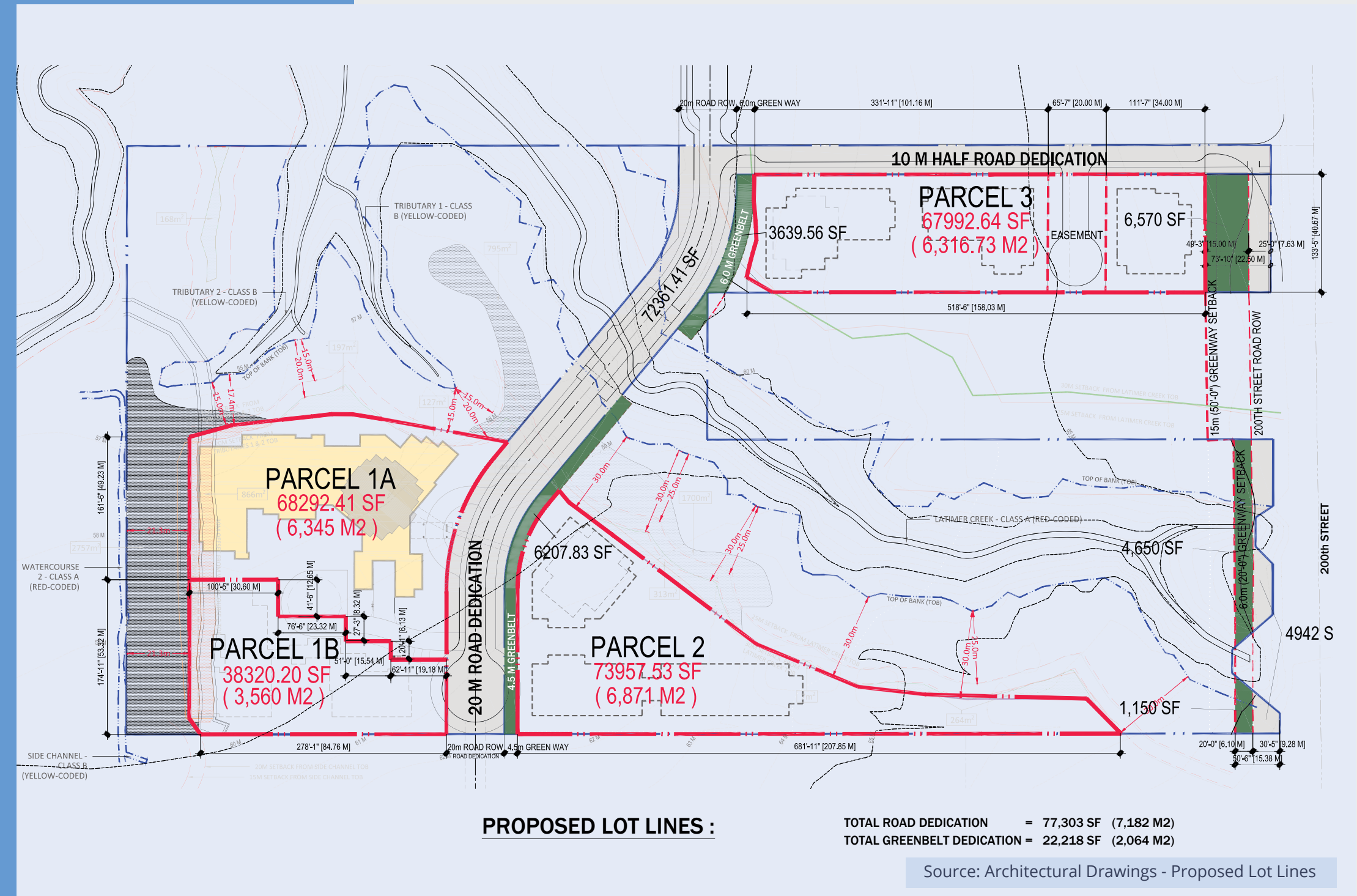
Township of Langley Land Use and the Willoughby Plan

The Property is designated as Development Permit Area "N" - High Density within the Willoughby Community Plan. This designation allows mid-rise and high-rise developments. Mid-rise residential or mixed-use buildings can range from five (5) to eleven (11) storeys in height, with a net density of up to 80 residential units per acre.

Within the Willoughby Plan, there are specific Neighbourhood Plans that provide more detailed guidance on land use, development density and other planning considerations. The Property falls within the Jericho Sub-Neighbourhood Plan, which is in the center of the Willoughby Plan and is divided into Seven (7) Development Planning Areas. The Property is located in "Area 3" of the Jericho Plan, designated as "The Low-Density Multi-Family and Seniors Residential/Institutional Area".

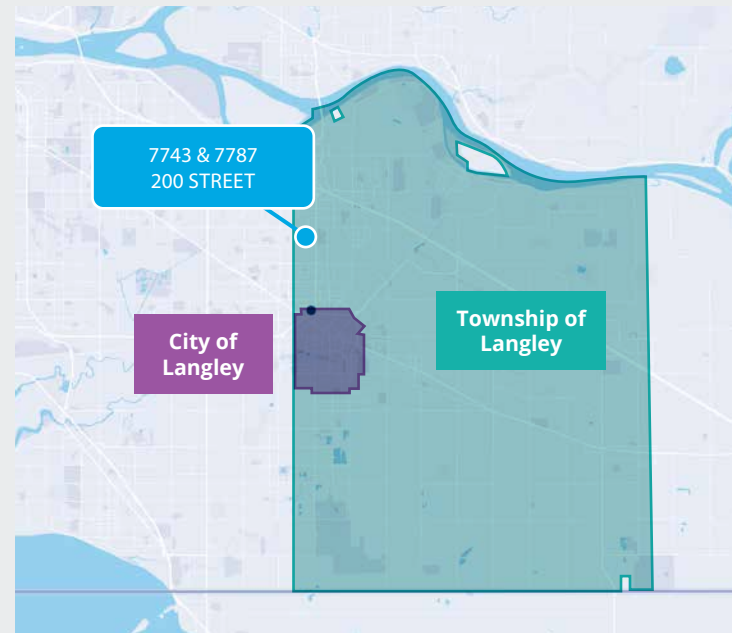
The Property is bisected by a tributary of Latimer Creek and any redevelopment is expected to incorporate opportunities for multi-family housing that caters a full range of market needs. Development is anticipated to include a mix of apartments, townhouses, and supportive care accommodations.

In addition to the guidance established by the Willoughby and Jericho Sub-Neighbourhood Plans, the redevelopment of the Property is further enhanced and supported by the ongoing initiatives of the 200 Street 2040 Plan (Transit Oriented Development Vision, Feasibility and Implementation Study – July 2024). Within the Transit-Oriented Plan, the Property is designated as "Medium Mid-Rise" density, with the FSR ranging between 3.0 and 6.0 and approximate building heights of 6 – 12 storeys, as the Property is within 800 meters of the proposed BRT Station at the intersection of 80 Street and 200 Street.



The Langleys

The City of Langley and the Township of Langley, collectively known as “The Langleys,” are vibrant, fast-growing communities located in Metro Vancouver.



Central Location

- Easy access to major highways, key transit routes, and surrounding urban centers, positioning the Property as a strategic hub for growth and connectivity.

Rapid Population Growth

- The projected population of the Township of Langley for 2030 is 174,034. (Source: Metrovancouver.org)
- The projected population growth for 2040 is 211,602 (Source: Metrovancouver.org).

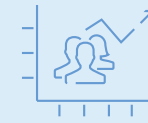
Thriving Community

- Home to a diverse and growing population, the Township of Langley is a destination for families, professionals, and retirees.
- Boast over 6 million SF of retail, service commercial and recreational space in the Township of Langley.
- Offers a variety of schools, with both public and private education options for families.

Plenty of Shopping Options

- A diverse range of shopping options, from major retail centers like Willoughby Town Centre, Willowbrook Shopping Centre and Langley Mall to charming local boutiques and specialty shops in areas like Fort Langley.

Recent changes in the Langleys include:



200 Street 2040 Corridor

The Township of Langley is leading a corridor planning initiative for 200 Street to establish a sustainable, transit-oriented destination with development guidelines shaping growth over the next 20 years.



216 St Interchange

A \$61.9 million project was completed in September 2020.



Carvolth Exchange

Include a bus loop, park and ride, and an express bus service, offering a 50-minute commute to Downtown Vancouver.



Business Park Expansion

Rapid growth of commercial lands driven by increasing service sector demand, with new office buildings emerging along 200 Street.



Highway 1 Expansion

The highway is being widened to eight lanes with improved access from 216 Street.



Willowbrook Shopping Centre Expansion

The expansion includes a new 27,500 SF space, The Courtyard, offering entertainment and food options, along with a recently opened 40,000 SF T&T Supermarket.



Langley Events Centre

New stadium for WHL’s Vancouver Giants and CEBL’s Vancouver Bandits, accommodating up to 5,300 fans, with plans to host the Canadian Premier League soccer team.



Surrey Langley SkyTrain Extension

The Expo Line extension will span 16 kilometres, primarily along Fraser Highway, connecting King George Station in Surrey to 203 Street in Langley.

The Vancouver SkyTrain extension into Langley is driving significant changes in land use and growth in the Willowbrook area. Infrastructure work and construction are already underway.



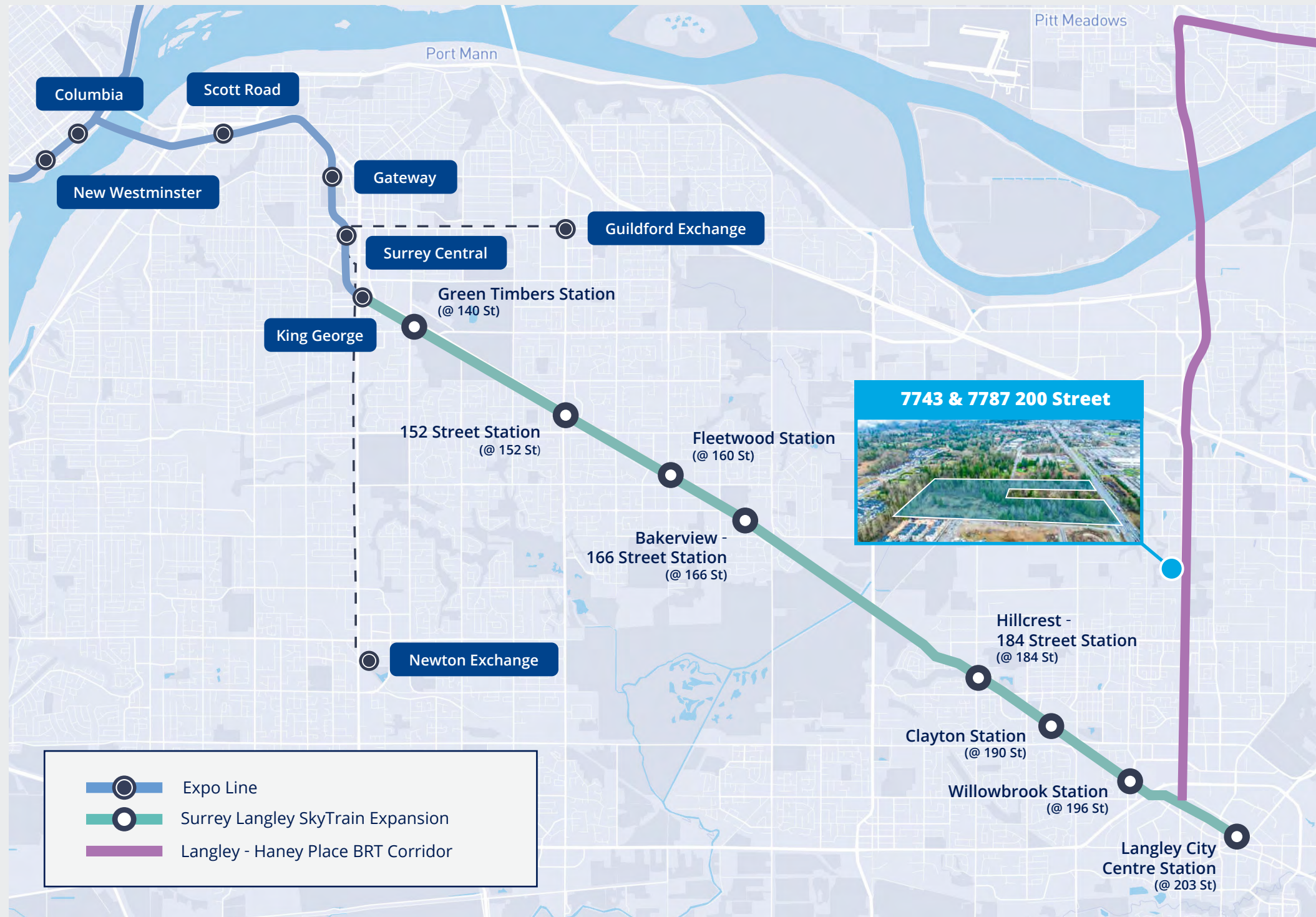
Surrey-Langley SkyTrain Expansion

- A 16 km extension with eight new stations connecting Langley City to Surrey's King George Station in just 22 minutes.
- Three transit exchanges will be built at Bakerview-166 Street, Willowbrook and Langley City Centre stations.
- Anticipated in-service date: Late 2029.
- Enhances connectivity between Fraser Valley and Metro Vancouver, significantly reducing commute times.



Langley-Haney Place Bus Rapid Transit (BRT)

- Connects Langley and Maple Ridge via a 22-km route along 200 Street, Golden Ears Bridge, and Lougheed Highway.
- Includes 13 bus stations, with a key station at Willowbrook Station.
- Offers faster, more reliable transit improving access across the Fraser Valley.



Willowbrook Station



Langley City Centre Station





Offering Process

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the Project Data Room, which contains pertinent information and documents relevant to the offering.



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