

3-LOT CONSOLIDATION

Transit Oriented Core

3.0 to 5.5 F.A.R.

Potentially 113,000 sq. ft. Buildable

20239 Industrial AVE

20245 Industrial AVE

20247 Industrial AVE

LANGLEY CITY

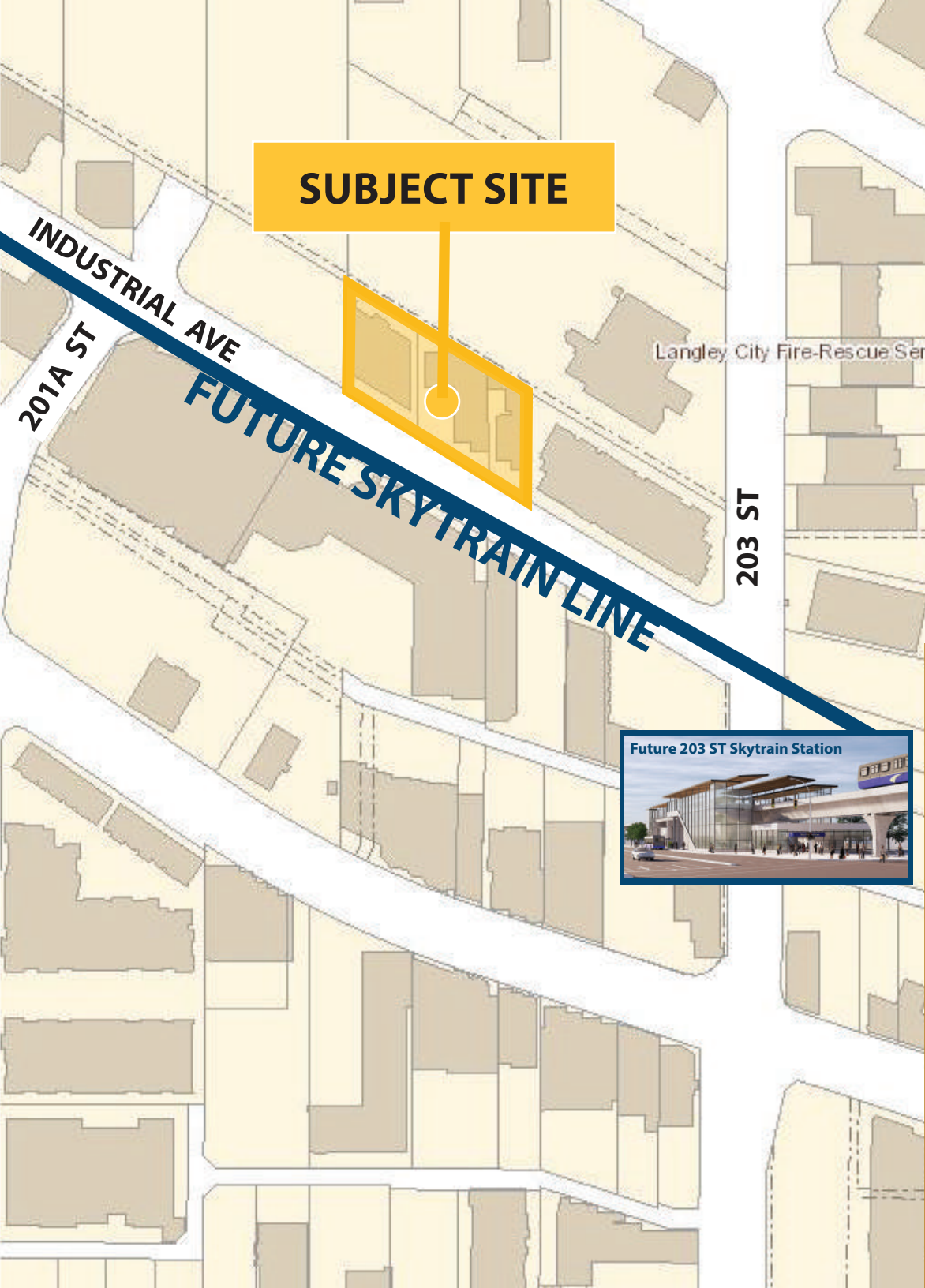
250m to future Skytrain Stn

FOR SALE

29,030 sqft Land Development

Transit Oriented Core





Planning Areas Langley City OCP

Address 20247 20245 20239 Industrial Avenue

Site Area 29,030 SQFT

Current Zoning C2

Designation Mid-High Rise within Transit-Oriented Core

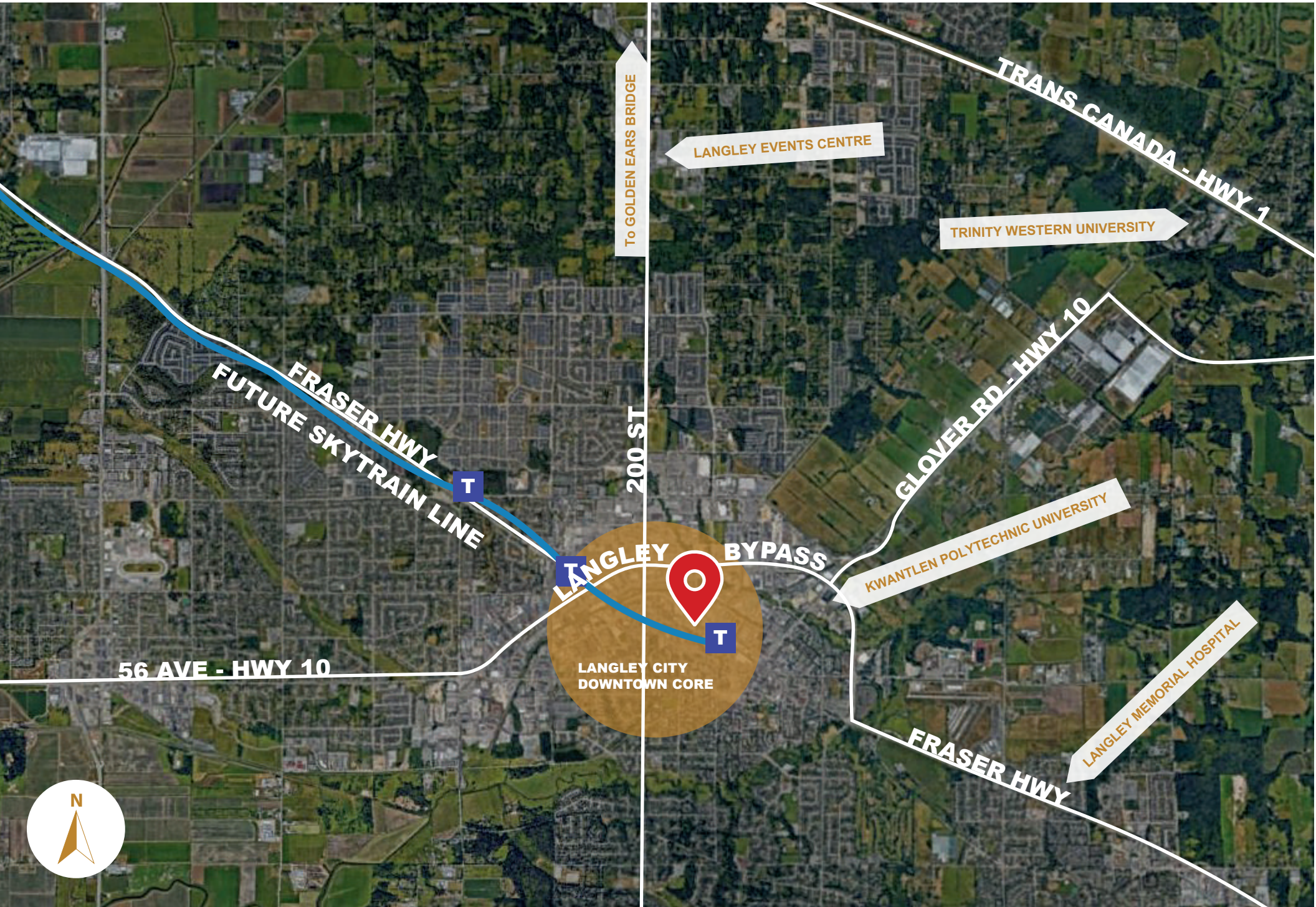
ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
20247 Industrial AVE	010-148-523	\$14,847.33	6,265 SF
20245 Industrial AVE	005-920-477	\$ 25,122.35	11,203 SF
20239 Industrial AVE	005-920-418	\$ 30,460.95	11,556 SF

This Langley Core Area will be the next transit-oriented city center in Fraser Valley after Surrey Center. The opportunity is here for you.

Disclaimer: The above image is an Artist's Conceptual Drawing only



Rarely available mid-to-high-rise development site in close proximity to the future Langley Skytrain Terminal in City of Langley. This prime location in the Transit-Oriented Core area within Langley City's OCP provides multiple redevelopment opportunities. This vibrant transit-oriented core area is intended to support future SkyTrain stations with the highest residential densities and greatest mix of uses, align with Metro Vancouver's Regional Growth Strategy (RGS).



TO GOLDEN EARS BRIDGE

LANGLEY EVENTS CENTRE

TRINITY WESTERN UNIVERSITY

TRANS CANADA - HWY 1

FRASER HWY
FUTURE SKYTRAIN LINE

T

200 ST

LANGLEY BYPASS



T

LANGLEY CITY
DOWNTOWN CORE

GLOVER RD - HWY 10

KWANTLEN POLYTECHNIC UNIVERSITY

LANGLEY MEMORIAL HOSPITAL

FRASER HWY

56 AVE - HWY 10



3. Land Use



Corner Commercial

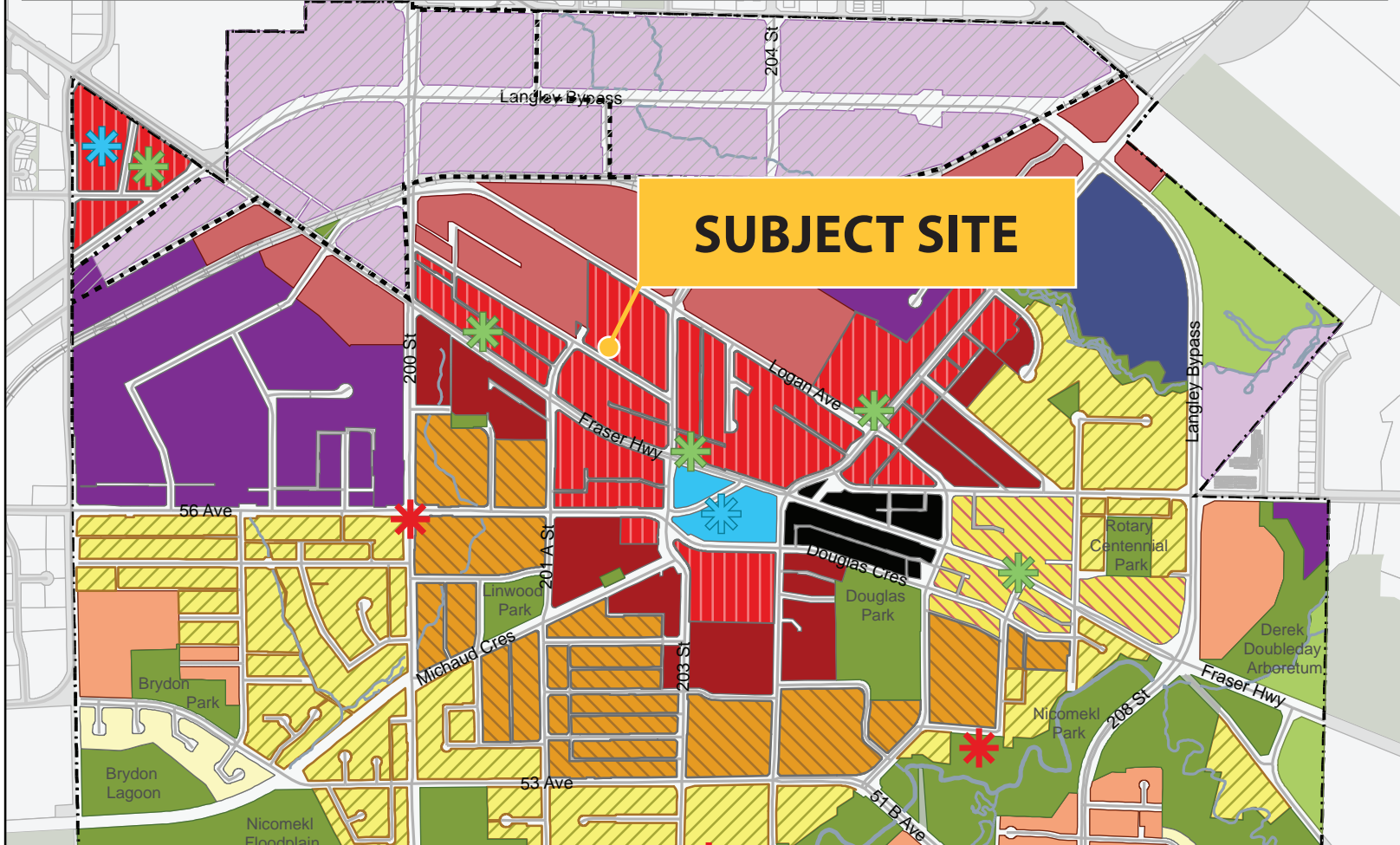


New Civic Facility



New Park / Open Space

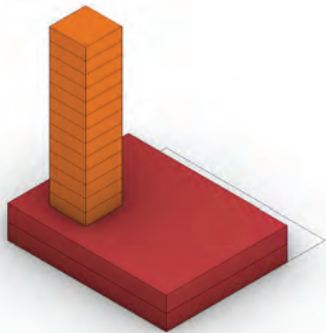
Agriculture	Historic Downtown Core	Low Rise Residential	Parks and Open Space	Suburban	
Civic Centre	Industrial	Mid Rise Residential	Potential Study Area	Transit-Oriented Core	University District
Ground Oriented Residential	Mixed Use	Mixed Employment	Service Commercial	Transit-Oriented Residential	Urban Residential



LAND USE DESIGNATIONS

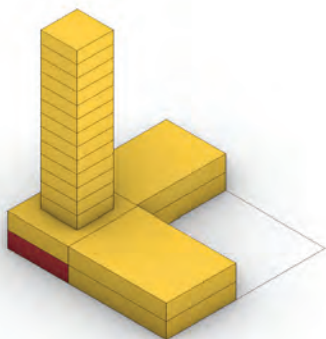
Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

TRANSIT-ORIENTED CORE






PURPOSE	Create a vibrant transit-oriented area with high densities and a mix of uses in close proximity to future SkyTrain stations, and existing high-frequency transit
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Taller buildings may be achieved on properties not located within the Airport Zoning Regulation (AZR) as mandated by the Aeronautics Act and Transport Canada. Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Outer and Approach Surfaces, according to the AZR)
USES	<ul style="list-style-type: none"> • Mixed Use: Residential & Commercial • Multi-Unit Residential • Commercial
DENSITY	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

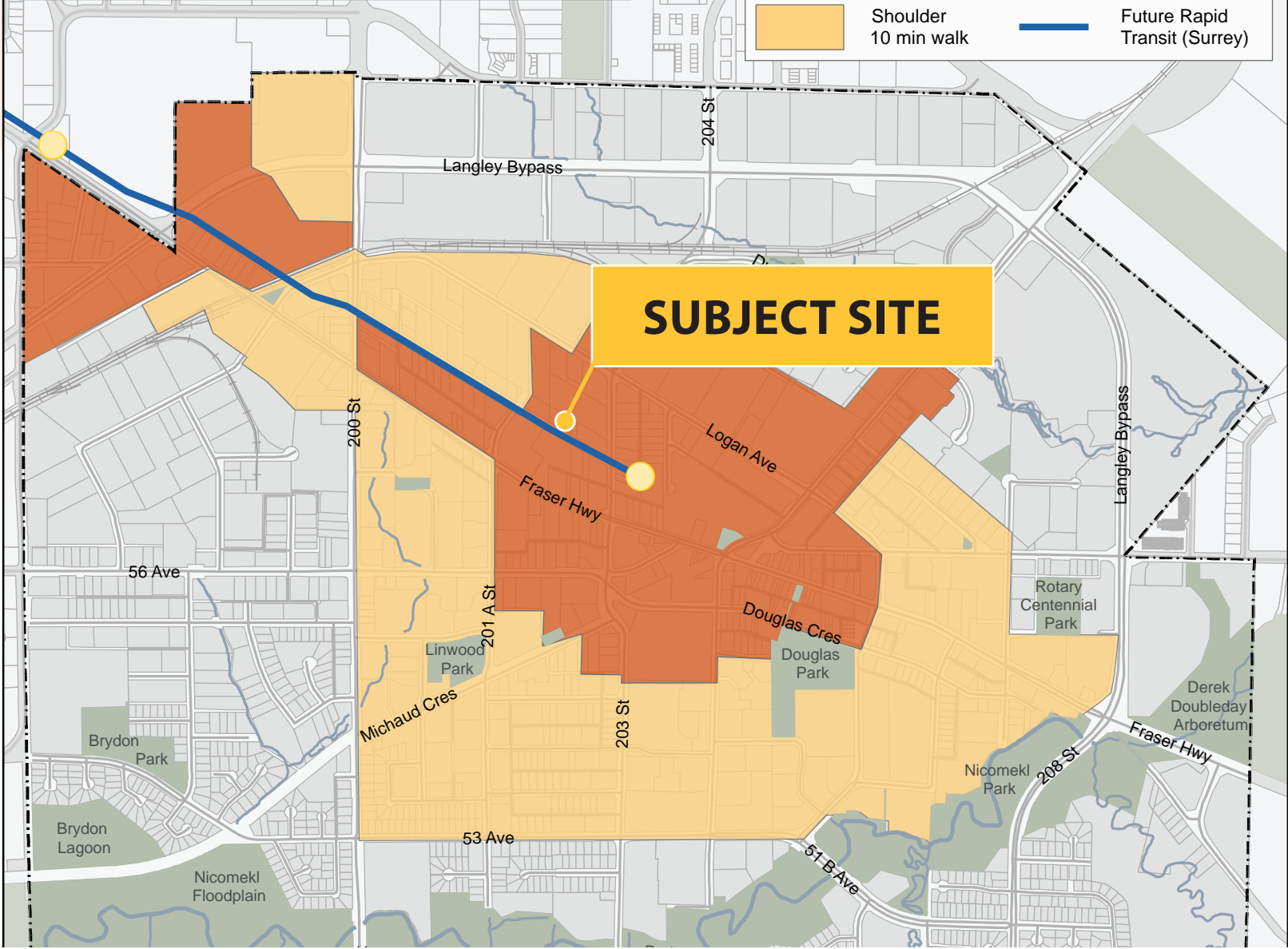
TRANSIT-ORIENTED RESIDENTIAL












PURPOSE	Create a high density residential area with limited ground level commercial within close proximity to future SkyTrain stations, and existing high-frequency transit.
BUILDING TYPE & HEIGHT	Multi-storey buildings up to 15 storeys. (Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Approach Surface, according to the AZR)
USES	<ul style="list-style-type: none"> • Mixed Use: Residential & Commercial • Multi-Unit Residential
DENSITY	2.5 - 4.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

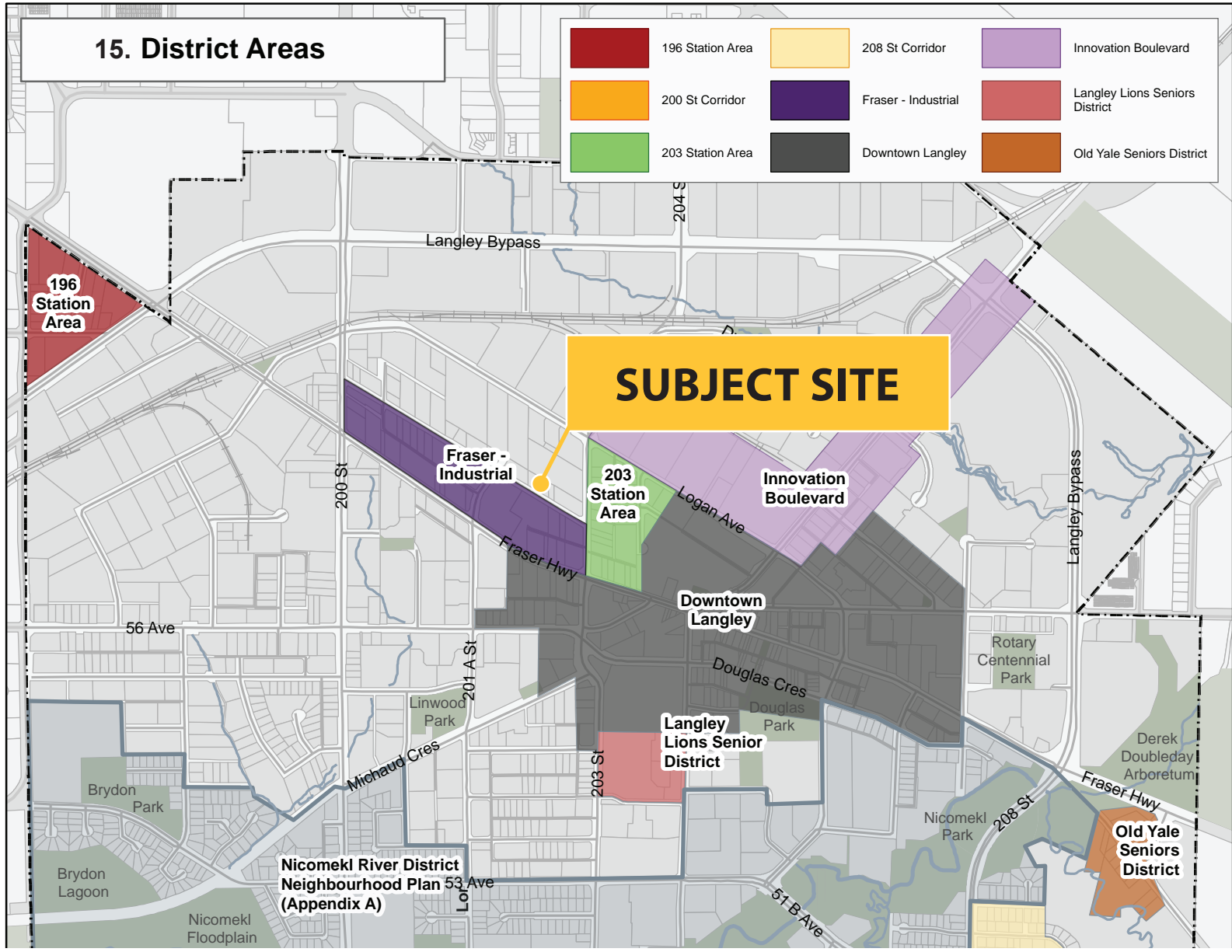
4. Core and Shoulder Lands

	Core 5 min walk		Future Skytrain Station
	Shoulder 10 min walk		Future Rapid Transit (Surrey)

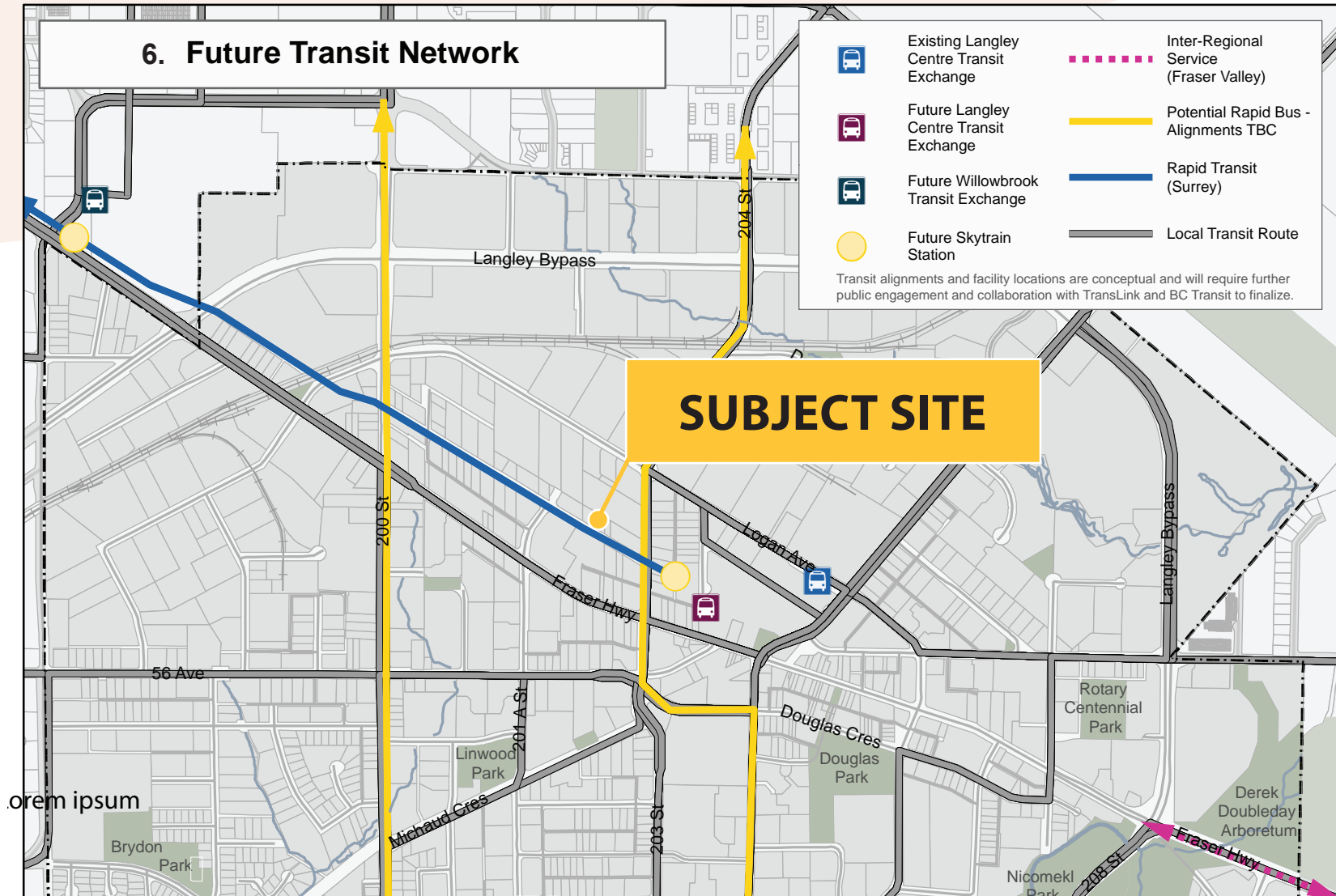


15. District Areas

	196 Station Area		208 St Corridor		Innovation Boulevard
	200 St Corridor		Fraser - Industrial		Langley Lions Seniors District
	203 Station Area		Downtown Langley		Old Yale Seniors District



6. Future Transit Network



DANIEL ROMEY

PERSONAL REAL ESTATE CORPORATION
604.754.0120
Daniel@thegoldenkeygroup.com

JIWEI (BANDERAZ) CHENG

PERSONAL REAL ESTATE CORPORATION
604.308.7702
banderaz@thegoldenkeygroup.com



THEGOLDENKEYGROUP.COM