

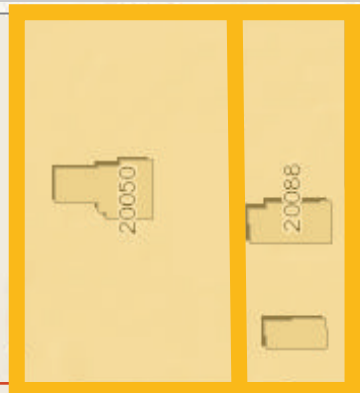
Development Application
proposing 156
Townhouse units

Development
Application proposing
108 Residential units

32 AVENUE

200 STREET

324'



284'

Proposal to rezone property from SR-2 to a yet to be determined Comprehensive Development Zone for the development of 90 townhouse units. A Development Permit application has also been submitted.

REES-CALLARD
NATURAL
PARK

DEVELOPMENT SITE

90,865 SF

DESIGNATED USE: ROWHOUSE / TOWNHOUSE

20050 32 AVE

20088 32 AVE

BROOKSWOOD, LANGLEY

10 min drive to Hwy 15

10 min drive to City of Langley

11 min drive to Langley Hospital

FOR SALE

90,865 sqft Development Site

Within the Brookwood - Booth NP





FUTURE SKYTRAIN LINE

T

LANGLEY

BYPASS GLOVER RD - HWY

T

56 AVE - HWY 10

LANGLEY CITY DOWNTOWN CORE

LANGLEY MEMORIAL HOSPITAL

176 ST - HWY 17

BROOKSWOOD SECONDARY

NOEL BOOTH COMMUNITY PARK

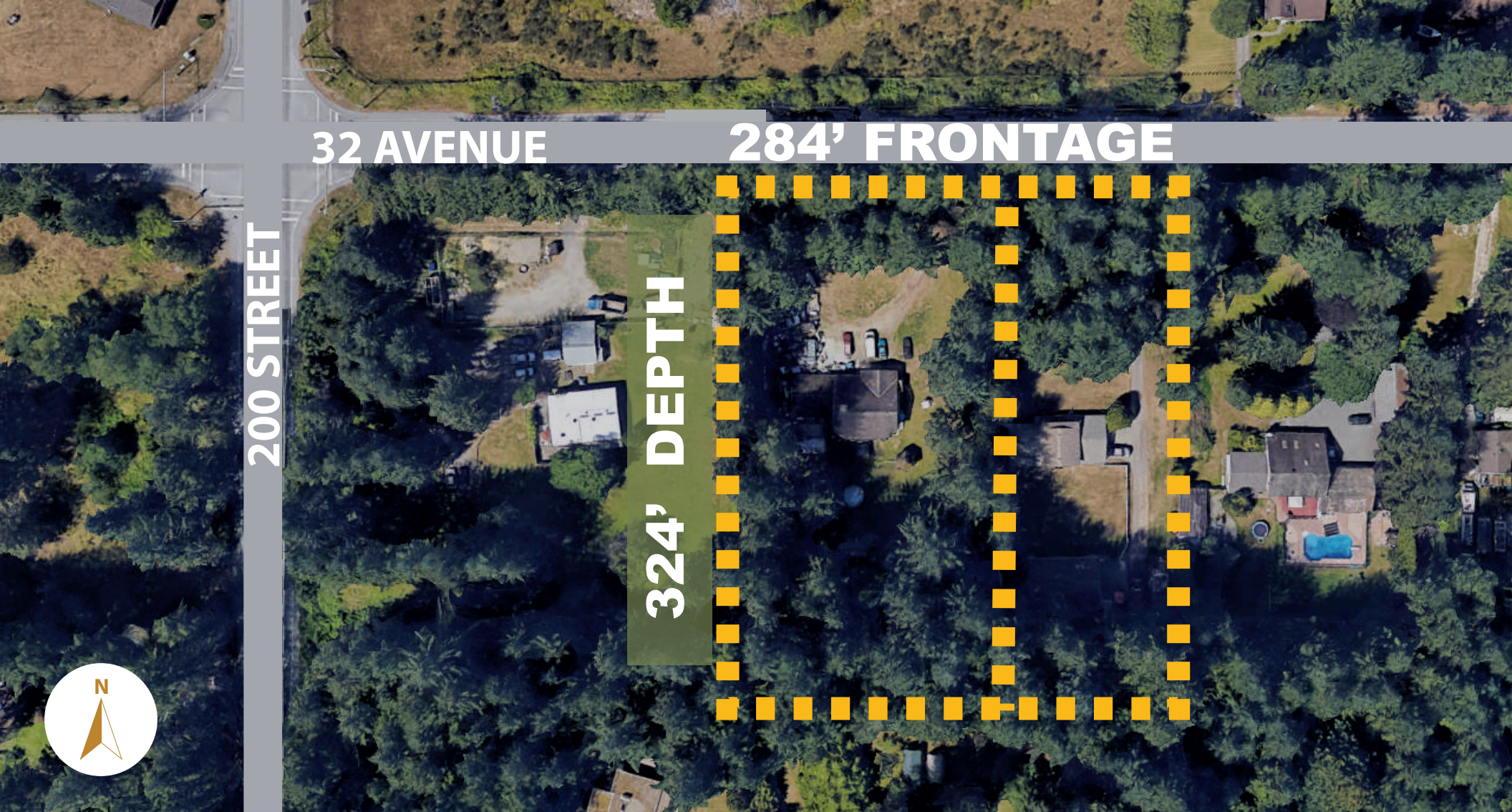
CAMPBELL HEIGHTS BUSINESS & INDUSTRIAL PARK

200 ST

32 AVE

SUBJECT SITE





32 AVENUE

284' FRONTAGE

200 STREET

324' DEPTH



Planning Areas	Brookwood - Booth Neighbourhood Plan
Address	20050 20088 32 Avenue, Langley BC
Site Area	90,865 SQFT (2.09 ACRE)
Current Zoning	SR-2
Designation	Rowhouse / Townhouse
PID	007-493-819 / 007-784-970
GROSS TAXES	\$22,588.75

In May 2023, the Brookwood-Fernridge Neighborhood Plan continued to make progress, with more details in the Booth, Finn and Fernridge Neighborhood Plans(NP) respectively. The consolidated subject townhouse site is located within the Booth NP, which is right off the Community Activity Precinct designated at the northeast quadrant at 200 Street and 32 Avenue.

Proposal to rezone property from SR-2 to Residential Zone R-1D for the development of a 19 lot single family residential subdivision. Subdivision and GHG Development Permit applications have also been submitted.

Proposal to rezone property SR-2 to a Comprehensive Development Zone for the development of two mixed use buildings with a total of 108 residential units. Form and Character and GHG Development Permits have also been submitted.

Proposal to amend the Brookwood/Fernridge Community Plan by increasing the density. To rezone property from SR-2 to a Comprehensive Development Zone for the development of 49 townhouse units.

Proposal to rezone properties from SR-2 to Comprehensive Development Zone CD-182 and Community Commercial Zone (C-2) for the development of three (3) mixed use buildings with ground floor commercial and 37 townhouse units. A Development Permit application has also been submitted.

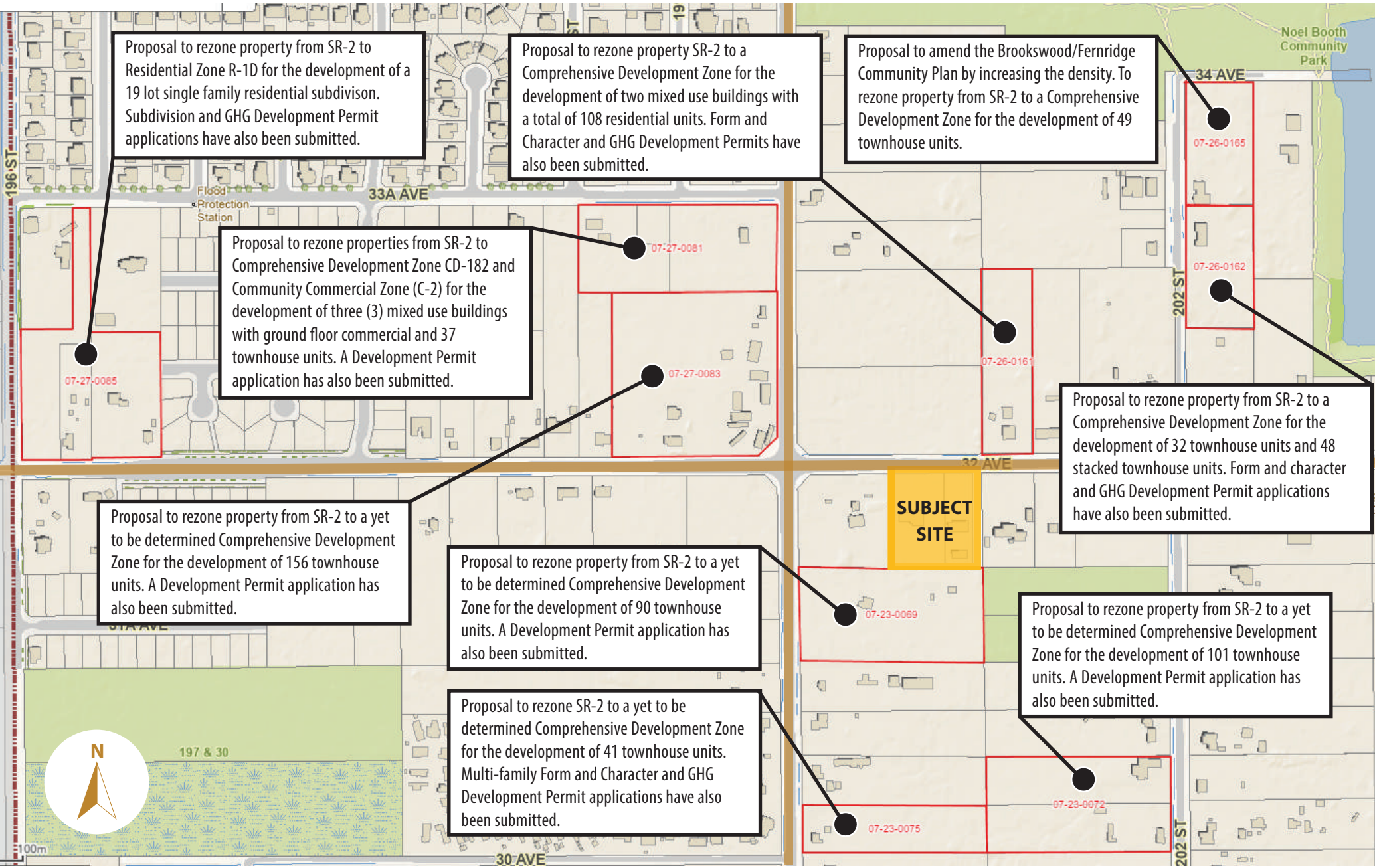
Proposal to rezone property from SR-2 to a Comprehensive Development Zone for the development of 32 townhouse units and 48 stacked townhouse units. Form and character and GHG Development Permit applications have also been submitted.

Proposal to rezone property from SR-2 to a yet to be determined Comprehensive Development Zone for the development of 156 townhouse units. A Development Permit application has also been submitted.

Proposal to rezone property from SR-2 to a yet to be determined Comprehensive Development Zone for the development of 90 townhouse units. A Development Permit application has also been submitted.

Proposal to rezone property from SR-2 to a yet to be determined Comprehensive Development Zone for the development of 101 townhouse units. A Development Permit application has also been submitted.

Proposal to rezone SR-2 to a yet to be determined Comprehensive Development Zone for the development of 41 townhouse units. Multi-family Form and Character and GHG Development Permit applications have also been submitted.



197 & 30

100m

30 AVE

SUBJECT SITE

Noel Booth Community Park

Flood Protection Station

196 ST

33A AVE

34 AVE

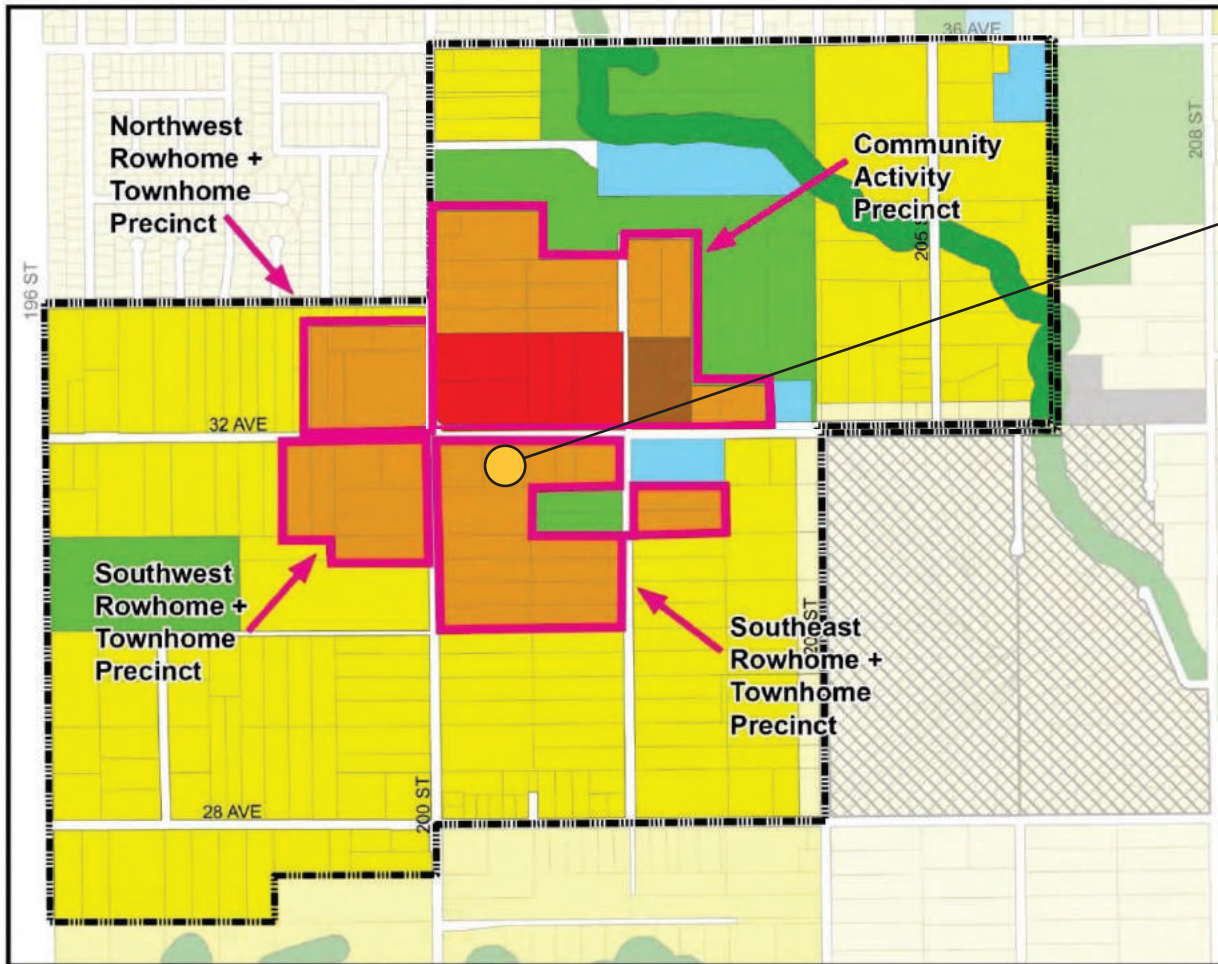
202 ST

32 AVE

31 AVE

202 ST

BOOTH - NEIGHBOURHOOD PLAN



SUBJECT SITE

Land Use Designations and Corresponding Zones

Map 1 Colour	Land Use	Corresponding Zone
Light Yellow	Single Family (SF2)	R-1D Single Family Residential – Minimum 930 m ² P-1 Civic Institutional P-2 Community Care Facility
Yellow	Single Family 3 (SF3)	R-SL (B) Small Lot (372 m ²) Single Family Laneway Home R-SL (RH1) Small Lot Rowhouse R-SL (MP) 2-Plex, 3-Plex and 4-Plex ² Lot Size R-SL (SHC) Small Home Courtyard MH-1 Residential Manufactured Home Park Zone P-1 Civic Institutional P-2 Community Care facility
Orange	Rowhouse Townhouse	R-CL (RH2) Rowhouse RM-5 Conventional Townhouse RM-6 Back-to-Back Townhouse RM-7 Stacked Townhouse P-1 Civic Institutional
Brown	Apartment	RM-8 Apartment P-1 Civic Institutional
Red	Commercial Village	CD Zone P-1 Civic Institutional
Light Blue	Institutional	P-1 Civic Institutional
Green	Park and Open Space	P-1 Civic Institutional
Dark Green	Aquatic Conservation	P-1 Civic Institutional

The Rowhouse + Townhouse Precincts consist of predominantly residential environs that provide for rowhouses and townhouses, that are situated around the Community Activity Precinct. To contribute to a small-town, forested, walkable character a fine-granular, multi-modal mobility network, that incorporates small block design, that locates and connects residents to key destinations in the Booth neighbourhood and its surrounds. These destinations include jobs, schools, services and amenities, as well as variety of parks and open spaces. This small town design character is fostered by this distinct spatial identity.

The Booth Neighbourhood has three (3) Rowhouse Townhouse Precincts: (a) Northwest; (b) Southwest; and (c) Southeast.



MIXED STACKED TOWNHOUSE

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



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