

FOR SALE

3386 200 Street Langley

OPPORTUNITY:

4.8 acres of land in Brookwood OCP (Booth NCP) designated for Townhouse/Rowhouse. Prime location on 200 Street next to Noel Booth Elementary School, Noel Booth Community Park, and a commercial village just south of this property. Clear and clear flat land, Sewer, and Water are on the front of the property on 200 Street.

ADDRESS:

3386 200 Street, Langley B.C.

LEGAL:

LOT 6, PLAN NWP27592, PART SW1/4, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT

TAXES (2023):

\$93,801.28

OCP DESIGNATION:

ROWHOUSE/TOWNHOUSE

PRICE:

4.8 ACRES - TOWNHOUSE/ROWHOUSE

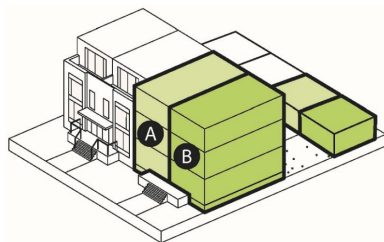


4.5 Rowhouse/Townhouse

The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located as indicated on Map 1, including within and in proximity to the Booth Town Centre. It provides for ground-oriented housing to accommodate households with children, seniors and “empty-nesters”. It is situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations, and provides a land use, form and massing transition between higher and lower density uses.

Rowhouse Land Use Designation Policies:

1. Locate rowhouse dwellings on lots with a minimum of 216 m² for internal lots, 259 m² for building end lots and 316 m² for corner lots, as defined in the Township of Langley Zoning Bylaw, in Plan areas designated Rowhouse/Townhouse as delineated on Map 1. Rowhouse dwellings are to take the form of a principal dwelling and a detached off-street parking structure (garage) that is separated by a rear yard.
2. Orient rowhouses to be street-facing, along Collector and Local Roads only, with rear public lane access to vehicle and bicycle parking, and to provide for on-street parking that is not interrupted by individual driveways. Design rowhouses on corner lots to be street-facing to both public streets.
3. Accommodate four (4) or fewer dwelling units contained within a building. Up to two (2) additional dwelling units may be contained within each building if the resulting development provides for the retention of existing trees and/or provisions for additional tree planting areas for medium to large coniferous trees.



Townhouse Land Use Designation Policies:

1. Provide a maximum density of 20 units per acre for townhouse development.
2. Design townhouse developments that contribute to a desirable streetscape character through a clear architectural identity for individual buildings.
3. Provide for a range of townhouse unit sizes, including those with three-plus bedrooms, to appeal to a broad range of households at different stages of life. Specifically, for each townhouse development, a minimum ten per cent of the townhouses must have three or more bedrooms suitable for households with children.
4. Orient townhouses to be street-facing along Collector and Local roads, and east-west oriented Arterial roads only. Parking access is to be provided from a rear lane to provide generally continuous on-street parking that is not interrupted by individual driveways, and to increase opportunities for trees in front yards and street boulevards, and adequate space for rainwater and stormwater management facilities, among other streetscape features.
5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large-sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.
6. Design buildings and dwelling units fronting public streets, Mid-Block Pedestrian Links and Lanes, the Semiahmoo Trail, parks and open spaces, in order to provide a quality neighbourhood pedestrian environment and support a walkable neighbourhood, including:
 - a. Front porches for all dwelling units; and
 - b. Convenient pedestrian connections through an on-site network of sidewalks and pathways. The pedestrian connections will be independent of a public lane and strata/private drive aisle.
7. Demonstrate subtle building/architectural design variations to strengthen unit identity from the street and support a pedestrian scale.



Global Force Realty
INDEPENDENTLY OWNED AND OPERATED

Ishwinder Ghag
Personal Real Estate Corporation
Cell: 604-537-4334

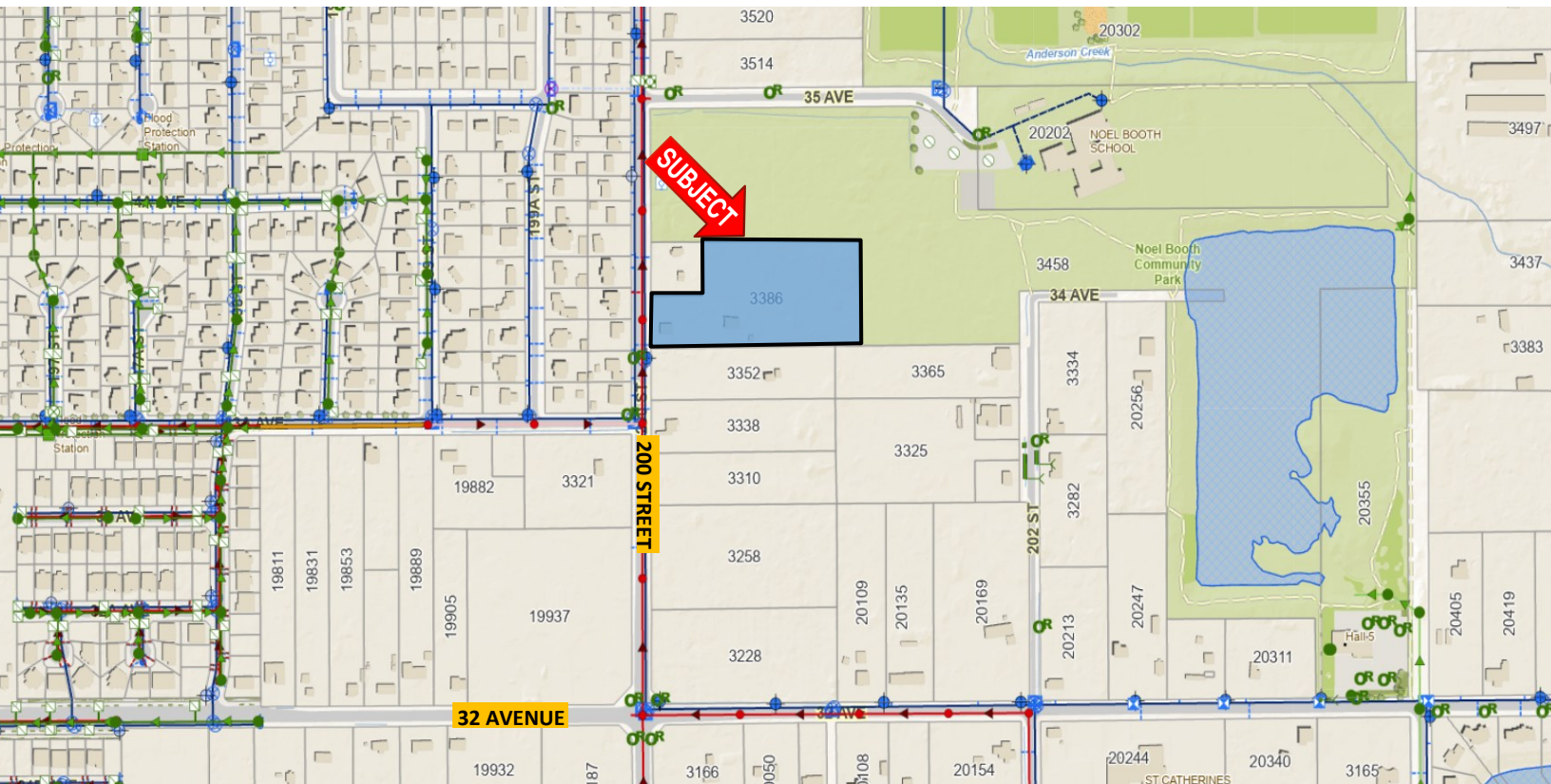
Royal LePage Global Fore Realty
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E-mail: ishwindergbag@gmail.com

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Township of Langley Map (GIS)



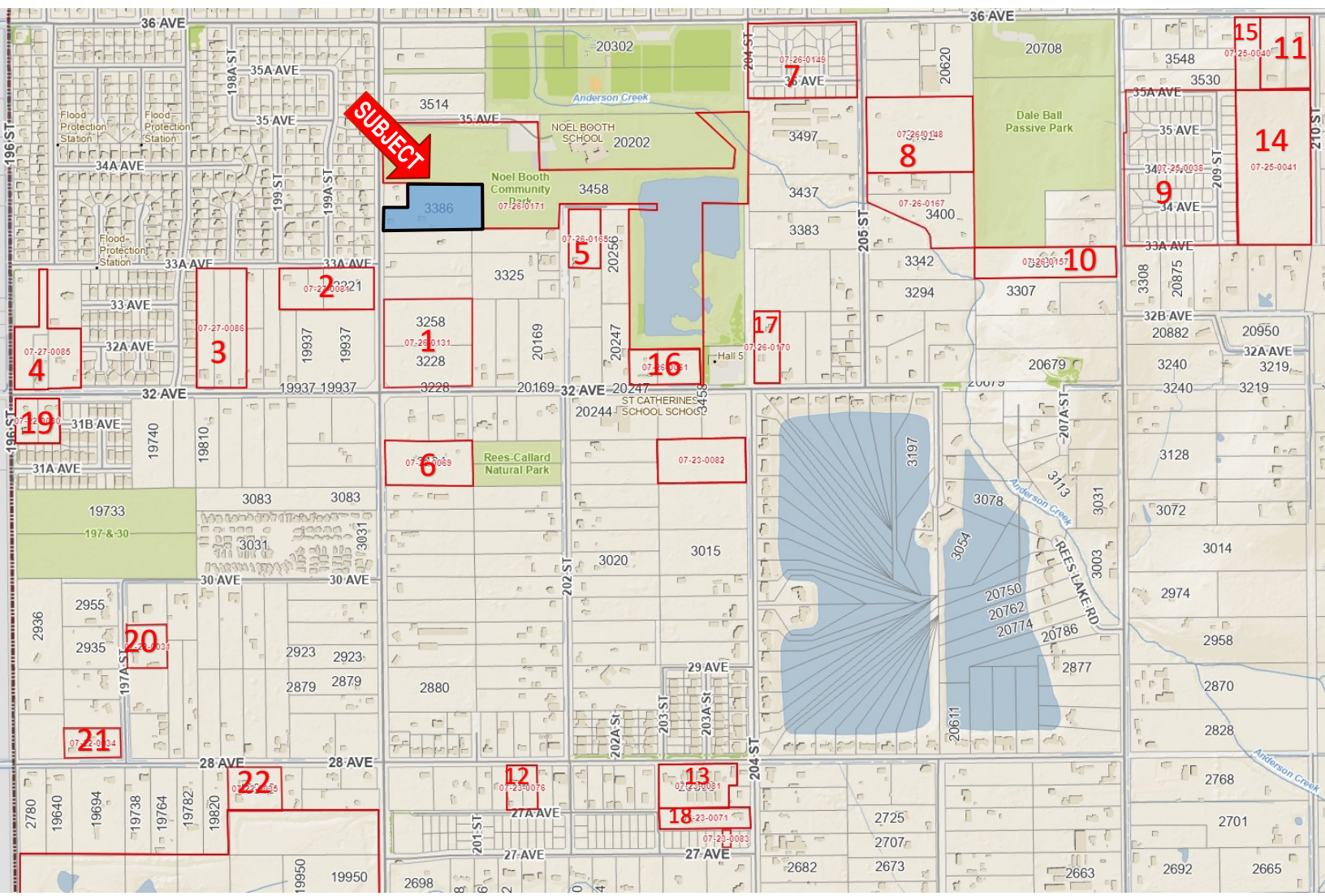
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CURRENT ACTIVE APPLICATION

1. 3228, 3258 200 Street
2. 3321 200 Street and 19882 & 1944 33A Avenue
3. 19811, 19831, 19853 32 Avenue
4. 19671, 19692 32 Avenue
5. 3334 202 Street
6. 3134 200 Street
7. 20450 36 Avenue
8. 3492 205 Street
9. 3354, 3424, 3430, 3474, and 3502 208 Street
10. 3337 208 Street
11. 20958, 20972 36 Avenue
12. 20156, 20160 28 Avenue
12. 2741 204 Street
13. 3400 Block of 210 Street
14. 20932 36 Avenue
15. 20275 and 20311 32 Avenue
16. 20405 32 Avenue
17. 2741 204 Street
18. 19642 32 Avenue and 3170 196 Street
19. 2920 197A Street
20. 19655 28 Avenue
21. 19846 28 Avenue



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Booth Neighbourhood Land Use Plan



- | | | | |
|-----------------------------|--------------------|----------------------|------------------------|
| SSMUH 2 (Minimum 7,000 ft2) | Commercial Village | School/Park Site | Neighbourhood Boundary |
| SSMUH 3 (Minimum 5,000 ft2) | Utility | Park and Open Space | |
| Rowhouse/Townhouse | Employment | Landscape Buffer | |
| Apartment | Institutional | Aquatic Conservation | |
| Manufactured Home Park | Existing School | | |



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