

# FOR SALE

## 20601 EASTLEIGH CRESCENT • LANGLEY



### 14 Strata Owned Townhouses Being Sold as a Strata Wind-Up in the Heart of Langley City



Discover an exceptional development opportunity with this rare Strata Wind Up offering. Located in the bustling core of Langley City, this property comprises 14 townhouses in two buildings, offering a combined site area of 36,560 sqft. Each townhouse spans approximately 1,380 sqft, providing generous living space and highlighting the property's inherent value. This well-maintained development offers both immediate rental income and future redevelopment. It is strategically positioned in an RM1 Zone and designated as Transit-Oriented Core under the OCP. Its zoning and OCP designation offer flexibility for medium to high-density residential redevelopment in the Mixed-Use Residential and Commercial category, making it an attractive prospect for developers. The OCP calls for this location to be the Innovation Boulevard Plan, facilitating the development of an Innovation Boulevard along Glover Road between the Civic and Historic Cores and Kwantlen Polytechnic University. This location is a key part of that being steps away from both KPU and the Langley City Centre Station, offering a consistent pool of renters, potential buyers, and users of the commercial spaces. Residents are within close proximity to current major amenities, including the Willowbrook Shopping Centre, and a canvas of new amenities to come around the Langley City Centre Skytrain. Don't miss this opportunity to acquire a prime redevelopment site in one of the most sought-after locations in Langley. Contact us today to learn more about this exceptional property and its potential for transformation.

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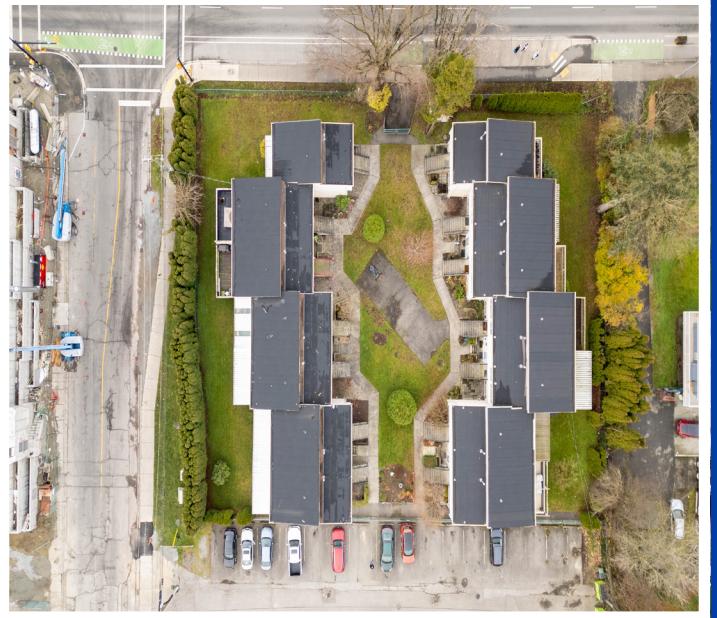
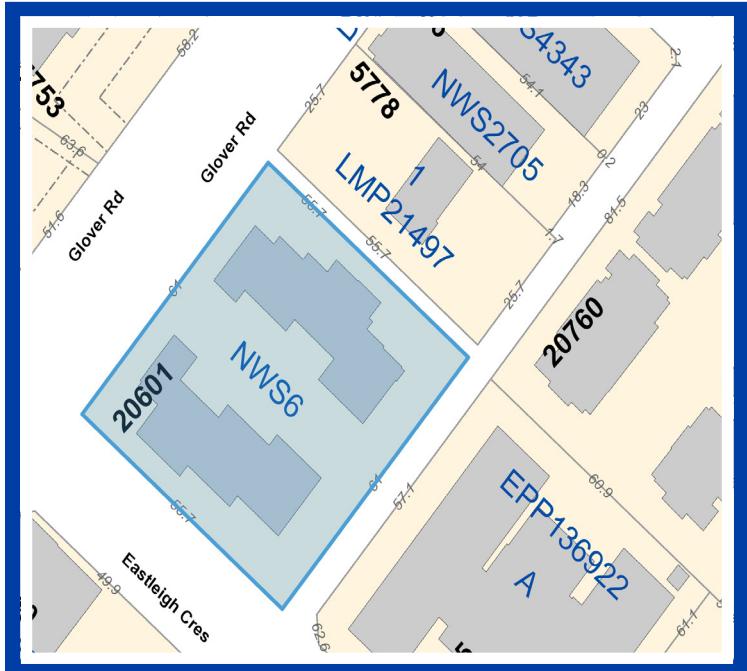
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# PROPERTY DETAILS

20601 Eastleigh Crescent • Langley

## SITE DIMENSIONS

- North (Frontage): 200.13'
- South (Frontage): 182.74'
- Site Area 36,560sq.ft.



## UNIT SPECIFICATIONS

- 14 Residential Townhouses
- Ranging 1,300-1,400 sq.ft.
- Total Square Footage of the Livable Building: 19,402 sq.ft.



## BUILDING SPECIFICATIONS

- 2ea Wood framing Buildings
- Torch On Roof
- Stucco and wood siding exterior
- Exterior parking

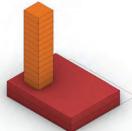
# DEVELOPMENT POTENTIAL SPECIFICATIONS

This location falls within the Official Community Plan: Transit Oriented Core

## LAND USE DESIGNATIONS

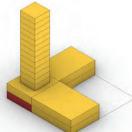
Each parcel in the City is assigned a land use designation as shown in Map 3. The following table provides direction for the type of development allowed in each designation.

### TRANSIT-ORIENTED CORE



<b>PURPOSE</b>	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
<b>BUILDING TYPE &amp; HEIGHT</b>	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 (YNU) Outer and Approach Surfaces, according to the AZR)
<b>USES</b>	<ul style="list-style-type: none"> <li>Mixed Use: Residential &amp; Commercial</li> <li>Multi-Unit Residential</li> <li>Commercial</li> </ul>
<b>DENSITY</b>	3.0 - 5.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

### TRANSIT-ORIENTED RESIDENTIAL



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

## DESIGNATIONS & ZONES

The following land use designation and zone concurrence table establishes the relationship between what is envisioned for the future through land use designations and the applicable zones that will make it happen. The table includes draft zones that are currently under consideration for an updated Zoning Bylaw. These new zones are intended to enable the form of development envisioned by the corresponding land use. Comprehensive Development zones may be considered on a case by case basis.

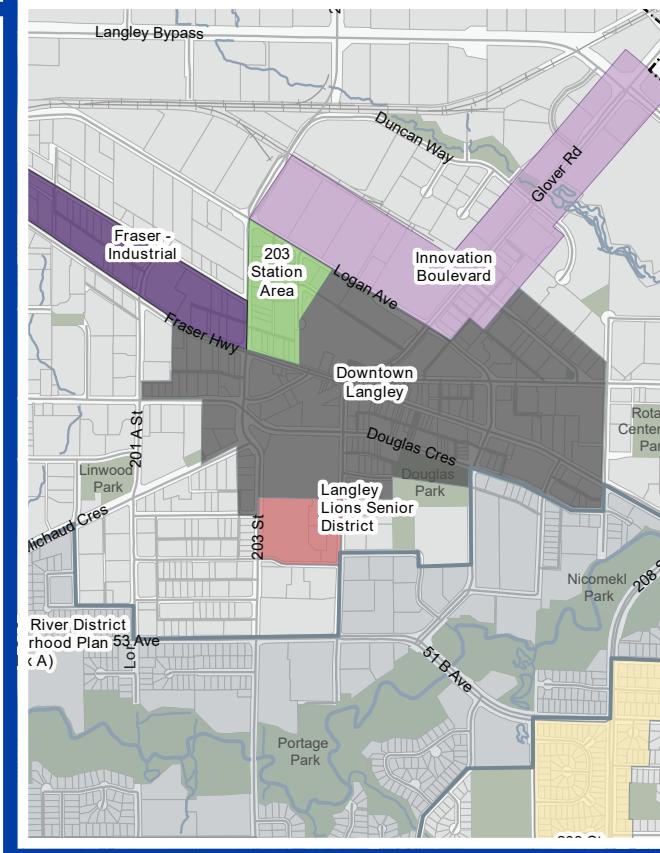
The zone names and other details in the below table may be updated according to the adopted new Zoning Bylaw, to ensure consistency between the OCP and Zoning Bylaw. This table is meant to be aspirational and may not always reflect the exact land use regulations and zones of each property.

LAND USE DESIGNATIONS	Transit-Oriented Core	Transit-Oriented Residential	Civic Centre	Mixed Use	Mid Rise Residential	Low Rise Residential	Mixed Employment	University District
APPLICABLE ZONES	C1, C4, C5, RM5	C1, RM5, RM4	C1, C5, RM5	C1, RM4	RM4, RM3	RM3, GO2	ME, I1, I2, C2	RM3, RM4, ME, UD1
FAR RANGE	3.0 - 5.5 FAR	2.5 - 4.5 FAR	up to 5.0 FAR	2.5 - 3.5 FAR	2.1 - 3.5 FAR	1.4 - 2.1 FAR	up to 3.0 FAR	max 4.0 FAR

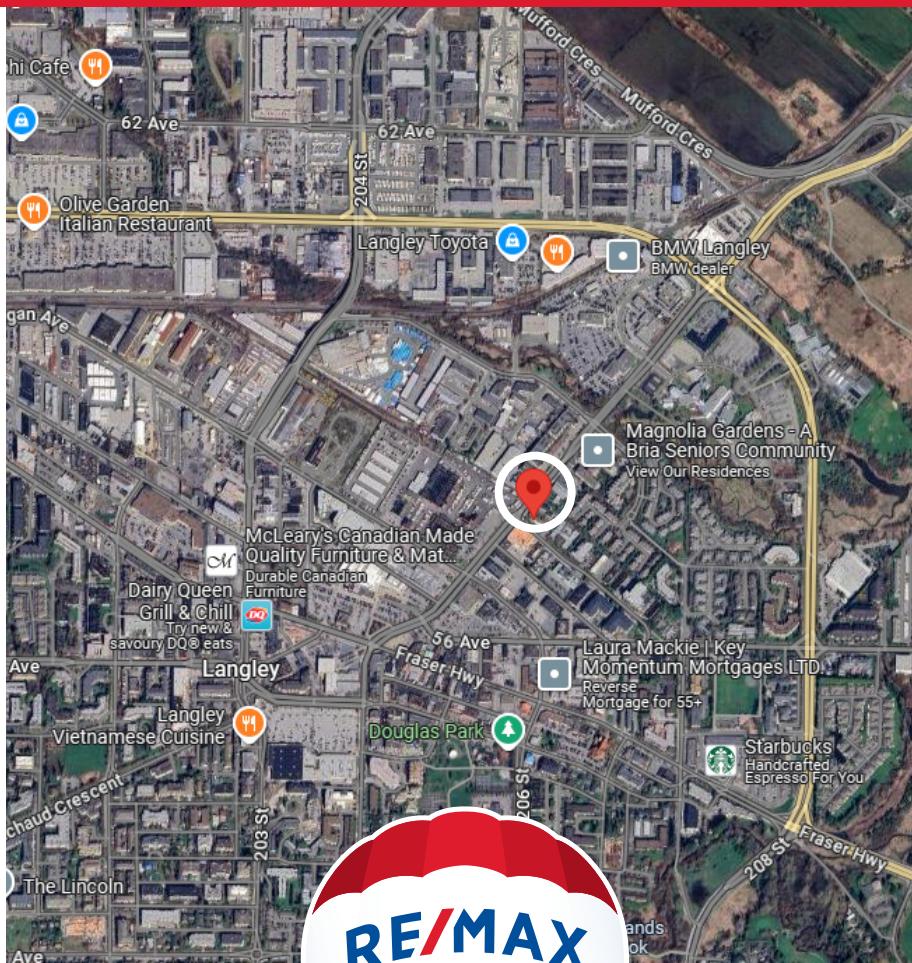
LAND USE DESIGNATIONS	Historic Downtown Core	Ground-Oriented Residential	Urban Residential	Suburban Residential	Service Commercial	Industrial	Agriculture	Parks & Open Space
APPLICABLE ZONES	C1	GO1, GO2	RS3	RS1	C2, C3	I1, I2, I3	A1	P1, P2, P3, P4
FAR RANGE	up to 3.5 FAR	up to 1.2 FAR	min 350m <sup>2</sup> lots	min 557m <sup>2</sup> lots	up to 0.5 FAR	n/a	n/a	n/a

Growth, Land Use & Design - 20

Growth, Land Use & Design - 29

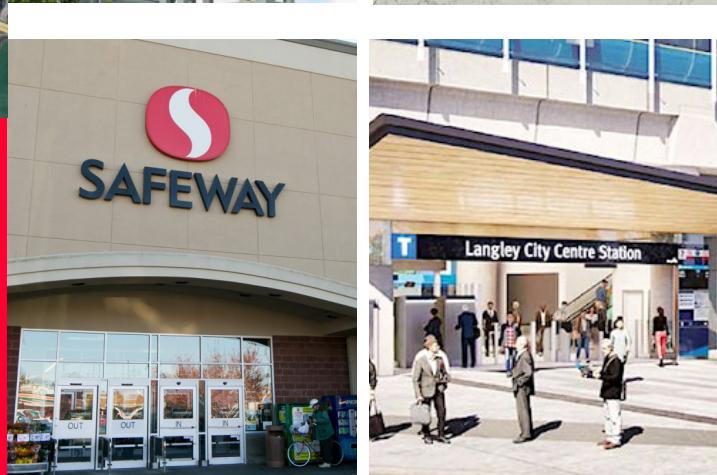


# IDEAL LOCATION



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