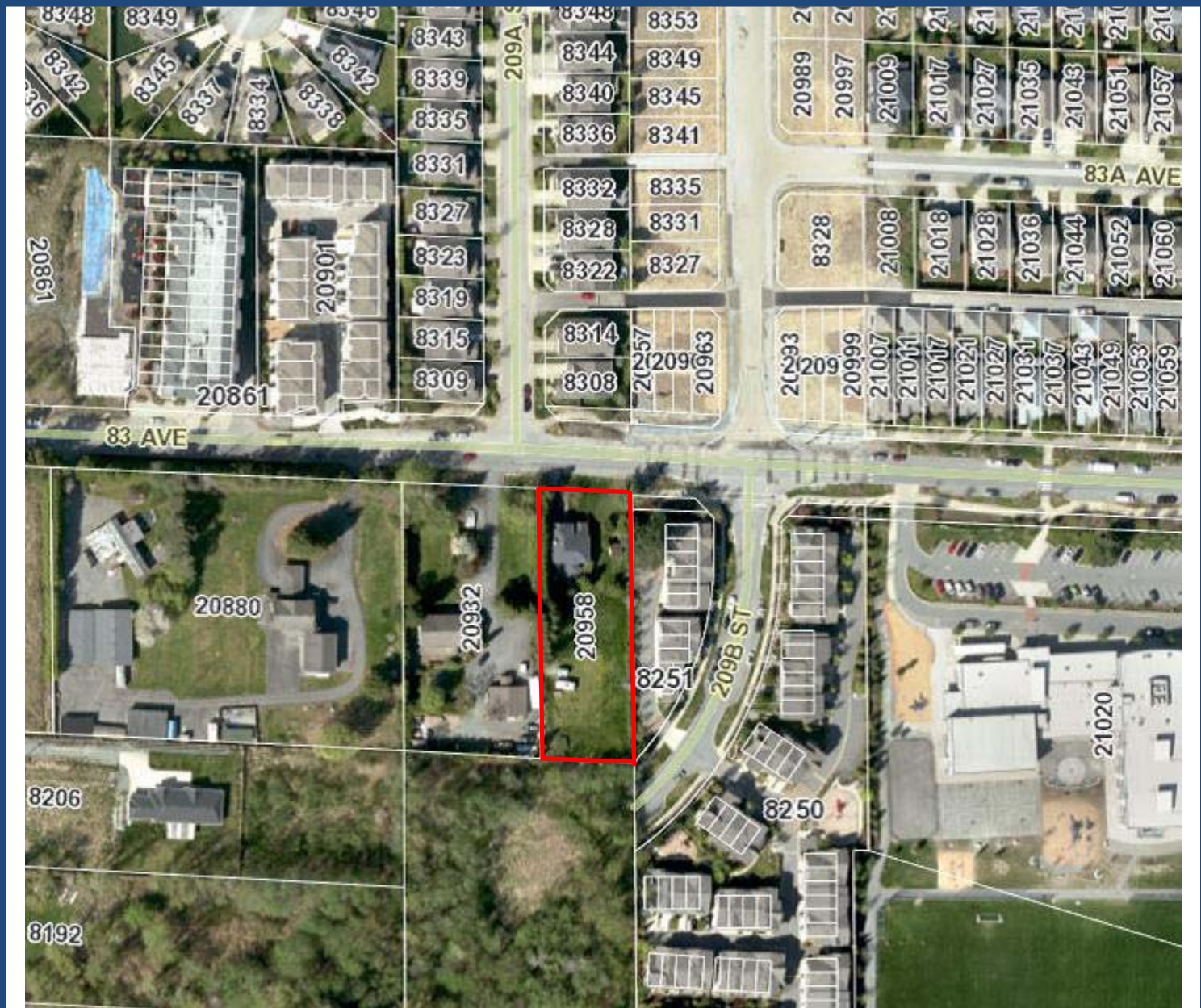


# For Sale

20958 83 Ave Langley

0.67 Acre Property Mixed Use Residential 8-10 UPA

\$2,585,000.00



**Doug, Bonnie or David Mitten**



**(604)290-5480**

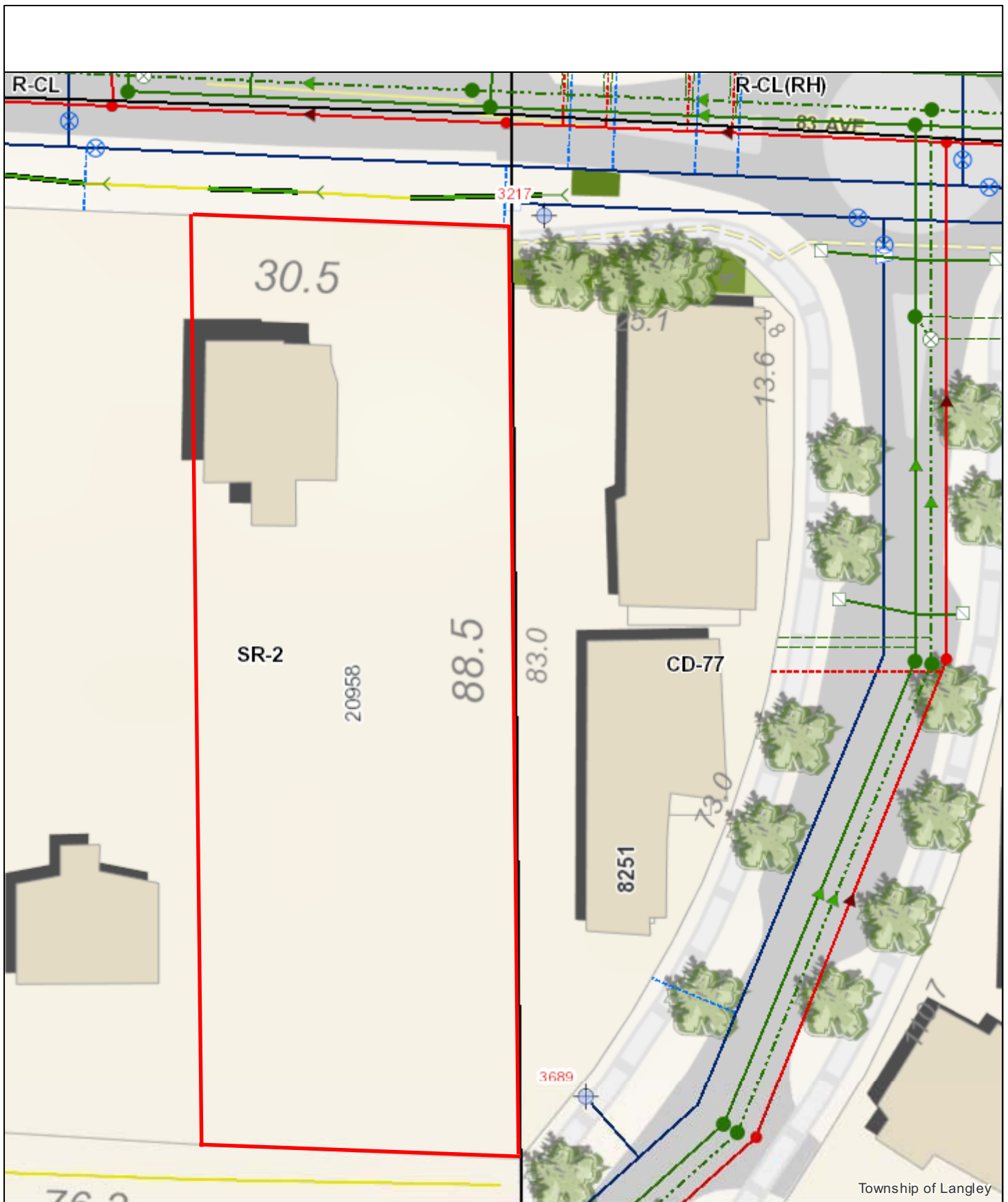
[www.mitten-realty-services.com](http://www.mitten-realty-services.com)

**email: [dbmitten@mitten-realty-services.com](mailto:dbmitten@mitten-realty-services.com)**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser

# 0.67 ACRES-YORKSON NEIGHBOURHOOD PLAN DESIGNATED MIXED USE RESIDENTIAL IN NP PRIME PROPERTY IN A PRIME LOCATION

<b>ADDRESS</b>	<b>20958 83 AVE LANGLEY</b>
<b>SIZE</b>	<b>0.67 ACRES</b>
<b>CURRENT ZONING</b>	<b>SR-2</b>
<b>NP DESIGNATION</b>	<b>MIXED USE RESIDENTIAL</b>
<b>NP STATUS</b>	<b>ADOPTED BY COUNCIL JULY 16, 2001</b>
<b>LEGAL</b>	<b>PARCEL "A" (EXPLANATORY PLAN 14152) OF LOT 23 SECTION 25 TWP 8 NWD PL 1137</b>
<b>PID</b>	<b>002-352-494</b>
<b>HOUSE</b>	<b>2146 SQ. FT. TWO STOREY</b>
<b>2019 TAXES</b>	<b>\$5,205.97</b>
<b>Miscellaneous</b>	<b>There has been discussions with the Township for a mixed use concept plan to be able to proceed with future access via the project behind (see 8 Unit Concept Plan and request LS provide copy of letter with Township). There has also been limited discussion of inclusion with an assembly to the West at higher densities.</b>



Township of  
**Langley**  
BC

Est. 1873

0 10 20 40  
Meters

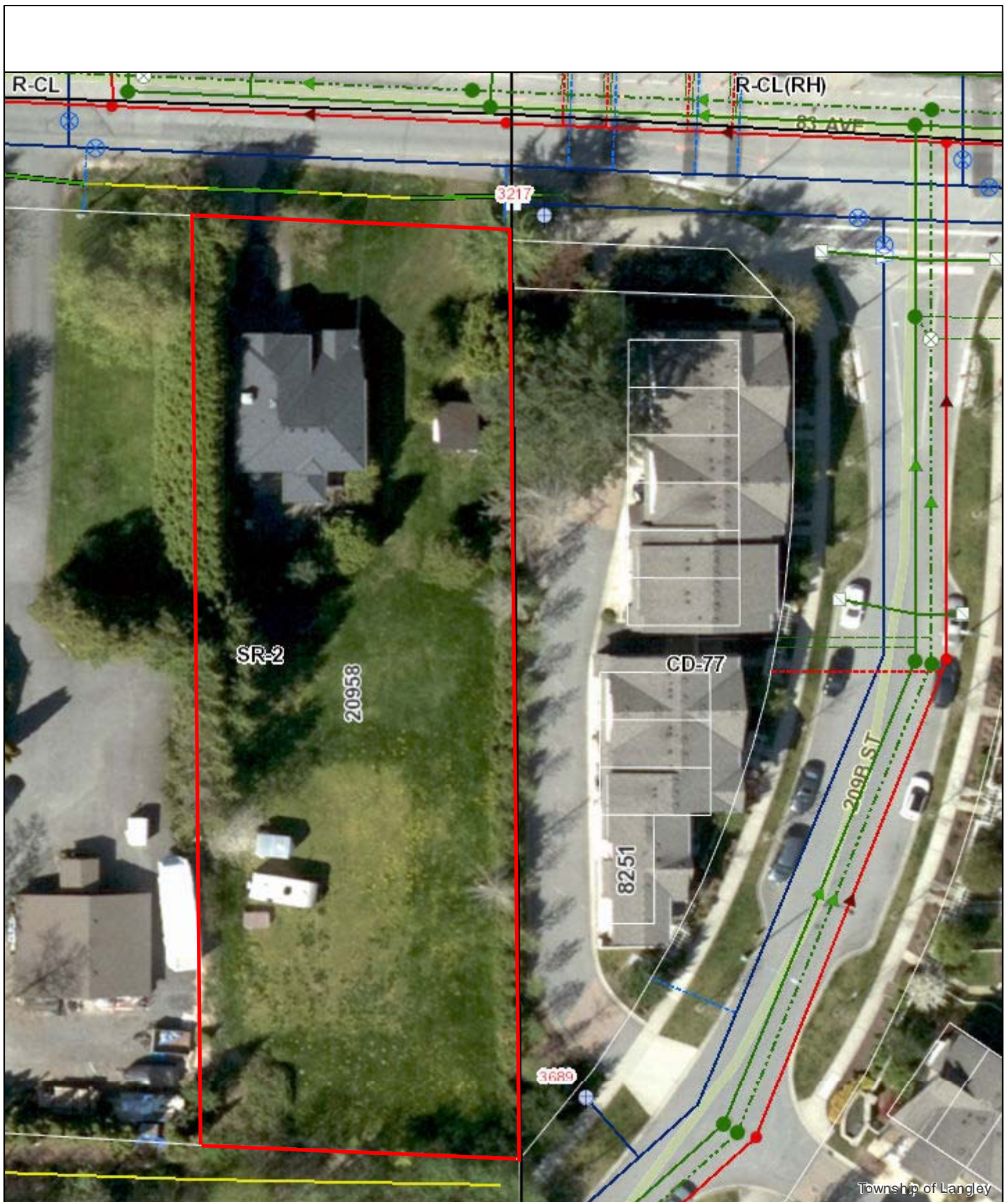
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Monday, April 29, 2019

Township of Langley







Est. 1873

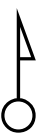
Township of  
**Langley**  
BC

0 10 20 40  
Meters

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Monday, April 29, 2019

Township of Langley



A-15

**PLAN OF A PORTION OF LOT 23 SOUTH WEST  
QUARTER SECTION 25 TOWNSHIP 8.  
NEW WESTMINSTER DISTRICT.**

ACCORDING TO PLAN N° 1137 DEPOSITED.

SCALE 1 INCH : 100 FEET.

**LEGEND :-**

Bearings referred to meridian of plan N<sup>o</sup> 11843 deposited.

14152

App. 339771E

Deposited in the Land Registry Office  
in New Westminster B.C.  
This 30th day of December 1954.

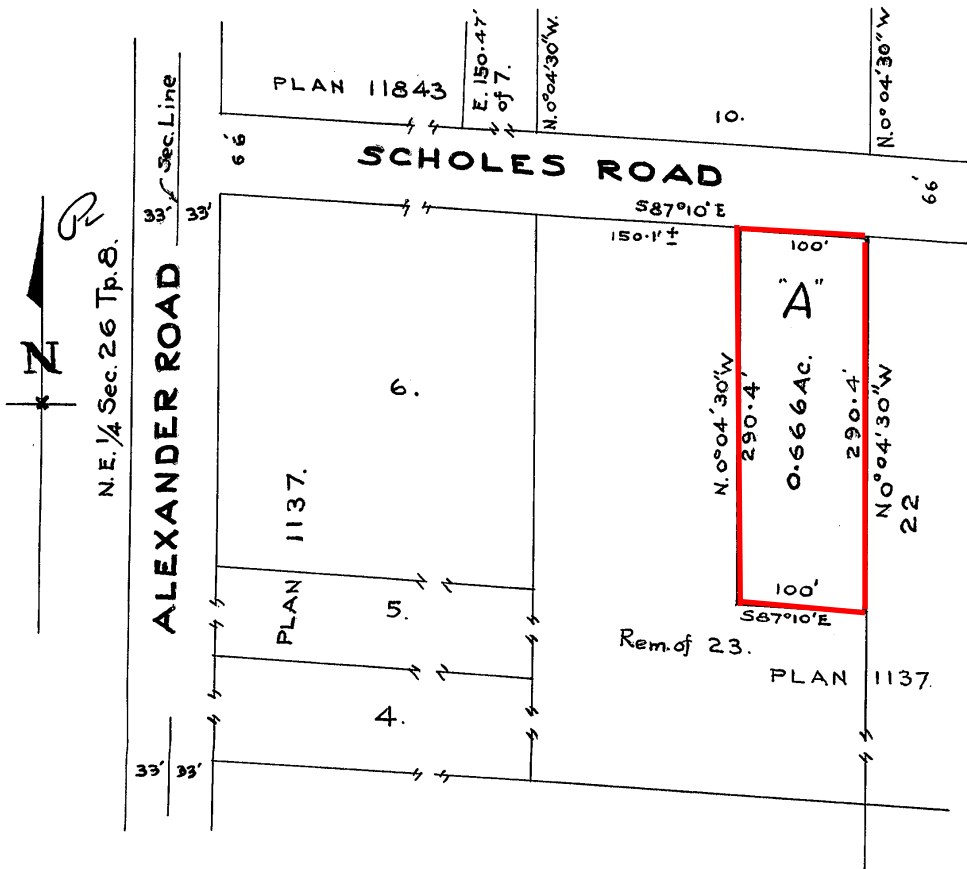
A. A. Milledge

Registrar.

Per RB

277607  
277166<sup>E</sup>

2506



certified Correct According to  
Land Registry Office Records  
This 13th. day of December 1954.

R. M. Wright

B.C.L.S.

Approved under the Land Registry Act  
This 28<sup>th</sup> day of December 1954.

K. R. Major

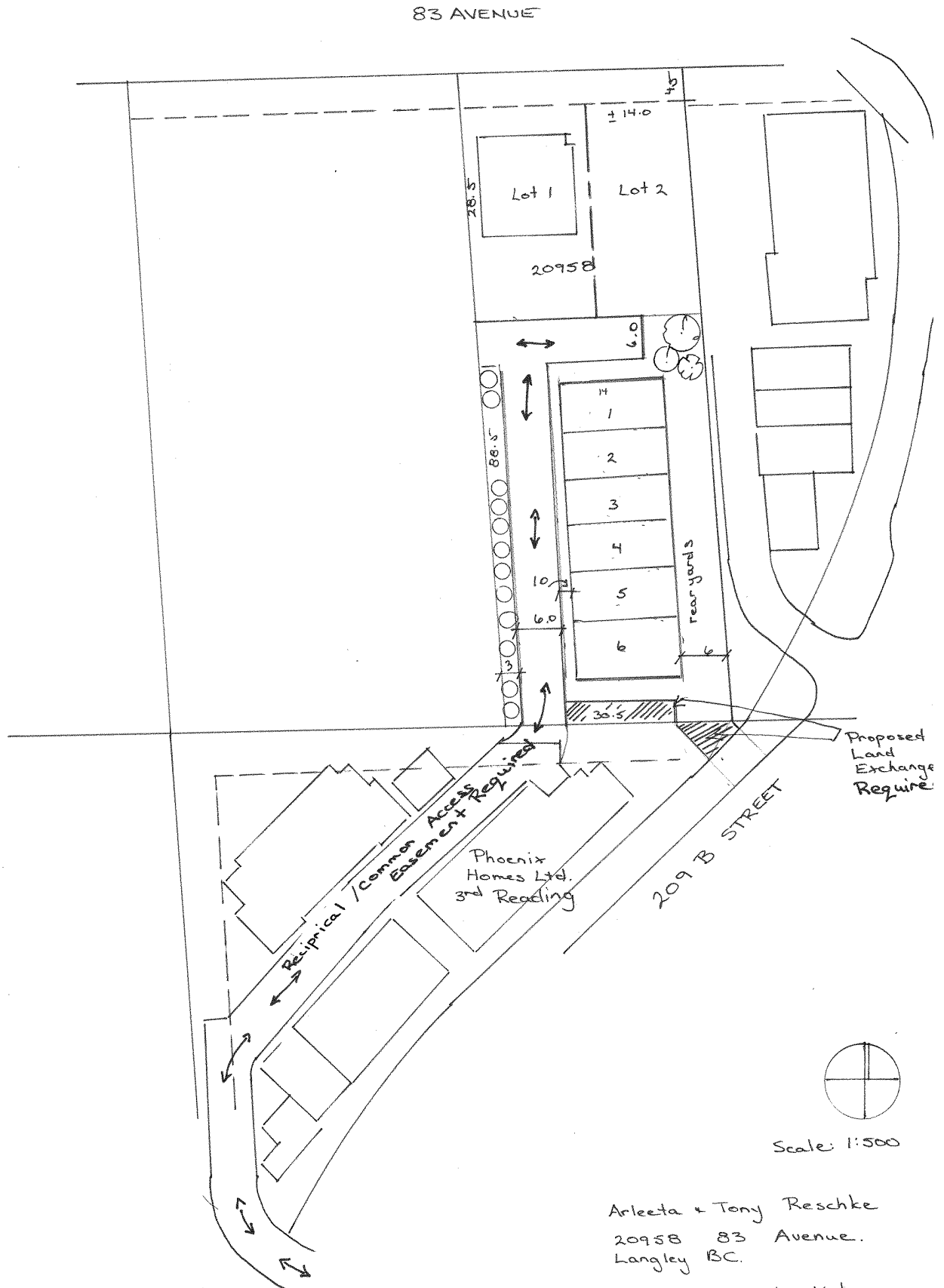
Approving Officer.

OWNER P. H. Hunter

WITNESS

# 8 Unit Concept Plan

This is a concept plan only and has not been approved by Township. Contact Listing Salesperson regarding previous discussions with the Township regarding development of this property



## Notes:

1. This plan is conceptual only and is subject to approval by the Township of Langley and subject to confirmation by survey.

Arleeta & Tony Reschke  
20958 83 Avenue.  
Langley BC.

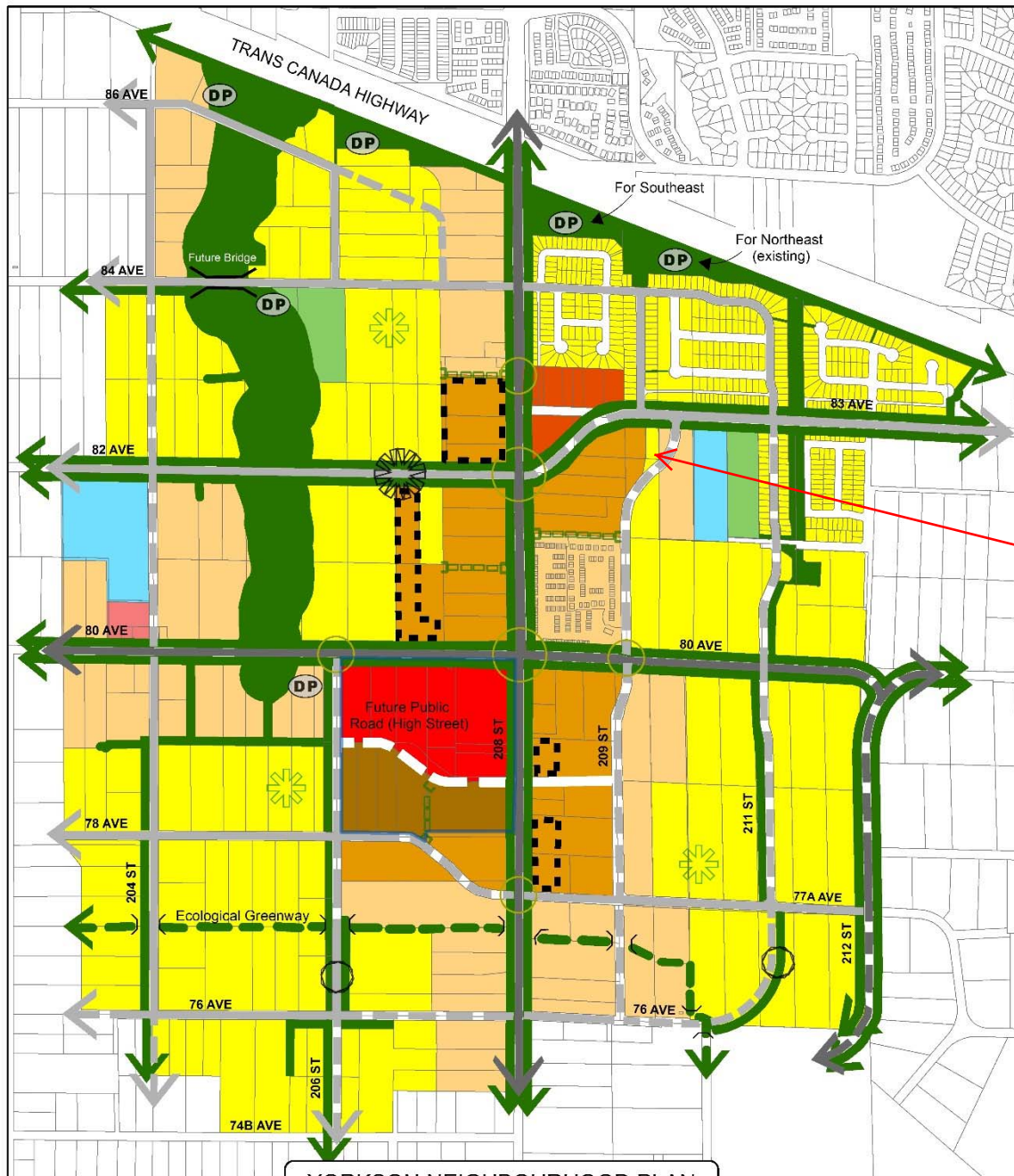
Proposed: Residential Development.

yield: 2-R1-A Lots  
(Estimated) 6- CD Town houses

Site Area: 0.66 Ac. Estimated  
Civic Address: 20958 83 Ave



## MAP 1 - LAND USE CONCEPT



Subject Property

Last Amended by Bylaw No. 5197 Sept. 12, 2016

### YORKSON NEIGHBOURHOOD PLAN MAP 1 - LAND USE CONCEPT

- Town Market Commercial
- Town Market Mixed Use
- Mixed Use
- Neighbourhood Commercial
- Apartment
- Townhouse
- Mixed Residential
- Institutional
- Park
- Greenway

- DP There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
- ⊗ There is need for a Community Park and Secondary School to serve Yorkson. The size, location and design of each site is yet to be determined.
- ⊗ There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
- ⊗ There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.

- Greenway
- Greenlink and Commons
- Willoughby Town Centre
- Arterial Road
- Collector Road
- Wildlife Tunnel
- Gateways
- Permitted Maximum Building Height of 6 storeys

2016-09-12\_Yorkson\_Amendment\_5197\_Map1

## 4.2 LAND USE CONCEPT

As a livable and complete community, the future Yorkson neighbourhood provides places to live, work, shop, play and learn. It offers a variety of residential, commercial, business and outdoor recreational opportunities to meet the diverse needs of residents. It also ensures that schools and community facilities keep pace with population growth.

The Yorkson neighbourhood's land use structure closely resembles a traditional community pattern with commercial, business and higher density residential development located in a neighbourhood centre, or downtown. Moving away from the centre, lower density residential development predominates. The lowest densities are found at the neighbourhood's edge.

The Willoughby Town Centre consists of Town Market Commercial and Town Market Mixed Use (i.e., integrated residential and commercial) designed to be a walkable environment. It is focused at the intersection of 208 Street and 80 Avenue, the neighbourhood's two primary roads providing access within and through it. It is here that neighbourhood residents will find a wide range of retail, business and entertainment activities. The Town Centre is further divided into a core and periphery. The intent of the core and periphery distinction is to create a vibrant 'village' core with controlled uses and heights while providing significant supportive uses and residential densities on the periphery. Both designations provide for mixed use developments, but only the mixed use land-use designation allows for mixed uses in separate buildings. The Town Market Mixed Use area is located adjacent the Town Market Commercial area and extends the commercial core while providing opportunities for additional office space or higher density residential development than in the core.

Local commercial nodes are located within the Neighbourhood Commercial and Mixed Use designations. The Neighbourhood Commercial area is located at the northwest corner of 204 Street and 80 Avenue and the Mixed Use designation is at 208 Street and 83 Avenue. These will serve the everyday needs for local residents. The Mixed Use land use will also be designed in a manner sensitive to the history of the area and adjacent heritage buildings.

Outside the town centre, along the arterial roads and around the smaller commercial nodes, are Apartment and Townhouse land uses. This pattern provides the greatest concentration of people within a five minute walking distance to shopping, transportation, employment and entertainment needs.

Mixed residential is the principal land use found around the periphery of the plan. Mixed Residential is comprised of a mixture of housing types to provide a choice of housing opportunities for everyone. Residential land use designations are designed to allow a variety of housing forms to accommodate a range of age groups, income ranges and lifestyles.

The Business Office park designation provides jobs close to home for residents within Yorkson and helps the Township reach its employment goals. Additional local employment opportunities exist in the Carvolth Business Office Park to the west and will exist in the future Business Office Park at the 216 Street Interchange of the Trans Canada Highway.

Institutional uses, such as schools, parks, churches and community centres, are strategically located to maximize accessibility and to avoid land use and traffic conflicts. The plan indicates the general location of these elements as a circle when their precise location is unknown. The Greenways indicated on the land-use plan include ecological, street, creek and recreational greenways and a freeway buffer. Watercourses with significant fish habitat values and natural areas are protected and integrated into the greenway and park system. A system



of integrated recreational trails connects residential areas, schools, commercial areas and other important neighbourhood destinations. Trail connections may be located within natural areas provided their construction and use does not compromise ecological integrity.

A road system consisting of local, collector and arterial roads efficiently moves vehicular and pedestrian traffic throughout the neighbourhood. Commuter traffic is provided with a variety of options to access residential areas, but at the same time it is discouraged from passing directly through them. Direct access to higher capacity arterial and collector roads is controlled to maintain efficient and safe traffic movement. Transit routes are defined to maximize usage, efficiency and connectivity.

Density shall be calculated based on developable land (i.e. excluding land below the top-of-bank of watercourses, but including road dedications or rights-of-way along with utility transmission line rights-of-way if developed and upgraded as a linear park system community amenity).

#### **4.2.1. RESIDENTIAL POLICIES:**

The mixed residential areas are intended to provide a true mixture of housing types within individual developments. It is expected that individual and small clusters of attached housing types will be mixed in with single family areas.

1. Minimum and maximum densities and housing mix requirements for the land use designations on Map 1 are provided in Table 4.1, and are subject to:
  - The requirements of Section 4.2.1.5 with respect to the Apartment and Mixed Use areas;
  - The provisions of Section 4.2.1.9 with respect to adaptable housing;
  - Applicable development permit guidelines; and
  - Provision of amenities and greenspace as outlined in Section 4.2.7 and 4.2.8.

No development shall be approved that is less than the minimum density or greater than the maximum density under Column D of Table 4.1.

TABLE 4.1 – RESIDENTIAL HOUSING MIX AND DENSITIES

	A TYPE (see NOTE below this Table)	B ZONE	C TYPE MIX	D GROSS DENSITY	E PROPORTION
<b>Mixed Residential**** (for land assemblies greater than 2 hectares*)</b>  <b>NOTE: For land assemblies ≤ 2 hectares see footnote at the bottom of this table</b>	<b>Single Family Residential</b> (2 1/2 storey maximum height) 1. conventional single family 2. compact lot - 11 metre (front loaded) 3. compact lot - 9 metre (rear loaded) 4. compact lot – 12.6 metre (front or rear loaded) 5. conventional or compact single family with coach house or granny flat 6. strata detached single family (not bareland strata)	R zones R-CL(A) R-CL(A) R-CL(B) R-CL (CH) or other CD or other	minimum of 3 single family residential types from column A with no type providing less than 10% or more than 40% of the single family units – compact lots shall not be the only building form	overall mixed residential density of 20 minimum and 25 maximum units per hectare (8 to 10 units per acre)	60% minimum to 75% maximum, subject to compliance with columns C & D
	<b>Attached Residential</b> (no more than 4 attached units and 3 storey maximum height) 7. semi-detached or duplex 8. quad/manor home 9. rowhouse (rh) 3 to 4 attached linear units 10. townhouse (strata) 11. ground oriented garden apartments/stacked townhouses (no more than 10 up and down units)	R-2 or R-CL(RH) R-CL(RH) or R-CL(MH) R-CL(RH) up to 4 units attached RM-1,2 or CD RM-1,2 or CD	minimum of 2 attached residential types from column A. No type shall exceed 60% of the total required attached residential unit mix		25% minimum to 40% maximum
<b>Townhouses</b>	attached residential as above except up to six units are permitted in townhouse designated areas	attached residential (above)	-	37 minimum to 62 maximum units per hectare (15 to 25 units per acre)	-
<b>Apartments**</b>	3 or 4 storey apartment plus parkade; rowhouse; townhouse. The maximum height of an apartment building may be increased to 6 storeys where specifically permitted on Map 1	RM-4 or CD	-	99 minimum to 198 maximum units per hectare (40 to 80 units per acre)	-

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25.10.10

4841  
29.11.10

5066  
13.04.13

5153  
13.06.16

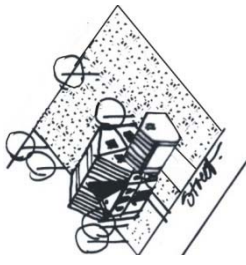
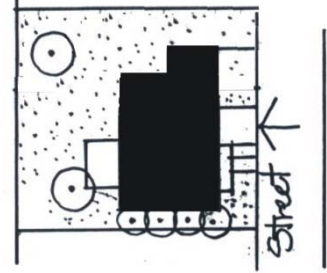
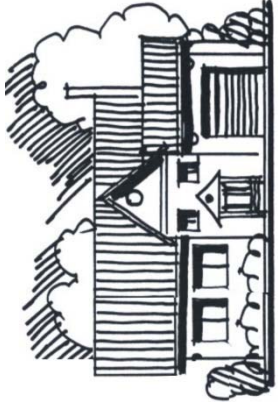
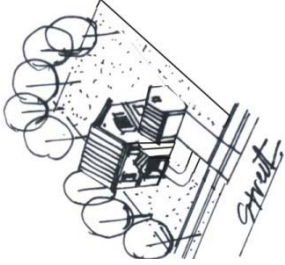
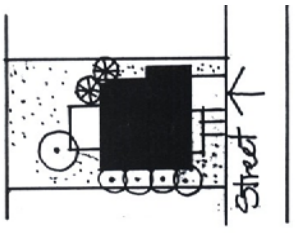
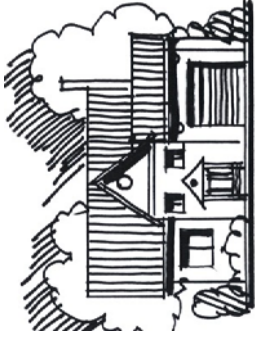
	A TYPE (see NOTE below this Table)	B ZONE	C TYPE MIX	D GROSS DENSITY	E PROPORTION
<b>Town Market Commercial and Town Market Mixed Use</b>	5 to 12 storey apartment (subject to Sections 4.2.2.2 and 4.2.3.4) plus parkade	CD	-	198 minimum to 296 maximum units per hectare (80 to 120 units per acre)	-
<b>Mixed Use</b>	3 to 4 storey apartment or attached residential (subject to Section 4.2.4.2)	CD	-	62 minimum to 99 maximum units per hectare (25 to 40 units per acre)***	-

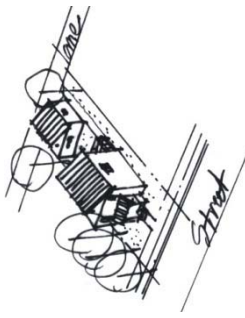
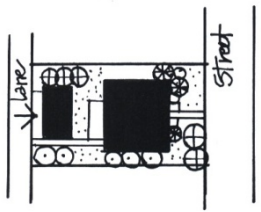
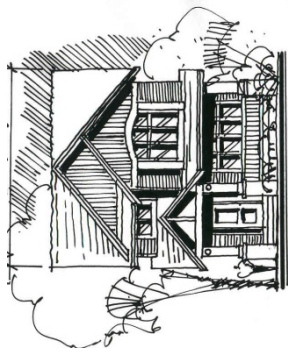
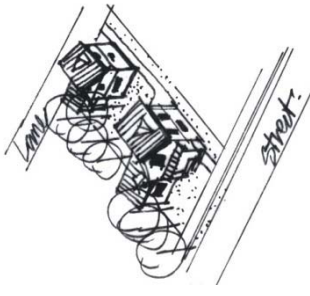
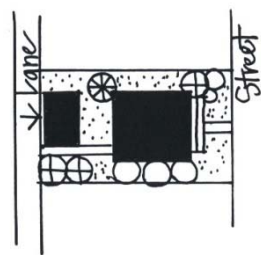
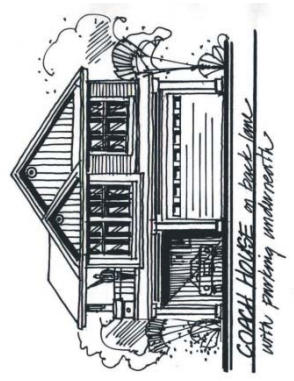
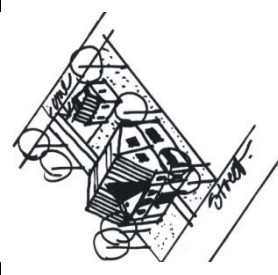
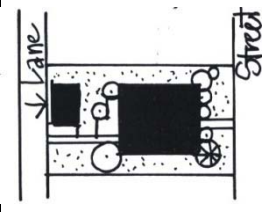
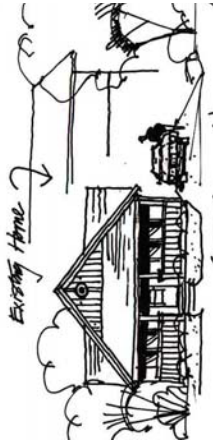
NOTE: In addition to the above requirements adaptable housing is required for a minimum of 5% of total units per development

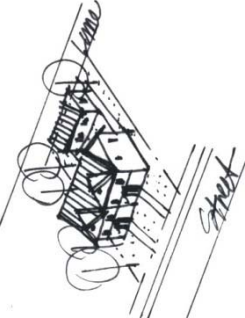
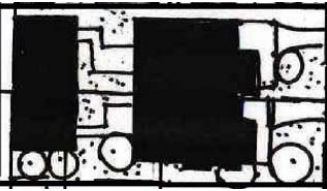
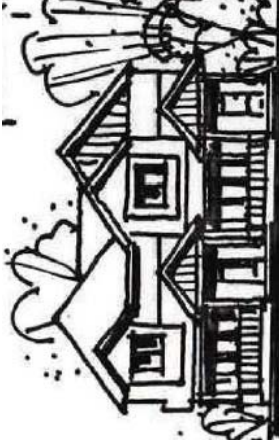
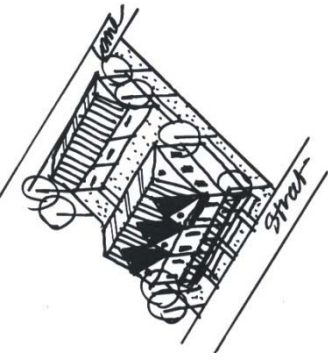
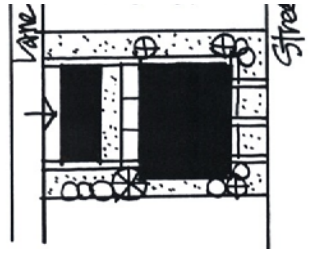
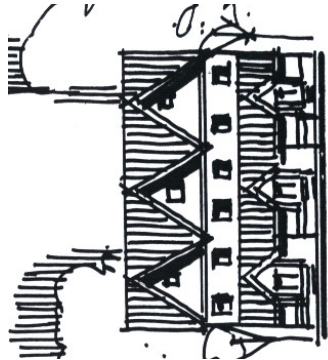
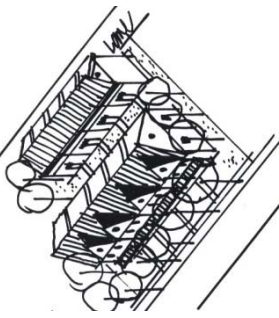
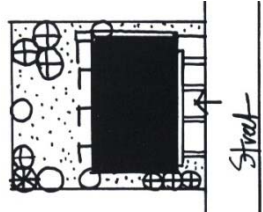
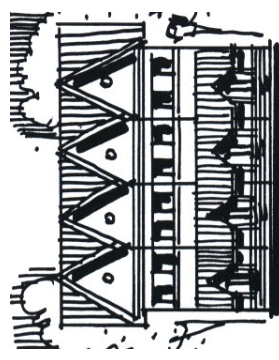
- \* For Mixed Residential land assemblies of less than or equal to 2 hectares, Column E – Proportion shall be no more than 50% single family residential (Column A 1 – 6) and no less than 50% attached residential (Column A 7 – 11) plus compliance with Columns C and D.
- \*\* Lot B, Plan 19556, Section 25, Township 8 is encouraged to be consolidated with an adjacent property for development. However, if this property is developed on its own, the minimum density in Column D, Gross Density, shall not apply and the property may also be used for attached residential housing types in addition to the types listed in Column A under Apartments.
- \*\*\* Development of the East 150 feet Lot 7 Section 25 Township 8 New Westminster District Plan 1137 may proceed at a Gross Density (Column D) of 54 units per hectare (22 units per acre) provided commercial uses are located on the ground floor fronting 83 Avenue.
- \*\*\*\* For lands legally described as Lot 155 Section 26 Township 8 New Westminster District Plan 31984 and designated "Mixed Residential" located north of 82 Avenue and east of 204 Street, Table 4.1 may be modified by allowing 1 single family residential type from column A (Column C); increasing the percentage of type of attached residential unit to 67% (Column C); and increasing the maximum permitted percentage of the single family residential types (Column E) to 70% and decreasing the minimum permitted percentage of attached residential types to 30%.



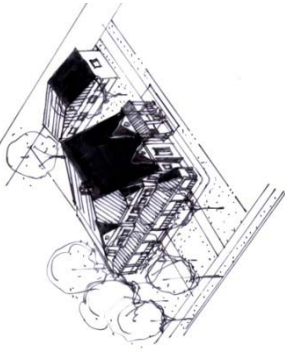
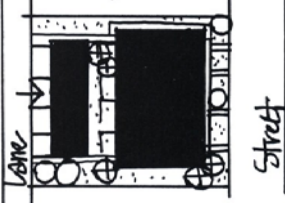
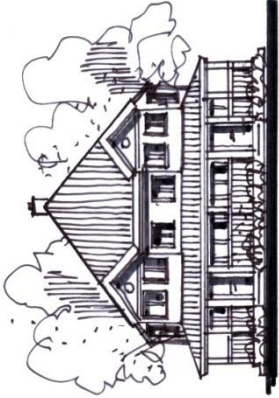
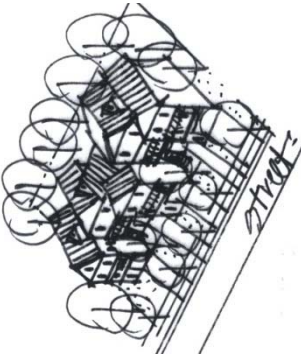
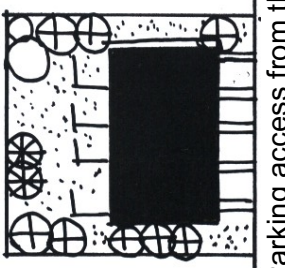

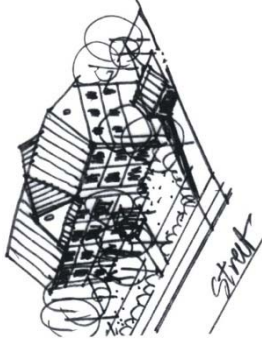
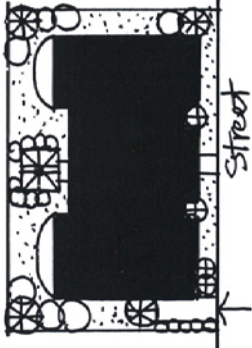
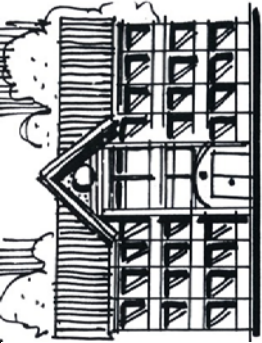
TABLE 4.2 – BUILDING TYPOLOGY

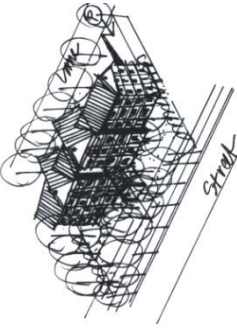
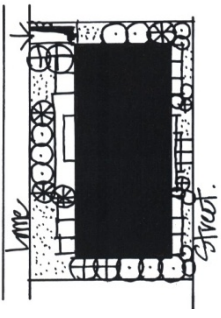
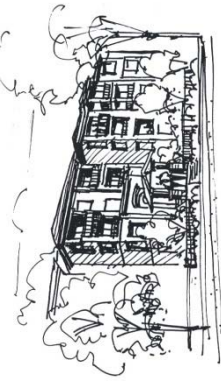
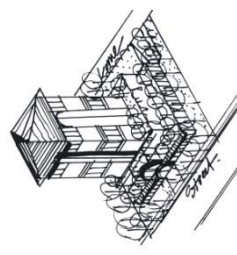
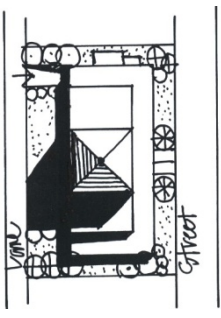
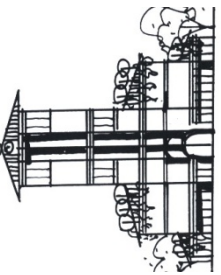
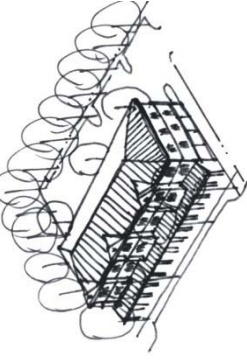
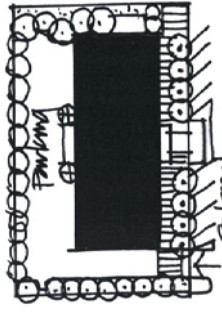
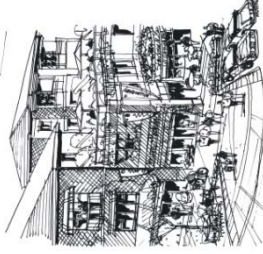
BUILDING TYPOLOGY				
Building Type	Height and Special Considerations	Parking and Siting	Form and Character	Land Use Designation (Development Permit Area - DPA)
Conventional Single Family	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>			Mixed Residential (DPA B)
Single Family (front loaded)	 <p>Maximum 2 1/2 storeys Potential for adaptable housing</p>			Mixed Residential (DPA B)

Single Family (rear loaded)	 <p>Maximum 2 1/2 storeys Potential for adaptable housing</p>			Mixed Residential (DPA B)
Single Family (with coach house)	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>	 <p>Parking access from the lane</p>	 <p>COACH HOUSE on back lane with parking underneath</p>	Mixed Residential (DPA B)
Single Family (granny flat)	 <p>Maximum 2 1/2 storeys Potential adaptable housing Maximum 1 storey granny flat to the rear of lot</p>	 <p>Parking at grade</p>	 <p>Existing Home</p>	Mixed Residential (DPA B)

<p><b>Duplex</b></p>	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>	 <p>Front loaded or rear loaded with parking at the rear (shown)</p>		<p>Mixed Residential or Townhouse (DPA B)</p>
<p><b>Triplex (row/townhouse)</b></p>	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>	 <p>Parking access off the lane</p>		<p>Mixed Residential or Townhouse (DPA B)</p>
<p><b>Fourplex (row/townhouse)</b></p>	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>	 <p>Parking access off the lane</p>		<p>Mixed Residential or Townhouse (DPA B)</p>



<b>Fourplex (manor home)</b>	 <p>Maximum 2 1/2 storeys Potential adaptable housing</p>	 <p>Parking access from the rear</p>		Mixed Residential or Townhouse (DPA B)
<b>Townhouse (stacked)</b>	 <p>Maximum 4 storeys Ground oriented Potential adaptable housing</p>	 <p>Parking access from the lane</p>	 <p>Varied roof lines Quality architectural design Variety of quality finishes, colours and materials on the building</p>	Mixed Residential or Townhouse (DPA B)
<b>Apartment (3 storey)</b>	 <p>Maximum 3 storeys Potential for ground oriented first floor Potential adaptable housing</p>	 <p>Underground and at grade parking</p>	 <p>Varied roof lines Quality architectural design Variety of quality finishes, colours and materials</p>	Apartment (DPA B)

<b>Apartment (4 - 6 storeys)</b>	 <p>Maximum 4 - 6 storeys Potential for ground oriented first floor Potential adaptable housing</p>	 <p>Underground and at grade parking Potential for green roofs</p>	 <p>Varied roof lines Quality architectural design Variety of quality finishes, colours and materials on the building</p>	<b>Apartment (DPA B)</b>
<b>Mid Rise</b>	 <p>Min/Max 5-12 storeys Commercial on ground floor Potential adaptable housing</p>	 <p>Underground parking Potential for green roofs</p>	 <p>Slender and elegant design Variety of quality finishes, colours and materials on the buildings, sidewalk and street</p>	<b>Town Market Periphery and Town Market Mixed Use (DPA J/B)</b>
<b>Town Market</b>	 <p>Min/Max 2-4 storeys in the core Min/Max 5-12 storeys on the periphery Potential adaptable housing Street level entrances for uses above commercial</p>	 <p>Underground parking and angled in front of the building Further parking may be accommodated to the side or rear</p>	 <p>Balconies above the first floor Vibrant pedestrian environment High architectural quality Walkable and well landscaped Variety of quality finishes, colours and materials on the buildings, sidewalk and street</p>	<b>Town Market Core, Town Market and Mixed Use (DPA J or I/B)</b>

2. Within the Mixed Residential designation, a variety of detached and attached housing shall be provided, provided the mix of housing types and overall density conform to Table 4.1. Developments shall protect the privacy and livability of adjacent properties through transition of building height and massing, landscaping, sound attenuation and traffic calming. Sample development layouts are provided in Figures 4.1 and 4.2.

FIGURE 4.1 - MIXED RESIDENTIAL – 2 HECTARE (5 ACRE) PROPORTION

Example

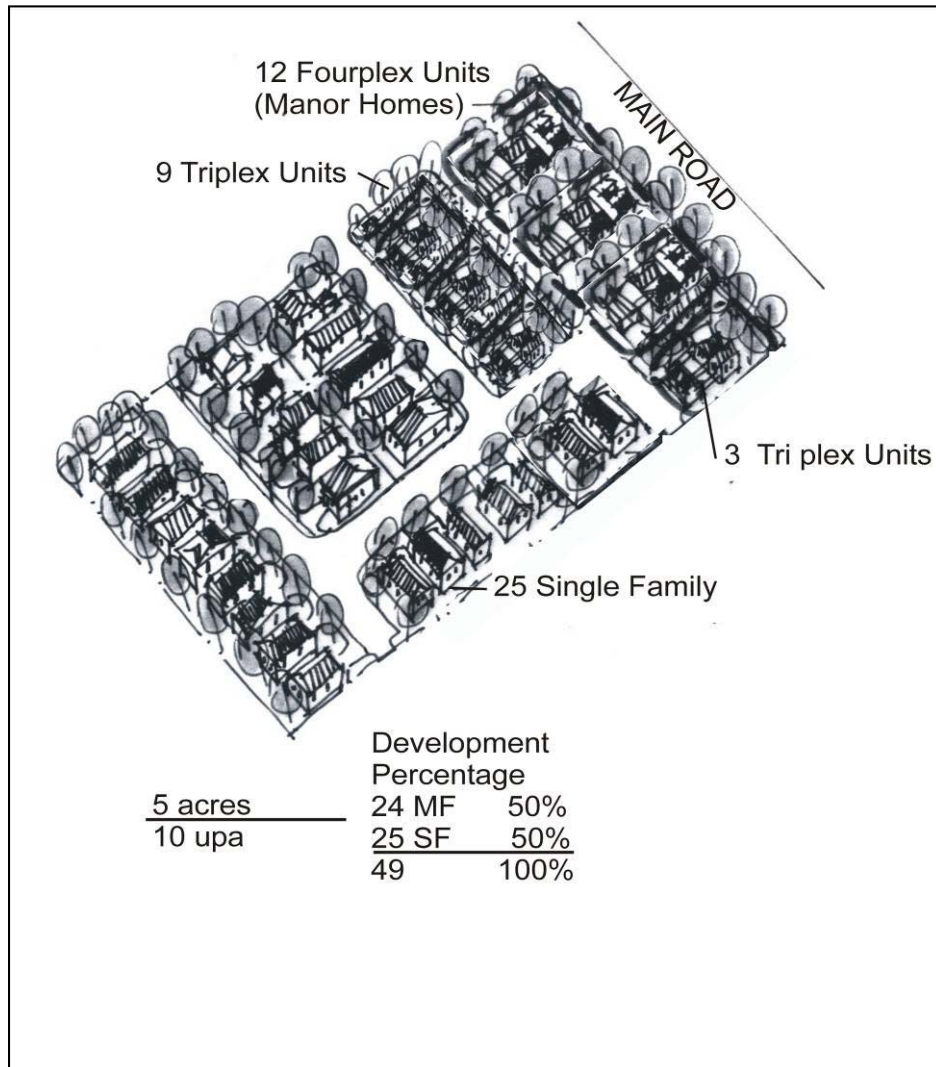
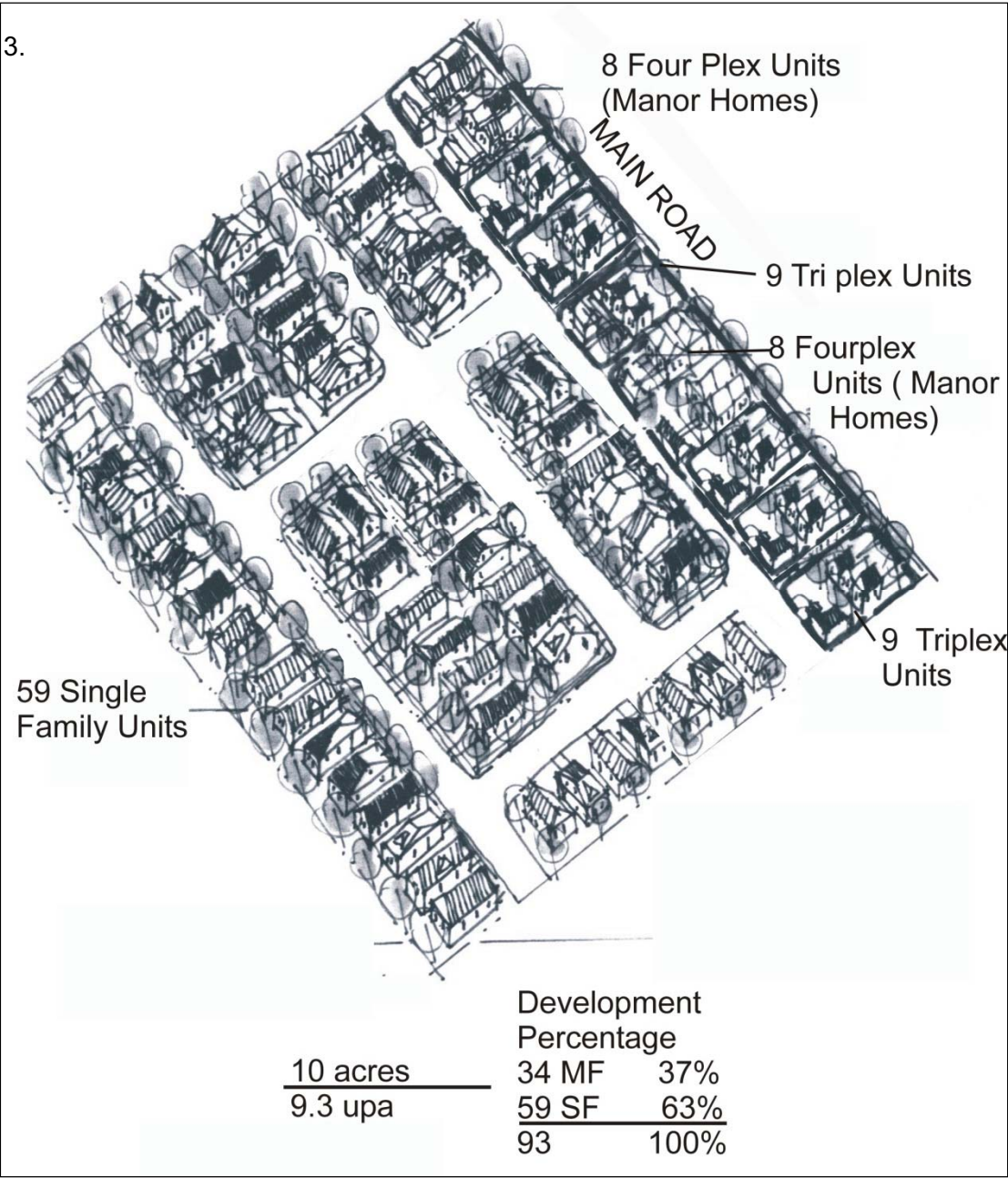




FIGURE 4.2 - MIXED RESIDENTIAL – 4 HECTARE (10 ACRE) PROPORTION  
Example

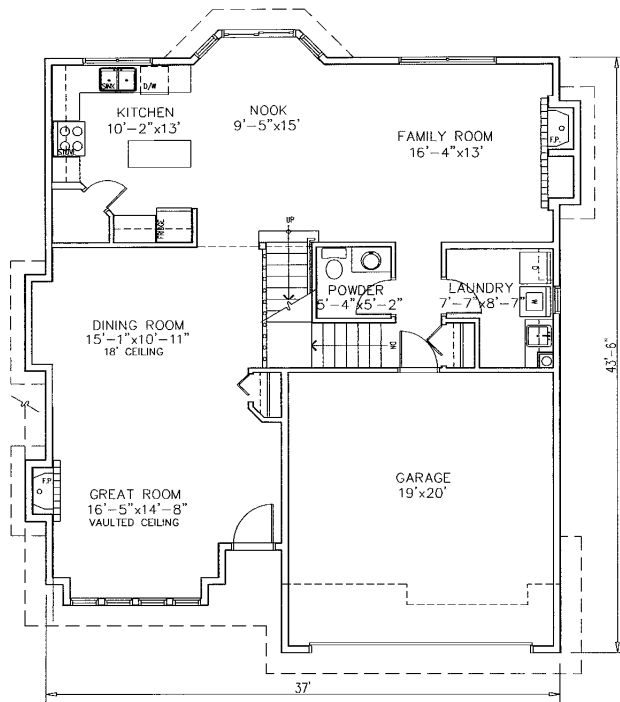


3. In the Mixed Residential designation attached housing shall be located along major roads or greenways, adjacent to higher or similar density development or at gateways and internal street intersections. Attached housing shall be designed as unique gateway buildings.
4. Coach houses, granny flats and secondary suites may be considered accessory to single family dwellings, provided they are planned as part of the original development. Coach houses, granny flats and secondary suites shall not be considered in density, development cost charge or amenity charge calculations.
5. Development on each of the sites with the following heritage resources:
  - the former United Church (8263 208 Street),
  - the Tom Campbell Residence (8275 208 Street) and
  - the David Jones Residence (8373 208 Street),
 shall not occur until the location and restoration of each of the above buildings on its current property is secured in a manner satisfactory to the Township. The exterior fabrics of the buildings shall be restored to their original appearance maximizing the retention of original materials, employing modern equivalents of historic materials if required, and, where suitable, landscaped with historically appropriate plantings. These buildings are intended to remain in private ownership with an adaptive use that both respects the heritage values and encourages a viable future.
6. Seniors' housing shall be considered in any land use designation, provided the form of housing is compatible as set out in Table 2, Housing Typology.
7. Developments shall protect the privacy and livability of adjacent properties through transition of building height and massing, landscaping, sound attenuation and traffic calming.
8. Religious assembly may be located within any designated land use, subject to the Township's Locational Guidelines for Assembly Use.
9. A minimum of 5% of single family and townhouse units (strata or rental) and a minimum of 10% of apartment units (strata or rental) in any development shall meet the standards of the Basic Adaptable Housing Requirements Policy.

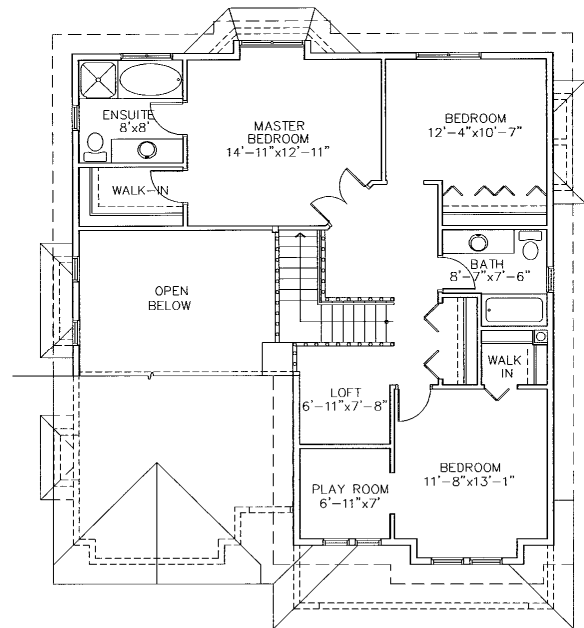
4843  
25.10.10

#### **4.2.2. TOWN MARKET POLICIES**

The Town Market Commercial area provides one aspect of the Town Centre vision. The Town Centre is divided into a core and periphery with the intent of the core and periphery distinction being to create a vibrant 'village' core with controlled uses and heights while providing significant supportive uses and residential densities on the periphery. Specific dimensions and design of the core and periphery are not provided. Any specific designs shall be part of the comprehensive plan mentioned below. The following policies provide direction for development within the Town Market Commercial area portion of the Town Centre.



MAIN FLOOR PLAN — 1158 sq.ft.  
9' CEILING HEIGHT



SECOND FLOOR PLAN — 988 sq.ft.

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser. Actual home may be a different orientation than the home and may vary slightly in the sizes.













**All information while thought to be correct is not guaranteed and should be verified by the Buyer.**