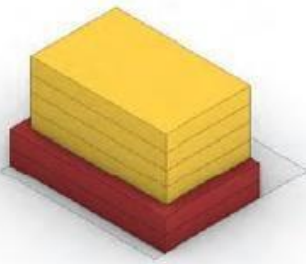


## MIXED USE



<b>PURPOSE</b>	Provide an attractive gateway into Langley City's core area with mixed use buildings framing and animating Fraser Highway.
<b>BUILDING TYPE &amp; HEIGHT</b>	Multi-storey buildings up to 12 storeys, with building faces up to 4 storeys fronting Fraser Highway. (Lower maximum building heights may be required for properties within the Langley Regional Airport (YNJ) Approach Surface, according to the AZR).
<b>USES</b>	• Mixed Use: Residential & Commercial
<b>DENSITY</b>	2.5 - 3.5 FAR* *Density bonusing policy applies as identified in the Zoning Bylaw.

## 20765 DOUGLAS Langley British Columbia

\$2,400,000

The property is designated "Mixed Use Residential" which will allow a FAR of 2.5-3.5 due to potential density bonusing provisions in the OCP Bylaw Building height can be a maximum of 12 storeys. Mixed use residential allows for ground floor commercial and residential above. See included draft plan renderings for both a 6 storey and 12 storey building on this assembled side. 3 parcels must be purchased together and total nearly half an acre. (20755 Douglas Crescent, 20765 Douglas Crescent, 5453 208 Street) (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX 2000 Realty



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