



21398 78 Langley British Columbia

\$8,488,000

Developer alert! Prime Williams NCP Residential District plot, a developer's dream! This property, part of the Williams NCP, is a canvas for developers. Under current NCP, anticipate 6-10 units per acre (UPA). Yet recent applicants achieved seamless rezoning to townhouses, unlocking substantial floor space ratio (FSR) gains. 21300 block of 72 ave is slated for Comprehensive Development, allowing 16-22 UPA. Swiftly amend Williams Neighborhood plan, shift designation from single family mixed residential to Rowhouse/Townhouse, even relaxing parking prerequisites. Developers can streamline rezoning from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-183 or CD-176. Buyer diligence required. Notably, Qualico Developments propels higher density via Williams Neighborhood Plan amendment, gaining Councilor support. Unmissable once-in-a-lifetime prospect! (id:6769)

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