



# 19638 FRASER HWY

Langley (City), BC

FOR SALE - TRANSIT ORIENTED  
REDEVELOPMENT OPPORTUNITY

CONFIDENTIAL EXECUTIVE SUMMARY



**SITINGS REALTY LTD.**

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

## INVESTMENTS HIGHLIGHTS:

- 1.59 Acre high-density, transit oriented, mixed-use redevelopment opportunity with over 250' frontage on Fraser Hwy.
- Assembly potential of over 3 acres & 490' Fraser Hwy frontage.
- Directly serviced by the future Langley SkyTrain Extension (est. 2028 completion).
- OCP designation of up to 5.5 FAR density.

## PROJECT SUMMARY:

Once in a lifetime opportunity to secure a high-density, transit-oriented, mixed-use redevelopment future site located on a marquee intersection in the city of Langley. Positioned across from, Willowbrook Mall, Langley's premium shopping destination, 19638 Fraser Hwy offers buyers the opportunity to shape the future of development in Langley by creating a vibrant community where residents can live, work and play. In the near term, this property stable and scalable rental income in an area of high tenant-demand.



## SALIENT FACTS

- ✦ **Civic Address:** 19638 Fraser Highway, Langley (City), BC, east of the 196th & Fraser Hwy Intersestion
- ✦ **Legal Address:** Parcel "H" SSection 10 Township 8 New Westminster District Reference Plan 53318
- ✦ **Site Area:** 69,260 SF / 1.59 Acres
- ✦ **OCP:** Transit-Oriented Core / High Density-Mixed Use (See page 7)
- ✦ **Building Size:** 30,268 SF (2 Buildings)
- ✦ **Current Zoning:** C2 - Service Commercial Zone
- ✦ **Tenancy:** Fully leased
- ✦ **2022 Property Tax:** \$115,754.66 PSF
- ✦ **Asking Price:** contact Listing Agents for price guidance
- 📄 **Link to Confidentiality Agreement**

## SITE TENANTS



## AREA TENANTS



## AREA ATTRIBUTES

- 🚌 Located on Transit Hub
- 🛍️ Central Retail Core
- 🚶 Walking Distance to All Amenities
- 🏢 Urban Lifestyle Development Opportunity

# ASSEMBLY SUMMARY



# POTENTIAL BENEFIT OF ASSEMBLY

- ⊕ Current C2 zoning has a build height limit of 50 ft.
- ⊕ Proposed OCP has density of 3 – 5.5 FSR with undefined height restrictions
- ⊕ City of Langley indicates that the subject site (and neighbouring lots to West/SW) are not within Airport Zoning Regulations height restrictions.
- ⊕ Maximum density bonusing will require minimum development site size of 2.47 Acres (1 hectare).
- ⊕ FAR Analysis:

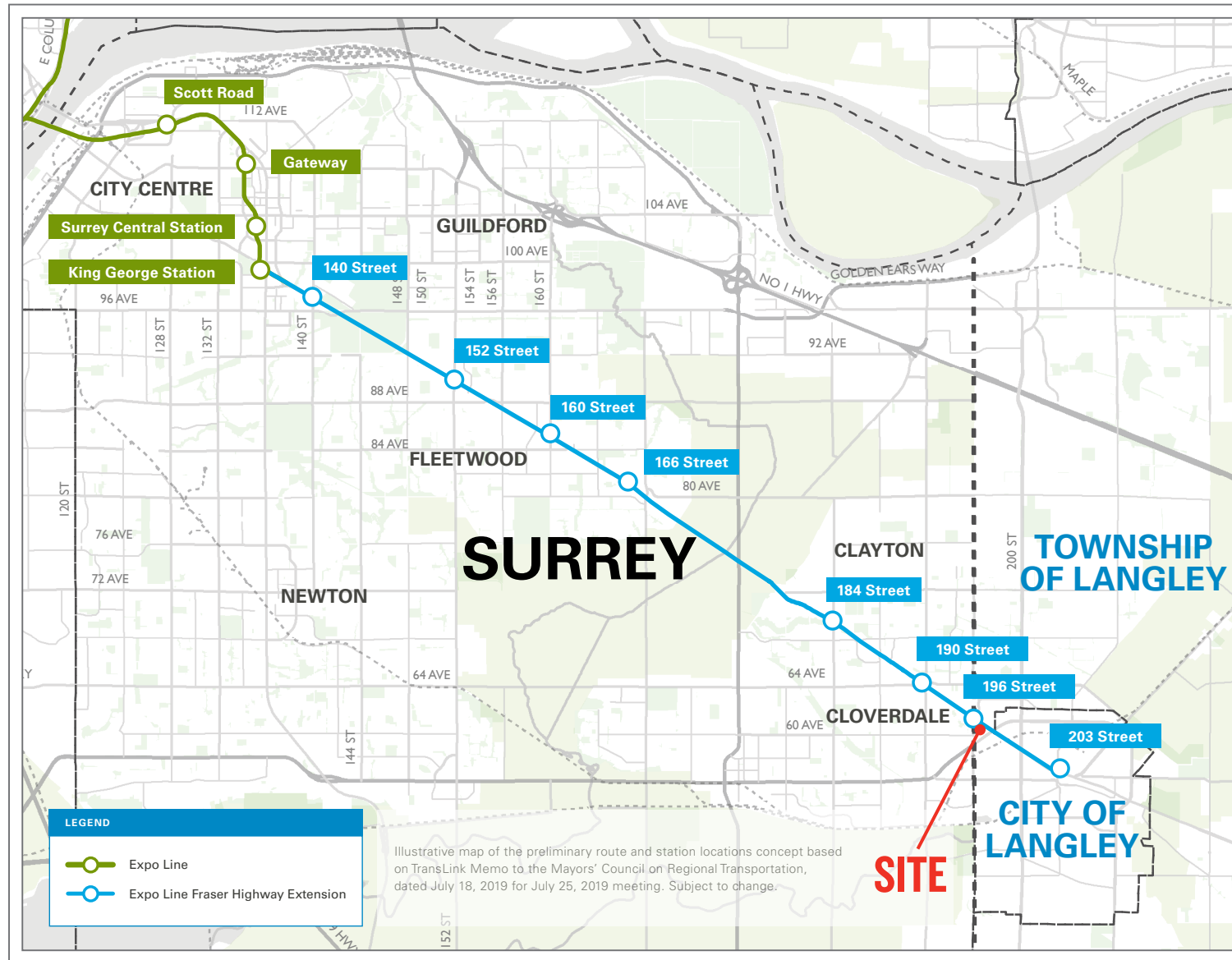
CIVIC ADDRESS	LOT INFORMATION			FAR EXAMPLES*	
	LOT SIZE (ACRES)	LOT SIZE (SQ FT)	FRASER HWY FRONTAGE (FT)	3.0 FAR - BUILDABLE SF	5.5 FAR - BUILDABLE SF
SITE - 19638 Fraser Hwy, Langley BC PID: 001-013-831	1.59	69,298	278.22'	207,894	381,139
WEST - 19602 Fraser Hwy, Langley BC PID: 008-872-562	1.03	44,720	67.59'	134,161	245,962
EAST - 19650 Fraser Hwy, Langley BC PID: 007-178-310	0.62	26,992	147.97'	80,977	148,458
SW - 6050 196 ST, Langley BC PID: 006-200-532	0.22	9,707	-	29,120	53,387
SE - 6021 196A ST, Langley BC PID: 007-445-725	3.24	32,674	-	98,023	179,709
		<b>141,010.82</b>		<b>550,175</b>	<b>1,008,655</b>

\*Buildable FAR analysis is for example purposes only

# SURREY LANGLEY SKYTRAIN PROJECT

The Surrey Langley SkyTrain project will extend the Expo Line 16 km primarily along Fraser Highway from King George SkyTrain Station in Surrey to Langley City. It will improve regional connections and provide fast, frequent, and reliable transit service for people and businesses across Metro Vancouver, especially south of the Fraser River.

- ⊕ Projected to move 6,800 passengers/hour
- ⊕ Langley-to-Surrey connection in under 25 minutes
- ⊕ Langley-to-Downrown Vancouver connection in under 1 hour
- ⊕ +8 new stations houses, including a station at Fraser Hwy and 196th St offering direct connection to the offered property



# OCP INFORMATION

## OCP - TRANSIT ORIENTED CORE (HIGH DENSITY MIXED-USE)

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.

- FSR density 3.0 - 5.5 FAR (Density bonusing policy applies as identified in the Zoning Bylaw).
- Mixed Use (Residential & Commercial) / Multi-Unit Residential / Commercial.
- Subject property falls outside the Airport zoning regulations.

[Link to additional information here](#)

[Link to OCP Land Use Map](#)

### 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 (YXJ) 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.

### DESIGNATION OVERLAYS

This Plan's land use map (Map 3) includes several designation overlays which add further detail to a specific geographic area.

- CORNER COMMERCIAL**  
Provides new neighbourhood commercial nodes for small scale shops and businesses to enhance walkability in residential neighbourhoods. Parcels marked by the Corner Commercial overlay may be developed as mixed use projects with commercial ground floor units.
- NEW PARK AND OPEN SPACE**  
In places that are expected to experience significant growth, this overlay requires new development to contribute land towards new park and open space. This is a key component in the implementation of the OCP's Parks & Open Spaces Network (Map 11).
- NEW CIVIC FACILITY**  
In anticipation of population growth, the areas identified for a new civic facility are intended to host community buildings that establish a civic, arts and/or cultural presence.
- POTENTIAL STUDY AREAS**  
These are potential study areas of service commercial lands that, after further study, could potentially change to the Transit-Oriented Core land use around Fraser Highway, Highway 10 and 200 Street, and for potential industrial uses in the Langley Bypass corridor.

