

The Development



Address	(1) 7787 200th Street
Price / Acres	\$7,800,000 / 7.45
Price per Acre	\$1,046,980
Address	(2) 7743 200th Street
Price / Acres	\$11,000,000 / 9.95
Price per Acre	\$1,105,528
Address	(3) 19974 78B Ave
Price / Acres	\$3,250,000 / 1.98
Price per Acre	\$1,641,414
Address	(4) 19942 78B Ave
Price / Acres	\$3,500,000 / 2.23
Price per Acre	\$1,569,506
Address	(5) 19925 78B Ave
Price / Acres	\$3,500,000 / 2.23
Price per Acre	\$1,569,506

The combined properties have 23.84 acres of gross land, having a permitted maximum density of approximately 1,270,000SqFt. and the possibility to build up to a maximum of 20 storeys. Designated in the Willoughby

Official Community Plan as High Density Multi Family Residential/Commercial/Institutional Seniors permitted use. A Developer with a Rezoning Application can request a change to the designated use in the OCP.

Metro Vancouver



Driving Directions

From Vancouver:

- Head east on Highway 1
- Continue for about 30km
- Take Exit 58 for 200th Street South
- Merge onto 200th Street
- Continue south for about 2km
- After crossing 80th Avenue go 500m
- Maples will be on the right

For more Information

For more detailed information on development plans, site maps, demographics, and more, please visit our website.



“A vision for a healthy new community by nature”



www.mapleslangley.com

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FIABCI

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Westburn Realty

‘Canada’s housing market ‘remains a notable out-performer’ in comparison to other countries”
-- Financial Post

‘Canada has the best reputation in the world, says a study measuring...the trust, esteem, admiration and good feelings the public holds’
-- AFG

E.&O.E. The information contained herein was obtained from sources which we deem reliable and while thought to be correct is not guaranteed by Coldwell Banker Westburn Realty or its affiliates.

The Location

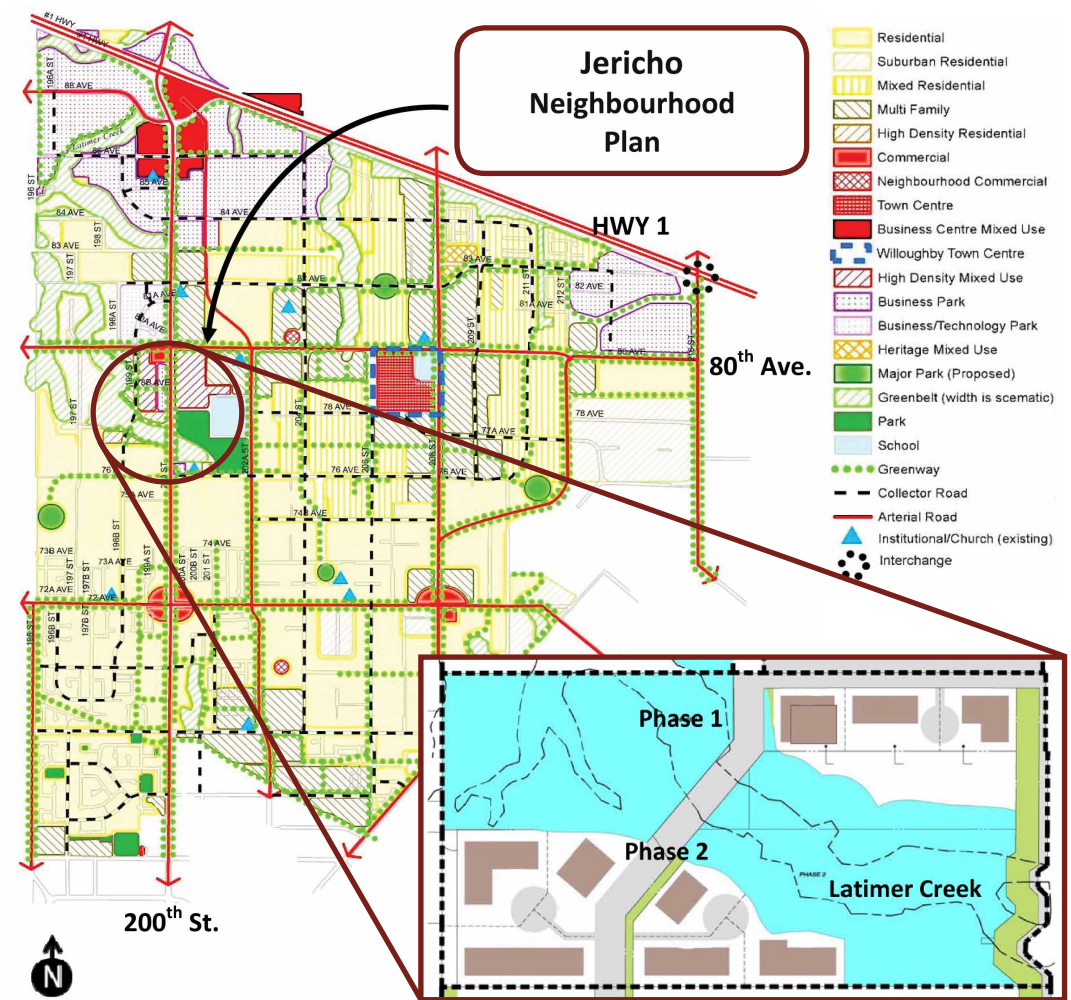
Located in the heart of the Willoughby Community in Langley, the potential of nine properties together consist of approx. 32 acres of land. The planned project is a multi-year, multi-phase development, including the ability to build a high street. The natural and unique setting of this property will play an integral part in the healthy living environment of the Maples project, and much of the land will be preserved as creek setback and riparian areas, greenways, walking trails and amenities such as community gardens.



Serviced by the new Golden Ears Bridge to the north, an upgraded interchange at Highway 1 and 200th Street, and a new Port Mann Bridge to the west (open in fall of 2012). Langley and the Willoughby

Community especially have experienced an increase in the development of amenities such as business parks, commercial retail, schools, residential communities and recreational facilities. Including the hundred million dollar Langley Events Centre, a multi-use facility which includes an Arena Bowl, the largest gymnastics centre in western Canada, the Willoughby Community Centre, Banquet Hall, and Meeting Spaces and the Willoughby Community Park.

“ High Street with shops, services, & housing ”



The Maples

The Maples is a planned sustainable community complete with varied housing units, shops, services, walking trails, a ravine with natural watercourses features and even a community garden. By adding the adjoining lands to the north the Maples will provide a convenient location for people of all ages to be connected together by a mixed use High Street with more shops, services, and multi-family housing. With all these amenities its residents will truly enjoy 'A Healthy Community by Nature'.

The Demographics

'In 2010, Metro Vancouver's Seniors made up 13 percent of the region's population. From 2011 to 2021 the projected number of adults 55+ in the region will rise from approximately 300,000 to 500,000 persons.'

-- Source: BC Stats (2010)

The Maples at Latimer Creek will create a lifestyle community



Photo from the Maples site (at 190 feet height)