

FOR SALE

TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL

11920 228 STREET

MAPLE RIDGE, BC



MIXED USE REDEVELOPMENT SITE



Harpreet Singh

Personal Real Estate Corporation
Executive Vice President
Development Land & Investment Sales
604 640 5870
harpreet.singh@cushwake.com

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TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL 11920 228 STREET MAPLE RIDGE, BC



OPPORTUNITY

11920 228th Street, Maple Ridge, presents an enticing opportunity as a redevelopment site. Nestled within the heart of this vibrant community, this location holds immense potential for transformation. With its strategic position, it offers easy access to amenities, schools, and parks, making it an appealing choice for a variety of development projects. Whether envisioned as a residential haven, a commercial center, or a mixed-use space, this site's prime location ensures that it will play a pivotal role in enhancing the landscape of Maple Ridge. Its proximity to transportation routes and existing infrastructure further adds to its appeal, making it a compelling canvas for developers looking to shape the future of this thriving city. As Maple Ridge continues to evolve, 11920 228th Street stands as a promising canvas for innovation and progress.

Maple Ridge, British Columbia, Canada, is undergoing an exciting transformation with the redevelopment of a prime piece of land that promises to reshape the community's landscape. This forward-thinking project combines the best of urban living and commerce, as it opens up opportunities for the construction of modern apartments and commercial spaces. With a commitment to sustainable design and community integration, this redevelopment aims to create a vibrant and dynamic neighborhood that caters to the evolving needs of its residents. Maple Ridge residents and businesses can look forward to a harmonious blend of living spaces and retail outlets, fostering a thriving, walkable environment that brings people together and enriches the local economy. This development represents a bold step toward a more connected and prosperous future for Maple Ridge, where residents can live, work, and play all within the same dynamic urban landscape.

PROPERTY OVERVIEW

The subject property is located on the east side of 228 Street, at the intersection of 119 Avenue and 228 Street. The property is currently vacant and generally flat, with a mixed-use two-storey commercial and residential building to the northwest; a two-storey commercial building to the northeast; a three-storey apartment building and single-family residence to the east; a three-storey apartment building to the south; and a single-storey commercial building and lumber yard to the west. Historically the development proposal for the subject property, located at 11920 228 Street, was for the construction of a 13-storey apartment building with 92 units. (Details available in the data room).

The current owners recently engaged with an architect, geotechnical and other consultants to ascertain the developability of the land for best use.

SALIENT DETAILS

Civic Address	19920 228 Street, Maple Ridge, BC
PID	016-552-148
Legal Description	LOT A SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 86981
Land Area	41,485.93 sf
Current Zoning	RM-6 (Town Centre High Density Apartment Residential)
OCP	Sub Area: Town Centre Area Plan
Name	Downtown East, not in ALR
Annual Taxes (2023)	\$26,604.41
BC Assessment (2023)	\$7,753,000

LOCATION

Nestled in the picturesque landscapes of Maple Ridge, British Columbia, Canada, lies a prime development site poised for transformation. Located in close proximity to both Valley Fair Mall and Haney Place Mall, this strategic location offers unparalleled convenience for residents and businesses alike. Situated along the bustling Highway 7, it provides easy access to the Greater Vancouver area, making it an ideal destination for commuters and shoppers. With its proximity to these vibrant shopping hubs and the major transportation artery, this development site promises to become a hub of activity and a focal point of Maple Ridge's growth. Whether you're seeking the perfect place to live, shop, or establish a thriving business, this land offers a golden opportunity to be part of Maple Ridge's dynamic future.

CITY OF MAPLE RIDGE

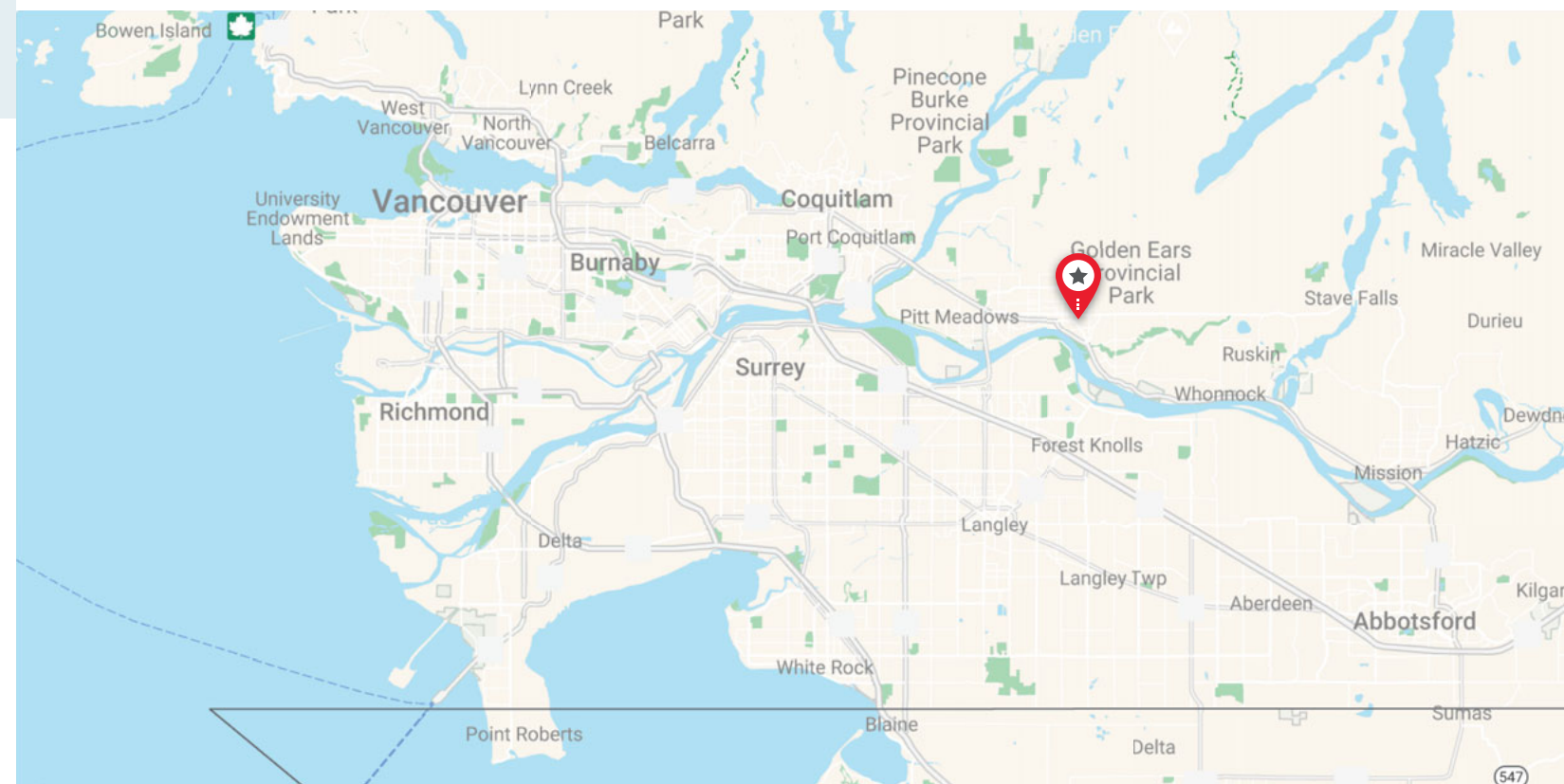
Nestled amidst the breathtaking natural beauty of British Columbia, the City of Maple Ridge is a thriving community with a current population exceeding 86,000 residents. Located approximately 45 kilometers (28 miles) east of Vancouver, Maple Ridge offers an appealing blend of urban convenience and serene surroundings. Its strategic location allows for easy access to Vancouver, with a short commute of about 45 minutes by car, making it an attractive choice for those seeking a quieter suburban lifestyle while remaining well-connected to the bustling metropolis. As for demographics, Maple Ridge is characterized by its diversity, with a mix of age groups and backgrounds contributing to its dynamic and inclusive atmosphere. The city's remarkable growth is a testament to its charm, drawing in new residents and businesses while preserving its rich history and fostering a bright future.

DEMOGRAPHICS

	1 km	3 km	5 km
Estimated Population (2022)	12,023	47,712	79,542
Projected Population (2027)	12,681	51,350	85,942
Projected Annual Growth (2022 - 2027)	5.5%	7.6%	8.0%
Average Household Income	\$ 92,172	\$ 112,117	\$ 125,030
Number of Businesses	582	1,082	1,558

DRIVING DISTANCES

Vancouver	45 Kilometers
Abbotsford	38 Kilometers
Chilliwack	76 Kilometers
Langley	23 Kilometers
Coquitlam	33 Kilometers
Port Moody	40 Kilometers



WALK SCORE
VERY WALKABLE
89



BIKE SCORE
BIKEABLE
55



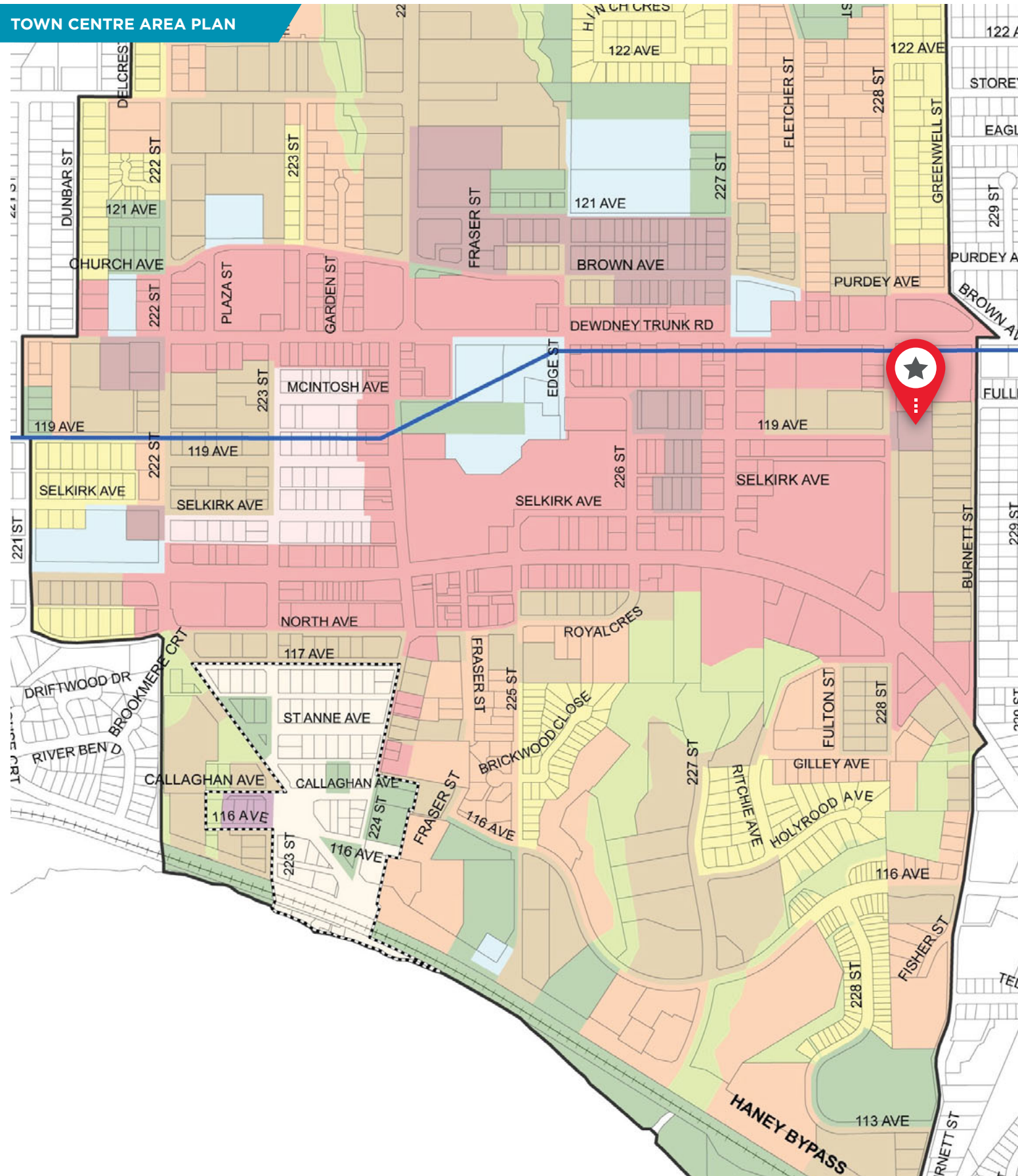
TRANSIT SCORE
GOOD TRANSIT
54

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TOWN CENTRE AREA PLAN



HYPOTHETICAL BUILDING ANALYSIS

CIVIC ADDRESS:	11920 228 STREET, MAPLE RIDGE
LEGAL DESCRIPTION:	LOT A SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 86981
ZONE:	REZONING FROM RM6 to C3 ZONE
LOT AREA:	3,840.40 m ²
PROPOSED DENSITY	2.75
LOT WIDTH	67.16 m ²
USAGE	MIXED-USE DEVELOPMENT

GFA CALCULATION

AREA DESCRIPTION	ALLOWED	Unit	PROPOSED	Unit	COMMENTS
FLOOR SPACE RATIO	10,561.10	m ²	10,271.49	m ²	2.68 DENSITY PROPOSED
NUMBER OF RESIDENTIAL UNITS			125	No.	
APARTMENTS	--		8,788.92	m ²	
COMMERCIAL	--		1,482.57	m ²	
COMMERCIAL (BLENDED USE)	--		0.00	m ²	
TOTAL SALEABLE AREA	--		10,271.49	m ²	97.3% GFA
APARTMENTS COMMON AREAS	--		1,285.81	m ²	Exclusion
COMMERCIAL COMMON AREAS	--		291.05	m ²	Exclusion
TOTAL COMMON AREA	--		1,576.86	m ²	15.4%
GROSS ABOVE-GRADE BUILDING AREA	--		11,848.35	m²	

EXCLUSION & BELOW GRADE

STORAGE	--		44.37	m ²	Exclusion
MECHANICAL / ELECTRICAL ABOVE GRADE	--		28.34	m ²	Exclusion
GARBAGE RECYCLE ABOVE GRADE	--		103.30	m ²	Exclusion
END-OF-TRIP FACILITY	--		14.14	m ²	Exclusion
AMENITY (INDOOR)	--		133.01	m ²	Exclusion
TOTAL ABOVE GRADE SERVICE ROOM	--		323.16	m²	3.1% Above Grade support area
GROSS ABOVE-GRADE BUILDING AREA	--		12,171.51	m²	Includes GFA
BELOW GRADE AREA	--		7,435.33	m ²	177 Parking stalls, Includes all uses
GROSS BUILDABLE BUILDING AREA	--		19,606.84	m²	Includes GFA, Exclusions & Below Grade

OUTDOOR SPACES

DECKS PUBLIC (COURTYARD)	--		105.96	m ²	
DECKS / BALCONY PRIVATE	--		229.93	m ²	
TOTAL OUTDOOR AREA	--		335.89	m ²	
TOTAL MODEL AREA	--		19,942.73	m²	Includes GFA, Exclusion & Outdoor areas

BUILDING SETBACK & COVERAGE

LEVEL ONE GROSS FLOOR AREA	--		2,485.15	m ²	
PRINCIPAL BUILDING COVERAGE	--	%	64.71	%	

COMMERCIAL SETBACKS

REQUIRED

PROVIDED

	REQUIRED	PROVIDED
NORTH YARD, FRONT	--	6.003 m
SIDE YARD, EAST	--	0.503 m
SIDE YARD, WEST	--	4.904 m
REAR YARD, SOUTH	--	0.527 m
COURT YARD WIDTH	--	15.000 m

RESIDENTIAL SETBACKS

REQUIRED

PROVIDED

	REQUIRED	PROVIDED
NORTH YARD, FRONT	--	5.845 m
SIDE YARD, EAST	--	1.330 m
SIDE YARD, WEST	--	2.015 m
REAR YARD, SOUTH	--	4.904 m
COURT YARD WIDTH	--	12.500 m
NUMBER OF STOREYS	--	6

PARKING CALCULATION

REQUIRED

PROVIDED

TARGET UNITS	REQUIRED	PROVIDED
	10 One bedroom, 95 Two bedroom, 20 Two Bedroom+den	
COMMERCIAL PARKING	27 No.	27 No.
VISITOR PARKING	25 No.	25 No.
RESIDENTIAL PARKING	137 No.	125 No.
TOTAL	189 No.	177 No.

0.2 Space / unit1
 1 Space / unit1

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**Interested parties to make independent
inquires with the City of Maple Ridge.*

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