

DEWDNEY TRUNK RD - MAJOR TRANSIT CORRIDOR



5-LOT CONSOLIDATION

Transit Corridor Multi-Family

1.8-2.5 F.A.R.

22052 Dewdney Trunk RD

22058 Dewdney Trunk RD

22074 Dewdney Trunk RD

11970 York ST

11962 York ST

MAPLE RIDGE

350m to Lougheed HWY

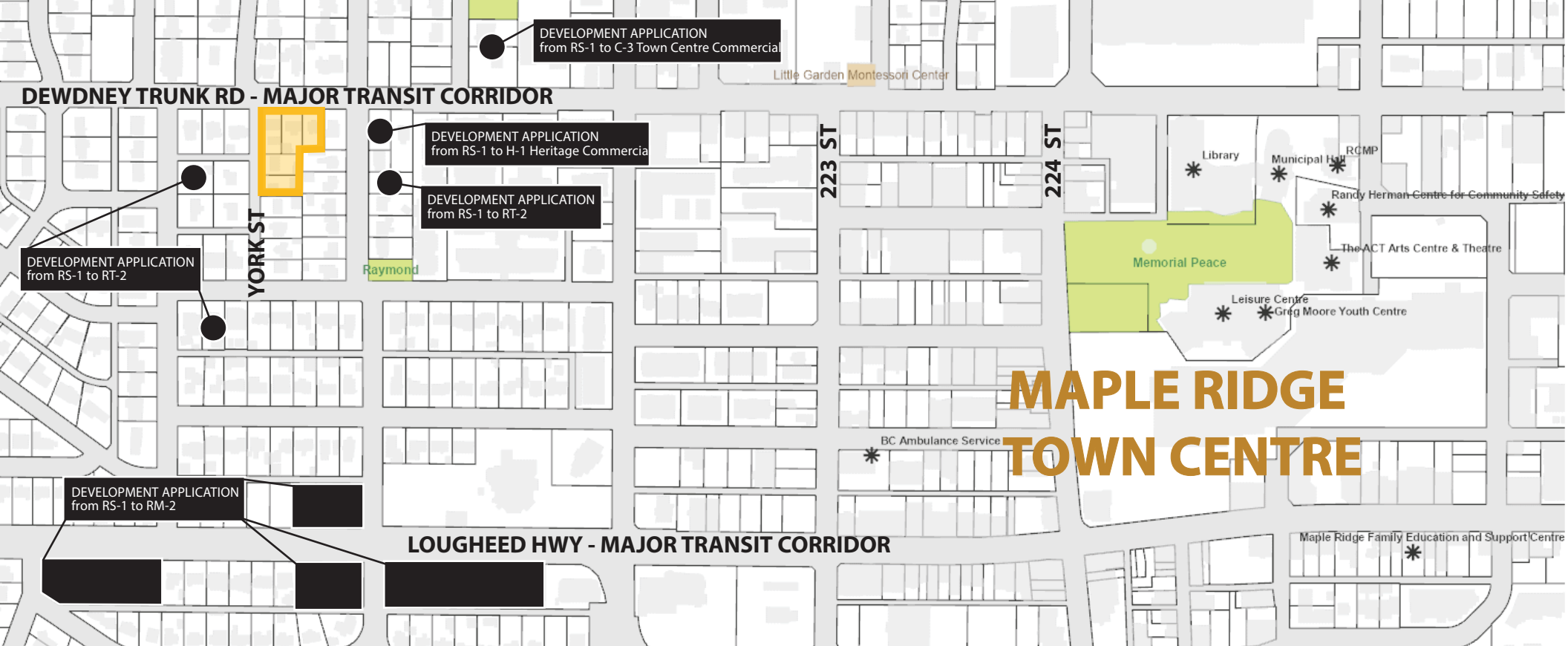
500m to Maple Ridge Town Centre

FOR SALE

39,212 sqft Land Development

Within the Lougheed Transit Corridor Land Use Plan





Planning Areas Lougheed Transit Corridor Plan

Address 22052 22058 22074 Dewdney Tr RD & 11670 11962 York ST

Site Area 39,212 SQFT

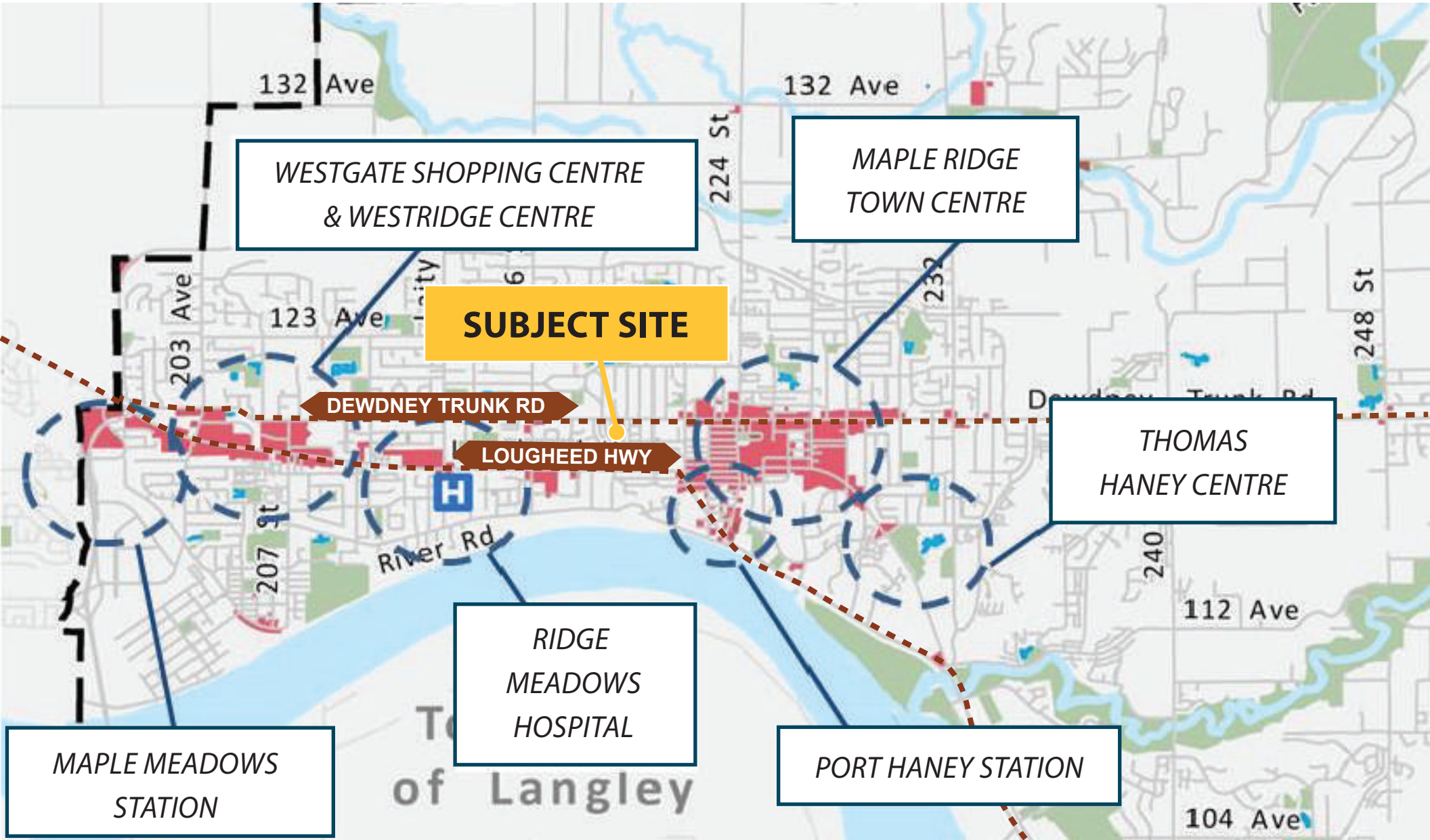
Current Zoning RS-1

Designation Transit Corridor Multi-Family

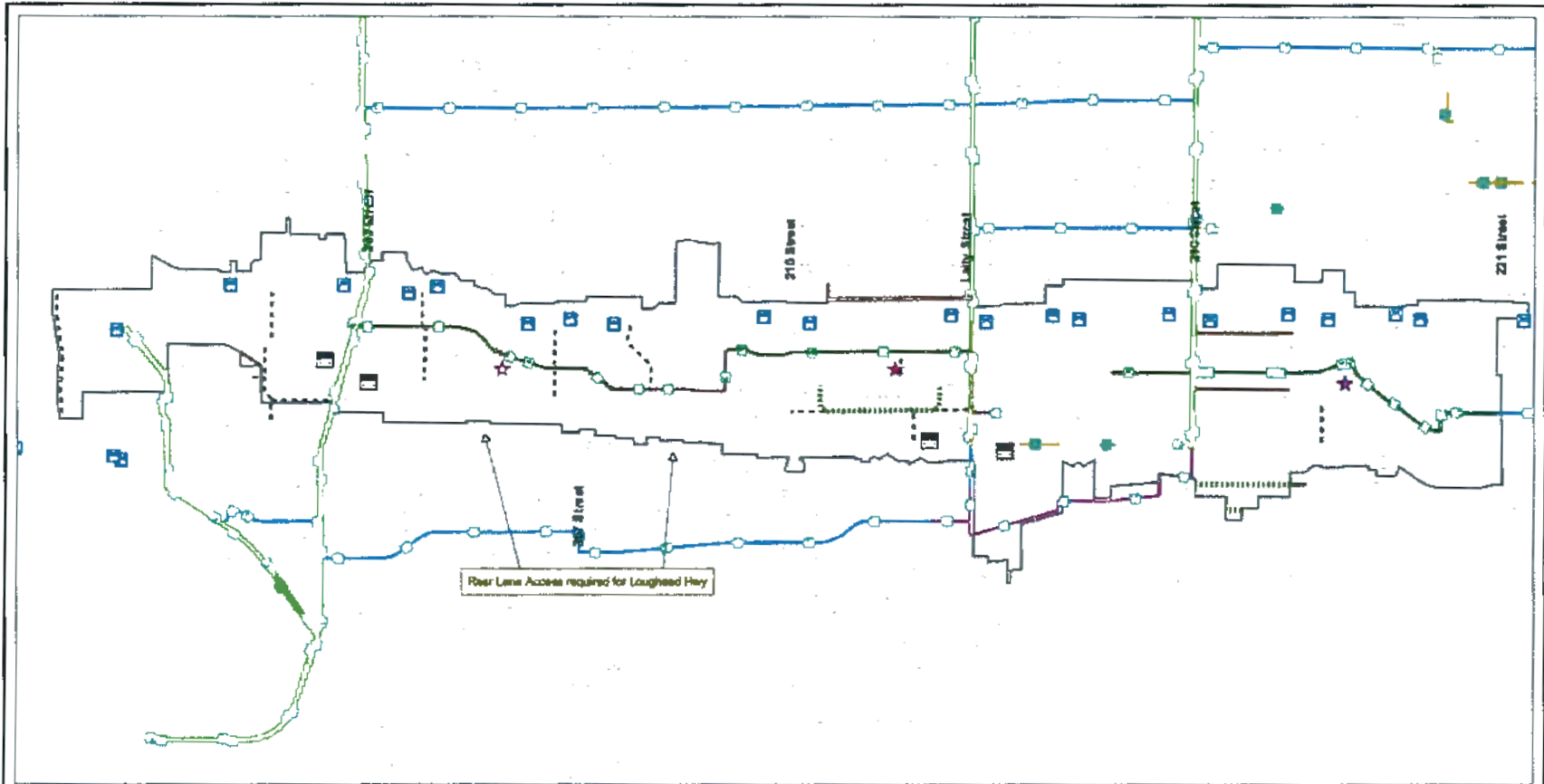
ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
22052 Dewdney RD	009-887-865	\$ 4,665.85	8,105 SF
22058 Dewdney RD	009-887-873	\$ 4,823.96	8,105 SF
22074 Dewdney RD	005-773-431	\$ 4,623.55	7,760 SF
11970 York ST	001-007-106	\$ 4,226.84	7,620 SF
11962 York ST	002-648-857	\$ 5,097.50	7,620 SF

This prime location is designated for low to medium-rise development within the Lougheed Transit Corridor Plan in the City of Maple Ridge and surrounded by Rezoning and Development Application in process. The site boasts corner exposure along major transit corridor Dewdney Trunk Road, which provide excellent opportunities for creative designs, higher densities, and mixed-use, which all fall in the criteria of a hub landmark building.

BUSINESS CIRCLES IN THE CORRIDOR PLAN



SCHEDULE 2—ROAD PATTERN



Scale: 1:11,000

Legend	
	Study Area Boundary
	Neighbourhood Park
	R3 Bus Stop
	701 Local Bus Stop
	Off-Lougheed Greenway
	Existing Road Connection
	New Road Connection
	Pedestrian Connection
	Pedestrian Trails & Walkways
	Lane
	Bike Lane
	Dyke Path
	Separated Bike Lane
	Shared Road Bikeway
	New Bike Connection

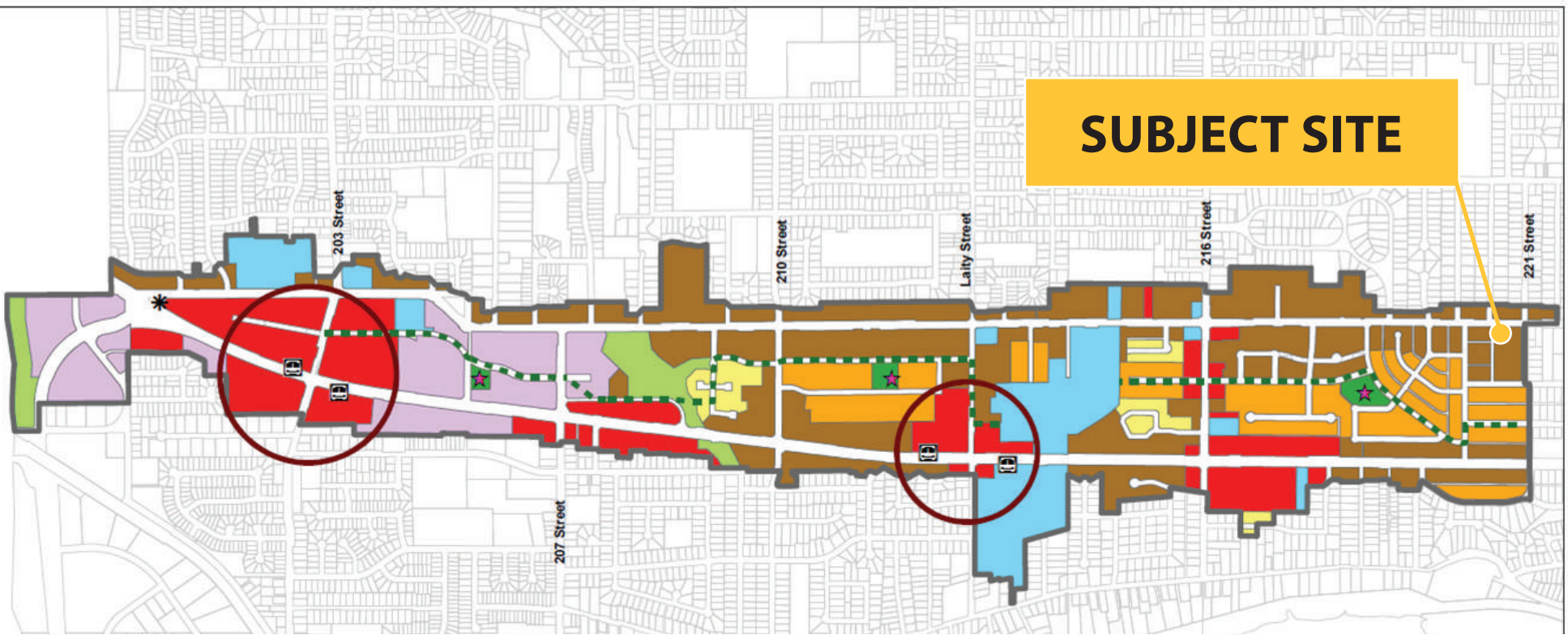
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Road Pattern and Walkway Connectivity



FILE: TransitCorridor_RoadPatternBikeway.mxd
DATE: Apr. 28, 2023 BY: GT

SUBJECT SITE



Scale: 1:11,000

Legend

- Study Area Boundary
- Commercial Mixed-Use
- Park
- Flexible Employment
- Transit Corridor Multi-Family
- Institutional
- Local Residential Infill
- Intensive Attached Residential Infill
- Neighbourhood Park
- Greenway
- Corridor Node
- R3 Bus Stop
- Landmark Feature

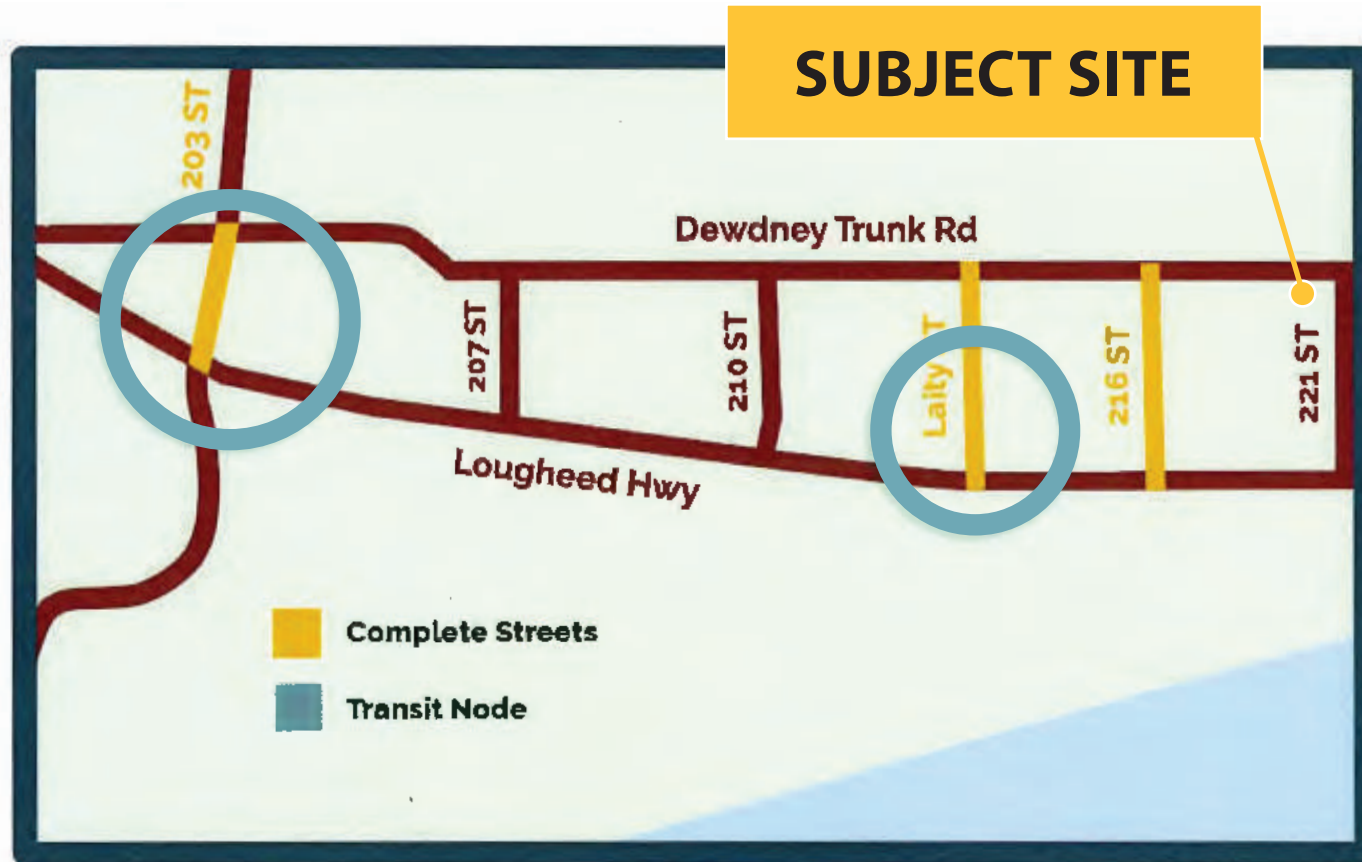
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Transit Corridor Land Use Concept Map



FILE: TransitCorridorLandUseConcept.mxd
 DATE: November 3, 2021
 BY: DT

TRANSIT NODES & COMPLETE STREETS





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