

2-LOT CONSOLIDATION

Transit Corridor Multi-Family

1.8-2.5 F.A.R.

21770 Dewdney Trunk RD

21780 Dewdney Trunk RD

MAPLE RIDGE

350m to Lougheed HWY

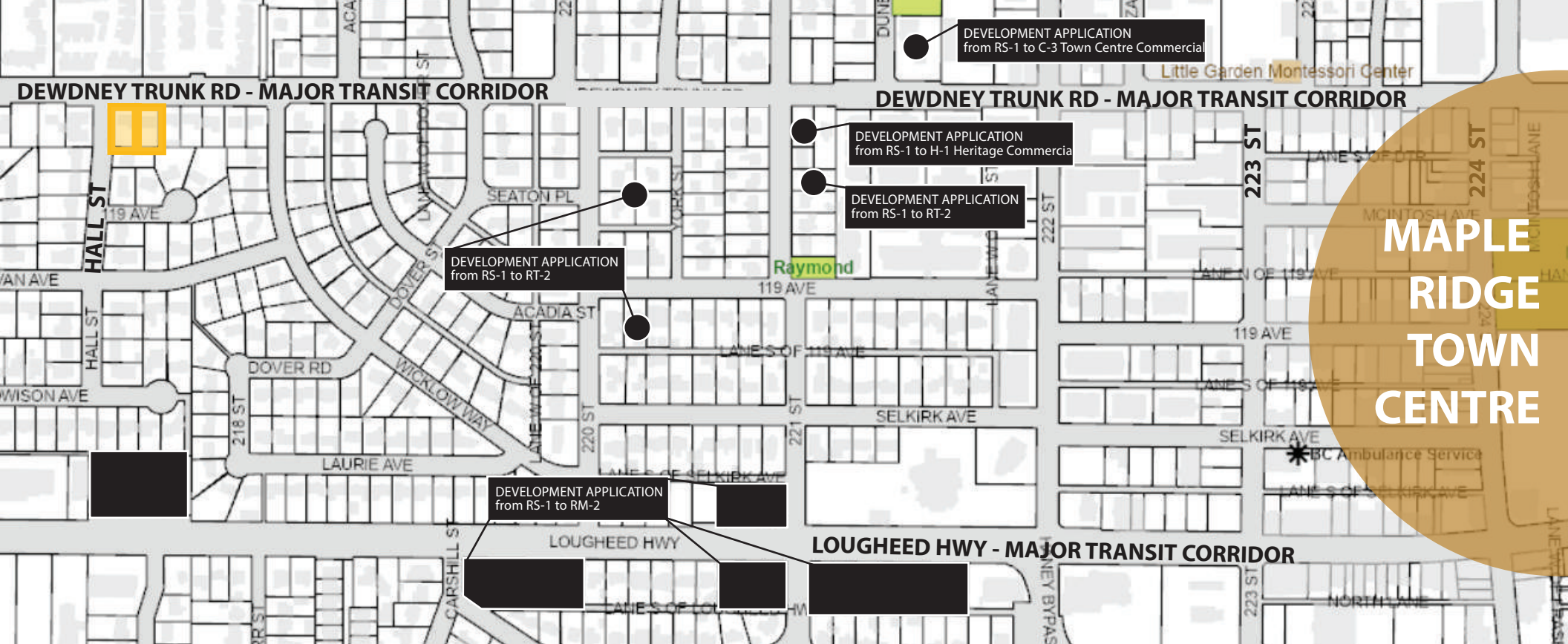
750m to Maple Ridge Town Centre

FOR SALE

15,791 sqft Land Development

Within the Lougheed Transit Corridor Land Use Plan





Planning Areas Lougheed Transit Corridor Plan

Address 21770 & 21780 Dewdney Trunk Road Maple Ridge

Site Area 15,791 SQFT

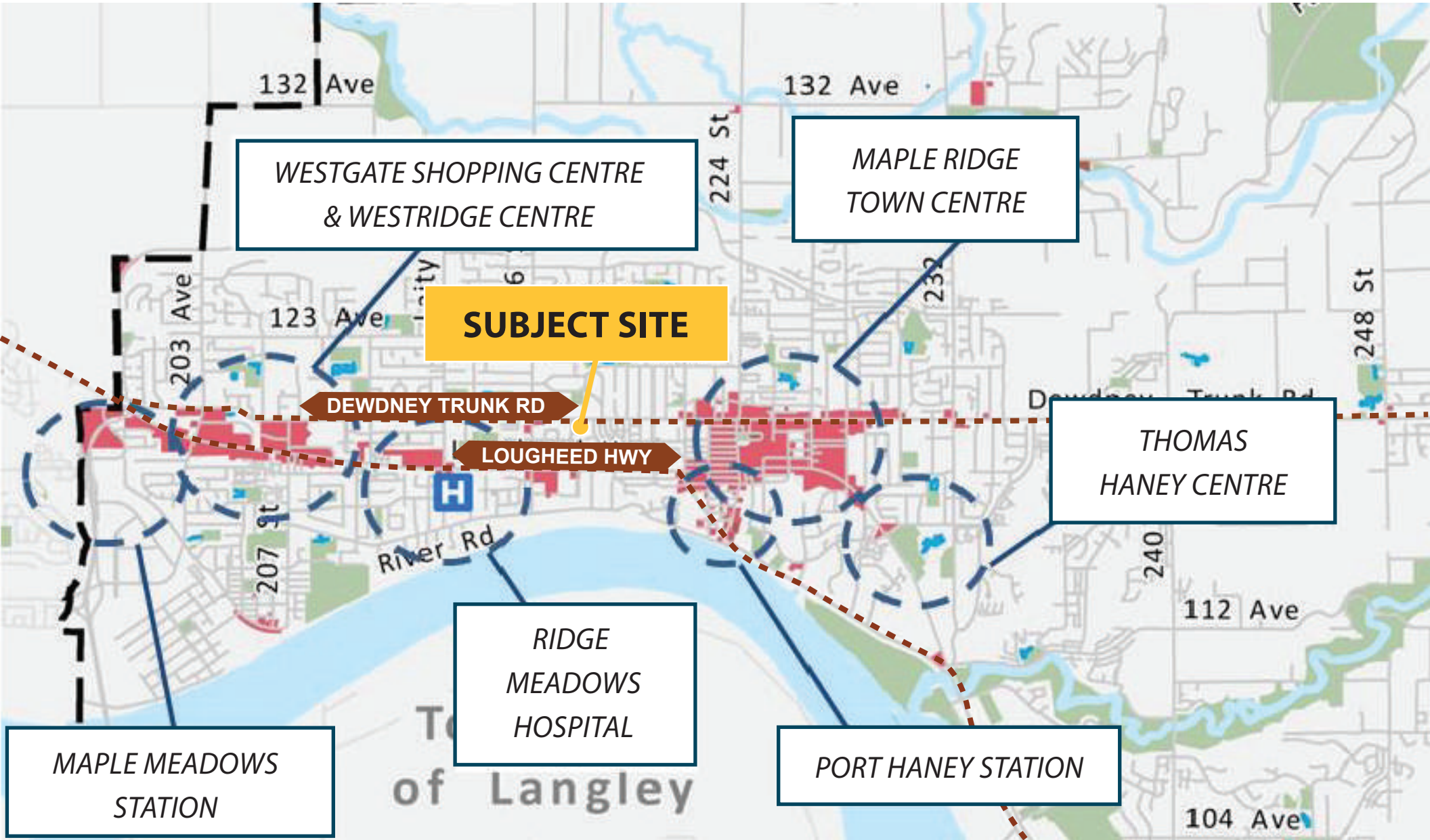
Current Zoning RS-1

Designation Transit Corridor Multi-Family

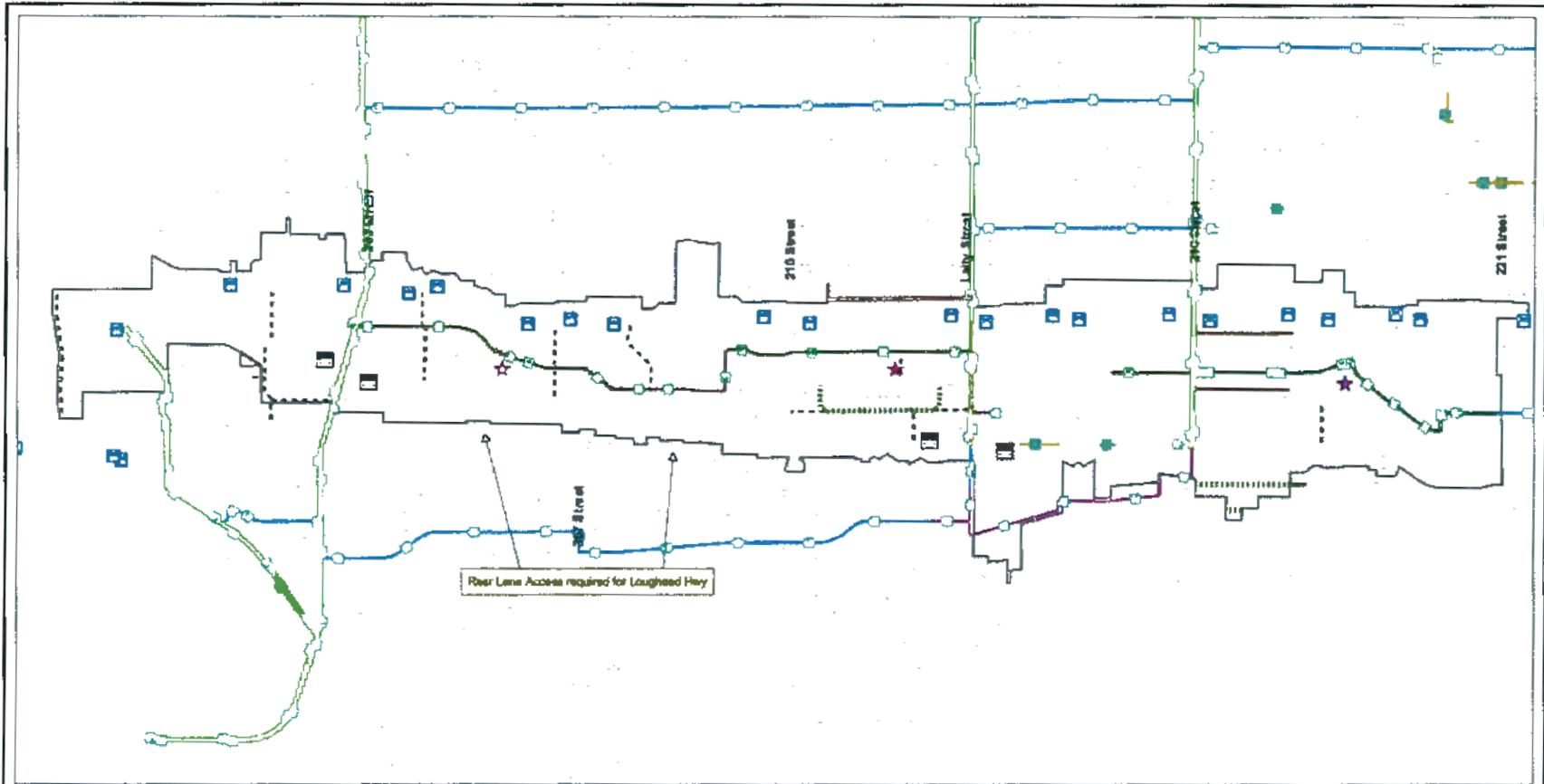
ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
21770 Dewdney RD	000-463-621	\$ 5,086.07	8,090 SF
21780 Dewdney RD	005-558-441	\$ 4,903.21	7,701 SF

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 Stops
	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

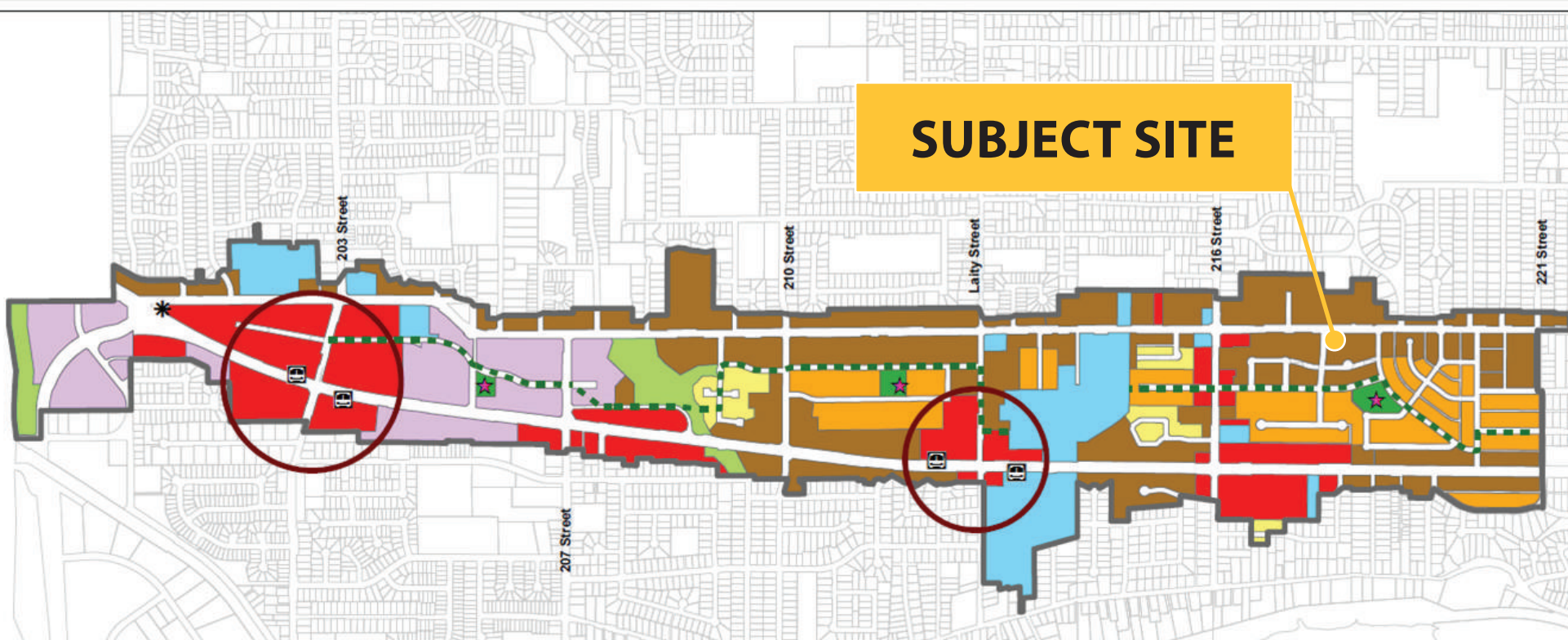
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Road Pattern and Walkway Connectivity



FILE: Transit/Corridor_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
- Corridor Node
- Landmark Feature
- Institutional
- Local Residential Infill
- Neighbourhood Park
- Conservation
- Intensive Attached Residential Infill
- R3 Bus Stop
- Greenway

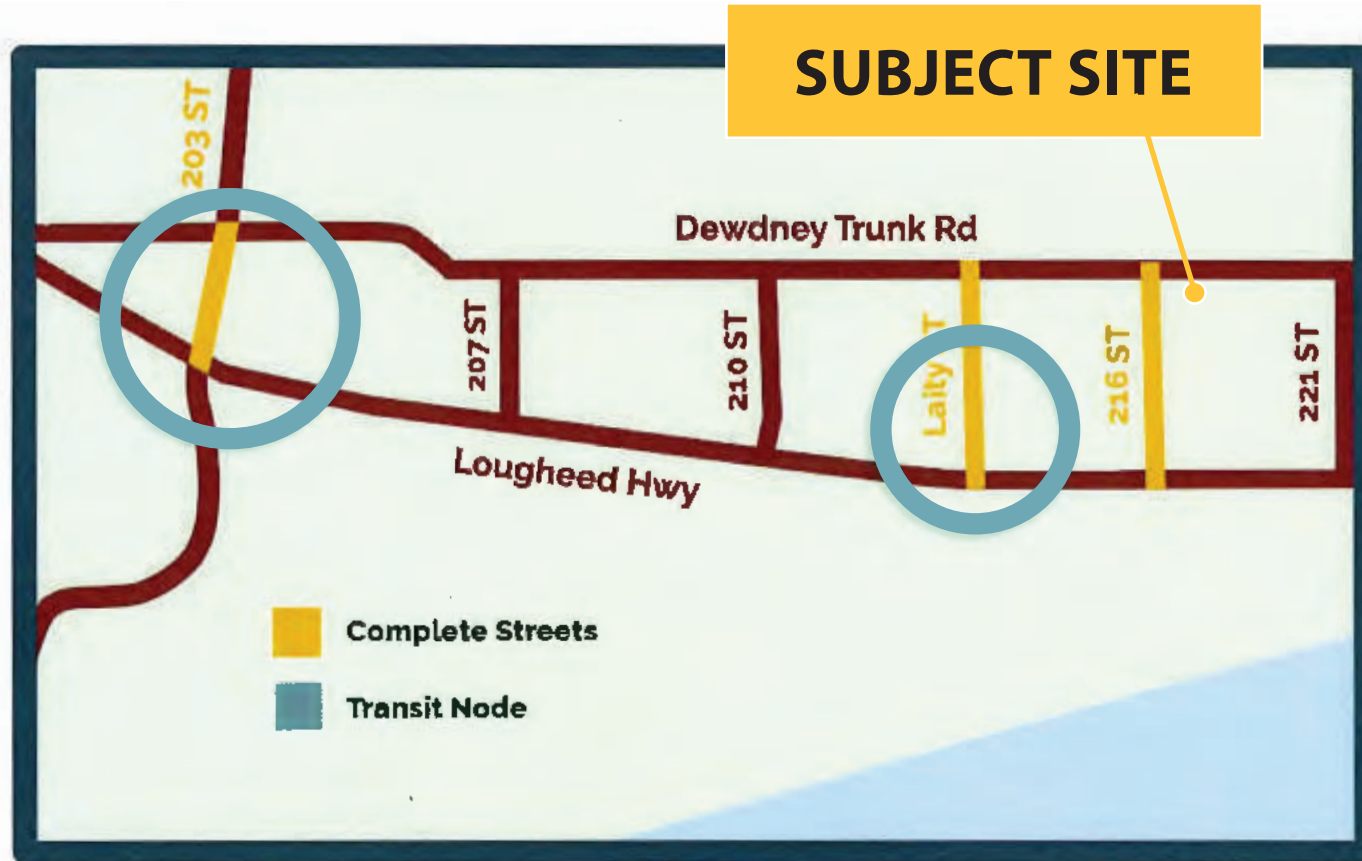
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Transit Corridor Land Use Concept Map



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

TRANSIT NODES & COMPLETE STREETS





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