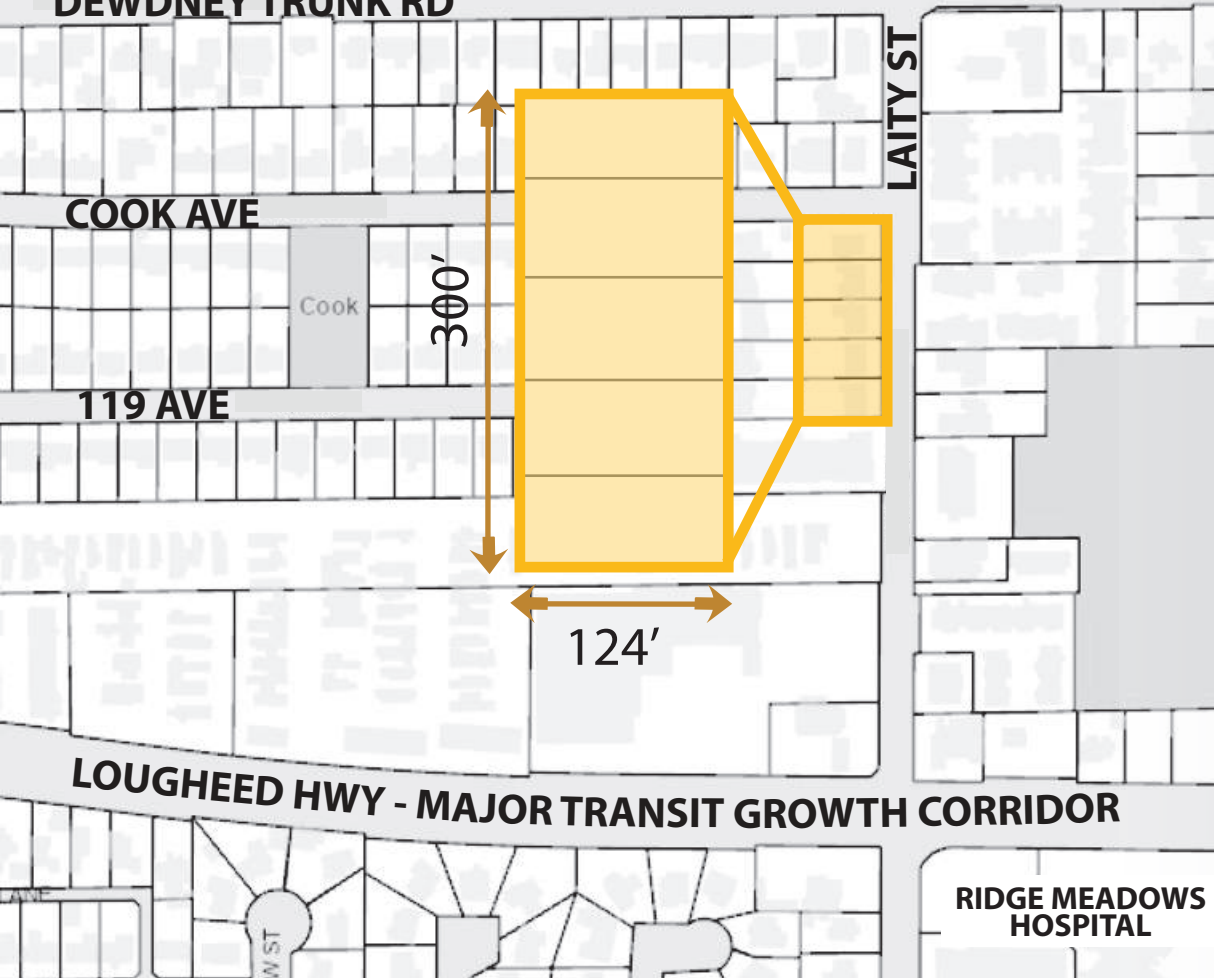


DEWDNEY TRUNK RD



5-LOT CONSOLIDATION

Transit Corridor Multi-Family

1.8-2.5 F.A.R.

11915 Laity ST

11919 Laity ST

11929 Laity ST

11939 Laity ST

21260 COOK AVE

MAPLE RIDGE

100m to Dewdney Trunk RD

250m to Lougheed HWY

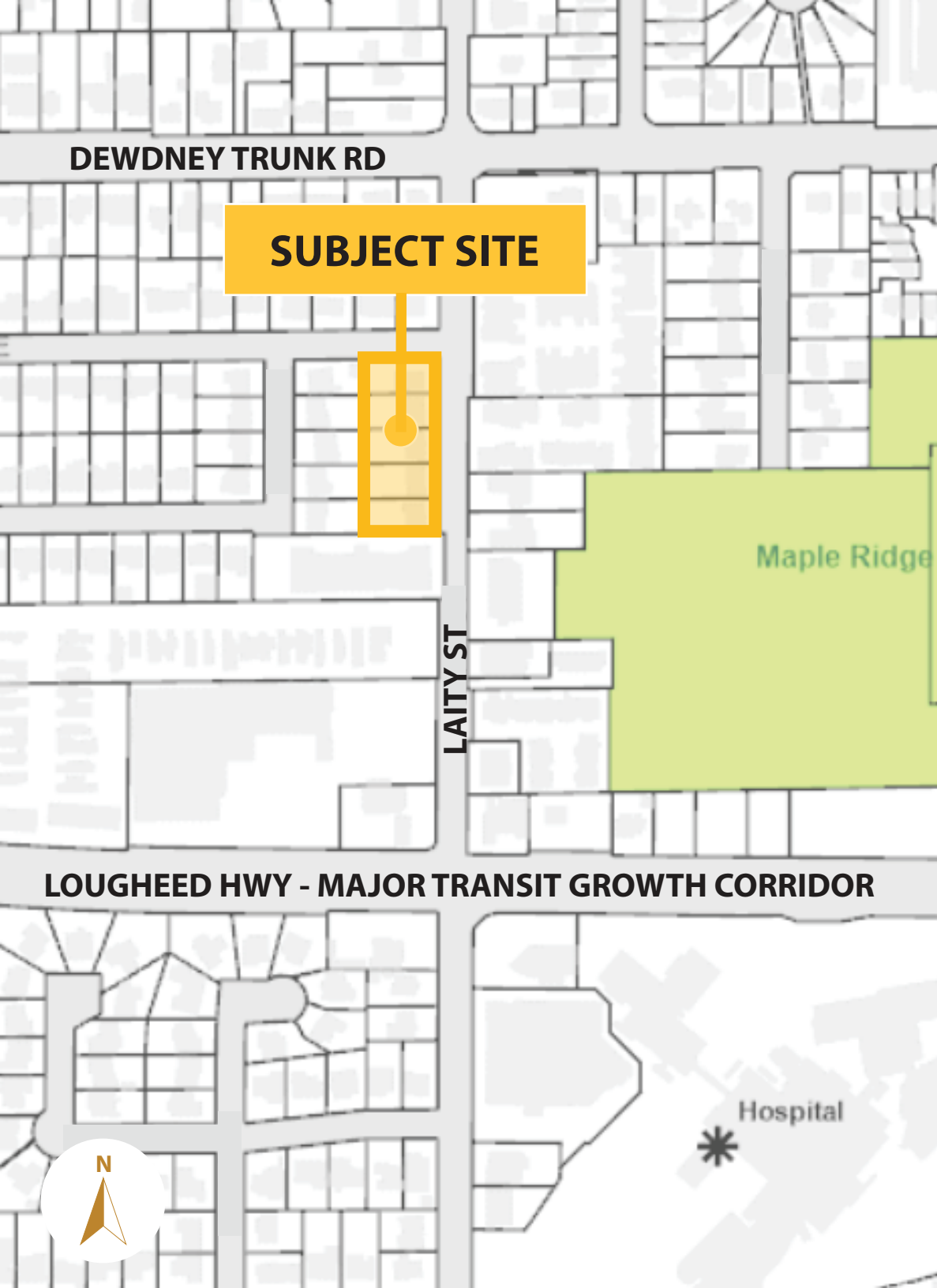
250m to Ridge Meadows Hospital

FOR SALE

37,455 sqft Land Development

Within the Lougheed Transit Corridor Land Use Plan





DEWDNEY TRUNK RD

SUBJECT SITE

LAITY ST

Maple Ridge

LOUGHEED HWY - MAJOR TRANSIT GROWTH CORRIDOR

Hospital



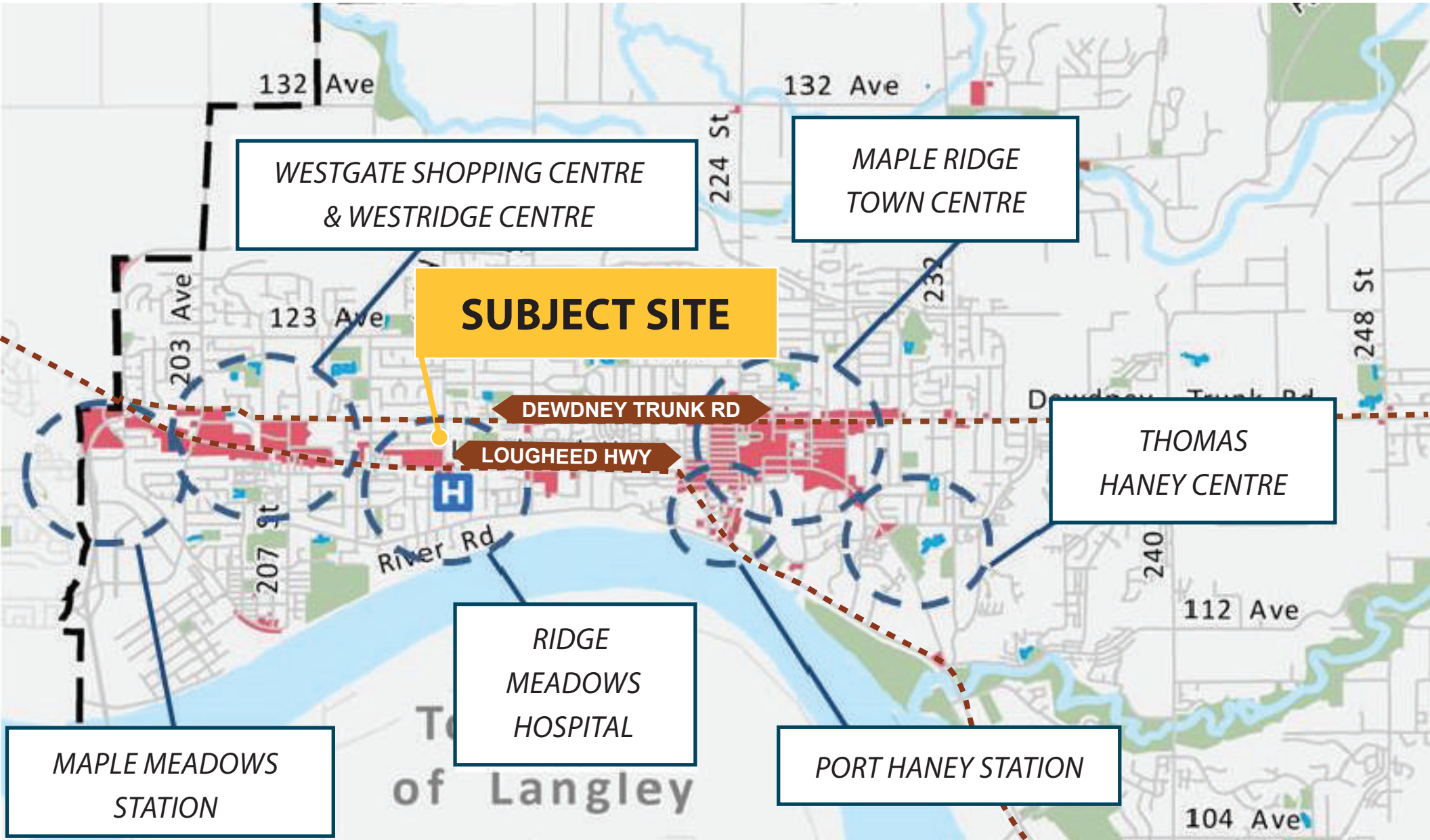
Planning Areas	Lougheed Transit Corridor Plan
Address	11915 11919 11929 11939 Laity ST & 21260 Cook AVE
Site Area	37,455 SQFT
Current Zoning	RS-1
Designation	Transit Corridor Multi-Family

ADDRESS	PID	GROSS TAXES (2022)	LOT SIZE
11915 Laity ST	007-081-251	\$ 6,083.39	7,491 SF
11919 Laity ST	007-081-201	\$ 4,987.01	7,491 SF
11929 Laity ST	007-081-120	\$ 5,329.89	7,491 SF
11939 Laity ST	002-575-108	\$ 5,032.73	7,491 SF
21260 Cook AVE	004-004-515	\$ 4,994.63	7,491 SF

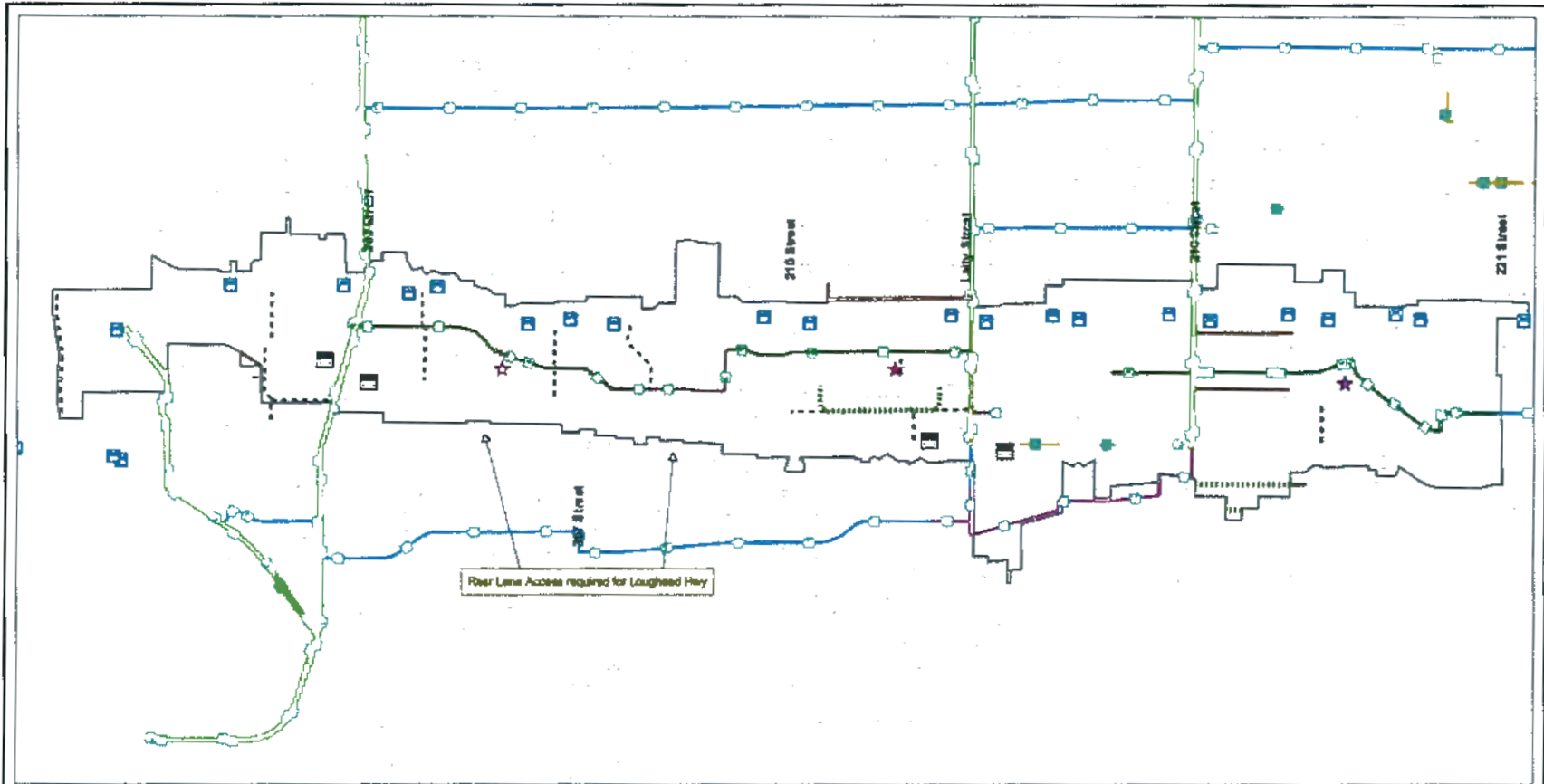
Prime location for low to medium-rise development within the Lougheed Transit Corridor Plan in the City of Maple Ridge. This site is located right on Laity Street, between Dewdney Trunk Rd. and Lougheed Hwy, in close proximity to the intersection of Laity and Lougheed Hwy, which is defined as Complete Street and Transit Node, where the City of Maple Ridge encourages the highest density and mixed-use.

This location and site area make provide excellent opportunities for creative designs, higher densities, and mixed-use, which all fall into the criteria of a hub landmark building.

BUSINESS CIRCLES IN THE CORRIDOR PLAN



SCHEDULE 2—ROAD PATTERN



Scale: 1:11,000

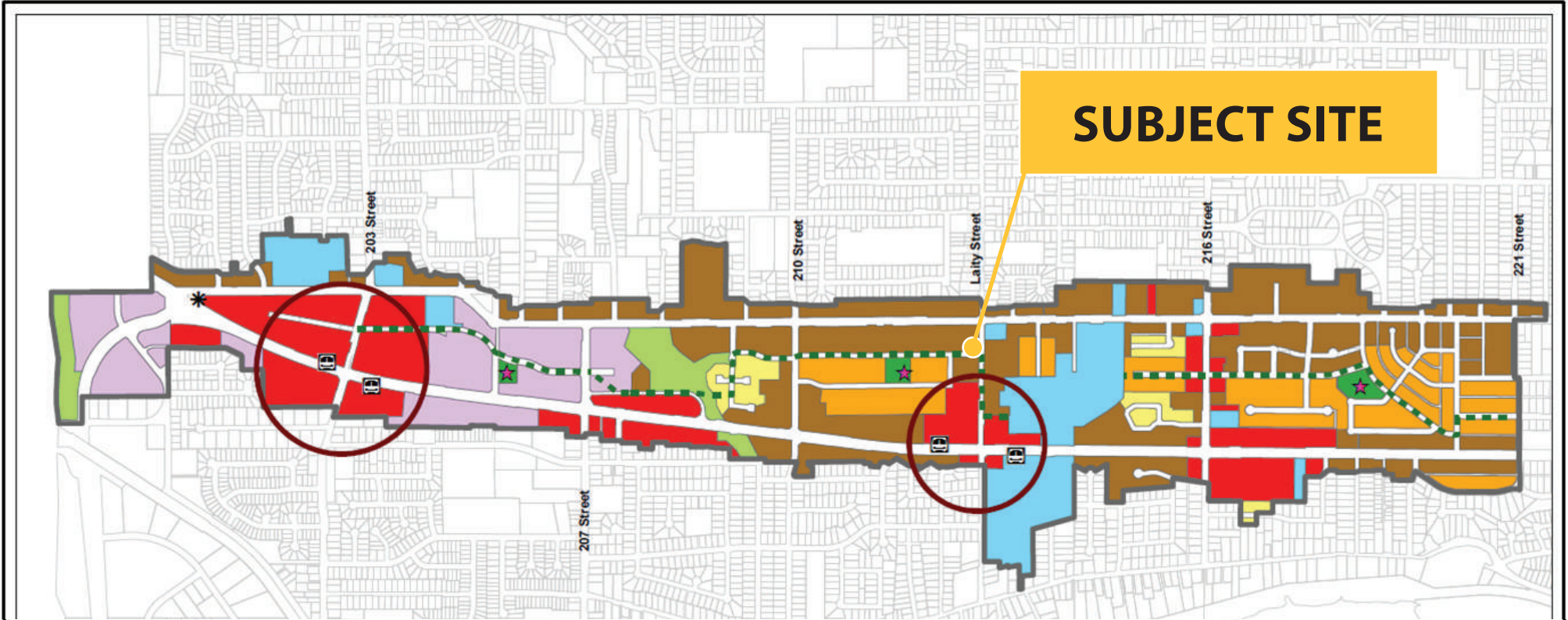
Legend	
	Study Area Boundary
	Neighbourhood Park
	R3 Bus Stop
	701 Local Bus Stops
	Off-Loughheed Greenway Existing Road Connection
	New Road Connection
	Pedestrian Connection
	Pedestrian Trails & Walkways
	Lane
	Bike Route Type Bike Lane
	Dyke Path
	Separated Bike Lane
	Shared Road Bikeway
	New Bike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

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

Road Pattern and Walkway Connectivity



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



Scale: 1:11,000

Legend

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

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

**Transit Corridor
Land Use Concept Map**



FILE: TransitCorridorLandUseConcept.mxd
DATE: November 3, 2021

BY: DT

TRANSIT NODES & COMPLETE STREETS



Disclaimer: The image below is an Artist's Conceptual Drawing only



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Disclaimer: The information contain herein, although considered accurate and reliable, should not be solely relied upon without further investigation and due diligence.