

FOR SALE



11920 228 Street

Maple Ridge, BC

THIRD READING APPROVED | SIX-STOREY MIXED-USE DEVELOPMENT
156 RESIDENTIAL UNITS | APPROXIMATELY 12,000 SF OF RETAIL SPACE



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Opportunity

With **Approved Third Reading** in place, this offering provides an opportunity to acquire an approximately one-acre development site in the heart of Maple Ridge. The approved concept provides for a six-storey mixed use development comprising **156 residential units and approximately 12,000 square feet of retail space**. Depending on the purchaser’s objectives, the residential component could be developed as a for sale **condominium or purpose-built rental project**, subject to further municipal approvals.

The property is located near Haney Place Mall, Memorial Peace Park, Maple Ridge City Hall, the Maple Ridge Leisure Centre, The ACT Arts Centre, schools, parks, shops and other community services. It is also approximately 900 metres from the Haney Place Transit Exchange and provides convenient access to major transportation routes and the Port Haney West Coast Express station. Its approved residential density, ground floor retail component and proximity to established amenities make 11920 228th Street a well positioned mixed use development opportunity within the evolving Maple Ridge Town Centre.

Salient Details

Civic Address	11920 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	\$43,364.72 (2026)
BC Assessment	\$6,719,000 (2026)
Price Guidance	For pricing guidance and access to available development application documents, please contact the listing agent. A confidentiality agreement will be required before the information can be provided



Investment Highlights

- **Third Reading Approved | 156 Residential Units** – With Approved Third Reading in place for a six-storey mixed use development comprising 156 residential units and approximately 12,000 SF of retail space.
- **Approximately One Acre Development Site** – An approximately 41,360 SF site situated within the established Maple Ridge Town Centre.
- **For Sale or Purpose-Built Rental Potential** – The residential component could be developed as a for sale condominium or purpose-built rental project, depending on the purchaser's investment and development objectives and subject to applicable approvals.
- **Mixed Use Development** – The proposed development combines residential density with approximately 12,000 SF of ground floor retail space, providing future services and amenities for residents and the surrounding community.
- **Established Town Centre Location** – Unlike development sites in newly emerging communities, the property benefits from established surrounding residential neighbourhoods, businesses, infrastructure and community services.
- **Approximately 900 Metres to Haney Place Transit Exchange** – The property is located approximately 900 metres from the Haney Place Transit Exchange, providing access to local and regional bus services.
- **West Coast Express Access** – Convenient access to the Port Haney West Coast Express station provides an additional regional transportation connection to communities west of Maple Ridge and Downtown Vancouver.
- **Shopping and Daily Amenities Nearby** – The property is located near ValleyFair Mall and Haney Place Mall, offering access to Save On Foods, London Drugs, retail stores, restaurants, banking and other daily services.
- **Civic, Cultural and Recreational Amenities** – Nearby amenities include Memorial Peace Park, Maple Ridge City Hall, the Maple Ridge Leisure Centre and The ACT Arts Centre, together with schools, parks and community facilities.
- **Convenient Road Connectivity** – The property provides convenient access to Dewdney Trunk Road and Lougheed Highway, connecting the site with the surrounding Maple Ridge community and the broader region.
- **Town Centre Growth Potential** – The property is positioned within Maple Ridge's evolving Town Centre, where municipal planning supports a more walkable, higher density and transit oriented downtown environment.
- **Long Term Residential Demand** – The combination of transit, shopping, schools, recreational facilities and established community amenities supports the site's long-term appeal for both ownership and rental housing.



City of Maple Ridge

- Long Term Growth Vision – Maple Ridge’s Official Community Plan establishes the City’s long term direction for land use, housing, employment, transportation, community services and environmental protection.
- Updated Official Community Plan – The City adopted updates to its OCP and the Town Centre, Hammond, Silver Valley and Albion Area Plans in 2025 to align municipal planning with provincial housing requirements and future housing needs.
- Expanded Housing Opportunities – Recent OCP policies support additional rental housing, affordable housing, adaptable units, tenant protection and more family sized housing options.
- Growth Focused Around Transit – The City’s planning framework directs a greater share of future residential and mixed-use development toward established transit corridors and transit hubs.
- Three Transit Oriented Areas – Maple Ridge has three provincially designated Transit Oriented Areas surrounding Haney Place Transit Exchange, Port Haney Station and Maple Meadows Station.
- Transit Supported Density – Within the designated Transit Oriented Areas, the provincial framework identifies development parameters of up to 12 storeys and 4.0 FSR within 200 metres of a transit hub and up to eight storeys and 3.0 FSR between 201 and 400 metres.
- Reduced Residential Parking Requirements – The City cannot require conventional residential vehicle parking minimums within designated Transit Oriented Areas, although accessible and bicycle parking requirements continue to apply. This may provide greater flexibility in project design and construction costs.
- Complete Mixed-Use Communities – The Transit Oriented Area framework is intended to support higher density communities combining housing, commercial services and community amenities within walking distance of frequent transit.
- Town Centre Core Expansion – The updated Town Centre Area Plan introduced a Town Centre Core designation supporting additional density within a more walkable, transit oriented downtown anchored by the Haney Place Transit Exchange and Port Haney Station.
- Walkable Downtown Vision – The Town Centre Area Plan supports a denser, pedestrian friendly downtown with a mix of residential, commercial, employment, cultural and recreational uses.
- Lougheed Transit Corridor Growth – Adopted in January 2026, the Lougheed Transit Corridor Area Plan supports additional transit-oriented development around Lougheed Highway and Dewdney Trunk Road in western Maple Ridge.
- Housing and Employment Balance – The City’s planning vision seeks to expand housing choices while protecting employment lands, supporting local businesses and bringing more employment opportunities closer to residents.
- Transportation Choice and Connectivity – The planning framework encourages walking, cycling and public transit, supported by Rapid Bus service, the Haney Place Transit Exchange and West Coast Express stations.
- Established Community with Continued Growth – Maple Ridge combines existing shopping, schools, parks, civic facilities and recreational amenities with substantial opportunities for future residential and commercial development.
- Long Term Development Outlook – Continued policy support for housing, mixed use development and transit focused growth positions Maple Ridge as an important emerging development market within Metro Vancouver.

Development Data



Total Number of Units: 156



Total Saleable Area: 113,675 SF
Total Residential: 102,000 SF
Total Commercial: 12,000 SF



Residential Efficiency: 85.38%
Commercial Efficiency: 84.64%



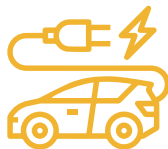
Indoor Amenity Space: 3,078 SF



Suites Information
Bachelor: 11
One Bedroom: 3
One Bedroom + Den: 93
Two Bedroom: 43
Three Bedroom: 6
Commercial Units: 8



Total Parking Spaces: 183



EV Charging
30% provided and 70% rough-in



Bicycle Storage: 98
(Long and Short Term)



Underground Parking Levels: 2

*These are high level, approximate figures provided for general reference and to assist in understanding the development statistics and other information made available to us. The figures are based on the development concept proposed and approved at the preliminary stage and are subject to change.



Golden Ears Bridge

Ridge Meadows Hospital

Maple Ridge Leisure Centre

Memorial Peace Park

Maple Ridge City Hall

Eric Langton Elementary School

St. Patrick's School

Maple Ridge Fire Department

Dewdney animal hospital

Dewdney Trunk Road

Valley Fair Mall

Subject Property
11920 228 Street

save on foods

Haney Place Transit Exchange

Haney Place Mall

Langley Farm Market

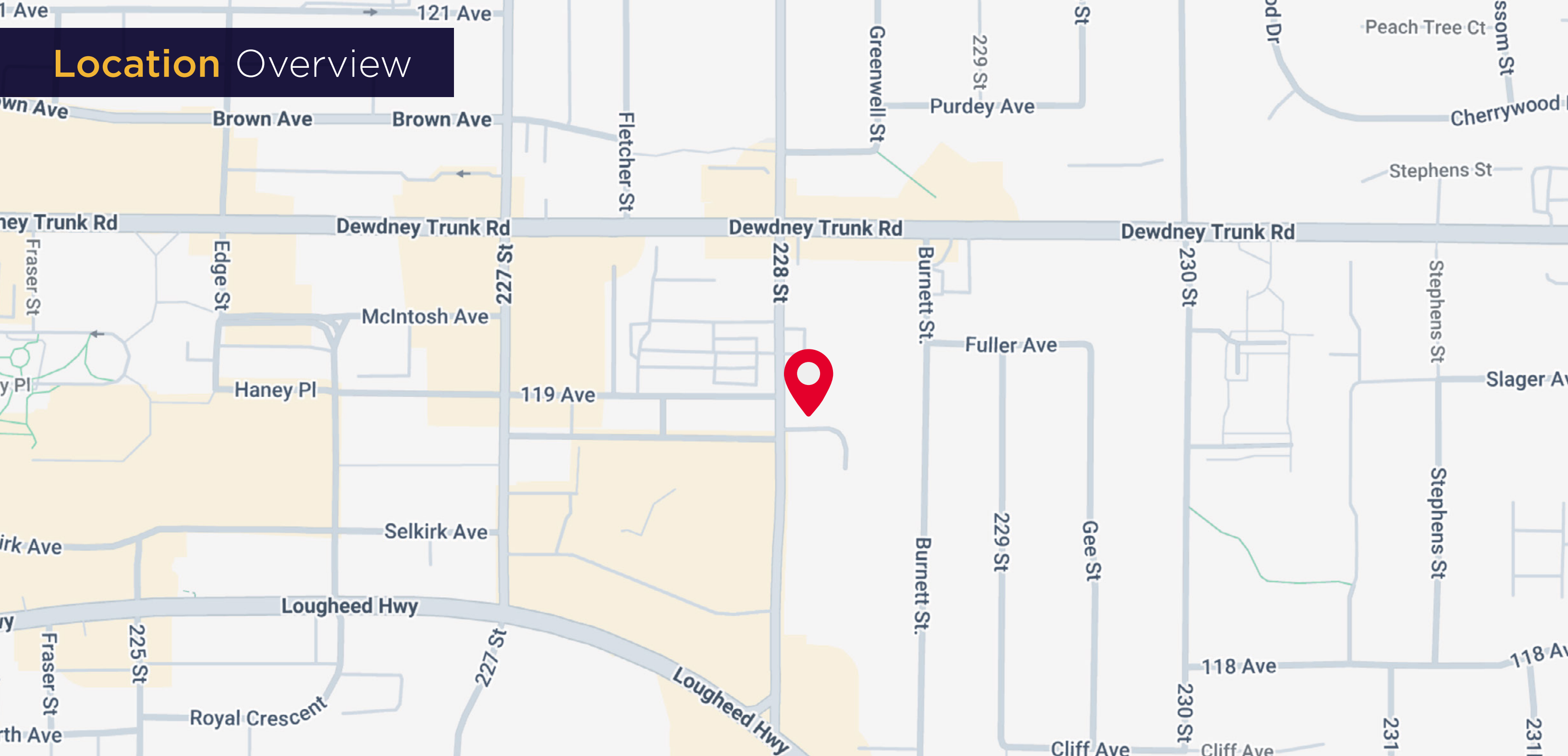
Southridge Centre

Vancity

Walmart



Location Overview



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

DRIVE DISTANCES

1. Coquitlam	18 Kilometers
2. Langley	23 Kilometers
3. Port Moody	26 Kilometers
4. Surrey	32 Kilometers
5. Abbotsford	37 Kilometers
6. Vancouver	45 Kilometers
7. Chilliwack	68 Kilometers

8. Valley Fair Mall	650 Meters
9. Haney Place Mall	750 Meters
10. Pioneer Park	750 Meters
11. Maple Ridge Leisure Centre	1.3 Kilometers
12. Ridge Meadows Hospital	4.2 Kilometers
13. Golden Ears Provincial Park	6.8 Kilometers
14. Swaneset Bay Resort & Country Club	15.2 Kilometers



WALK SCORE
VERY WALKABLE

89



BIKE SCORE
BIKEABLE

55



TRANSIT SCORE
GOOD TRANSIT

54

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