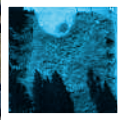


FOR SALE

28 Ave

SUBJECT 



128 Ave.

232 St.

INFILL DEVELOPMENT SITE

COMMERCIALLY ZONED & APPROVED FOR BUILDING

AREA:

Haney Urban Area

ADDRESS:

12791 232 St.,
Maple Ridge, BC

SIZE:

1 Acre

PRICE:

\$4,950,000

126 Ave

125a Ave

232 St



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.

604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 12791 232 St., Maple Ridge, BC

SIZE: 1 Acre

PRICE: \$4,950,000

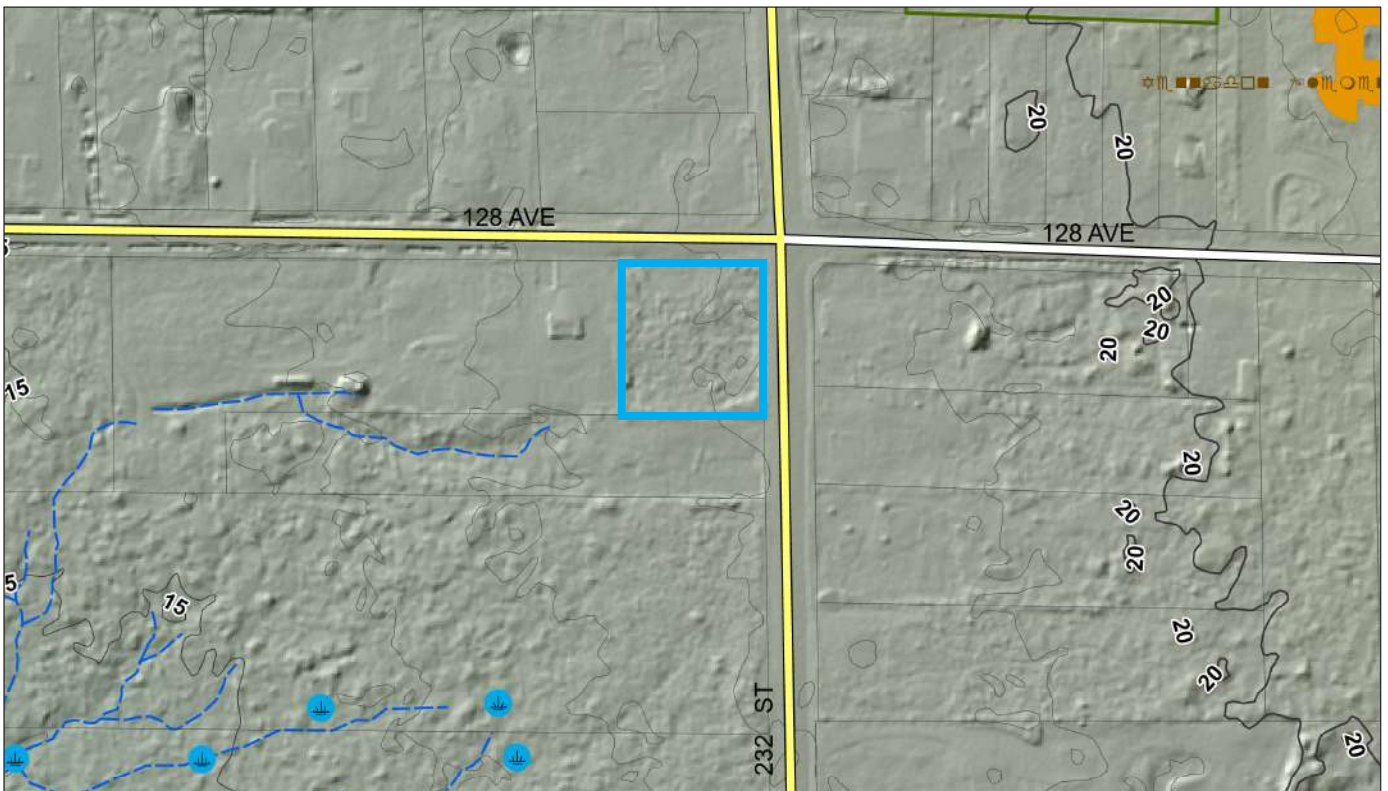
OPPORTUNITY:

- This corner lot, 1-acre site is a rare infill development opportunity located in a rapidly growing area of Maple Ridge - Haney Urban Area. The property is situated at the intersection of 232nd Street and 128th Avenue, providing excellent visibility and accessibility.
- The proposed active development application consists of a 2-story commercial building. With building approval already secured, ready for formal BP. A developer can save significant time and costs associated with the planning and approval process. See page 7 for a draft site plan. Full DD documents available upon accepted offer.
- Close proximity to multiple schools, parks, and other amenities. This includes being just a few blocks away from Maple Ridge Waterpark and Yennadon Elementary School. Easy access to Lougheed Highway and the Golden Ears Bridge.

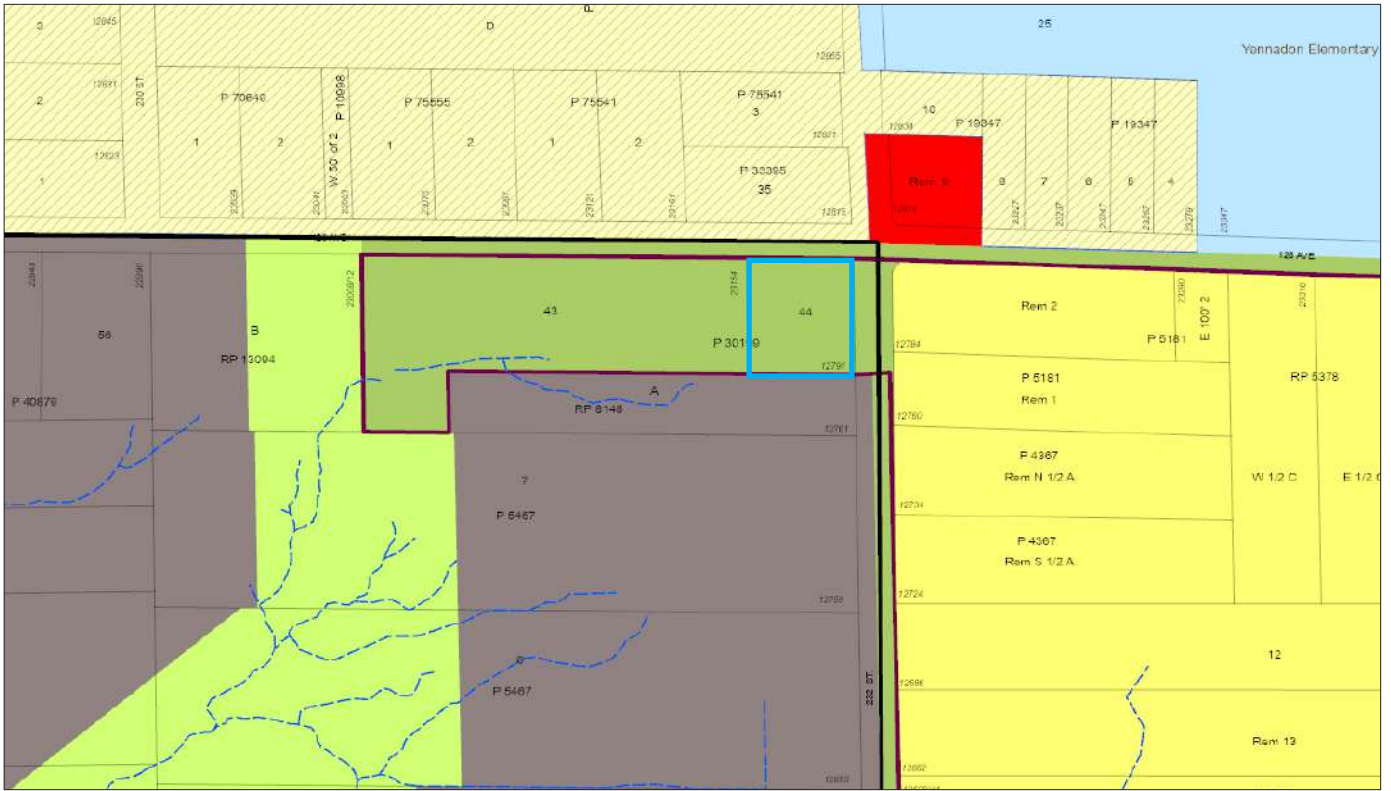
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW

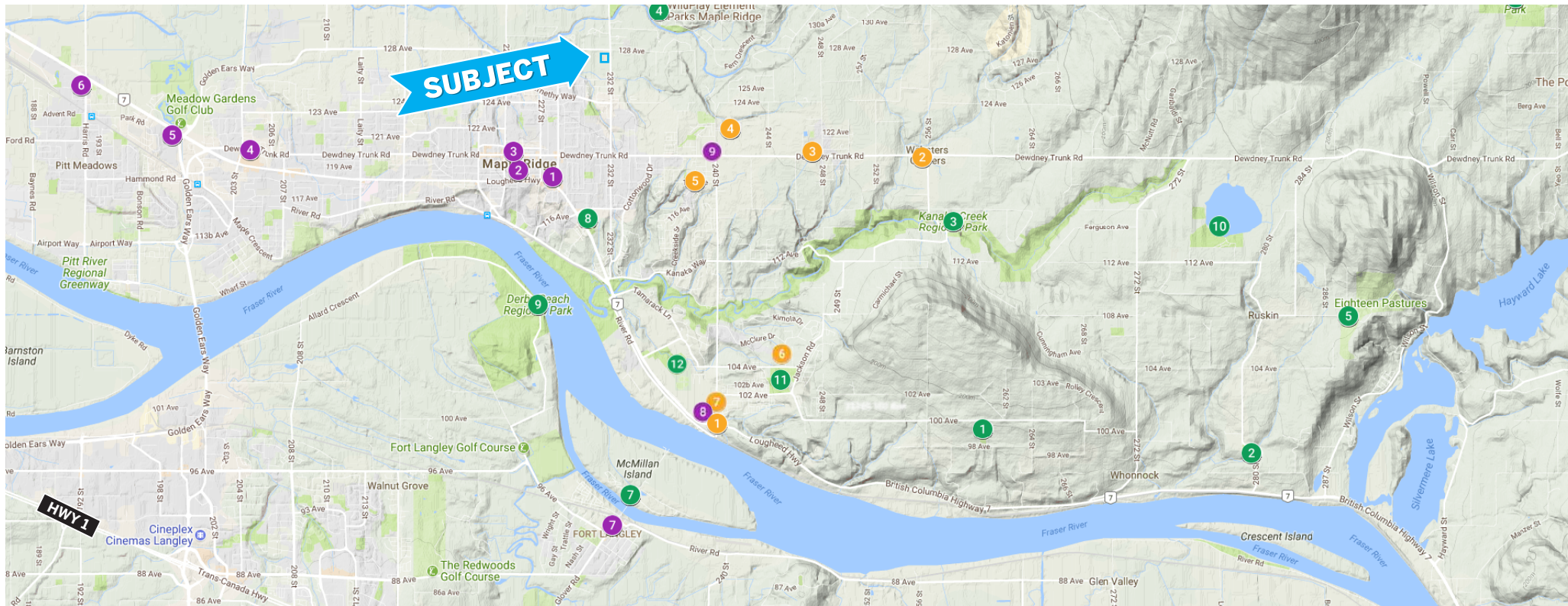


DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



NEARBY ATTRACTIONS



SCHOOLS

- 1 Honeybees Pre School
- 2 Webster's Corners Elementary
- 3 School District No 42 + Garibaldi Secondary
- 4 Meadowridge School
- 5 Alexander Robinson Elementary
- 6 Samuel Robertson Technical Secondary
- 7 Albion Elementary

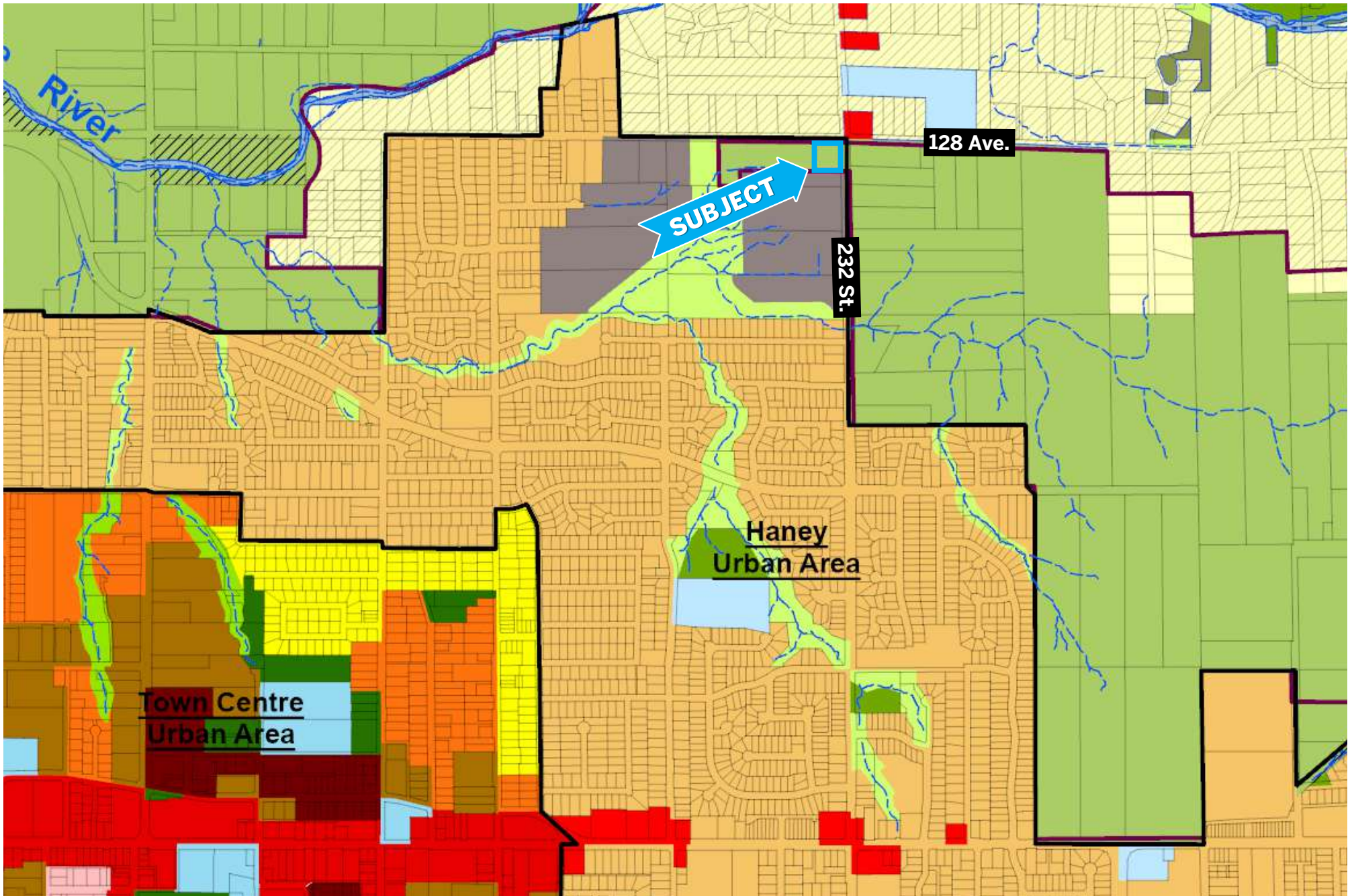
SHOPPING

- 1 ValleyFair Mall
- 2 Haney Place Mall
- 3 Maple Ridge Square
- 4 Westgate Shopping Centre
- 5 Meadowtown Shopping Centre
- 6 Meadow Vale Shopping Centre
- 7 Fort Langley Shopping
- 8 Bruce's Country Market
- 9 240 St + Dewdney Trunk Shopping Centre

PARKS

- 1 Thornhill Park
- 2 Ruskin Park
- 3 Kanaka Creek Regional Park
- 4 WildPlay Element Parks Maple Ridge - Obstacle Course
- 5 Eighteen Pastures - Golf Course
- 6 Rolley Lake Provincial Park
- 7 Brae Island Regional Park
- 8 Telosky Stadium & Thomas Haney Youth Action Park
- 9 Derby Reach Regional Park - Camping Available
- 10 Whonnock Lake Park
- 11 Albion Park
- 12 Albion Fairgrounds, Sports Complex, Planet Ice

HANEY URBAN AREA



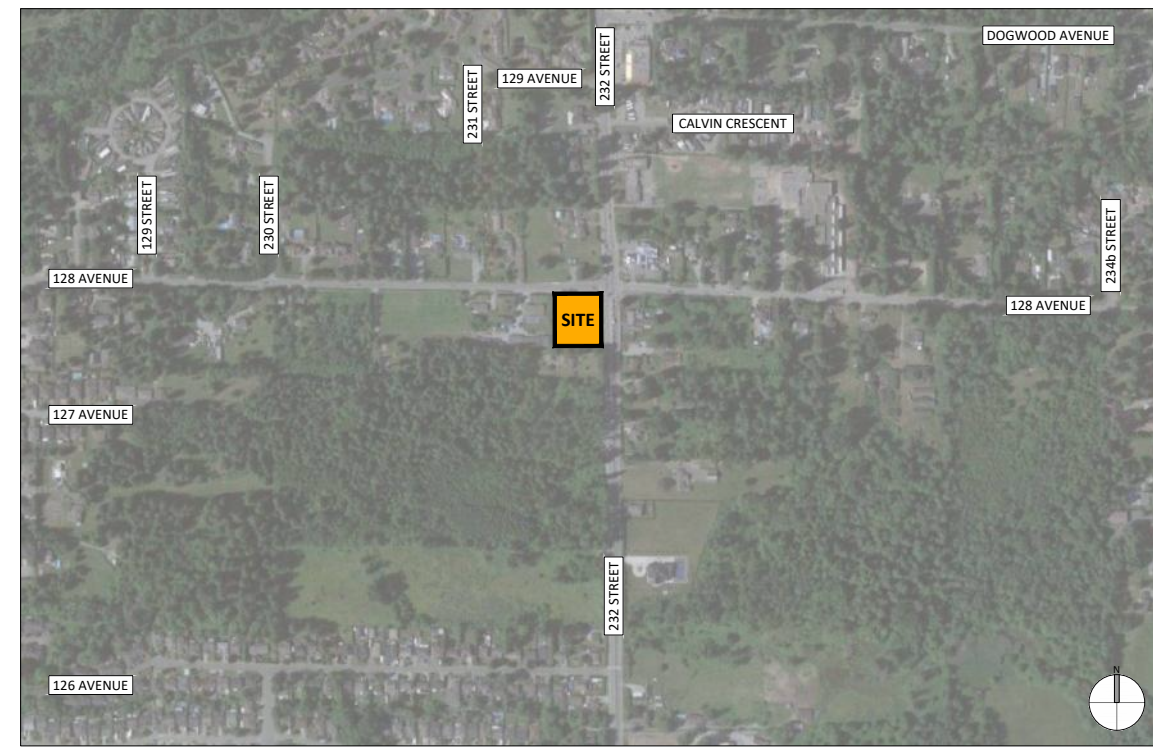
232nd STREET COMMERCIAL DEVELOPMENT

RE-ZONING & DEVELOPMENT PERMIT APPLICATION 2020-12-17

12791 128th AVENUE, MAPLE RIDGE, BRITISH COLUMBIA

LOT 44, SECTION 20, TOWNSHIP 12, NEW WESTMINSTER, DISTRICT PLAN 30199

CONTEXT PLAN



RENDERING



ABBREVIATIONS

ADD	ADDENDUM	P	PAINT
AFF	ABOVE FINISHED FLOOR	PLAM	PLASTIC LAMINATE
AL	ALUMINUM	PC	PRECAST CONCRETE
ANOD	ANODIZED	PERP	PERPENDICULAR
ARCH	ARCHITECTURAL	PL	PROPERTY LINE
AS	ACOUSTIC SEALANT	PLY	PLYWOOD
AT	ACOUSTICAL TILE	PCH	PROPOSED CHANGE
		NOTICE	
BDRM	BEDROOM	PSF	PRESSED STEEL FRAME
BL	BUILDING LINE	PTN	PARTITION
BLDG	BUILDING	PVC	POLY VINYL CHLORIDE
BM	BENCH MARK	QT	QUARRY TILE
BTM	BOTTOM	QTY	QUANTITY
BRG	BEARING	R	RISER, RADIUS
BSMT	BASEMENT	R&S	ROD AND SHELF
BU	BUILT UP	RB	RUBBER, RUBBER BASE
		RBC	RUBBER BASE COVERED
		RBS	RUBBER BASE STRAIGHT
C/C	CENTER LINE	RD	ROOF DRAIN
CG	CORNER GUARD	REQD	REQUIRED
CJ	CONTROL JOINT	REV	REVISION
CLKG	CALLING	RH	RIGHT HAND
CMU	CONCRETE MASONRY UNIT	RO	ROUGH OPENING
CD	CLEAN OUT	ROW	RIGHT OF WAY
CONC	CONCRETE	RT	RESILIENT TILE
CONST	CONSTRUCTION	RS	RESILIENT SHEET
CPT	CARPET	SAB	SOUND ATTENUATION
CPFT	CERAMIC TILE	SAFIB	FIBERGLASS MATTS
C/W	COMPLETE WITH	SC	SOLID CORE WOOD
D	DOOR	SC	DOOR
DCS	DOUBLE CLEAR SAFETY	SCS	SINGLE CLEAR SAFETY
GLASS	GLASS	SM	SIMILAR
DEMO	DEMOLITION	SPEC	SPECIFICATION
DET	DETAIL	SS	STAINLESS STEEL
DF	DRINKING FOUNTAIN	ST	STAIN
DIA	DIAMETER	STC	SOUND TRANSMISSION
DN	DOWN	CLASS	CLASS
DTS	DOUBLE TINTED SAFETY	STL	STEEL
DWG	DRAWING	STRUC	STRUCTURAL
ELECT	ELECTRICAL	STS	SINGLE TINTED SAFETY
ELEV	ELEVATOR, ELEVATION	STU	STUCCO
ENCL	ENCLOSURE	SUSP	SUSPENDED
EQ	EQUAL	SV	STONE VENER
EX	EXISTING	T/O	TOP OF
EXP	EXPANSION, EXPOSED	T&B	TOP AND BOTTOM
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FA	FIRE ALARM	TEL	TELEPHONE
FD	FLOOR DRAIN	TEM	TEMPERED (GLASS)
FDN	FOUNDATION	TEMP	TEMPORARY
FE	FIRE EXTINGUISHER	TERB	TERAZZO
FEE	FINISHED FLOOR	THK	THICK
ELEVATION	ELEVATION	TF	TINT FILM
FNC	FIRE HOSE CABINET	TR	TREAD
FIN	FINISH	TRAV	TRAVERTINE
FR	FIRE PROOF	TYP	TYPICAL
FRR	FIRE RESISTANCE RATING	UH	UNIT HEATER
FRP	FIBREGLASS REINFORCED	UNFN	UNFINISHED
PANEL	PANEL	UNF	UNLESS NOTED
FURN	FURNITURE	UNV	UNIVERSAL WASHROOM
GA	GAUGE	OTHERWISE	OTHERWISE
GALV	GALVANIZED	U/S	UNDERSIDE
GFA	GROSS FLOOR AREA	VEST	VESTIBULE
GL	GLAZING	VB	VESTIBULE VINYL BASE, VAPOR
GLB	GLASS BLOCK	VB	BARRIER
GR	GRANITE	VR	VAPOR RETARDER
GWB	GYPSUM WALL BOARD	VOS	VERIFY ON SITE
HB	HARDBOARD	VT	VINYL TILE
HC	HOLLOW CORE	W	WOOD
HDWD	HARDWOOD	WC	WATER CLOSET
HWD	HARDWARE	WD	WINDOW
HIMPW	HIGH IMPACT WALL	WG	WIRE GLASS
PANEL	PANEL	WM	WIRE MESH
HML	HOLLOW METAL	W/O	WITHOUT
HMD	HOLLOW METAL DOOR	WP	WORK POINT, WATERPROOF
HSS	HOLLOW STRUCTURAL	WV	WOOD VENER
HT	HEIGHT	WWF	WELED WIRE FABRIC
ID	INSIDE DIAMETER		
IND	INSULATED METAL DOOR		
INSUL	INSULATION		
JST	JOIST		
JT	JOINT		
KG	KILOGRAM		
KM	KILOMETER		
KO	KNOCKOUT		
L	LENGTH, LONG		
LAM	LAMINATED GLAZING		
LAV	LAVATORY		
LH	LEFT HAND		
LIN	LINEAR		
LIND	LINOLEUM		
LL	LIVE LOAD		
LVR	LEUVRE		
LWC	LIGHT WEIGHT CONCRETE		
M	METER		
MARB	MARBLE		
MATL	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEMB	MEMBRANE		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MM	MILLIMETER		
MTL	METAL		
N	NORTH		
NF	NEAR FACE		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OA	OVERALL		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OH	OVERHEAD		
OHD	OVERHEAD DOOR		
O/O	OUT TO OUT		
OPNG	OPENING		

CONSTRUCTION ASSEMBLIES

EXTERIOR WALL ASSEMBLIES			
W1	EXTERIOR WALL		
	- 25mm EXTERIOR FINISH		
	- 150mm P.F. WOOD STRAPPING @ WALL STUDS (RAINSCREEN)		
	- AIR BARRIER		
	- 25mm RIGID INSULATION		
	- 13mm PLYWOOD SHEATHING		
	- 140mm STRUCTURAL WOOD STUD WALL		
	- R22 MINERAL WOOL BATT INSULATION		
	- VAPOUR BARRIER		
	- 150mm TYPE-X GYPSUM BOARD		
FLOOR ASSEMBLIES			
F1	TYPICAL CONCRETE SLAB ON GRADE		
	- FLOOR FINISH		
	- CONCRETE SLAB ON GRADE		
	- POLY MOISTURE BARRIER		
	- 100mm GRANULAR BASE		
	- SUB-BASE AS PER GEOTECHNICAL REPORT		
F2	TYPICAL WOOD FRAME FLOOR		
	- FLOOR FINISH	U/LC TRD	R: N/A
	- 19mm PLYWOOD SHEATHING		
	- 130mm PLYWOOD SHEATHING		
	- STRUCTURAL FLOOR JOIST SYSTEM		
	- 140mm MINERAL WOOL ACOUSTIC INSULATION		
	- 2 LAYERS 16mm TYPE-X GYPSUM BOARD		
F3	TYPICAL WOOD FRAME FLOOR AT OVERHANGS		
	- FLOOR FINISH		
	- 19mm PLYWOOD SHEATHING		
	- STRUCTURAL FLOOR JOIST SYSTEM		
	- MINERAL WOOL ACOUSTIC INS. TO FILL ENTIRE CAVITY		
	- 16mm DENGLASS		
	- LONG-PLANK SOFFIT (VENTED)		
ROOF ASSEMBLIES			
R1	TYPICAL ROOF ASSEMBLY		
	- 2 PLY ROOFING MEMBRANE SYSTEM		
	- PROTECTION BOARD		
	- AIR/VAPOUR RETARDER MEMBRANE		
	- 19mm PLYWOOD SHEATHING		
	- STRUCTURAL ROOF JOIST SYSTEM		
R2	TYPICAL FLAT ROOF ASSEMBLY		
	- 2 PLY ROOFING MEMBRANE SYSTEM		
	- PROTECTION BOARD		
	- TAPERED ROOF INSULATION TO FORM SLOPES TO DRAINS (SEE ROOF PLAN FOR EXTENTS)		
	- AIR/VAPOUR RETARDER MEMBRANE		
	- 19mm PLYWOOD SHEATHING		
	- STRUCTURAL ROOF JOIST SYSTEM		
R3	TYPICAL CANOPY ROOF ASSEMBLY		
	- 2 PLY ROOFING MEMBRANE SYSTEM		
	- PROTECTION BOARD		
	- 19mm PLYWOOD SHEATHING (SLOPED TO SUIT) ON WOOD SLEEPERS		
	- STRUCTURAL ROOF JOIST SYSTEM		
	- LONG-PLANK SOFFIT		

DESIGN RATIONALE

ARCHITECTURAL

SITE AND ACCESS

AT THE INTERSECTION OF 232ND STREET & 128TH AVENUE, THE PROPOSED RE-ZONING & 2 STOREY COMMERCIAL DEVELOPMENT SITS ON 3677M² OF LAND, IN MAPLE RIDGE, BC. THE PROPERTY IN QUESTION IS CURRENTLY ZONED AS RS-2 ONE FAMILY SUBURBAN RESIDENTIAL. THE PROPOSED DEVELOPMENT REQUIRES A RE-ZONING TO CS-1 SERVICE COMMERCIAL.

BEING AN EXISTING SITE, AND AN ALREADY FLAT PROPERTY, THE CROSS SECTION WILL REMAIN RELATIVELY UNCHANGED, WITH THE PARKING AREA AND THE BUILDING DESIGNED TO BE CLOSE IN ELEVATION TO THE EXISTING STREET.

THE PROPOSED DEVELOPMENT WILL HAVE ONE MAIN ACCESS FROM 128TH STREET (FRONT STORE) WITH VISIBILITY FROM 232ND STREET, THE PROPOSED DEVELOPMENT WILL EASILY BE SEEN AND SUBSEQUENTLY NAVIGATED TO.

A FIRE TRUCK EXIT ACCESS WILL SIT ON 232ND STREET, WITH A CONTROLLED GATE ALLOWING ACCESS WHEN NEEDED.

FORM AND CHARACTER

THE PROPOSED 2 STOREY COMMERCIAL BUILDING TAKES THE SHAPE OF A BARN, INTEGRATING HARMONIOUSLY WITH THE ARCHITECTURAL CONTEXT OF THE RURAL SUBURBAN NEIGHBORHOOD IN MAPLE RIDGE. HIGH QUALITY FINISHES ARE PROPOSED FOR THE EXTERNAL FACADES, CONSISTING OF STANDING SEAM CHARCOAL METAL CLADDING, CEDAR WOOD SIDING AND WHITE HORIZONTAL METAL SIDING.

A GENEROUS & WELCOMING LANDSCAPE STRIP, WITH DESIGNATED PATIO AREAS, FACE BOTH 128TH AVENUE AND 232ND STREET. ROAD-WIDENING ALLOWANCES AND SETBACKS HAVE BEEN RESPECTED INCLUDING THE 5.0M CHAMFER AT THE MAIN INTERSECTION.

SUSTAINABILITY

EVERY SUSTAINABILITY OPPORTUNITY WILL BE REVIEWED TO DETERMINE WHAT BEST CAN BE IMPLEMENTED TO MAKE THIS DEVELOPMENT A SUSTAINABLE RESPONSIBLE ONE.

LANDSCAPE

CONTEXT AND PUBLIC REALM

THIS NEW COMMERCIAL DEVELOPMENT SITUATED IN MAPLE RIDGE, IS BORDERED BY 128TH AVE ON THE NORTH AND 232ND STREET ON THE EAST.

THE NEW DEVELOPMENT SITS SEVERAL BLOCKS AWAY FROM MAPLE RIDGE WATERPARK TO THE SOUTH AND SURROUNDING THE SITE WITHIN A SMALL CATCHMENT AREA ARE THE YENADON ELEMENTARY SCHOOL, OTHER COMMERCIAL USE BUILDINGS AND STORES AND 2 NEIGHBORING BUS STOPS.

NORTH EAST OF THE DEVELOPMENT IS A GAS STATION. TREATMENT OF THE NORTH EAST FRONTAGE OF THE DEVELOPMENT, WHICH IS ADJACENT TO THE ROADS, CREATES A VEGETATED SOFT BUFFER WHILE KEEPING ALL ENTRANCES ACCESSIBLE AND VIEWS TO THE COMMERCIAL DEVELOPMENT UNBLOCKED.

THE SOUTH WEST SIDE OF THE SITE IS ADJACENT TO THE NEIGHBOR'S LOTS WHICH WAS DESIGNED TO PROVIDE PRIVACY AND SCREENING USING A FENCE DESIGN WITH LARGE SHRUBS/HEDGE PLANTING.

LANDSCAPE DESIGN

THE LANDSCAPE DESIGN OF THE OPEN SPACES INCLUDES OUTDOOR SEATING AND SMALL PLAZA LIKE SPACES ENCOURAGING GATHERINGS, ENTRANCE ACCESS AND WALKWAYS AROUND THE BUILDING.

THE LANDSCAPE DESIGN SEPARATES THE PUBLIC REALM USING LAYERS OF PLANT MATERIAL AND CHANGES OF PAVING TYPES DEMARKING THE ENTRANCES. THE SAME PAVEMENT PATTERNS ARE CONTINUED AROUND THE BUILDING INDICATING ACCESS POINTS FROM THE PARKING LOT.

CHANGES OF PLANT MATERIAL CONTRAST WITH HARD ELEMENTS AND PROVIDE A UNIQUE CHARACTER TO THE SITE WHILE USING A LOW WALL FEATURE AS SEATING WITH MOUNTABLE BENCHES ALONG WITH ADJACENT FREESTANDING SEATS.

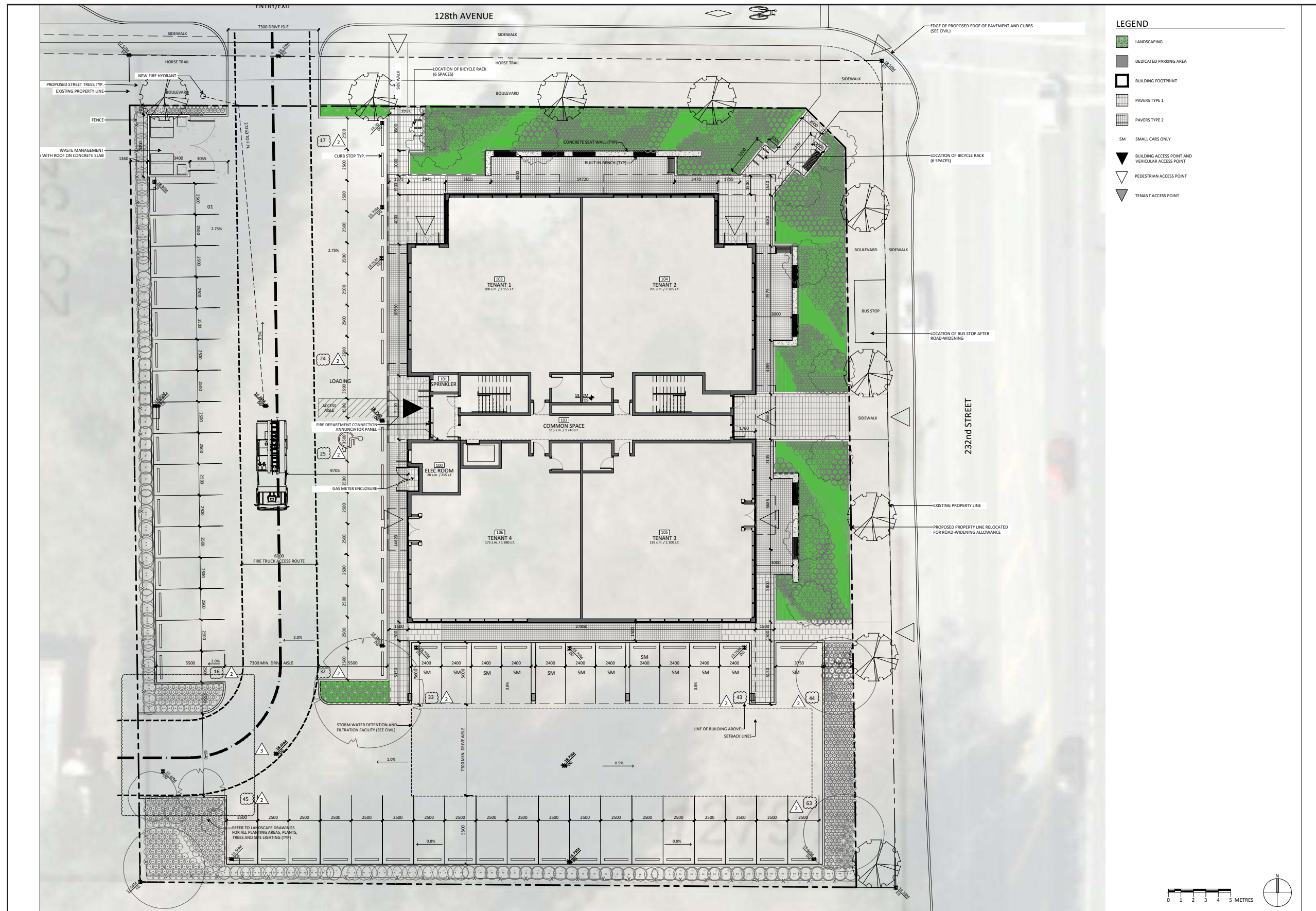
THE LANDSCAPE IS DESIGNED TO DIRECT THE MAXIMUM NUMBER OF USERS INTO THE COMMERCIAL SITE. THIS CREATES A UNIQUE PUBLIC ACCESS FOR ALL USERS AND PROVIDES USABLE OUTDOOR SPACE FOR ALL. USING A NATIVE AND NATIVE ADAPTED PLANT PALETTE FAMILIAR TO THE WEST COAST ASSISTS IN SETTING UP THE SENSE OF PLACE INITIATED BY THE ARCHITECTURE.

- NOTES:**
- BASED ON NEW PROPERTY LINES
 - LEVEL 1 GROSS AREA / LOT AREA = BUILDING LOT COVERAGE (915m² / 3 677m²) = 24.9%
 - TOTAL GREEN SPACE / LOT AREA = GREEN COVERAGE (605m² / 3 677m²) = 16.5%
 - TOTAL GROSS FLOOR AREA / LOT AREA = DENSITY RATIO (2 055m² / 3 574m²) = 0.57
 - RETAIL, WHOLESALE OR PERSONAL SERVICE COMMERCIAL IN THE CS-1, CS-3, CS-4, C-4 OR C-4-ZONE = 1 PARKING STALL PER 29m² GROSS FLOOR AREA
 - OFFICE = 1 PARKING STALL PER 40m² GROSS FLOOR AREA
 - SHORT-TERM BICYCLE PARKING REQUIREMENT = 6 SPACES FOR EVERY 1000m² TOTAL GROSS FLOOR AREA = 2 055m² SHORT-TERM BICYCLE PARKING REQUIREMENT = 12 SPACES

PROJECT STATISTICS

PROPERTY DATA			
LEGAL DESCRIPTION:	LOT 44, SECTION 20, TOWNSHIP 12, NEW WESTMINSTER	DISTRICT PLAN 30199	
PARCEL IDENTIFIER:	003-269-477		
STREET ADDRESS:	12791, 232nd STREET, MAPLE RIDGE, BC, CANADA		
EXISTING ZONING:	RS-2 - ONE FAMILY SUBURBAN RESIDENTIAL		
PROPOSED ZONING:	CS-1 - SERVICE COMMERCIAL		
OCCUPANCY TYPE:	E (LEVEL 1) & D (LEVEL 2)	E (MOST RESTRICTIVE)	
SITE STATISTICS			
RE-ZONING & DP FOR SERVICE COMMERCIAL: CS-1 LOT NUMBER 44 (12791- 232nd STREET, MAPLE RIDGE, BC)			
	REQUIREMENT (min./max.)	PROPOSED	
LOT AREA	668m ² (min.)	3 574m ² (SEE NOTE 1)	
LOT WIDTH	18m (min.)	61.38m	
LOT DEPTH	38m (min.)	66.4m	
LOT COVERAGE BUILDING	40.0% (max.)	24.9% (SEE NOTE 2)	
BUILDING HEIGHT	7.7m (max.)	7.7m	
FRONTAL SETBACK	9.0m (min.)	7.0m	
EXTERIOR SETBACK	7.5m (min.)	7.5m	
REAR SETBACK	6.05m (min.)	19.8m	
INTERIOR SETBACK	3.0m (min.)	20.6m	
GREEN COVERAGE	5.0% (min.)	16.5% (SEE NOTE 3)	
LANDSCAPE STRIP	1.5m (min.)	1.5m	
GROSS FLOOR AREA			
LOCATION	m ² (L.M.)	F ² (L.F.)	
LEVEL 1	915	9 850	
LEVEL 2	1 140	12 270	
TOTAL	2 055	22 120	
DENSITY RATIO (SEE NOTE 4)		0.57	
PARKING REQUIREMENTS (& SHORT-TERM BICYCLE REQUIREMENT)			
LOCATION	REQUIRED	PROPOSED	
LEVEL 1 - COMMERCIAL USE (GROUP E) (915m ² / 25) (SEE NOTE 5)	37	37	
LEVEL 2 - OFFICE USE (GROUP D) (1 140m ² / 40) (SEE NOTE 6)	29	26	
TOTAL	66	63	
PORTION OF ACCESSIBLE PARKING REQUIRED FOR DISABLED PERSONS			
	1	1	
OFF-STREET LOADING BAY REQUIREMENT			
	1	1	
SHORT-TERM BICYCLE PARKING REQUIREMENT (SEE NOTE 7)			
	12	12	

DRAFT SITE PLAN

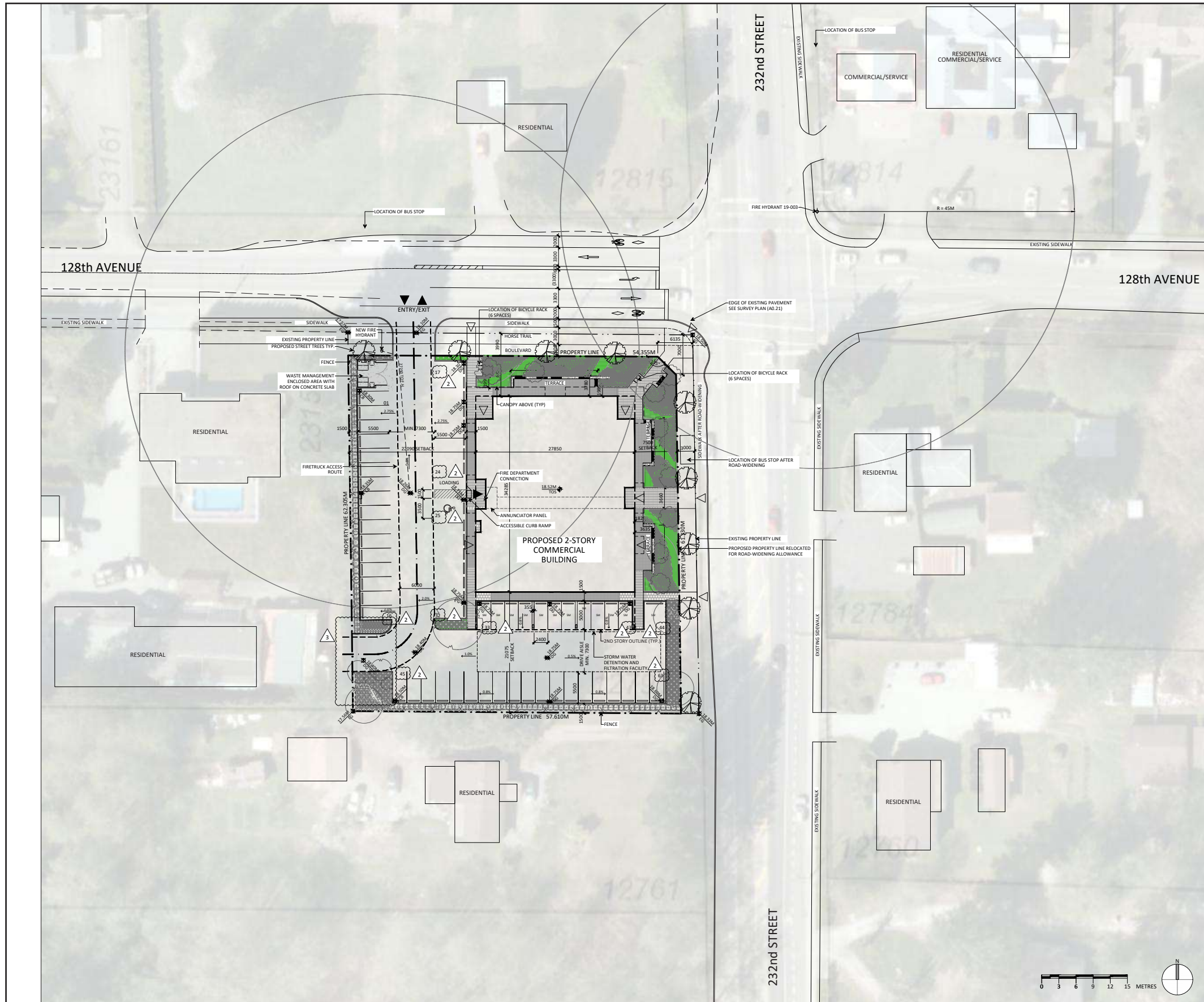


LEGEND

- LANDSCAPING
- DEDICATED PARKING AREA
- BUILDING FOOTPRINT
- PAVERS TYPE 1
- PAVERS TYPE 2
- SMALL CARS ONLY
- BUILDING ACCESS POINT AND VEHICULAR ACCESS POINT
- PEDESTRIAN ACCESS POINT
- TENANT ACCESS POINT



DRAFT SITE PLAN



PROJECT STATISTICS

PROPERTY DATA

LEGAL DESCRIPTION: LOT 44, SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT PLAN 30139
 PARCEL IDENTIFIER: 003-269-477
 STREET ADDRESS: 12791, 232nd STREET, MAPLE RIDGE, BC, CANADA
 EXISTING ZONING: RS-2 - ONE FAMILY SUBURBAN RESIDENTIAL
 PROPOSED ZONING: CS-1 - SERVICE COMMERCIAL
 OCCUPANCY TYPE: E (LEVEL 1) & D (LEVEL 2)
 E (MOST RESTRICTIVE)

SITE STATISTICS

RE-ZONING & DP FOR SERVICE COMMERCIAL: CS-1
 LOT NUMBER 44 (12791 - 232nd STREET, MAPLE RIDGE, BC)

	REQUIREMENT (min./max.)	PROPOSED
LOT AREA	668m ² (min.)	3 574m ² (SEE NOTE 1)
LOT WIDTH	18m (min.)	57.4m
LOT DEPTH	36m (min.)	62.3m
LOT COVERAGE BUILDING	40.0% (max.)	25.6% (SEE NOTE 2)
BUILDING HEIGHT	7.7m (max.)	7.7m
FRONTAL SETBACK	9.0m (min.)	9.0m
EXTERIOR SETBACK	7.5m (min.)	7.5m
REAR SETBACK	6.05m (min.)	19.8m
INTERIOR SETBACK	3.0m (min.)	20.6m
GREEN COVERAGE	5.0% (min.)	16.9% (SEE NOTE 3)
LANDSCAPE STRIP	1.5m (min.)	1.5m

GROSS FLOOR AREA

LOCATION	m ² (s.m.)	F ² (s.f.)
LEVEL 1	915	9 850
LEVEL 2	1 140	12 270
TOTAL	2 055	22 120
DENSITY RATIO (SEE NOTE 4)		0.57

PARKING REQUIREMENTS (& SHORT-TERM BICYCLE REQUIREMENT)

LOCATION	REQUIRED	PROPOSED
LEVEL 1 - COMMERCIAL USE (GROUP E) (915m ² / 25) (SEE NOTE 5)	37	37
LEVEL 2 - OFFICE USE (GROUP D) (1 140m ² / 40) (SEE NOTE 6)	29	29
TOTAL	66	66

PORTION OF ACCESSIBLE PARKING REQUIRED FOR DISABLED PERSONS

REQUIRED	1	1
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OFF-STREET LOADING BAY REQUIREMENT

REQUIRED	1	1
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REQUIREMENT SHORT-TERM BICYCLE PARKING (SEE NOTE 7)

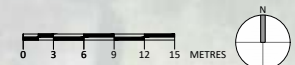
REQUIRED	12	12
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NOTES:

- BASED ON NEW PROPERTY LINES
- LEVEL 1 GROSS AREA / LOT AREA = BUILDING LOT COVERAGE (915m² / 3 574m²) = 25.6%
- TOTAL GREEN SPACE / LOT AREA = GREEN COVERAGE (605m² / 3 574m²) = 16.9%
- TOTAL GROSS FLOOR AREA / LOT AREA = DENSITY RATIO (2 055m² / 3 574m²) = 0.57
- RETAIL, WHOLESALE OR PERSONAL SERVICE COMMERCIAL IN THE CS-1, CS-3, CS-4, C-4 OR C-4a ZONE = 1 PARKING STALL PER 25m² / GROSS FLOOR AREA
- OFFICE = 1 PARKING STALL PER 40m² GROSS FLOOR AREA
- SHORT-TERM BICYCLE PARKING REQUIREMENT = 6 SPACES FOR EVERY 1500m² TOTAL GROSS FLOOR AREA = 2 055m² SHORT-TERM BICYCLE PARKING REQUIREMENT = 12 SPACES

LEGEND

- LANDSCAPING
- DEDICATED PARKING AREA
- BUILDING FOOTPRINT
- PAVERS TYPE 1
- PAVERS TYPE 2
- SMALL CARS ONLY
- BUILDING ACCESS POINT
- VEHICULAR ACCESS POINT
- PEDESTRIAN ACCESS POINT
- TENANT ACCESS POINT
- FIRE TRUCK ACCESS ROUTE



TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY OF LOT 44 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 30199

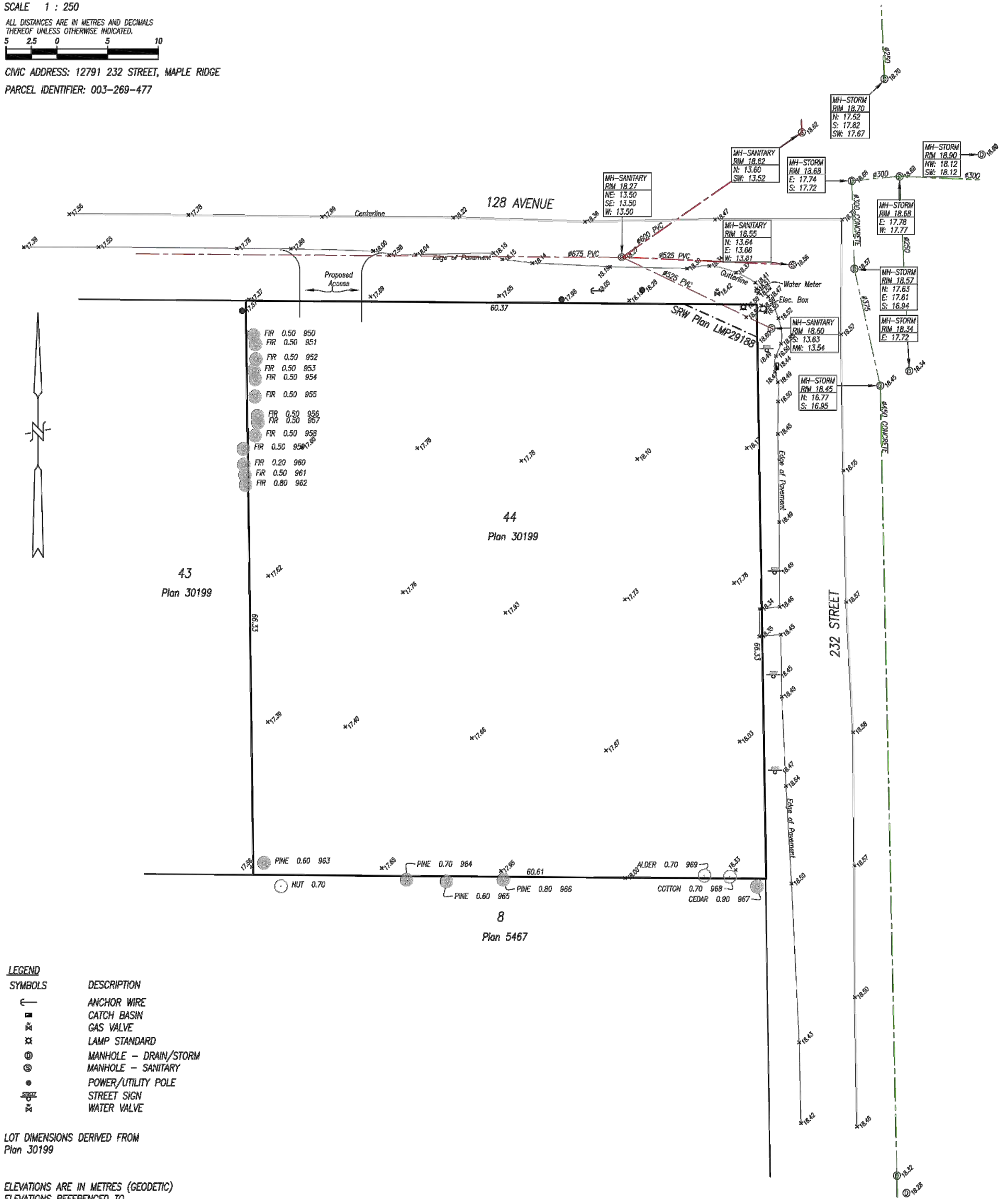
SCALE 1 : 250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 12791 232 STREET, MAPLE RIDGE

PARCEL IDENTIFIER: 003-269-477



SYMBOLS	DESCRIPTION
—	ANCHOR WIRE
■	CATCH BASIN
□	GAS VALVE
⊗	LAMP STANDARD
⊙	MANHOLE - DRAIN/STORM
⊚	MANHOLE - SANITARY
●	POWER/UTILITY POLE
⊕	STREET SIGN
⊖	WATER VALVE

LOT DIMENSIONS DERIVED FROM
Plan 30199

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 84H0055
ELEVATION: 18.359m
CVD28GVRD2018

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3071-01-R3

PREPARED FOR: ALMA JONES

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
BNK216980 STATUTORY RIGHT OF WAY

S.P. WADE, BCLS
DATE OF SURVEY: MAY 30, 2019
DATE OF SURVEY: AUGUST 26, 2020

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

