



A PRIME POTENTIAL INSTITUTIONAL DEVELOPMENT OPPORTUNITY

11581 256TH STREET,
MAPLE RIDGE

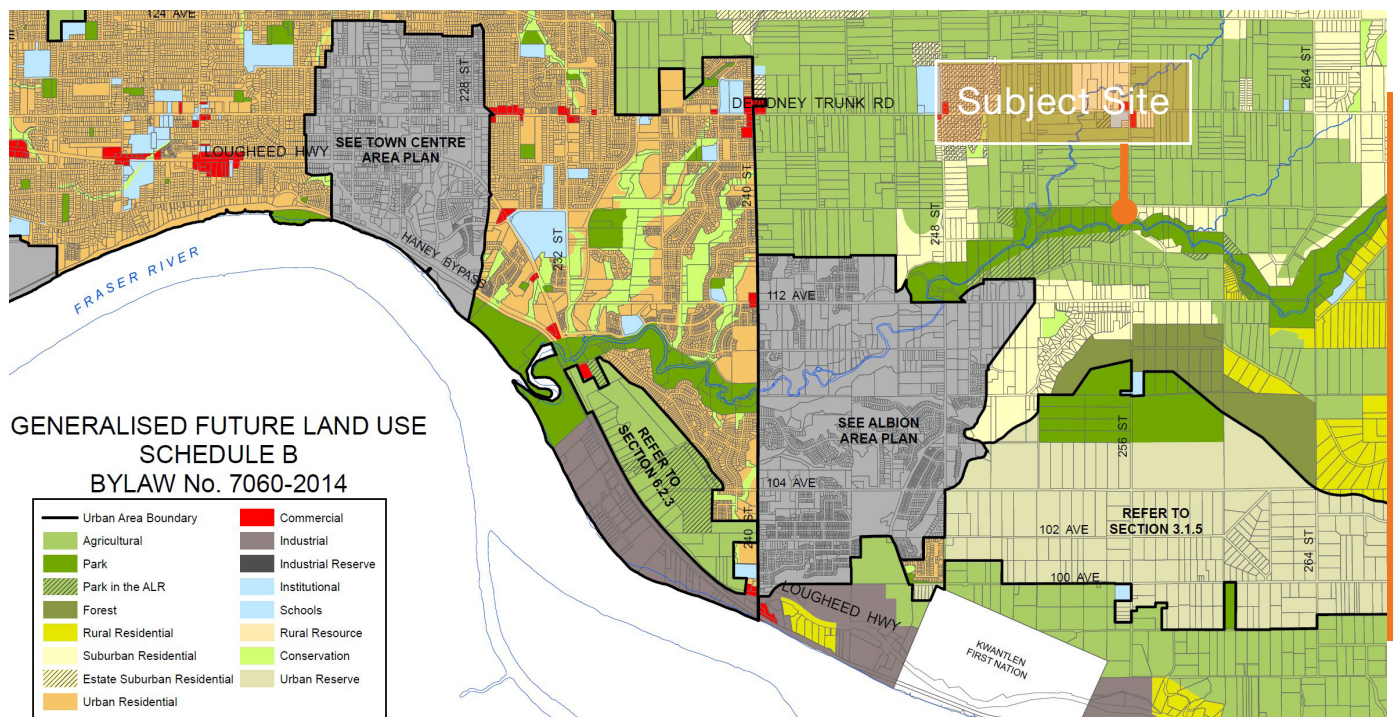
**LONDON
PACIFIC**

THE HEART OF MAPLE RIDGE

THE OPPORTUNITY

London Pacific is delighted to present for sale this exceptional 2.13 acres development property located on 256th Street, a stone's throw away from Kanaka Regional Park. With its designation as institutional in the Maple Ridge OCP and its close proximity to Maple Ridge City Centre, this potential development site holds immense opportunity for investors and developers seeking to capitalise on Maple Ridge's rapid growth and vibrant community.

The Maple Ridge OCP was approved by the council in 2014. It is a comprehensive plan that provides a vision and framework for the future development and revitalization of Maple Ridge. The plan focuses on creating a vibrant, walkable, and mixed-use urban core, enhancing public spaces, promoting economic growth, and improving transportation and infrastructure.



OFFICIAL COMMUNITY PLAN

DEVELOPMENT OPPORTUNITY

This 2.13 acres site is designated Institutional in the City's Official Community Plan. An institutional designation allows for a wide range of principal uses, from parks and schools, private hospitals, assisted living and senior housing, to animal shelters and places of worship. A variety of uses, in combination with Maple Ridge's growing population size, makes this an ideal property for investment

Discover this exceptional institutional development opportunity in the serene eastern outskirts of Maple Ridge, away from the bustling city center and traffic. This remarkable 2.13 acres site once housed the renowned Kanaka Creeks Senior Centre, adding to its historical significance. Its advantageous location offers easy access to both Maple Ridge City Centre and Lougheed Highway, mere 7 minutes away by car, striking a perfect balance between proximity and tranquility.



DEVELOPMENT POTENTIAL

POTENTIAL INSTITUTIONAL ZONING

SALIENT FACTS

Address

11581 256th Street,
Maple Ridge

Neighbourhood

Webster's Corner

Gross Site Area

2.13 acres (92.992 Sqft)

Current Zoning

LUC :

The Land Use Contract is set to expire on June 20th, 2024 (as per provincial legislation), and the underlying zoning of R-3 will take effect

OCP Land Use Designation
Institutional



Potential Institutional Zoning

Zones	Principal Uses	Accessory Uses	FSR/FAR
P-1 Park & School	Animal Shelter, Assembly, Indoor & Outdoor Commercial Recreation, Park & School	Caretaker Residential & Single Detached Residential	Not to exceed 0.5 times the lot area
P-2 Special Institutional	Assembly, Assisted Living Residence, Community Care Facility & Private Hospital	Caretaker Residential & Single Detached Residential	Not to exceed 0.5 times the lot area
P-3 Childrens Institutional	Childrens Institutional	Caretaker Residential & Single Detached Residential	Not to exceed 0.5 times the lot area
P-4 & 4A- Place of Worship Institutional	Place Of Worship	Assembly, Caretaker Residential & Single Detached Residential. 4A- Primary, Elementary and Secondary Schools	No Density requirement in this zone
P-5 Corrections & Rehabilitation	Corrections & Rehabilitation	No Accessory uses in this zone	No Density requirement in this zone
P-6 Civic Institutional	Assembly, Civic, Indoor & Outdoor Commercial Recreation & Off street parking	Caretaker Residential & Single Detached Residential	No Density requirement in this zone
RS- 3	Single Detached Residential, Agriculture, Assisted Living Residence & Cannabis, Commercial Production.	Agriculture Employee Residential, Bed & Breakfast, Boarding, Campground, Detached Garden Suit Residential, Hobby Beekeeping, Home Occupation, Neighborhood Daycare, Produce Sales, Rental Stable, Secondary Suite Residential & Temporary Residential.	No Density requirement in this zone

SITE LOCATION

EAST MAPLE RIDGE

Maple Ridge, a flourishing community nestled in the picturesque eastern corner of Metro Vancouver, presents a compelling case for institutional development opportunities. As the city experiences a continuous influx of new residents and businesses, the demand for specialized facilities and services is on the rise. Institutional sites serve as crucial pillars to cater to the evolving needs of the growing population. These sites offer a strategic advantage by providing a serene and well-connected location for institutions to thrive. As Maple Ridge emerges as a hub of progress and cultural diversity, the requirement for institutions that promote education, healthcare, and community engagement becomes ever more vital. By investing in an institutional development in Maple Ridge, investors can contribute to the city's sustainable growth while providing essential services that enrich the lives of its residents and foster a sense of belonging within the vibrant community.



Seller's remark: A Joint Venture Opportunity?

The Seller is also open to a Joint Venture, don't miss your chance to seize this exceptional opportunity in Maple Ridge. For more information, investment details, and to explore the vast potential of this property, get in contact today.

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