



Woodland Park

Maple Ridge

POWERED BY STRATA GONE

StrataGone.com

NEW MASTER PLANNED COMMUNITY

DEVELOPMENT OPPORTUNITY

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Site area	8.81 Acres (+/- 383,000 Sq.Ft)
Current zoning	RG (Group Housing residential)
OCP designation	Urban Residential
FSR	Currently Up to 12 units per Acre
List price	Bid Process
Lot Coverage	Currently 35%

**Currently
53 Stratified Units**

**Woodland
Park**

12101-12136 Schmidt Crescent, and 12137-12153 Faber Crescent, Maple Ridge

Please visit StrataGone.com for Marketing Video

THE OFFERING

On behalf of the owners of the Strata Corporation NWS336 (collectively the “Vendor”), Sutton Group 1st West Realty (the “Agent”) is pleased to offer for sale 12101-12136 Schmidt Crescent, and 12137-12153 Faber Crescent, Maple Ridge (the “Property”).

Covering an expansive 8.81 Acre site, existing improvements include 53 stratified Bare-Land Strata units. The site is exceptionally located. Minutes from Golden Ears Bridge and Dewdney trunk Rd on the West side of Maple Ridge and close proximity from Downtown Maple Ridge. The Property is a trophy redevelopment, and the largest of its kind in the West side. Opportunity for a Purchaser to construct a family oriented, master planned community comprised of multi units.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 53 strata lots and common property comprising Strata Plan NWS336 is subject to the provisions of the Strata Property Act.

All prospective purchasers will be advised of an offer submission date after an initial marketing period. Please email to indicate your interest to be notified of the submission date.

SUBMISSION GUIDELINES

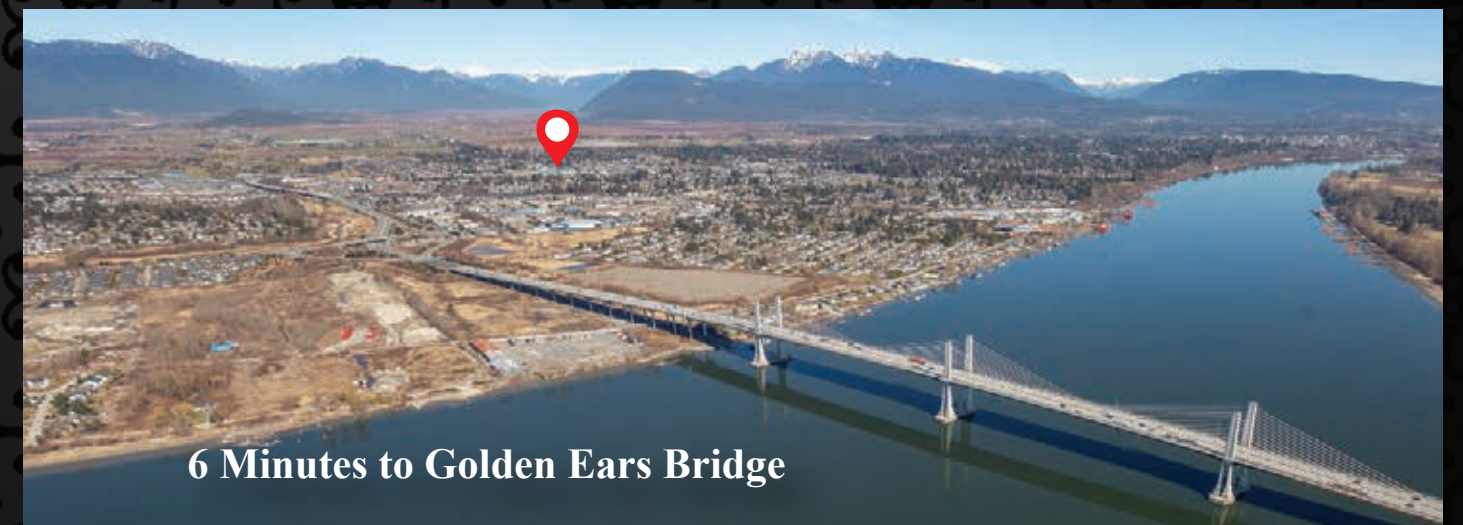
The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposit's payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis

BID SUBMISSIONS DATE

September of 2019.

Exact date will be announced to interested parties following the full marketing process.



PROPERTY SUMMARY

ADDRESS	12101-12136 Schmidt Crescent, and 12137-12153 Faber Crescent, Maple Ridge
YEAR BUILT	1975
CURRENT IMPROVEMENTS	53 Stratified Units
SITE SIZE & DIMENSIONS	35,660 M ² (8.81 Acres) (Approx)* 319 Meters (1044 Sq. Ft) West to East. 116 Meters (380 Sq. Ft) South to North
EXISTING BUILDING AREA	59,360 Sq. Ft (Approx)*
*All measurements are approx. & Subject to verification by the Purchaser	
CURRENT ZONING	RG (Group Housing Zone)
OCP LAND USE DESIGNATION	Urban Residential
LOT COVERAGE	35% Under existing zoning
LIST PRICE	BID PROCESS

**Currently 35% Lot Coverage
8.81 Acres (383,000 Ft2)***



LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large-scale trophy redevelopment site, currently improved with a stratified complex comprising 53 units.

The property sits on an expansive 8.81 acre (383,841 SF) rectangular shaped site located on the West side of Maple Ridge, West of Laity Street and North of Dewdney Trunk Road in the City of Maple Ridge. The property features lush, green space all around on a flat lot providing privacy for a family-oriented community.

Woodland Park benefits from its central location with minutes walk to Schools, Shops and close proximity to Lougheed Hwy, Golden Ears Bridge and Golf Courses.

The redevelopment of the Subject Property into a multi-phase, master planned community would enhance and significantly contribute to the current limited housing options in Metro Vancouver.



Estimated Population
Maple Ridge
83,000



Projected Population
Maple Ridge
Over 5%



Median Age
Maple Ridge
41.4



Average Household Income
Maple ridge
\$100,207



Vacancy Rate
Maple Ridge
6%

CONNECTIVITY



EASY CONNECTION TO GOLDEN
EARS BRIDGE (6 MIN) AND HIGHWAY 1
(10 MIN)



LOCATED NEAR A MAJOR TRANSIT
ROUTE PROVIDING ACCESS TO
MOST METRO VANCOUVER
MUNICIPALITIES



EASY ACCESS TO DOWNTOWN AND
METRO VANCOUVER VIA WEST COAST
EXPRESS



NUMEROUS PARKS, TRAILS,
RECREATIONAL FACILITIES,
AND SHOPPING CENTERS
LOCATED IN MAPLE RIDGE AREA



Townhouse Development or Single Family Homes

OFFICIAL COMMUNITY PLAN

Urban Residential

Maple Ridge will support a range of densities within the Urban Area Boundary.

Urban Residential consists of two residential categories with the following characteristics:

1) Neighbourhood Residential – General Characteristics:

- a) a maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite;
- b) density that is based on the current zoning of the property, or surrounding neighbourhood context;
- c) single detached dwellings will remain the predominant housing form within neighbourhoods.

Other housing forms are possible, subject to compliance with the Neighbourhood Residential Infill policies;

2) Major Corridor Residential – Not Applicable to Woodland Park

All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) the ability of the existing infrastructure to support the new development;
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;
- d) the location, orientation, and visual impact of vehicle access/egress in relation to adjacent developments, the street, the pedestrian environment, minimizing adverse parking and traffic impacts on the existing neighbourhood.

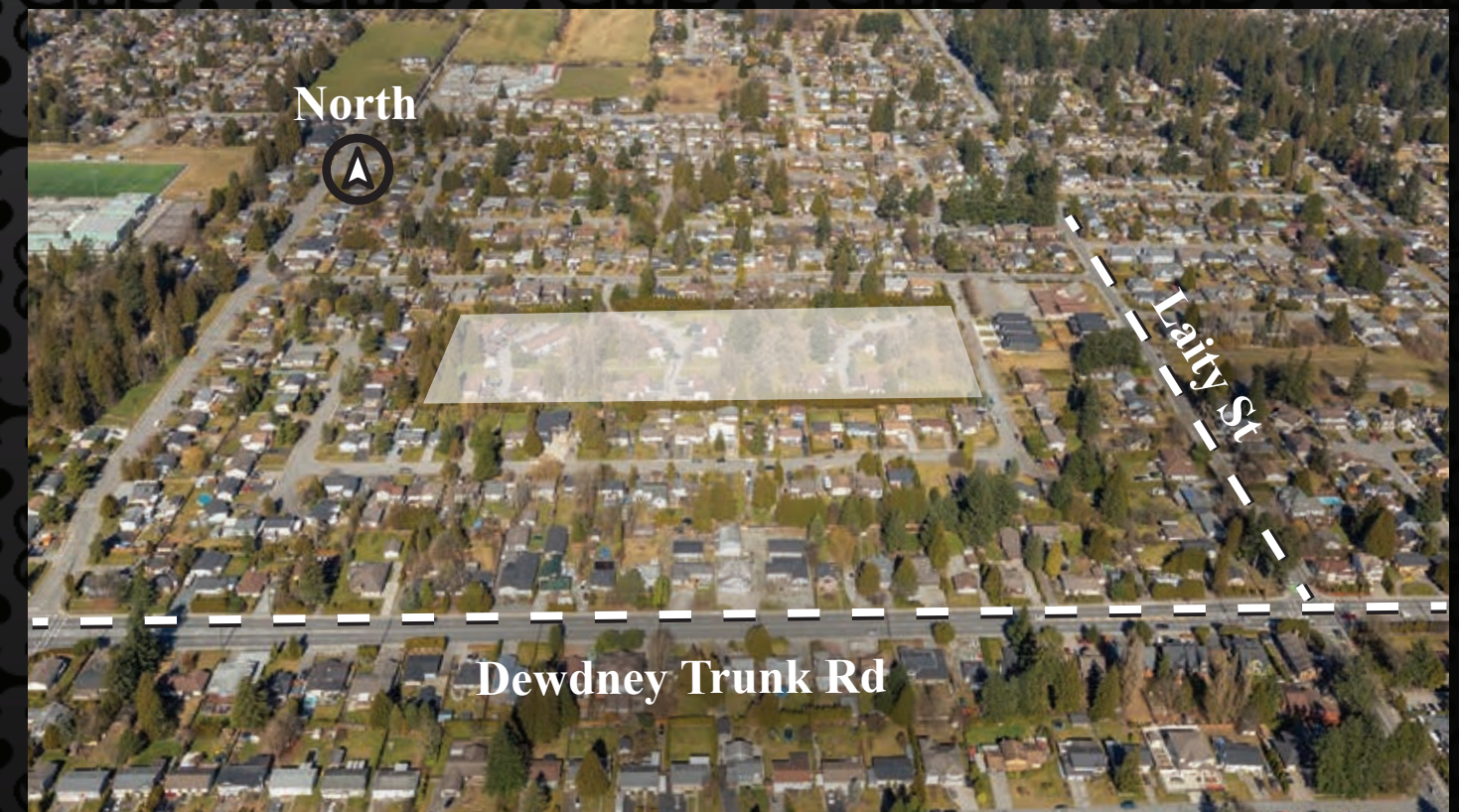
Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.



DEVELOPMENT POTENTIAL AND VISION.

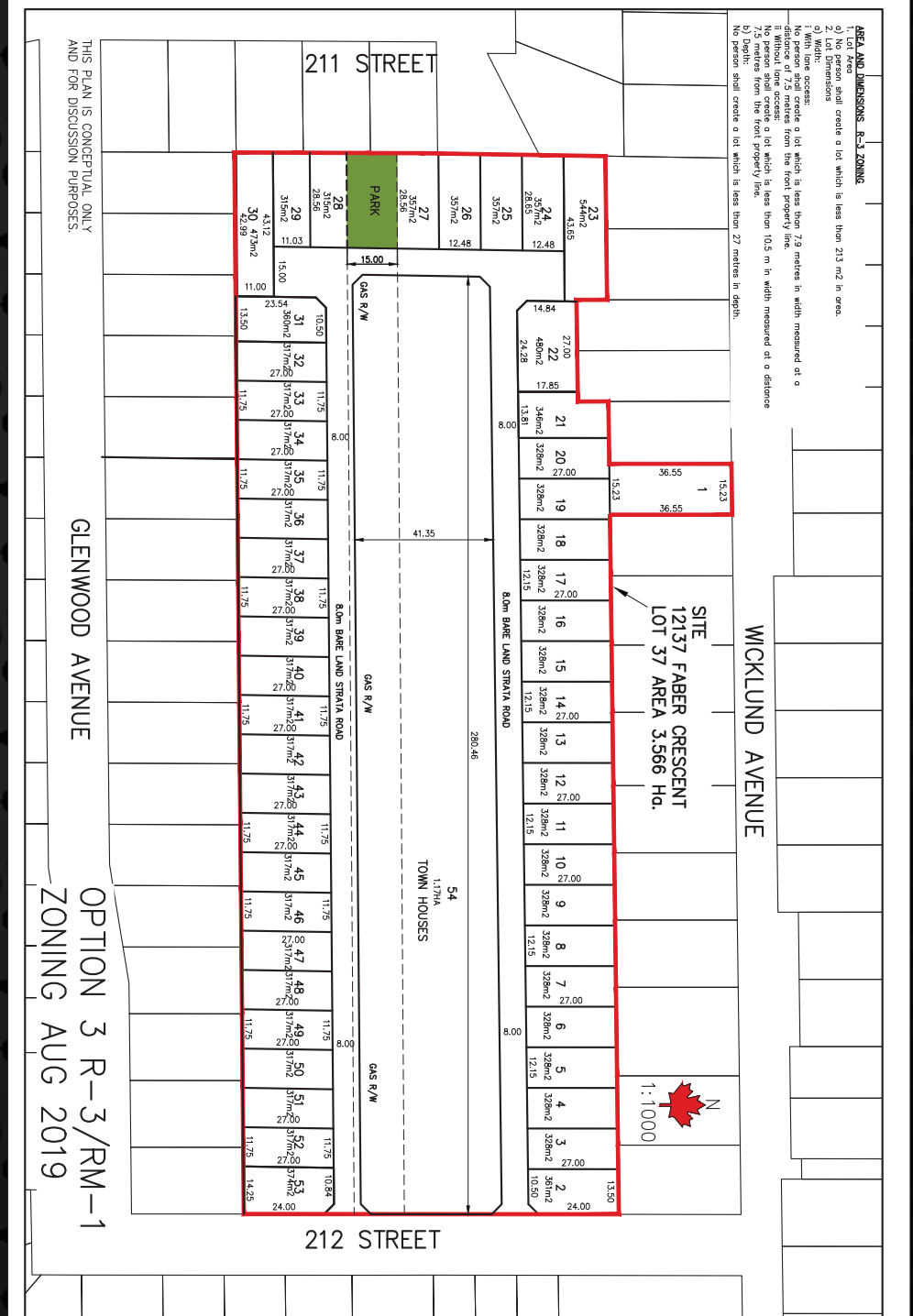
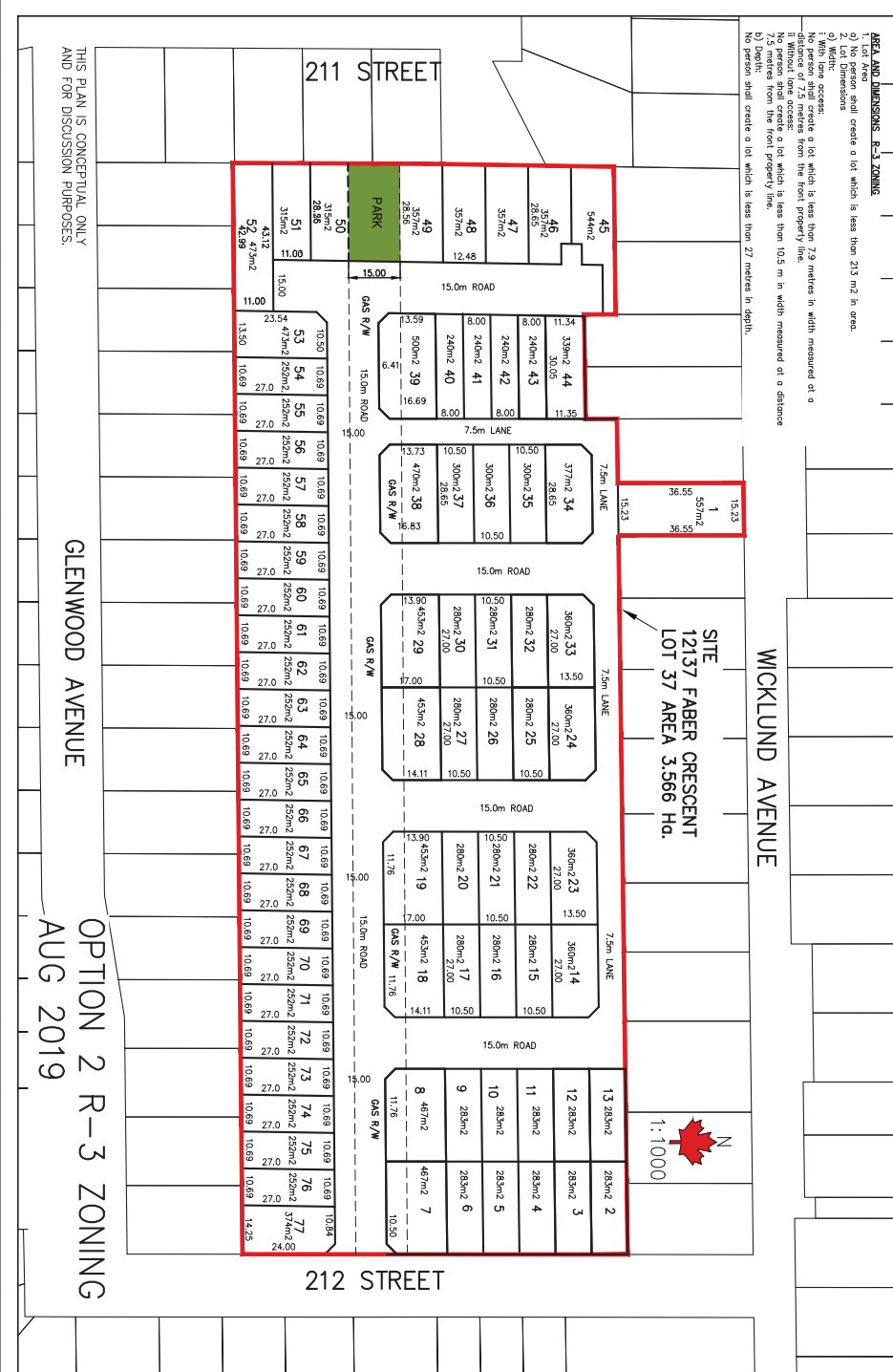
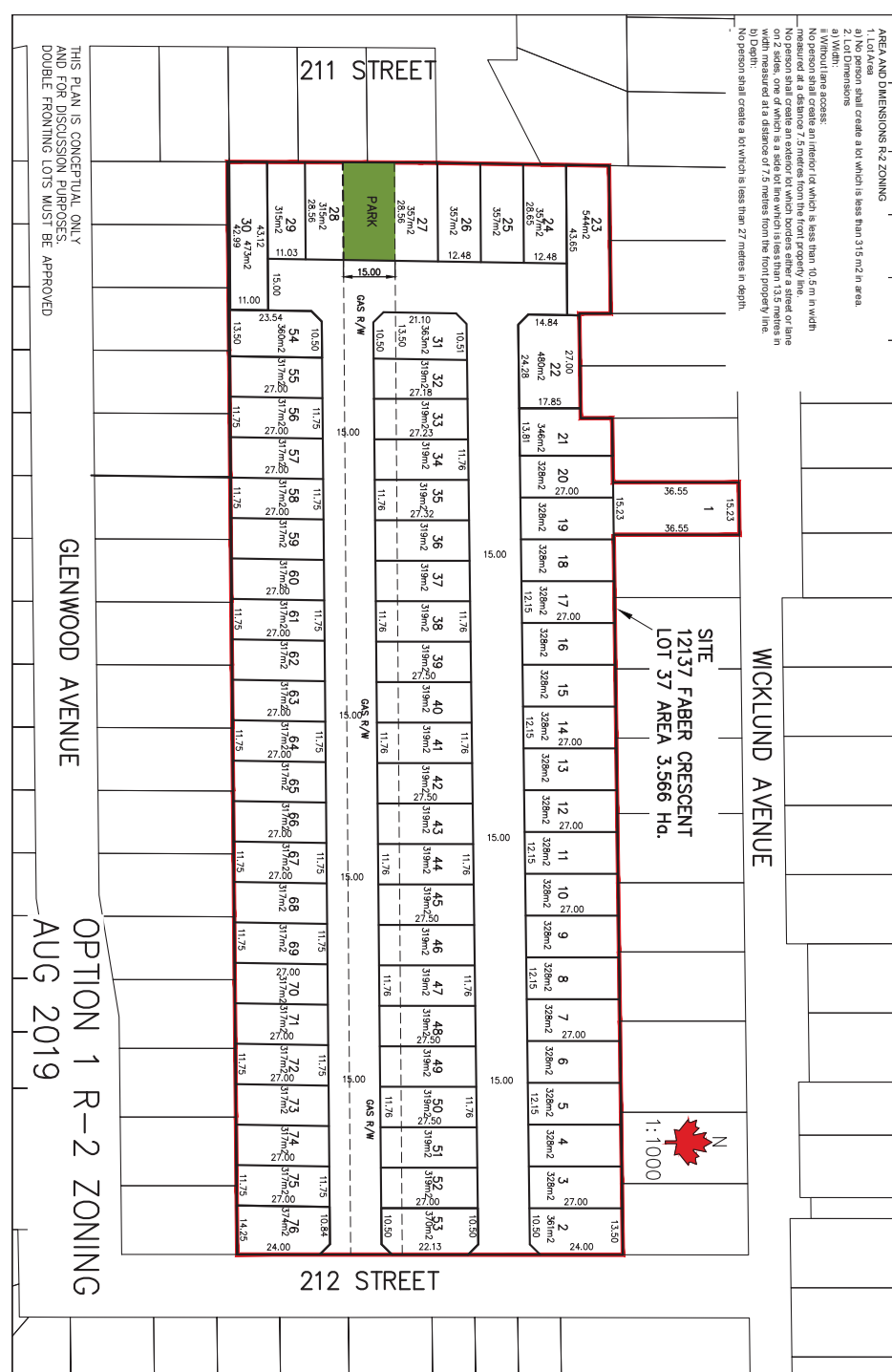
A developer will have the opportunity to be the **FRONT RUNNER** in West Maple Ridge to develop a unique family-oriented community. The redevelopment of Woodland Park is an exciting and extremely rare opportunity for a developer to acquire and develop a strategic site with a stand-alone master planned community in the heart of one of the more sought after markets in Metro Vancouver knowing that once this site is developed, this model will be followed by others.

A future site-specific text amendment application to the existing RG zone could be supported by the City of Maple Ridge. A density bonus contribution above the current density range of the zone would be required. The City would also consider the incorporation of rental, affordable rental and special needs housing, in exchange for additional density.



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Endless Possibilities. Below are 3 conceptual plans for guidance. All plans need to be approved by the city, guideline only.



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