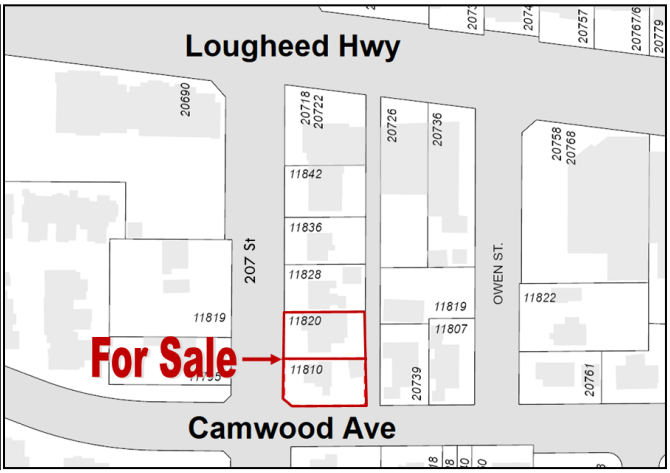
# 4-6 Storey Apartment Development Site

## For Sale

11810 & 11820 207 ST, Maple Ridge



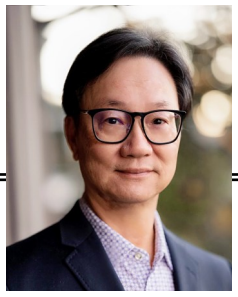

**Total 13,955 SqFt side by side corner properties, sell together.** Medium density development properties in Southwest Maple Ridge area, located at the corner of 207st, Camwood Ave and Owen St. Under RS-1 zoning and Hammond area plan OCP, with potential to 4-6 storeys wood frame apartment (approx. 28-30 units) and 1 level parking. Surrounding by group of residential communities. Walking distance to Westridge Centre and Westgate shopping center, Ridge Meadows College. With minutes drive, easy access to Lougheed Hwy, and Meadowtown Centre etc. Both houses are occupied by tenants. **Call now for more information!**

### Property Information

| | |
|---|---|
| Address: | 11810 & 11820 207 ST, Maple Ridge |
| Legal: | LOT 1 & 2, PLAN NWP8735, DISTRICT LOT 250, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 78108 |
| P.I.D.: | 000-926-256 & 011-349-107 |
| Zoning: | RS-1 |
| Lot Size: | 13,955 SqFt |
| Year Built: | 1946 & 1957 |

### Government Assessment 2026

| Address: | 11810 | 11820 |
|---|---|---|
| Land: | $882,000 | $883,000 |
| Improvement: | $40,500 | $55,300 |
| Actual Total: | $922,500 | $938,300 |
| Tax: | $5,802.72 | $5,874.38 |



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT




**Over 30 Years Experiences**
**Raymond Leung**
Personal Real Estate Corporation
梁國權 **604-644-6482**


- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

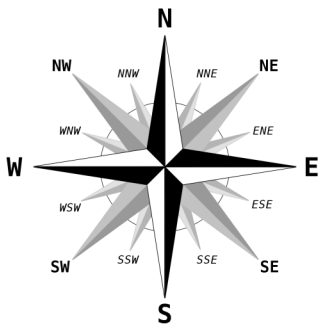

**2024 Re/Max Western Canada Commercial Team No. 9**
**Christopher Leung, DULE**
梁煒樂 **778-951-1515**

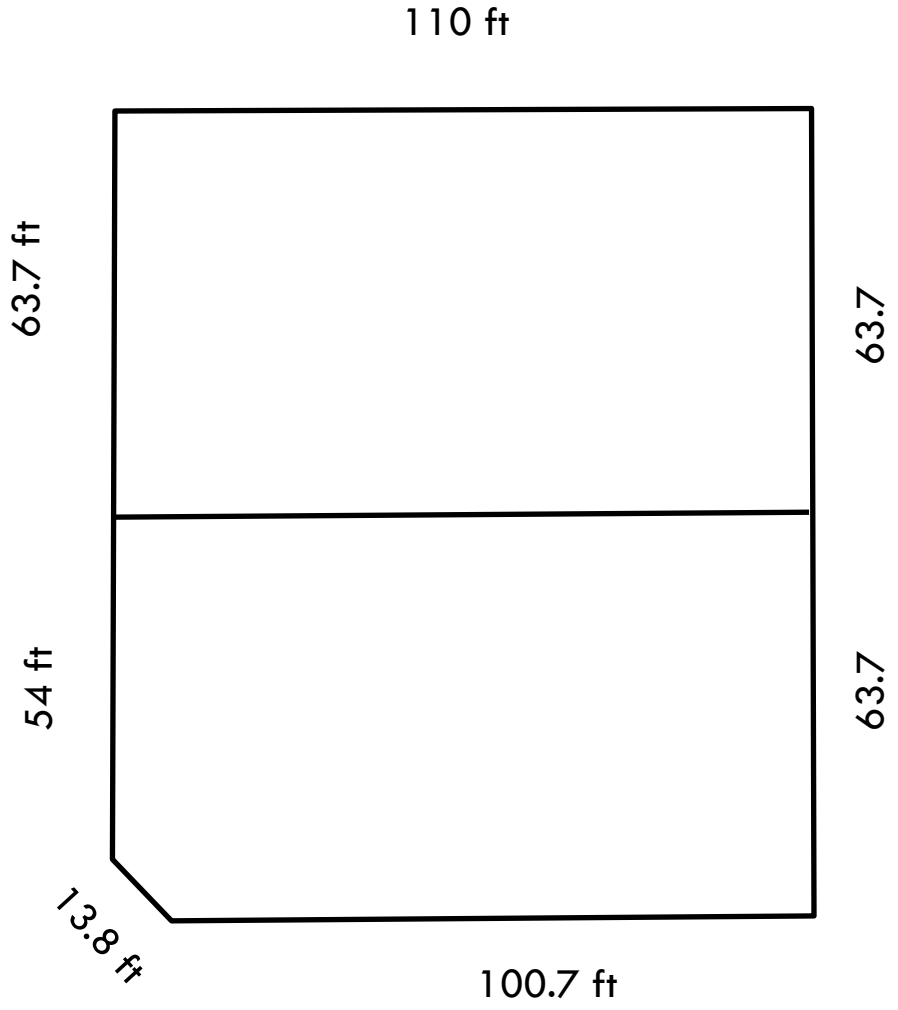


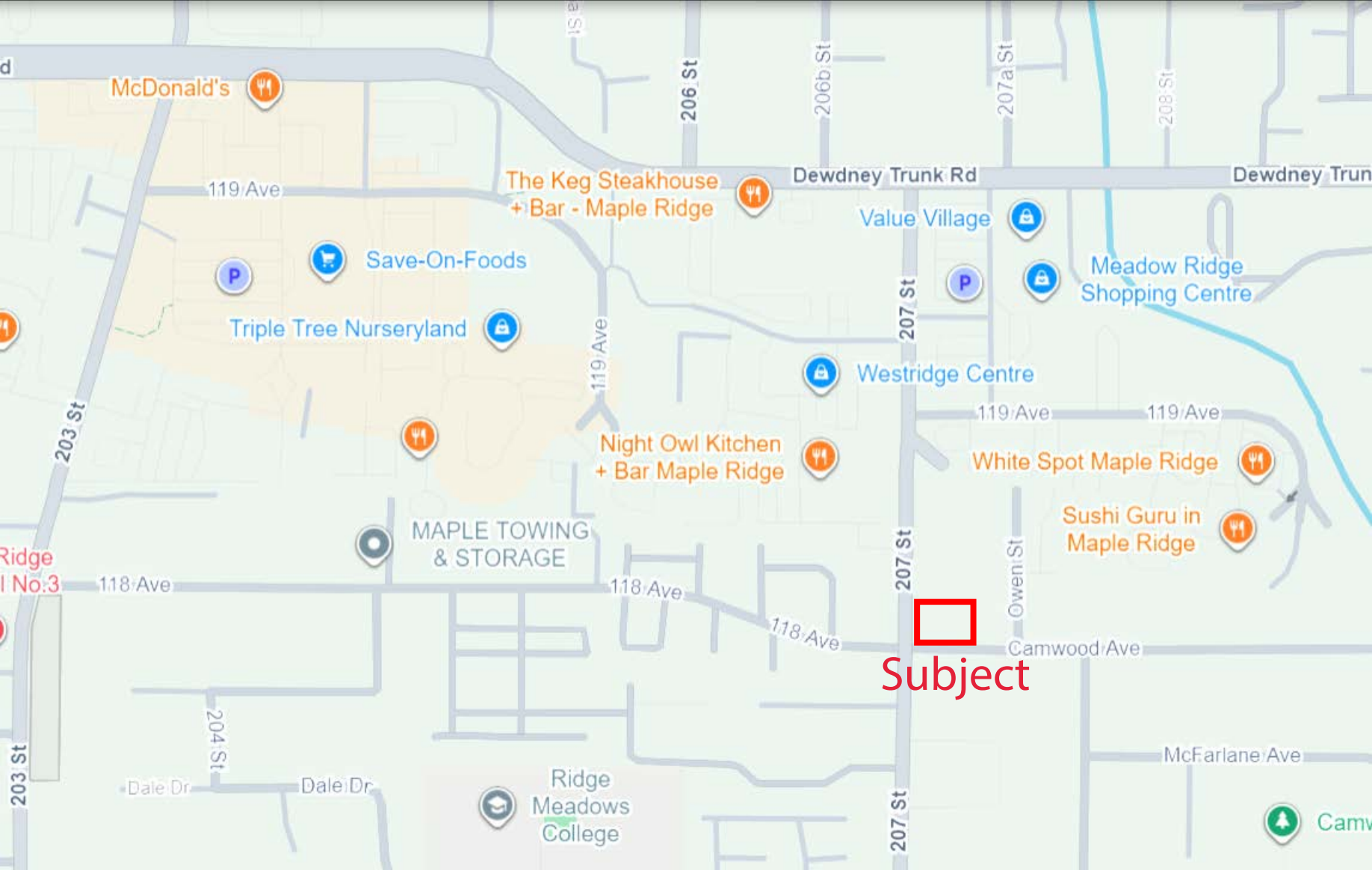
**Re/Max City Realty** #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
**Leung Real Estate Group** Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com



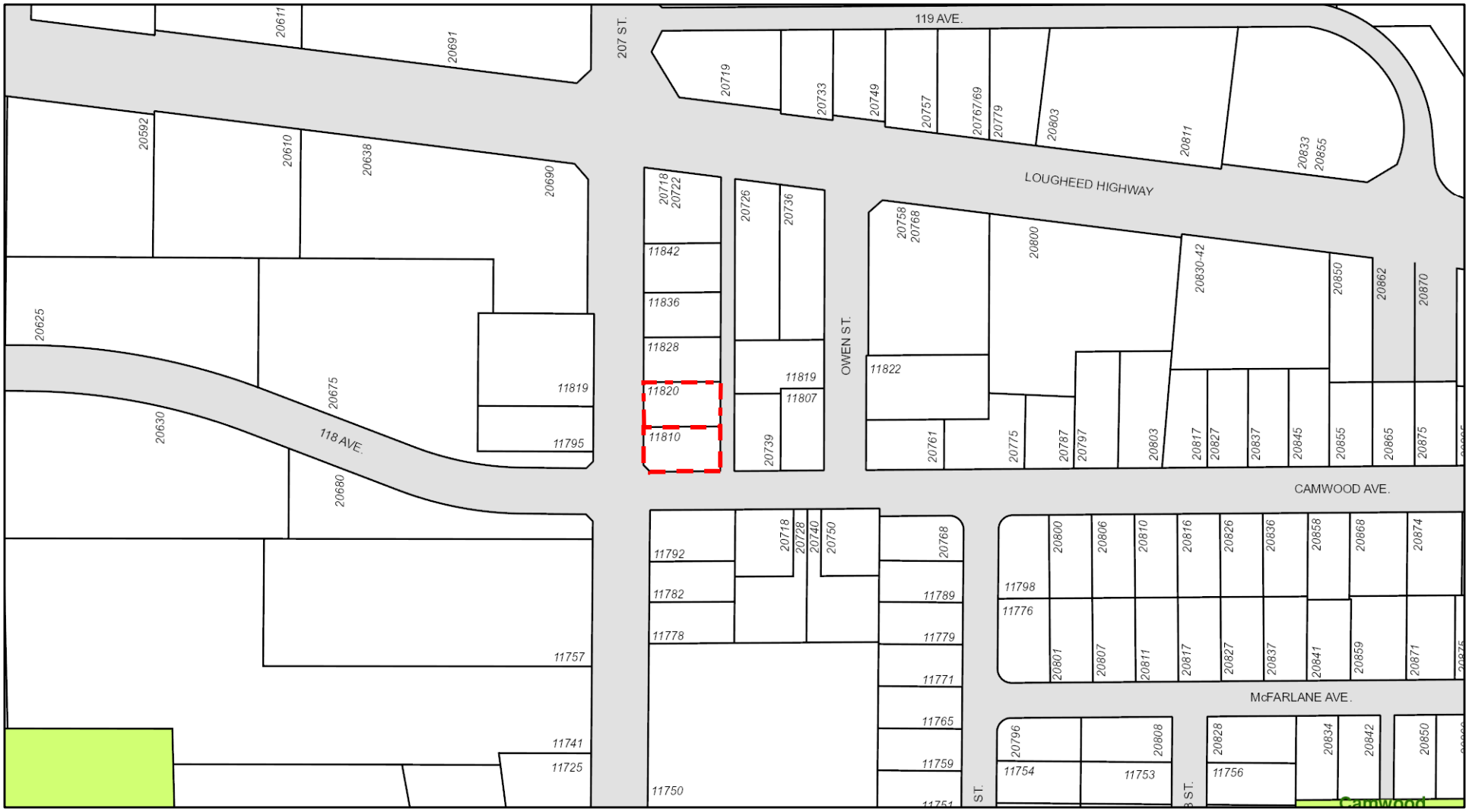
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*


N
NW
NNW
NNE
NE
WNW
ENE
W
E
WSW
ESE
SW
SSW
SSE
SE
S


110 ft
63.7 ft
63.7
54 ft
63.7
13.8 ft
100.7 ft


McDonald's
206 St
206b St
207a St
208 St
Dewdney Trunk Rd
Dewdney Trun
119 Ave
The Keg Steakhouse
+ Bar - Maple Ridge
Value Village
Save-On-Foods
Meadow Ridge
Shopping Centre
Triple Tree Nursery land
207 St
119 Ave
Westridge Centre
203 St
Night Owl Kitchen
+ Bar Maple Ridge
White Spot Maple Ridge
Sushi Guru in
Maple Ridge
MAPLE TOWING
& STORAGE
Owen St
118 Ave
Camwood Ave
Subject
204 St
Dale Dr
McFarlane Ave
Ridge
Meadows
College

# Site Map




- Facility or Attraction
- Railway
- Major River or Lake Edge
- Major River or Lake
- Interior Lot Boundary
- School
- Park
- Property
- Municipal Boundary

0 90 180 360 ft

0 25 50 100 m

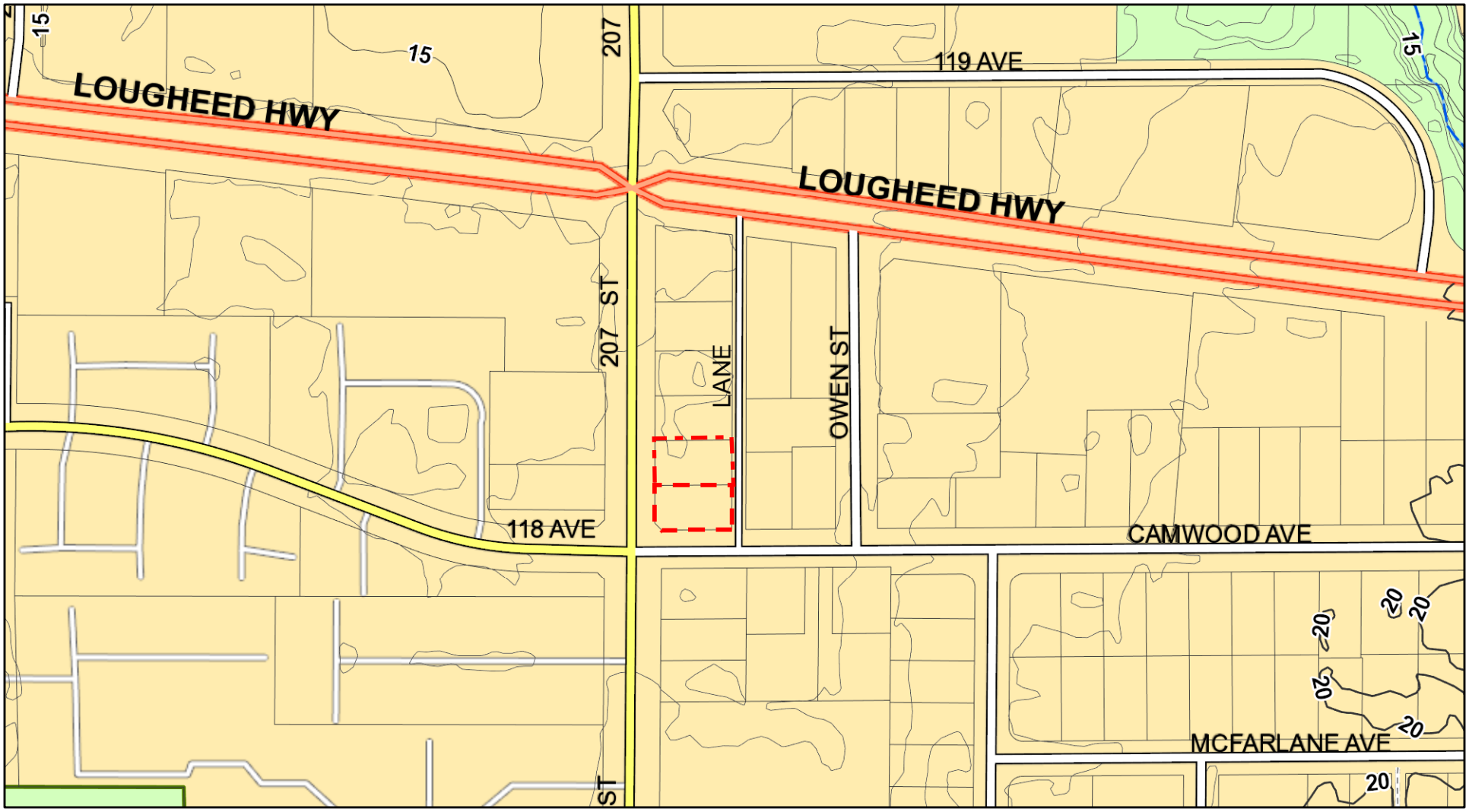
N

**Scale 1:2,500**

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

City of Maple Ridge
RidgeView 2.0
Printed: September 15, 2021

# Contour




Interior Lot Boundary
Railway
Trail

**Road**

Highway
Ramp
Arterial
Collector
Lane
Local
Unmaintained
Wetland
Pond
Stream
Flooded Area
Marsh
Canal
Major River or Lake Edge
Major River or Lake
1 metre Interval
2 metre Interval
5 metre Interval
10 metre Interval
School
Park
Property
Municipal Boundary

0 90 180 360 ft
0 25 50 100 m

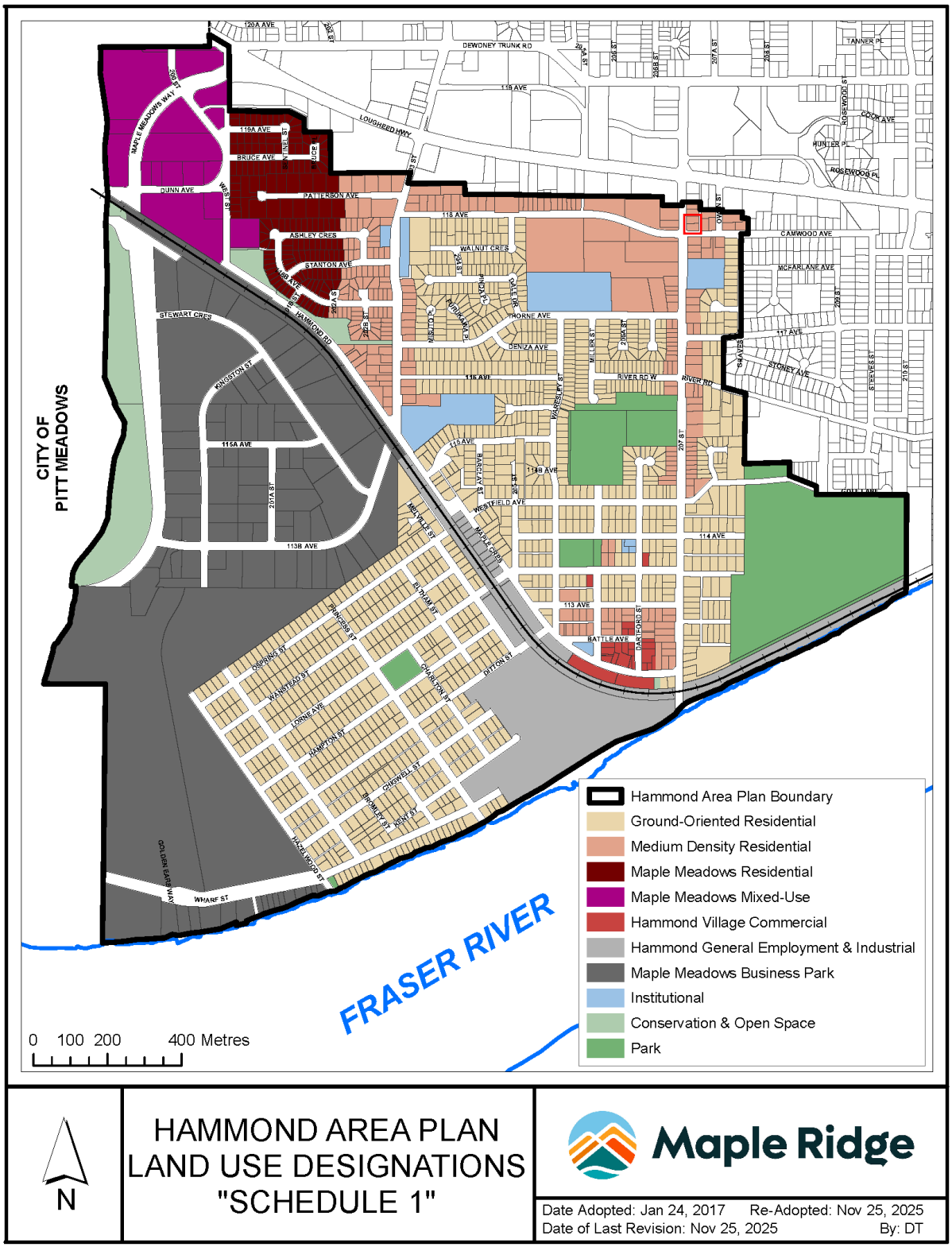
N

**Scale 1:2,500**

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

City of Maple Ridge
RidgeView 2.0
Printed: September 15, 2021

**Schedule 1: Hammond Area Plan Land Use Designation Map**



### 3.1.2 Medium Density Residential

**Intent:**

The **Medium Density Residential** designation (see attached Schedule 1) allows for townhome, rowhome and low-rise apartment forms of development. The intent of the designation is to provide a level of density to support establishing a vibrant Hammond neighbourhood along key corridors and roads.

**Policies**

**3-24** Townhome, rowhouse, and apartment housing forms are supported within the Medium Density Residential designation.

**3-25** Maximum building heights for townhouse and rowhouse development forms is generally three (3) storeys.

**3-26** Maximum building height for apartment form is generally up to six (6) storeys outside of the Transit Oriented-Area.

**3-27** In scenarios where there are lots with this designation abutting lots located within the Lougheed Transit Corridor Area Plan (LTCAP) commercial uses could be supported. This would apply to properties adjacent to the Lougheed Transit Area that are assembled into that plan, with the LTCAP properties having a relevant mixed-use or commercial designation.

**3-28** Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:

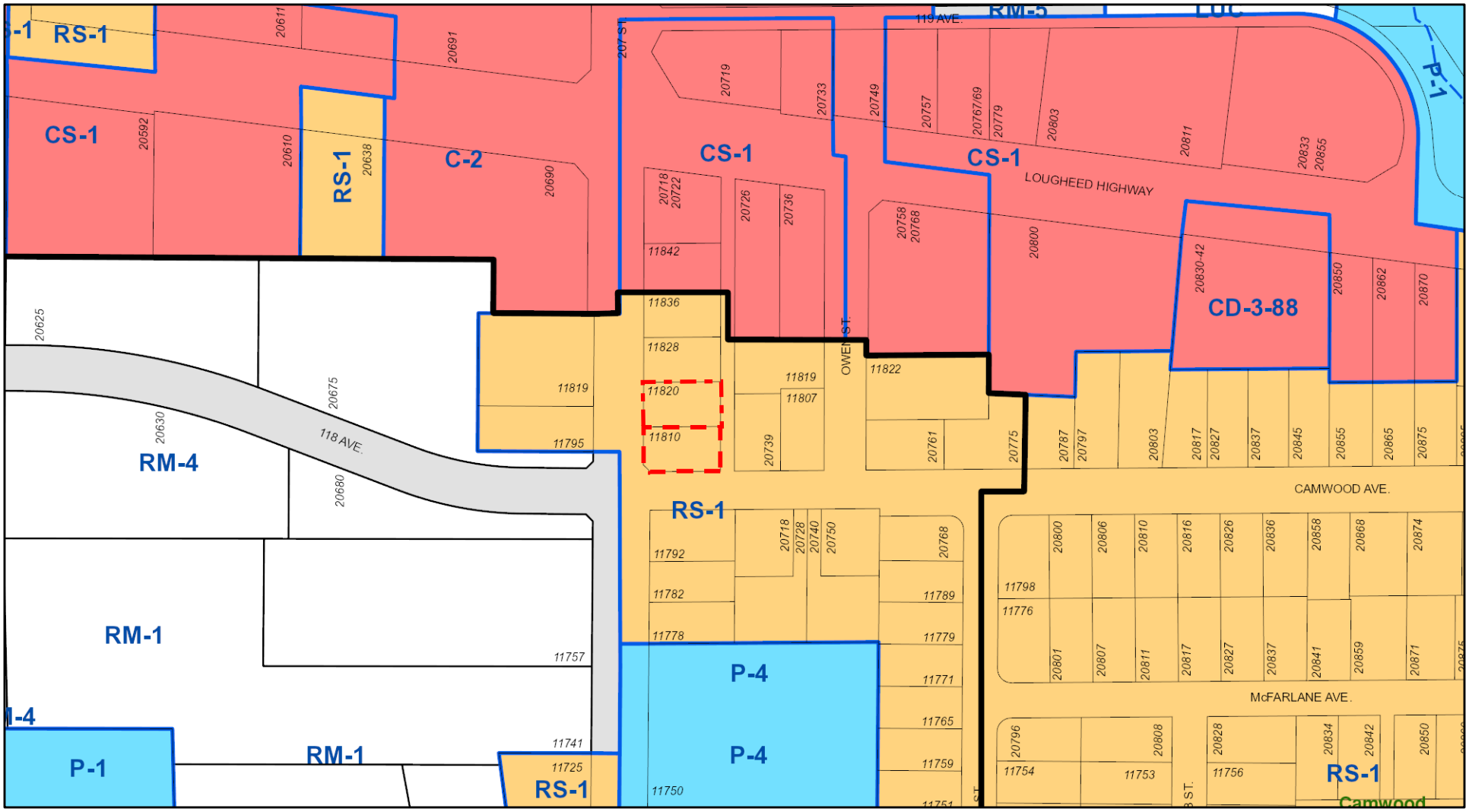
a. Orienting living and activity spaces toward streets and laneways, so that opportunities for “eyes on the street” are created wherever possible;

b. Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;

c. Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height; and

d. Parking for residents is provided in a concealed or underground structure.

# Zoning Map




- Facility or Attraction
- Stream
- Railway
- Urban Area
- Urban Containment Boundary (Metro Vancouver, Feb 2018)
- Lot Lines
- Major River or Lake Edge
- Major River or Lake

**Zoning**

- Agricultural
- Commercial
- Industrial
- Institutional
- Other
- Residential
- School
- Park

0 90 180 360 ft

0 25 50 100 m

N

**Scale 1:2,500**

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

City of Maple Ridge
RidgeView 2.0
Printed: September 15, 2021

# 605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

## 605.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 668.0 square metres.

## 605.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*;
   c. *Assisted Living Residence*; and (Bylaw 7723-2321)
   d. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*;
   e. *Urban Infill Residential*, subject to *Section 402.29 (Urban Infill Residential)* of this Bylaw. (Bylaw 7998-2024)

## 605.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. Deleted by Bylaw No. 8029-2025;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*;
   h. Deleted by Bylaw No. 7999-2024;
   i. *Urban Infill Residential*, subject to *Section 402.29 (Urban Infill Residential)* of this Bylaw; and (Bylaw 7998-2024)
   j. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw. (Bylaw 8029-2025)
2. Refer to *Section 401* and *Section 402* of this Bylaw for additional information.

## 605.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

| | | |
|---|---|---|
| a. | in *Lot Area* | 668.0 square metres |
| b. | in *Lot Width* | 18.0 metres |
| c. | in *Lot Depth* | 27.0 metres. |

2. Refer to *Section 407.1 (Building Envelope)* of the Bylaw for required minimum *Building Envelope* dimensions.

## 605.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

## 605.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to *Section 401.4 (Accessory Buildings, Structures and Uses)* of this Bylaw for *Lot Coverage* requirements.

## 605.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings and Principal Structures* *shall* be not less than:

| | | |
|---|---|---|
| a. | from a *Front Lot Line* | 7.5 metres |
| b. | from a *Rear Lot Line* | 7.5 metres |
| c. | from an *Interior Side Lot Line* | 1.5 metres |
| d. | from an *Exterior Side Lot Line* | 4.5 metres |

e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lots* created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory Structures* *shall* be not less than:

| | | |
|---|---|---|
| a. | from a *Front Lot Line* | 7.5 metres |
| b. | from a *Rear Lot Line* | 1.5 metres |
| c. | from an *Interior Side Lot Line* | 1.5 metres |
| d. | from an *Exterior Side Lot Line* | 3.0 metres |
| e. | from the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021) | 1.5 metres |

3. Minimum *Setback*s for *Building*s and *Structure*s for *Agricultural* *Use* *shall* be not less than:

| | | |
|---|---|---|
| a. | from a *Front Lot Line* | 30.0 metres |
| b. | from a *Rear Lot Line* | 30.0 metres |
| c. | from an *Interior Side Lot Line* | 15.0 metres |
| d. | from an *Exterior Side Lot Line* | 30.0 metres |
| e. | from all wells | 30.0 metres |
| f. | from the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021) | 15.0 metres |

4. The minimum *Setback*s for *Building*s and *Structure*s that involve mushroom growing, or the keeping of swine or poultry *shall* be not less than:

| | | |
|---|---|---|
| a. | from a *Front Lot Line* | 60.0 metres |
| b. | from a *Rear Lot Line* | 30.0 metres |
| c. | from an *Interior Side Lot Line* | 30.0 metres |
| d. | from an *Exterior Side Lot Line* | 60.0 metres |
| e. | from all wells | 30.0 metres |
| f. | from the *Building Face* of a *Building* | |

| | | |
|---|---|---|
| | for a *Residential Use* (Bylaw 7749-2021) | 30.0 metres |

5. Minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production shall* be not less than:

| | | |
|---|---|---|
| a. | from a *Front Lot Line* | 60.0 metres |
| b. | from a *Rear Lot Line* | 30.0 metres |
| c. | from an *Interior Side Lot Line* | 30.0 metres |
| d. | from an *Exterior Side Lot Line* | 60.0 metres |
| e. | from all wells | 30.0 metres |
| f. | from the *Building Face* of a *Building* | |
| | for a *Residential Use* (Bylaw 7749-2021) | 30.0 metres |

6. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of *Section 403.8* (Visual Clearance at Intersections) of this Bylaw.

## 605.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory Structures shall* not exceed 4.5 metres.
3. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use shall* not exceed 15.0 metres.
4. Refer to *Section 403.4* (Building Height) of this Bylaw.

## 605.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with *Section 405 (Landscaping, Screening and Fencing Requirements)* of this Bylaw.

## 605.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw.
2. Refer to *Section 402.12 (Farm Home Plate)* of this Bylaw for additional information.

## 605.11 OTHER REQUIREMENTS

1. An *Agricultural Use*, including the storage of fuel in tanks:
   a. *shall* not be permitted on a *Lot* of less than 0.4 hectares; and
   b. *shall* not be permitted on a *Lot* unless the *Lot* is within the Agricultural Land Reserve or is *Designated* as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For *Lots* that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with *Section 402.12 (Farm Home Plate)* of this Bylaw.
3. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.

4. *Cannabis, Commercial Production* requirements *shall* apply in accordance with *Section 402.6 (Cannabis, Commercial Production)* of this Bylaw.