



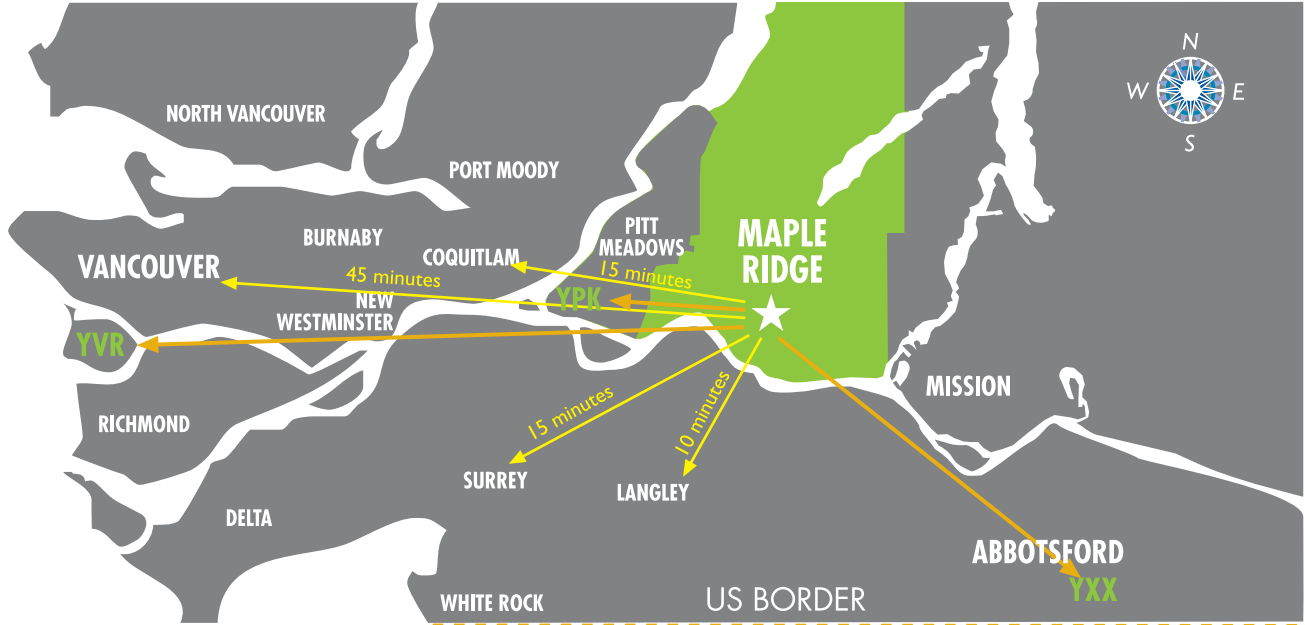
# Maple Ridge Investment Report

january 2005 - december 2010



# investment activity

Maple Ridge is centrally located - minutes from downtown Vancouver to the west, Fraser Valley to the east, and the US border to the south.



Driving distances to Airports: →

**YVR** Vancouver International 55 minutes    **YPK** Pitt Meadows Regional 10 minutes    **YXX** Abbotsford International 30 minutes

## fast facts

Maple Ridge was named 2010 '#5 Top Canadian Investment City'; and once again, '#2 Top BC Investment Town' and 'the place to live for lifestyle' by the Real Estate Investment Network (REIN)

Maple Ridge is centrally located within an hour's drive of Vancouver and 30 minutes from the US border with a trading area of well over 2 million people.

Geographic Size: 266 square kilometres (Town Centre: 3 square kilometres)  
Forecast Population Growth: 2011: 80,000 – projected 2040: 132,000

## residential construction 2005 - 2010

Between 2005 and 2010, the inventory of residential dwelling units in Maple Ridge grew by more than 3,600 units including single family, townhome and apartment dwellings.

Year	Single Family	Townhome	Apartment	Total
2010	288	141	65	494
2009	204	85	21	310
2008	318	62	45	425
2007	336	85	266	687
2006	429	199	605	1,233
2005	390	49	62	501
<b>Totals</b>	<b>1,965</b>	<b>621</b>	<b>1,064</b>	<b>3,650</b>



## investment summary

The District of Maple Ridge is poised for unprecedented growth and there's never been a better time to invest. Proud to be named the 2010 '#5 Top Canadian Investment City' and once again, '#2 Top BC investment Town and 'the place to live for lifestyle' by the Real Estate Investment Network, Maple Ridge recently launched its Town Centre Investment Incentive – an innovative, aggressive 3 year program designed to accelerate development in the Town Centre.

Maple Ridge lies on the north shore of the Fraser River, 45 km east of the City of Vancouver and nestled against the Coast Mountains. It is a community that combines urban sophistication with rural charm with public festivals, concerts, holiday celebrations, and other events which bring thousands of people into the downtown core each and every day. The District has made considerable investments in the downtown core including a recent \$8 million into the Downtown Enhancement and Spirit Square projects. These, along with road and services infrastructure enhancements are designed to ensure that the community is investment-ready.

### fast facts

Maple Ridge was voted 'Top 5 Contractor-Friendly Community' in Canada in 2009 by Rogers Publication's Canadian Contractor Magazine.

#### Summary Investment Report 2005 – 2010

Completed Construction Projects	Investment Amount (in \$CAD)
Commercial .....	22,816,600
Industrial .....	20,066,100
Institutional .....	36,438,880
Residential .....	95,926,200
Public Works/Other .....	96,869,780
<b>Total Completed Construction .....</b>	<b>272,116,780</b>
<b>Under Construction</b>	
All Categories .....	53,177,500

#### Building Permit Construction Values 2005 – 2010

2010 .....	\$147,405,000
2009 .....	\$91,726,000
2008 .....	\$145,786,000
2007 .....	\$169,017,000
2006 .....	\$253,988,000
2005 .....	\$108,307,000
<b>Total .....</b>	<b>\$916,229,000</b>

*Note: The investment amounts and construction values as detailed are in \$CAD and represent the value of the actual construction costs at building permit stage. Investments under \$400,000 are not included in this report.*



## completed construction

Maple Ridge offers something quite rare in a major urban region. A quiet family-oriented community with a historic downtown surrounded by some of the most spectacular, accessible backcountry in the world. Over the past six years, Maple Ridge has witnessed tremendous growth in capital investment and real estate development. This report details the capital investment and real estate development projects completed between 2005 and 2010 in the commercial, industrial, institutional, mixed use and residential categories. It's a pretty impressive list, totalling in excess of \$272 million dollars!



## commercial

### **West Coast Ford Lincoln Dealership**

Lougheed Highway & 203 Street  
New car dealership  
Investment: \$6,000,000 Completed 2010

### **Cooper Foods**

23981 Dewdney Trunk Road  
New full-service grocery store  
Investment: \$1,900,000 Completed 2009

### **Firefly Fine Wines**

21755 Lougheed Highway  
Fine Wine & Spirits Emporium  
Investment: \$1,800,000 completed 2010

### **Westminster Savings Credit Union**

22415 Lougheed Highway  
Full service banking/insurance services  
Investment: \$1,500,000 Completed 2010

### **Washworld/Lube World**

Automated Car and Truck Wash/Oil Change  
20284 Dewdney Trunk Road  
Investment: \$1,400,000 Completed 2009

### **Maple Place**

22971 Dewdney Trunk Road  
Mixed Use Service Commercial Building  
Investment: \$1,250,000 Completed 2010

### **The Flagship Building**

22320 Lougheed Highway  
Mixed Use Commercial/Professional Building  
Investment: \$1,175,000 Completed 2010

### **Lordco Auto Parts**

22921 Dewdney Trunk  
New Automotive Parts Retail Outlet  
Investment: \$1,161,600 Completed 2008

### **Mixed Use Service Commercial Plaza**

23015 Dewdney Trunk Road  
Obri Day Spa/Maple Ridge Optometrists  
Investment: \$943,500 Completed 2009

### **Witch of Endor Pub**

22644 Dewdney Trunk Road  
Neighbourhood Pub, Restaurant & Liquor Store  
Investment: \$860,000 Completed 2010

### **Mixed Service Commercial Plaza**

20130 Lougheed Highway  
Panago Pizza, Sherwin-Williams, Sylvan Learning  
Investment: \$800,000 Completed 2009

### **Envision Credit Union**

20133 Lougheed Highway  
Full service banking/insurance services  
Investment: \$800,000 Completed 2009

### **Cottonwood Medical Clinic**

12005 238B Street.  
Medical Clinic/Drug Store  
Investment: \$750,000 Completed 2009

### **TELUS Mobility Operations Building**

10880 256 Street  
Commercial building for satellite tv  
Investment: \$650,000 Completed 2007

### **Subway Restaurant**

23981 Dewdney Trunk Road  
Fast Food Restaurant  
Investment: \$500,000 Completed 2008

### **Albion Pizzeria & Village Video**

24155 102 Avenue  
Mixed use retail/food service unit  
Investment: \$477,000 Completed 2008

### **Tim Horton's Restaurant**

11811 224 Street  
Fast Food Bakery Cafe  
Investment: \$450,000 Completed 2008

### **McDonalds Restaurant**

23981 Dewdney Trunk Road  
Fast Food Restaurant  
Investment: \$400,000 Completed 2009

**Total Commercial Construction: \$22,816,600**



## industrial

### **S&K Cedar Products**

9620 287 Street  
Industrial Warehousing  
Investment: \$3,257,000 Completed 2008

### **Enermax Mountain Manufacturing**

11588 Kingston Avenue  
Industrial Warehousing  
Investment: \$2,238,600 Completed 2010

### **Cedarland Forest Products**

4160 256 Street  
Industrial Warehousing  
Investment: \$1,720,000 Completed 2007

### **Max Dig Excavating**

20288 113B Avenue  
Industrial Warehousing  
Investment: \$1,529,400 Completed 2006

### **Webster's Corner Business Park**

#300 - 14301 256 Street  
Industrial Warehousing Space  
Investment: \$1,400,000 Completed 2009

### **Chrislan Ceramics & Glassware**

20135 115A Avenue  
Industrial Warehousing  
Investment: \$1,400,000 Completed 2007

### **Webster's Corner Business Park**

14301 256 Street  
Industrial Warehousing  
Investment: \$1,284,500 Completed 2009

### **Webster's Corner Business Park**

#200 - 14301 256 Street  
Industrial Warehousing  
Investment: \$1,167,800 Completed 2010

### **Mancorp Industrial Sales**

20186 113B Avenue  
Industrial Warehousing  
Investment: \$1,100,000 Completed 2007

### **Canterbury Kitchens & Millwork**

20198 113B Avenue  
Kitchen Cabinetry Warehousing  
Investment: \$1,100,000 Completed 2009

### **Maple Meadows Industrial Park**

20121 115A Avenue  
Industrial Warehousing  
Investment: \$1,026,000 Completed 2009

### **Sunrise Medical Inc.**

20180 115A Avenue  
Industrial Warehousing  
Investment: \$875,000 Completed 2009

### **Stewart Crescent Business Park Phase 4**

20285 Stewart Crescent  
Industrial Warehousing Space  
Investment: \$800,000 Completed 2010

### **Stewart Crescent Business Park Phase 4**

20285 Stewart Crescent  
Industrial Warehousing  
Investment: \$700,000 Completed 2009

### **Webster's Corner Business Park**

14301 256 Street  
(4) warehouse buildings  
Investment: \$467,800 Completed 2010

**Total Industrial Construction: \$20,066,100**



Maple Ridge is a favourite for film production with over 1,600 'shoot days' since January 2006.



## institutional

### Maple Ridge Seniors Village

22141 119 Avenue  
Seniors Residential Care Home/Condo Units  
Investment: \$19,000,000 Completed 2009

### Meadowridge Independent IB World School

12224 240 Street  
Expansion & renovation of K-12 educational facility  
Investment: \$6,500,000 Completed 2008

### Ministry of Labour and Citizen Services

13777 256 Street  
FRCC Temporary sleeping quarters(north building)  
Investment: \$2,300,000 Completed 2008

### Ministry of Labour and Citizen Services

13777 256 Street  
FRCC Temporary sleeping quarters (south building)  
Investment: \$2,300,000 Completed 2008

### Ridge Meadows Association for Community Living

22381 Callaghan Avenue  
Community living/social services unit  
Investment: \$1,427,608 Completed 2009

### Loon Lake Lodge (UBC Research Forest)

14500 Silver Valley Road  
Conference Facility Construction/Renovation  
Investment: \$1,400,000,00 Completed 2009

### Alouette Correctional Centre for Women

24800 Alouette Road  
Sleeping Quarters - Building A (13 beds)  
Investment: \$ 900,000 Completed 2009

### Alouette Correctional Centre for Women

24800 Alouette Road  
Sleeping Quarters - Building B (12 beds)  
Investment: \$900,000 Completed 2009

### UBC Research Forest

14500 Silver Valley Road  
Conference Facility Lodging Construction  
Investment: \$800,000 Completed 2009

### St. Patrick's Catholic School

22589 121 Avenue  
Private school facility expansion  
Investment: \$511,280 Completed 2009

### Timberline Ranch

22351 144 Avenue  
Outdoor recreation/Conference/Camp Facilities  
Investment: \$400,000 Completed 2010

**Total Institutional Construction: \$36,438,880**



In January 2011, Maple Ridge launched a comprehensive three-year incentive program designed to accelerate residential and commercial investment in the Town Centre. It includes new commercial, mixed use and multi-family residential development as well as commercial renovation and facade improvement.

Our compact Town Centre is home to a dynamic cross-section of shops and services. Within the next ten years, an estimated 22,000 residents will call the area home.

Maple Ridge was recognized as having the most affordable housing in the Metro Vancouver by Canadian Mortgage and Housing Corporation. (CMHC 2009)

Maple Ridge was the first community in BC to launch Smart Growth and Counteract Your Carbon programs.

12+ post secondary campuses located within an hour's drive produce a steady supply of talent.



## residential

### Urbano Residential

12248 224 Street  
118 Unit Phased Apartment Building  
Investment: \$15,500,000 Completed 2009

### Haney's Landing

11665 Haney Bypass  
100 Unit Residential Apartment Building  
Investment: \$13,900,000 Completed 2008

### Urbano Residential

12238 224 Street  
114 Unit Residential Apartment Building  
Investment: \$9,000,000 Completed 2008

### The Maxx

12283 224 Street  
64 Unit Residential Apartment Building  
Investment: \$8,439,700 Completed 2009

### Falcon Manor

22510 Dewdney Trunk Road  
58 Unit Seniors Residential Apartments  
Investment: \$8,300,000 Completed 2007

### Stonegate Residential

12258 224 Street  
108 Unit Condominium  
Investment: \$8,087,000 Completed 2010

### Magnolia Gate

22255 122 Avenue  
62 Unit Residential Apartment Building  
Investment: \$7,000,000 Completed 2005

### Stonegate Residential

12268 224 Street  
146 Unit Residential Apartment Building  
Investment: \$6,000,000 Completed 2010

### The Rio Residential Apartments

12075 228 Street  
51 Unit Apartment building (Phase 3)  
Investment: \$4,340,000 Completed 2009

### The Rio Residential Apartments

12085 228 Street  
45 Unit Residential Apartment Building (Phase 4)  
Investment: \$3,928,000 Completed 2009

### The Solo Residential Apartment

22290 North Avenue  
37 Unit Single Phase Condominium Project  
Investment: \$3,600,000 Completed 2009

### The Rio Residential Apartments

12065 228 Street  
5 Unit Row Townhouse Project (Phase 1)  
Investment: \$2,867,000 Completed 2009

### East Central Condos

22858 Lougheed Highway  
21 Unit Condominium  
Investment: \$2,800,000 Completion 2010

### The Centro

22363 Selkirk Avenue  
32 Unit Single Phase Condominium  
Investment: \$1,500,000 Completed 2008

### The Rio Residential Townhomes

12095 228 Street  
5 Unit Row Townhouse Project (Phase 2)  
Investment: \$664,500 Completed 2009

**Total Residential Construction: \$95,926,200**

## public works projects/other

### Ridge Meadows Hospital Carelife Extended Care

(LEED Standard) Laity Street  
Seniors/Extended Health Facility  
Investment: \$22,000,000 Completed 2008

### Ridge Meadows Hospital Ambulatory Care

11666 Laity Street  
New Ambulatory Care Facility  
Investment: \$22,000,000 Completed 2010



## public works projects/other

### Fire Hall #1

Dewdney Trunk & 227 Street  
Complete Renovation including energy retrofit  
Investment: \$8,864,000 Completed 2010

### 240 Street Road Enhancement

240 Street  
Street Widening, curbs sidewalk installation  
Investment: \$6,000,000 completed 2009

### Downtown Enhancement Project

Lougheed Highway/224 Street  
Streetscape/Infrastructure Enhancements  
Investment: \$5,600,000 Completed 2011

### 232 Street Bridge

232 Street & 132 Avenue  
Replacement/upgrade of existing bridge  
Investment: \$5,000,000 Completed 2006

### 240 Street/Kanaka Creek Bridge

240 Street  
Construction of new 4 lane bridge  
Investment: \$4,000,000 Completed 2010

### River Road Storm Sewer Upgrade

West River Road  
Infrastructure upgrades  
Investment: \$3,000,000 Completed 2010

### Westview/Samuel Robertson Technical School

West/East Maple Ridge  
Installation of new all-weather turf fields  
Investment: \$2,600,000 Completed 2008

### Maple Ridge SPCA

10235 Jackson Road  
Construction of SPCA animal care centre  
Investment: \$2,500,000 Completed 2010

### Spirit Square/Memorial Peace Park

224 Street - Lougheed Highway to Dewdney Trunk  
Infrastructure and Park Facilities enhancement  
Investment: \$2,000,000 Completed 2010

### Albion Dyke Rehabilitation

West Albion  
Enhancement for erosion control/flooding  
Investment: \$2,000,000 Completed 2007

### Abernathy Way Connector

224 Street & Abernathy Way  
Construction of new thoroughfare  
Investment: \$1,700,000 Completed 2010

### Maple Ridge Municipal Hall

11995 Haney Place  
Randy Herman Public Safety Building Retrofit  
Investment: \$1,700,000 Completed 2009

### Translink Transit Exchange

22558 McIntosh Avenue  
Community Transit Exchange/Bus Loop  
Investment: \$1,680,000 Completed 2009

### Maple Ridge West Water Main

Lougheed Highway – West of 207 Street  
Water Infrastructure Upgrade (Metro Vancouver)  
Investment: \$1,400,000 Completed 2009

### Maple Ridge Municipal Hall

11995 Haney Place  
Replacement of power generators  
Investment: \$1,200,000 Completed 2007

### Maple Ridge Leisure Centre

11995 Haney Place  
Energy Retrofit  
Investment: \$1,100,000 Completed 2009

### WildPlay Element Parks

Maple Ridge Park - Fern Crescent  
Outdoor Aerial Tree Top Adventure Park P3  
Investment: \$1,000,000 Completed: 2010

### Maple Ridge Senior Secondary

21911 122 Avenue  
Construction of running track  
Investment: \$980,000 Completed 2010

### Thomas Haney Secondary

23000 116 Avenue  
Skateboard park construction  
Investment: \$545,000 Completed 2010

**Total Public Works /Other Construction:**  
**\$96,869,000**

**Grand Total Completed Construction \$272,116,780**



## under construction

The growth potential resulting from more than \$1 billion dollars worth of bridge and road infrastructure with the Golden Ears and Pitt River Bridges continues to bring new investment dollars and development opportunities. The following major projects are currently underway or nearing completion.

### Alouette Corrections Building

24800 Alouette Road  
Seismic Upgrades and Facility Enhancements  
Investment: \$14,000,000 Completion 2011

### East Maple Ridge Sewer System Upgrade

128 Avenue from 236 Street to 256 Street  
New sewer pipe connection/infrastructure  
Investment: \$12,000,000 Completion 2013

### Greystone Manor

11657 Ritchie Avenue  
74 Unit Seniors Residential Housing  
Investment: \$9,000,000 Completion 2011

### Kensington Park

11935 Burnett Avenue  
65 Unit Luxury Condo Development  
Investment: \$7,120,000 Completion 2011

### Sunwood Independent Living

12241 224 Street  
95 Unit Seniors Independent Living  
Investment: \$7,000,000 Completion 2011

### Marv Jones Honda

20611 Lougheed Highway  
Car dealership showroom/facade upgrades  
Investment: \$1,372,500 Completion 2011

### Barnston Pump Station (West Maple Ridge)

West Maple Ridge/Pitt Meadows border  
Sewage Pump Station Upgrade  
Investment: \$1,300,000 Completion 2011

### International Machinery Inc.

20230 113B Avenue  
Industrial Equipment Supplier  
Investment: \$490,000 Completion 2011

### Golden Ears Cheeseworks

22270 128 Avenue  
Handcrafted Artisan Cheese Factory  
Investment: \$470,000 Completion 2011

### East Maple Ridge Pump Station

12990 256 Street  
Sewage System Pump Station  
Investment: \$425,000 Completion 2011

**Total Under Construction: \$53,177,500**

## planned construction

In its 2040 regional growth plan, Metro Vancouver forecast the population of Maple Ridge to double to 132,000 - the highest growth rate in the Lower Mainland. District staff meet regularly with investors and developers looking to capitalize on the opportunities created by this growth. Some of these planned investment and development projects are shown on the next page.

**Residential Apartment**  
22255 122 Avenue  
62 Unit Residential Apartments  
Status: DP 2005

**Residential Apartment**  
22229 Brown Avenue  
Residential Apartments  
Status: DP 2007

**Residential Townhome**  
24185 106B Avenue  
Detached Townhome Development  
Status: DP 2006

**Residential Townhome**  
22925/31 Lougheed Hwy  
45 Unit Townhouse Development  
Status: DP 2007

**Sia Residences**  
11920 228 Street  
156 Unit Residential Apartment  
Status: DP 2007

**Billy Miner Pub & Liquor Store**  
22355 River Road  
Historic Commercial Renovation  
Status: DP 2005

**Multi Family Residential**  
22466 North Avenue  
18 Unit Residential Townhouse Development  
Status: DP 2006

**Residential Townhome**  
23838 120A Lane  
7 Unit Detached Townhome Development  
Status: DP 2006

**Multi Family Residential**  
13750 232 Street  
31 Residential Townhomes  
Status: DP 2005

**Multi Family Residential**  
11252 Cottonwood  
81 Residential Townhomes  
Status: DP 2010

**Residential Development**  
22977 116 Avenue  
44 Units Residential Apartments  
Status: DP 2009

**Thrifty Foods**  
11900 Haney Place Mall  
Full Service Boutique Grocery Store  
Status: DP 2011

**Community Gaming Centre**  
Lougheed Highway & 227 Avenue  
Community Gaming Centre  
Status DP 2011

**Multi Family Residential**  
22190 Cliff Avenue  
4 Storey - 27 Unit Apartment Development  
Status: DP 2008

**The Solo Condominium**  
11749 223 Street  
37 unit Residential Apartment Development  
Status: DP 2008

**Husky Gas Station**  
22882 Dewdney Trunk Road  
Construction of commercial/retail + car wash  
Status: DP 2008

**Residential Townhome**  
11282 Cottonwood Drive  
71 unit phased townhomes  
Status: DP 2007

**Residential Apartment**  
22858 Lougheed Hwy  
21 unit condominium development  
Status: DP 2008

**Enermax Industrial Fabricators**  
11588 Kingston Ave  
Warehouse Industrial  
Status: BP 2009

**Simpson Strong Tie Canada**  
11442 Kingston Avenue  
Light Industrial Warehousing  
Status: DP 2008

**Multi Family Residential**  
13819 232 Street  
145 Phased Residential Townhomes  
Status: DP 2009

**Residential Apartment Development**  
11935 Burnett Street  
65 Residential Apartments  
Status: DP 2010

**Mixed Use Development**  
223 Street & Lougheed Highway  
44 Units residential + service commercial  
Status: DP 2011

**Proposed Boutique Hotel**  
224 St / Callaghan  
120 Room Hotel & Conference Centre  
Status: DP 2011

**Zellers Retail**  
Haney Place Mall  
Conversion of Zellers store to Target brand  
Status: To be determined 2012

Legend: DP = Development Permit Issued

Visit [www.mapleridge.ca](http://www.mapleridge.ca) to find out how your new commercial, mixed use, multi-family residential or commercial renovation or facade improvement project can qualify for priority processing, reduced fees and up to six years municipal tax exemption.



[investmapleridge.ca](http://investmapleridge.ca)

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