



# District of Maple Ridge Community Profile

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# Chapter 1

## Introduction

### **Welcome to Maple Ridge**

Maple Ridge offers a wealth of diversity to all who live or visit here.

Located 45km east of Vancouver, one of Canada's major commercial centres, our community benefits from the many advantages a sophisticated city has to offer while enjoying a quieter lifestyle, away from the urban pace.

With the majestic Golden Ears Mountains to the north and the mighty Fraser River, to the south, Maple Ridge consists of 260 square kilometres of land, that is a reflection of both its rural heritage and an optimistic future.

The new six-lane Golden Ears Bridge and Pitt River Bridge will provide a vital new link between Maple Ridge and Langley/Surrey, Highway 1, the U.S.A and to the tri-cities into Vancouver respectively. These new links will dramatically improve traffic flows for people and goods to the rest of the GVRD and economic development to this area. Planned twinning of the Port Mann Bridge will also improve travel times and connections with key destinations.

Currently 65% of the residents commute to work in other communities. Once the bridges are completed by mid 2009, further residential, commercial and industrial developments will occur leading to job creation and new investment that will benefit the needs of the increasing population.

Maple Ridge's industrial roots lie in agriculture, fisheries and forestry. Today our primary industries still reflect this history. The largest manufacturing industry is wood processing accounting for more than one third of the manufacturing work force. Agricultural roots are maintained in rural farming, nursery, and green house operations. Other industries include boat building, metal fabrication, battery manufacturing, plastics, sand and gravel. Maple Ridge has over 500 acres of designated commercial lands and the community currently has four active business and industrial park locations: Maple Meadows Business Park with "Class A" land and facilities located directly beside the new Golden Ears Bridge, Albion Industrial Area with mixed use industrial land and highway, rail and river access, Whonnock/Ruskin Industrial Area where the focus of activities is on manufacturing wood products, and Maple Ridge Business and Industrial Park north of the community, available for developments.

Our slower pace and still tranquil surroundings also make Maple Ridge an attractive location for home business owners, artists and writers. Maple Ridge is a place for families,

A friendly, small town atmosphere is maintained with the many festivals and celebrations, from agricultural fairs to jazz festivals held throughout the year. The new Arts Centre & Theatre is a gathering place for artists and the community, with a 500-seat proscenium style theatre. It is rare to attend events and not run into friends and neighbours.

Sports and recreation facilities, including a leisure centre, winter club, three skating ice rinks, and abundant parklands and sports fields, urban walking routes and wilderness trails provide many alternatives for healthy living and balanced lifestyle.

Clean, modern schools offer quality education for children of all ages and abilities. Proximity to Vancouver also offers students a wide range of choices in post secondary education.

A network of health, social and emergency facilities and services are locally available, including a full service hospital, extended care facilities, social service agencies, police, fire and ambulance services.

Maple Ridge and the Fraser Valley experience the longest frost-free period and growing season in Canada, approximately 230 days. With a Marine West Coast climate and mild moist winters, vegetation is lush and rich year round. The District receives from 164 to 195 cm of precipitation per year, 95% of which falls as rain. In summer, winds are light, usually off



the Pacific from the south west.

Surrounded by beckoning beauty, the outdoor recreation possibilities are limitless. The many forests, lakes and estuaries, parks, trails and dike systems, offer boundless opportunities for residents and visitors alike to walk, hike, bike, canoe, kayak, camp and fish. Maple Ridge boasts one of the largest horse populations per capita in Western Canada, again reflecting its rural past. A network of over 20 miles of equestrian trails offer ample space to ride. Abundant bird and wildlife populations thrive in the nearby rivers, marshes, lakes, estuaries and in the nearby Reibolt Bird Sanctuary. Avid golfers will find several challenging courses located in these stunning surroundings.

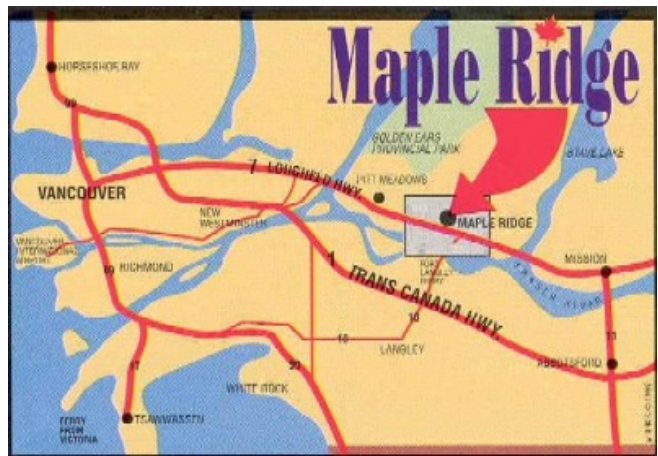
Maple Ridge offers the best of both worlds to its residents. With Vancouver only an hour away, we have access to universities and colleges, libraries, museums, galleries, theatres, world class sporting events and venues, health care facilities, and international travel opportunities, all while living in, and enjoying, our rural surroundings, right here at home.

## Location

The District of Maple Ridge lies on the north shore of the Fraser River, 45 km east of the city of Vancouver. With the magnificent Coastal Mountains to the north, the Stave and Pitt Rivers forming our east and western boundaries, and the busy Fraser River to the south, Maple Ridge is a community that offers the positive advantages that proximity to a major urban trade centre can provide, combined with a tranquil setting and small town atmosphere.

## Driving Distances From Maple Ridge

Vancouver, BC	45km
Portland, OR	483 km
Victoria, BC	120 km
Calgary, AB	924 km
Edmonton, AB	1,101km
Seattle, WA	240 km



## Climate

Maple Ridge experiences a moderate coastal climate characterized by small seasonal variations in temperature. The mean annual air temperature in the District is approximately 10° C and the mean daily temperatures for January and July are 1.8° C and 17.5° C respectively. The District receives from 164 to 195 cm of precipitation annually, mainly in the form of rain. The mean monthly precipitation figures for the periods of January and July are 229 mm and 57 mm respectively. Monthly rainfalls generally reach a maximum in December while minimums occur primarily in July.

The lower Fraser Valley enjoys the longest frost-free period and growing season in Canada. The length of the District's growing season is approximately 230 days. The District experiences an estimated 1,400 to 1,800 sunshine hours annually with 73% of the



total occurring during April through September. Most of the winds over the District occur during the winter months and these are predominantly from the east and northeast. During summer, winds are light and usually from the west and southwest (off the Pacific Ocean).

**Climate -- Lower Mainland**

Average Daily Temperature (degrees Centigrade)	<b>High</b>	<b>Low</b>	<b>Average</b>
July	22	13	17
January	6	0	3
Annual Average Rainfall	1,117 mm; 43 inches		
Snowfall	57 mm; 22 inches		
Wind Speed in Miles per Hour (Annual Average)	12 kph; 7.5 mph		
Hours of sunshine	Jan. 55 hrs		
	July 296 hrs		
Elevation (Mean Feet Above Sea Level)	15 metres; 49 feet		

**Our Neighbours**

The community of Pitt Meadows is our immediate neighbour to the west. This energetic young community is presently home to approximately 16,645 people (2006 estimate). Pitt Meadows is 85.6 square kilometres in size, 60% of which is occupied by its predominant industry, agriculture. Berry fields and dairy farms, dikes, trails, lakes, and rivers surround its residential and downtown core.

With a landscape similar to Maple Ridge, it too is conducive to a variety of recreational pursuits and activities. Maple Ridge provides assistance with many of its services such as parks and leisure, police services and health care.

Amenities in Pitt Meadows have grown accordingly. Excellent schools, library, churches, health care facilities, financial institutions, shopping centres and affordable housing add to its appeal. A new town centre recreation complex was completed in the Fall of 2000 and a new Meadowvale shopping mall completed in 2005.

A busy local airport is one of the main contributors both in revenue and employment in the area, offering a variety of services from charter flights and seaplane access to helicopter rides and skydiving lessons. Pitt Meadows Airport is in a strong position to compete for commercial aviation traffic.

Growth in the Fraser Valley on the north side of the river now extends to Mission, our neighbour to the east. An increase in amenities has accompanied the population growth in this community as well. Much of the landscape here is forested by the tree farms that cover 75% of the land, giving Mission the appearance of being a single, expansive park. Many shake and shingle mills operate in the area. Mission is another community that supports the arts, hosting a Folk Music Festival each summer. A new performing arts theatre was completed here in 1997.

Combined, Maple Ridge, Mission and Pitt Meadows make up the immediate trade area with a population of 115,950, and a labour force of 57,135. Estimates for 2021 put the regional population at 158,000.



# Chapter 2

## Transportation

The District of Maple Ridge encompasses 260 square kilometers of land situated on the north shore of the Fraser River, 45 km (28 miles) east of the city of Vancouver. With the magnificent Coastal Mountains to the north, the Stave and Pitt Rivers forming our east and western boundaries, and the busy Fraser River to the south, Maple Ridge offers a rare combination of an exquisite rural setting and good access to major transportation hubs such as the Vancouver International Airport and the Port of Vancouver by road, rail and water.

### ***Maple Ridge's highway system keeps getting better***

Highway 7 is the main provincial highway that connects Maple Ridge to the Fraser Valley, including Coquitlam, Burnaby, Vancouver and other municipalities to the west. This same highway links Maple Ridge to the Fraser Valley to the east and, via Highway 11, to Trans Canada Highway #1. The Albion ferry currently serves southbound traffic crossing the Fraser River from Maple Ridge to Langley and Surrey, operating between 5am to 1am daily.

With steady growth in commercial and commuter traffic throughout the Lower Mainland and on Highway 7 and the ferry, the provincial government transportation authority, TransLink, is now undertaking major transportation system upgrades that will improve the flow of people and goods, and enhance the Lower Mainland as a place to work and live. Those upgrades that affect Maple Ridge are the following.

The new six-lane **Golden Ears Bridge** between Maple Ridge and Langley will create an express link over the Fraser River, including 13 kilometres of new roadway. It will provide Maple Ridge residents and businesses with a direct link to Highway 1 and the US, and significantly improve access west to Vancouver and the GVRD, and east via Highway #1 to the Fraser Valley and Interior. The new bridge will reduce travel time across the Fraser River by at least 20 minutes. Construction began in late 2006, and is slated for completion by late 2009. (Refer to <http://www.translink.bc.ca/goldenearsbridge/default.asp> for more information.)

The new **Pitt River Bridge** between Maple Ridge/Pitt Meadows and Port Coquitlam will replace the existing swing bridges and provide more lanes and eliminate traffic lights to allow freer movement of people and goods. Construction has begun in 2007 and also slated for completion by late 2009.

The Provincial Gateway Project includes the **Port Mann/Highway 1 upgrade** which will improve traffic flows on one of the most congested parts of the Lower Mainland roadway system, with significant benefits to commuters and commercial traffic to/from Maple Ridge. The project will include widening of the highway, twinning the Port Mann Bridge, upgrading interchanges



and improving access and safety on Highway 1 from the McGill interchange in Vancouver to 216th Street in Langley, a distance of approximately 37 kilometres. Construction is expected to start in late 2009 and be completed by 2013.

The proposed **South Fraser Perimeter Road** along the South shore of Delta and Surrey is to proceed in 2009. It will provide better access for commuters and commercial traffic travelling to and from the US border and ferries, and would provide a connection with Highways 1 (via 176th Street), 15, 91, 99, and 17, as well as the Golden Ears Bridge. It would also improve access to industrial developments in Surrey and Delta.

These improvements represent major capital expenditures, and are reflective of the provincial and regional governments' commitment to maintaining a first-class roadway infrastructure. With the completion of the Golden Ears Bridge, Maple Ridge is expected to see significant changes in land use patterns as population growth stimulates further residential, commercial and industrial development.

### ***What does this mean for future development in Maple Ridge?***

*Maple Ridge's industrial roots lie in agriculture, fisheries, forestry and mining, and our primary industries reflect this history. While wood processing and agriculture are still major employers in Maple Ridge, our economy has been diversifying into the service sector and other manufactured goods, including boat building, metal fabrication, battery manufacturing, and plastics. The new transport infrastructure will create ideal transportation routes for more business including advanced manufacturing.*

### ***Public transportation system is second to none***

With over one million vehicles registered in the Lower Mainland, and many of these on the roads during peak hours, TransLink has made it a priority to plan and implement an outstanding public transportation system with the goal of boosting public transit use and reducing the number of cars on the road. Communities like Maple Ridge, where over half of the commuters travel to other municipalities, are reaping the benefits as commuters.

TransLink plans and coordinates rail, bus and water public transportation throughout the Lower Mainland, with a service area that covers 1800 square kilometers. Service is provided seven days a week, 18-20 hours per day, on most routes. Fares are fully integrated and based on a three-zone system on weekdays, with a system-wide fare evenings and weekends. Features of the public transit system include the following.

The **West Coast Express** is a high-speed commuter rail service that links Mission, Maple Ridge, Pitt Meadows, Port Coquitlam, Coquitlam and Port Moody to downtown Vancouver. Maple Ridge is currently served by two stations, Port Haney in downtown and Maple Meadows on the Westside of the community. A third station is planned in Albion once the new bridges are completed. West Coast Express operates Monday to Friday during peak commuter periods. Most stations provide ample parking and automated vending machines for passengers to purchase tickets. In addition, the 47 seat coach **TrainBus** offers more flexibility for Westcoast Express customers adding one trip westbound in AM and one trip eastbound in PM. Ticket service is integrated with bus, Seabus and SkyTrain and TrainBus systems.



**Public Bus Transit** in Maple Ridge and Pitt Meadows serves most local routes, and provides direct access to the rest of the Greater Vancouver Regional District. Fares are valid for boarding any bus, SkyTrain, or SeaBus for 90 minutes from the time the ticket is purchased. A Dial-a-bus service is available upon request to provide a more flexible service to more rural areas.

The **Albion Ferry** service is presently part of TransLink's major road network because it functions as an important vehicular travel corridor across the Fraser River. Two vehicle ferries offer free, frequent service from Maple Ridge and Pitt Meadows on the north side of the Fraser River to Langley and Surrey on the south side. This service will be terminated with the opening of the Golden Ears Bridge in 2009. For more information on services and schedules see <http://www.translink.bc.ca/>

**HandyDART** provides a door-to-door service throughout the Lower Mainland for people who have difficulty using regular bus transportation. The specially equipped vehicles are designed to carry ambulatory passengers, those using wheelchairs or having other special needs. Regularly scheduled trips and one time bookings can both be accommodated.

### ***We have access to excellent airports***

Maple Ridge businesses, travellers and aviators have their choice of the nearby Pitt Meadows Airport or the Vancouver International Airport.

The **Pitt Meadows Airport**, located 2.5 km east of the junction of the Pitt and Fraser Rivers, serves the area north of the Fraser River from Mission to Vancouver. It has two paved runways of 1,310 and 762 metres respectively, with a staffed control tower. The Pitt Meadows Airport is the home base for three major rotary wing operations, provides a float aircraft dock and ramp, and serves approximately 225 locally based float and regular aircraft. It offers a variety of both aviation and non-aviation services, including (but not limited to) aviation support services, scheduled passenger service, flight training and skydiving school, charter service and air ambulance. (refer to <http://www.pittmeadowsairport.com>)

The **Vancouver International Airport (YVR)** is located approximately one hour from Maple Ridge by car, although travel time will be reduced with the completion of the Golden Ears Bridge and other roadway improvements. With three major runways, YVR is a major hub of the Asia Pacific air transportation system. Its passenger throughput was 16 million in 2006; in the same year it moved 223 thousand tonnes of cargo directly to destinations all over the world. Passengers at YVR are served by 23 domestic and 33 international carriers. (refer to <http://www.yvr.ca/>)

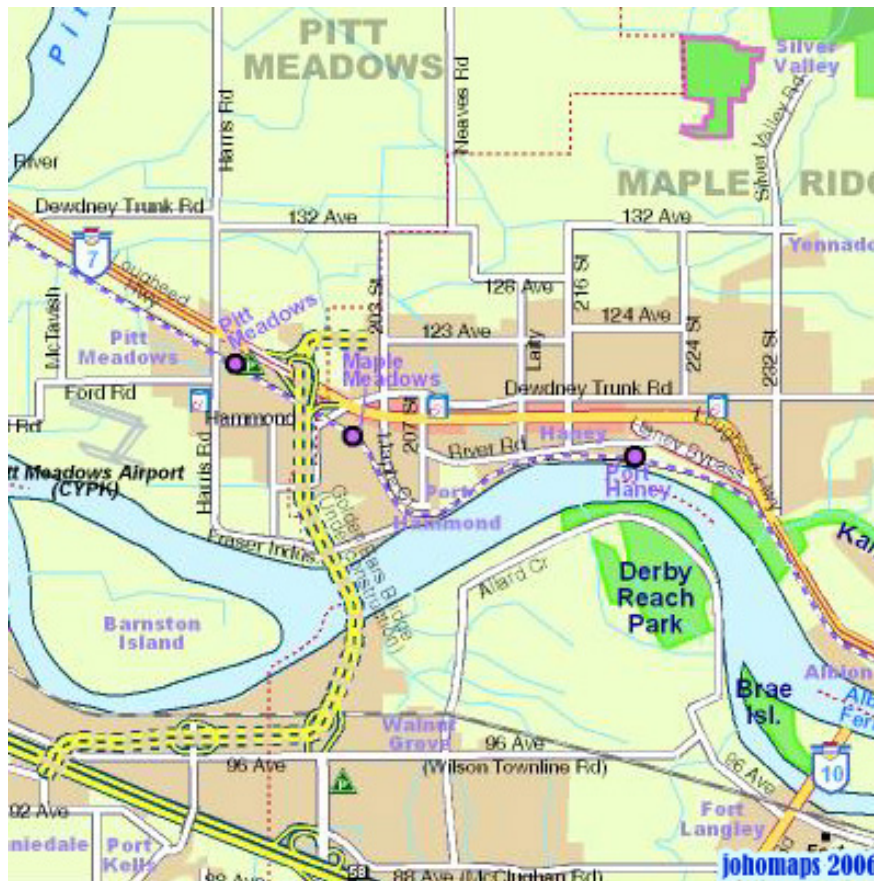
### ***Maple Ridge is close to major ports on the Fraser River***

The Fraser River is the southern boundary of Maple Ridge; the mouth of the Fraser and the first 100 km of shoreline along the main arm of the river lie under the jurisdiction of the Fraser River Port Authority. The Port provides a full range of services at terminals that handle both container and break bulk cargo; it boasts the largest auto port in Canada and offers integrated services for the coastal forest industry and shortsea shipping. Fraser Port is the fourth largest container port in Canada, and has infrastructure and port facilities in Surrey, Annacis Island and Richmond. It also connects to an intermodal network of railways, airports and highways that branch throughout North America. This includes the CPR intermodal rail facility in nearby Pitt Meadows, where a future port terminal may be considered. (See <http://www.fraserportauthority.com/>)



## ***Maple Ridge is on a major railway line***

The CPR mainline extends east-west through the southern portion of Pitt Meadows and Maple Ridge, paralleling the Fraser River. This dual-track facility accommodates an average of 25 trains per day. In 1999, CPR opened a 42.5-hectare (105-acre) domestic intermodal facility in Pitt Meadows, with a throughput capacity of 120,000 containers and trailers. Its close proximity to Maple Ridge gives companies locating in our community ready access to intermodal rail container cargo service to both domestic and international destinations.



# Chapter 3

## The GVRD

### Greater Vancouver - The Big Picture

Our location in a major urban centre allows Maple Ridge residents access to business, social, and cultural opportunities not ordinarily available to communities of similar size.

The City of Vancouver is Canada's third largest metropolitan area. It is Canada's largest seaport, among the top twenty in the world, and plays a significant role as rail-terminus within Canada's transportation network. Three harbour agencies are responsible for raw material exports and the import of manufactured goods through this port. With its west coast location and international airport, which is the second busiest in Canada both in passenger volume and cargo, the city has become an important gateway to the Pacific Rim.

The magnificent Lower Mainland scenery has always made Vancouver an attractive tourist destination and as a port city it has become an important terminus for tourists visiting or passing through. The Port of Vancouver welcomes close to 300 ship visits and 1million passengers at its two cruise terminals, Canada Place and Ballantyne each year. In 2003, Vancouver International Airport handled 16.4 million passengers and 223.7 tonnes of cargo. There are five Canada/US Border Crossings in the Lower Mainland.

Several large corporations have chosen Vancouver and the surrounding area as head office locations. The GVRD represents an important consumer and retail market. The Lower Mainland has also become an important location for film and television production. The majority of the 211 film and television productions shot in British Columbia in 2005 were produced in the Lower Mainland.

Urban land makes up about 30% or 87,500 hectares (35,425 acres) of Greater Vancouver's base. About two-thirds of this has residential, commercial, industrial, institutional, transportation and communications or utilities uses. The remainder is vacant. Non-urban land includes forested areas, agricultural land, watersheds, parks and open space. Agricultural land is identified as occupying about 46,500 hectares.

### Municipalities in the GVRD

A municipality can either be known as a village, a town, a city or as a district municipality. The community's size or population generally determines it's classification.

Villages-less than 2,500 population

Towns-2,500 to 5,000 population

Cities-over 5,000 District Municipalities large geographical areas with lower population densities.

Electoral areas fall under the jurisdiction of the GVRD and provincial government

A total of 21 municipalities make up the GVRD.

Electoral areas fall under the jurisdiction of the GVRD and provincial government



<b>Cities</b>	<b>Districts</b>	<b>Villages</b>
Burnaby	Delta	Anmore
Coquitlam	Langley (township)	Belcarra
Langley	Maple Ridge	Lions Bay
New Westminster	North Vancouver	<b>Unincorporated</b>
North Vancouver	West Vancouver	Electoral Area A
Pitt Meadows		Electoral Area C
Port Coquitlam		
Port Moody		
Richmond		
Vancouver		
White Rock		
Surrey		

Maple Ridge has been identified as a key community within the GVRD. Downtown Maple Ridge is one of seven regional town centre. These regional town centres have been designated centres of employment activity and residential development.

### **Lower Mainland, Canada / US Border Crossings**

- Peace Arch or Douglas** - via Highway 99 (South) into Blaine, Washington U.S.A, on Interstate 5, main crossing is open 24 hours
- Pacific Crossing** - via Highway 15 or (176th Street, Cloverdale ) to access Truck Customs into Blaine, Washington , On Interstate 5 , open 24 hours
- Boundary Bay/Point Roberts** - via Delta
- Aldergrove** - turn south off Highway 1 on to 264th Street to access Aldergrove border crossing into Lynden, Washington—open 8am to midnight
- Huntington** - turn south off Highway 1 onto Highway 11 to access Sumas/Abbotsford border crossing - open 24 hours

**In 2005 a total of 8,963,216 people crossed these border.**

### **UTILITY SERVICE**

Electricity and Gas - BC Hydro and Terasen Gas

### **RAW MATERIALS**

Forest Products, Minerals, Petroleum, Fishery Products, Hydro Power, Natural Gas, Chemicals , Agricultural Products, Metals

### **RAILWAYS**

- ..# Canadian National Railway
- ..# Canadian Pacific Railway
- ..# British Columbia Railway
- ..# Southern Rail of B.C.
- ..# Burlington Northern



## GREATER VANCOUVER AT-A-GLANCE

### GEOGRAPHY in the Greater Vancouver Regional District (GVRD)

GVRD AREA SIZE, including Land and Water Areas (hectares) -----	329,202
GVRD AREA SIZE, Land Area only (hectares)-----	282,066
Green Zone Area in GVRD (hectares)-----	205,520
Developed Area within the GVRD (hectares)-----	77,482
Single Family Residential/Duplex (hectares) -----	36,300
Townhouses and Low-rise Apartments (hectares) -----	4,000
High-rise Apartments (hectares)-----	400

### POPULATION (2005 GVRD Estimates)

Greater Vancouver Regional District (GVRD) -----	2,180,737
Annual Population Growth Rate for GVRD (1996-2001)% -----	1.0%
Percentage Change in GVRD Population (1996-2001)% -----	8.5%
Population Density in developed area (hectares)-----	24.9
Net Migration (1991-2000)-----	142,715

### EMPLOYMENT IN GVRD

Labour Force (2005 annual average)-----	1,221,700
Employment (2005 annual average)-----	1,152,200
Unemployment Rate (2005 annual average)-----	5.7%

### BUILDING PERMITS IN GVRD (2005) ----- \$5,700,975

Residential-----	3,969,178
Commercial-----	628,615,853
Industrial -----	\$344,798,260
Annual Housing Starts (2005) -----	18,914
Average Apartment Rent, 2-bedroom (2005) - \$/month-----	\$1004
Apartment Vacancy Rate (2005)% -----	3.4%

### MARINE CARGO - metric tonnes (2005)-----

Port of Vancouver-----	76,500,000
Fraser Port-----	38,818,547
North Fraser Harbour Commission (2003)-----	15,063,657

### VANCOUVER INTERNATIONAL AIRPORT

Number of Passengers (2005 Estimates)-----	16,419,000
Cargo (freight and mail) - metric tonnes (2005 Estimates)-----	233,678

### REGISTERED MOTOR VEHICLES in the GVRD (January 2006)----- 1,346,705

Passenger -----	1,918,000
Commercial-----	617,000

### ANNUAL PASSENGER TRANSIT RIDERSHIP (GVRD 2005)

Bus Passengers-----	117,024,721
Skytrain Passengers -----	38,145,071
SeaBus Passengers-----	2,650,000
Westcoast Express Passengers -----	1,896,907

Source: <http://www.bcstats.gov.bc.ca>

CMA refers to the Census Metropolitan area which includes all of the GVRD municipalities.  
 · Pitt Meadows and Maple Ridge joined GVRD in July 1995.



# Chapter 4

## Demographics

### About Us

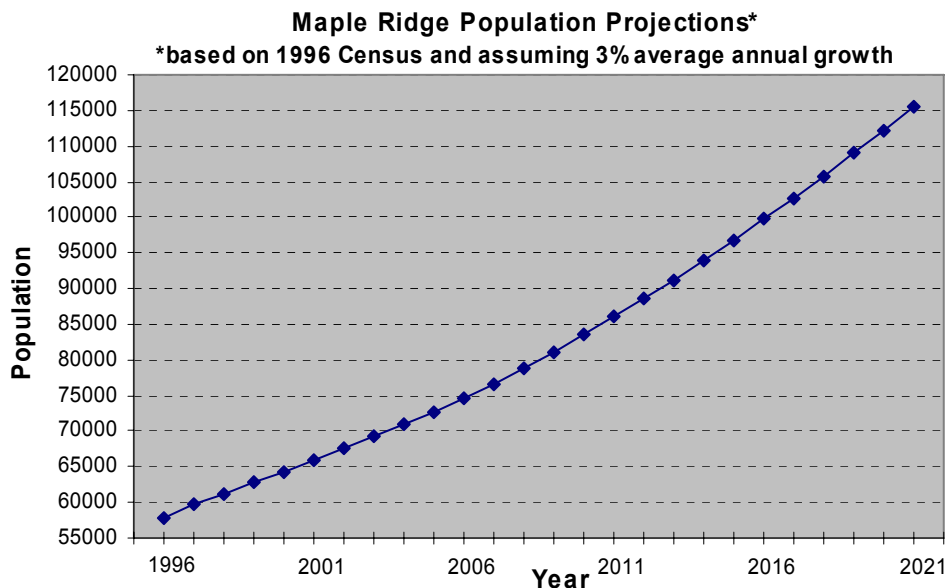
The District of Maple Ridge became a member of the Greater Vancouver Regional District (GVRD) in July of 1995. Comprising Lower Mainland communities from Vancouver east as far as Maple Ridge, and from North Vancouver south to White Rock, the GVRD is located at the southwest corner of the British Columbia mainland and is home to one half of the province's population.

Over the past decade Maple Ridge has been one of the fastest growing municipalities within the GVRD. Growth rates for Maple Ridge average approximately 3.7% over the last ten years.

The following information will outline some of the statistical characteristics of the 73,969 citizens who currently reside here.

### Maple Ridge Population Projections\*

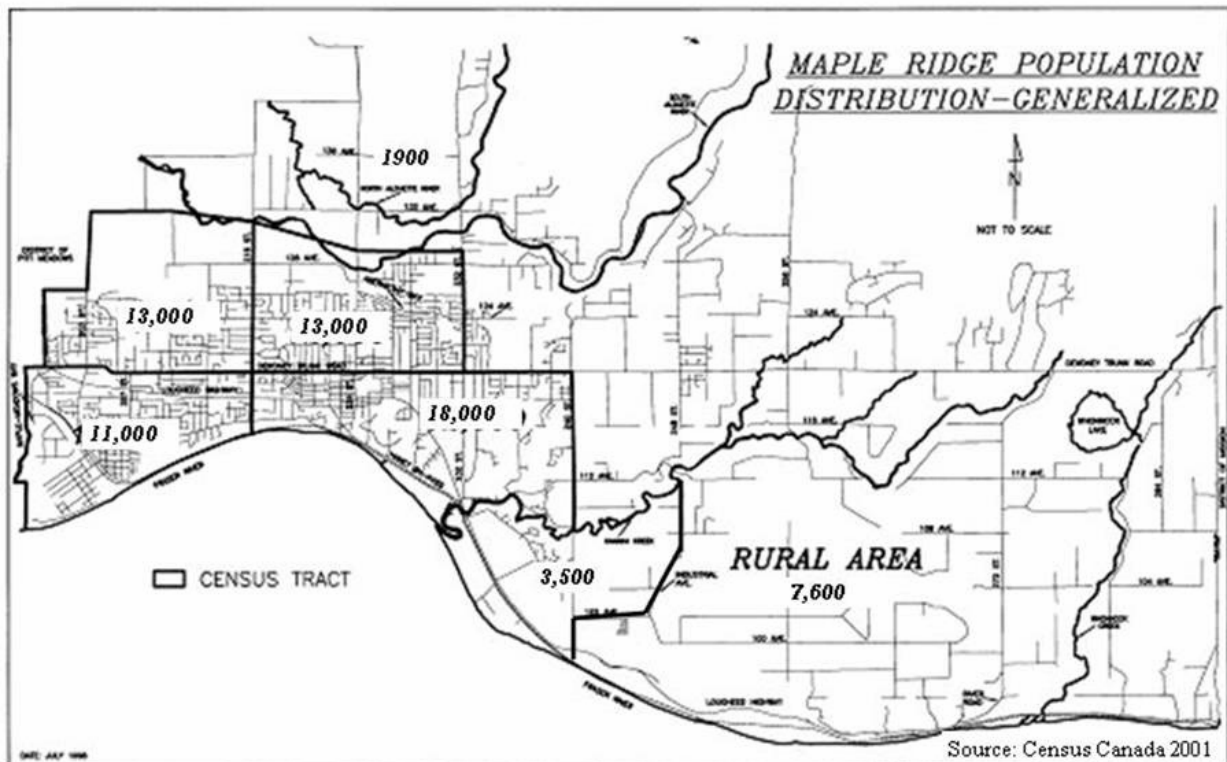
Based on BC Stats People 28 Projections, and assuming a compound rate of growth of 1.67%, Maple Ridge's population is projected to be about 93,700 by 2021 and 108,900 by 2031. A higher growth rate of 2.5% will result in the population in 2031 falling between 88,200 and 109,500 depending on the capacity assumptions. Source Sheltair Group and Kelly & Associates



**Maple Ridge Population Projections** — Population forecasts have been developed by Sheltair Group as part of OCP Development. These numbers reflect growth forecasts based on current planning policies.

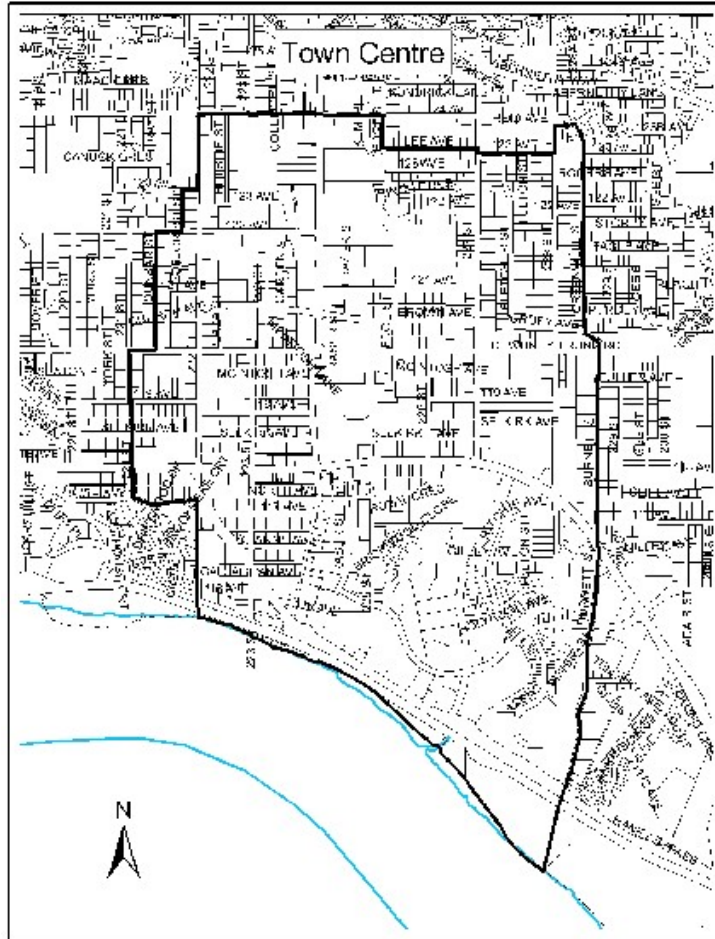
Assumed Housing Capacity	Compound Annual Population Growth Rate	2021	2031
Using capacities based on land use designations in current OCP	Base Case (1.67%)	93,700	88,200
	2.50%	94,200	88,200
Including Urban Reserve capacities	Base Case (1.67%)	93,700	108,900
	2.50%	108,600	109,500
Including potential capacities from redevelopment of existing urban area	Base Case (1.67%)	95,600	99,500
	2.50%	106,100	99,500

**Maple Ridge Population Distribution** — Maple Ridge has a majority of its population between the western border and 240th Street. The table below shows the population distribution.



## Downtown Maple Ridge

Downtown Maple Ridge has been identified as a main focal point for continued growth in the OCP. In 2004, Maple Ridge was the first community to complete the Smart Growth on the Ground process. This process created a vision for the downtown that would see a major increase in population, increased green space and be more pedestrian friendly. The community is continuing to invest and develop its downtown by working with its partners in an effort to increase residential density. The population target by the year 2021 for the downtown, identified in Smart Growth, is 21,750.

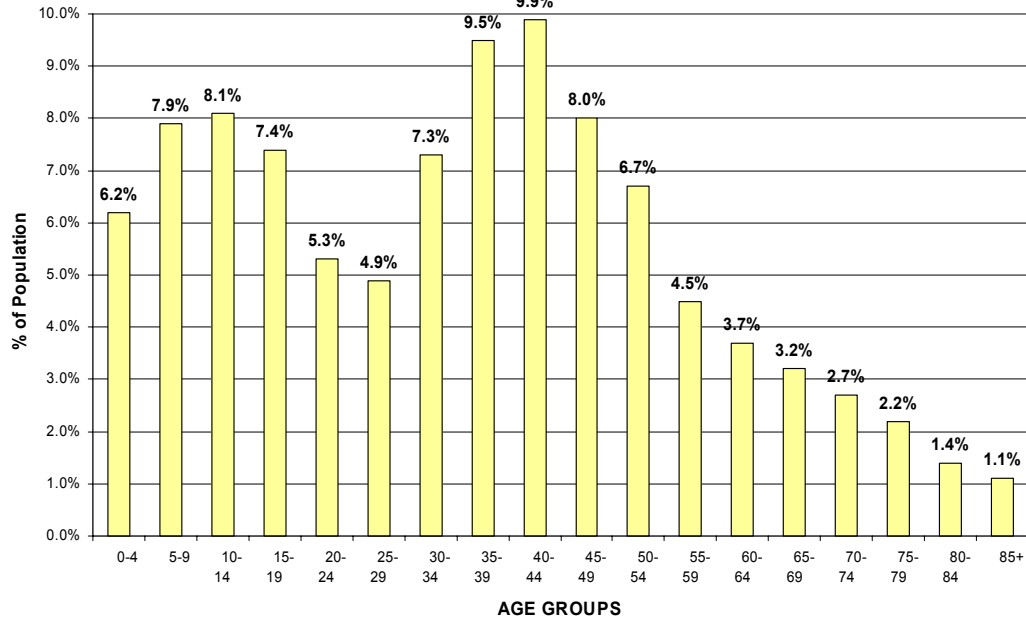


## Smart Growth Population Projections

	Maple Ridge	GVRD
Population Age 0-19:	18,715	476,570
% of Population:	29.6%	24.0%



## Maple Ridge - Population Age Structure



### Population by Age

Maple Ridge is a young community. The two largest age groups in the Maple Ridge Population are the 0-19 age range and the 30-49 age range. In comparison to the GVRD, Maple Ridge has a significantly higher proportion of children, (0-19 years old) nearly six percent higher than the GVRD as a whole.

**Community Diversity**—Maple Ridge, like all communities within the GVRD, is seeing growing ethnic diversification. This is expected to increase in Maple Ridge as the population grows. The community is welcoming to new residents and is embracing its growing diversity and history through community celebrations and festivals.

### Population by Mother Tongue

2001 Census  
62,010 Single Responses

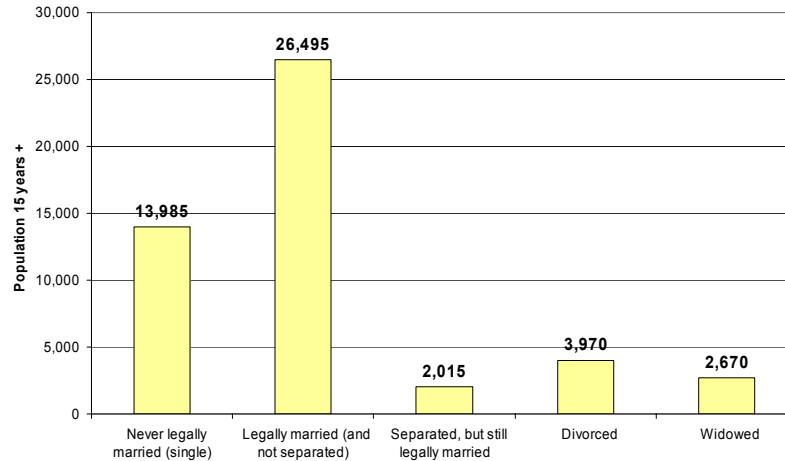
Language	Population
English	54,150
French	890
Croatian	1,175
Korean	275
Chinese	775
Punjabi	640
Polish	415
Italian	245
Spanish	220
Other	2480
Multiple Responses	370

## Legal Marital Status

The majority of Maple Ridge residents are married. Those living common-law are not considered legally married by Statistics Canada and are grouped with single people.

\* FP Markets - Cdn Demographics 2005

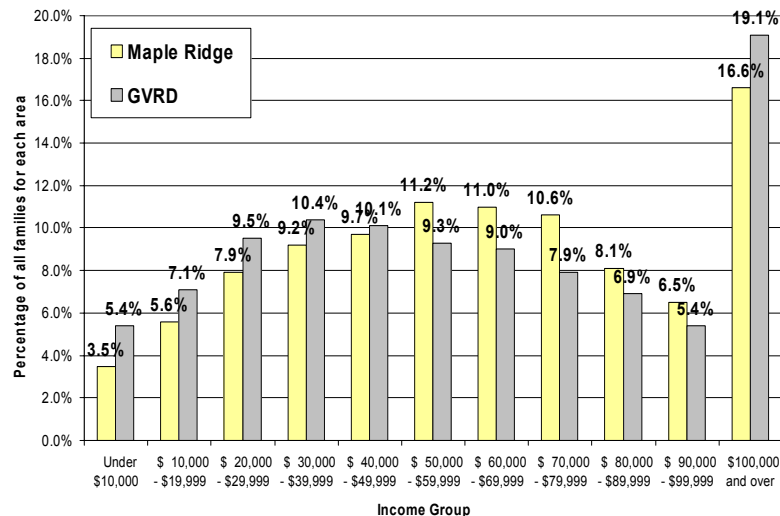
**Maple Ridge - Marital Status**



## Family Income

Family income in Maple Ridge has changed dramatically in the 1991-2001 period. The number of families making less than \$60,000 a year has fallen, while the number of people making between \$60,000 and \$70,000 has increased, and the number making over \$70,000 has increased remarkably, especially over the 1996-2001 period. Families making over \$70,000 a year are the single largest group of families (7430), and are more than three times as numerous as the next biggest group, families earning \$50,000 to \$59,999 (2000). Maple Ridge is reflected within the lower average income bracket within the GVRD but is reflected within the higher average income bracket within British Columbia. This is mainly due to the larger number of young families choosing to reside in Maple Ridge to raise their families. \* FP Markets - Cdn Demographics 2005

**Families by Income Group**



**Cost of Living**  
**Average Household Expenditures** FP Markets - Cdn Demogrphics 2005

<b>Expenditure</b>	<b>2005*</b>
Food	7,415
Shelter	11,369
Clothing	2,587
Transportation	8,251
Health & Personal Care	2,220
Recreation, Reading, Education	4,455
Taxes & Securities	17,694
Other Expenditures	10,078
<b>Total Expenditures</b>	<b>64,069</b>

**Level of Schooling**  
 2005 \* Estimates Population 20 years □

FP Markets - Cdn Demogrphics 2005

	<b>Number</b>
Less Than Grade 9 Education	2,152
Grade 9 -13	
without certificate	10,082
with certificate	7,302
Trade Certificate	8,087
Other non-university	
without certificate	4,594
with certificate	10,606
University	
without degree	2,382
with degree	5,676

# Chapter 5

## Business, Commerce & Industry

### Doing Business

Business in Maple Ridge combines the traditional industries of agriculture, fisheries, forestry and mining, retail, commercial and care services directed towards our increasing population.

New sectors include advanced manufacturing, technology based companies, film industry and education services. Many national retail chains have recognized this growth. A varied array of new business and industry have also found Maple Ridge to be an attractive location. Industrial activities include boat building, metal fabrication, battery manufacturing, plastics, and printing and publishing. Agricultural industry includes nurseries, greenhouse operations, and berry growing.

With its rural locale and proximity to the city, Maple Ridge is also an attractive environment to those wishing to operate a home business or live an entrepreneurial lifestyle. The Business Licensing, Permits & Bylaws office issued 2805 business licenses in 2005. Of those, 1397 were home businesses and 1408 were commercial.

The District of Maple Ridge is committed to making the community a better place to live. Whereas the Economic Development Department is committed to supporting business investment and growth as well as providing direct support services to local business. Maple Ridge are a variety of business initiatives underway to attract new industries and enhance the employment opportunities for residents.

Doing business in Maple Ridge also means having a balance between work and home life. The new Maple Ridge Town Centre offers a state-of-the-art Leisure/Youth Centre complex; a new high tech 40,000 square foot library; a performing and visual arts centre; a 100,000 square foot office building, as well as an 850 stall underground parking garage. This new development has boosted business activity downtown and throughout the District. It generates an estimated 670 direct long-term jobs in the heart of the community, and generate approximately \$20 million in annual employment earnings.

### Commercial Development

In order to meet the needs of those moving into new residential areas, new business areas are springing up throughout the community. Canadian Tire completed a new 50,000 square foot development on the west side in 1997. In 1998 the 172,000 square foot Westgate Centre opened, serving west side residents with a new Save On Foods store. The Centre is occupied by such well known tenants as the TD Bank, McDonalds, Swiss Chalet, Starbucks Coffee, Video Update,

The year of 1999 marked the opening of a new 55,227 square ft. Safeway store located in the Landmark Plaza along with a New Westminster Credit Union, Tim Hortons/Wendys at that same location. Also in 1999, Extra Foods underwent a major expansion at Maple Ridge Square to include a pharmacy and photo processing outlet. In November of 2000, a newly constructed 46,200 square foot Save On Foods located in the Valley Fair



Mall opened.

Over the last five years the Westside of the community has seen commercial areas fill in along the Lougheed corridor. Redevelopment in the downtown is also occurring with residential densification spearheading this. Plans are in place for a major redevelopment of the Haney Place Mall, the major shopping centre in Maple Ridge and the trade area.

### Zoning/Long Range Plans (OCP) for Commercial and Industrial Developments.

Maple Ridge has a variety of zones supporting all types of business, retail/commercial, office/business, and industrial. The following section provides a brief overview of the business related zones. In order to support investment, the Economic Development office is able to provide assistance in determining the appropriate zone and potential location for business.

## **Mapping**

Municipal mapping services update property information as development applications are processed. In addition, this section provides land use maps for the Official Community Plan, and all mapping information accompanying reports to Council. Maps are available for purchase at the Planning Department counter in Municipal Hall

## **Commercial**

Many Maple Ridge residents commute to work in other cities and municipalities and do shopping outside of the community on their way home from work. By 2009, more opportunities to establish new commercial businesses in the community will appear due to improved access in and out of the community with the two new bridges

The supply of designated commercial lands is over 200 hectares (500 acres), which meets current needs. However, 57 hectares (140 acres) are under utilized or vacant. Over the next 10 to 20 years, the demand for commercial development opportunities will greatly expand due to the new Golden Ears Bridge, Pitt River Bridge improvements, the increase in population, and the recognition by retailers of viable business opportunities in Maple Ridge. The location of future commercial lands is a complex issue, that must be addressed in a comprehensive manner to ensure that the resulting development is reflective of community goals, and "fits" with the character of the community.

The commercial centres and nodes in the community are interconnected and form part of an integrated system that needs to continue to be developed and fostered. Area residents identified the need to link centres and neighbourhoods with a transportation network that includes transit, trails, bikeways and pedestrian corridors



.Approximately 56% of Maple Ridge’s zoned commercial lands area developed, 11% are vacant and 33% are under-utilized.

<b>C3 Town Centre Commercial</b>	Additional/Expansion to Town Centre Malls and/or Downtown Mixed-Use 75 - 100,000 sq. ft.
<b>C2 Community Commercial</b>	Additional 1-2 Shopping Centres 100 - 125,000 sq. ft.
<b>CS-1 Service Commercial</b>	Additional/Expansion Along Existing Corridors 200 - 250,000 sq. ft.

### **Commercial Designations**

All commercial property in Maple Ridge falls into one of the following land use designations.

1. Regional Town Centre
2. General Commercial
3. Community Commercial Node
4. Neighbourhood Commercial
5. Rural Commercial
- 6. Historic Commercial**

#### **1. Regional Town Centre**

Recent change to C-3 Town Centre commercial to allow 100% residential development on sites not located on major arterials. This amendment was intended to boost residential development in Town Centre and improve business opportunity for local businesses.

#### **2. General Commercial**

The majority of vacant and under-utilized commercial lands within the District are found in the Regional Town Centre and along the Lougheed Highway.

The Lougheed Highway has evolved in a linear pattern with a mixture of service commercial and other retail development. Over time, the distinction between traditional highway commercial and community commercial uses has become blurred. In addition, the range of uses permitted in these areas has not kept pace with current market trends.

The spread of commercial development is expected to continue along Lougheed Highway and will increase over the next 15 years. Potential negative impacts on the quality of the urban environment may occur if not planned properly.



### **3. Community Commercial Nodes**

Community Commercial Nodes are comprised of commercial or mixed use developments and typically serve several neighbourhoods; provide a wider range of services; and also serve as a focus for the community.

### **4. Neighbourhood Commercial**

Neighbourhood Commercial Centres are small retail centres that cater to the daily convenience shopping and service needs of a local neighbourhood and provide a limited range of services.

### **5. Rural Commercial**

Rural Commercial centres cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services. Rural Commercial retail centres are typically less than 93 m(1,000 ft) in area. Community serving outdoor recreational facilities are also appropriate in the rural area. The Centres are typically less than 929 m(10,000 ft) in area.

### **6. Historic Commercial**

Historic Commercial centres are the commercial hearts of the historic communities that formed the District of Maple Ridge. The size of these centres is dependent on the size of the historic commercial centre, although limited expansion may be supportable in compliance with Official Community Plan policies and compatibility with surrounding land use.

The Historic Commercial Centres are located in Hammond, Port Haney, Yennadon, Albion, Whonnock, Webster's Corners and Ruskin. For information on the historic commercial pattern in the area refer to the District of Maple Ridge Heritage Discussion Paper 2003, and the book Maple Ridge, History of Settlement, 1972.

Link to [http://www.mapleridge.ca/community/heritage/historical\\_society.html](http://www.mapleridge.ca/community/heritage/historical_society.html)

## **Industrial**

Land available for future industrial development in Maple Ridge is contained in six industrial areas: Northern Maple Ridge, Southwest, Central, Albion, Whonnock and Ruskin.

Traditional industrial activity in Maple Ridge has been resource extraction and manufacturing based. The current market demand for industrial land is for light industrial and business park uses.

Due to projected population growth, the shift of industrial development eastward in the region, and the new Golden Ears Bridge crossing and improvements to the Pitt River Bridge, Maple Ridge is now poised to realize greater growth and diversification of its industrial base.

The District of Maple Ridge supports economic diversification and high value job creation. All businesses are encouraged and welcomed to discuss their land needs with the District. Municipal staff are available to provide assistance to potential investors and will do all they can to find appropriate land. The economic development office will meet, discuss and provide you with available options as well as discuss with other departments and council on finding solutions that leads to job creation.



## **Industrial Lands**

The supply of marketable and competitive industrial lands for the light industrial market is approximately 60 hectares (150 acres), which will accommodate demand for at least 10 to 15 years.

Approximately two thirds of Maple Ridge's vacant industrial land is designated as Rural Resource and is currently not considered to be a desirable location for industrial users due to its remote location. However, this may change.

To accommodate the long term demand for industrial lands, Maple Ridge needs to create an additional industrial area or areas of about 80 to 120 hectares (200 to 300 acres). However this is a complex matter that must be considered in a comprehensive manner to ensure that future industrial activity "fits" within the community context, and is consistent with Provincial, Regional and Community goals. Click on [OCP, Chapter 11] for more information on the Comprehensive Strategy that is required to resolve this issue

## **Business Parks**

There is an increasing market demand for office space in business parks outside the Regional Town Centre.

The Zoning Bylaw restriction of office space in business parks to 25% of the total floor area may limit the development of business park opportunities.

Business park development will compete with industrial uses in the demand for industrial land and may impact the Regional Town Centre office market if parameters are not placed on office uses within business park.

## **Industrial/Business Parks**

There are currently five active business and industrial park sites, with 279.95 hectares in industrial reserve.

### **Maple Meadows Business Park – approx. 90 ha**

Maple Meadows is a Class A Business Park located in southwest Maple Ridge, directly beside the new Golden Ears Bridge. Development in this area continues. Maple Meadows currently contains light-medium industrial manufacturing, as well as some high tech industry.

### **Albion Industrial Area – approx. 80 ha**

A mixed use industrial area, is located in the south central part of Maple Ridge. A majority of which is excellent for redevelopment as the land is currently under utilized. With transportation access on road, rail and river, the Albion area is an ideal location.

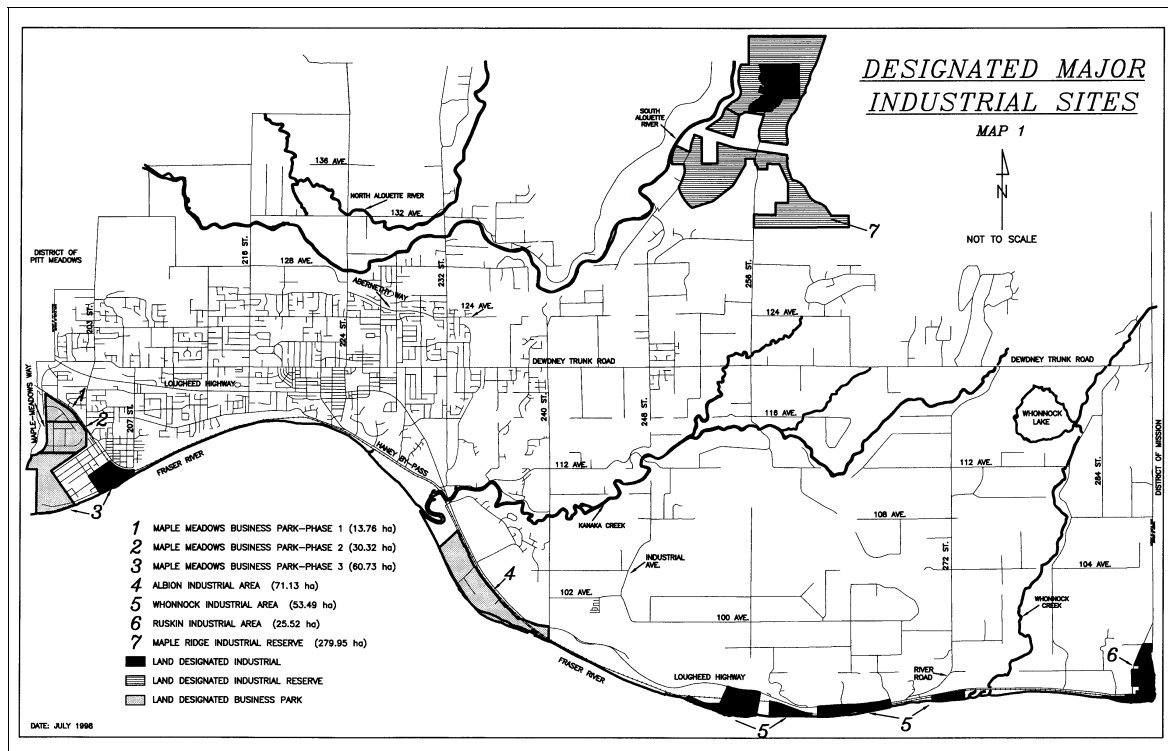
**Ruskin Industrial Area - approx. 25 ha and Whonnock Industrial Area - approx. 45 ha**

These industrial sites are located in the eastern portion of Maple Ridge, along the Fraser and Stave Rivers. Most of the industries in these two areas are wood related. Minimal acreages are available, however, redevelopment opportunities abound.

**Maple Ridge Business and Industrial Park—approx. 320 ha**

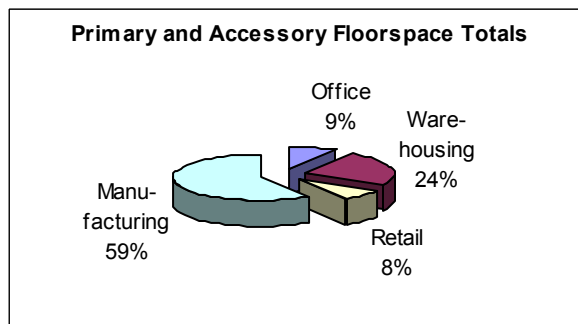
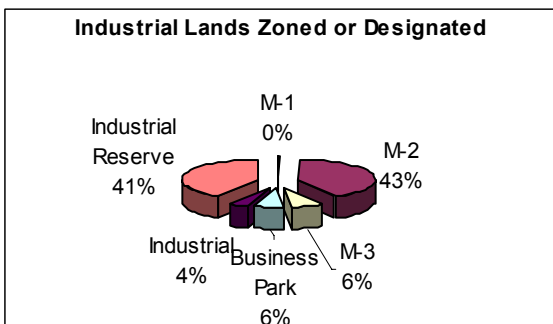
This industrial area is located north of the community where large and small sites are available for development. This area is home to the District’s large industrial land reserve allowing for significant long-term growth for business choosing to locate here.

**Map of Designated Major Industrial Sites**

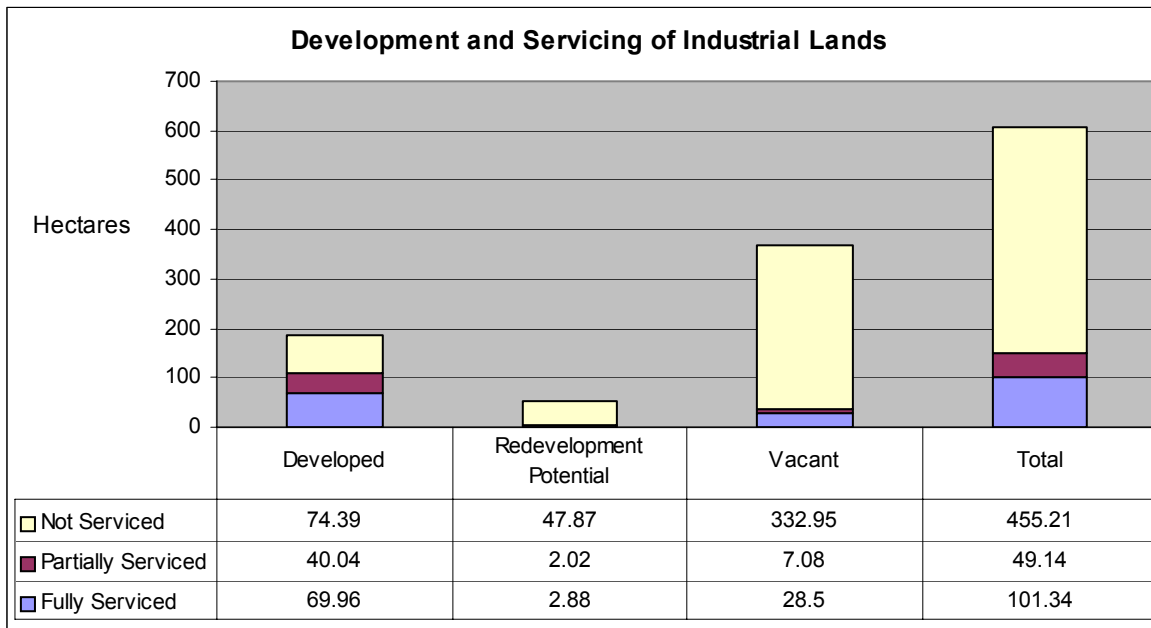


## Industrial Land Absorption

Just over half of the industrial land in the District is designated but not zoned for industrial use. Over two thirds of these lands are located in the Industrial Reserve. Of the remaining industrially designated lands, 39 hectares are designated Business Park while 23 hectares are designated Industrial showing a response to trends in industrial activity towards “business park” light industry.



## Development and Servicing of Industrial Lands



## **Maple Ridge Investment Advantages**

The District's advantages include the availability of land and building space, competitive development cost charges, and an attractive quality of life. The industrial space vacancy rate in the District is around 4.4 percent and net rental rates are on par with the GVRD average but still well below that of Vancouver. In its 2005 Municipal Report Card, the National Association of Industrial and Office Properties ranked Maple Ridge fourth-best among the 17 GVRD municipalities on development costs. The community's quality of life, for example in the areas of access to recreation, housing availability, housing affordability and public school quality, is also an asset.

Transportation congestion and location in the eastern corner of the GVRD remain key limitations to expanding opportunities that will soon be solved by the new transportation investment. As the centre of business activity in the region shifts eastward, the District's locational advantage, once transportation constraints are overcome. The expansion of light and small-scale industries, driven by the emergence of complex supply chains (e.g. contract manufacturing), and an increasing emphasis on technology and knowledge inputs, are creating a growing dependence on quality, timely and cost-effective transportation infrastructure and quality telecommunications services.

In the future, the development of the proposed Golden Ears Bridge, population growth on the North Fraser, the regional shift of industry from west to east and the decreasing supply of industrial land in western GVRD communities will increase demand for industrial land in Maple Ridge and draw in new businesses. In the GVRD, large tracts of land continue to be lost to non-industrial uses and few large ready-to-build projects are expected to come onto the market in the years ahead. The GVRD projects that the Maple Ridge-Pitt Meadows share of total industrial space will rise from just over one percent in 2001 to approximately four percent by 2021. Although the community will remain a minor player compared to Surrey, Langley and Delta, it will fulfill a higher profile regional industrial role by providing land gradually being lost in the Vancouver, Richmond, Burnaby and North Shore municipalities. This growth of 400 percent will easily be the most significant in the GVRD and create a total inventory of approximately 670,000 square metres.

## **Sector Profiles**

### **1. Manufacturing**

Maple Ridge grew its manufacturing base around the forest products sector, and maintains those ties to this day. In 2005, four of the five largest private sector employers are manufacturing wood products, primarily from cedar. Total community income attributable to forestry (see Table 6-1) is seven percent, low by BC standards but high for a GVRD community. Aging production facilities and the loss of primary capacity continue to be a concern but opportunities to create a larger value-added wood manufacturing sector could stabilize this key source of well paying jobs and community income. Although wood products remain a force, in the last 20 years the growth in manufacturing has been in other sectors, mostly light industrial operations involved in machinery and equipment manufacture. A small technology based cluster has also emerged.

## Manufacturing and Industrial Profile

Activity Measures	Number	% of Total
Total Labour Force	33,380	100%
Industrial Labour Force	8,730	26.2%
Manufacturing Businesses Licenses	144	6.5%
Average Personal Income (\$2001) – All Manufacturing	\$46,975	-
Average Personal Income (\$2001) – Wood Manufacturing	\$51,380	-
Total Industrial Land Area (hectares)	576	2.2%
Building Inventory (thousands square metres)	212	1.4%
Industrial Occupancy Rate (% 4 <sup>th</sup> Quarter 2005)	4.4%	-

Royal LePage, Industrial Second Quarter, 2005.

The attractiveness of having major industry and manufacturing companies in Maple Ridge is in their ability to produce for export markets, thereby creating wealth in the form of high paying jobs and more than five per cent of the City's total tax revenues. Maple Ridge is a net creator of manufacturing jobs in the GVRD as employment is greater than the resident manufacturing labour force.

## 2. Agriculture

Maple Ridge has strong historical ties to agriculture and the sector retains a visible presence in the community, but market forces and land use patterns are changing the nature of this sector locally. Agriculture contributes approximately three percent of total community income, less than half that of forestry but still greater than tourism. Average incomes are below the labour force average, but farm operations tend to provide a valuable seasonal and part-time source of work for owner-operators.

Maple Ridge supports a variety of production including livestock, tree fruits, berries, vegetables, greenhouse products, nursery products and Christmas trees, mainly on small farms. Opportunities for further growth exist, primarily due to the abundant land and support for Agriculture in the community.

### Agriculture Profile

Activity Measures	Number	% of Total
Total Labour Force	33,380	100%
Agriculture/Forestry Labour Force	485	1.5%
Agriculture Businesses Licenses	18	0.8%
Average Personal Income (\$2001) - Farming	\$28,795	-
Number of Farms (2001)	237	-
Total Farm Area (2001 hectares)	3,990	-
Total Farm Receipts (2001 millions)	\$39	-



There are opportunities in new food processing and specialty food products in conjunction with small farm operations. The processing industry as a whole is moving towards fewer, larger and more specialized processing facilities, while many sectors of the industry in Canada are subject to supply management provisions through marketing boards, which restricts market entry and discourages innovation and market diversification. However, specialty and ethnic product markets are growing and could create a new wave of small-scale processing. Direct farm marketing and agri-tourism are two other emerging growth areas that may have potential for Maple Ridge.

### **3. Tourism**

The District's tourism industry is oriented toward outdoor recreation and does not have the scale of hospitality infrastructure enjoyed by other GVRD municipalities. Markets are believed to consist mainly of day visitors from elsewhere in the Lower Mainland who participate in the many outdoor activities afforded by the surrounding mountains, lakes, rivers and trails. A major destination attraction is Golden Ears Provincial Park.

The contribution tourism makes to the local economy are difficult to track and measure because Statistics Canada does not classify it as a separate industry. Visitors distribute their spending across a number of service, retail and transportation sectors and it is inevitably mixed up with resident spending. The sector most closely associated with tourism (accommodation, food and beverage) is itself comprised of tourist and resident components. Perhaps the best measure of tourism's position in the local economy is provided by the Ministry of Finance's economic dependency model (see Table 6-3). In 2001, tourism contributed two percent of community income, compared to one percent in 1991.

The quality of the District's outdoor features, many of which are protected by park status, when viewed within the context of a sizeable and growing regional market, and increasing participation rates in outdoor activities by these markets, suggest that the community has yet to take full advantage of opportunities for building a larger tourism base around the existing day-trip, close-in markets. Agri-tourism, First Nations', wildlife viewing, heritage and industry all have interpretation potential. The long-term development of a more vibrant downtown core, in conjunction with festivals, events and cultural/heritage themes, could easily bring in new visitor markets. The fact that there are so few compact downtowns in the Lower Mainland could make this a true competitive advantage.

## Tourism Profile

Activity Measures		Number	% of Total
Total Labour Force		33,380	100%
Accommodation, Food & Beverage Labour Force		2,065	6.2%
Personal Income (\$2001) – Accommodation and Food Service		\$27,285	-
Accommodation Business Licenses		6	0.3%
Food and Beverage Business Licenses		135	6.2%
<b>Visitor Origin</b>			
Lower Mainland	%	%	%
BC	51	11	3
	Alberta	Washington	Europe
	27	5	2
	Other Canada	California	Other
		1	1
<b>Key Regional Attractions</b>			
Golden Ears Provincial Park		UBC Research Forest	
Kanaka Creek Regional Park		Extensive multi-use trail network	
<b>Proportion of Sector GDP Attributable to Tourism</b>			
Taxi transportation 27%		Restaurants/pubs ~27%	
Food stores 13%		Clothing stores ~10%	
Gasoline stations 15%		Car/truck leasing 75%	

### 4 . Retail and Commercial

In 2001, close to 50 percent of the Maple Ridge workforce was employed in the service sector (excluding the public sector and accommodation). This percentage is expected to gradually increase as the economy shifts from a goods-producing base to a service base. Major commercial nodes include downtown, western Maple Ridge along Lougheed Highway and eastern Maple Ridge.

Despite the workforce dependence on commercial businesses, Maple Ridge is not known as a retail or commercial centre. A combination of population size, location and transportation constraints have limited development. Retail floor space is modest and retail sales estimates show leakage to other areas. The combined Ridge-Meadows region has only a three percent share of total GVRD retail space in 2004. Major retail centres especially in neighbouring Coquitlam attract Maple Ridge shoppers out of the community and create a relatively small trade area for local businesses.

The office market is also minimal – the total office inventory accounts for only one percent of the GVRD total.

Growth in the retail sector is expected to accelerate in the future as constraints are relaxed, notably through the construction of the Golden Ears Bridge and population growth. Competitive tax rates, a relatively good investment climate and competitive development cost charges, together with the long-term implementation of strategic recommendations made in the District's Commercial Land Use Study, will attract more retail businesses and encourage more



local shopping. Implementation of the proposed Town Centre Concept Plan will also contribute to greater retail growth, taking advantage of an evolving trend in retail toward more localized developments close to new residential growth. Some of this new space will be in redevelopments. The GVRD has projected a 65 percent increase in retail space for Ridge-Meadows between now and 2021, which will more than double its share of total regional space from three to seven percent.

A 45 percent increase in office space is also expected by 2021, but the local share of total GRVD inventory will remain at the current one percent.

### Retail and Commercial Profile

Activity Measures	Number	% of Total
Total Labour Force	33,380	100%
Retail and Wholesale Trade Labour Force	5,485	16.4%
Services Labour Force	14,145	42.4%
Personal Income (\$2001) – Wholesale	\$49,965	-
Personal Income (\$2001) – Retail	\$36,840	-
Retail and Services Business Licenses	1,726	78.7%
Total Retail Floor Space (thousands sq. metres 2001)	168	3%
Total Office Floor Space (thousands sq. metres 2001)	33	1%
<b>Major Employers</b>		
Arcus Community Services	Westcoast Ford Lincoln	
Save-On Foods	FSR Treatment Inc.	
<b>Major Nodes</b>		
Downtown	Lougheed Highway/Dewdney Trunk	



## Major Shopping Facilities

### Shopping Malls

Haney Place Mall  
224th and Lougheed Highway

Valley Fair Mall  
227th and Lougheed Highway

Maple Ridge Square  
224th and Dewdney Trunk Road

Meadow Town Centre  
20100 Lougheed Hwy  
Pitt Meadows

### Centres and Plazas

Westgate Centre  
203rd and Lougheed Highway

Meadow Ridge Centre  
207th and Dewdney Trunk

Haney Plaza  
223rd and Dewdney Trunk

Selkirk Plaza  
225th and Lougheed Highway

Westridge Centre  
207th and Lougheed Highway

Southridge Centre  
22750 Lougheed Highway

Maple Ridge Plaza  
Dewdney Trunk and Lougheed Hwy

Landmark Plaza  
203rd and Lougheed Hwy.

### Anchors

Zellers,

London Drugs, Save On  
Foods & Red Robin Restaurant

Extra Foods, Fabricland  
Shoppers Drug Mart &  
Fit City for Women

Real Canadian Super Store, Winner's, Home Sense,  
Reitman's, Sport Chek, A & B Sound, Tim Horton's,  
Michael's, Famous Players Cinema, Boston Pizza,

Save On Foods, BCAA, Pet Food N More  
Rogers Video, Wonder Bucks

Value Village  
Royal Bank

Liquidation World

Bank of Nova Scotia

Bank of Montreal,  
M & M Meats

Budget Brake & Muffler

ABC Restaurant,

Safeway, Westminister  
Credit Union, Tim Horton's/Wendy's



## Financial Institutions

There are a variety of financial institutions located in Maple Ridge, with a competitive market to ensure a complete range of customer services. The banks and credit unions are conveniently located throughout the area.

Bank/Credit Union	Branches
HSBC	1
CIBC—Bank of Commerce	1
BMO—Bank of Montreal	2
Bank of Nova Scotia	1
RBC—Royal Bank	2
Scotia Bank	2
HSBC	2
TD Bank Financial Group	2
Van City Credit Union	2
Westminster Credit Union*	2
Coast Capital Savings	1

\*Formerly Maple Ridge Community Savings

## 5. Downtown

The downtown core in Maple Ridge has managed to retain a significant share of the District's total commercial space, retail space, businesses and employment and thus has not experienced the sort of decline seen in many other North American centres.

Maple Ridge's downtown is one of eight regional town centers in the GVRD Livable Region Strategic Plan, and despite the challenges should be able to maintain its concentration of businesses, employment, commercial development, residential development and support services well into the future. The long-term redevelopment of the downtown core could create new retail and commercial opportunities. Initiatives for new technology investments, the adaptive reuse of existing buildings, live/work developments, densification and infilling and an overall better environment for new business investment outlined in the District's Town Centre Concept Plan Draft will significantly add to the community's stature as a regional town centre. In the short-term, revitalized streetscapes, new infrastructure, an improved Haney Place Mall, and District incentives will help downtown remain a competitive alternative to the expanding retail/commercial development to the east and west along the highway.

### Downtown Profile

Activity Measures	Number	% of Total
Zoned Commercial Land Downtown (2003 hectares)	55.4	44%
Businesses Downtown (2003)	647	71%
Number of Employees Downtown (2003)	4,289	63%
<b>Prominent Industries Downtown</b>		
Information/culture services	Professional, scientific and technical services	
Wholesale trade	Health care and social assistance	
Finance and Insurance	Real Estate	

Note: % of total is in reference to the District.



## 6. Home-based Business

Home-based businesses are an integral part of the total business base in Maple Ridge and function as an important source of employment, diversification and community stability. More than 47 percent of all businesses registered at the District are home-based. These companies tend to be in the service and construction business sectors and account for more than 1,500 full-time jobs.

The benefits of home-based businesses include lower business costs, a convenient path of market entry for new and emerging businesses, less congestion and commuting along major corridors and commercial areas, increased jobs per resident ratio, more community stability as the place of work remains in the neighbourhood, a diversified economic base and a source of supply for commercial landlords if and when home-based businesses graduate to leased premises. Women make up a significant percentage of home-based businesses, making it an accessible and an affordable entry point for self-employment.

### Home-Based Business Profile 2005

Activity Measures	Number	% of Total
Total Business Licenses	2,192	100%
Number of Home-based Business Licenses	1,032	47.1%
Full-time Employees	1,503	-
<b>Largest Categories of Home-based Businesses</b>		
Residential construction	Child care services	
Landscaping services	Computer services	
Janitorial services	Direct sales	
Electrical work	Crafters	
Site preparation work	Building services	

## 7. Public Sector

The public sector has a key role to play in community economic development. In Maple Ridge, the public sector is the largest contributor to community income and employment, larger than forestry, agriculture, tourism and manufacturing combined. It provides many services that are perceived as Quality of Life factors, supports infrastructure development and governs the way in which economic development in the private sector is patterned.

Major public sector employers include School District #42, Ridge Meadows Hospital, the District of Maple Ridge and Fraser Regional Corrections.

School District No. 42 is one of the fastest growing in British Columbia, serving slightly over 15,000 students from both the communities of Maple Ridge and Pitt Meadows. BCIT and Douglas College offer programming within the community. Maple Ridge is a recognized leader in French immersion, special education, community/adult education and in networked technology. The School District also accepts between 100 and 110 international fee-paying students annually at its secondary schools.

## Public Sector Profile in Maple Ridge, 2005

Activity Measures	Number	% of Total
Total Labour Force	33,380	100%
Education Labour Force	2,315	7.0
Health Labour Force	3,610	11.0
Government Labour Force	1,665	5.1
<b>Major Employers</b>		
School District #42	Ridge Meadows Hospital	
District of Maple Ridge	Fraser Regional Correctional Centre	

Maple Ridge is served by the Fraser Health Unit, a regional health service administered by the BC Ministry of Health. The Health Unit is located at 11940 Haney Place, Maple Ridge. Several community health programs are offered at the Health Unit. Ridge Meadows Hospital & Health Care Centre is a combined facility offering both acute and long-term care to the residents of Maple Ridge and Pitt Meadows.

The Fraser Regional Correctional Centre (FRCC) is the main sentenced facility serving the Lower Mainland. The centre opened in 1990 and comprises living units that each house 18 to 28 inmates. Maximum capacity is 422 men. There is a full slate of inmate health and counselling programs, as well as opportunities for work skill development, with cleaning, kitchen, laundry, recycling, metal fabrication, carpentry, gardening, packaging, fishery and forestry programs.

### 8. Filming

The filming industry is experiencing huge growth within the past few years and this trend is evident to continue as Maple Ridge is quickly becoming well-known as a “film friendly” community. Many film companies are interested in filming in businesses, homes and neighbourhoods in Maple Ridge.

As businesses and homeowners in Maple Ridge have embraced this industry, welcoming filming into their neighbourhoods and homes, they can also share in the revenues generated by filming in our community.

A total of 62 productions were filmed in Maple Ridge in 2006, up from . This figure includes movies of the week, feature films and TV series.

This industry helps to provide employment opportunities to many local residents in various capacities and provides tremendous financial benefits to our community.

As the British Columbia Production Services Tax Credit (PSTC) encourages film, television and animation production in BC, Maple Ridge is one of the closest municipalities to Vancouver which allows production companies to take advantage of this maximum regional tax credits.

<b>Film Production Activity</b>		
	<u>Permits</u>	<u>Productions</u>
<b>2003</b>	12	12
<b>2004</b>	12	12
<b>2005</b>	138	34
<b>2006</b>	264	62

### Current Major Employers in Maple Ridge

#### CURRENT MAJOR EMPLOYERS IN MAPLE RIDGE 2006 (50+ EMPLOYEES)

<b>Company Private Sector</b>	<b>Product/ Service</b>	<b>Function1</b>	<b>Employment</b>	<b>Union Affiliation</b>
A & W Restaurant	fast food	restaurant	50	no
Andersen Pacific Forest Products Ltd	sawmill, shake & single	sawmill	64	
Arcus Community Resources Ltd.	specialized residential care facility	commercial	150	
Best Quality Cedar Product Ltd	sawmill, shake & single	sawmill	50	
BW Creative Wood	spindles, rails & stair parts	manufacturer	55	
Canada Safeway	grocery	retail store	225	no
Canadian Tire	retail sales, housewares, garden, sporting goods	retail/auto service	88	no
Can-Am	recycling shred clothing	recycling	65	
Coopers	grocery	retail store	70	no
E-One Moli Energy (Canada Ltd.)	battery	manufacturing plant	340	
Extra Foods	grocery	retail store	57	
F S R Treatment Inc	wood/lumber	shake & shingle wholesaler	95	
Fitness Unlimited	fitness club	gym/fitness	58	no
Fraser Cedar Products Ltd	sawmill, shake & shingle	Manufacturer	150	



**CURRENT MAJOR EMPLOYERS IN MAPLE RIDGE 2006 (50+ EMPLOYEES)**

<b>Company Private Sector</b>	<b>Product/ Service</b>	<b>Function1</b>	<b>Employment</b>	<b>Union Affiliation</b>
Interfor Ltd Hammond	manuf red cedar products	sawmill, shake & single	200	
Lordco Parts	auto parts	retail/wholesaler store	79	no
Maple Leaf Shake & Shingle	sawmill, shake & single	manufacturer	50	
Maple Ridge Chrysler	Auto Sales and Service	car dealership	63	no
McDonald's Restaurants	fast food	restaurant	76	
McDonald's Restaurants	fast food	restaurant	98	no
MR Motors LP DBA	retail sales	car dealership	81	
Overwaitea Food Group	grocery	retail store	200	no
Overwaitea Food Group	grocery	retail store	404	no
Planet Ice	Arena/curling	recreational ice arena	62	no
PRT Pelton Nursery	nursery	wholesaler nursery	72	no
Red Robin		restaurant	79	
Rona Inc	hardware	retail store	70	no
Royal Crescent Gardens			81	
Seascope Marine Builders	boat/ship building & repair	manufactures Yaachts	65	
Simpower	generator/manufacturer	machinery/equipment	85	
Simpson Strong-Tie Canada			61	
Steelform Contracting Co.	framing/forms	residential form work	50	
Swiss Chalet	food	restaurant	100	no
The Keg	licensed food	restaurant	68	
Twin Rivers Cedar Products	sawmill	sawmill	70	
Wendy's Restaurants of Canada	fast food	restaurant	50	
West Coast Ford Lincoln	Auto Sales and Service	car dealership	200	no
Zellers Inc	chain	retail	122	no
<b>Public Sector</b>				
District of Maple Ridge	Customer Service	Municipal Offices	539	359 CUPE, 170 non-union
Fraser Regional Corrections		Correctional Institution	262	250 union, 12 non-union
Ridge Meadows Hospital		Hospital	1330	1300 union, 30 non-union
School District #42		Institution	1795	1700 Union, 93 non union

**Table # - Leading Employers by Sector for Maple Ridge**

LEADING EMPLOYERS BY SECTOR FOR MAPLE RIDGE DISTRICT							
Sector	Company	Product/Service	Function1	NAICS code	Employment	Union Affiliation	% of Union Workers
Government	School District 42 <sup>1</sup>	education	HQ school district	6111	1,788	1,695	94.8%
	Ridge Meadows Hospital	health care	hospital	622	1,300	1,270	98%
	District of Maple Ridge	government	HQ	9139	400		
	Fraser Regional Corrections	correctional facility	462-9313 director of staff	9121	189		97%
Manufacturing	Interfor Ltd. Hammond Cedar Div.	cedar wood products	branch mfg. plant	321	323		95%
	NEC E-Moli Energy (Canada) Ltd. <sup>2</sup>	lithium-ion rechargeable cells	Cdn. HQ mfg. centre (parent co. in Taiwan)	3359	395	0	0
	Waldun Forest Products	shakes shingles; lumber	HQ mfg. centre	321	300+	0	0
	Southcoast Millworks (formerly Chasyn)	bldg. components, lumber, value-added wood products	HQ mfg. centre	321	130-140	130-140	100%
	Pelton Reforestation <sup>3</sup>	silvicultural services	HQ and operations	1114	55-240	35-220	65%-92%
Private Health Care	Arcus Community Resources	health care support	regional office	623	250	238	95%
Retail	West Coast Ford Lincoln	automotive sales	branch office	4411	45	0	0%
Back Offices Across all Sector							
<p>You may want to include hospitals, county, city, telephone company, school, city, government, county government, large hospital largest university.</p> <p>1) Headquarters, regional office, back office, distribution center, branch manufacturing plant, branch assembly plant and R &amp; D center</p> <p>2) Two digit SIC Code</p>							

1) Jan. 07: 1095 teachers, 65 princ. VP; 28 other admin.; 600 CUPE

2) includes regular casual; there are 500-600 regular workers (full and part time)

3) seasonal -- more employees in the summer





Further information can be obtained by contacting the office at:

District of Maple Ridge

Economic Development Office

Suite 190, 22470 Dewdney Trunk Road

Maple Ridge, B.C. V2X 6A9

**Phone:** (604) 467- 7320 **Fax:** (604) 467-7335 **Email:** investmapleridge.ca

## **Business Licences**

Any owner or operator of a business in Maple Ridge must hold a valid business licence obtained from the municipal Licenses, Permits and Bylaws Department. Submitted applications will go through a process for approval, including inspections to determine if all building, fire, health, and zoning regulations are complied with. Licence fees may vary depending on the type of business or service.

The Economic Development Department is a viable source for entrepreneurs or investors wishing to purchase or lease space. In advance of the decision making process relating to type of business, location or investment, all are encouraged to meet with Business Retention and Expansion Office to discuss approval process and ensure its viability.

Approval process includes the following:

- ..# Confirm that zoning covers appropriate use or type of business application. Each space in a building has its own specifically approved use. The use of that space cannot be changed without approval and/or permits.
- ..# Building permit application requirements for different uses such as retail, office, restaurant, manufacturing, beauty salon, home based business
- ..# Appropriate licensing and inspection requirements
- ..# Fire regulations – inspection by Fire Prevention Officer
- ..# Health Department regulations – inspections required for various establishments selling food and cigarettes, beer and wine stores, or daycares.

## **Who Requires A Business Licence**

All businesses in the District of Maple Ridge require a business licence. Some of the benefits to obtaining a business licence include:

- ..# Makes you business a legal operation in terms of The District of Maple Ridge Business Licence Bylaw 6333-2005.
- ..# Gives you a listing in the Semi-Annual Maple Ridge Business Directory
- ..# Enables the city to regulate the types and locations of businesses conducted within its jurisdiction.
- ..# Supports the development of promotional materials aimed at attracting business investment and job creation.
- ..# Assists with the development of demographic and statistical information on the local business climate.
- ..# Supports parking enforcement, community policing and Adopt-A-Block programs.



## Maple Ridge Business License Directory

Click on [[http://www.mapleridge.ca/business license directory](http://www.mapleridge.ca/business_license_directory)]

### Operational Services

Operational Services is responsible for the design, construction, and maintenance of servicing infrastructure relating to roads, water distribution, sewage collection and waste management, and drainage. In 1998 departments of Operational Services and Development Services were combined. The new Public Works and Development Services Department enables areas of expertise to work together, streamline and advance land use management and development procedures.

### Streets and Roads

The Municipal Operations Centre is responsible for the maintenance of municipal roadways. The total municipal road length in 2000 was 411 km, 8 km of which are unpaved.

### Water

Maple Ridge maintains its own water system (approximately 306 km of lines) and purchases water from the Greater Vancouver Regional District.

#### Fixed Annual Water Rates

Residential .....	\$ 268.00 (per dwelling unit)
	(\$134.40 per additional dwelling unit (secondary suite)
Motels	\$ 268.00 (per unit of accommodation)
Restaurants .....	\$ 268.00 (0 - 10 chairs, \$14 each
	additional chair)
Medical .....	\$ 268.00 (per doctor/dentist)
Boarding House .....	\$ 268.00 (per house; additional
	\$32 per boarder)

In some commercial ( e.g. laundromats and service stations) and most industrial establishments water consumption is metered and a rate of charge is applied according to consumption. There is an additional charge per meter, charged according to meter size.

#### Metered Water Rates

Consumption (m<sup>3</sup>/quarter) Rate/m<sup>3</sup> (\$) = .3500

A minimum of 112 m<sup>3</sup> per quarter will be charged, should a lesser quantity or no water be consumed.

### Recycling

The Ridge Meadows Recycling Society (RMRS) operates a recycling depot at 10092 - 236th Street, close to the Albion Ferry. A blue-box curbside pick-up program operates for residential recycling of glass, cardboard, aluminum, tin news and office paper. Businesses are encouraged to recycle through the Commercial Recycling Concept program which includes a flexible pick-up schedule and workshops on how to make your business a Green Office.



## Utilities for District of Maple Ridge

UTILITIES FOR DISTRICT OF MAPLE RIDGE			
<b>Water &amp; Sewer - Water Availability</b>			
Major Source	Coquitlam watershed		
<b>Water Treatment</b>			
Name of Provider	Maple Ridge Water Service	Purchases from Greater Vancouver Water District	
Rated Capacity (cubic meters; million imperial gallons)	12.1 million cubic metres/year; 2.7 billion imperial gals/year		
Average Daily Demand (cubic meters per day; million imperial gallons per day)	33,150 cubic metres per day; 7.3 million imperial gals per day		
Cost per cubic metre, per 1000 Gallons -- industrial	Sum of use rate (\$293), water consumption charge (\$.5026 per cubic m), and quarterly base rate which varies by connection size		
Water Connection Fee	\$1,150; \$1,350 with meter	flat rate for up to 20 mm diameter; over 20 mm diameter is estimated at cost plus 20%	
<b>Sewer Treatment</b>			
Name of Provider	District of Maple Ridge treatment plant		
Type of Service	na -- varies by development		
Rated Capacity (mgd)	"		
Average Daily Demand (mgd)	"		
Peak Demand (mgd)	"		
Cost per 1000 Gallons	72.82% of metre rate for water		
Sewer Connection Fee	flat rate for up to 100 mm diameter; over 100 mm diam. & connection of N/S slope interceptor shall be at cost plus 20%		
<b>Electric Power</b>			
Name of Company	British Columbia Hydro		
Communities Served	95% of BC communities		
Company-Net Importer or Exporter of Power	varies	BC Hydro imports for domestic use were 749 GWh in 3Q06; net exports were 679 GWh in same	<i>see notes in data sources</i>
% of Reserve Margin Including Generation & Net Purchases	na		
Name of Power Pool Membership	BC system interconnected with systems in Alta and western US		
Provincial Electric Power Deregulated	Provincial Crown corporation reporting to the BC Minister of Energy and Mines		



## Utilities for Maple Ridge Cont'd

Rates and Average Cost per kWh (cents)	Small	Medium	Large
General Service (Commercial)	<35 kW for 2 mos.	35 kW + for 1 month	
Basic charge per month (C\$)	\$9.09 for 2 month period	\$4.55 month; first 35 kW for nil	na
Demand charge (C\$)	\$.0712 kWh	next 115 kW at \$3.64 per kW; all additional kW at \$6.99 per kW	na
Energy charge (C\$)	na	first 14,800 kWh \$0.0712 per kWh; all additional kWh \$0.0342	na
Minimum charge (C\$)	\$13.41 for 2 months	greater of \$13.41/mo. Or 50% of highest max. demand charge billed in any month within an on-peak period during preceding 11	see data sources for weblink to discount information
<b>Industrial</b>			
Demand charge (C\$)	\$4.866 per kVA of billing demand; \$0.02569 per kWh applied to all kWh up to and		
Energy charge (C\$)	\$0.054 per kWh applied to all kWh above 90% of the customer's baseline load (CBL) in each billing year		
Minimum charge (C\$)	\$4.866 per kVa of billing demand		
<b>Natural Gas</b>			
Name of Provider	Terasen Gas		
Rate Territory	Lower Mainland		
Type of Customer	General Firm Service (Rate Schedule 5)		
Firm Contract Rates (effective January 1, 2007)			
Basic charge per month	C\$542		
Demand Charge per 000 cubic feet (Mcf)	C\$13.543		
Delivery and Gas Charge	C\$8.69		
<b>Telecommunications</b>			
Provider	Telus		
Address	#5 - 3777 Kingsway Burnaby, BC V5H 3Z7		
Service Characteristics			
Switch Technology	Digital		
Fiber Service Provided	Yes		
100 Mbps LAN Service Available	Yes		
Monitoring	Remotely		
ISDN Available	Yes		
ADSL Available	Yes, in some parts of Maple Ridge - depends on location		
ADS2 Available from this Switch	Yes, in some parts of Maple Ridge - depends on location		
Central Office on Self-Healing Fiber Ring	na		
Dual Feed from 2 Separate Switching Offices Available	na		
Multiple Route Diversity	na		
<b>Business Support Services (#)</b>			
Metal	19		
Machine Shop	10		
Welding	4		
Office Equipment Service & Repair	1		
Temporary Employment Services	2		

# Chapter 6

## Housing & Development

### A Place To Call Home

Maple Ridge is made up of seven distinct historical neighbourhoods: Haney, Albion, Hammond, Yennadon, Ruskin, Whonnock and Webster's Corners.

The unique mix of urban and rural lifestyle, improved access to the community and more convenient transportation for commuters have made Maple Ridge an attractive location in which to live and raise a family. This is reflected in the continued increase in population in recent years. Naturally, there is also an increased demand for housing and development, and this has increased accordingly. 76% of Maple Ridge residents own their own home.

Developers are meeting this demand with several new housing projects throughout the community. These developments attempt to integrate environmental considerations and the unique rural history and lifestyle of the community into their goals, to create a balance between development and nature.

Housing prices here have been, and continue to be, among the lowest in the GVRD. Rental unit costs have been slow to increase and according to CMHC figures the vacancy rate is 5.6%, which is rather high by historical standards.

Maple Ridge is an attractive location to home buyers not only because of location and lifestyle, but for good value too!

\*Real Estate Board of Greater Vancouver Quarterly Report, 2005

\*\*2005 rates, CMHC and 2000 Business in Vancouver Market Facts

### Housing

Median Selling Price detached house*	\$351,181
Median Selling Price Townhouse*	\$232,217
Median Selling Price Condominium*	\$181,739
Average Apartment Rental (2 bed)**	\$772
Residential Property Tax Rate**	\$7.35 per \$1000 net taxable value (2006 rate)



## Average Apartment Rental Rates

Area	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Maple Ridge/ Pitt Meadows	\$504	602	772	1075
Coquitlam Port Coquitlam & Port Moody	\$589	695	850	1136
Langley	\$596	707	839	967
Vancouver	\$727	868	1243	1808

2005 rates from CMHC Rental Market Report, 2006

## Housing Growth

The demand for housing has kept development increasingly active. In 2001, a total of 337 new lots were created in the municipality. These sites offer the buyer a range of housing options, that include both multi-family and single family homes.

### Maple Ridge/Pitt Meadows 2006

Number of Houses	
..... Sold (Detached)	331
Number of Townhomes	
..... Sold (Attached)	1,140
Number of Apartments	
..... Sold	148

~Real Estate Board of Greater Vancouver

### Annual Commercial Building Permits

2001	\$8,726,124
2002	\$ 3,916,000
2003	\$ 5,260,000
2004	\$ 4,206,000
2005	\$ 5,992,000
2006	\$10,356,000

*DOMR Building Statistics 2006*

### Value of Residential Building Permits

2000	\$ 51,679,247
2001	\$ 55,382,633
2002	\$114,516,000
2003	\$ 87,696,000
2004	\$ 92,779,000
2005	\$ 93,953,000
2006	\$215,071,000





## Housing Projections

Future housing requirements, and the land supply needed to accommodate them, will largely depend on the choices Maple Ridge residents make and how those choices influence future rates of growth. At this time growth is predicted to stabilize and moderately increase at about **3%** per year. At this rate the housing stock in Maple Ridge will almost double to nearly **38,000** units by the year 2016. Household projections are shown on the following graphs.

Assuming the continuation of current land use designations, additional units will be distributed among six designated areas: Thornhill, Haney/Hammond, Silver Valley, Albion, Cottonwood, and the Rural area.

### Household Characteristics - By Structure

Single detached house	16,855
Multi family households	460
Non-family households	5,270
Total Number of Existing Units	22,590

2001 Census

### Household Characteristics - By Occupancy

Number of family persons	54,530
Number of non family persons	7,775
Total Persons in Private Households	62,305
Average number of Persons per Household	3.1

2001 Census

### Development Cost Charges\*

#### Urban Area

Low Density Residential<50upnh	\$ 12,938/unit
Low Density Townhouse<50upnh	\$ 14,884/unit
High Density Residential>50upnh	\$ 9,446/unit
Commercial	\$147,700/ha
Industrial	\$ 51,354/ha
Institutional	\$ 52,358/ha

#### Downtown Core Area

High Density Residential>50upnh	\$ 7,731/unit
Commercial	\$ 81,787/ha

#### Rural Area

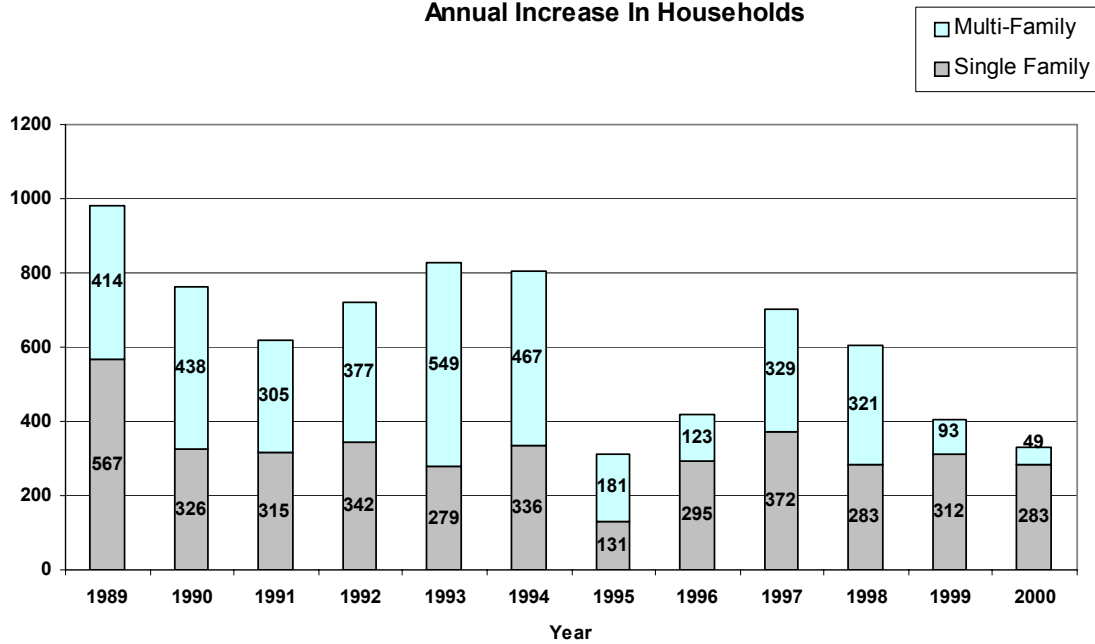
Residential 1	\$ 5,762/unit
Residential 2	\$ 8,579/unit
Commercial	\$ 63,309/ha
Industrial	\$ 50,667/ha

\*Bylaw 6414-2006

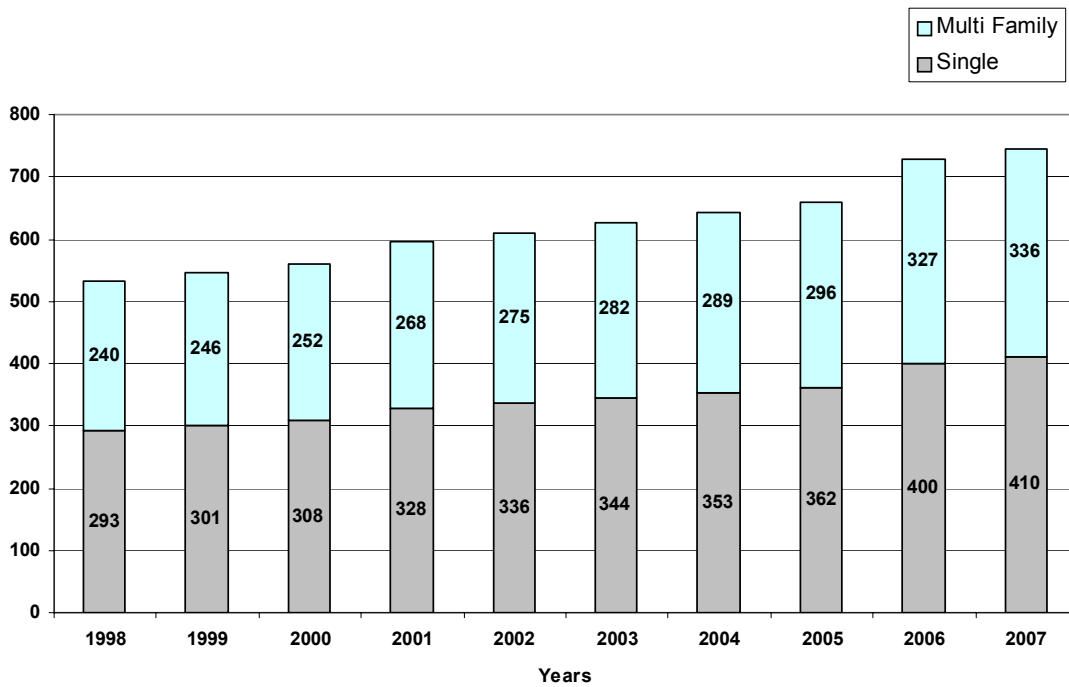
1



### Annual Increase In Households



### Increase in Households Projections 1998 - 2007



# Chapter 7

## Labour Force

### Working in Maple Ridge

Although 65% of our labour force are employed in Vancouver and other communities throughout the Lower Mainland, as a growing community, our commercial services and other amenities have increased and employ many of our residents. Maple Ridge has a higher than average percentage of jobs in traditional industries such as agriculture and wood related industries. Newer high tech industry, light and medium manufacturing, construction, and retail, as well as non-commercial and government service also employ a high percentage of our available labour force. Employment in the wholesale trade, finance, insurance, real estate, and business service sectors are lower than average.

	<b>1996 (census)</b>	<b>2001 (census)</b>	<b>%Change</b>
Population	56,173	63,169	12%
Households	19,790	22,590	14%
Total Labour Force	28,905	33,385	15%
<b>Total Population 15+years</b>	41,820	49,130	17%

### Of Labour force:

	<b>2001 Census</b>	<b>2006 BCStats</b>
Employed	31,310	33,385
Unemployed	2,070	
Male	15,715	
Female	14,885	
Not in Labour Force	13,015	
Participation Rate	69.2%	69.2%
<b>Unemployment Rate</b>	<b>6.2%</b>	<b>6.2</b>

Those who live in our community represent a wide variety of occupations as indicated by the following table.

## Average General Wage by Selected Occupation

The information below presents average wage rates within the Lower Mainland. Note that Maple Ridge wages lean towards the lower end of the scale in comparison to the rest of the fluctuating GVRD, due in large part to the larger labour force and lower cost of living.

<b>AVERAGE GENERAL WAGE BY SELECTED OCCUPATION</b>			
<b>Lower Mainland Southwest Development Region (2006 \$ Can.)</b>			
Occupation	Average Minimum	Average Median Wage	Average Maximum Wage
<b>Professional</b>			
Accountant	\$13.25	\$22.60	\$33.20
Management Trainee	na	na	na
Programmer/Analyst	\$12.75	\$23.50	\$33.06
Mechanical Engineer	\$21.03	\$36.05	\$41.75
<b>Retail</b>			
Retail Store Clerk	\$8.00	\$12.30	\$18.94
Stock Room Clerk	\$8.25	\$11.34	\$17.31
PR/communications clerk	\$14.25	\$22.80	\$34.20
<b>Clerical</b>			
Customer Service Rep. (financial)	\$9.60	\$14.93	\$21.63
Telesales Rep.	na	na	na
Data Entry Clerk	\$9.95	\$14.68	\$18.95
Executive Secretary	\$11.00	\$18.20	\$23.70
Accounting Clerk	\$11.20	\$16.20	\$20.50
General Office Clerk	\$10.00	\$15.65	\$21.85
<b>Unskilled</b>			
General Labourer	\$13.00	\$17.50	\$24.40
Parts Clerk	\$8.25	\$14.10	\$21.40
Hand Packer	na	na	na
Material Handler	\$8.75	\$14.26	\$22.33
Light Assembly	na	na	na
<b>Semi-Skilled</b>			
Heavy Equip. Operator (excl. cranes)	\$15.00	\$22.58	\$28.69
Fork Lift Operator	na	na	na
<b>Skilled</b>			
Machine Maintenance	na	na	na
Tool & Die	\$12.00	\$18.30	\$26.00
Machinist	\$14.30	\$19.70	\$30.00
Welder and Related Machine Operators	\$14.00	\$22.50	\$30.40
<b>Technical</b>			
Industr. Engineering & Mfg. Technologists & Technicians	\$14.00	\$16.50	\$27.80
Electrical and Electronics Engineering Technologists & Technicians	\$14.50	\$20.10	\$27.50
Medical Laboratory Technician	\$15.30	\$20.58	\$22.54
Network Technician	\$17.30	\$21.60	\$31.35

## Worker's Compensation & Unemployment Insurance British Columbia and Canada 2006

Worker's Compensation and Unemployment Insurance are compulsory benefits available to employees in British Columbia. Below are rates deducted from wages.

<b>WORKERS COMPENSATION &amp; UNEMPLOYMENT INSURANCE</b>	
<b>British Columbia and Canada 2006</b>	
<b>Workers Compensation 2006</b>	
Average base rate for all sectors per \$100 Payroll	\$1.90
Average Rate for Office Workers (8810)	
Accounting	\$0.14
Business consulting	\$0.16
Real estate agency	\$0.22
Maximum Weekly Benefit	\$838.67
<b>Unemployment Insurance 2006</b>	
Prem. Rate per \$100 of insurable earnings	
Employee contributions	\$1.87
Employer contributions	\$2.62
Maximum Weekly Benefit	\$423.00

## Employment by Occupation—Vancouver Metropolitan Area

Employment by Occupation -- Vancouver Census Metropolitan Area	2005	1990
Management	107.0	83.2
Business, finance & administration	231.3	181.2
Natural & applied science & related	83.2	47.0
Health	60.6	44.3
Soc. Science, govt. services & religious	48.5	24.7
Education	50.4	26.9
Arts, culture, rec. & sports	45.4	26.4
Sales & service	298.1	198.5
Trades, transportation & equip. ops., etc.	162.4	140.8
Primary industries	19.9	15.8
Processing, mfg. & utilities	48.9	34.8
Total	1,155.7	823.6

## Labour Force Characteristics—for Greater Vancouver

### LABOR FORCE CHARACTERISTICS -

#### VANCOUVER CENSUS METROPOLITAN AREA AND MAPLE RIDGE DISTRICT

Civilian Labor Force - Vancouver Census Metropolitan Area	2005	2004	2003	2002	2001				
Unemployment Rate (for month year use most recent information available and seasonally adjusted annual average)	5.7%	6.7%	7.3%	7.7%	6.6%				
Employment Reported by Place of Work - Vancouver Census Metropolitan Area	Total Number Employed 000				% of Total Employed Persons				Proj. annual growth rate 2005-2010
	2005	2004	1990	2010	2005	2004	1990	2010	
Agriculture	12.2	11.5	6.0	13.1	1.1%	1.0%	0.7%	1.0%	1.0136
Forestry, Fishing, Mining, Oil and Gas	6.5	4.3	11.3	6.8	0.6%	0.4%	1.4%	0.5%	1.0101
Construction	80.4	73.9	64.4	92.8	7.0%	6.6%	7.8%	7.2%	1.0291
Manufacturing	104.3	111.5	90.0	115.6	9.0%	9.9%	10.9%	8.9%	1.0209
Utilities	5.7	4.9	6.9	6.0	0.5%	0.4%	0.8%	0.5%	1.0106
Transportation Warehousing	70.0	66.4	55.3	78.8	6.1%	5.9%	6.7%	6.1%	1.0239
Wholesale Trade	53.9	42.5	34.6	56.9	4.7%	3.8%	4.2%	4.4%	1.0109
Retail Trade	129.8	128.3	110.4	146.3	11.2%	11.4%	13.4%	11.3%	1.0242
Finance, Insurance Real Estate	78.7	86.8	64.1	84.7	6.8%	7.7%	7.8%	6.5%	1.0147
Professional scientific and technical	110.8	103.0	63.6	na	9.6%	9.1%	7.7%		na
Other Services	457.5	447.5	276.9	na	39.6%	39.7%	33.6%		na
Government	45.9	47.0	40.0	na	4.0%	4.2%	4.9%		na
<b>Total</b>	<b>1155.7</b>	<b>1127.6</b>	<b>823.5</b>	<b>1297.5</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	1.023
Employment by Occupation -- Vancouver Census Metropolitan Area	2005	1990							
Management	107.0	83.2							
Business, finance administration	231.3	181.2							
Natural applied science related	83.2	47.0							
Health	60.6	44.3							
Soc. Science, govt. services religious	48.5	24.7							
Education	50.4	26.9							
Arts, culture, rec. sports	45.4	26.4							
Sales service	298.1	198.5							
Trades, transportation equip. ops., etc.	162.4	140.8							
Primary industries	19.9	15.8							
Processing, mfg. utilities	48.9	34.8							
<b>Total</b>	<b>1,155.7</b>	<b>823.6</b>							
Employed Residents Working in 2001	Number ( )	Percent (%)							
Worked outside Vancouver CMA	6,000	0.01							
Labor Participation Rate in Vancouver Census Metropolitan Area - 2005	Percentage (%)								
Male	72.3								
Female	62.1								
Total	67.2								
Education Labor Force -- Maple Ridge	Enrollment 2005/06	Graduates 2004/05							
High School registration (Public/Private) Maple Ridge-Pitt Meadows 2005/2006	7,050	971							

## Labour Force Characteristics Cont'd.

Education Attainment -- Maple Ridge	2006	% total					
Population 20 years+	53,961	100.0%					
Less than Grade 9	2,214	4.1%					
Grades 9-13 w/o certificate	10,399	19.3%					
Grades 9-13 with certificate	7,556	14.0%					
Trade certificate/diploma	8,351	15.5%					
Non-university w/o certificate/diploma	4,759	8.8%					
Non-university with certificate/ diploma	10,956	20.3%					
University w/o degree	3,811	7.1%					
University w/o degree/certificate	2,440	4.5%					
University with certificate	1,371	2.5%					
University with degree	5,915	11.0%					
Military Presence -- Vancouver Census Metropolitan Area	Civilian Employment	Military Personnel	Annual Personnel Discharge	of Military	of Military De- pendents		
No major installations in VCMA	approx. 1,000 re- serves	approx. 150	n/a		n/a		

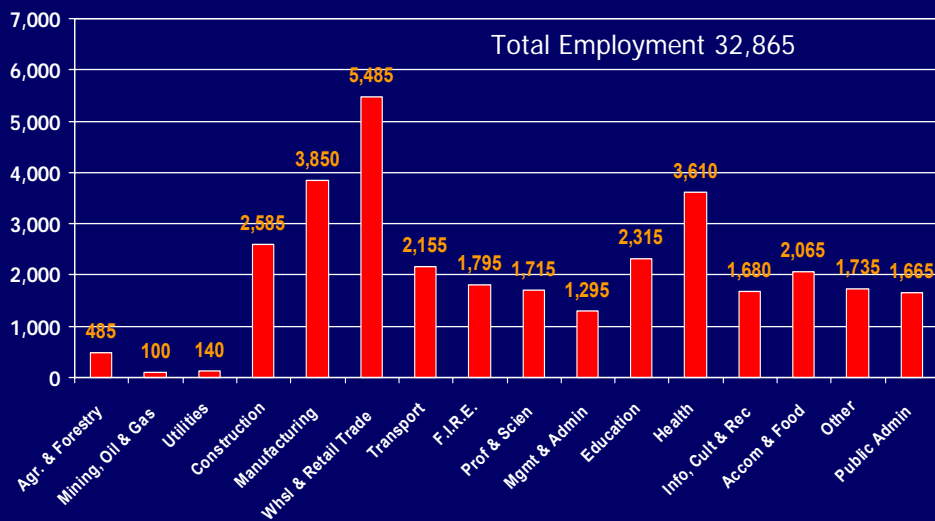
According to the 2001 Census, Maple Ridge had a population of 63,169 residents of which 32,865 were employed full-time at the time of the census. This represents a Participation Rate of 69.2% which is higher than either the GVRD's rate of 6.2% or BC's rate of 65.2%.

The most recent GVRD labour force information has been provided subject to availability of census information.

<b>Maple Ridge</b>		
<b>Employed Residents by Industry Sector</b>		
	<b>Employed</b>	<b>% Total</b>
Agriculture & Forestry	485	1.47%
Mining, Oil & Gas	100	0.30%
Utilities	140	0.43%
Construction	2,585	7.87%
Manufacturing	3,850	11.71%
Trade	5,485	16.69%
Transportation & Warehousing	2,155	6.56%
Finance, Insurance & Real Estate	1,795	5.46%
Professional, Scientific & Technical	1,715	5.22%
Management, Administration & Support Ser- vices	1,295	3.94%
Education Services	2,315	7.04%
Health Care & Social Services	3,610	10.98%
Information, Culture & Recreation	1,680	5.11%
Accommodation & Food Services	2,065	6.28%
Other Services (except public administration)	1,735	5.28%
Public Administration	1,665	5.07%
<b>Total</b>	<b>32,865</b>	<b>100%</b>
<b>Source: 2001 Census</b>		

# Employed Residents by Industry

Maple Ridge, BC – 2001 Census



The Unemployment Rate for Maple Ridge in 2006 was 4.2%, which compares favourably with the GVRD and the Province which were 7.2% and 8.5% respectively. (Source BC Stats 2006)

The **Wholesale & Retail Trade** sector is the largest employer of Maple Ridge residents with total employment of 5,485. The **Manufacturing** sector is the second largest employer with 3,850, followed closely by the **Health** sector employing 3,640 residents.

Note that the resource industries, **Agriculture & Forestry** and **Mining, Oil & Gas** were among the smallest employers with 485 and 100 respectively

# Chapter 8

## Education

### **A Place to Learn**

Serving the communities of Maple Ridge and Pitt Meadows, School District No. 42 meets the educational needs of approximately 15,000 students from kindergarten to grade 12, as well as providing a wide range of educational services for adult learners.

Two cornerstones of the districts' educational philosophy are its commitment to providing educational choice, and for its inclusive, local approach to special education. A commitment to life-long learning is evident in the many programs and services provided by the Community Education department, and the district has developed trades training partnerships with colleges and universities to meet the needs of students seeking careers in technical and skilled trades.

### **Programs and Services**

In addition to the regular core curriculum offered in all schools, District No. 42 offers a number of special programs and services, some of which are described below.

### **Educational Choice**

At School District No. 42 we recognize that children should be enrolled in schools that best fit their interests, skills and abilities. We meet the diverse needs of our students by offering a variety of programs and by giving every student the opportunity to attend a school that suits his or her particular needs, anywhere in the district, as long as space permits.

### **Student Support Services**

At each school, teams of professionals work together to set goals and develop individualized plans for approximately 1400 children with special challenges. At the district level, specialists such as school psychologists, district resource teachers, counsellors, speech and language pathologists, and teachers of the hearing or visually impaired are available to provide assistance to students, parents and teachers.

### **ESL**

English as a Second Language (ESL) is available to children whose mother tongue is not English and who require assistance to become fluent. Presently nearly 600 children representing over twenty five nationalities are receiving ESL instruction, further enriching the community of languages in School District No. 42.

### **French Immersion**

Nearly 1400 students are enrolled in early or late French Immersion programs at six elementary schools and two secondary schools.

### **Partnership programs**

School District No.42 has partnered with five post-secondary institutions to offer nine unique programs for more than 150 grade 11 &12 students and adult learners. Programs currently available are: Auto Service technician, Electronics, Computer systems and networking, Metal fabrica-

tion, Cook/chef training, Carpentry, Web design, Early childhood education, Hairstyling/cosmetology.

### **Aboriginal Education**

School District No. 42 is located within the traditional territories of the Kwantlen and Katzie first nations and has an aboriginal student population of approximately 945 students.

### **Virtual School**

On-line learning opportunities provide options for students who might not otherwise be able to access them. In the 2005-06 school year 90 secondary students and 34 community education students completed courses online.

### **Community Education**

School District 42's commitment to life-long learning is evident in the many programs and services provided by the Community Education department. Students of all ages have the opportunity to achieve high school graduation, adult graduation, high school equivalency, English language skills or certain employment standards. In 2006 community education services were expanded significantly to include additional courses, exam prep courses, English language proficiency testing (TOEFL) and on-line learning opportunities.

### **Ridge Meadows College**

Ridge Meadows College is a fully accredited private post-secondary education institution licensed to offer numerous certificate courses. The college delivers WCB WorkSafe programs and is approved to conduct Justice Institute of British Columbia basic standards training. Other program areas include building services, business and health care office administration, special education teacher assistant, computer accounting, cook training, entrepreneurial studies, interior decorating consultant, TESL/TEFL (Teaching English as a Second/Foreign Language), Food-Safe training, and early childhood education.

### **For further information on School District No. 42 contact:**

School District No. 42 Maple Ridge - Pitt Meadows

District Education Office

Tel: (604) 463-4200

Website: <http://www.sd42.ca>

### **Private Schools**

The Federation of Independent Schools Association offers information about private schools, including Catholic schools, in the Province.

Tel: 604-684-6023

Website: [www.fisabc.ca](http://www.fisabc.ca)

### **Meadowridge School**

Meadowridge School is an independent, nondenominational, university preparatory, day school welcoming students from a variety of backgrounds and geographic areas. Meadowridge serves students from Junior Kindergarten (aged 4) to Grade 12 who reside throughout the lower mainland.

Tel: 604-467-7444

Website: <http://www.meadowridge.bc.ca>

The Conseil Scolaire Francophone de la Colombie-Britannique (Francophone Education Authority of BC) is an independent school board that provides French programming to students who have French as a first language. Tel: 1-888-715-2200 [www.csf.bc.ca](http://www.csf.bc.ca)



## Colleges and Universities

Maple Ridge has full access to all regional universities and colleges including several local community college campuses.

Douglas College	New Westminster Campus	604-527-5478	<a href="http://www.douglas.bc.ca/">www.douglas.bc.ca/</a>
	David Lam Campus	604-527-5478	
British Columbia Institute of Technology		604-434-5734	<a href="http://www.bcit.ca/">www.bcit.ca/</a>
Kwantlen College		604-599-2100	<a href="http://www.kwantlen.bc.ca/">www.kwantlen.bc.ca/</a>
Langara College		604-323-5686	<a href="http://www.langara.bc.ca/">www.langara.bc.ca/</a>
Ridge Meadows College		604-466-6577	<a href="http://info.sd42.ca/Website-RMC/index.html">info.sd42.ca/Website-RMC/index.html</a>
Simon Fraser University		604-291-5000	<a href="http://www.sfu.ca/">www.sfu.ca/</a>
Tel: Trinity Western University		1-604-888-7511	<a href="http://www.twu.ca/">www.twu.ca/</a>
University of British Columbia		604-822-2211	<a href="http://www.ubc.ca/">www.ubc.ca/</a>
University College of the Fraser Valley	Abbotsford Campus	604-504-7441	<a href="http://www.ucfv.ca/">www.ucfv.ca/</a>
	Mission Campus	1-604-820-6000	

## Higher Education Resources—Public Universities and University Colleges

**TABLE 8.0**  
**HIGHER EDUCATION RESOURCES: Public Universities and University Colleges**

Enrollment 04/05

Name of Institution	Location		Total	Full-Time	Part-Time	Under Graduate Full-Time	Graduate Full-Time
	City	Regional District					
University of British Columbia	Vancouver (1.5 hour commute)	Greater Vancouver	43,000			35,000	8,000
Simon Fraser University	Burnaby (45 minute commute)	Greater Vancouver	25,000	na	na	na	na
Kwantlen University College	Langley, Richmond, Surrey	Greater Vancouver	17,000	na	na	na	na
University College of Fraser Valley - degree & diploma programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	7,661	4,419	3,509	na	na

## Higher Education Resources—Vocational/Technical Centre Resources

**HIGHER ED. RESOURCES: VOCATIONAL/TECHNICAL CENTRE RESOURCES**

Name of Institution	Location		Enrollment		
	City	Regional District	Total	Full-Time	Part-Time
University College of Fraser Valley -- vocational programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	999	999	0
BC Institute of Technology	Burnaby (45 min. commute)	Greater Vancouver	48,050	15,550	32,500
Emily Carr Institute of Art and Design	Vancouver	Greater Vancouver	3,530	1,330	2,200
Institute of Indigenous Government (2003)	Burnaby (45 min. commute)	Greater Vancouver	417	na	na
Justice Institute of British Columbia	Maple Ridge, New Westminister, Delta, Vancouver	Greater Vancouver	na	na	na

## Higher Educational Resources—Community Colleges

**TABLE 8.3**  
**HIGHER EDUCATIONAL RESOURCES: Community Colleges**

Name of Institution	Location		Annual Enrolment		
	City	Regional District	Total	Full-Time	Part-Time
University College of Fraser Valley - development programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	1,239	302	937
Douglas College, David Lam Campus	Coquitlam (15-30 min. commute)	Greater Vancouver	na	na	na
Sprott Shaw Community College	Maple Ridge and 9 other municipalities	Greater Vancouver, Fraser Valley	4,500	na	na

# Chapter 9

## Leisure

### Something for Everyone

No matter what your age, interest or leisure time pursuits, there is something for everyone in Maple Ridge.

Scenic surroundings, miles of dikes, rivers, estuaries, marshland, and 213 hectares of municipal park land offer outdoor enthusiasts vast choices for walking, cycling, hiking forest trails, canoeing, kayaking, bird-watching or any number of other pursuits.

Maple Ridge boasts one of the largest horse populations per capita in Western Canada. A unique network of over 100 kilometers of equestrian trails are protected under the Official Community Plan. Several riding centres and clubs cater to the occasional weekend rider as well as top-level international competitors.

Avid golfers will find a number of stunning courses offering a range of challenges in Maple Ridge.

Recreation facilities include an award winning leisure center; family recreation centre; an active senior's recreational centre; youth centre, lawn bowling, golf course, sports fields, ice rinks and curling area.

A new high tech Public Library opened in the Spring of 2001, the new Greg Moore Youth Centre in the Summer of 2001 and a multi-purpose Performing and Visual Arts Centre opened in 2002.

Our many sports fields and recreational facilities host children and adult team sports, that range from soccer to hockey; lacrosse to speed skating; and baseball to swimming, throughout the community. The first phase of the new Albion Sports Complex opened in 1998 when it was first used to host the BC Summer Games.

. These multi-purpose sports fields are developed on 42 acres of land accessed from 240 Street, adjacent to the community fairgrounds. Phase one includes three softball diamonds, three baseball diamonds, two sand-based turf soccer pitches, two sand-based turf rugby-football fields and two all-weather soccer fields. Two new artificial turf fields have since been added to the District's inventory developed in cooperation with the local School District.

The arts community is very much alive in Maple Ridge. Whether it's an evening concert at the bandstand or state of the art theatre, a dynamic art exhibition, a poetry reading at the art gallery or musicians performing at a local café, there is much to inspire and to be inspired by.

The Maple Ridge and Pitt Meadows Arts Council serves as an information and resource center for arts and culture in Maple Ridge and Pitt Meadows, developing interest and support for the artistic community and our cultural heritage.

Pride in our heritage is evident in the preservation and restoration of buildings and homes of our early residents. One of these heritage homes houses the Maple Ridge Museum. A footpath, marked with plaques and interpretive information, connects several of these buildings guiding visitors as they take a walk through the past. The Maple Ridge Historical Society is responsible for the care of these buildings, conducting tours, collection and research.

Maple Ridge has a vital community spirit and we love to show it off whenever we can. This spirit becomes obvious at the many well attended, family-oriented celebrations held throughout the year.



## Community Facilities

The District of Maple Ridge boasts a wide variety of leisure facilities, both public and private.

### Public Facilities

#### ..# Leisure Centre

This award-winning centre has three indoor swimming pools - a 25 metre, a freestyle and a wading pool; a large whirl pool, and change rooms equipped with lockers; fitness equipment, racquetball and squash courts. In 2001 a 40,000 sq. ft. expansion was opened with a new teaching pool, waterslide, steam room, sauna, gymnasium and expanded fitness area, and boxing centre. Programs offered at the centre include swim lessons and events, aqua-fit classes, and hydro-fit. The general fitness program offers nutrition services, fitness testing, counselling, training, aerobics and weights. A Corporate Fitness Program includes the use of all the centres facilities for a fixed monthly rate. Up-to-date equipment, including shower wheelchairs and pool lifts, makes Ridge Meadows leisure programs accessible to people of all abilities. The centre has contracts with Westcoast Kinesiology, and Golden Ears Physiotherapy to provide on-site services to facility patrons. (604) 467-7322.

#### ..# Greg Moore Youth Centre

The Greg Moore Youth Centre welcomes all youth 13 to 18 years of age. It provides a safe and secure location offering positive alternatives including recreation, social, education, and physical opportunities, counselling, training, health services, an area for basketball, floor hockey, skateboarding, rock climbing, and indoor soccer. The lounge offers a big screen TV, games area with three pool tables, foosball, air hockey, and a quiet area for conversation. A computer room is also available to the youth. The Greg Moore Youth Centre also houses community partners such as Re-Connect, Big Brothers, and Bowman & Associates.

#### ..# Ridge Meadows Seniors Activity Centre

This exceptional 25,000 sq. ft. facility opened in 1999 and includes: an auditorium with stage, a kitchen/concession/lounge area, a number of meeting rooms, a craft room, games room, fitness room, snooker room, and a wowoodworking shop. The facility not only serves the residents of the 119-unit condominium tower, but it also serves the seniors of both Maple Ridge and Pitt Meadows. (604) 467-2993

#### ..# Hammond Community Centre and Pool

The Hammond Community Centre is the focal point for the Hammond neighbourhood. Facilities here include an outdoor pool (open during summer months), playground, sports field and recreation hall.

#### ..# Team Sports

Our many sports fields and facilities host children and adult team sports that range from soccer to hockey; lacrosse to speed skating; and baseball to swimming to name just a few. New multi-purpose sports and tennis courts were completed recently and \$4 million in cash and services was raised through the "Fields for Kids" project to construct new playing fields at the Albion Sports Complex. Two artificial turf fields have recently been completed adjacent to secondary schools.



## Private Facilities

Many private organizations offer various recreation opportunities as well. With our mild climate golf is a popular pastime, and Maple Ridge's six scenic courses offer year-round enjoyment. There are several riding centres and equestrian clubs for horse lovers. Fitness centres, gymnastics clubs, dance studios and martial arts organizations also help to keep Maple Ridge residents active and fit.

## Community Halls

Maple Ridge has a total of 21 community halls, which host gatherings of all kinds. From business meetings to music recitals or preschools to wedding receptions these facilities are utilized continually throughout the year. A complete listing of halls is available in the Parks & Leisure Services brochure or on the website. For facility rental information, contact each hall directly.

## Parks

Sixty-six park sites are located within district boundaries with uses ranging from research to boating and camping; to sports fields and playgrounds; to nature reserves and picnic areas. The parks system is divided into three park levels. Neighbourhood parks are located in residential areas and provide grassy areas and play equipment for our youngest residents. Municipal Parks, the largest areas, make provisions for specific activities and often protect natural features. Community Parks are designed to meet community needs and offer open spaces for sports activities. Our municipal golf course and local fairgrounds round out the Municipal Parks system. A complete listing of parks and their amenities is available through the Parks & Leisure brochure or the website at [222.mapleridge.org/parks](http://222.mapleridge.org/parks).

### ..# Golden Ears Provincial Park

Maple Ridge is the entrance to Golden Ears Provincial Park, a 55,625 hectare playground for nature enthusiasts, hikers, mountain climbers and horseback riders. This park encourages family recreation along Alouette Lake and the numerous creeks and lakes in the Coast Mountain Range. It provides boat launching and camping facilities. An extensive trail system allows hikers and horseback riders to explore the magnificent natural beauty that abounds in this park.

### ..# Maple Ridge Park

Located along the South Alouette River at the corner of 232nd Street and Fern Crescent, this park offers a campground, picnic areas, washrooms, baseball diamond, horseshoe pitch area, playing field, and wooded trail. An expanse of mature forest nurses a wide array of native plants and wildlife. Each autumn the South Alouette River welcomes large populations of spawning Pink and Chum salmon. The Spray Park is open to the public early June to September. This freshwater playground offers an imaginative assortment of equipment for "spray-playing", and is completely wheelchair accessible.

### ..# Malcolm Knapp U.B.C. Research Forest

A training facility for forestry students, the U.B.C. Research Forest is also open to the public. Here, U.B.C. students learn forestry techniques such as logging, silviculture, and pesticide use. Much of the forest is a remote wilderness and home to a variety of forest animals, including cougar and deer. More than 20 kilometres of trails, designed to give visitors an insider's look at modern forestry, are available for walkers or experienced hikers. Information (604) 463-2712.

### ..# Kanaka Creek Regional Park

Protecting one of the most distinctive, attractive and undisturbed streams in the western Lower Mainland, Kanaka Creek Regional Park has access points at various locations, with a

network of trails running the length of the park. The focal point of the park is Kanaka falls, a spectacular water canyon popular as a picnic spot. The Bell-Irving fish hatchery, also located in the park, is open for tours. Information (604) 462-8643.

### ..# **Whonnock Lake Park**

Whonnock Lake is a typical bog lake of the coastal forest region. It is home to native plants and thriving colonies of beavers and muskrats, as well as to breeding populations of loons, mallard ducks, and numerous small birds. The lake is stocked annually with rainbow trout, and supports a substantial recreational fishery.

This popular year-round playground offers canoeing, kayaking, swimming, hiking and nature study. Park facilities include a barbecue pit, concession stand, picnic tables, a playground, washrooms, canoe rentals, drinking water and a sandy beach. A competitive paddling program is run by Ridge Canoe & Kayak Club (RCKC).

### ..# **Allco Park**

Allco Park is located at 248th Street and 132nd Avenue, and approximately 50 percent of the 27 acre site is fully developed. The features include picnic facilities, equestrian and walking trails, and scenic nature areas.

### ..# **Blaney Bog Regional Park**

In 2000 acquisition was completed of this 250 acre conservation area. Partnering in this acquisition included several community groups, the District of Maple Ridge, the Province and the Greater Vancouver Regional District Parks department has assumed ongoing responsibility for managing the Park.

### ..# **Maple Ridge Equestrian Trail Network**

Maple Ridge's unique network of horse trails is protected under the Official Community Plan. The trail encompasses over 100 kilometres of local riding and hiking trails, as well as 50 - 60 kms in nearby Golden Ears Provincial Park. These trails are maintained by volunteers with help provided from Provincial funding and Federal grants. Horse riding in Maple Ridge involves a range of riders, from the occasional recreational rider to top-level international competitors.

### ..# **The Dikes**

The diking systems of Maple Ridge and Pitt Meadows are a year-round source of pleasure for local residents and visitors. The extensive system, built to protect low-lying lands from flooding, also serves a recreational purpose. Fair weather brings out multitudes of people who ride horses, walk, and cycle while enjoying the natural beauty that surrounds them. The lands bordering the dikes are a habitat to many species of birds and abundant wildlife, making the dike system a haven for naturalists and bird-watchers.

### ..# **Trans Canada Trail**

April of 2000 marked the opening of the Trans Canada Trail. A 23 km section of the trail crosses Maple Ridge and Pitt Meadows from the Pitt River Bridge to the Albion Ferry. An interpretive program is part of the trail. For more information visit TCT website at [www.tctrail.ca](http://www.tctrail.ca)

### ..# **Bike Routes**

Some of the best cycling in the Lower Mainland is in Maple Ridge and Pitt Meadows. Attracting professional racers and cycling enthusiasts, a network of paved roads, dikes and park trails are accessible throughout both communities. Copies of the Ridge Meadows Bike Routes

Map is available from Parks & Leisure Services.

## **Our Heritage and Historic Sites**

The Coast Salish Indians were this area's first inhabitants. They lived and hunted here for centuries before the first European settlers who worked for the Hudson Bay Company arrived in 1874. Incorporated in 1874, Maple Ridge looks back with pride on the rich heritage that began with our First Nations people and continues to the present. Preservation of symbols, images, and stories of the past allow us to learn, remember and reflect.

### **..# Maple Ridge Historical Society**

The Brickyard Office at the Maple Ridge Museum is home to the Historical Society, whose purpose is to preserve the history of Maple Ridge for future generations. The work of the society is to arrange for the care of historical buildings, collect oral histories, research old-time families, conduct guided tours, and many other related activities. (604) 463-5311

### **..# Haney House**

Built in 1878 for Thomas and Annie Haney, this home remained the residence of Haney descendants until 1979, when it was willed to the municipality by Thomas Haney's daughter, Elizabeth Hawley. With a grant from BC Heritage Trust, the house was restored and now displays many furnishings and artifacts from three generations of the Haney family. Haney House is located at 11612 - 224th Street. (604) 463-1377

### **..# Maple Ridge Museum**

Housed in the historic home of the manager of the Haney Brick & Tile Co., the Maple Ridge Museum displays objects from our First Nations heritage, our pioneer past, and the history of local industry. The museum is open to the public for drop in tours on Sundays and Wednesdays from 1:00pm to 4:00pm. The Dewdney-Alouette Railway Society has created a diorama which shows CPR trains and tracks in a 1920's landscape. Outside, a 1940's vintage caboosie is open to the public. Railway Society members are present on the last Sunday of each month to "talk trains" and operate the diorama. To book group tours or appointments for research and general information call (604) 463-5311.

### **..# St. Andrew's Heritage Church**

Built in 1888 on land donated by Thomas Haney, St. Andrew's became a United Church in 1925 and served until 1956. In 1984, with a grant from BC Heritage Trust the exterior of the Church was restored and is now used as a small

### **..# Fraser River Heritage Walk**

Follow a paved footpath from the Maple Ridge Museum to historic Haney House and on to Port Haney Wharf and the historic buildings of Port Haney. St. Andrew's Heritage Church, the Masonic Hall, the 1911 Bank of Montreal, and a 1930 Japanese kindergarten, identified by plaques and interpretive material, help bring history alive on this walk.

### **..# Heritage Advisory Committee**

This Committee advises the Municipal Council on matters relating to the heritage of Maple Ridge. Past and current projects include the Heritage Plaque program, Heritage "Walkabouts", and the restoration of the Warfingers Office at Port Haney (in co-operation with the Historical Society). The Committee is appointed by Council and is composed of seven members who serve one or two year terms.

## The Arts

Maple Ridge has a thriving art community and is home to a number of artists, musicians and writers. Any number of events can be enjoyed throughout the year be it an art exhibit or fair, a summer concert at the band stand, the successful jazz and blues festival, a gallery poetry reading, or listening to a local musician while sipping coffee at a café. Whether you enjoy creating or admiring, there is lots to inspire in Maple Ridge.

### ..# **Maple Ridge Arts Council**

The Maple Ridge and Pitt Meadows Arts Council serves as an information base and resource centre for arts and culture in Maple Ridge and Pitt Meadows. This group works to increase interest and support for the area's artistic community and cultural heritage, as well as acting as a liaison between the arts community, the public, government, and other organizations. As well, the Arts Council organizes Poetry Readings, a Candlelight Concert Series, Arts and Craft programs and Art Exhibitions. They now operate the Arts Centre and Theatre located in the heart of Maple Ridge. Call 604-476-2787 or website at [//www.theactmapleridge.org](http://www.theactmapleridge.org)

In 2006, Maple Ridge and Pitt Meadows hosted the British Columbia Community Theatre Festival, "Mainstage 2006". The event was so successful that The Act along with 367 delegates will also be hosting the "Mainstage 2009" event which runs for nine days.

### ..# **Maple Ridge Art Gallery**

This volunteer-run gallery in the heart of downtown Maple Ridge offers 13 different shows each year, with works by professional and amateur artists from Maple Ridge and beyond. The gallery strives to present excellence and diversity, with annual highlights including a special ethnic exhibit each Christmas and a display of the artwork of talented students from local schools. The gallery also sponsors workshops in arts education, and holds a number of special events throughout the year.

### ..# **The Bandstand**

The local branch of the Royal Canadian Legion spearheaded construction of a 35 foot tall bandstand, located in Memorial Peace Park and completed in May of 1994. The gazebo-type structure, 37 feet in diameter, was built to host concert bands, music groups, drama organizations, church congregations, and Legion events.

### ..Community Events

Maple Ridge is very much a family community and the many celebrations and events held throughout the year reflect that as well as expressing our community spirit. No matter what the event, there is invariably something for every age. It is rare to attend an event without running into someone you know. For festival details visit our website at [www.communityfestivals.org](http://www.communityfestivals.org) or call 467-7325.

### ..# **Maple Ridge Mountain Festival**

The Mountain Festival, an annual event that takes place in May, starts off the year's festivities. The multi-cultural parade follows Dewdney Trunk Road to 224th Street. The parade is followed by entertainment in Memorial Park. Mountain Festival also hosts a golf tournament and sponsors a variety of entertainment for the entire family.

### ..# **Home Show**

With hundreds of commercial exhibits and displays this event draws over 35,000 visitors annually. The Home Show also stages McDonald's Fun Zone, a Psychic Fair, the Times Taste of Ridge Meadows and West Coast Amusements Carnival. For more information call 604-467-3950.



### ..# **Caribbean Festival**

Thousands of citizens enjoy live Caribbean bands, great music, colourful costumes, dancing, arts and crafts and delicious food.

### · **Maple Ridge Agricultural Fair**

The Agricultural Fair is an authentic old-fashioned country fair originating in 1901. Focusing on livestock displays, the fair is an opportunity for children to learn about animals' habits and care. The event also includes a petting zoo and a midway, as well a logging show and entertainment for young and old to enjoy.

### ..# **Jazz & Blues Festival**

The first Maple Ridge Jazz & Blues Festival celebrated its 10th anniversary in 2006. This event features some of B.C.'s best jazz and blues artists performing on two outdoor stages in the center of town. The event offers an arts and crafts village, a food fair and plenty of activities for children.

### ..# **Christmas in the Park and the Santa Claus Parade**

Thousands of viewers turn out to see this "free" community celebration which begins the holiday season. Enjoy watching brightly decorated floats and the anticipation on children's faces as they await the arrival of that special man to our community. Parade entries from various businesses and organizations compete for prizes, but there is no question which is the most popular float.

## **Community Events Year Round**

Click on [[Community Events Calendar](#)]



# Chapter 10

## Health, Social & Community Services

### **Health - Taking Care**

Maple Ridge offers its residents a wide range of services to meet their health, social and community needs.

Ridge Meadows Hospital and Health Care Centre, located at 11666 Laity Street, Maple Ridge. This facility provides acute and long term care as well as an array of other in and out patient programs and services and a twenty-four hour ambulance service. For direct information, please call 604-466-7918

Ministry of Social Services, provides social assistance and support to help abused women and children, families in need of support or guidance, to legal and mental health assistance.

Other services available to residents of Maple Ridge are a local library, a branch of the Fraser Valley Regional Library system, a garbage disposal transfer station, a recycling depot, compost education garden and the Fraser Information Society that researches and makes available environmental material to assist in consumer awareness and practice.

Through its many services and programs, as well as an often, unique approach to dealing with community needs, Maple Ridge provides a network of assistance and care to those who reside here.

### **Public Health/ Prevention Services**

Focuses on the well-being of the entire population and our communities through the promotion and protection of health and prevention of disease (including immunization). Maple Ridge is served by the Simon Fraser Health Unit, a regional health service administered by the BC Ministry of Health. The Health Unit is located at 11940 Haney Place, Maple Ridge.

### **Mental Health and Addiction Services**

Fraser Health provides a continuum of services for individuals and their families living with mental health and addiction issues including: Mental health, addiction services, home and community care services, continuing care division and planned parenthood.

Further information can be obtained by contacting the SFHU, at 604-466-7200.

## **Ridge Meadows Search & Rescue**

Ridge Meadows Search and Rescue is a volunteer society, organized 25 years ago under the Provincial Emergency Program.

The Ridge Meadows Search & Rescue Team have served the community since 1969 by helping find people who have gotten lost while exploring the great outdoors. The permanent training facility is located on the Albion Fairgrounds at 105<sup>th</sup> Avenue in Maple Ridge. It consists of approximately 30 men and women trained to respond to emergency situations such as missing persons, as well as to provide services in the event of a natural disaster. The call-out originates from the Ridge Meadows RCMP detachment or B.C. Ambulance via a pager system. For further details, call 604-463-4891 or visit website at [www.rmsar.bc.ca](http://www.rmsar.bc.ca)

## **Municipal Emergency Services**

The Emergency Program Act and the Municipal Act provide for an emergency plan to be in place in the event of a major disaster or emergency. This plan is referred to as the Municipal Emergency Program. The Acts outline the administration, powers, duties, and responsibilities pertaining to the Program.

The Municipal Emergency Program is the collective title for the organization, plans, and procedures established within the municipalities of Maple Ridge and Pitt Meadows for combating major emergencies and disasters.

For further information, please check out the website at <http://www.mapleridge.org/emergency/index.html>



# Chapter 11

# Government

## Our Dollars At Work

### Local Government

#### ..# Federal and Provincial Representation

Maple Ridge is in the provincial electoral district of Maple Ridge-Pitt Meadows, and in the federal riding of Dewdney Alouette. From these constituencies we send a representative to sit as a Member of the Legislative Assembly (MLA) in Victoria, and one to sit as a Member of Parliament (MP) in Ottawa.

#### ..# Municipal Administration

The District of Maple Ridge is governed by an elected Council consisting of a Mayor and six Councillors, all elected for a three year term. Council meetings are held in the Council Chambers at Municipal Hall every second and fourth Tuesday of the month.

### Federal and Provincial Agencies

#### • Post Office

Maple Ridge's main post office is located at 20800 Lougheed Highway. Other postal outlets offering services on a smaller scale can be found throughout Maple Ridge.

#### • Human Resources Development Centres of Canada

Formerly Canada Employment & Immigration Centre, it is located at 22325 Lougheed Highway.

#### • Government Agent Office / Motor Vehicle Branch

Located at 22787 Dewdney Trunk Road, these offices have merged to offer their services at greater convenience to their clients.

#### • B.C. Assessment Authority

The B.C. Assessment Authority's task is to assess land values for taxation purposes. The office has recently moved to #240 - 31925 South Fraser Way, Abbotsford, BC V2T 5N7 Toll Free: 1-800-393-1322 or phone: 604-850-5900, from where it serves communities from the Fraser Valley.

#### • Insurance Corporation of British Columbia (ICBC)

The claims centre is located at 22811 Dewdney Trunk Road. You may also use a Dial-A-Claim phone line to file an accident claim with ICBC.



- **Social Services and Housing**

District offices are found at 102-22522 Lougheed Highway.

- **Attorney General**

Services available within the District include: Probation Office, Provincial Court, Family Court, Small Claims Court, and Crown Counsel Office.

**Environmental Services**

A Conservation Officer for the District is located in the District Field Office at 20450 Dewdney Trunk Road.

## **Municipal Services Directory**

### **Guide To Services Provided by the Municipality**

#### **Administrative Services**

Inquiries..... 604-463-5221 [enquiries@mapleridge.ca](mailto:enquiries@mapleridge.ca) ;  
or [committees@mapleridge.ca](mailto:committees@mapleridge.ca)

#### **Business Licensing, Permits & Bylaws**

Inquiries..... 604-467-7305 [licensesandbylaws@mapleridge.ca](mailto:licensesandbylaws@mapleridge.ca)

#### **Permits**

[permits@mapleridge.ca](mailto:permits@mapleridge.ca)  
Inquiries.....604-467-7311  
Building.....604-467-7312  
Electrical.....604-467-7313  
Gas, Plumbing, On-site Servicing...604-467-7314  
Plan Checker.....604-467-7348

#### **Communication & Human Resources (Employment Opportunities)**

Inquiries 604-467-7350 [resumes@mapleridge.ca](mailto:resumes@mapleridge.ca)

#### **Economic Development Office**

Inquiries.....604-467-7320 [invest@mapleridge.ca](mailto:invest@mapleridge.ca)  
Maintains orderly growth and expansion of business, industry and employment.  
Small business counseling

#### **Engineering**

Inquiries.....604-467-7339 [eng\\_eng@mapleridge.ca](mailto:eng_eng@mapleridge.ca)

#### **Operations Centre**

Inquiries.....604-467-7363  
[OperationsCentre@mapleridge.ca](mailto:OperationsCentre@mapleridge.ca)

#### **Finance**

Inquiries and Tax Information.....604-467-7336  
[revenue.collections@mapleridge.ca](mailto:revenue.collections@mapleridge.ca)

#### **Purchasing**

Inquiries.....604-467-7345

#### **Fire Department EMERGENCY.....9-1-1**

Fire safety non-emergency. 604-463-5880

#### **Information Services**

Inquiries.....604-463-5221  
[informationservices@mapleridge.ca](mailto:informationservices@mapleridge.ca)



## Municipal Services Directory Cont'd

### Parks & Leisure Services

Administration.....604-467-7346  
Touch Tone Information...604-467-7321  
Registration..... 604-463-2273  
[registration@mapleridge.ca](mailto:registration@mapleridge.ca)  
Facility & Sport Fields 604-467-7438  
[facilitybookings@mapleridge.ca](mailto:facilitybookings@mapleridge.ca)  
Pitt Meadows Family Rec Centre 604-465-2452  
Pitt Meadows Youth Service 604-465-2442

### Planning

Inquiries.....604-467-7341  
[plan\\_enq@mapleridge.ca](mailto:plan_enq@mapleridge.ca)  
Development Applications..604-467-7342  
Administration..... 604-467-7343

### R.C.M.P & Police Services

**EMERGENCY.....9-1-1**  
General Inquiries.....604-463-6251  
Crime Prevention.....604-465-2402  
Fire Arms Regulation.....604-467-7682

### Other Important Numbers

ACT/Arts Council..... 604-476-2787  
Albion Ferry ..... 604-467-7298  
Assessment Authority ..... 1-800-393-1332  
Chamber of Commerce ..... 604-463-3366  
Community Services ..... 604-467-6911  
Court House/Small Claims ..... 604-927-2100  
GVRD ..... 604-432-6200  
Government Agent/Motor Vehicle ... 604-466-7470  
Health Unit ..... 604-476-7000  
Hospital ..... 604-463-4111  
Human Resources Development ..... 604-467-5515  
Land Title Office ..... 604-660-8141  
Library ..... 604-467-7417  
Mental Health ..... 604-476-7165  
Ministry-of Children & Families ..... 604-466-7300  
Ministry-Human Resources..... 604-466-4441  
Post Office..... 604-463-3651  
Recycling..... 604-463-5545  
School Board..... 604-463-4200  
SPCA ..... 604-463-9511  
Transfer Station..... 604-466-9277  
Transit (Coast Mountain)..... 604-953-3333  
Translink..... 604-453-4500



# Appendix A

## Investment Profile

Site Selection Information has been compiled based upon the International Economic Development and will begin on following page. For further information, please contact the Economic Development Department.



<b>TABLE 2</b>									
<b>LABOR FORCE CHARACTERISTICS -</b>									
<b>VANCOUVER CENSUS METROPOLITAN AREA AND MAPLE RIDGE DISTRICT</b>									
Civilian Labor Force - Vancouver Census Metropolitan Area	2005	2004	2003	2002	2001				
Unemployment Rate (for month & year use most recent information available and seasonally adjusted annual average)	5.7%	6.7%	7.3%	7.7%	6.6%				
Employment Reported by Place of Work - Vancouver Census Metropolitan Area	Total Number Employed (000)				% of Total Employed Persons				Proj. annual growth rate 2005-
	2005	2004	1990	2010	2005	2004	1990	2010	
Agriculture	12.2	11.5	6.0	13.1	1.1%	1.0%	0.7%	1.0%	1.0136
Forestry, Fishing, Mining, Oil and Gas	6.5	4.3	11.3	6.8	0.6%	0.4%	1.4%	0.5%	1.0101
Construction	80.4	73.9	64.4	92.8	7.0%	6.6%	7.8%	7.2%	1.0291
Manufacturing	104.3	111.5	90.0	115.6	9.0%	9.9%	10.9%	8.9%	1.0209
Utilities	5.7	4.9	6.9	6.0	0.5%	0.4%	0.8%	0.5%	1.0106
Transportation & Warehousing	70.0	66.4	55.3	78.8	6.1%	5.9%	6.7%	6.1%	1.0239
Wholesale Trade	53.9	42.5	34.6	56.9	4.7%	3.8%	4.2%	4.4%	1.0109
Retail Trade	129.8	128.3	110.4	146.3	11.2%	11.4%	13.4%	11.3%	1.0242
Finance, Insurance & Real Estate	78.7	86.8	64.1	84.7	6.8%	7.7%	7.8%	6.5%	1.0147
Professional scientific and technical	110.8	103.0	63.6	na	9.6%	9.1%	7.7%		na
Other Services	457.5	447.5	276.9	na	39.6%	39.7%	33.6%		na
Government	45.9	47.0	40.0	na	4.0%	4.2%	4.9%		na
<b>Total</b>	<b>1155.7</b>	<b>1127.6</b>	<b>823.5</b>	<b>1297.5</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	1.023
Employment by Occupation -- Vancouver Census Metropolitan Area	2005	1990							
Management	107.0	83.2							
Business, finance & administration	231.3	181.2							
Natural & applied science & related	83.2	47.0							
Health	60.6	44.3							
Soc. Science, govt. services & religious	48.5	24.7							
Education	50.4	26.9							
Arts, culture, rec. & sports	45.4	26.4							
Sales & service	298.1	198.5							
Trades, transportation & equip. ops., etc.	162.4	140.8							
Primary industries	19.9	15.8							
Processing, mfg. & utilities	48.9	34.8							

Total	1,155.7	823.6				
Employed Residents Working in 2001	Number	Percent (%)				
Worked outside Vancouver CMA	6,000	0.01				
Labor Participation Rate in Vancouver Census Metropolitan Area - 2005	Percentage (%)					
Male	72.3					
Female	62.1					
Total	67.2					
Education & Labor Force -- Maple Ridge	Enrollment 2005/06	Graduates 2004/05				
High School registration (Public/Private) Maple Ridge-Pitt Meadows 2005/2006	7,050	971				
Education Attainment -- Maple Ridge	2006	% total				
Population 20 years+	53,961	100.0%				
Less than Grade 9	2,214	4.1%				
Grades 9-13 w/o certificate	10,399	19.3%				
Grades 9-13 with certificate	7,556	14.0%				
Trade certificate/diploma	8,351	15.5%				
Non-university w/o certificate/diploma	4,759	8.8%				
Non-university with certificate/diploma	10,956	20.3%				
University w/o degree	3,811	7.1%				
University w/o degree/certificate	2,440	4.5%				
University with certificate	1,371	2.5%				
University with degree	5,915	11.0%				
Military Presence -- Vancouver Census Metropolitan Area	Civilian Employment	Military Personnel	Annual # of Military Personnel Discharge	# of Military Dependents		
No major installations in VCMA	approx. 1,000 reserves	approx. 150	n/a	n/a		

**TABLE 3  
LEADING EMPLOYERS BY SECTOR FOR MAPLE RIDGE DISTRICT**

Sector	Company	Product/Service	Function1	NAICS code	Employment	Union Affiliation	% of # of Union Workers
Government	School District #42 <sup>1</sup>	education	HQ & school district	6111	1,788	1,695	94.8%
	Ridge Meadows Hospital	health care	hospital	622	1,300	1,270	98%
	District of Maple Ridge	government	HQ	9139	400		
	Fraser Regional Corrections	correctional facility	462-9313 director of staff	9121	189		97%
Manufacturing	Interfor Ltd. Hammond Cedar Div.	cedar wood products	branch mfg. plant	321	323		95%
	NEC Moli Energy (Canada) Ltd. <sup>2</sup>	lithium-ion rechargeable cells	Cdn. HQ & mfg. centre (parent co. in Taiwan)	3359	395	0	0
	Waldun Forest Products	shakes & shingles; lumber	HQ & mfg. centre	321	300+	0	0
	Southcoast Millworks (formerly Chasyn)	bldg. components, lumber, value-added wood products	HQ & mfg. centre	321	130-140	130-140	100%
	Pelton Reforestation <sup>3</sup>	silvicultural services	HQ and operations	1114	55-240	35-220	65%-92%
Private Health Care	Arcus Community Resources	health care & support	regional office	623	250	238	95%
Retail	West Coast Ford Lincoln	automotive sales	branch office	4411	45	0	0%
Back Offices Across all Sector							

You may want to include hospitals, county, city, telephone company, school, city, government, county government, large hospital & largest university.

1 Headquarters, regional office, back office, distribution center, branch manufacturing plant, branch assembly plant and R & D center

2 Two digit SIC Code

1) Jan. 07: 1095 teachers, 65 princ. & VP; 28 other admin.; 600 CUPE

2) includes regular & casual; there are 500-600 regular workers (full and part time)

3) seasonal -- more employees in the summer

**COMPANIES NEW TO MAPLE RIDGE WITHIN THE LAST THREE YEARS  
COMPANIES THAT HAVE EXPANDED IN THE AREA WITHIN THE LAST TWO YEARS  
50 OR MORE EMPLOYEES**

Type & Year	Company	Location	Product/ Service	Function	Year	Employment	Union
<b>New to the Area</b>							
Last Year	Southcoast Millworks (formerly Chasyn)	Maple Ridge	value-added wood products	HQ & mfg. centre	2006-07	130-140	130-140
	Surround Technologies						
Two Years Ago	Insight Films				2005		no
Three Years Ago							
<b>Expansions/New</b>	Lordco - expansion		Auto parts	commercial	2006		
Last Year	Coopers - new store	Maple Ridge	grocery	retail stores	2006	70	no
Two Years Ago							
<b>Downsizing/Closing/ Layoff</b>	Chasyn - sold		sold			70	
	LCB Stores - 1 closed	Maple Ridge					
Last Year							
	Ellco Cedar Products	sold					
Two Years Ago	Southwest Roof	closed					
2004	Pacific Heritage	closed					

1 Headquarters, regional office, back office, distribution center, branch manufacturing plant, branch assembly plant, R & D Center

2 Two Digit SIC Code

**CURRENT MAJOR EMPLOYERS IN MAPLE RIDGE 2006 (50+ EMPLOYEES)**

Type & Year	Company	Product/ Service	Function1	Year Established	Employment	Union Affiliation
Private sector	Overwaitea Food Group	grocery	retail store		404	no
Private sector	E-One Moli Energy (Canada Ltd.)	battery	manufacturing plant		340	
Private sector	Canada Safeway	grocery	retail store		225	no
Private sector	West Coast Ford Lincoln	Auto Sales and Service	car dealership		200	no
Private sector	Interfor Ltd Hammond	manuf red cedar products	sawmill, shake & single		200	
Private sector	Overwaitea Food Group	grocery	retail store		200	no
Private sector	Arcus Community Resources Ltd.	specialized residential care facility	commercial		150	
Private sector	Fraser Cedar Products Ltd	sawmill, shake & shingle	Manufacturer		150	
Private sector	Zellers Inc	chain	retail		122	no
Private sector	Swiss Chalet	food	restaurant	1998	100	no

Private sector	McDonald's Restaurants	fast food	restaurant		98	no
Private sector	F S R Treatment Inc	wood/lumber	shake & shingle wholesaler		95	
Private sector	Canadian Tire	retail sales, housewares, garden, sporting goods	retail/auto service		88	no
Private sector	Simpower	generator/manufacture	machinery/equipment		85	
Private sector	MR Motors LP DBA	retail sales	car dealership		81	
Private sector	Royal Crescent Gardens				81	
Private sector	Red Robin		restaurant		79	
Private sector	Lordco Parts	auto parts	retail/wholesaler store		79	no
Private sector	McDonald's Restaurants	fast food	restaurant		76	
Private sector	PRT Pelton Nursery	nursery	wholesaler nursery		72	no
Private sector	Twin Rivers Cedar Products	sawmill	sawmill		70	
Private sector	Rona Inc	hardware	retail store		70	no
Private sector	Coopers	grocery	retail store		70	no
Private sector	The Keg	licensed food	restaurant		68	
Private sector	Can-Am	recycling shred clothing	recycling		65	
Private sector	Seascope Marine Builders	boat/ship building & repair	manufactures Yaughts		65	
Private sector	Andersen Pacific Forest Products Ltd	sawmill, shake & single	sawmill		64	
Private sector	Planet Ice	Arena/curling	recreational ice arena		62	no
Private sector	Simpson Strong-Tie Canada				61	
Private sector	Fitness Unlimited	fitness club	gym/fitness	1980	58	no
Private sector	Extra Foods	grocery	retail store		57	
Private sector	BW Creative Wood	spindles, rails & stair parts	manufacturer		55	
Private sector	Best Quality Cedar Product Ltd	sawmill, shake & single	sawmill		50	
Private sector	Steelform Contracting Co.	framing/forms	residential form work		50	
Private sector	Wendy's Restaurants of Canada	fast food	restaurant		50	
Private sector	Maple Leaf Shake & Shingle	sawmill, shake & single	manufacturer		50	
Private sector	A & W Restaurant	fast food	restaurant		50	no
Private sector	Maple Ridge Chrysler	Auto Sales and Service	car dealership	1972	63	no
Public Sector	School District #42		Institution		1795	1700 Union, 93 non union
Public Sector	Ridge Meadows Hospital		Hospital		1330	1300 union, 30 non-union
Public Sector	District of Maple Ridge	Customer Service	Municipal Offices		539	359 CUPE, 170 non-union

Public Sector	Fraser Regional Corrections		Correctional Institution		262	250 union, 12 non-union
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1 Headquarters, regional office, back office, distribution center, branch manufacturing plant, branch assembly plant, R & D Center

2 Two Digit SIC Code

**TABLE 7  
HIGHER EDUCATION RESOURCES NEAR MAPLE RIDGE: Public Universities and University Colleges**

Enrollment 04/05							
Name of Institution	Location		Total	Full-Time	Part-Time	Under Graduate Full-Time	Graduate Full-Time
	City	Regional District					
University of British Columbia	Vancouver (1.5 hour commute)	Greater Vancouver	43,000			35,000	8,000
Simon Fraser University	Burnaby (45 minute commute)	Greater Vancouver	25,000	na	na	na	na
Kwantlen University College	Langley, Richmond, Surrey	Greater Vancouver	17,000	na	na	na	na
University College of Fraser Valley - degree & diploma programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	7,661	4,419	3,509	na	na

**TABLE 8  
HIGHER EDUCATIONAL RESOURCES NEAR MAPLE RIDGE: Community Coll**

Name of Institution	Location		Annual Enrolment		
	City	Regional District	Total	Full-Time	Part-Time
University College of Fraser Valley - development programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	1,239	302	937
Douglas College, David Lam Campus	Coquitlam (15-30 min. commute)	Greater Vancouver	na	na	na
Sprott Shaw Community College	Maple Ridge and 9 other municipalities	Greater Vancouver, Fraser Valley	4,500	na	na

**TABLE 9  
HIGHER ED. RESOURCES: VOCATIONAL/TECHNICAL CENTRE RESOURCES**

Name of Institution	Location		Enrollment		
	City	Regional District	Total	Full-Time	Part-Time
University College of Fraser Valley -- vocational programs	Abbotsford, Chilliwack, Mission (45+ min. commutes)	Fraser Valley	999	999	0
BC Institute of Technology	Burnaby (45 min. commute)	Greater Vancouver	48,050	15,550	32,500
Emily Carr Institute of Art and Design	Vancouver	Greater Vancouver	3,530	1,330	2,200
Institute of Indigenous Government (2003)	Burnaby (45 min. commute)	Greater Vancouver	417	na	na
Justice Institute of British Columbia	Maple Ridge, New Westminster, Delta, Vancouver	Greater Vancouver	na	na	na

**TABLE 11**  
**AVERAGE GENERAL WAGE BY SELECTED OCCUPATION**  
**Lower Mainland Southwest Development Region (2006 \$ Can.)**

Occupation	Average Minimum	Average Median Wage	Average Maximum Wage
<b>Professional</b>			
Accountant	\$13.25	\$22.60	\$33.20
Management Trainee	na	na	na
Programmer/Analyst	\$12.75	\$23.50	\$33.06
Mechanical Engineer	\$21.03	\$36.05	\$41.75
<b>Retail</b>			
Retail Store Clerk	\$8.00	\$12.30	\$18.94
Stock Room Clerk	\$8.25	\$11.34	\$17.31
PR/communications clerk	\$14.25	\$22.80	\$34.20
<b>Clerical</b>			
Customer Service Rep. (financial)	\$9.60	\$14.93	\$21.63
Telesales Rep.	na	na	na
Data Entry Clerk	\$9.95	\$14.68	\$18.95
Executive Secretary	\$11.00	\$18.20	\$23.70
Accounting Clerk	\$11.20	\$16.20	\$20.50
General Office Clerk	\$10.00	\$15.65	\$21.85
<b>Unskilled</b>			
General Laborer	\$13.00	\$17.50	\$24.40
Parts Clerk	\$8.25	\$14.10	\$21.40
Hand Packer	na	na	na
Material Handler	\$8.75	\$14.26	\$22.33
Light Assembly	na	na	na
<b>Semi-Skilled</b>			
Heavy Equip. Operator (excl. cranes)	\$15.00	\$22.58	\$28.69
Fork Lift Operator	na	na	na
<b>Skilled</b>			
Machine Maintenance	na	na	na
Tool & Die	\$12.00	\$18.30	\$26.00
Machinist	\$14.30	\$19.70	\$30.00
Welder and Related Machine Operators	\$14.00	\$22.50	\$30.40
<b>Technical</b>			
Industr. Engineering & Mfg. Technologists & Technicians	\$14.00	\$16.50	\$27.80
Electrical and Electronics Engineering Technologists & Technicians	\$14.50	\$20.10	\$27.50
Medical Laboratory Technician	\$15.30	\$20.58	\$22.54
Network Technician	\$17.30	\$21.60	\$31.35
<b>Average Work Week in Hours</b>			
<b>Annual Average Turnover %</b>			

**TABLE 12**  
**WORKERS COMPENSATION & UNEMPLOYMENT INSURANCE**  
**British Columbia and Canada 2006**

Workers Compensation 2006	
Average base rate for all sectors per \$100 Payroll	\$1.90
Average Rate for Office Workers (8810)	
Accounting	\$0.14
Business consulting	\$0.16
Real estate agency	\$0.22
Maximum Weekly Benefit	\$838.67
Unemployment Insurance 2006	
Prem. Rate per \$100 of insurable earnings	
Employee contributions	\$1.87
Employer contributions	\$2.62
Maximum Weekly Benefit	\$423.00

**TRANSPORTATION IN, TO AND FROM MAPLE RIDGE**

Major 2 or 4 Lane Highways Linking the Areas

**Distance in Miles to the Five Nearest Metro Areas**

Metro Area	Kilometres/miles
1 Langley	16/10
2 Surrey	21/13
3 Port Coquitlam	15/9
4 Abbotsford	20/13
5 Vancouver	39/24

**Motor Carriers/Trucks**

# of Common Carriers Serving the Area	<i>can be obtained from business licenses, or Canadian Automotive Fleet Fact Book, publ by BC Trucking Association</i>
# of Common Carriers with Local Terminals	

**Railroads (by Rail Carrier)**

Name	Canadian Pacific Railway
Main or Branch Line	Main line
Shortline or National	na
Nearest Switching Yard (miles)	CPR could not answer this CPR intermodal yards and distribution centre west of Pitt Meadows town centre are being expanded.

**Commercial Airport**

Name	Vancouver International Airport
Hub Status	yes
Distance from the Community in Kilometres & Miles	41 km / 26 miles
# of Runways	3
Runway Lengths	3354 m (11,003 ft); 2225 m (7299 ft); 3030 m (9940 ft)
Carriers (Names) Serving Airport	
Passenger -- domestic	Air Canada, Harmony Airways, Westjet & 19 others
passenger -- international	33 carriers excluding Air Canada, Harmony & Westjet
Charter	numerous
Air Cargo only	7
Approved Capital Expansion Plan	\$1.4-billion capital program announced June 2005
Approved New Service by Carrier (with Carrier & Start Date)	na
Number of aircraft movement (2006)	322,307
1 Domestic	Toronto, Calgary, Edmonton, Montreal, Ottawa, Winnipeg, Kelowna, Prince George, Victoria, Saskatoon
2 International	Hong Kong, Tokyo, Seoul, Frankfurt, Osaka, Amsterdam, Beijing
3 Trans-border	New York, Chicago, Dallas Ft. Worth, Los Angeles, Las Vegas, Honolulu, San Francisco, Portland, Denver, Seattle
# of Days Closed to Inclement Weather for the Last 3 Years	0

Distance to the Nearest General Aviation Airport

Name	Pitt Meadows Airport
Location/City	District of Pitt Meadows
Driving Distance from the Community in km/miles	5 km/ 3 miles
# of Runways	2
Runway Lengths	762 metre
Full Instrument Landing Capabilities	upgraded from non-instrument to non-precision instrument in 2006
Hours of Operation	7:00 am to 11:00 pm
# of Days Closed to Inclement Weather for the Last 3 Years	0
Ports	
Nearest Port (Name, City, Miles from Area)	Fraser River Port Authority -- Surrey, Annacis Island and Richmond properties; a future port terminal is planned for Pitt Meadows intermodal facility
River, Lake or Ocean	Maple Ridge is located on Fraser River; 15 km from Burrard Inlet of Pacific Ocean
Highways Serving Port	Surrey property -- Highway 1 and 1A; Annacis Island and Delta -- Highway 1A and 91/91A
Railways Serving Port	CPR and CN
NOTE: See Transportation map of Maple Ridge	

Corporate Income Tax/Franchise Tax as of January 1, 2006	Federal	Federal after Fed. Tax Abatement	Provincial
Canadian-controlled Private Corporations:			
General Corporate Income Tax Rate (over small bus. income)	38.00%	22.10%	12.00%
Small Business Corporate Income Tax Rate (to \$300,000)	38.00%	13.10%	4.50%
Investment Income	38.00%	35.80%	12.00%
Non-Canadian controlled Private Corporations			
General Corporate Income Tax Rate	38.00%	22.10%	12.00%
Small Business -- Mfg. & processing deduction	38.00%	22.10%	12.00%
Investment Income	38.00%	22.10%	12.00%
Formula	na		Sales & payroll
Tax deductions 2006			
Dividend tax credit as % of actual dividend	27.50%	na	17.40%
Small business dividend tax credits as % of actual dividend	16.67%	na	6.38%
Net tax rate on resource income (after adjustments)	21.57%		12.00%
Corporate capital tax rate	0.13%	na	0.00%
Tax credit for mineral exploration	15.00%	na	20.00%
Accelerated Depreciation Permitted (Yes or No)	yes*	na	na

TABLE 17 UTILITIES FOR DISTRICT OF MAPLE RIDGE			
<b>Water &amp; Sewer</b>			
Water Availability			
Major Source	Coquitlam watershed		
% of Population Increase Served from the Source			
Water Treatment			
Name of Provider	Maple Ridge Water Service	Purchases from Greater Vancouver Water District	
Rated Capacity (cubic meters; million imperial gallons)	12.1 million cubic metres/year; 2.7 billion imperial gals/year		
Average Daily Demand (cubic meters per day; million imperial gallons per day)	33,150 cubic metres per day; 7.3 million imperial gals per da		
Peak Demand (mgd)	na		
Chemical Breakdown of Water	na		
Cost per cubic metre, per 1000 Gallons -- industrial	Sum of use rate (\$293), water consumption charge (\$.5026 per cubic m), and quarterly base rate which varies by connection size		
Water Connection Fee	\$1,150; \$1,350 with meter	flat rate for up to 20 mm diameter; over 20 mm diameter is estimated at cost plus 20%	
Sewer Treatment			
Name of Provider	District of Maple Ridge treatment plant		
Type of Service	na -- varies by development		
Rated Capacity (mgd)	"		
Average Daily Demand (mgd)	"		
Peak Demand (mgd)	"		
Cost per 1000 Gallons	72.82% of metre rate for water		
Sewer Connection Fee	flat rate for up to 100 mm diameter; over 100 mm diam. & connection of N/S slope interceptor shall be at cost plus 20%		
Electric Power			
Name of Company	British Columbia Hydro		
Communities Served	95% of BC communities		
Company-Net Importer or Exporter of Power	varies	BC Hydro imports for domestic use were 749 GWh in 3Q06; net exports were 679 GWh in same period	<i>see notes in data sources</i>
% of Reserve Margin Including Generation & Net Purchases	na		
Name of Power Pool Membership	BC system interconnected with system in Alta and western US		
Provincial Electric Power Deregulated	Provincial Crown corporation reporting to the BC Minister of Energy and Mines		
<b>Rates and Average Cost per kWh (cents)</b>			
	<b>Small</b>	<b>Medium</b>	<b>Large</b>
General Service (Commercial)	<35 kW for 2 mos.	35 kW + for 1 month	
Basic charge per month (C\$)	\$9.09 for 2 month period	\$4.55 month; first 35 kW for ni	na
Demand charge (C\$)	\$.0712 kWh	next 115 kW at \$3.64 per kW; all additional kW at \$6.99 per kW	na

Energy charge (C\$)	na	first 14,800 kWh \$0.0712 per kWh; all additional kWh \$0.0342 per kWh	na
Minimum charge (C\$)	\$13.41 for 2 months	greater of \$13.41/mo. Or 50% of highest max. demand charge billed in any month within an on-peak period during preceding 11 months	see data sources for weblink to discount information
<b>Industrial</b>			
Demand charge (C\$)	\$4.866 per kVA of billing demand; \$0.02569 per kWh applied to all kWh up to and including 90% of the customer's baseline load (CBL) in each billing year		
Energy charge (C\$)	\$0.054 per kWh applied to all kWh above 90% of the customer's baseline load (CBL) in each billing year		
Minimum charge (C\$)	\$4.866 per kVA of billing demand		
<b>Natural Gas</b>			
Name of Provider	Terasen Gas		
Rate Territory	Lower Mainland		
Type of Customer	General Firm Service (Rate Schedule 5)		
Firm Contract Rates (effective January 1, 2007)			
Basic charge per month	C\$542		
Demand Charge per 000 cubic feet (Mcf)	C\$13.543		
Delivery and Gas Charge	C\$8.69		
<b>Telecommunications</b>			
Provider	Telus		
Address	#5 - 3777 Kingsway Burnaby, BC V5H 3Z7		
Service Characteristics			
Switch Technology	Digital		
Fiber Service Provided	Yes		
100 Mbps LAN Service Available	Yes		
Monitoring	Remotely		
ISDN Available	Yes		
ADSL Available	Yes, in some parts of Maple Ridge - depends on location		
ADS2 Available from this Switch	Yes, in some parts of Maple Ridge - depends on location		
Central Office on Self-Healing Fiber Ring	na		
Dual Feed from 2 Separate Switching Offices Available	na		
Multiple Route Diversity	na		
<b>Points of Presence (POPs) of Long Distance Carriers</b>			
Carrier	City	County	Address
several			
Microwave or Hardwire	na		
Dual Fiber Fee from the Central Switching Office of the Local Exchange Carrier	na		
Diverse Routing Available	na		
<b>Business Support Services (#)</b>			
Metal	19		
Machine Shop	10		
Welding	4		
Office Equipment Service & Repair	1		
Temporary Employment Services	2		

\*calc:

1 cubic m = 100kg = 220.4 gallons  
imperial gallons/yr  
cubic m/day  
gallons/day

2,666,840,000

33,151

7,306,411

## QUALITY OF LIFE IN BRITISH COLUMBIA AND MAPLE RIDGE

Climate -- Lower Mainland			
Average Daily Temperature (degrees Centigrade)	High	Low	Average
July	22	13	17
January	6	0	3
	Annual Average		
Rainfall	1,117 mm; 43 inches		
Snowfall	57 mm; 22 inches		
Wind Speed in Miles per Hour (Annual Average)	12 kph; 7.5 mph		
Hours of sunshine	Jan. 55 hrs      July 296 hrs		
Elevation (Mean Feet Above Sea Level)	15 metres; 49 feet		
Personal Income Tax (Rate in Ranges)	Rate Range		
Federal	15.25% - 29%		
BC Provincial	6.05% - 14.7%		
Local	There is no local personal income tax in BC		
Local Occupation Tax	Rate Range	Basis	
City Residents	not applicable		
Non-City Residents	not applicable		
Sales Tax			
Federal rate (GST)	6%		
Exemptions from GST	see notes in data sources		
Provincial rate (PST)	7%		
Exemptions from PST	see notes in data sources		
Local rate	none		
Housing			
	Single Family	Townhouses	Condominiums
Average Selling Price -- Maple Ridge/Pitt Meadows (benchmark price in Dec. 06)	\$417,289	\$285,423	\$238,870
Number of Single Family Homes for Sale	400 active listings in Dec. 2006		

Under - \$150,000	na			
\$150,001 - \$200,000	na			
\$200,000 - \$250,000	na			
\$250,001 - Over	na			
Rentals	Average Monthly			
Education -- Maple Ridge District 2005-2006				
Number of School Districts	1			
School District & Municipality	Maple Ridge			
Elementary School Enrollmen	8671			
Secondary School Enrollmen	7,050			
Spending per Studen				
Total	\$6,575			
Instructional	n/a			
Student Teacher Ratios (class size)				
Kindergarten	16.7:1			
Grades 1-3	21:01			
Grades 4-7	25.7:1			
Grades 8-12	25.1:1			
7th Grade Standard Achievement Test (FSA) Results 2005/2006	% Students meeting or exceeding expectations (public schools)			
	Maple Ridge	British Columbia		
Reading comprehension	72%	72%		
Writing	86%	87%		
Numeracy	82%	83%		
Grade 12 Provincial Exam	Mean score (public schools)			
	Maple Ridge	British Columbia		
English 12	68%	70%		
Principles of Math 12	70%	71%		
Biology 12	70%	69%		
ACT	n/a	n/a		
SAT	n/a	n/a		
Number of Provincial Merit Scholarships 2004/05	42	na		
Ratio of Merit Scholarships per 100 Graduating Seniors	3.2	3.8		

Mandatory Competency Testing for High School Graduation (Yes or No)	yes			
Science & Technology Magnet School	no			
Specialized High Schools	yes			
Tech Prep Programs	yes			
Occupational Clusters or Career Pathways	yes			
Vocational high Schools	yes			
Higher Education (Provide for Each Institution)				
Institution Name	Address		City	
Full-Time Enrollment	<i>refer to Tables 7, 8 and 9</i>			
Health Care				
Hospitals	# of Hospitals	# of Teaching Hospitals	# of Beds	
	1			
# of Outpatient Clinics				
# of Physicians & Dentists in BC 2005	Physicians	Dentists		
	8507	na		
Ratio per 100,000 Population 2005	199	na		
Crime Rate per 10,000 Inhabitants	Property	Violent	Total	
	623	121	745	
# of Enclosed Regional Malls	na	na	na	
# of Religious Institution:	Protestant	Catholic	Synagogues	Other
	na	na	na	na