



The Lower Mainland's Boldest Growing City



Maple Ridge is establishing itself as one of the region's most dynamic communities. Located in the centre of the Lower Mainland along the Fraser River, conditions for long-term investment are being created by a fast-growing population, updated town centre and transit corridor plans, planned industrial lands expansion, rapid transit infrastructure, and modernized development approval processes.



Population:
106,435¹



Estimated Population
Growth Rate:
11% (2021-2025)²



Population under 25:
30%²
(greater than Metro Van and BC)



Average household
gross income:
\$118,900³



Entering the Next Phase of Urban Growth

Market in Transition

Maple Ridge is evolving into a more complete urban centre with growing capacity for:

- Employment growth
- Business expansion
- Private investment
- Housing diversity
- Long-term livability

Stronger Urban Growth Profile

The local growth model is shifting toward:

- Higher-density development
- Transit-oriented communities
- More urban built form
- Expanded housing opportunity

More Coordinated Development Environment

Key enablers are increasingly working together to support growth:

- Coordinated land planning
- Supportive policy direction
- Infrastructure alignment
- Readiness for infill and densification

Emerging Conditions for Investment

Momentum is being reinforced by:

- Future rapid transit
- New industrial land opportunities
- Process improvements
- Stronger regional connectivity

Maple Ridge offers a strong platform for growth across key development areas.

Updated area plans, future transit investment, and strategic land supply are creating favourable conditions for residential, mixed-use, and employment development.

Town Centre: Planned to evolve as a higher-density, mixed-use, walkable urban centre with high-quality public spaces and a stronger downtown experience.

Lougheed Transit Corridor: Guiding growth along the future Bus Rapid Transit route, creating opportunities for new housing, jobs, and supporting services.

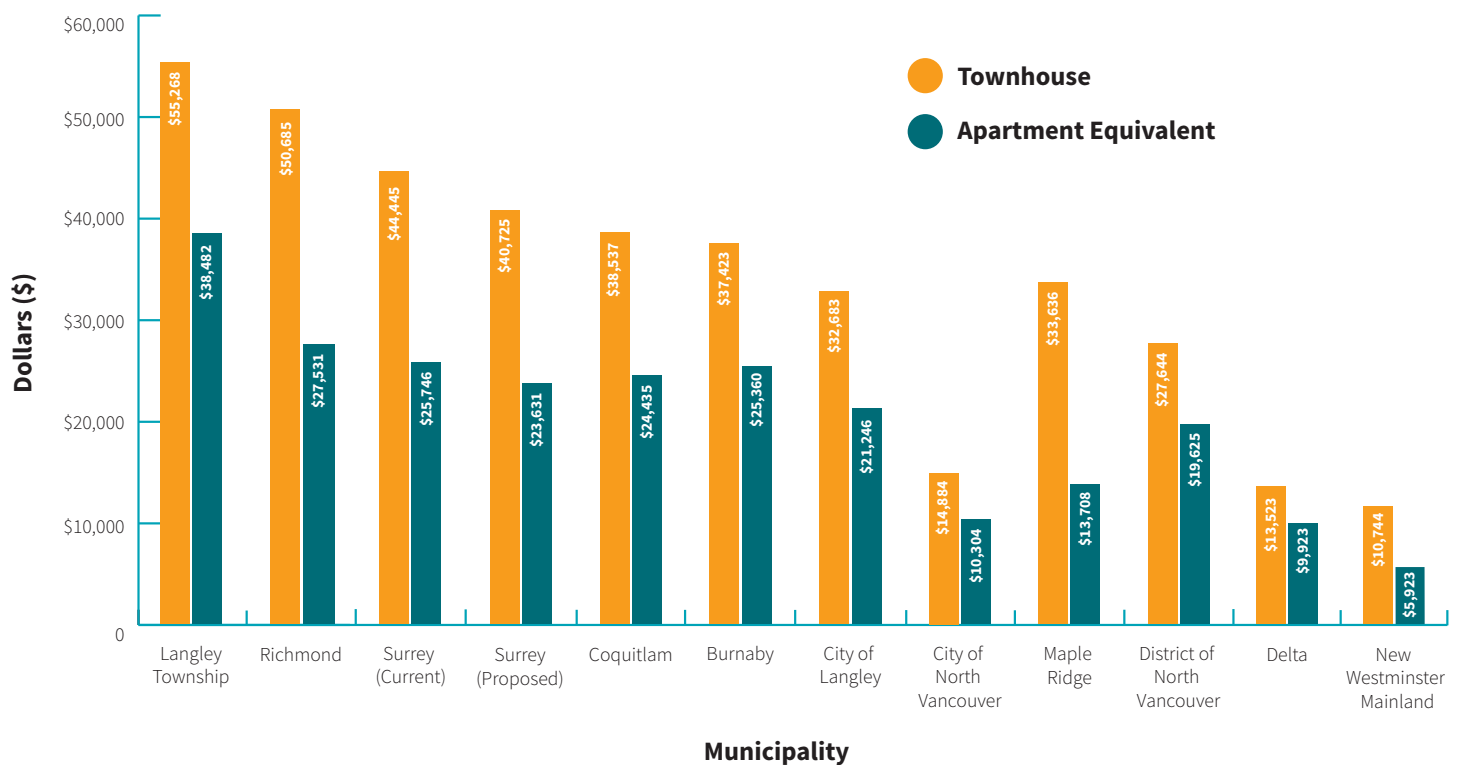
Bus Rapid Transit: Station areas will help shape compact, connected communities along the Langley–Haney Place corridor, with space for homes, employment, services, and community uses.

Industrial lands: More than 500 acres of planned supply to support job creation, business expansion, investment attraction, and a stronger municipal tax base.

Competitive costs, projected growth, and unmet demand create a distinct investment destination.

- **Future Population:** 145,000 by 2045²
- **Purpose-built rental Apartments:** 3.1% (Metro Vancouver: 3.7%)⁵
- Residents **spend more** on most retail categories⁴
- Potential for **1.1M SF more retail**; Reducing \$534M⁴ in annual retail leakage

Municipal Development Cost Charges



Source: This chart uses a standard benchmarking model for 2 development forms and compares municipal DCCs only.





Expanding Jobs, Industry, and Investment

Strategic Growth Platform: Integrated. Urban. Investment ready.

- Live-work-invest community
- Sustained housing & commercial absorption
- Transition to higher-density, transit-oriented growth

Transformational Civic Investment: Driving livability and talent attraction

- New aquatics & recreation centre
- Expanded two-rink arena
- 40-acre destination community park
- Largest coordinated civic investment to date

High-Growth Economic Base: Diversified and expanding

- Film & screen-based production
- Advanced manufacturing
- Transportation & logistics
- Professional & technical services

Where growth, infrastructure, and policy align

- Converging infrastructure, land, and policy readiness
- Scalable employment and industrial expansion
- Strong fundamentals for long-term value creation

Regional Connectivity: Efficient access to labour and markets

- Golden Ears Bridge (6 lanes)
- Pitt River Bridge (7 lanes)
- West Coast Express commuter rail

Travel Times:

- 10 min – Pitt Meadows Regional Airport
- < 1 hr – YVR & Abbotsford International
- 15 min – Highway 1 (200 St interchange)

Industrial Scale & Supply

- 1,900 acres existing industrial land
- +500 acres planned expansion

Modernizing Development Services to Support Investment

Maple Ridge is making development approvals more efficient and predictable for builders, investors, and businesses through streamlined processes and expanded digital services.

12-week processing
target for new home
permit

80% reduction in
processing times for new
home applications

**Early engagement to
identify issues sooner**
and support problem-
solving

**Dedicated
development
concierge support** for
improved service and
navigation

**Coordinated
review to improve
alignment** across
departments

Predictable timelines
to support planning and
investment decisions

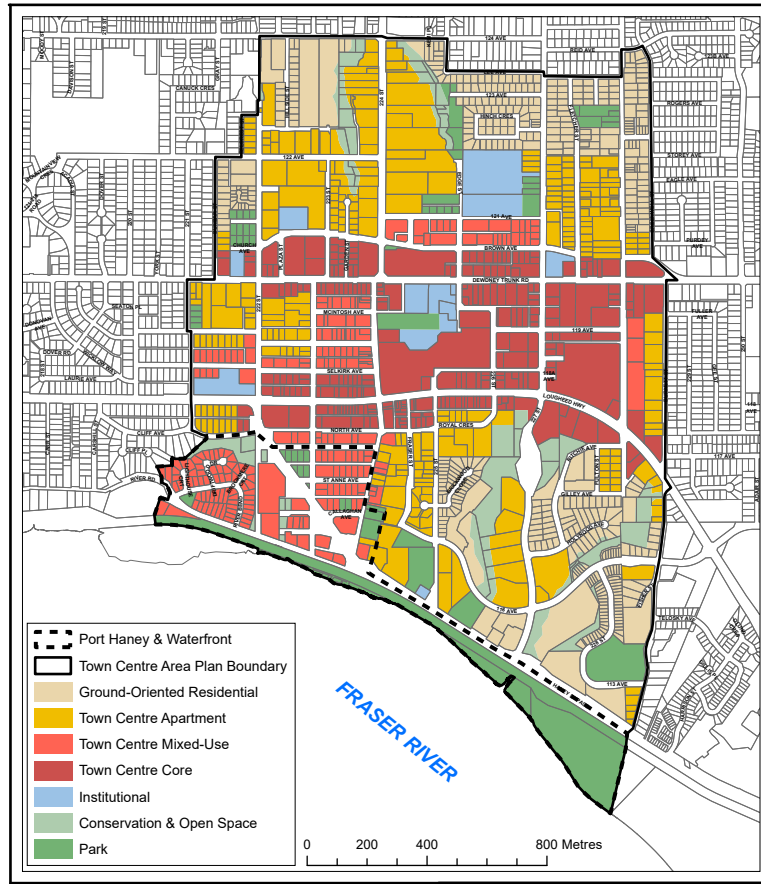
**Data-informed
process
improvements** and
ongoing digitization

Learn More about the Lower Mainland's next Urban Hub

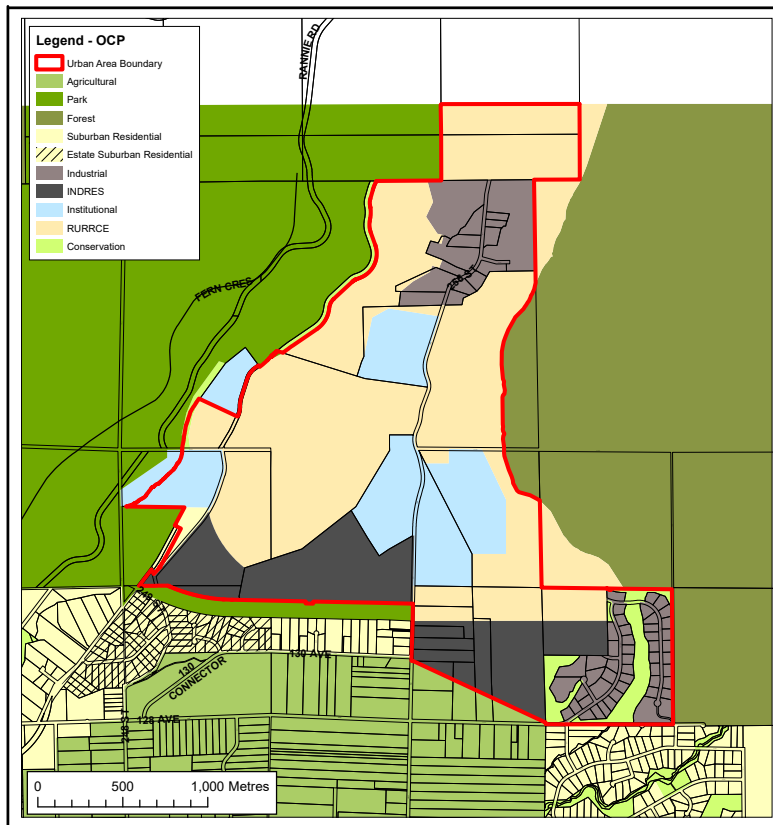
mapleridge.ca/develop
buildmr@mapleridge.ca



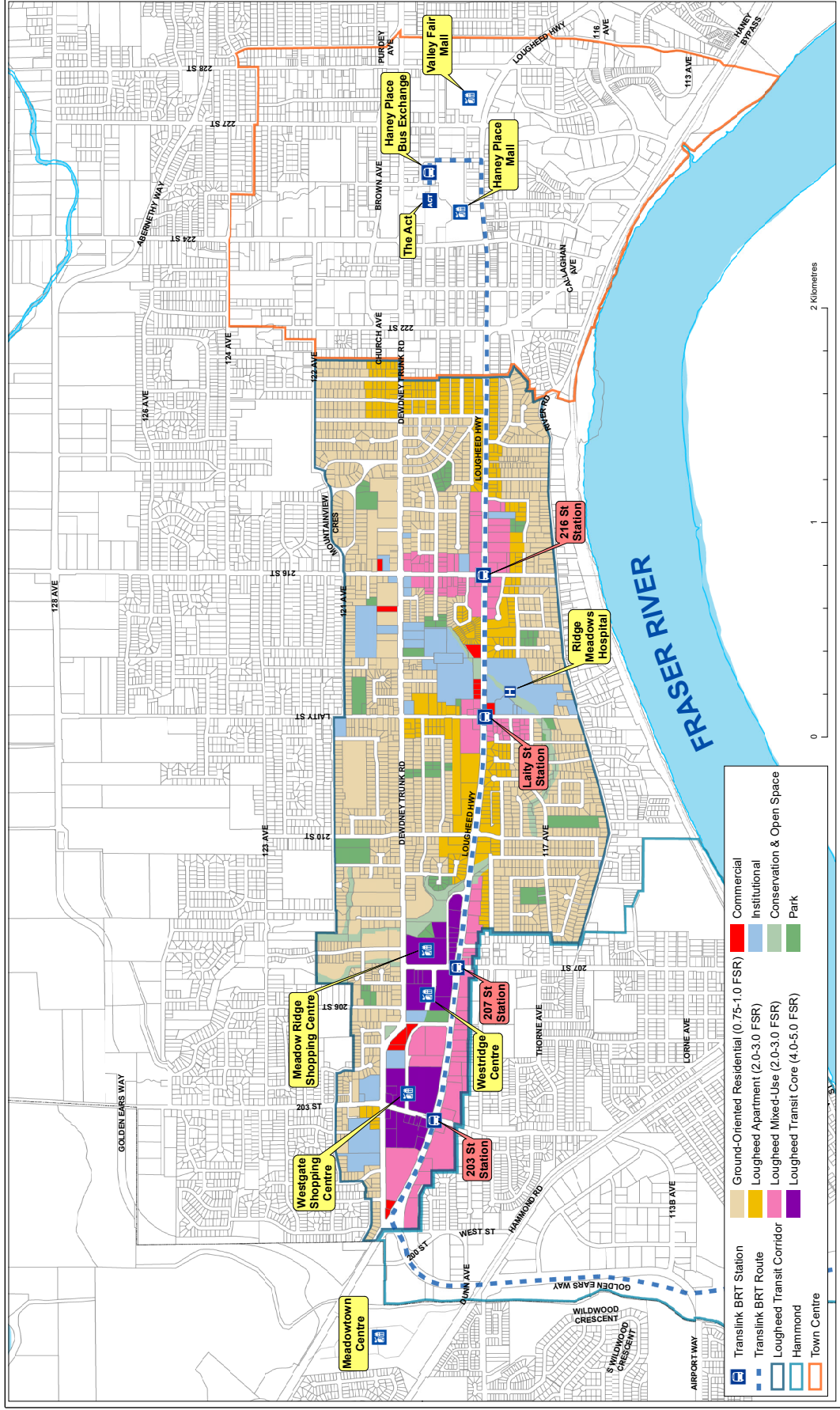
Town Centre Area Plan



256 St Industrial Lands Area Plan



Loughheed Transit Corridor Area Plan



0 1 2 Kilometres



Maple Ridge

¹ BC Stats

² Statistics Canada

³ Canada Mortgage and Housing Corporation

⁴ Maple Ridge Retail Market Analysis, 2023)

⁵ BC Rental Market Data March 2026, Metro Vancouver Rent Averages