

City Snapshot

Maple Ridge is one of the fastest growing cities in Metro Vancouver, with a diverse population of more than 106,000 people. We respectfully acknowledge that we live and work on the traditional territories of the Katzie (qicay) and Kwantlen (q'a:n'x'an) First Nations.

As we remain committed to the heritage, core values, and way of life that define our community, we are setting a new course for the future with an ambitious and aspirational vision that highlights the City's strong connection to nature, deep community roots, and broad economic potential.

Growing Community



POPULATION

106,138 2024

+20%2016 to 2024

DWELLINGS
38,117*
2024

+21%2016 to 2024

Primary Dwelling Types***



Single

detached





22,008 5,553 65% 17% Apartment building,

1-4 storeys 5 4,865 1 14%

79% households owned vs. rented

Apartment building, 5+ storeys

3%

About 1% of housing is a mobile home or other.

- Source: BC Stats Population Estimate Report February 2024
- ** Source: Environics Analytics using data from Statistics Canada, Oxford Economics, and CMHC

*** Source: 2021 Census

As our City grows and changes, we continue to sharpen our focus on customer service, process innovation, and delivering results for the community. We're challenging old ways of doing business and modernizing our services to best meet the needs of our residents and businesses.

Whether it's investment in technology to make it easier and faster for customers to access services or expanding the economic development function to support business and attract investment, we continue to position the City to deliver excellent service and results as our community evolves.

By being **business ready**, Maple Ridge is fostering economic growth, helping job creators thrive, improving overall community prosperity, and attracting investment to build homes and amenities while keeping taxes affordable.

31%

6%

4%

4%

3%

3%

3%

3%

3%

3%

Top Business Types

Home & Industry

Food & Beverage

Community Care

Business Services

Manufacturing

Contractor

Personal

Health

Financial

Automotive

Based on 2023 licences

Professional Services 7%

Population Statistics***

Younger than B.C. Average

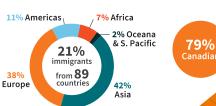
Ages	Maple Ridge	B.C.
0-14	18%	14%
15-64	66%	65%
65+	16%	21%

Large Labour Force

78K age 15+

69% in the labour force

Diverse Population



Businesses

Business Licences*

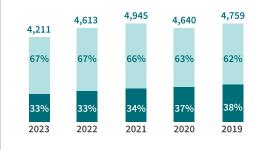


+125 +2.5%

* Source: City of Maple Ridge

Construction

Building Permit Numbers*









Maple Ridge

Maple Ridge is an identified regional city centre linking Metro Vancouver to the Fraser Valley. We're making investments to establish the City as a place with an exciting and dynamic future with opportunities for residents, businesses, investors, and visitors.

In the following pages, you'll find a sample of the business opportunities being developed and/ or delivered in Maple Ridge including **commercial/employment**, **mixed-use**, and **residential**.

Turn to the map at the centre of the booklet to find out where these developments are already turning heads.



Connect with us to get more information on how you can be a part of the transformation of Maple Ridge. E: Invest@MapleRidge.ca | T: 604-467-7320 W: MapleRidge.ca/BuildDoBusiness





Employment

Light industrial, commercial, and other employment-related uses to help meet the needs of local and regional economic activities



Mixed-use

Developments with multiple uses—
including residential, commercial,
cultural, institutional, and/or
entertainment—blended and
connected in a single space,
vertically or horizontally



Residential

Providing homes for people, from single-family detached homes and ground-oriented townhomes to small-scale multi-family homes and mid- and high-rise apartments

Employment



Molicel Li-ion Battery Manufacturing Facility

20000 Stewart Crescent

Owner/Proponent: E-One Moli Energy (Canada)

Site: 4.43 ha (approx. 10.95 acres)

Status: Under construction

Completion: 2028

E-One Moli Energy (Canada) is building Canada's largest factory for high-performance lithium-ion battery cells. This \$1.05-billion facility expands on the company's long-standing research and development legacy in Maple Ridge by establishing a hub for advanced manufacturing for non-vehicle batteries in the low-carbon economy.

The plant is expected to produce up to 135 million battery cells annually, create up to 350 new jobs, and secure 100 existing positions.



Yennadon Employment Lands

232 Street & 128 Avenue (southwest corner)

Site: 25.4 ha (approx. 62.76 acres)

Status: Approved by Council for inclusion into Official Community Plan and included in Metro Vancouver

Regional Growth Strategy

Completion: TBA

Non-ALR land located 5 minutes from downtown Maple Ridge, recently designated as 100% employment lands with a new M-7 Employment Park Industrial Zoning under development.

Yennadon represents new areas for innovative light industrial uses and associated employment opportunities, and the redesignation of the lands is a start to meeting the goal of "securing 1000 acres of non-residential growth in Maple Ridge."

Employment



Kingston Business Park

11310 Kingston Street

Owner/Proponent: Cedar Coast Capital Corporation

Site: 16.6 ha (approx. 41.02 acres)

Status: Pre-construction

Completion: TBA

Kingston Business Park is a seven-building, 67,400 m² (725,488 sq feet), light industrial business park on the western edge of Maple Ridge. The site offers convenient access to transportation networks in the region and beyond via the Golden Ears Bridge, South Fraser Perimeter Road, Highway 1 and Highway 7.





Mixed-Use



Brickwater at The Village

22638 119 Avenue/22633 Selkirk Avenue/ 11865 & 11893 227 Street

Developer: Falcon Homes

Site: 2.97 ha (approx. 7.34 acres)

Storeys: 6

Units: 226, plus commercial (over 4 phases)

Status: Complete Completion: 2024



ERA

Dewdney Trunk Road/Plaza Street to 224 Street

Developer: Western Canadian Monthly Income Fund

Site: 3.8 ha (approx. 9.39 acres)

Phases: 7

Units: 192 residential (plus 700 m² commercial)

complete (phase 1)

Status: Complete/under construction (multi-phase)

Completion: TBA





City & Laurel

12018 Dunbar Street

Developer: Quad-City Real Estate &

Eleven Oaks Development

Site: 0.24 ha (approx. 0.59 acres)

Storeys: 6

Units: 100, plus 5 townhomes **Status:** Under construction Completion: 2025 (est.)



The North at Port Haney

North Avenue, between 223 Street and 224 Street

Developer: Falcon Homes

Site: 0.86 ha (approx. 2.13 acres)

Storeys: 5

Units: 67 in Phase 1 (3 similar buildings in Phase 2)

Status: Under construction (multi-phase)

Completion: 2025 (Phase 1)



21783 Lougheed

21783 Lougheed Highway

Developer: WestUrban Developments **Site:** 0.485 ha (approx. 1.20 acres)

Storeys: 6

Units: 120 residential, 680 m2 commercial

Status: Under construction

Completion: TBA



Mixed-Use



DTR

22904 Dewdney Trunk Road

Developer: Brimming Development

Site: 0.34 ha (0.84 acres)

Storeys: 6

Units: 127 residential, 2 commercial

Status: In application **Completion:** TBA



223 & Lougheed

22289 Lougheed Highway

Developer: Apna Group **Site:** 0.68 ha (1.68 acres)

Storeys: 6

Units: 255 residential, 3200 m² commercial

Status: In application **Completion:** TBA



Kanaka Springs (masterplan community)

112 Avenue & Lockwood Street

Developer: Epic Homes **Site:** 28.328 ha (70.00 acres)

Units: Up to 650 single-family and townhomes,

plus a commercial service hub

Status: Complete/under construction (multi-phase)

Completion: TBA

Current phases: The Falls (165 townhomes),

Crest (83 detached)

Residential



Fairview Gardens | 12115 203 Street

Developer: iFortune Homes Site: 0.231 ha (.57 acres) Units: 10 townhomes Status: Complete Completion: 2024



Havenridge | 12018 237 Street

Developer: Saiya Developments

Site: 0.873 ha (2.16 acres)
Units: 41 townhomes
Status: Complete

Completion: 2024



Hailey | 22057 Lougheed Highway

Developer: Brimming Developments

Site: 0.293 ha (0.72 acres)

Storeys: 6

Units: 106 residential
Status: In application
Completion: TBA



Highpointe | 11641 227 Street

Developer: Concordia Properties

Site: 0.588 ha (1.45 acres)

Storeys: 6

Units: 153 (137 strata, 16 rental)

Status: Complete **Completion:** 2023

♠ Residential



Hillside Homes | 23710 133 Avenue

Developer: Azure Group Site: 0.34 ha (0.84 acres) Units: 16 townhomes Status: Complete Completion: 2023



Pine Creek Estates | 23622 & 23627 132 Avenue

Developer: Dema Developments

Site: 0.777 ha (1.92 acres)

Units: 39 townhomes over 2 phases

Status: Complete **Completion:** 2023





Podium | 11655 Fraser Street

Developer: Whitetail Homes **Site:** 0.547 ha (1.42 acres)

Storeys: 6

Units: 125 (including 5 townhomes)

Status: Under construction **Completion:** Early 2025



Rydge | 10640 248 Street

Developer: Raicon Developments

Site: 1.254 ha (3.10 acres)
Units: 61 townhomes
Status: Now selling
Completion: TBA



Inspire | 22229 Brown Avenue

Developer: Platinum Group of Companies

Site: 1.497 ha (3.70 acres)

Storeys: 5

Units: 330 over 3 phases

Status: Complete/under construction (multi-phase)

Completion: 2023-2025



Provenance | 11295 Pazarena Place

Developer: Polygon Homes Site: 7.336 ha (18.13 acres) Units: 252 townhomes Status: Complete Completion: 2024



Portal | 11587 223 Street

Developer: Western Canadian Monthly Income Fund

Site: 0.18 ha (0.45 acres)

Storeys: 5 Units: 36

Status: Now selling **Completion:** TBA

♠ Residential



Edge on Edge | Brown Avenue & Edge Street

Developer: MacLean Homes **Site:** 1.166 ha (2.88 acres)

Storeys: 5

Units: 250 (estimated) over 4 phases **Status:** Complete (phases 1 & 2)/ under construction (phase 3)

Completion: TBA



The Ridge | 11913 Burnett Street

Developer: Mortise Group **Site:** 0.262 ha (0.65 acres)

Storeys: 5 Units: 54

Status: Complete **Completion:** 2024



Thomas | 11907 223 Street

Developer: TriDecca Developments

Site: 0.171 ha (0.42 acres)

Storeys: 6 Units: 51

Status: Complete **Completion:** 2024



Windfall | 23183 136 Ave

Developer: Gatehouse Developments

Site: 1.156 ha (2.86 acres)
Units: 54 townhomes
Status: Complete
Completion: 2024

Join Us

As the City of Maple Ridge transforms, we welcome you to join us on the journey.

Through thoughtful planning and strategic investment, we are positioning Maple Ridge to keep pace with our expected growth and to maximize the opportunities that growth will bring to our community.

Maple Ridge is a proven market for a wide range of industries and business opportunities. Whether you are a small start-up, a home-based business, or a large corporation, your business can succeed in Maple Ridge.

We continue to review City service areas to ensure we have the right people and skills in the right places to anticipate and respond to community needs.

We have bolstered economic development and intergovernmental functions to increase capacity for building relationships with key partners and agencies to deliver on the community's priorities.

You're invited to make your bold moves in Maple Ridge.

Get in touch today.

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