

Self Guided -

## Maple Ridge Investment Tour - 2012 update

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**Background:** On May 13, 2011 three hundred members of the Real Estate Investment Network visited Maple Ridge to find out firsthand why Maple Ridge was named #5 Top Canadian Investment City. On each of the 5 tour buses, a narrator provided a running commentary to help acquaint them with the history and opportunities here in Maple Ridge.

We've adapted the narrative to be used for a self guided tour so you too can get the insider's view of Maple Ridge. *The tour route begins on the Lougheed Highway eastbound from the Pitt River Bridge through Pitt Meadows to Maple Ridge; and ends at the north foot of the Golden Ears Bridge for access to the Trans Canada Highway and the US border.*

**Allow approximately 30 – 45 minutes to drive the route itself from the Maple Ridge Town Centre return, and about 15 minutes on either side from the bridges to the Town Centre.**

Before your tour, you may want to check out the following:

- The tour route map that shows the route this narrative follows
- Maple Ridge official OCP Land use map
- Town Centre land use Map showing zoning for commercial and multi-family in the area of the 3 year Town Centre Investment Incentive program
- Invest Maple Ridge presentation



The Invest Maple Ridge website is your 24 / 7 online resource for investors [www.investmapleridge.ca](http://www.investmapleridge.ca)

→ Look for the white box with the image of the sprout and the words **Right Time Right Place** for all the details of our Town Centre Investment Incentive including the **brochure** and the **Maple Ridge 2005 – 2010 Investment report**

Since the Town Centre Investment Incentive launched in January 2011 we have over 40 projects under application or in various stages of construction in the Town Centre alone; and almost 400 across the rest of Maple Ridge. Check out our interactive map that includes all the Town Centre projects

[http://investmapleridge.ca/assets/Default/Community/PDFs/DMR\\_Community\\_Profile\\_June\\_2011.pdf](http://investmapleridge.ca/assets/Default/Community/PDFs/DMR_Community_Profile_June_2011.pdf)

- **Tourism Maple Ridge Pitt Meadows** website [www.mapleridge-pittmeadows.com](http://www.mapleridge-pittmeadows.com) where you can download the Visitor Guide and map. *They also provide a full list of restaurants from which to choose along your route!*

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**Tour begins:** From the Pitt River Bridge, continue east along Lougheed Highway

**You are now in Pitt Meadows.**

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On the right is the CPR Vancouver **Intermodal** Facility - a major employer and essential transportation logistics player. Westfair Foods, a regional division of Loblaw's has its distribution centre at the east end the CPR property.

We're now approaching Harris **Road** – Harris Road left, heading north, takes you to some of the area's signature golf courses including Swaneset, Golden Eagle and Pitt Meadows Golf Course. The north side of Lougheed Highway is also home to Pitt Meadows agricultural businesses, primarily blueberry and cranberry farms.

To the right, heading south – Meadowvale Shopping Centre, the Maple Ridge Pitt Meadows Visitor Centre, the Pitt Meadows Economic Development office, historic museum, the Civic Complex which is adjacent to Solaris at Meadows Gate – a mixed-use residential/commercial development,

Just a little further south on Harris Road you'll find the Golden Ears Business Centre situated on a 95 acre parcel which the developer is saying will eventually become the second largest in the province, the Pitt Meadows Regional Airport – offering 300+ acres of aviation-related investment opportunity, and Osprey Village - a vibrant mixed-use residential/commercial development along the Fraser River.

Continuing on Lougheed, on the left includes a 50-hectare site which has just undergone a land-use study suggesting mixed-employment opportunities and just before we take the Abernathy Connector you will see townhouses – these are at **Meadow Gardens Golf Course**. When we take the connector you'll be able to see a bit of the golf course and clubhouse facility.

The **Abernathy Connector** is being developed as the next major east west connector road due to the substantial growth in the North East sector of the community.

*The District of Maple Ridge is looking at how this road could be expanded over time to connect to the industrial lands at 256. That location is zoned industrial, and there is currently active gravel extraction operation in that area.*

## WELCOME TO MAPLE RIDGE!

**Note: Follow Abernathy to 224 Street where you'll turn right**

Just before we arrive at 224 notice the new red-roofed barn style building. This is **Golden Ears Cheesecrafters** which offers handcrafted artisan cheeses and much more. The owners are the third generation Davison family – one of our long-time Maple Ridge farming families.

**Right on 224 – through the lights at Dewdney Trunk Road**

As we drive up 224 Street you will notice a significant number of recently completed multi-family residential projects. Numerous other projects are slated for this area.

**This is the heart of Maple Ridge Town Centre Area.** Maple Ridge introduced a comprehensive 3 year Investment Incentive in January 2011 to accelerate commercial and multi-family development, commercial renovation and façade improvement in the Town Centre.

- The stage is set. And with the District's **Town Centre Investment Incentive Program** there's never been a better time to invest.

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- The **Official Community Plan** requires minimum 3-storey commercial in most of the **Town Centre Area**. *Underground parking is required in most areas.*
- This area is home to the **Downtown Maple Ridge Business Improvement Association (BIA)**. *Their second 5-year mandate from Council began January 2012*
- This entire BIA area is revitalizing with many of the older single and two storey commercial / retail taking advantage of the District's incentive for **Commercial Renovation and Facade Improvement**. *The BIA administers a façade improvement grant program.*
- **Arrive at 224 and Haney Place** – Civic Complex, Memorial Peace Park, The ACT Arts Centre and Theatre, Greg Moore Leisure Centre, and Public Library.
- *Underground parking is free for the first hour, but you'll need to get a ticket from the vending machine for any length of stay*

This is in the core area where the Town Centre Investment Incentives apply. The area is shown on the OCP Map. While you're here we invite you to park your car and take a stroll through Memorial Peace Park, and along the shopping and dining area on 224 Street, Dewdney and Lougheed. Browse the shops and stop for a bite to eat... on a sunny day you may want to order take out and enjoy your lunch in the park

This is the heart of our Town Centre - Home to over 700 Downtown Maple Ridge Business Improvement Association (BIA) businesses. There are a number of great boutiques, restaurants and shops to enjoy in our downtown – with more coming all the time.

We are currently underserved by **hotel, conference and meeting space** especially in our Downtown. There is already high demand for these facilities and amenities; especially as this is the area targeted for the most growth. The Town Centre Investment Incentive was designed to attract such investment to our central business district.

*Saturdays from May – October the **Haney Farmers Market** is set up in the Park – if you're looking for something fun to do you'll want to include Downtown Maple Ridge where you can count on festivals, events and lots of fun for families and kids of all ages! Visit [www.mapleridgeweekends.com](http://www.mapleridgeweekends.com) for a complete listing and sample itineraries*

**Memorial Peace Park** is the site of a number of community Festivals including the Heritage festival during the August long weekend and the Caribbean Festival in August and the family 'Christmas in the Park' celebration that culminates in the Santa Claus parade.

*Thousands of area residents use the park as a community gathering place throughout the year.*

### **From the underground parking, turn left on 224 Street to Lougheed**

As you pull onto 224 you will see the result of some \$5.6 Million dollar 'Downtown Enhancement Project' was completed in 2011 - upgrading infrastructure, widening sidewalks, street furniture, sidewalk mosaics, and new plantings to set the stage for more private investment

- On your right you'll see the **BingoPlex**. And in a few minutes you'll see where the new Community Gaming Centre will be built at Lougheed at 227. When the new facility is complete the gaming license will move there; providing an opportunity to redevelop this

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important corner. The owner of the building has expressed an interest in discussing development with investors.

- On the left is **Haney Place Mall** with 250,000 square feet of retail space. In July 2012 **Thrifty Foods** opened at the east end of the mall; and the **Zellers** store is slated for conversion to a **Target** as it is one of the most profitable Zellers stores in Canada. *This site is owned by Narland Properties and offers tremendous mixed use residential/commercial redevelopment potential.*
- **Westminster Savings** Credit Union, a long time downtown business completed construction of their beautiful new building at the corner of 224 and Lougheed last year
- Just before you turn the corner onto Lougheed Highway, notice **Fuller Watson** 'home furnishings and more' across the street on the right hand side. *This business has been in our community since 1932 when it moved from beside the rail line on the edge of the Fraser River. They participated in the BIA Facade improvement program, updating their storefront to help create a more positive streetscape. The business has passed into the hands of the grandson of the founder, and the fourth generation of the Fuller Family is hard at work there today.*
- We are really proud of the look of our Town Centre and all the work that has gone on in the last few years to make it an even more vibrant, inviting place to live, work and invest!

### Left on Lougheed Highway to 227

On your left is the old Westminster Savings building which was recently sold below assessed value.

On your right (behind the fence) work has begun on the Community Gaming Facility that is being built by Great Canadian Casinos. They are in discussion with **FortisBC** about alternative energy solutions as their facility will require significant heating and cooling.

### Left on 227 across Dewdney Trunk to Brown Avenue

On our right is Valley Fair Mall, home to Save On Foods, liquor store, restaurants and numerous retailers.

On the left are 14 residential properties on three acres owned by the District of Maple Ridge. *The homes that were formerly on these lots have been demolished, and this site, strategically located between the areas' two shopping malls is zoned for a combination of high density residential and commercial. The property will be marketed by the District in the near future.*

On our right is **BIG FEAST catering and bistro**. *Chef Michael Mulcahy catered the luncheon when the REIN tour was in town. Yummy food!*

As we reach the intersection of Dewdney Trunk and 227 you will see **Firehall #1**. This is our main Firehall. It underwent substantial renovations of nearly \$10 Million dollars for work that included seismic upgrades for Emergency Operations Centre; and investments in alternative energy including Geo-thermal.

**Left on Brown Avenue to 222 Street** As you turn left on Brown Avenue note that this street has been designated as a 'through street'. *About 90% of the required right of way has been acquired and it's expected that this road will be similar to what you see behind the Firehall.*

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This entire area is undergoing a transformation from the small residential homes that were built there in the early 60s to multi-story residential. Most of this area is designated for multi-family units that qualify for the Town Centre Incentive.

The four lots behind the Firehall have been assembled for a proposed 84 unit condo.

On your left mid-block is a municipal parking lot; and next to that are 3 lots proposed for a student dormitory for off-shore students. *Our school district has a long story of success with overseas student recruitment.*

On your right, the vacant lots are being prepared for the construction of a 78 unit condo development.

As you reach the intersection of Brown and 224 you will see the **Royal Canadian Legion Branch 88**. The 4-storey building on our right, the one behind the Legion and the high-rise are all Legion housing.

Just half a block down on 224 street is the **Elderly Citizens Recreation Association** ( aka ECRA) building which provides activities for about 1,500 55+ aged members

There are several things happening in the next block. On your right behind the Legion there is potential for multi-family; and on your left – mixed use commercial / residential.

The **Haney Plaza** site, a little over 4 acres in size has great potential for redevelopment.

The site on your right, on the east side of the School District Offices has a proposal at third reading for a 3 phase 266 unit senior's project.

The building is a government funded 40+ unit **transition housing** project on municipal lands that will be operated by local not for profit organizations

### **Left onto 222 across Dewdney Trunk**

#### **Left on 119 to 223. Right on 223**

The **Golden Eyries** property is on your left at Selkirk Avenue and 223 Street. This area is slated for mixed use commercial, retail, residential. *Imagine the views you'd enjoy of the Mighty Fraser River, Mount Baker and Golden Ears Mountains you'd have from a tower on this ideal corner location!*

#### **Right on Selkirk. Left on 222 to Haney Bypass**

The area to the left, south of Lougheed is called 'Port Haney' and this area traces its roots back to the early development of the community. This area has already begun its transformation into a dense urban village with multi-story residential.

Located within a few hundred yards of the **West Coast Express** commuter train, this is the perfect community for young urban professionals that are looking to balance their professional careers with the outdoor recreation opportunities that Maple Ridge offers.

On your left is the site of a proposed **100+ room hotel and conference / meeting centre**. The construction underway next door is for a **38 unit condo** building.

Below the rail tracks on the right is the municipal-owned **Haney Wharf**.

Across the street from the wharf and West Coast Express Station is the **Billy Miner Pub** which was the original Bank of Montreal and part of our original townsite. There is an exciting new

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development proposed for the site immediately west of the Billy Miner. *You can see a rendering of the project on the interactive map.*

Further east you can see how the densification has occurred with a combination of multi-story and condominium developments with a park set on the original site of the town founder's brick business. The name 'Haney' derives from the founder 'Thomas Haney' and the original telephone exchange was called the 'Haney Exchange'.

222 Street is the western boundary of the Town Centre. You can see that there are lots of areas for low rise to high rise construction here.

### **Take the Haney Bypass to Lougheed**

The open area to your right after the log sort is part of the **Kanaka Creek Regional Park**, which is part of the Greater Vancouver Regional District Park system. Our planning department has received a preliminary proposal for an exciting comprehensive waterfront development on this site.

Most of the multi-family units on the hillside are the 55+ seniors housing known as **Fraserview Village**.

The left hand turn lane just ahead is 227 Street. *When the Gaming Centre is complete (estimated August 2013) this road will link the bypass to Lougheed.*

### **Right onto Lougheed to 240**

On your right is the westerly access to the **Albion industrial Area**. This is an excellent area for investment as the current uses of much of the property do not fully realize the potential for the area.

The area to the left is called the Albion Flats. This land is subject to a comprehensive land use review that is currently underway by Maple Ridge Council. The final form of the development plan will be determined following a decision by the Agricultural Land Commission. Details are available on the District website at [www.mapleridge.ca](http://www.mapleridge.ca)

This area is home to our agricultural fairgrounds and one of the original agricultural fairs going back over 100 years. Planet Ice is our major twin-rink hockey facility and houses Golden Ears winter curling club.

There has been discussion with Translink about a potential additional West Coast Express Station to serve this area in the future.

*The Albion Flats is the home to the Maple Ridge Agricultural Fair Grounds, Planet Ice Arena and the Golden Ears Curling Club. Canadian Olympic medal Winner Kelly Law grew up in this area and practiced often in this facility on her way to national fame. The Arena is the location of the Cam Neely Arena. Cam Neely is a Hall of fame hockey player who is a hero in Boston, but was raised in Maple Ridge. He is currently president of the Boston Bruins, and came back to Maple Ridge in February to dedicate a statue in his honor that is displayed in the Arena Complex.*

*Maple Ridge has close to 1,000 youth, boys and girls, playing amateur hockey. There are three local players active in the NHL - Calgary Flames centre Brendan Morrison, Colorado Avalanche winger Brandon Yip & Ottawa Senators defenceman Patrick Wiercioch (a Maple Ridge kid who stepped*

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*onto the ice for the first time as an NHL hockey player in Carolina, wearing No. 46 in March last year) – who all hail from Maple Ridge.*

*In addition, current Atlanta Thrashers captain Andrew Ladd, formerly of the Stanley Cup winning Chicago Blackhawks, brought the Stanley Cup to this arena as part of his celebration with his family. His mom lives less than a kilometre from the arena.*

As you turn left on 240 Street you will see **Bruce's Market**. This is one of our longstanding businesses that underwent major reconstruction about 10 years ago. *It's a great place for fresh fish, locally grown produce or a casual deli lunch.*

### **Left on 240 to 102 Avenue**

Moving onto 240 Street you can see how it is evolving into a primarily residential area. Some of the lands to your left beyond the school are under application for a fairly intense townhouse development that is dedicating a substantial amount of land to wetland conservation.

This area is almost unrecognizable from its character just 20 years ago. Then it was large parcel family farms, but this area, as well as Silver Valley, has been designated as the residential growth areas for the community. There are a number of projects that have been approved along 240 that will in fill some of the vacant lots.

### **Right on 102 Avenue to 248 / Jackson**

You can see that there are a number of development styles in this area. Many small lot residential and more traditional townhomes are under development.

You will be making a left hand turn at Jackson Road just ahead. These open rolling hills known as the Jackson Farm are now owned by the District.

Further east is known as Thornhill. The area consists of several hundred acres in a variety of parcel sizes is shown on your OCP map as the Urban Reserve.

### **Left on Jackson to 104**

On our left is the new SPCA building that officially opened at the end of May. This is a LEED silver certified facility. Next to the SPCA is Katy's Place feline rescue facility. Both of these occupy part of a 29 acre municipal park.

### **Left on 104 Avenue to 240 Street**

You will note the conservation area and part of the horse trail network.

### **Pass Samuel Robertson Technical High School**

- *SRT offers one of the best technical programs for area youth to gain some post secondary certification in programs such as the culinary arts. In fact, the school offers a popular evening meal program that allows area residents to have restaurant quality meals to provide the students with practical experience in working in the field.*

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- *This area is also the site of an all weather sports field that host year round soccer and football programs. Our community is proud to be the home of Scott Robinson, a member of the Grey Cup winning Edmonton Eskimos from a few years back.*

The area on your right just over the hill is a new subdivision and next to it is a school site. The area on our left is primarily townhouse sites.

### Right on 240 to Dewdney Trunk Road

The bridge across Kanaka Creek was expanded in 2010. You can see that the linkage from the residential development in the Albion area is quickly moving north toward Dewdney Trunk Road.

110 to your right is the start of another development area and recently completed sewer and other utility capacity construction will open this area as well as an additional 200 – 300 acres to the east.

At the next intersection – 112 Avenue – the vacant corner on the left is proposed for a small retail centre with condominiums above and a substantial number of townhouse units. Behind this site are municipal lands which are the future site of Firehall #4 presently budgeted for and likely to be constructed within the next five year budget cycle.

112 Avenue on our right has several parcels, some of which are being worked on for subdivision.

112 Avenue eventually links back up to Jackson Road where the new SPCA (LEED) building is located.

As you crest the hill the majority of the lands to the east, your right, are in the ALR. And the lands on your left have some small parcels awaiting development proposals.

At the intersection of 240 you can point out that **Meadowridge Independent School** is located a few blocks north.

*Celebrating its 25<sup>th</sup> Anniversary in 2011, the school began on leased land to the west and portables, and has grown into a K to 12 school with a 16 acre state-of-the art facility with full gym and sports fields. Meadowridge School is the only International Baccalaureate World School to offer both the IB Primary Years Program (PYP) and Middle Years Program (MYP) in Mainland BC and one of only six schools in Canada accredited to offer both programs. The school draws families from around the world. They have plans to double the size of their campus and study body in the next few years.*

To the east up Dewdney Trunk you will find a variety of rural lot sizes, agricultural land reserve and up 256 north butting up to **Golden Ears Provincial Park** are over 1,200 acres of prime gravel reserves and future Industrial lands.

### Left on Dewdney Trunk to 232 Street

You are now heading west along Dewdney Trunk Road. On your right are the **Municipal Works Yard** and next to that the **School Districts Works Yard**.

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The small commercial building on your right is a medical clinic; and the open lands next to it are designated for small lot housing or townhouse. The small shopping development is an example of the type of commercial developments that are zoned to capture the potential of the residential development in this area. Coopers Foods is one of the brands that are part of the Overwaitea Foods family.

**Right on 232 up to Silver Valley Area** On 232 the bridge across the South Alouette River was completed two years ago, and the road alignment for other roads in this area is being looked at in light of the long term growth plan that is an essential part of the overall 'Silver valley Community'.

In between the North and South arms of the Alouette River is **Maple Ridge Park**, the site of multi-use sports fields and a spray park. This is a popular site for family picnics and reunions and other large community gatherings. Fern Crescent leads directly to Golden Ears Provincial Park, an urban oasis of 63,000 hectares and the busiest park in the provincial system.

There are several parcels east of 232 street designated for a variety of land uses.

**WildPlay Element Parks**, an aerial tree top Adventure Park opened up in 2010 to rave review and is an excellent example of the type of recreational activities that are being attracted to the area.

The bridge across the north arm of the Alouette River is **slated for upgrade??** in the next year, and will match the other bridge in its scope and form.

**The Silver Valley area** backs onto the **UBC Malcolm Knapp Research Forest**, a unique partnership between the University and the forestry industry, coupling leading-edge forestry programs with very unique conference facilities in a visually stunning setting.

The District owns approximately over 350 acres of property in the Silver Valley area that will be released over time for low/medium density residential development.

**Portrait Homes**, a local developer has won over 75 national, regional and local awards for its single family home developments in Silver Valley and continues to raise the bar as a model for sustainable development. They were awarded Canadian Residential Community of the Year in 2012. This is their second time taking this prestigious Canadian title.

This area includes another school and park site and an area for Neighbourhood commercial.

### **Merge left onto Foreman Drive, left on 136, left on 224**

The Aquilini family (who also own the Vancouver Canucks (**GO Canucks GO!**)) own a significant portion of acreage to the north which is used for production of cranberries.

At the base of the mountains at the end of 224 is **Timberline Ranch Camp** and Retreat Centre that celebrated its 50<sup>th</sup> anniversary this year. *In late November each year you'll see this site transformed to become North Pole BC!*

Just down 224 before Timberline Ranch is a 90 acre wetland reserve.

**Left on 224 past Abernathy Way** (this is the route you came in on from the Golden Ears Bridge & Pitt Meadows)

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**Continue on 224 past Memorial Peace Park.**

At this point, you may want to stop and do a little more browsing or shopping. If not, check out [www.downtownmapleridge.ca](http://www.downtownmapleridge.ca) or [www.shopmapleridge.com](http://www.shopmapleridge.com) for a complete listing of all shops, services, restaurants and events, and be sure to come back when you've got more time.

**Turn right on Lougheed**

On the left this block (that includes Fuller Watson mentioned earlier) also boasts the recently completed building with brick façade and awnings. Construction is underway on a mixed use development on the corner lot next to it – there's more information on the interactive map.

This entire area, from the Lougheed to the Fraser River – just a couple of blocks south – is within the area of the Town Centre Investment Incentive. It is ripe for redevelopment including renovation and new construction.

Derek Peever and Carson Conn – REIN members were some of the first of investors to do a commercial renovation project here. There are several more proposed or in discussion.

With the slope to the river this area offers amazing river and mountain views.

On the right is the former **Mussallem Motors**. This corner lot property includes several parcels ideal for mixed use development.

*North of the Lougheed Highway in the Town Centre there are no height restrictions for towers. Most streets with commercial frontage require underground parking and ground floor commercial / retail.*

**We are now leaving the Maple Ridge Town Centre Area. As we head west along the Lougheed Highway I'll mention some points of interest.**

You will notice on the OCP Map that there are several areas along the Lougheed that are shown in **red** for Commercial. While there has been quite a bit of new development there remain numerous vacant or underutilized commercial sites along this strip from the Town Centre to the border of Pitt Meadows, our neighbouring community. Members of Maple Ridge Planning and Economic Development staff are working on a Commercial Industrial Study that will be completed near the end of 2012.

At LAITY – to your left is **Ridge Meadows Hospital** – the Maple Ridge Investment Report includes detail on their recent investments / upgrades.

This area west of the Town Centre has two older hotels that have recently been upgraded.

On the left, **Buffalo Grill** is a new eatery. The **Honda** and **Ford Lincoln** dealerships have completed significant renovations in 2011.

**Continue on Lougheed west – follow the signs to the Golden Ears Bridge.**

**That concludes the tour. Thank you for your interest in Maple Ridge.**

We'd love to hear your feedback, and are happy to answer any questions you may have. Visit our website at [www.investmapleridge.ca](http://www.investmapleridge.ca) or email [investtowncentre@mapleridge.ca](mailto:investtowncentre@mapleridge.ca) anytime.

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And of course, we'd be happy to chat with you during business hours at 604 467 7319!