

B.C.'s top 10 growth towns

Surrey, Maple Ridge, Abbotsford lead the way for investors

BY GORDON HAMILTON, VANCOUVER SUN MARCH 11, 2009



The Surrey Central building and the surrounding area are at the hub of that city's economic future, which shines bright according to the Top B.C. Investment Towns survey.

Photograph by: Mark van Manen, Vancouver Sun files

Despite a recession, declining home prices and slowing real estate sales, there are still towns in British Columbia that have the fundamentals in place for future growth, according to a survey released Wednesday by a real estate investing network.

The survey, called Top B.C. Investment Towns, names **Surrey** as the best place to invest, based on its rapid growth, high renter population and easy access to transportation corridors.

Maple Ridge/Pitt Meadows takes the No. 2 spot. It is expected to be "the place to live for lifestyle" once TransLink and Gateway infrastructure projects are completed.

Abbotsford is in third place for its rapid growth and diversifying regional economy.

The survey is by the Real Estate Investment Network, a trademark-protected organization headed by real estate consultant Don Campbell.

The survey forecasts that the recession will last until mid-2010 and "will provide an excellent buying opportunity for property buyers who focus their research on the economic fundamentals of key regions of the province."

In an interview, Campbell said he is taking a five-to-nine-year perspective in his look at the best regions in the province to buy real estate. The survey examines all major B.C. towns based on 12 factors — from economic development to demographics — and measures them against provincial averages.

"We try to identify regions that are going to have long-term stability, even during what we are going through right now; and where the short-term problems are," Campbell said.



For the top three towns, "the big impact is going to be the Gateway Program," he said.

The survey lists fundamentals considered key in each town in the top-10 list. For the top three, Surrey, Maple Ridge and Abbotsford, it is growth, transportation links and diversity.

The remaining seven are:

4. Kamloops: A vacation destination and transportation hub, Kamloops is attracting new business and industry. A decline in housing starts coupled with a low vacancy rate "will drive up demand for all types of properties in town."

5. Dawson Creek and Fort St. John: Oil and gas exploration will have "dramatic effects" on the local economy. Dawson Creek's fundamentals are its proximity to Alberta and natural gas resources. In Fort St. John, oil and gas will drive growth as long as prices remain profitable. However, energy price cycles will put pressure on housing, calling for an understanding of smaller markets and energy demand cycles.

6. Kelowna: Serving a trading area of 450,000 people, Kelowna is attracting business and recreation investment. Despite a slower real estate market, rental revenues are high, providing opportunities for investors.

7. Comox Valley: An armed forces base provides economic stability and an airport providing service to Calgary and Edmonton is attracting buyers who choose the region for its lifestyle. The slow real estate market means cash flow will be difficult to achieve, so choosing the right property counts.

8. Penticton: Tourism and agriculture are expected to continue growing. Strong population growth will drive demand for both rentals and home purchases.

9. Vancouver: The Olympics will increase the city's business profile. The focus for investors should be on cash flow; speculators may wait a long time for prices to go up.

10. Prince George: Its diversity makes it better suited to weather the economic storm in the forest industry. Rail links through Prince Rupert to the Pacific ensure future growth.

Campbell said he is not advising investors try to buy at the bottom of the market; it's too difficult to predict. Further, he said other factors, such as interest rates, need to be taken into account. As prices bottom out and start up, interest rates are also likely to go up, making monthly payments higher.

The validity of such surveys depends heavily on the different expectations people have about what is going to happen to the economy as a whole, said Tsur Somerville, director of the centre for urban economics and real estate at the University of B.C.'s Sauder School of Business.

He also said that small markets are not as liquid an investment as larger markets and can be more volatile.

"It's not necessarily going to be the best thing for everybody and that's a separate question from whether now is the best time to buy."



"When you are investing in these towns you are investing in their future and in their growth," he said.

According to its website, the Real Estate Investment Network is an exclusive membership program "dedicated to educating its members about how, where and when to buy Canadian real estate."

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WHY ULTRA?



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URBAN VILLAGE



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THE ULTIMATE LOCATION IN THE NEW SURREY CITY CENTRE

MY HOME

- 362 condominiums in a 40 floor concrete tower designed by Patrick Cotter Architects Inc.
- Studios, 1 bedroom, 1 bedroom + den and 2 bedroom units
- Underground resident & visitor parking
- Ten unique floor plans to choose from
- Your choice of two designer colour schemes by False Creek Design Group; featuring a stylish selection of laminate flooring, stunning tile features and a top of the line appliance package
- Expansive views – floor to ceiling windows offering panoramic views
- In-suite storage and laundry room
- Stylish exterior finishing
- Two-storey impressive feature lobby entrance

MY KITCHEN

- Quartz countertops
- Under-mount kitchen sinks
- Grohe polished chrome dual spray pull down faucet
- Contemporary flat panel cabinets in two color choices
- Polished chrome cabinet fixtures
- Natural stone mosaic backsplash
- GE stainless steel appliances including:
 - Top Freezer Refrigerator
 - 30" GE Ceran Top Electric Slide in Range
 - Tall Tub Dishwasher
 - Microwave and Range Hood combination





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Landmark Towering
above SFU, Central
City and Surrey's
New City Hall**

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A master-planned community almost adjacent to the
New Surrey Civic Centre

40 Floors of exciting designs and trendy finishing

At a Real Estate Investment Network seminar it was stated: *"To obtain the maximum advantage in real estate investing, look for an area with future potential and not at an area with a history of success"...* **That's ULTRA**

Visit surreycitycentre.ca for City Centre Information

With its unique location in Urban Village, the only master-planned community aligned with the new Surrey Civic Centre Development, **ULTRA** has so much to offer the urban home owner or the savvy investor.

You know it makes sense to own real estate which lives up to the statement made so proudly by the City of Surrey...
"The future lives here"... because the future is **ULTRA**

Ultra is being sold and marketed by: UV Developments Three Limited Partnership



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- Stylish Cabinets
- Grohe faucets and fixtures
- 23" deep soaker bathtub and showers
- Grohe DreamSpray® shower head
- 12" x 24" ceramic wall and feature tile

MY SAFETY & SECURITY

- State of the art building security system, FOB Key System for doors and elevators
- Special attention to construction detail every step of the way
- Every home acoustically engineered for minimal sound transfer
- Roughed-in security system in suites
- Two gate parkade system for residents and visitors walls painted white to create a bright & safe area
- Travelers Warranty Insurance including:
 - Two-year material and labour
 - Five-year building envelope
 - Ten-year structural defects

MY NEIGHBOURHOOD

- A short walk to Central City, SFU Campus, North Surrey Recreation Centre, a myriad of shopping centres and services and the new Surrey Civic Centre (visit www.surreycitycentre.ca for more information)
- Public transit within walking distance including SkyTrain and bus loop
- Walk to Surrey's first urban recreational area, Holland Park and access several bike trails

MY AMENITIES

- Large fitness facility
- Men's and women's washrooms and showers
- Private media room, business centre and meeting rooms with wireless accessibility
- Yoga/Pilates room



Disclaimer: In our continuing effort to meet and maintaining the high standard of Ultra, we reserve the right to make modifications and changes to features, floorplans and prices without prior notice.

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WELCOME TO ULTRA AT URBAN VILLAGE

Located in the new emerging Surrey City Centre just steps from Central City, SELL SkyTrain and Surrey's new Civic Centre



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Why ULTRA?...quite simply because ULTRA sits in the ultimate location in the new emerging Surrey City Centre...just steps from Central City, Simon Fraser University, SkyTrain and Surrey's new Civic Centre development...the very heart of the next great Metro Centre of British Columbia...it just doesn't get any better than this!

A 40 floor concrete and glass high-rise comprised of 362 urban condominiums that set an entirely new standard for Surrey City Centre. ULTRA's prime location ensures you will benefit from the solid equity growth that will occur as Surrey City Centre builds

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standard for Surrey City Centre. ULTRA's prime location ensures you will benefit from the solid equity growth that will occur as Surrey City Centre builds out. It's destined to become a thriving cosmopolitan area that is the commercial, residential, educational, entertainment, civic and cultural heart of the City.

With its unique location in Urban Village, the only master-planned community aligned with the new Surrey Civic Centre Development, ULTRA has so much to offer the urban home owner or the savvy investor. You know it makes sense to own real estate which lives up to the statement made so proudly by the City of Surrey..."The future lives here"...because the future is ULTRA.

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- Expansive views - floor to ceiling windows offering panoramic views

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- Ten-year structural defects



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Saturday to Thursday- Noon to 5pm (closed Fridays)

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Please enter off of 133A Street ►► [Google Maps](#)

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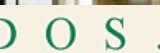
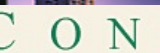
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PHOTO GALLERY

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YOUR COMMUNITY AREA MAP



Urban Village Sales Centre

1. [Central City Shopping Centre](#)
2. [North Surrey Recreation Centre](#)
3. [London Drugs](#)
4. [Price Smart Foods](#)
5. [Safeway](#)
6. [Canadian Tire](#)
7. [Staples](#)
8. [Best Buy](#)

Next: [Transit Village](#)

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We at WestStone care about the environment and are working hard to make a difference by using our PURE program (Providing Uncompromised Respect For the Environment) The PURE program includes:

- Locally sourced materials that require less transportation and create less air pollution
- Energy efficient window glazing that normalizes your ambient temperature from season to season
- Homes with glazed interior partition that minimize the need for interior lighting
- Parkade walls and ceilings painted white to create a brighter, safer parkade

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- Energy Star appliances that use less electricity
- Specialty low VOC eco-paints
- Drought resistant landscaping that requires less irrigation
- Ecological roof-top green space
- Car sharing programs
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- Large windows that maximize natural light
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 - ▼ June (1)
 - Surrey Ranks #1 in B.C. Real Estate Market and 4th...
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MONDAY, JUNE 14, 2010

SURREY RANKS #1 IN B.C. REAL ESTATE MARKET AND 4TH IN CANADA

"Successful real estate investing is all about identifying a city that has a future, not a past," said the report. "Sadly, many investors like to invest based on past performance; thus, they are constantly chasing the market."

Click on this link to read

<http://www.realestateinvestingincanada.com/media/Top-Canadian-Investment-Cities-Executive-Summary-Media-Release.pdf>

Visit our sales centre today to learn how you can make a successful investment in Surrey City Centre!

Call our sales team today at 604.588.6999 for more information. Act now on our Pre-Grand Opening Prices!!

Posted by WestStone at 9:33 AM 

TUESDAY, APRIL 20, 2010

SURREY'S HIGHEST BUILDING RECEIVES DEVELOPMENT PERMIT

Surrey's Highest Building Receives Development Permit

A new city centre landmark, Ultra by WestStone Properties, has just had its fourth reading passed by Surrey City Council and the Development Permit has been issued.

Ultra will be Surrey's highest building and at its 40th floor will tower over Simon Fraser University, Central City and the new Surrey Civic Centre. It is Phase III of WestStone's master-planned Urban Village community. The Development Permit is issued for 362 suites and 11 townhomes.

"This is just another step forward in the creation of what will become a highly desirable city centre" said Bob Dominick Vice President of Sales and Acquisitions for WestStone, "It will be an area that all the residents of Surrey can be proud of, a centre of commerce and highly sought after residential community offering all the amenities you could expect to find in a major urban centre. As a development corporation we are really pleased to see the initiatives being taken by the City of Surrey to stimulate economic growth in the city centre."

In 2009 WestStone completed the first two phases of Urban Village, two low rise buildings Agenda and Element that contain 206 apartments.

WestStone will be holding its ground-breaking ceremony for Ultra sometime during the summer months.

- 2010 (2)
 - 2009 (8)
 - ▼ 2007 (1)
 - ▼ October (1)
- One Billion Dollar Urban Village Planned for Surre...

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WEDNESDAY, OCTOBER 24, 2007

ONE BILLION DOLLAR URBAN VILLAGE PLANNED FOR SURREY CITY CENTRE'S UNIVERSITY DISTRICT

FOR IMMEDIATE RELEASE: October 24, 2007

One Billion Dollar Urban Village Planned for Surrey City Centre's University District

WestStone Properties Ltd. is underway with its development of a high-tech urban oasis in the new City Centre's ultimate location just blocks west of the busy King George corridor. This neighbourhood has just recently been tagged the new 'University District' because of its immediate proximity to the thriving and ever expanding Simon Fraser University campus. WestStone is creating a billion dollar master-planned community called Urban Village with an estimated 2,000 + units that will contribute to the revitalization of Surrey City Centre.

Urban Village will fashion a community that is pedestrian oriented, where people can live and yet have immediate access to either their workplace or public transportation. It will create a neighbourhood which is environmentally friendly and self-sustaining further encouraging community development and bonding, offering its residents a higher quality of life. Each and every residence will also be part of the Urban Village Network, a complete package of fiber optic services to the home, which will provide state-of-the-art telecommunications, entertainment and security services. No other residential development in Canada is offering such a complete wiring and technology service package as comprehensive as Urban Village. The entire community will have blanket wireless coverage, meaning homeowners won't be tied down to their residence for communications. Feel free to walk down the pristine avenue that circle each building or visit the coffee shops on the ground floor while being connected to your email.

Urban Village's first two phases, Agenda & Element sold out in days upon release. The third phase, Ultra, was released to the general public on October 20th through a very unique digital presentation far removed from the typical real estate pre-sales experience. Ultra's high-tech virtual discovery centre showcases the impressive 35-storey concrete tower and the attached three- and four-storey concrete low-rise building at it's base. The buildings feature eight floorplans, two designer colour schemes, amenities and breathtaking views. Other benefits of Ultra include use of sustainable building practices, trendsetting features and finishes, and a long list of amenities including a private digital screening theatre, two-storey expansive lobby with feature artwork wall, fitness facility, superior amenity room with both indoor and outdoor kitchens looking over a green rooftop terrace for entertaining and much more.

The public reaction to Urban Village has been overwhelming and the Discovery Centre has been inundated with visitors and sales. The Discovery Centre is located at 142 Central City, 13450 102nd Avenue, Surrey. 604-588-6999 . UrbanVillageLiving.com

WestStone Properties Ltd., lead by President and CEO, Dale Regehr, has over 20 years experience in real estate development and has built projects in Canadian cities including Calgary, Kamloops, Abbotsford, Sun Peak's Resort, Langley, Surrey and is the third largest multi-family home builder in Arizona.

For more information please contact:

Mr. Robert Dominick

Vice President, Sales & Acquisitions

bob@weststonegroup.com



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