

VILLAGE LIVING A NEW CONCEPT

SHARE

THE
TRAGEDY OF
SUBURBIA
(TED TALK)



10 KITCHEN
STAPLES



SPRING
FRUITS AND
VEGGIES



The Village Life

It's been around a very long time, and you'll be glad to see that it's back. A fun, easygoing lifestyle inspired by European towns and villages that came long before cars, buses and skytrains. It's a life modeled on a time when the most favoured mode of transportation was a person's own two feet. A simple fact that made it necessary to do the sensible thing and place work, shopping and recreation facilities close together. Somehow we got away from these simple, fundamental truths. Morgan Crossing brings them back.

In a village, it's easier to make friends and get to know your neighbours. Life just serves up more opportunities, but you get to choose what you do with them. This is a real departure from the suburban sprawl way of living, where you can live next to someone for years but never progress past a wave from the car as you run off on your next trip. Plus here, when you run out of milk, you can just pop down to the store in your pajamas!

Another thing about village living is that everyday life is just more eventful. Street fairs, farmers' markets, musical festivals, or just people going about their day. You can choose to drop into this world or enjoy the privacy of your own home. If you want the conformity, isolation and car dependency of the suburbs, then Morgan Crossing may not be for you. If having the opportunity to pick and choose how each days rolls out, all within 5 minutes walk from your front door appeals, then you may just be looking at your new home.

Learn how your neighbourhood can make you either [fit or fat](#)
Find out where the [Village Concept](#) came from

VILLAGE LIVING

- [Getting Around](#)
- [The Shopping](#)
- [Hitting the Gym, or Not](#)
- [Dining, Cooking, Cocktails](#)
- [Your Community](#)
- [Entertainment](#)

A NEW CONCEPT

SHARE

SPRING
FEVER
COCKTAILS



SMALL
SPACE
VEGETABLE
GARDEN



10
ALTERNATIVES
TO PB&J



Dining, Cooking, Cocktails

Whatever you want is what's for dinner. There's your favourite restaurant and your other favourite restaurant – the ones that add just a little more spice to life and no washing up! Right here in your village. Will you hang out on your balcony or in the cocktail lounge down the sidewalk? Will you pull a cork in the kitchen or pull up a seat at the Wine Bar? Did that great glass of cabernet turn into the better part of the bottle? Take the elevator home instead of a taxi.

You know how friends sometimes just stop by for a minute? And then that minute turns into hours, and those hours turn into dinnertime? Then you're left thinking, "What am I going to do? There's half a jar of pickles in the fridge...I wasn't prepared for this." With a collection of restaurants and a gourmet grocer downstairs, it'll be a good problem to have. Step out for authentic Italian cuisine, belly up to a bar and burgers or grab what you need to make your own pizza. Eating better just comes as part of everyday life at Morgan Crossing.

Take a look at [the homes](#) at Morgan Crossing or [come visit us](#). We've got so much more to tell you in person.

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- [Dining, Cooking, Cocktails](#)
- [Your Community](#)
- [Entertainment](#)

A NEW CONCEPT

[+](#) SHARE [f](#) [t](#) [e](#) ...

HOW WALKABLE IS YOUR NEIGHBOURHOOD



WHEN TO SHAKE AND WHEN TO STIR



HOW TO MAKE A READING NOOK



For Your Entertainment

Morgan Crossing will serve as a centre where parades, festivals, concerts, cultural events and farmers' markets are commonplace. This is where your friends will want to come hang out. Whether it is Sunday Brunch, a family barbeque, an outdoor movie or just the ebb and flow of watching street performers on a summer night, you will find your own way. And your own way home.

Discover the [floor plan](#) that fits your life
 Extra! Extra! Read all about Morgan Crossing [in the press](#) here

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- [Your Community](#)
- [Entertainment](#)

A NEW CONCEPT

SHARE

GET OUT OF YOUR CAR AND WALK - OR ELSE



10,000 STEPS A DAY



EXTREME GREEN: FRUIT TO POWER YOUR IPHONE



Hitting the Gym, or Not

Getting healthy should not be about cars, traffic, and circuits around a parking lot before you even get on the bike. At Morgan Crossing it's a short walk over to the Steve Nash Sports Club. But maybe the sun is shining and there's a gentle breeze coming off the ocean. In that case, you could knock off a few miles on the network of walking and running trails. Do that. Then you could always wind up at Steve Nash for a yoga class, Pilates session or even a workout with a personal trainer.

If you choose there's plenty of golf to be played in the neighbourhood. Maybe today feels like a tennis day. Or you could get in a run on the sand, down at the beach. Then again you could let the dog take you for a walk in the park.

[Or you can just get fat in the suburbs!](#)

Learn why Morgan Crossing is [the anti-suburb](#)

VILLAGE LIVING A NEW CONCEPT

[An Introduction](#)

[What is New Urbanism?](#)

[New Urbanism at Morgan Crossing](#)

SHARE

FIELDSTONE
BAKERY - A
HIDDEN GEM



THE
TRAGEDY OF
SUBURBIA
(TED TALK)



1001 STEPS



[An Introduction to the Lifestyle Concept](#)

In its planning and design, Morgan Crossing has kept in line with many of the principles of New Urbanism to create a modern village, the first of its kind in B.C. Village living has its roots in Europe, a time when there were no automobiles, and people travelled by foot from place to place. Luckily, the village was laid out in such a way that kept day-to-day needs close together. Historically, the basic plan consisted of a central forum with city services surrounded by a grid of streets, enclosed within a wall for security purposes. Streets were wide and laid out in patterns that reduced travel time between places while providing security, community and convenience.

I can [shop all day](#) and I don't have to get in my car?

[Click here](#) to watch our The Village at Park Royal Video

VILLAGE LIVING A NEW CONCEPT

An Introduction

What is New Urbanism?

[New Urbanism at Morgan Crossing](#)

SHARE

NEW
URBANISM
VS.
SUBURBANISM



FIDO
FRIENDLY
PARKS



LIVE
PACKAGING-FR



[New Urbanism at Morgan Crossing](#)

Morgan Crossing

Aspects of New Urbanism we incorporated that will bring village living to Morgan Crossing include:

- Walkability & connectivity
- Mixed-use & diversity
- Character & public spaces
- Architecture & design

Walkability & Connectivity

Remember that part about 'getting around without going anywhere'? Well that's made possible by the many distinct and pedestrian-friendly streets that go through and around the village. Four distinct side pathways at Focal Point, West Paseo, East Paseo and Central Plaza connect to different parts of the village. It's easy to get from place to place within a 5-minute walk.

Mixed-use, Diversity and Public Spaces

Boredom has no place at Morgan Crossing. A huge spectrum of shops, services, restaurants and recreation facilities have been created to work with every aspect of your life.

It also houses a variety of public spaces or common areas where community events, festivals and live entertainment can take place such as Central Plaza, Inner Circle and Focal Point. Central Plaza will be the village's centre; a lively gathering place and entertainment hub.

Character, Architecture and Design

The village at Morgan Crossing will feature contemporary furnishings, floral displays and broadleaf evergreen trees to give year-round interest and character to the landscape of the village. It is a warm, friendly village atmosphere due in no small part to its low-rise buildings café seating, floral displays, street vendors, performers, buskers and other events.

Each building, including the retail shops, will have its own look and façade to create each space as a unique part of the village. You could call it the anti-strip mall. Every bit of the character, architecture and design of Morgan Crossing is here to build what will be a vibrant social atmosphere.

As is often the case, not every element of new urbanism could be included in Morgan Crossing. In this instance this is primarily due to the transportation options in the area and the existing options for employment and worship already in South Surrey.

Morgan Crossing is move-in-ready - [click here](#) to see.

Learn a bit more about [Crocker Park](#), a New Urbanist community in the U.S.

VILLAGE LIVING A NEW CONCEPT

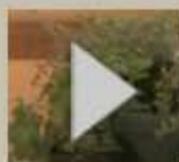
[An Introduction](#)

[What is New Urbanism?](#)

[New Urbanism at Morgan Crossing](#)

SHARE    ...

HOW TO
PLANT A
KITCHEN
HERB
GARDEN



HOW TO
BUILD A
VILLAGE



SEASONAL
COOKING -
SPRING



What is New Urbanism?

Over the last 25 years planners and architects started to realize that the accepted model of suburban growth was having a number of significant and [unexpected side effects](#). Unhappy with the effects of a dependency upon cars and the destruction of a sense of community, New Urbanists wanted to build walkable communities with a diverse range of everyday needs, services and amenities nearby. They wanted to add into their plans such items as open space, nearby lifestyle amenities and the balanced development of business and housing. It quickly became clear that this type of development reduces traffic congestion, limit the effects of urban sprawl and increases the sense of well being of the people who live there. They typically include a lively centre, be it a courtyard or street corner and a variety of shops to supply the day-to-day needs of a household.

Ideals of New Urbanism:

- Walkability and Connectivity
- Mixed-use and Diversity
- Character, Architecture and Design
- Community Structure and Public Space
- High Density
- Eco-friendly and Sustainable
- High Quality of Life

[Learn more about New Urbanism](#)

Morgan Crossing is now move-in-ready. [Take a look!](#)

Learn more about [the people](#) behind Morgan Crossing

VILLAGE LIVING

- [Getting Around](#)
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- [Entertainment](#)

A NEW CONCEPT

SHARE ...

MAKE YOUR
FURNITURE
HAND ME
DOWNS
LOOK GREAT



THE POWER
OF
ASYMMETRY



HOW TO
HANG
GROUPS OF
ARTWORK



The Shopping Destination Downstairs

Welcome back to shopping as just that, shopping. Not a series of traffic lights and parking lots but a walk through your village. This is more than a good bakery and a drugstore, a Laundromat and hair salon. It's over 60 shops and services. This is where friends come to hang out. Prepare to be popular.

[Meet Rick Amantea](#) , and find out what he knows about shopping
[Click here](#) to see the full list of shops and services.

VILLAGE LIVING

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[Your Community](#)
[Entertainment](#)

A NEW CONCEPT

SHARE ...

FEED YOUR SOUL - THE FREE ART PROJECT



LOOKING FOR UGLY FURNITURE?



START A FREEZER MEAL COOPERATIVE



Your Community

What's a home without a neighbourhood? It used to be that when you lived in a small town or village, you knew the people next door, down the street and around the corner. You even got to know the names of the shop owners. Nowadays that sort of neighbourly feeling is hard to find. It didn't get lost by accident though. It was part and parcel of the planning and design of endless, monotonous suburbs. If you live in your car, you can't live in your community.

At Morgan Crossing, creating a sense of community is at the core of the whole concept and it was a major driver of the design of every element, from where we placed the buildings to even the landscaping. We have created natural gathering places such as plazas and courtyards that act as suntraps and still provide shade when the mercury rises. Its centre will be attracting crowds with live music, art installations and cultural events.

It is a relaxed environment that makes it easy to strike up a conversation with anyone, anywhere. You'll meet friends and get to know your neighbours while buying fresh produce at the grocery store or getting coffee. It is the kind of place that makes everyone feel right at home.

Find out about what [kinds of entertainment](#) you will see at Morgan Crossing [Click here](#) to view our photo gallery.

[FLOOR PLANS](#)[FLOOR PLAN SEARCH TOOL](#)[INTERACTIVE MAP](#)SHARE    ...

TAKE A HIKE

SMALL
SPACE
SOLUTIONSHOW TO PICK
THE POTATO

Morgan Crossing at a Glance

Stop scurrying!

This isn't just a different place to live in South Surrey; it is the choice of a different way of living – the “anti-suburb”.

Instead of lines of “little boxes on the hillside”, it is a collection of thoughtfully placed buildings, designed to create opportunities to bring people together on their own terms. Rather than separate life into lots of different places that condemn you to scurry between them; Morgan Crossing brings the elements of your life together, releasing you to be the designer of your day. Whatever your individual mix of work, shopping, fitness, friends, dining or just being is; you easily unite them at Morgan Crossing.

How you live at Morgan Crossing is entirely up to you. But you will live!

Morgan Crossing is move-in ready.

Getting to know your [neighbours](#)? A novel concept!
Find out [the big idea](#) behind Morgan Crossing.

SEARCH

SIZE

- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOMS
- 2 BEDROOMS + DEN
- 3 BEDROOMS

VIEW

- VILLAGE
- EVENING SUN
- QUIET PASEO
- MORNING SUN
- SOUTHERN EXPOSURE

PRICE RANGE

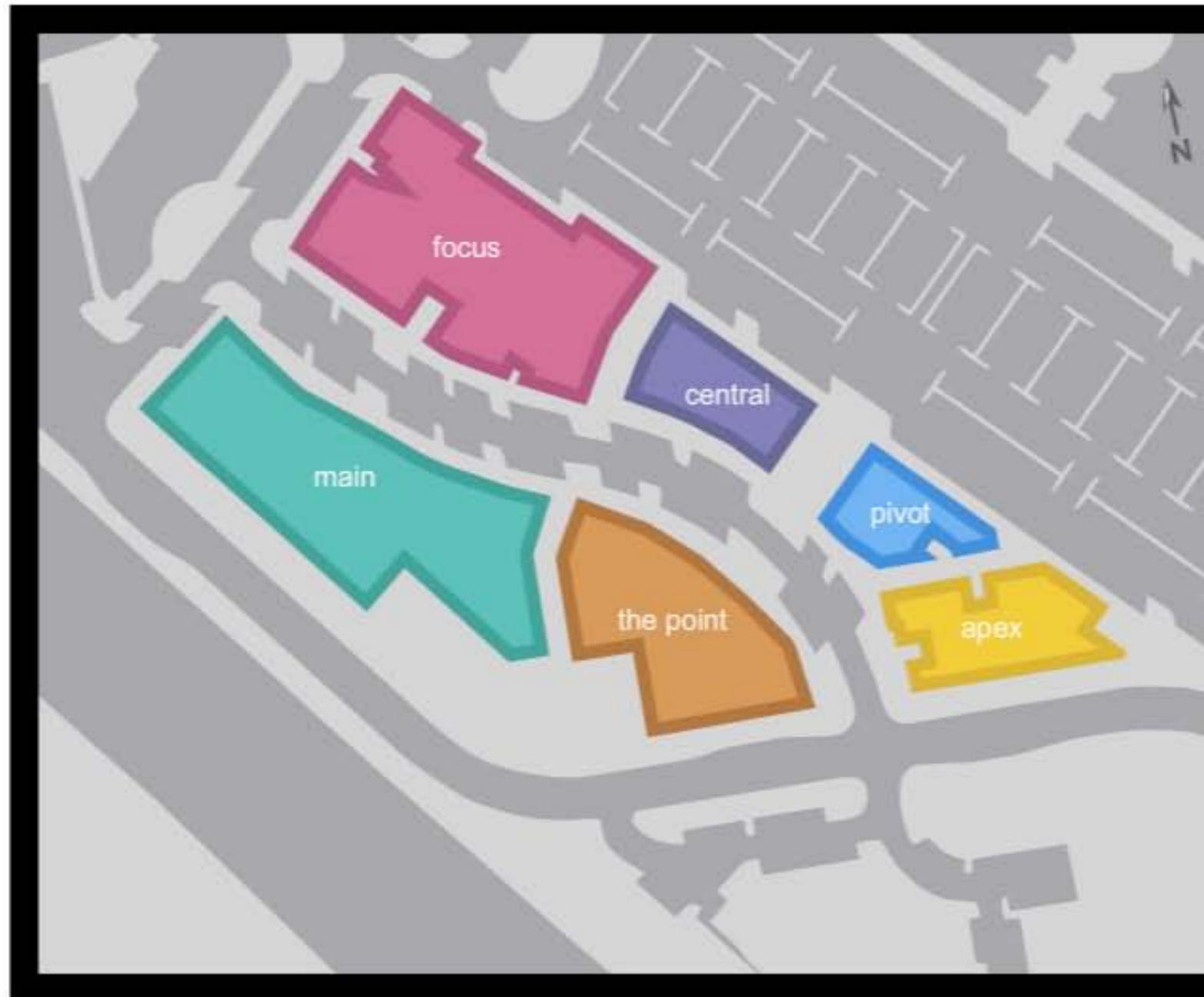
FROM

TO

\$o

\$o

SEARCH ▶



STORES

BUILDINGS

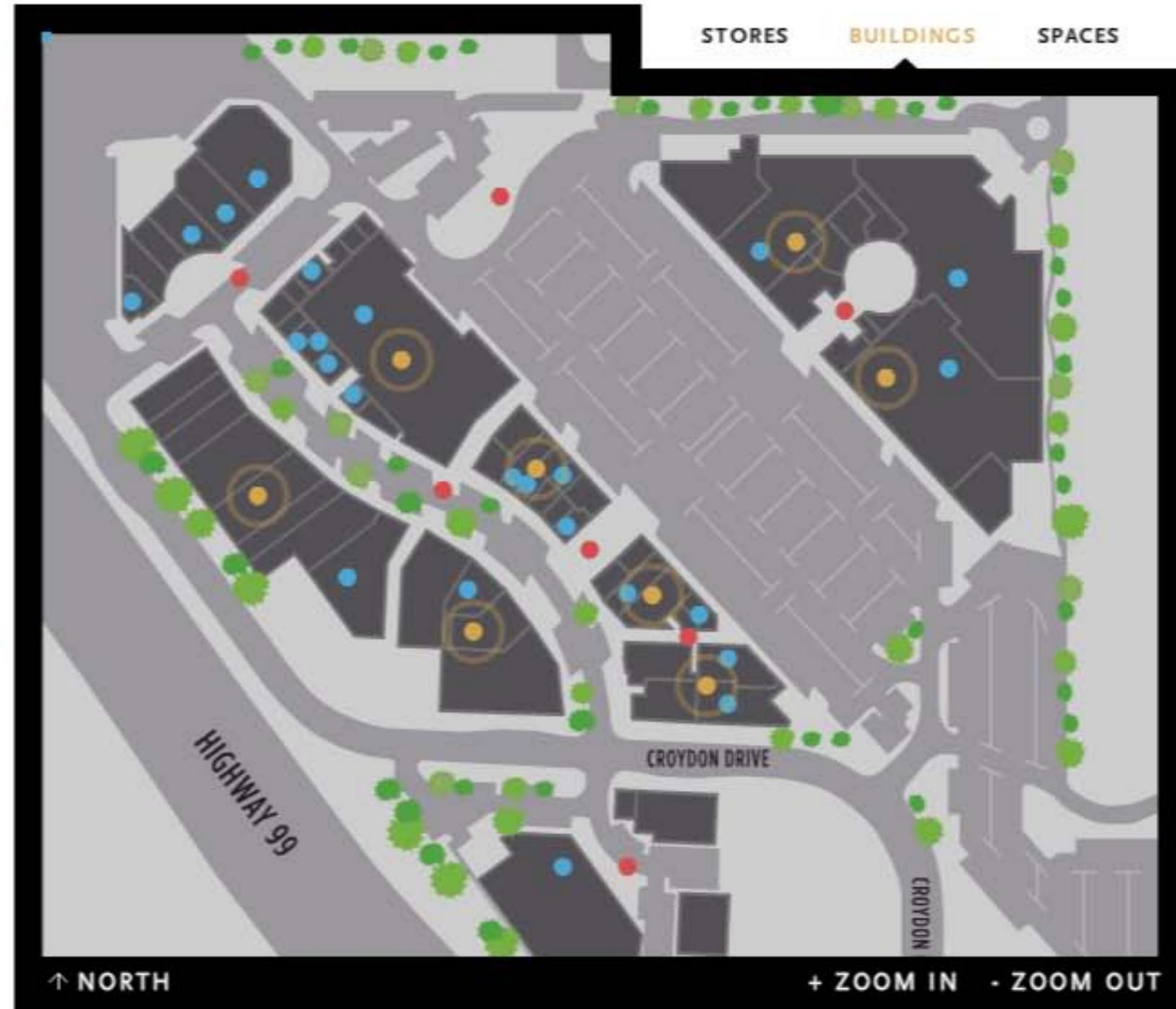
- ARC
- AXIS
- CENTRAL
- MAIN
- THE POINT
- FOCUS
- APEX
- PIVOT

SPACES

STORES

BUILDINGS

SPACES



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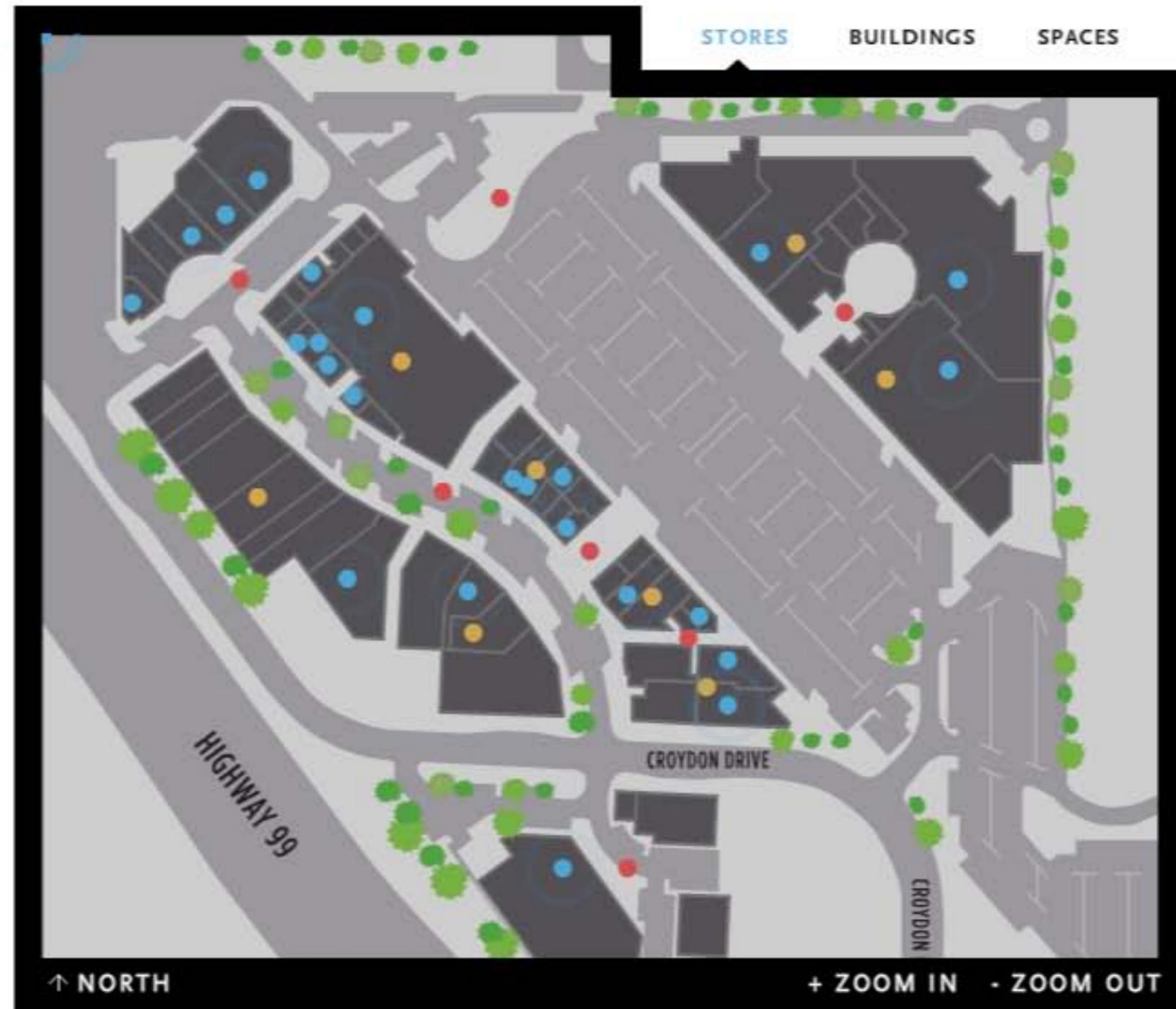
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STORES

ARBUTUS CLEANERS
 BANK OF MONTREAL
 BEL BRONZO
 BEST BUY
 BLO BLOW DRY BAR
 BOPOMO PICTURES
 CAFÉ FRESH
 CO-OPERATORS INSURANCE
 COTTON GINNY
 CROWNS & JEWELS
 DUNN'S TAILORS
 EVERYTHING WINE
 EYES IN MOTION VISION CENTRE
 FLIGHT CENTRE
 FIREFLY HAIR CO
 GOLF TOWN
 LAURA SHOPS
 LONDON DRUGS
 MINK CAFÉ
 MELANIE LYNN
 NATALIA JEWELERS
 PLAKA
 PITA PIT
 PURE NAIL BAR
 RIP CURL
 ROOTS 73
 ROYAL BANK
 STEVE NASH SPORTS CLUB
 THRIFTY FOODS
 TOWN SHOES
 VANCITY CREDIT UNION
 VANCITY INSURANCE
 WEST 49
 WINNERS



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STORES

BUILDINGS

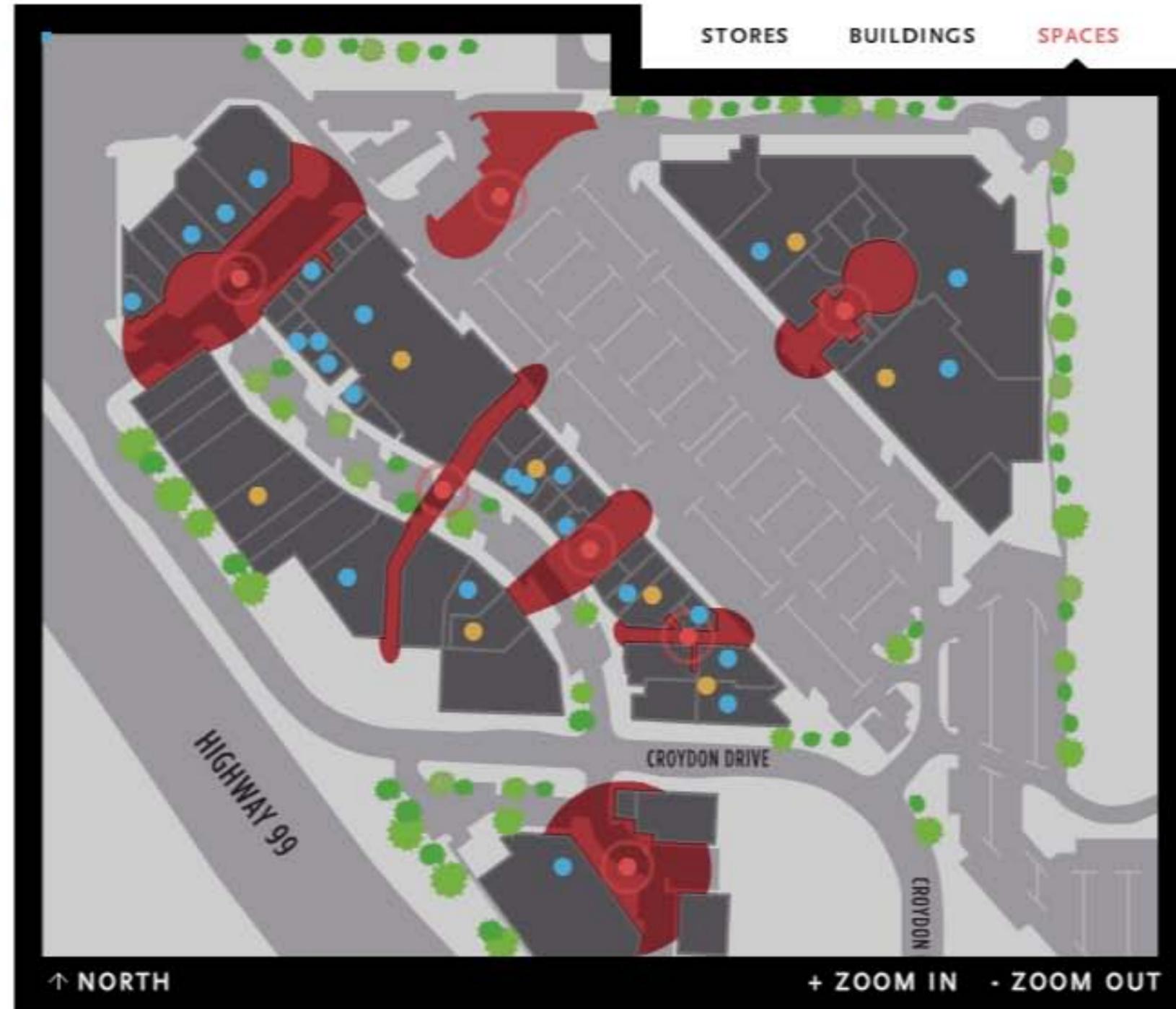
SPACES

- BEST BUY - SURROUNDING AREA
- CENTRAL PLAZA
- DOG PARK
- EAST PASEO
- FOCAL POINT
- THE INNER CIRCLE
- WEST PASEO

STORES

BUILDINGS

SPACES



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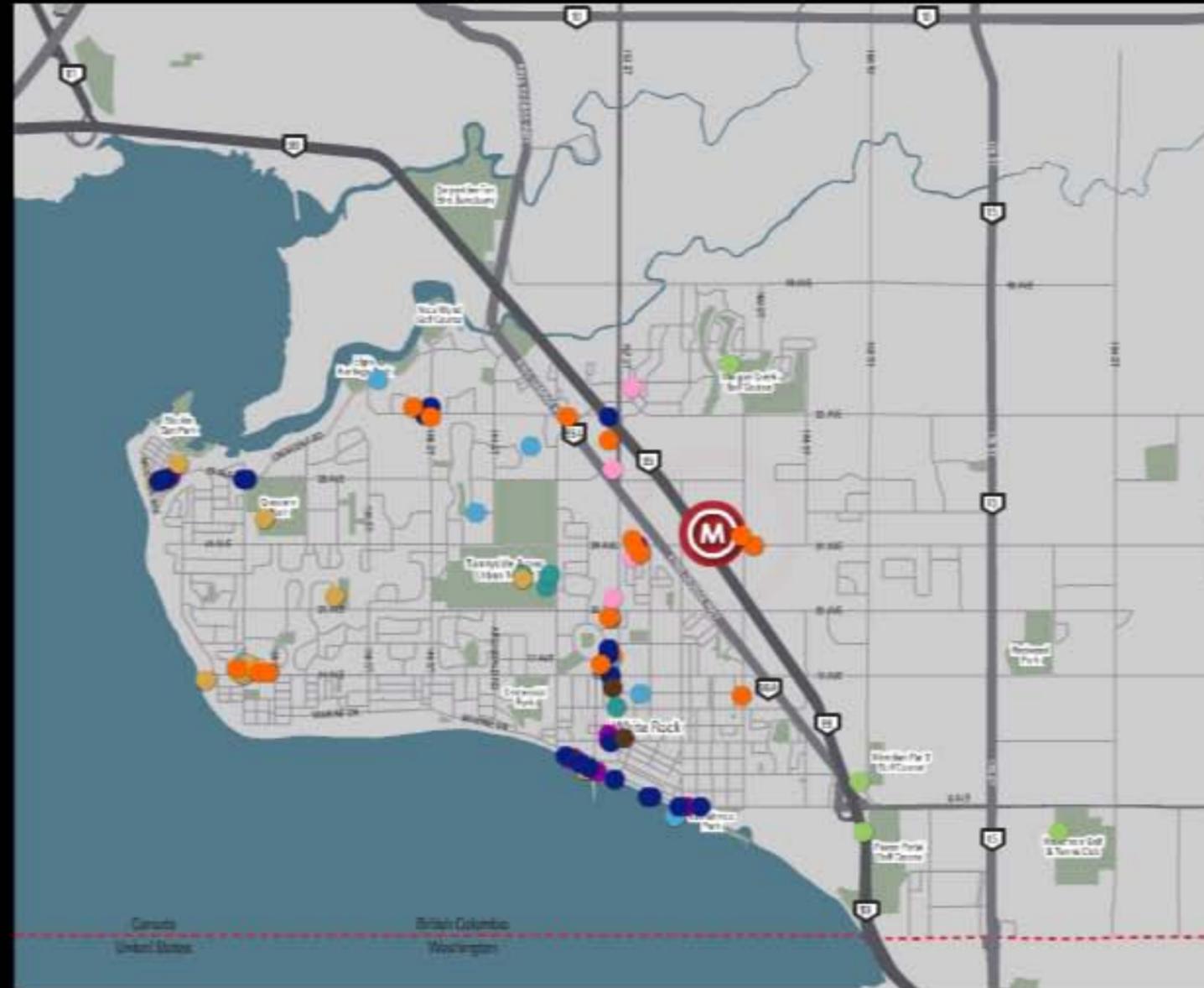
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JENKINS SHOWLER GALLERY
THE WHITE ROCK ART GALLERY
THE WHITE ROCK MUSEUM

[HEALTH & BODY + MORE](#)[SPORTS & RECREATION](#)

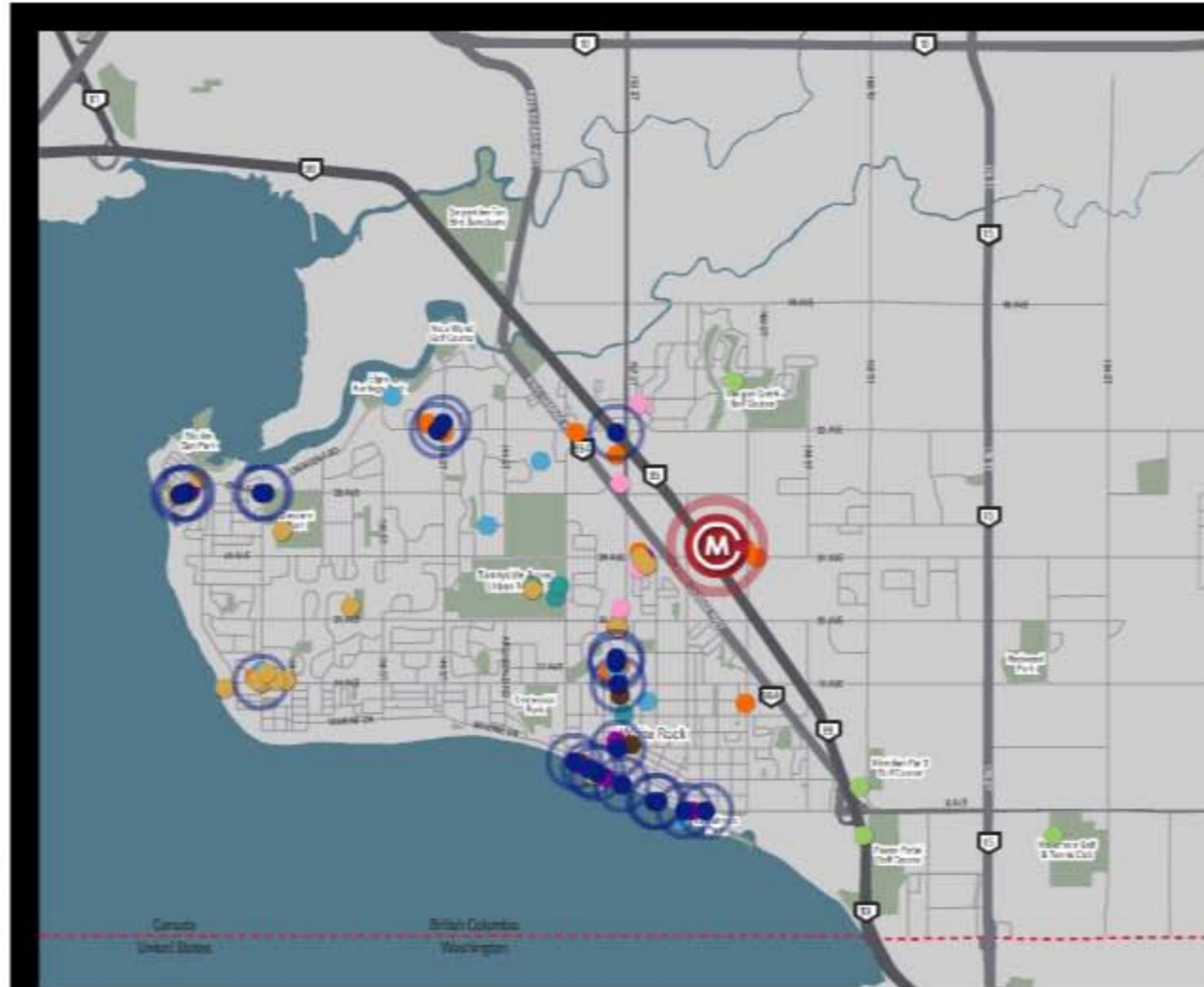
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- ANDY'S GOURMET DESSERTS & ICE CREAM
- AUGUSTA PIZZA
- BEECHER STREET CAFE
- BELLE'S ON 32
- CHARLIE DON'T SURF
- CHICKEN BOB'S CANTINA
- CIELO'S TAPAS AND OYSTER BAR
- CRESCENT BEACH BISTRO
- EARL'S
- ESQUIRES COFFEE
- FIELDSTONE BAKERY
- FONG'S EATERY
- GIRAFFE RESTAURANT
- HOLLY'S POULTRY IN MOTION
- JOEY'S ONLY SEAFOOD RESTAURANT
- LA BAIA RISTORANTE
- MARK ANTHONY WINE SHOP
- MONI THAI RESTAURANT
- MORRISON CAFE
- THE BOATHOUSE
- THE KEG

[DINING \(N TO Z\)](#)[SHOPPING](#)[GOLF](#)[ART](#)[HEALTH & BODY + MORE](#)[SPORTS & RECREATION](#)

↑ NORTH

+ ZOOM IN - ZOOM OUT



VILLAGE LIFE

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MORGAN CROSSING

DINING (A TO M)

DINING (N TO Z)

SHOPPING

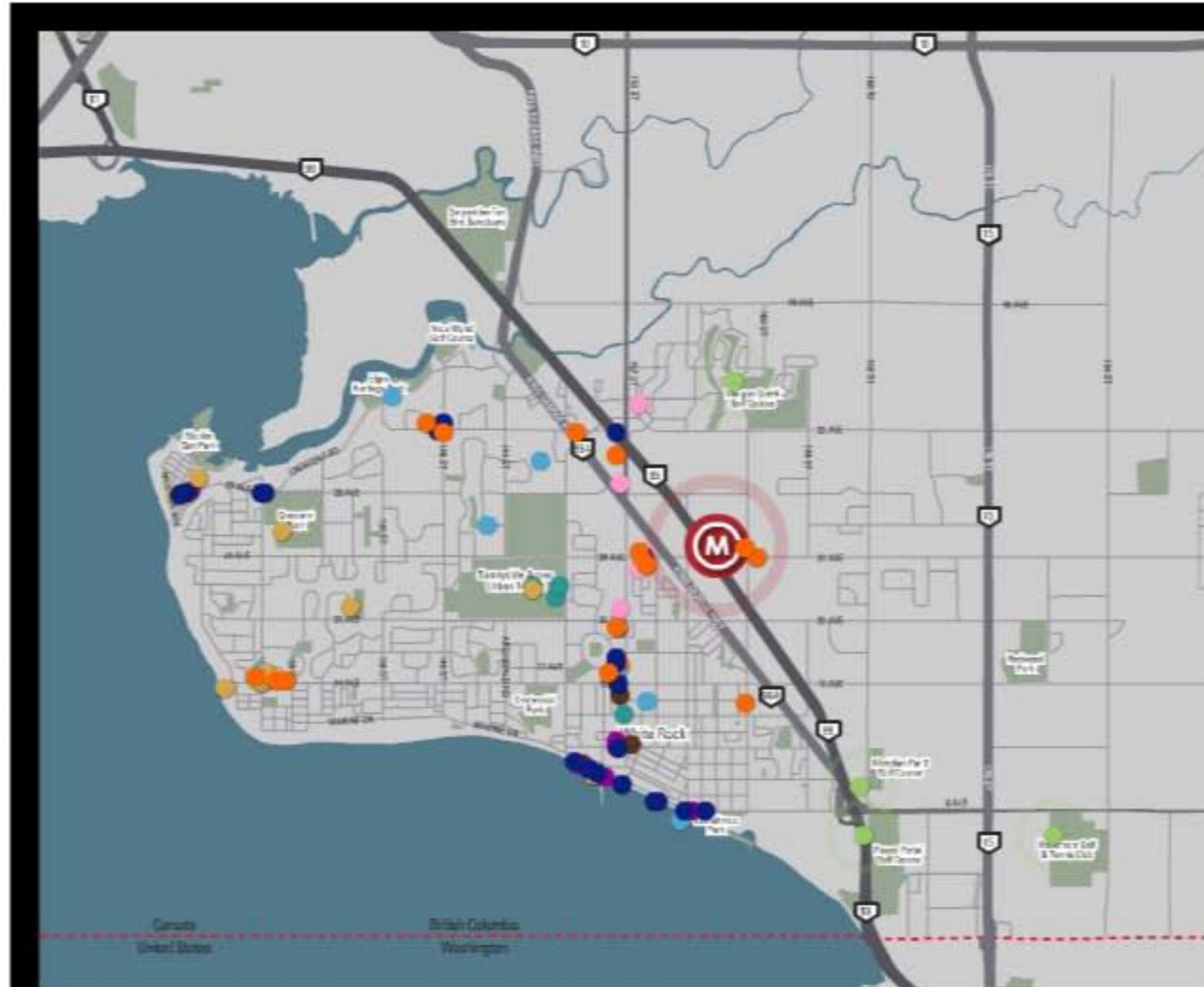
GOLF

- HAZELMERE GOLF COURSE
- MERIDIAN GOLF PAR 3 GOLF CLUB
- MORGAN CREEK GOLF COURSE
- NICO WYND GOLF COURSE
- PEACE PORTAL GOLF COURSE

ART

HEALTH & BODY + MORE

SPORTS & RECREATION



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+ ZOOM IN - ZOOM OUT



VILLAGE LIFE

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SHOPPING

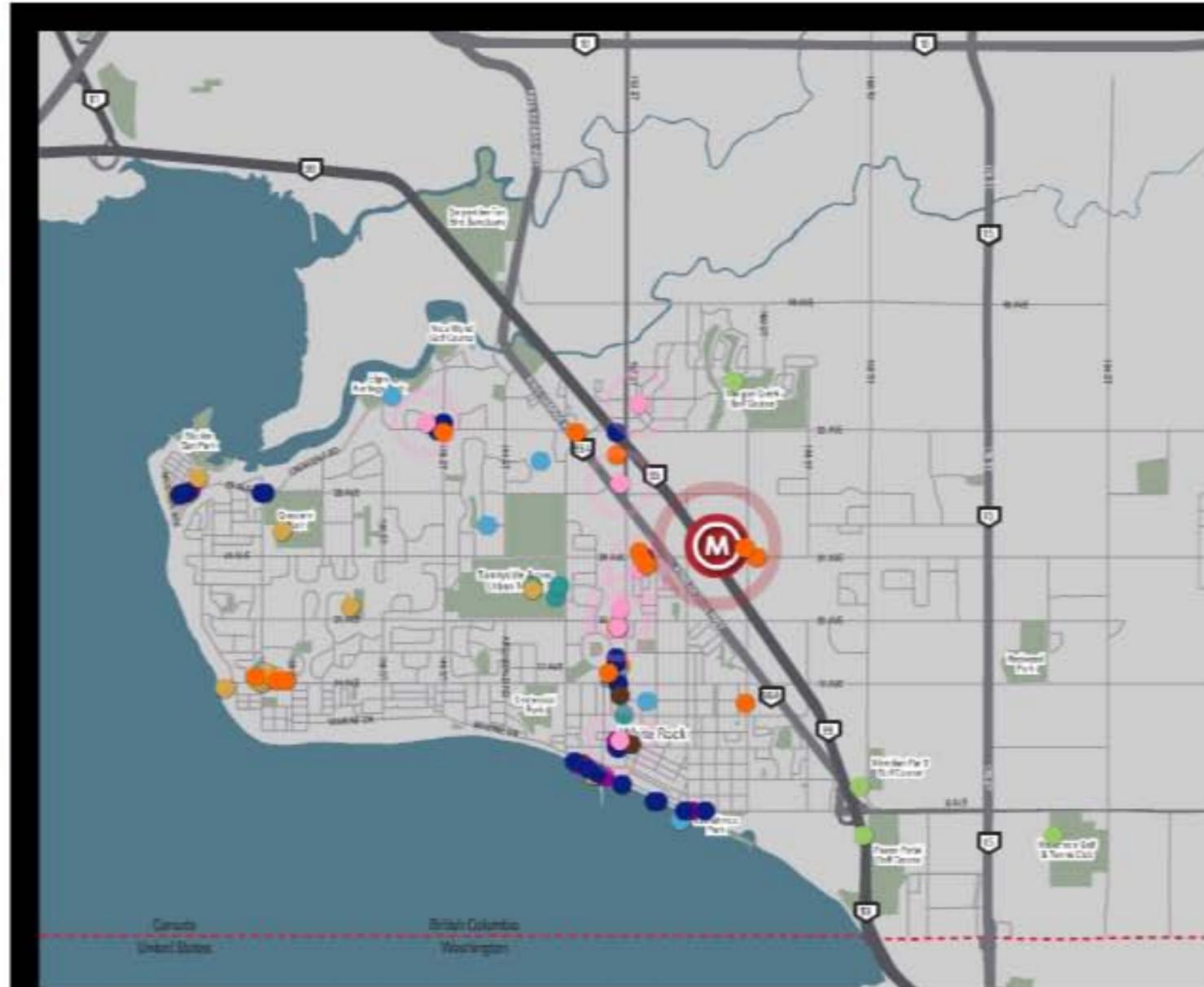
GOLF

ART

HEALTH & BODY + MORE

- ARU SPA AND SALON
- CASBAH DAY SPA
- CHRYSALIS SALON & SPA
- CURVES ELGIN CORNER
- GREAT WEST FITNESS
- LIVE YOGA
- SANTE PER AQUA MEDICAL SPA

SPORTS & RECREATION



↑ NORTH

+ ZOOM IN - ZOOM OUT



ATTRACTION

LOCAL FAVOURITES

- 1001 STEPS PARK
- AUGUSTA PIZZA
- BEECHER STREET CAFE
- CIELO'S TAPAS AND OYSTER BAR
- COTTON 'N' CRAYON
- CRESCENT BEACH
- CRESCENT BEACH BISTRO
- CRESCENT BEACH TOYS
- CRESCENT PARK
- CURRENT
- DOGWOOD PARK
- FIELDSTONE BAKERY
- JUST JEWELLRY
- MARK ANTHONY WINE SHOP
- MORRISON CAFÉ
- OCEAN FLOWER NOOK
- OCEAN PARK VILLAGE PUB
- PIQUANT GOURMET SPECIALTIES
- ROMANCING THE HOME
- STELLA BLEU
- WEST BEACH
- WIRED MONK

MORGAN CROSSING

DINING (A TO M)

DINING (N TO Z)

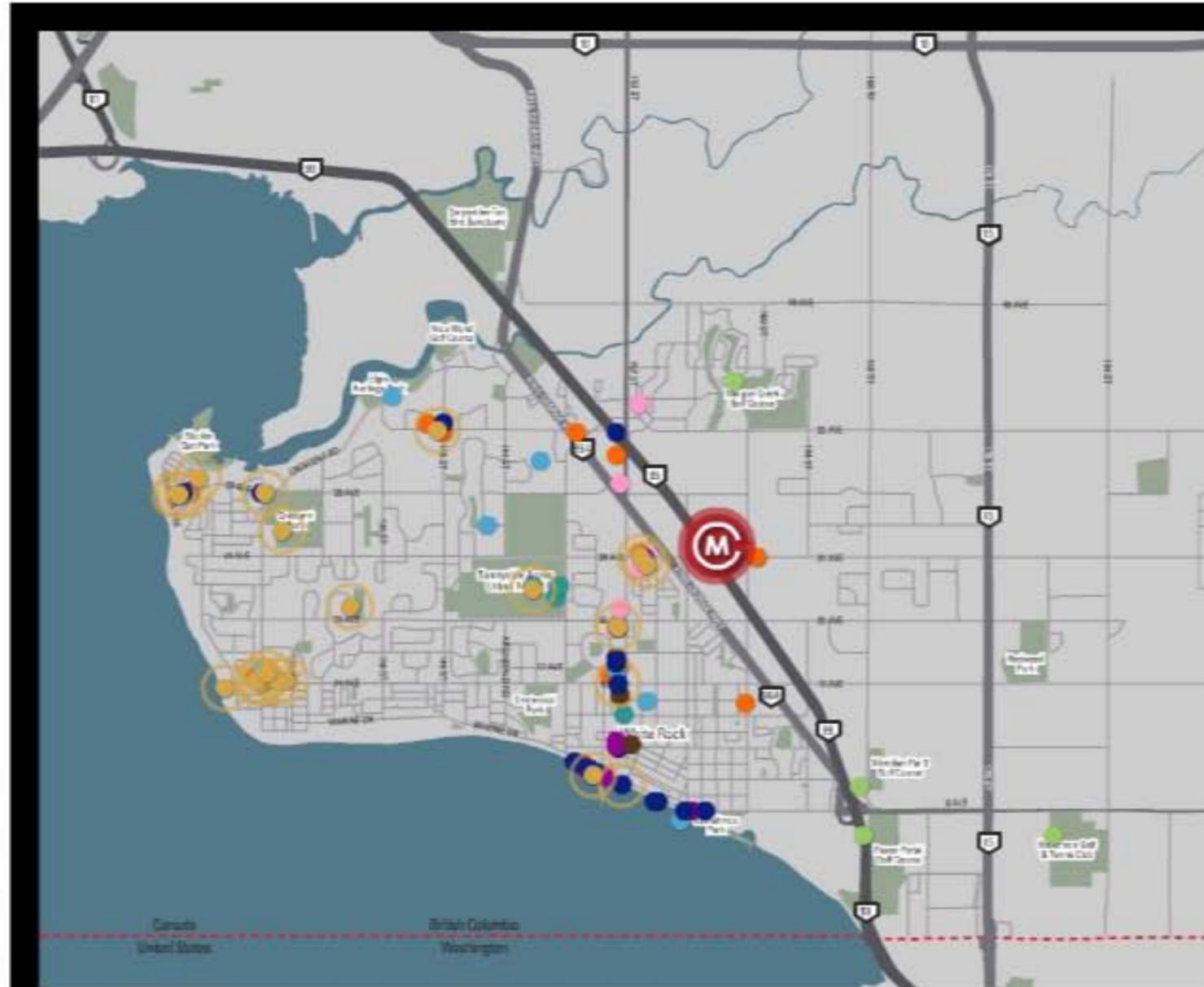
SHOPPING

GOLF

ART

HEALTH & BODY + MORE

SPORTS & RECREATION

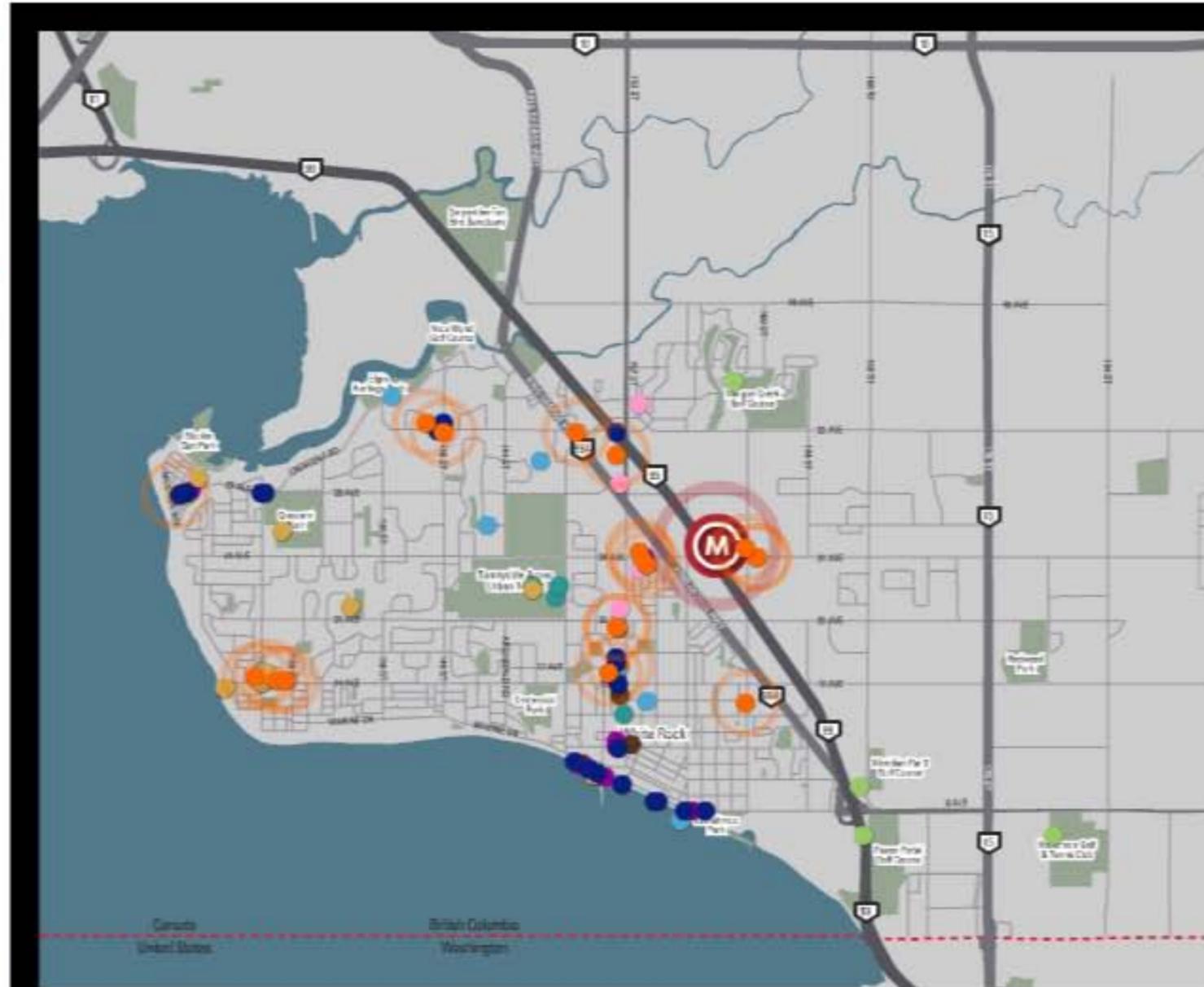


↑ NORTH

+ ZOOM IN - ZOOM OUT

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[DINING \(N TO Z\)](#)
[SHOPPING](#)

- CHOICES MARKET
- COTTON 'N' CRAYON
- CRESCENT BEACH TOYS
- CURRENT
- ELGIN CORNERS MALL
- FLOWERS & COMPANY
- GRANDVIEW CORNER'S MALL
- IN THE PINK @ HOME
- IN THE PINK BOUTIQUE
- JJ WHISKY CLOTHING
- JUST JEWELLERY
- MAGIQUE
- OCEAN FLOWER NOOK
- PENINSULA VILLAGE MALL
- RED ROOSTER FOOD STORE
- ROMANCING THE HOME
- SEMAIHMOO SHOPPING CENTRE
- SOUTHPOINT EXCHANGE
- STELLA BLEU
- WARREN MEN'S BOUTIQUE

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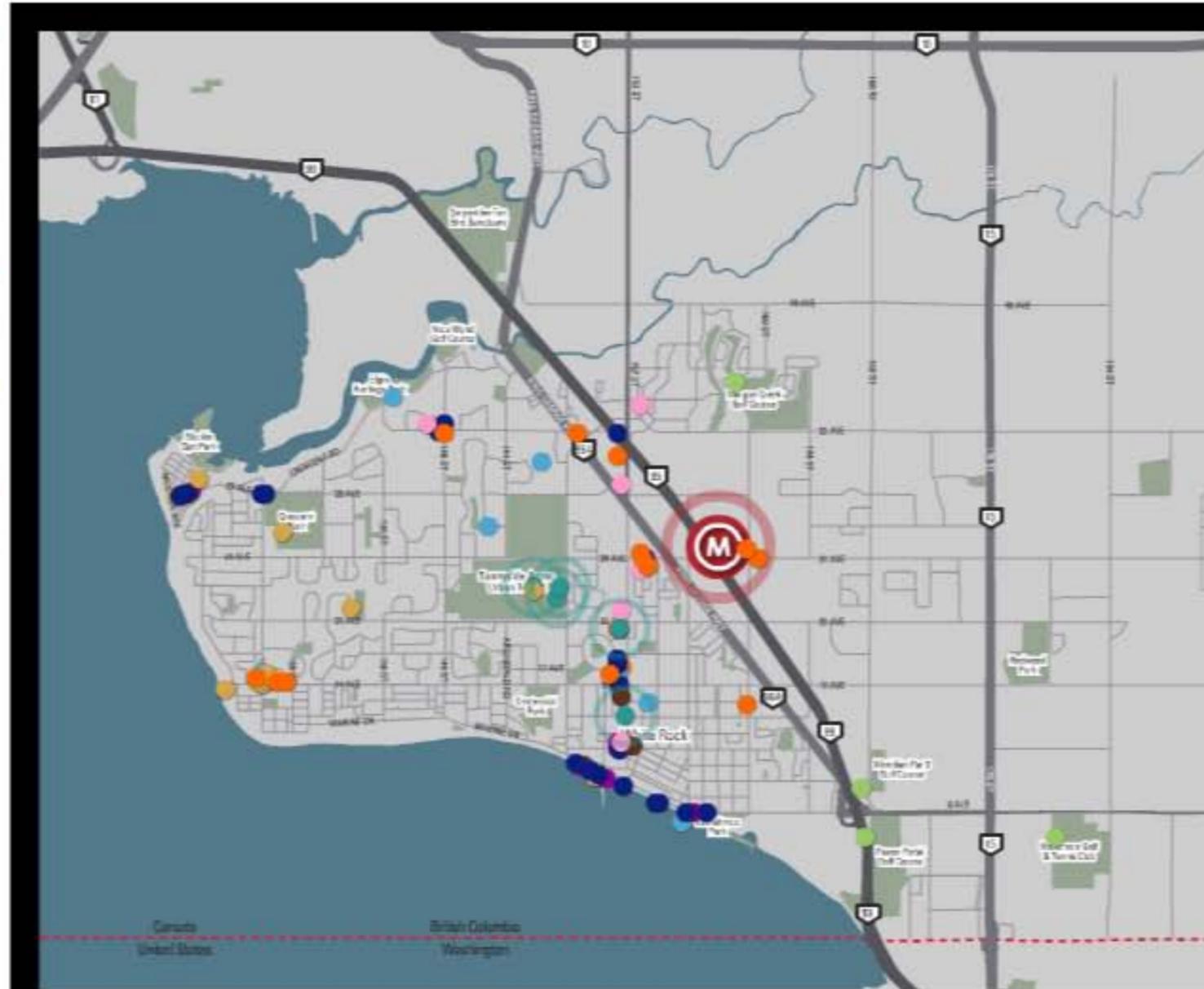
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SANDCASTLE BOWL
 SOFTBALL CITY
 SOUTH SURREY ATHLETIC PARK
 SOUTH SURREY INDOOR SWIMMING POOL
 TONG MOO DO MARTIAL ARTS



↑ NORTH

+ ZOOM IN - ZOOM OUT

PEOPLE

SHARE

F + A
ARCHITECTS



LITTLE
BOXES SONG



HOW TO SET
YOUR PARTY
TABLE



Larco Investments Ltd.

From the creators of the Village at Park Royal, Larco Investments Ltd. is one of Canada's largest and most respected real estate firms. With nearly 40 years of experience, Larco has earned the reputation for quality and experienced professional management.

Larco Investments Ltd. owns and manages a broad range of real estate across Canada including retail, hotel, residential, office, and industrial properties, and is currently the largest franchisee of full-service Marriott Hotels in Canada.

Larco is also the owner and manager of the highly acclaimed Park Royal Shopping Centre and developed the award winning Village at Park Royal within one of Canada's premiere shopping centres. Featuring 35 premium shops, services, and restaurants in an open air pedestrian friendly setting, The Village at Park Royal sets a new standard among lifestyle developments and is a recipient of several prestigious international, national, and local awards for its design and development.

Larco Investments Ltd. is a private Canadian company with its Head Office in West Vancouver. Morgan Crossing was developed by Morgan Crossing Properties Ltd., a wholly owned subsidiary of Larco.

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BC CONDOS.NET



PRESS ARTICLES

SHARE

SMALL
SPACE
STORAGE
SOLUTIONS



DESK
ACCESSORIES



BREAKFAST
FOR DINNER
PARTY



Press Articles

[Let the Video Battle Begin!](#)

- July 15, 2011, New Condo Guide

[Award Winning Morgan Crossing Featured in Business Fraser Valley](#)

- June 2011, Business Fraser Valley

[Morgan Crossing Wins Excellence Award from Fraser Valley Real Estate Board in Mixed Use \(Commercial/Residential\)](#)

- May 26, 2011, Fraser Valley Real Estate Board

[BC's Best Young Designer Covers Front Page of Real Estate Weekly](#)

- March 25, 2011, Real Estate Weekly (Burnaby)

[Receive Design Tips & Tricks from BC's Best Young Designer Winners](#)

-March 3, 2011, New Local Home

[Daniel Meloche Crowned BC's Best Young Designer](#)

-February 28, 2011, BC Local News

[BC's Best Young Designer Competition - Winners Announced!](#)

Congratulations to Grand Prize Winner Daniel Meloche, and Fan Favourite Joanna Kado

-February 28, 2011, Design Competition Website

[The Province's Hottest, Hippest Designers Strut Their Stuff](#)

-February, 2011, Home Decor & Renovations

[Morgan Crossing Design Contest Suites Now Open](#)

-February 3, 2011, New Local Home

[Spotlight on BC's Best Young Designer Finalist Karen Wong](#)

-January 29, 2011, Richmond Review

[Video of BC's Best Young Designer Suites](#)

-January 26, 2011, The Express

[Cast Your Vote for BC's Best Young Designer Competition](#)

-January 25, 2011, The Surrey Now

[Young Designers Show What They've Got](#)

-January 24, 2011, The Peace Arch News

[Six Finalists Compete for the Title of BC's Best Young Designer at Morgan Crossing](#)

-January 21, 2011, The Vancouver Sun

[Thrifty Foods Grand Opening](#)

-February 4, 2010, BC Local News

[New Grocery Store Opens Doors](#)

-February 2, 2010, BC Local News

[Escape from Boringville](#)

-December 10, 2009, Metro News

[Artful Attraction gets Attention in South Surrey](#)

-November 19, 2009, New Local Home

[Morgan Crossing Offers Buyers an Escape from Boringville](#)

-November 6, 2009, Media in Canada

[Condo Marketer Promises Escape from Boringville](#)

-November 6, 2009, Marketing Magazine

[Escape Boringville](#)

-November 2009

[Morgan Crossing: A New Way to Live](#)

-October 2008, New Home Buyers Guide

[Incentives Designed to Lure Condo Buyers](#)

-September 23, 2008, Vancouver Sun

-September 23, 2008, Vancouver Sun

[The Why and How of a Unique Purchase Incentive](#)

-September 6, 2008, Vancouver Sun

[Moran Crossing, A New Way to Live](#)

-August 29 - September 12, 2008 edition, New Home Buyers Guide

[New Concept in Urban Living](#)

-April 2, 2008, 24 Hours Home Decor

[Larco Inserts Village Bent into Surrey](#)

-October 27, 2007, Vancouver Sun

[Surrey Condo Project Aims for Village Living](#)

-October 19, 2007, Vancouver Sun

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In order to determine which home might be most suitable for you, please help us by filling in all the fields. Thank you!

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What would be useful for us to know about you:

Where did you hear about Morgan Crossing?

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By completing this registration form, you are granting your consent to the developer and Fingerprint Strategies Inc. to send you information about their products and services, including information about future projects, and to otherwise collect, use and disclose personal information for these purposes. We do not share your information with any other parties. Should you wish to be excluded, please email us at info@morgancrossing.ca or click the appropriate link at the bottom of any email received.

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...Designers showcase talent. Six suites are on display at this South Surrey village (see below). Inside, the GVHBA is gearing up for its annual seminar for first-time homebuyers. [2]

new local home.com



Design contest suites unveiled at South Surrey's Morgan Crossing remain open for public viewing until March 20

'B.C.'s Best Young Designer' crowned

Six interior design competition finalists have finished their inspired creations at six Morgan Crossing homes. Vancouver-based Daniel Meloche won the grand prize, while Burnaby's Joanna Kado (bottom right) took in the most votes from the public to garner the Fan Favourite award. "I am overwhelmed and thankful," Meloche says.

TRICIA LESLIE

A winner has been crowned in Morgan Crossing's B.C.'s Best Young Designer competition.

Judges chose Vancouver's Daniel Meloche from a group of six finalists who competed for the title and grand prize by designing a suite at South Surrey's Morgan Crossing village.

Meloche, a graduate from the Art Institute of Vancouver, is currently an interior designer and project co-ordinator for Northland Properties.

"I am overwhelmed and thankful for the honour of being named B.C.'s Best Young Designer," Meloche says.

"The competition was not only a great test of skill, but also a test of strategy in orchestrating my design vision on budget and on time."

Kari Henshaw, one of the contest judges and a principal at Insight Design Group, notes the judges were looking for the designer that captured their target market while remaining true to his or her individual design aesthetic.

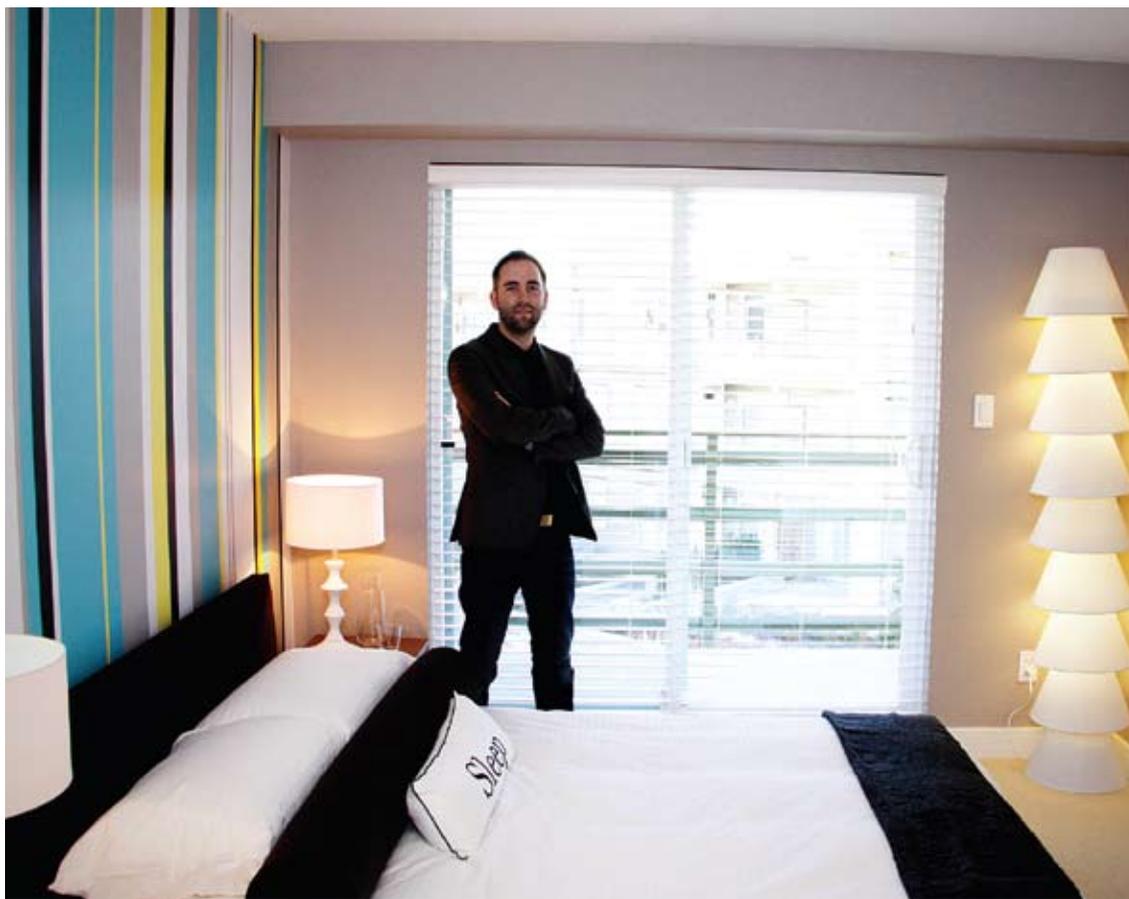
"It's a tough balance to achieve, and Daniel accomplished it with thoughtfulness, cleverness and a well-executed design," she says.

In his suite, Meloche favoured a clean, contemporary design style with striking pops of colour and strong lighting elements. As his prize, Meloche will choose either an all-expenses-paid trip to New York to attend the renowned Architectural Digest Home Design Show or the cash equivalent.

Meloche says the effort was worth it.

"There was nothing more rewarding than the final result, and the reaction of people who came through my suite."

The public chose a different winner: Burnaby's Joanna Kado won the Fan Favourite category with her



Vancouver's Daniel Meloche in the Morgan Crossing suite he designed, which earned him the B.C.'s Best Young Designer title.

suite, which featured warm colours, urban influences and layers of textures. Kado will receive a \$2,000 prize.

The public can still view the furnished design suites every Saturday and Sunday until March 20; Meloche will be on-site each weekend from noon to 3 p.m. to offer general design advice to people who tour the suites.

All of the finalists' suites are now available for sale and, until March 20, new purchasers of Morgan Crossing homes are eligible for a complimentary two-hour design consultation with Meloche or Kado.

Visit www.morgancrossing.ca for more information.



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FIRST-TIME HOME BUYER SEMINAR

Tuesday, March 22, 2011
Sheraton Vancouver
Guildford Hotel, Surrey

Seminar will take place from 7 - 9 p.m.
Attendees are invited to arrive at 6 p.m. to get a wealth of information on new-home developments, mortgage information and other homebuying information.

Although the seminar is free to attend, GVHBA encourages attendees to bring a non-perishable food item to donate to the Surrey Food Bank.

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Mark your calendar for GVHBA seminar

Never too late to be a first-timer

Buying your first home can be a daunting process.

There are several diverse factors to take into consideration when making such a significant purchase, especially in Metro Vancouver, where the housing market is like no other.

Local first-time homebuyers likely have several questions before purchasing their first dwelling, including queries about location, what style of home best matches needs and financial resources, what mortgage options are available, legal and tax considerations, how the homebuying tax credit works and what's involved with condo pre-sales.

These questions and others will be answered by a panel of experts at the Greater Vancouver Home Builders' Association's 17th annual First-Time Home Buyers Seminar March 22.

"Our experts will help first-time buyers investigate all available options and key issues before they take that critical first step onto the property ladder," says GVHBA president and CEO Peter Simpson.

Canada Mortgage and Housing Corporation senior market analyst Robyn Adamache is among the many notable speakers who will be at the event, all of whom will address common concerns faced by first-time homebuyers, from finances to home warranties.

"Real estate continues to be a hot topic in



More than 700 first-time Metro Vancouver homebuyers attended the Greater Vancouver Home Builders' Association seminar for first-time purchasers last year.

this region, so the attendance is expected to be as many or greater than the 750 young people who attended the seminar last year," Simpson says. "Doors open at 6 p.m., allowing attendees ample time to view builder displays and other home-related products and services."

The presenting sponsor of the seminar is the Homeowner Protection Office Branch of BC Housing; several other corporate sponsors are also supporting the event.

The event happens at the Sheraton Vancouver Guildford Hotel from 7-9 p.m.; the hotel

has waived parking fees for the event. All participants are asked to bring a food item for the Surrey Food Bank.

Register online at www.gvhba.org or call 778-565-4288; registration will be accepted via voicemail during non-business hours.



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Check Out The Suites Designed By Our Six Finalists Then Come To Vote on Your Favourite Suite and Get a Chance to Win a 46" TV or an iPad!

Joanna Kado
Penelope Sloan
Jennifer Scott
Britt McMaster
Daniel Meloche
Karen Wong

Click on their names to learn more about their design and read their blogs.

Come to **Morgan Crossing** to view the display suites (all on one floor) and vote for your favourite! Let the designs of our finalists inspire you. You'll have fun looking at the suites, you can imagine what you would have done and you'll probably get a few good ideas that you can put to use yourself. Cast your vote between January 19 to February 20, 2011 at **Morgan Crossing** and enter in a draw to win an iPad or 46" Sony TV!

We are located at 103 – 15775 Croydon Drive, South Surrey (next to Thrifty Foods). The designer suites are open daily (except Fridays) noon – 5pm. For directions to **Morgan Crossing**, visit www.morgancrossing.ca or call 604-582-1336.



Joanna Kado



Jennifer Scott



Penelope Sloan



Daniel Meloche



Karen Wong



Britt McMaster

What is the BC's Best Young Designer Contest?

The contest is being held to discover young, passionate design talent in British Columbia, Canada. Budding young designers, all under 30 years of age, will go head-to-head as they show off their design skills and creativity at the suites at Morgan Crossing in South Surrey.

The first round of the contest is now complete, where the judges picked 6 semi-finalists from the top 15 contestants with highest online votes. Some of the semi-finalists are already working as designers with a design firm or are in the design field. A few designers have started their own business, and some just have a passion for design without professional experience.

Each of these semi-finalists had been given a key to a suite at Morgan Crossing, a modest decorating allowance to show how creative they can be, and a month's time to furnish the suite to suit a target group that they picked. Designs could be oriented towards a young first-time buyer who enjoys hanging out with friends in the Steve Nash Sports Club or Mink Chocolate cafe at Morgan Crossing, or a retired couple looking for a convenient lifestyle with Thrifty Foods, Everything Wine and other stores just steps away.

The fully decorated display suites are now ready for public viewing and voting from January 19th to February 20th, 2011. You can walk through each suite and pick the one you like best. Simply fill out one voting form, place in the ballot box and vote for your best young designer! Voting will automatically enter you in a draw to win an IPAD or a big screen TV!

There are two prizes that the contestants will be competing for. The fan favourite prize is awarded \$2,000 - the contestant with the most votes (one vote per person) from the public will win this prize. The second is the grand prize chosen by our professional group of judges, a fantastic all expenses paid trip to the New York design show in Spring 2011!. The winner(s) of the contest will be announced on February 28, 2011 with voting public prizes announced the following day.

Come visit us at The Morgan Crossing Presentation Centre, 103 – 15775 Croydon Drive, South Surrey

(next to Thrifty Foods) to pickup a ballot and view the suites decorated by the finalists in BC's Best Young Designer Contest. The Morgan Crossing Presentation Centre is open daily (except Fridays) noon – 5pm. For directions, visit www.morgancrossing.ca or call 604-582-1336.

ANNOUNCEMENT

We are pleased to announce the 6 semi-finalists for BC's Best Young Designer contest:

Joanna Kado
Penelope Sloan
Jennifer Scott
Britt McMaster
Daniel Meloche
Karen Wong

Each of the semi-finalists had been given a decorating allowance to furnish a suite at Morgan Crossing. To view the video journal of their decorating efforts, please click on their names above.

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NEWS BRIEFS

Morgan Crossing offers buyers an escape from Boringville

by Erin Richards

Real estate developer Morgan Crossing wants home buyers to consider a life outside the suburbs with its attention-grabbing new campaign, "Escape Boringville."



Seeking to grab the attention of suburban home buyers who might not have considered a more urban lifestyle, Morgan Crossing has launched a new media campaign featuring an almost post-modern installation-style OOH exhibit located near the up-and-coming development in South Surrey, BC, Spring Advertising account manager Kevin Cornista told MiC.

Related Content: Web, Campaign

The installation portrays a beige minivan releasing a group of frantic-looking beige mannequins, seemingly anxious to scramble up a billboard in order to look enviously at the community depicted within. The idea was a collaboration between Vancouver-based Spring, Barlow Media and Fingerprint Strategies.

The goal was to promote the idea of an alternative lifestyle through the medium itself, says Cornista. The display went live on Nov. 2, 2009, and will stay active until Nov. 23. The campaign also includes a website and a whimsical classified advertising buy in Vancouver's Metro, 24 Hours, Black Press community papers and the Home Buyers Guide. The ads appear to be selling the now-unnecessary goods, such as the minivan, that are supposedly leftover from people's former dreary suburban lives.

"Real estate advertising has a habit of sameness which we wanted to move away from," Rob Schleycher, Spring Advertising CD, told MiC of the creative strategy. "The creative dictated the use of alternative media because we were making a statement that this is an alternative to the typical suburban lifestyle."

www.noboringville.com

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Surrey condo project aims for village living

REAL ESTATE | The \$250-million Morgan Crossing will include a town centre within walking distance

BY BRUCE CONSTANTINEAU
VANCOUVER SUN

The newest entrant in the multi-billion-dollar Surrey condo rush features a village concept meant to be the antithesis to urban sprawl.

The \$250-million Morgan Crossing project in south Surrey tries to replicate a small-town feeling in a city destined to become the biggest in B.C. within two decades.

"It's a powerful concept — to have everything within walking distance, with a town centre and lots of gathering places and plazas," said Platinum Project Marketing Group principal George Young. "There's even a Main Street promenade."

Young said more than 1,000 potential buyers have already registered to consider buying the 115 units that go on sale this weekend. Units range from 600 to 1,300 square feet, and prices will go from about \$250,000 to \$579,000.

The 12-hectare site near Highway 99 and 24th Avenue will contain 457 condo units in nine four-storey buildings and about 450,000 square feet of retail and commercial space.

The project features more than 50 shops, along with a high-end fitness centre/spa/swimming pool development.

Developer Larco Investments Ltd. also built the Village at Park Royal in 2004, a pedestrian-friendly lifestyle retail centre that also features a "Main Street," front-of-store parking and wide landscaped sidewalks.

Construction is scheduled to begin early next year, with completion expected by the middle of 2010. Young said the first phase of 258 condos should be ready for occupancy by late 2009.

He expects a diverse mix of buyers will be interested in the units — including young urban professionals, "active"

empty nesters and investors.

"South Surrey has attracted a lot of discerning residents and it's becoming one of the wealthiest pockets of Canada," Young said.

The nostalgic small-town vibe of Morgan Crossing contrasts sharply with a flurry of new condo construction happening in other parts of Surrey.

The \$600-million Quattro development in Whalley features more than 1,100 condo units in a mix of lowrise and highrise buildings, while the Central City area of the city will eventually have seven towers containing 2,900 condos as part of the \$1-billion Infinity project. Two of the towers will be the tallest buildings between downtown Vancouver and Calgary — at 36 storeys and 40 storeys.

Fifth Avenue Real Estate Marketing president Mark Belling said up to 65 per cent of the purchasers in some Surrey condo projects are investors who plan to rent the units out.

He said investors like Central City because of its proximity to a satellite Simon Fraser University campus with a potential student population of 5,000 and retail and office developments that will eventually accommodate about 8,000 workers.

"They all have to live somewhere," he said, noting a lack of new rental supply makes rental condo units a popular commodity. "Most investors are happy to go with no immediate return on their investment as long as the property appreciates. Then the question becomes how long will they hold it."

Belling said many developers deliberately build units as small as 340 square feet so they can be priced below \$200,000, making them attractive to investors.

bconstantineau@png.canwest.com

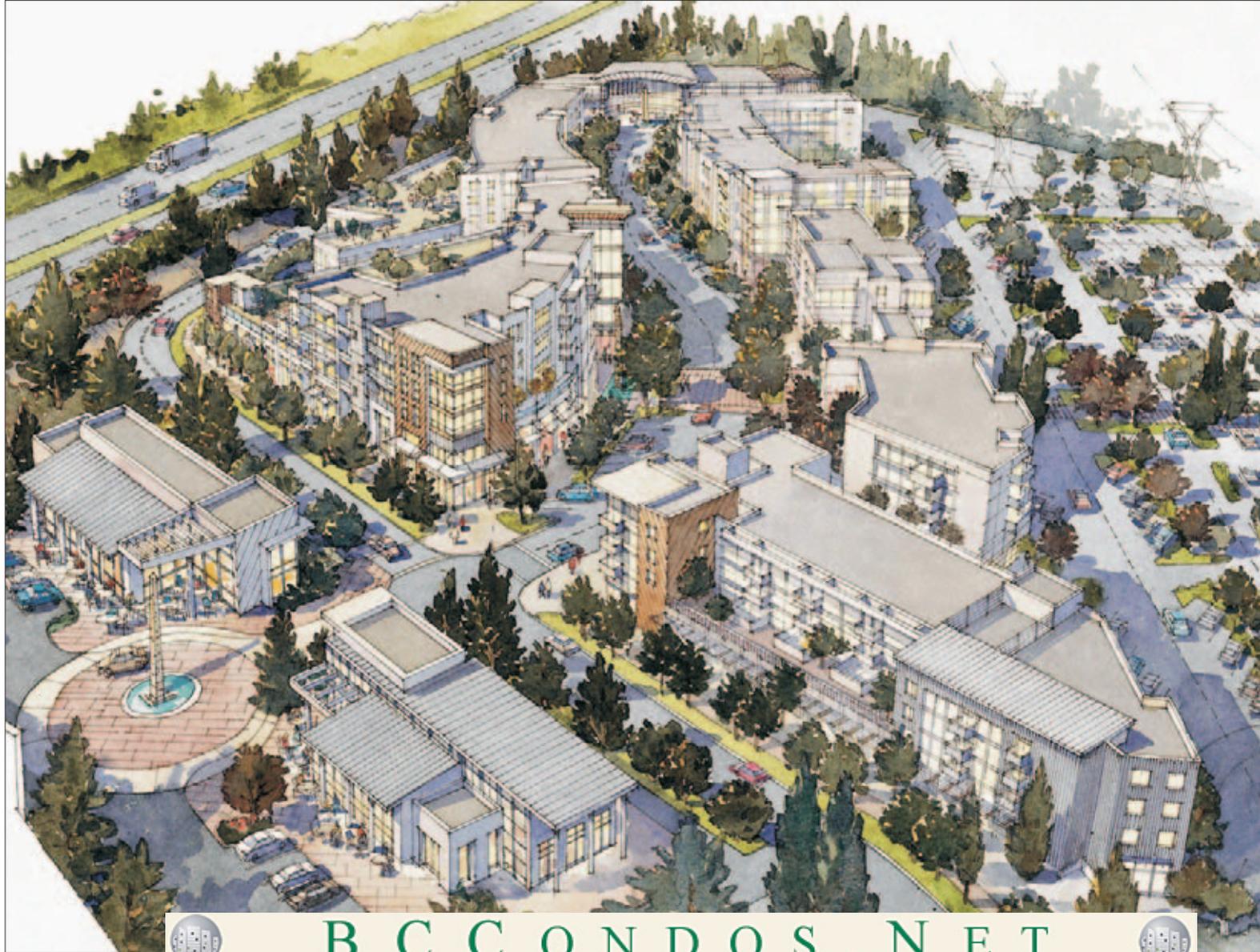
Housing for village people

The Morgan Crossing project — shown here in an artist's conception — is by the same developer that built the Village, completed in 2004 on an 18-acre piece of land at West Vancouver's Park Royal Shopping Centre.

The Larco Investments Ltd. project in the new Morgan Heights neighbourhood will be bigger — 29 acres versus 18 acres on the North Shore.

"When you go to Park Royal, people gather and linger," says George Wong, organizer of the Morgan Crossing sales and marketing campaign.

"This will have that distinct Main Street experience, with shop fronts and places people can socialize: cafes, walking paths, water features, benches."



BCCONDOS.NET



Larco inserts village bent into Surrey

Morgan Crossing offers 'distinct Main Street experience'

NEW HOMES PROJECT PROFILE

Morgan Crossing

Project location: Morgan Heights, Surrey

Project size: 457 apartments, 115 in Phase 1

Residence size: 720 sq. ft. — 1,270 sq. ft.

Prices: \$287,900 — \$545,900

Sales centre: 24th Avenue and 160th Street, south Surrey

Telephone: 604-582-1336

Website: morgancrossing.ca

Developer: Larco Investments Ltd.

Architect: F & A Architects

Interior designer: Creative Design Works

Occupancy: Late 2009

WESTCOAST HOMES

Morgan Crossing is all about recreating the old town concept where residents never have to leave their neighbourhood to have all their lifestyle needs met — more than 50 high-end stores and convenient services are being built alongside this development by Larco Investments Ltd.

This is the same developer that built the Village, completed in 2004 on an 18-acre piece of land at West Vancouver's Park Royal Shopping Centre.

Here, in the Morgan Heights neighbourhood of south Surrey, Morgan Crossing will be substantially larger — on 29 acres — but the lifestyle concept is the same.

"When you go to Park Royal, people gather and linger," says George Wong, principal of Plat-



inum Project Marketing.

"This will have that distinct Main Street experience, with shop fronts and places people can socialize: cafes, walking paths, water features, benches."

Wong says the project was spearheaded by the California-based firm of F & A Architects, known for creating award-winning projects that enhance a sophisticated lifestyle.

Morgan Crossing's stone, steel and wood kitchens

Meal prep and wash-up will be stylishly executed in a Morgan Crossing apartment. The "C" model's kitchen is shown at the top, left and right; the "B" model is shown above and right. Granite will top the counters; tile will face the backsplashes between counters and laminate cabinetry in three finishes: "spiced wenge," "French walnut" or "tawny ash." Hardwood laminate will be underfoot.

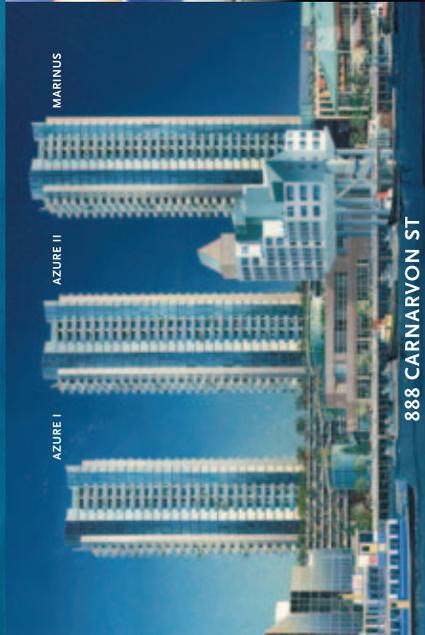
The appliance package includes a refrigerator with top-mount freezer, an over-the-range microwave, large capacity dishwasher and self-cleaning range, all stainless steel, and a stacking

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From K2

combining comfortable living with convenience.

Wong adds this development will also have on-site services, from dental to medical, and will be Western Canada's first "new urban" master-planned community.

"New urbanism is a lifestyle notion that cures urban sprawl and gives communities the human touch. Everything you need is walkable. You won't have to go off site. This is truly live, shop and play," he says.

There will also be a 40,000-sq.-ft. comprehensive fitness centre on site, with all the latest equipment and spa services that focus on well-being.

The homes are one-, two- or three-bedroom condos, and range in price from \$287,900 to \$545,900.

the condos with natural light.

The flooring is hardwood laminate and comes in either African walnut or Myanmar teak.

All condos have generously-sized outdoor patios for entertaining and electric fireplaces indoors.

The kitchens have granite countertops, with polished square edges and ceramic tile backsplashes with interesting metal and glass detail accents. A stainless steel appliance package and in-sink food disposal are also included.

The bathrooms also have three-quarter-inch-thick granite countertops, and the flooring is porcelain and ceramic tile.

The porcelain sink is undermount for easier cleaning and the white tub is surrounded by hand-set ceramic.

homes@png.canwest.com

Granite and marble, with polished square edges, will top Morgan Crossing bathroom counters. Tile will top the floors.

Undermount porcelain sinks will come from Acri-Tec; the bath accessories, in polished chrome, will be Taymor products. The acrylic white tub, not shown, will have a hand-set ceramic tile surround.



BC CONDOS.NET



ne photos, K8



A mastery of space and light by Morgan Crossing's interior designer, Creative DesignWorks, is evident in the 'B' show home's master bedroom, above left and above right. The second bedroom, left, is a 'C' show home room. The den, right, is another 'A' apartment room.



Morgan Crossing's Kathy Scott, shows Ehsan Sharen the sales centre model of the finished community.





Mayor Dianne Watts of Surrey and Larco executive Mansoor Lalji view a model of Morgan Crossing, what fellow executive Jim Nesbitt calls a 'different kind of community.' The Morgan Crossing sales centre is open from noon to 5 p.m. every day but Friday. The telephone number is 604-582-1336, the Internet address, morgancrossing.ca.

The why and how of a unique purchase incentive

COMMENT | Morgan Crossing value pledge signals both buyer caution and developer certainty, exec writes

BY JIM NESBITT

There is no denying that homebuyers in the Lower Mainland have recently become more cautious. The current market condition is proving that, in times of uncertainty, it takes more than top-of-the-line fixtures and a decent location to inspire the purchase of a home.

Today, developers need to think beyond traditional single-purpose condo developments. Homebuyers are looking for more than just a place to live. They are looking for a community. They want to live with everything at their doorstep.

Take, for example, Morgan Crossing, a new lifestyle centre that is being developed in south Surrey. As the developer of this project, Larco Investments had a vision to create a neighbourhood from the ground up. The concept is a walkable community, where people can live and enjoy entertain-

ment, leisure, recreation, shopping, and dining amenities, all within a few steps from their front doors.

We know that at Morgan Crossing we are creating more than a collection of high-quality condos. We are creating a vibrant, dynamic community. That is a compelling argument, but how do we assure homebuyers who might be hesitant about where the market is headed?

It's simple. We are so confident in what we are creating at Morgan Crossing, that we are guaranteeing the value of our condominiums through our "Guarantee My Property Value" program. It is an unusual and bold step and is not something that has been done before in the Lower Mainland. And we can only do it because we are certain of the high quality of the homes we are building and the community we are creating.

What we are offering is straightforward. Before Morgan Crossing buyers complete

the purchase of their homes, an accredited real estate appraiser will assess their value. Should the value have decreased upon completion, we will deduct the decreased amount from the purchase price by up to 10 per cent.

In addition to the value guarantee offer that we are making, we have introduced two other incentive programs for potential homebuyers, who will be able to choose one of the three incentive programs being offered.

The "Mortgage Payment Assistance" program subsidizes mortgages at Morgan Crossing, allowing buyers to save almost 50 per cent of their mortgage payments for the first 24 months. Subsidized monthly mortgage payments start as low as \$647 for a one-bedroom suite, \$830 for two bedrooms and \$962 for a three-bedroom suite.

Alternatively, buyers can choose the "Extra Parking Space" program. This pro-

gram entitles the buyer to a second parking space, which adds an additional \$15,000 to the value of the home.

Once completed, there will be approximately 60 shops and services on site, including restaurants, cafes, brand name fashion boutiques, Thrifty Foods, London Drugs, Best Buy and the Steve Nash Sports Club.

In addition to the retail experience, Morgan Crossing offers numerous community gathering spaces and nearby walking trails and green spaces.

It's true that as a developer we have become creative with the kinds of incentive programs we are offering to potential homebuyers at Morgan Crossing. But, in fact, these incentives are just icing on the cake. We are creating a different kind of community at Morgan Crossing, and that is the greatest incentive of all.

Jim Nesbitt is vice-president of Larco Investments Ltd.



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Incentives designed to lure condo buyers

REAL ESTATE | Some projects are trimming prices while others offer help with the mortgage

BY DERRICK PENNER
VANCOUVER SUN

Property developers are looking to incentives and even price cuts in some cases to tempt buyers into a market that has seen sales slow.

The enticements include decorating allowances, cash back, mortgage buy-downs or upgrades in materials.

Price corrections are happening in specific locations and among specific property types as the market adjusts to one in which homeowners are the dominant buyers and investor buyers exit the scene, according to Jennifer Podmore-Russell, managing partner of the development research firm MPC Intelligence.

Podmore-Russell, in an interview, said some pockets of Surrey saw price adjustments several months ago, as have areas of Langley.

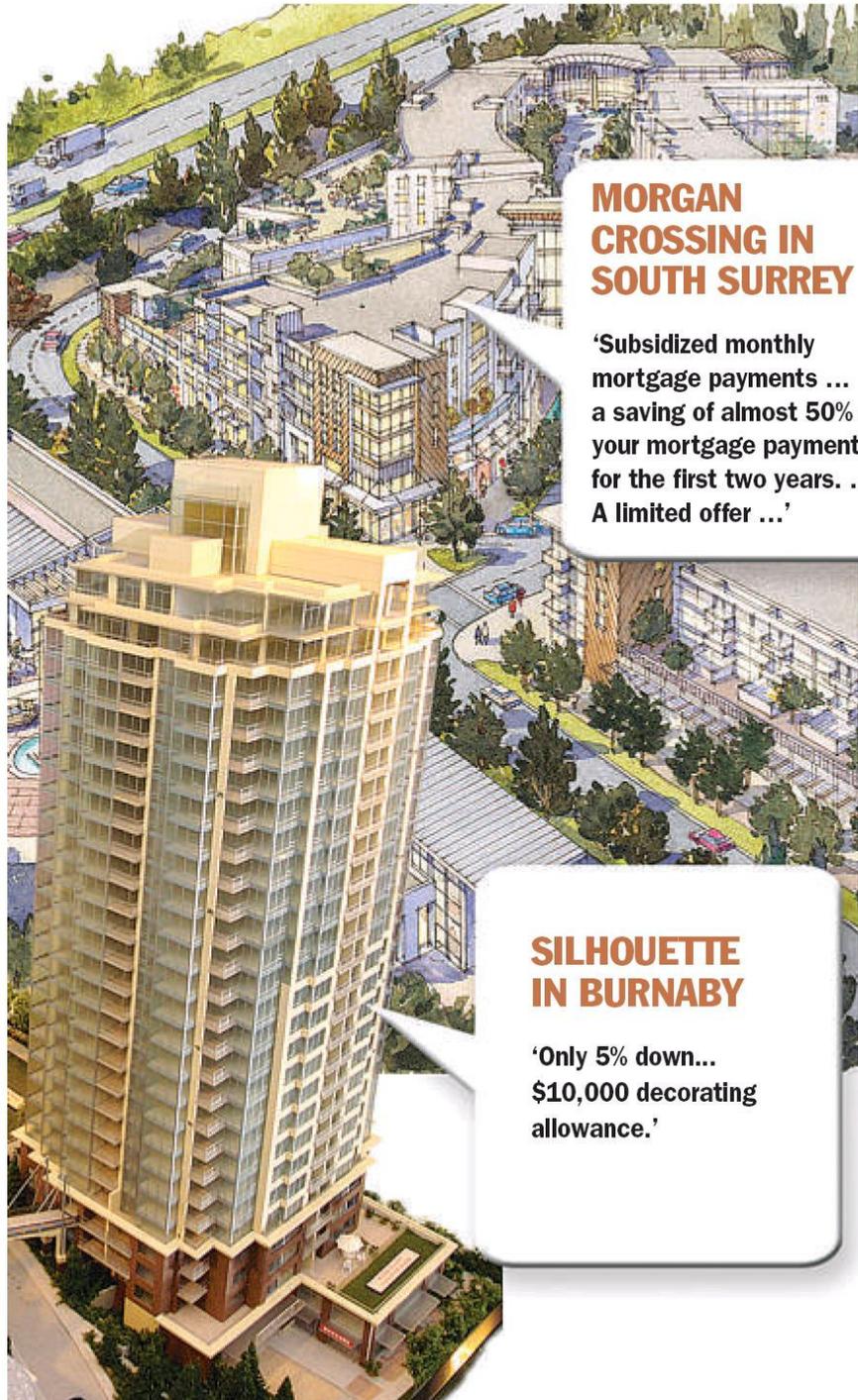
Price cuts, she added, have occurred among projects that used overly aggressive assumptions about price appreciation and needed to be readjusted to levels more competitive with other projects and the newer listings on the realtors' Multiple Listing Service.

"A normal market doesn't mean we don't see price corrections," Podmore-Russell said. "That's exactly

See **DISCOUNTING NOT** D8

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MORGAN CROSSING IN SOUTH SURREY

'Subsidized monthly mortgage payments ... a saving of almost 50% of your mortgage payments for the first two years. ... A limited offer ...'

SILHOUETTE IN BURNABY

'Only 5% down... \$10,000 decorating allowance.'

VANCOUVER SUN

Discounting not expected to get much deeper, developer says

From D1

what it takes to get back to a normal market."

However, she said "a lot of the pricing changes have been blown out of proportion."

Her outlook is for sales of new units in the development pre-sale market to average 11,000 to 14,000 per year over the next couple of years, compared with

16,000 in 2007.

Embassy Development Corp. is one developer that has advertised price reductions from two per cent to 12 per cent on the last 11 units in its two-tower Legacy project near Brentwood town centre in Burnaby.

Embassy president Ryan Bosa said the company adjusted the pricing on these specific units because they had "one-off" lay-

outs to fit the structure of the building and probably weren't the most desirable.

Bosa said the summer was also a slow period for sales, and "we figured we would do a bit of an advertising blitz" to spark more interest, which has worked to drive more traffic to its sales centre.

Developer Ledingham McAllister is offering different incentives on a couple of its projects

— a \$10,000 decorating allowance on units in its Silhouette project and five-per-cent cash back on September sales in its Perspectives building near Lougheed Town Centre.

Ledingham McAllister president Ward McAllister said incentives are offered during slow sales to encourage buyers "to get off the fence" so the company can meet its sales targets, but he hasn't seen more than minimal discounting.

"I don't think there's much discounting going on in the market at all," McAllister said. "People are thinking that prices are going to come down, and we don't believe they are."

Housing forecasts by Canada Mortgage and Housing and Cen-

tral 1 Credit Union, he added, support that opinion.

However, McAllister does believe that developers will slow down on new construction over the next while and "supply is going to tighten up drastically."

Mark Belling, president of Fifth Avenue Real Estate Marketing Ltd., said such incentives are nothing new — they just haven't been needed over the past few years when investor buyers were a bigger part of the market.

"So incentives have basically shifted from trying to attract investors in more buoyant times to the current time when it's more about sustainable supply and demand," Belling said.

And the type of incentive will

depend on the market a developer is aiming at, he added.

Projects geared toward first time buyers, Belling said, might use mortgage buy-downs or other affordability options.

The developer Larco is offering mortgage assistance at its Morgan Creek development in South Surrey in its recent advertising — \$13,495 to \$23,095 spread over two years of payments.

Decorating allowances might be more common in projects aimed at more discretionary consumers.

"Discounts are happening in the form of incentives, absolutely," Belling said. "So I think it's great for consumers."

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2008 Spirit of Vancouver® Awards Luncheon



MORGAN CROSSING

LET THE VIDEO BATTLE BEGIN

BY SUSAN M BOYCE

Okay, listen up all you amateur filmmakers. Are you ready to strut your stuff? Showcase your creativity? Plus win cash, cool stuff, and big time bragging rights?

Yeah, I thought so. Here's the deal. Morgan Crossing — that's right, the Morgan Crossing in South Surrey — has just announced Video Battle.

Let's start with the basics: create a video between one and five minutes long about why Morgan Crossing is such a great place to live. Film it onsite, and then submit to videobattle.ca before September 25. Simple, right?

Now, here's the tough part. There's so much happening in this unique, urban-centric community, the toughest part may be deciding what to showcase first. There's the shopping: more than 60 stores ranging from Everything Wine to Crocodile Baby. Maybe it's the fun-loving European village-style architecture or the sizzling 21st Century interior design that tickles your fancy. And don't forget the sustainability factor: this is one truly walkable community where residents are typically more likely to use two wheels or two feet than use their car.

Personally, I'm endlessly fascinated by the eclectic mix of 'characters' you find at Morgan Crossing — from the super-savvy, 19-year-old who just bought his first home to the 92-year-old grandma who's rediscovered the joys of being able to pick up fresh veggies and flowers every evening.

People are friendly too. Over several visits, I've chatted with twin sisters sharing a brick-oven pizza at Thrifty Foods, a police officer who celebrates his retirement in less than two months, and a young mom indulging in a mani-pedi at

Pure Nail Bar. Every one of them loves the Morgan Crossing lifestyle — even when the decision to move here came out of the blue.

Bryan Woolley, sales director, laughs as he describes a 30-something professional who spent a couple of hours people-watching while his fiancée worked out at the local Steve Nash Gym. "When she met him at the Mink Chocolate Café, his first words were: so why aren't we living here? They made an offer the next day."

And just in case this plethora of imagery hasn't convinced you to grab your camera yet, here's what you could be missing out on. Grand Prize: \$5,000 and an iPad2. Second Place: \$2,500. And if your video is voted the Fan Favourite online, you'll walk away with \$1,000 and an iPad2. Plus, the first 10 eligible entries receive a \$100 gift card to Best Buy.

The Morgan Crossing presentation centre is open noon to 5 p.m. daily except Fridays at 103 – 15775 Croydon Dr. in South Surrey. For more information call 604.582.1336 or visit MORGANCROSSING.CA. For more information about Video Battle and your chance to win one of these fabulous prizes, visit VIDEOBATTLE.CA.





MORE THAN A HOME, A TRUE COMMUNITY

Award-winning Morgan Crossing in South Surrey offers more than contemporary new homes at affordable prices: it also puts owners into the heart of a true community.

"From your doorstep, you are steps from shopping, fitness centres and restaurants," explains Morgan Crossing Sales Director Bryan Woolley. "You can pick up a quick meal at Thrifty Foods, meet friends at hotspots like Mink A Chocolate Cafe, fill a prescription at London Drugs, or shop at Winners, Best Buy, and various boutiques," he adds.

Woolley notes that the demographic of Morgan Crossing is made up of people from all walks of life. From the 19 year old buying his first home, downsizers seeking the convenience of a walkable village, business professionals, and everyone in between. They've all discovered the Morgan Crossing lifestyle and love it.

"This is a place to meet new people and connect with friends and family," he says. Designed to bring people together, the Main Street of Morgan Crossing is quickly becoming the new downtown for South Surrey, hosting many community events like outdoor movie nights and vintage car shows. The price is also a major factor that has attracted buyers from across the Lower Mainland to sunny South Surrey.

The Village at Morgan Crossing offers 670 sq. ft. one bedroom homes from just \$229,900, 

sizes that range up to three bedrooms with more than 1,300 square feet - plenty of space for that dining set and king-size bed.

Built by one of BC's leading developers Larco Investments Ltd., homes at Morgan Crossing feature granite and silestone countertops, stainless steel appliances, hardwood laminate floors, and other contemporary features. Bathrooms, for instance, come with porcelain and ceramic tile floors.

Morgan Crossing was awarded the NewCity Design Award from the City of Surrey for Best Large-Scale Residential; the Fraser Valley Real Estate Board Award for Best Mixed Use, and is a Georgie Award Finalist 2011 for Best Multi-Family Low Rise Development and Best Multi-Family Landscape Design. It will also win your appreciation after a single visit.

Visit the Real Estate Presentation Centre, open daily (except Fridays) from noon to 5 p.m. Located at 103-15775 Croydon Drive, South Surrey (next to Thrifty Foods in the Village).

For details, phone 604-582-1336, or visit online at www.morgancrossing.ca

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