



## **Downtown Langley Merchants Association executive director Teri James takes a drive over the newly opened Golden Ears Bridge.**

**Photograph by: Ric Ernst, The Province**

The Golden Ears Bridge has opened up new worlds for nature lovers, bargain hunters and Fraser Valley moms and dads.

Maple Ridge "used to be an island," surrounded by lakes and rivers, until the \$800-million bridge opened last week, Dean Barbour said yesterday.

"Maple Ridge and Langley haven't been meeting like this for 100 years," said Barbour, executive director of the Maple Ridge Chamber of Commerce.

The six-lane span links Pitt Meadows and Maple Ridge (Ridge Meadows), two cities of 90,000 residents, to 681,000 residents in the two Langleys, Surrey and Abbotsford.

Commuters are already feeling relieved, with an average of 47,000 vehicles crossing the new bridge, freeing up space on the smaller, five-lane Port Mann Bridge.

Bargain hunters are also accessing Langley's nearby Willowbrook Shopping Centre, an almost-Metrotown-sized group of stores designed as a Valley destination.

"People want to park once and hit 15 different places without moving their vehicle," said Barbour. "Ridge Meadows has never been a shopping mecca, never will be."

Businesses on both sides of the river are advertising in their opposing communities, where there has never been reason to before.

Travel is flowing in the other direction as well, but for different reasons. There is a green factor north of the river because a premium has always been put on lakes and parks.

There are Pitt and Stave lakes, horse trails, mountain-biking trails and the bridge's namesake, Golden Ears Provincial Park.

"This is where the outdoors begins," said Barbour. "It's always been understated."

Moms and dads get into it, too.



Teri James, executive director of the Downtown Langley Merchants Association, saves up to an hour in travelling time popping over to visit family in Ridge Meadows; she can also drive to Golden Ears Provincial Park for an afternoon's relaxation.

"People have been waiting for this for a long time," she said.

Barbour saves 45 minutes visiting his son in Tsawwassen and has shaved 20 minutes off trips to Abbotsford International Airport.

Transportation costs for farmers and other businesses are expected to drop dramatically.

There are implications for mass transit. A new TransLink bus connects the downtowns, and southern residents have direct access to the West Coast Express train.

Tolls averaging \$3 will come into effect on July 16, but Angie Quaale, owner of the Well Seasoned gourmet food store in Langley, will provide rebates to her cooking students.

Not everyone supports the car-friendly nature of the project. Simon Fraser University urban studies Prof. Anthony Perl said it's the wrong bridge at the wrong place and time.

"It has been built for a future which won't exist when gas is \$3 a litre. The money would have been better spent on a rail corridor. This is more sprawl, more cars and more carbon going out of tailpipes. It's very shortsighted," he said.

kspencer@theprovince.com

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## Pitt Meadows Library to Move

November 6, 2008

### CITY OF PITT MEADOWS News Release

FOR IMMEDIATE RELEASE

October 31 2008 #2008-16

For further information, call

Dean Rear , Director of Corporate Services, 604-465-2449

[dmaclean@pittmeadows.bc.ca](mailto:dmaclean@pittmeadows.bc.ca)

### PITT MEADOWS LIBRARY TO BECOME PART OF NEW SOLARIS DEVELOPMENT

**PITT MEADOWS, B.C.** - Last night's celebration of the library's 20<sup>th</sup> anniversary included the announcement of a deal between the City of Pitt Meadows and RG Properties for the library's relocation. RG Properties approached the municipality about housing the library at Meadows Gate, the new mixed-use development located on the corner of Harris and Ford Road. After considerable negotiations a deal has been finalized and Council has given approval for the library's move.

Last night's anniversary celebration included a history of the small library that has outgrown its current home. With Mayor Peter Fassbender, Chair of the FVRL (Fraser Valley Regional Library) board and the FVRL Acting CEO, Rob O'Brennan present, Pitt Meadows Mayor Don MacLean made the special announcement to a gathering of about 30 people. Mayor MacLean unveiled very preliminary plans for a 12,000 sq ft new library on the second floor of Solaris, the first of three towers, at Meadows Gate. In addition to expanding the library's overall collection, the new facility will incorporate additional informational services, a lounge area and an expanded computer lab.

"If the new civic square is to become this community's backyard then the library will be our new living room" added Mayor MacLean.

The ten year lease agreement frees up the current library space for future municipal needs. In addition to a reasonable and secure leasing rate, the developer has provided substantial leasehold improvements.

"We are excited to be working with the City on the new library located in Solaris which will provide additional space for services and resources," said Graham Lee, President and CEO of RG Properties. "When completed Meadows Gate will be part of the city centre's master-planned community and will offer residents and visitors easy access to a vibrant neighbourhood with a new public library, retail shops and services, and courtyard."

Final drawings will likely be unveiled next year with occupancy to take place in 2011.

Caro O'Kennedy, Library Manager, Maple Ridge and Pitt Meadows, was enthused by the announcement commenting that "with fresh new buildings comes opportunities for service options. The City and Fraser Valley Regional Library are committed to bringing the best possible service to Pitt Meadows. This partnership just builds upon the tremendous success this library has had. This is a positive situation for the City, the Developer, the Library and the Community. I know that we can play as positive a role in this community in the future as we have in the past twenty years. "

## CONDOMINIUMS

### Towers in the meadows

THOMASINA BARNES

Globe and Mail

November 23, 2007

- **SOLARIS AT MEADOWS GATE**
- **DEVELOPER:** RG Properties
- **PRICE:** From \$220,000 to over \$500,000
- **SIZE:** 567- to 1,315-sq.-ft.
- **SALES CENTRE:** 12059 Harris Road, Pitt Meadows, B.C. Open Saturday thru Thursday from 12:00 p.m. until 5:00 p.m.
- **CONTACT:** 604-460-8998 or [www.lifeatsolaris.com](http://www.lifeatsolaris.com)

With \$80-million and a design for three, 10-storey towers, RG Properties plans to redefine the Pitt Meadows skyline with its Meadows Gate community.

The towers, along with a low-rise, pedestrian-friendly shopping plaza, will provide 241 residential units and 20,000 sq. ft. of commercial space while towering over the city at twice the height of any other development in the area.

Pitt Meadows, known for its rural charm, also has a touch of urban appeal as a suburb neighbouring Vancouver. Supporters hope that the Meadows Gate project will help attract future development to Pitt Meadows and bolster its plans to create an urban core. "Pitt Meadows is becoming a hot spot," says PaceSetter Marketing's Nick Askew. "The region has a lot to offer and transportation infrastructure upgrades are projected to substantially increase property value in the area."



Meadows Gate offers contemporary residences surrounding street-level shops and restaurants with access to established Pitt Meadows amenities like the town library, a recreation centre, schools, golf courses and hiking trails.

Solaris, the first tower offering at Meadows Gate, is on sale now with units starting at \$220,000 and a completion date is set for the fall of 2009. Each unit at Solaris has stainless steel appliances by Whirlpool, polished, double-edge granite countertops, electric heating with individual room temperature controls and parking.



# Community

## GROWTH | GATE OPENS



Carmine Marinelli/TIMES

Three 10-storey condo towers will soon sprout from the heart of Pitt Meadows town centre, more than doubling the height of the city's current tallest buildings. Meadow Gate, 1200 Pitt Meadows Blvd., showed off how the project will look.

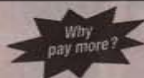


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REAL ESTATE ROUNDUP

# Prince Rupert drawing real estate buyers

Container port and promise of Asian goods boom makes north increasingly attractive



PETER MITHAM

**Port promise**

"One of the most promising areas in the whole of Canada is Prince Rupert."

The ringing endorsement came earlier this year from none other than B.C. billionaire **Jimmy Pattison**, and it's one that will be put to the test over the next year as the city's new container terminal swings into action.

The first container ship was set to arrive in Prince Rupert last week, but investors seeking to capitalize on the movement of goods through the facility have already been busy.

Take **Mark Pirie**, principal of **FJM Investments LLC** of San Francisco.

When Prince Rupert came up during a panel discussion that the Urban Land Institute hosted in San Francisco last year, he began to take a close look at the opportunities the northern city had to offer.

The scouting resulted in FJM buying a 54-acre parcel of industrial land in late August for the premium price of \$80,000 an acre.

The deal followed the acquisition of a 137,000-square-foot office property in the city's downtown last spring.

"We believed in the story, and it was worth the trouble," Pirie said during a recent interview.

Current plans call for sub-

dividing the property with a view to selling it off to users drawn to the city because of the port. While much of the attention has been focused on the container traffic coming into the port, local entrepreneurs in northern B.C. and southern Alaska are considering sending their goods to Asia and elsewhere via the port.

How quickly it all takes shape, however, is another question.

"We're selling futures," said **Victor Prystay**, managing broker of **Royal LePage Prince Rupert**.

With properties still selling for less than replacement cost, Prystay doesn't expect to see major signs of a turnaround until money from new jobs at the container terminal makes itself felt.

**Bridging the gap**

Residential real estate has typically been more affordable outside Vancouver, particularly north of the Fraser. So it's not overly surprising that the first phase of **RG Properties Ltd.**'s new project in Pitt Meadows, beginning in the low \$200,000s, was half sold before opening last weekend.

But price isn't the only thing the development has going for it.

RG president **Graham Lee** said his interest in developing



Gateway program: RG Properties' Meadows Gate project hopes to capitalize on new Gateway bridge construction and Pitt Meadows' vision for its downtown

the three-acre plot of land at the corner of Harris and Ford in downtown Pitt Meadows was spurred by a new master

**"We're selling futures"**

- Victor Prystay, managing broker, Royal LePage Prince Rupert

plan for the city centre and development of new infrastructure that will provide connections between Pitt Meadows and the rest of the Lower Mainland.

The site was formerly occupied by a strip mall that Lee acquired adjacent to a rec centre that RG built for Pitt Meadows nine years ago.

When complete, the 260-unit Meadows Gate project will be a landmark with three 10-storey towers marking the Harris-Ford intersection as the core of Pitt Meadows.

"There's definitely a need for it now," Lee said last week, noting that the expansion of the Pitt River Crossing and development of the Golden Ears bridge will improve commuter traffic flow between Pitt Meadows and Vancouver, as well as into the Fraser Valley and points east.

"That will be a very easy commute once that bridge goes in across the Fraser, and even further east."

Meadows Gate is also within walking distance of the West Coast Express com-

muter rail service.

**Global preference**

Score another one for Vancouver's project marketers: treading a path worn by folks like **Bob Rennie**, **Cliff Bowman** and others, the project marketing wing of **Sotheby's International Realty Canada** has become the preferred supplier to the global operations of Sotheby's International Realty.

**Blueprint Global Marketing Inc.**, the brainchild of **Ross McCredie**, **Sotheby's Canada** master franchise holder and Intrust alum, was launched earlier this year with offices in both Vancouver and Atlanta, Georgia. The bi-national base was a

springboard into the global market (helped, no doubt, by successful marketing campaigns earlier this year for projects that include the Private Residences at the Hotel Georgia and Tobiano in Kamloops).

Blueprint will consult on luxury real estate projects, delivering project analysis and high-impact marketing programs to Sotheby's and other clients. Its most recent projects include Galileo at Lake Las Vegas, Nevada, and the Four Seasons Private Residences, Toronto.

Besides McCredie as president and CEO, Blueprint boasts **Hunter Milborne**, a Toronto project marketing whiz, who joined forces with Sotheby's a year ago, as well as **Glen Archer**, a tourism industry veteran who heads up Asia Pacific development for the firm from an office in Australia, and **David Carson**, who brings a wealth of business operations experience (including as head of Brazil's biggest power firm).

Blueprint is currently handling 29 projects around the world. ■ pmitham@telus.net

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Cliff Raps, Paragon Realty Corp.







## Solaris

### The Dawn of Urban Living

by Susan M Boyce

It's a hot spot of the Lower Mainland's already sizzling real estate marketplace, a community poised for exceptional growth and increasing property values. Even more exciting, Pitt Meadows is about to see the launch of its first ever, landmark tower community.

Introducing Solaris, the first of three mid-rises that will complete the Meadows Gate Village master planned community. Located at Harris Road and Ford Street in the new city centre, Meadows Gate Village tucks neatly around City Hall and a public library, recreation centre, and elementary school. "It's the final piece of the city centre community plan — contemporary, affordable residences designed to appeal to a broad range of owners from first time homebuyers and investors to baby boomers and seniors," says Nick Askew, president of Pacesetter Marketing.

#### Living Well, Living Easy

"Homes at Solaris, like the entire Meadows Gate Village, are designed for livability," Nick says. "They are all very spacious — 600 to 1,300 square-feet — so they can easily accommodate even large scale furniture."

Sleek and contemporary, Solaris' soaring 10-storey tower offers panoramic views of Golden Ears Provincial Park, Mount Baker, Fraser River, and rolling farmlands. Yet there will also be the ambiance of a village centre, urban living with a more intimate feel. The central courtyard creates a special outdoor oasis where owners can pause to chat with neighbours or simply enjoy a few moments of relaxation amid the lush greenery and gardens. And with cafés, restaurants, and shops just steps from your front door, it all adds up to a lifestyle of comfort and convenience.

#### What To Do Today

Surrounded by three rivers, Pitt Meadows offers an abundance of recreational opportunities as well. "The dike trail system goes virtually around the entire city and is perfect for hiking or biking," Nick says. "Plus there's kayaking, horseback riding, camping, fishing — you name it. And the selection of nearby golf courses is amazing."

In fact, when you add in the indoor sports — including curling and swimming — found throughout the community, your toughest choice will likely be deciding which one you want to discover first.

#### Outstanding Investment

Good news for investors and owners alike, Nick says independent studies predict local property values in Pitt Meadows will increase by 10 to 20 percent with the opening of the new Golden Ears Bridge and Pitt River Bridge expansion — both scheduled for 2009 when Solaris is due to be completed. "These two projects will make Pitt Meadows among the most accessible regions in the Lower Mainland," Nick says. And if you still prefer to let someone else do the driving, Solaris is only a block and a half from the WestCoast Express for an easy, 30-minute commute to downtown Vancouver.

Meadows Gate will offer approximately 250 residences in a variety of one-, two-, and three-bedroom floor plans. Solaris, the community's initial phase is affordably priced from the low \$200,000s and will celebrate its grand opening at the beginning of October.

The presentation centre and full, two-bedroom display suite are found at 12059 Harris Road in Pitt Meadows and open noon to 5:00 pm daily except Friday. For more information and to priority register for this and future phases, call 604-460-8998, or you can visit on the web anytime at [www.lifeatsolaris.com](http://www.lifeatsolaris.com). ■





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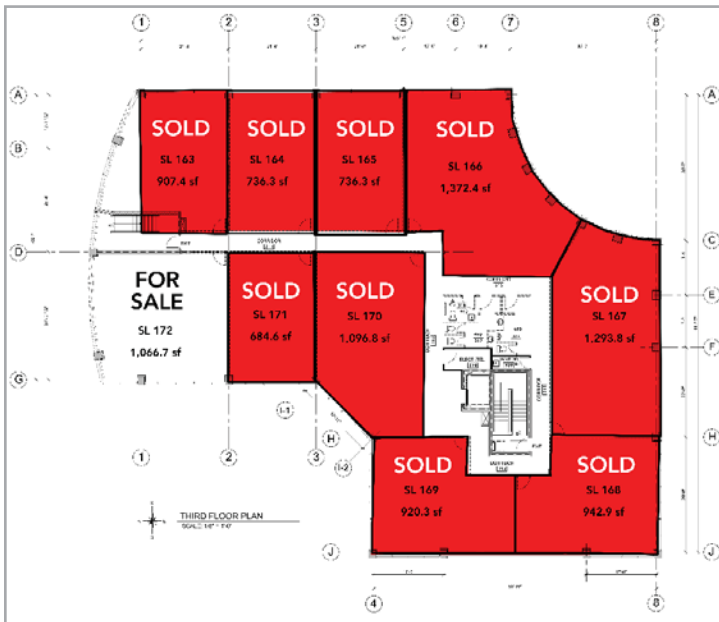


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SL 165	SOLD	SOLD
SL 166	SOLD	SOLD
SL 167	SOLD	SOLD
SL 168	SOLD	SOLD
SL 169	SOLD	SOLD
SL 170	SOLD	SOLD
SL 171	SOLD	SOLD
SL 172	1,066.7 sf	\$288,009



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E.&O.E.: The information contained herein was obtained from sources believed to be reliable. \*Craig Haziza is licensed with CAH Realty Inc. and is not a real estate agent.



[AREA](#)[MAP](#)[AMENITIES](#)[AMENITIES EXPLORER](#)[TRANSPORTATION](#)

Pitt Meadows is a natural choice for active lifestyles. Spectacular golf courses. Local farmers' markets. Gentle waters for kayaking and canoeing. Nearby Golden Ears Provincial Park offers full campground facilities and an extensive network of hiking, horseback riding, and cycling trails.





[AREA](#)[MAP](#)[AMENITIES](#)[AMENITIES EXPLORER](#)[TRANSPORTATION](#)

Pitt Meadows is a vibrant community known for its easier, gentler pace of life.

Surrounded by acres of farmland, bordered by the Fraser, Pitt, and Alouette rivers, and home to three popular lakes, Pitt Meadows embraces life by the water. Over forty kilometres of riverside dykes are ideal for walking and cycling. Superb fishing, boating, windsurfing, and swimming are just minutes from home.



### FOCAL POINT

- Pitt Meadows' only concrete and steel high rise, conveniently located in the city centre
- Walking distance to urban amenities including: an elementary school, community recreation centre, and library all in a village setting
- Easy access to downtown Vancouver via the West Coast Express commuter train
- Tranquil parks, peaceful trails, and spectacular mountains are nearby for walking, hiking, biking, and horseback riding

### CAREFULLY CONSIDERED

- Thoughtfully designed condominiums range from 752 to over 1300 sf; whether you're single, a couple, or a family, we have something that will fit your lifestyle
- Solid concrete and steel construction for your peace of mind
- Energy efficient Low E glass windows to keep your home cool in summer and warm in winter
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- Lush west coast landscaping throughout common areas
- Live life with confidence at Solaris knowing it's built with a rain screen window wall system

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- Convenient in-suite storage area (most plans)
- Elegant 4 1/2" baseboards and 3" door casings throughout to finish your home with style
- Stylish window roller shades on all windows
- Practical Carrera interior doors with stylish brushed chrome handles
- Luxurious carpeting in all bedrooms

### STYLISH KITCHENS

- Your choice of two distinctive cabinet finishes, each with satin nickel handles customizes your home
- Contemporary stainless steel appliances by Whirlpool
  - 17.6 cubic foot top-freezer refrigerator
  - 30" self-cleaning freestanding electric range
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  - Energy Star® dishwasher with up to three hour delay start
- Polished double-edge granite slab countertops
- Convenient kitchen islands (select plans)
- Contemporary ceiling pot lights and undermount cabinet lighting to create a bright, functional workspace
- Double stainless steel undermount sinks with single lever chrome faucet and pull-out vegetable spray by Taju
- Classic tile backsplash creates a seamless look from cabinet to counter
- In-sink waste disposal makes cleaning up a snap

### LUXURIOUS LAVATORIES

- Deep and relaxing main bath soaker tub with ceramic tile surround and pressure-balanced shower control by Delta (select plans)

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Bridge Brings Communities Together	<i>Jun 25, 2009</i>
Pitt Meadows Library to become apart of Solaris	<i>Dec 4, 2008</i>
Globe and Mail	<i>Nov 23, 2007</i>
Maple Ridge Pitt Meadows News	<i>Nov 20, 2007</i>
Business in Vancouver	<i>Nov 6, 2007</i>
Vancouver Sun Business	<i>Oct 3, 2007</i>
24 Hours Newspaper	<i>Sept 27, 2007</i>
New Home Buyers Guide	<i>Sept 2007</i>

### CONTACT US

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# SOLARIS

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▶ FLOOR 10

FLOOR 8

FLOOR 6

FLOOR 4

FLOOR 2

North



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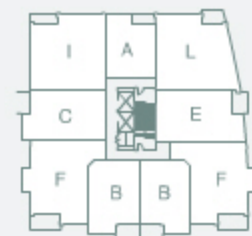
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FLOORS 4 - 8



FLOORS 2 - 3





# SOLARIS

## MEADOWS GATE

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Meadows Gate Village is designed using LEED green building principles. The steel and concrete towers soar above other area buildings to reveal stunning panoramic views. The pedestrian-friendly plaza incorporates detailed brickwork, lush greenery, and sidewalk awnings to enhance the village atmosphere where everything you need is close to home.



B C C O N D O S . N E T



# SOLARIS

## MEADOWS GATE

[HOME](#)[CONTACT](#)[NEWS](#)[REGISTER](#)

WALKABLE

10 MINUTES

20 MINUTES

PITT MEADOWS AREA

MEADOWS GATE VILLAGE

TOWER I

TOWER II

THE BUILDER

AREA

MAP

AMENITIES

AMENITIES EXPLORER

TRANSPORTATION

SOLARIS

ENJOYMENT

SHOPPING

RECREATION

RESTAURANTS

ESSENTIALS

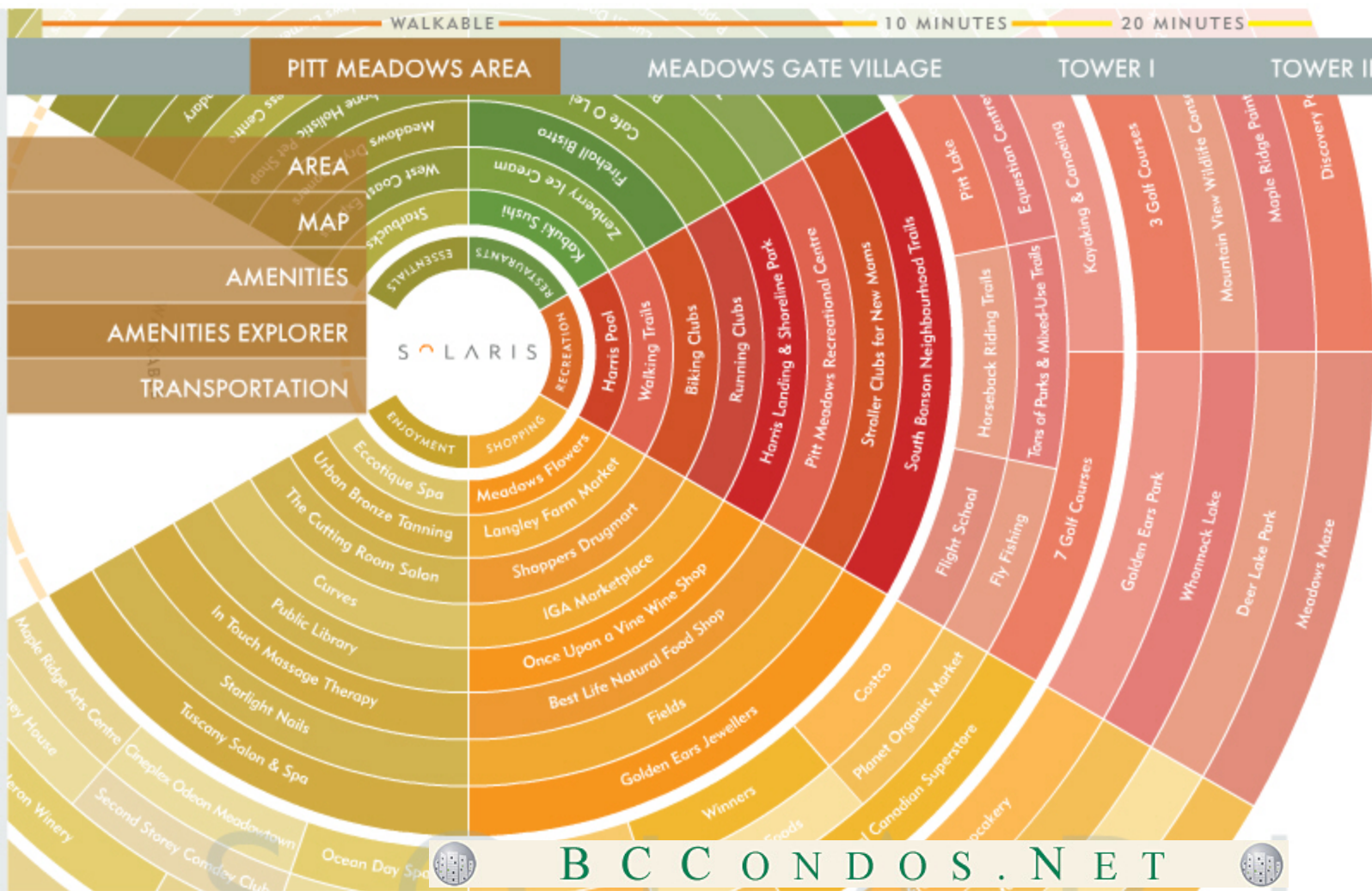
ENJOYMENT

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# SOLARIS

## MEADOWS GATE

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Conveniently and centrally located, Solaris is a 40 minute drive from downtown Vancouver and just two blocks from the West Coast Express, providing a relaxing 35 minute train ride into the city centre. With the new seven-lane Pitt River Bridge and the new Golden Ears Bridge crossing the Fraser River scheduled for completion at the same time as Solaris, Pitt Meadows will become a vital hub, linking Vancouver and the Fraser Valley.



BC CONDOS . NET



# SOLARIS

## MEADOWS GATE

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Discover contemporary urban living in the heart of picturesque Pitt Meadows.

Solaris is the first of three contemporary towers in the new community of Meadows Gate Village. Rising ten stories, Solaris soars above other area buildings to reveal stunning panoramic views.

Arranged around a central retail courtyard, Meadows Gate Village is close to urban amenities of all kinds. Live just steps from street-level shops, a recreation centre, a library, an elementary school, and City Hall.



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BUILDER'S STORY





# SOLARIS

## MEADOWS GATE

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### BUILDER'S STORY



PROPERTIES LTD.

Founded in 1989, RG Properties is a diversified real estate development company known for many of the largest and most ambitious building projects in British Columbia, including industrial and commercial buildings, sports complexes, arenas, and special event facilities that have enriched communities across the province.

Through its commitment to quality design and architecturally sound construction, RG Properties has earned a reputation as a trusted and respected developer. Solaris at Meadows Gate Village is the latest example of RG Properties' trademark value and craftsmanship.