

TOWNLINE CONNECT



A DTLA State
of Mind

A Brand-New
Work World:
Office Edition

A Brand-New
Work World:
Home Edition

Office Furniture:
The Fashion &
The Function

A DTLA State of Mind

In the fall of 1999, the Staples Center opened in Downtown Los Angeles as the new home to the LA Lakers, Kings, and Clippers. It was a momentous event for a part of town considered somewhat forgotten, designed to breathe new life into the area and give LA a fresh new topic of conversation. And it worked.

In fact, it worked so well that it spurred an era of almost unprecedented resurgence, with development, culture and nightlife turning Downtown LA into one of the city's most vibrant neighbourhoods.

Fast forward a little over 20 years, and Downtown LA is firmly established as a go-to mecca for trendy restaurants, bars, hotels, and entertainment. In 2020, Downtown LA was voted the second-coolest city in the world in a global

poll of 38,000 people by Time Out Media (second, for the record, to Esquerra de l'Eixample, Barcelona – which is very cool, indeed).

So, it's fair to say that Downtown LA has made it. Amidst the urban sprawl of LA, downtown has solidified into a unique kind of nucleus where sports centres, music and cultural events take place; people gather; and the nightlife is a magnet for tourists and locals alike.

It was only a matter of time before the success of this transformation began to reach neighbouring pockets of the city. Chinatown and Koreatown in particular have become popular destinations for dining, nightlife, culture – and, increasingly, living.

Chinatown, LA

In the early 2000s, contemporary art galleries began springing up in Chinatown, about two miles north of the city centre. Nowadays, a wide variety of restaurants and bars – from dim sum, noodle bars and seafood restaurants to the hip brewery at Highland Park, legendary chicken at Howlin' Ray's, and one of the city's coolest bars at Apotheke – have enriched the flavours of the neighbourhood.

Dodger Stadium is right next door – and Chinatown is full of great vantage points to view the Friday night fireworks display. The stadium sits adjacent to the Los Angeles State Historic Park. A 32-acre park on the border of Chinatown that draws city dwellers seeking green space. Central Plaza is the place to be for colourful cultural events like Summer Nights and Chinatown After Dark. And with an upcoming rail line connecting Chinatown to downtown, it's no wonder that this hot spot of cultural, culinary, and tourism activity is now becoming one of LA's hottest places to live, work, and play.

Koreatown, LA

The meet up of tradition and trend is cause for celebration in Koreatown, too, just three miles northeast of downtown. Korean BBQ restaurants and karaoke bars intermingle with hip speakeasies and happening clubs, with an abundance of late-night casual dining to keep the party going. But an array of contemporary edifices rubbing shoulders with historic buildings and an influx of new development has K-town hopping with a new kind of bounce. The Line Hotel is just one example of this energetic shift; its café, club, and restaurant open to the public, with a minimalist vibe and decadent cuisine by renowned Korean-American chef Roy Choi – famed as one of the founders of the gourmet food truck movement.

Just 10 minutes from Hollywood and 15 from downtown, with the upcoming rail line set to reduce this to mere minutes, Koreatown is a centrally located hub where neighbourhood charm meets urban cool factor, and there's something great to eat on every corner. For some, there is just no better place to live.

These days, the spark of change in both Chinatown and Koreatown is as bright and lively as LA gets. Yet there is a continuing sense of reverence in these historic enclaves, forever cherished as part of the city's celebrated history – and exhilarating future. 🏠



On the Horizon...

Harmony Chinatown, LA

As Chinatown's first 23-storey luxury rental apartment tower, this precedent-setting community leads the way for a harmonized blend of office, retail, and residential, in tune with this historic yet progressive neighbourhood. Integrated into Chinatown's vibrant central plaza, the building's architecture takes inspiration from the urban patterns of its surroundings; the building blocks of Chinatown Village recreated in a series of stacked, offset masses rising above a podium.

Significant outdoor space with garage-door merchants fronting an activated plaza with food trucks and gathering space stitches the development into the neighbourhood in a freshly modern yet respectful manner. Large balconies wrap the building – a rare LA commodity – offering views to the San Gabriel Mountains and the fireworks at nearby Dodger Stadium. Spacious contemporary homes and significant amenities including a rooftop pool mark a new era of Chinatown living.



On the Horizon...

Terrace Block Koreatown, LA

The juxtaposition of old and new creates a vibrant urban landmark in historic Koreatown that enhances the cityscape, while respecting the traditions of its surroundings. Terrace Block will be a mixed-use development offering contemporary rental and co-living opportunities, office space, and dining, plus a plaza-level market inviting residents to mingle with the local community while enjoying food trucks, live music, and more. Designed to improve public spaces while paying homage to the physical presence and cultural memory of the neighbouring church, itself an important community landmark, the building seamlessly integrates a dynamic future into the celebrated history of Koreatown.

A BRAND-NEW WORK WORLD: Office Edition



Many of us have retreated into home offices both makeshift and memorable for the past year or more. Zoom meetings, Microsoft Teams, Slack channels, spur-of-the-moment digital communications (late-night texts from the office, anyone?) and our general comfort level with technology has made it an unexpectedly easy transition for those fortunate enough to have the option. But perhaps what has surprised individuals and businesses most is its potential for long-term efficacy.

Working Here, There, or Anywhere

Skipping the commute and heading to the (home) office in your slippers certainly does have its advantages. More time with family ranks among the best benefits. The ability to cook healthy food for lunch or go for an evening run before dinner helps us feel more balanced in the work week. Household tasks can be more easily taken care of, and life feels generally a little less overstretched.

Yet the downsides persist. That time with family can be a bit burdensome during working hours – if we're trying to meet our own deadlines while the kids are clamouring for help with their homework, important meetings are interrupted by enthusiastic dogs barking, or a prolonged moment of concentration turns out to be thanks to the colourful new mural on the kitchen wall. For many, working from home is simply untenable.

The framework of working hours – or lack thereof – can also create an issue, as distractions eat away at productivity. On the flip side of this, separating work from home can be a challenge, as the

nine-to-five stretches late into evenings, and mornings seem to start earlier each day. According to Forbes, remote workers actually work longer hours than their in-office counterparts. There's real risk of burnout here, which can lead to long-term health and career repercussions.

54% expect to work from home one day per week

* Steelcase study

Work from Work

For many, the sense of community and the richness of collaboration that only an office environment can offer is what will draw us back out of our homes. In a global study by Steelcase of 32,000 participants across 10 countries, 10 out of 10 countries reported that isolation was the greatest concern for people working from home. "We need our people, we miss our colleagues, and work is a

fundamental way this desire for belonging and community is fulfilled," writes Tracy Brower for Forbes. "Sure, we can connect virtually, but it's just not the same."

There's a palpable change in the office air as we contemplate what our new work world really looks like. Since a clear office vs. home divide no longer exists for many companies, how will the office of today (and tomorrow) adapt to meet these changing conditions?

For starters, the world just may become more flexible. We know how to do it now, so why not work from home a little more often? Yet in the Steelcase study, 54% of US respondents said they expect to work from home just one day per week or less – and 26% expect to work from home two to three days per week. That puts plenty of emphasis back on the office.

The communal workplace is a model of collaboration, community, expediency and quality that we're just not willing or ready to part with. Now more than ever before, it will also be a place of flexibility, adaptability, and joy.

NEW TRENDS IN OFFICE DESIGN

Studies show that most of us crave a quiet professional environment in which to excel in our jobs, advance our careers, and separate our work world from our personal lives. Yet the workplace landscape has changed over the past year, potentially irrevocably. So how do we recreate our concept of office space to make it a place that companies and employees will want to be part of?

Safety First

The future of office space is clean, safe, and welcoming. That means excellent air quality and higher-than-ever standards of facility cleanliness, with strict adherence to safety protocols. Work population density will be considered in a new light, and food safety matters, too. No more communal snack bowls!

Make it Meaningful

To draw employees back out of their homes, the workplace must offer balance and meaning. That might include plentiful outdoor spaces, collaboration spaces, and building amenities designed for wellness. We likely won't bring our fuzzy slippers to the office, but we do want to bring a new understanding of work time, work space, and human balance.

Offer Flexibility

Flex desks and flex schedules will align in the workplaces of the future. This can be a benefit to employers and employees alike, as greater flexibility and lower overhead combine to create an atmosphere of productivity, cohesiveness, and job satisfaction. Many companies, including tech giants like Google, are looking to a new home-office mix as the future of how we work.

NOW TRENDING: OFFICE OWNERSHIP

Why rent when you can own? Commercial strata ownership is a popular model commonly found in sophisticated commercial centres around the world – especially in Asian centres such as Hong Kong, Shanghai, and Singapore. In Vancouver, office ownership has historically been less well understood. But now, demand is outstripping supply.

In downtown Vancouver, Metrotown, and Richmond, strata office ownership has become a hot commodity. Savvy buyers see the long-term value of ownership in a city where vacancy rates are among North America's lowest – driving rental rates increasingly higher. An influx of big-name companies like Amazon and Microsoft have bought up masses of office space in Vancouver's core business centres, and small business owners are often left scrambling to find leasable spaces small enough – and affordable enough – to fit their businesses.

Strata office ownership puts the power of ownership in the hands of the business owner. It's an opportunity for investment in the future of the business, and a safeguard against uncertainty. For pure investors, strata office ownership offers the security of long-term tenants in a heated rental market, in a city that keeps on growing. 🏡



A BRAND-NEW WORK WORLD: Home Edition



The home office is no longer a makeshift solution. For many, it is a new way of life – one that will be an important part of our future work world. While we may miss the benefits of shared office space – opportunities for collaboration, community, and that shared sense of vision and purpose – many of us are unwilling to give up the convenience and comfort of the home office.

Fortunately, many employers agree. Productivity can be seamless with

the right technologies and team interaction. With the perfect blend of home office and workplace, we might just achieve the proverbial work-life balance long sought-after, but often seemingly just out of reach.

But if the trend is no longer temporary, that makes the home office a long-term solution to working life. And that means now is the time to make your work-from-home experience the best it can be.

CREATE THE PERFECT HOME OFFICE – THAT WORKS IN ANY SPACE

Expert Tips from Linda Gallo of Insight Design Group

With ongoing flexibility in our collective future, let's get real about making the home office the best work experience it can be. The experts weigh in with the tips we need to make any home workspace (no matter how small!) work well for productive workdays – and work-life balance.

Tip #1: Zone In

It's more important than ever to maintain separation between work and home. We achieve greater focus at work and create better balance at home by creating distinct zones. A room with a door is ideal, but if that's not available to you, use a small cabinet to reduce clutter, and a screen or curtain to create a distinct workspace.

Tip #2: Light up Your Day

Access to natural light and the ability to look outside and connect with nature creates the best working environment

– and studies show that it increases concentration and productivity. If you don't have a window, layer multiple light sources with a floor lamp or desk lamp in addition to overhead lighting.

Tip #3: Stay Flexible

Flexibility is a must! Changing up your workstation so that you can stand and move around is vital to maintaining spinal health and staying alert. If your work is portable, bring your laptop or tablet almost anywhere for a change of scene – and an increase in productivity and motivation.

Tip #4: Make it Personal

Be sure to incorporate personal items and design to spark joy and make your workspace a place you want to be. You can do this with:

Colour: Incorporate your favourite colour, whether in a feature wall, a piece of art, or even just a fancy stapler.

Photos: Heart-warming photos of people and places are a happy respite from the eye strain of your screen.

Plants: Any variety you like – plants bring beauty to your workspace and are natural air purifiers and a constant source of oxygen.

Tip #5: Blend it In

If your office space blends into its surroundings, this will help you leave it behind at the end of the day. Proper organization of wires is so important – reduce visual clutter as much as possible with extension cords, tape them to the underside of your desk, or use a cable management device.

Tip #6: Keep it Simple

The best secret is to keep things simple. Streamline the items you have in your home office, avoid clutter, and tidy up at the end of each session. And walk away!

THE OUTDOOR OFFICE: A PATIO THAT WORKS

As the weather warms up, your patio becomes an incredible extension of your home. From morning coffee to outdoor lunch breaks, it's a wonderful way to get some fresh air during your at-home workday. But here's another consideration: why not take the home office outside?

An outdoor office can be a brilliant way to make the most of working from home, enjoying the outdoors, and finding a quiet space to concentrate. If your balcony is enclosed or sheltered, it's the obvious spot for a home office, just right for one person. But if it's out in the open air, don't think it can't be a creative space for at least part of your day! Here's how to make it work.

Grab a Good Chair

Just because you're sitting outside doesn't mean you can perch on a little deck chair for hours on end. Ergonomics matter here, too! Bring your home office chair outside, or consider investing in a

weatherproof, ergonomically friendly chair that will keep your back happy.

Block the Sun

Sun worshippers, hear us out! First, of course, you'll want to protect your skin. But secondly, your laptop screen will be a lot easier to read when you're out of direct sunlight, reducing strain and visual fatigue. A well-positioned umbrella will do wonders for your productivity.

Choose Rugs, Cushions, and Plants

Just because it's outside doesn't mean it shouldn't be designed! An outdoor rug, a lamp, plants, colourful cushions – these personal touches will help you create a cozy, personalized workspace that you'll want to work in all summer long.

Heat it Up

Tuck an outdoor heater by your feet, and that summer patio now becomes a spring-through-fall workspace for part of every work-from-home day.



MAKE YOUR BUILDING WORK FOR YOU

The new emphasis on working from home at least part of the week means our homes – and our buildings – matter more than ever before. At Townline, we put a great deal of thought and planning into the creation of meaningful indoor and outdoor amenities that truly enhance daily living for our residents.

When you're working from home, you have that extra time in the day that is no longer spent commuting, with the added convenience of being right at home. Whether your building amenities are bookable or shared, here's how to make your building work for you during your work-from-home days.

Commit to Wellness

Hit the gym, do a few laps in the pool, or get in your yoga stretches before you start work each day. Working from home can lead to lethargy if we're not careful. The beauty of having fitness facilities in your building is that it's so easy to access them, at any time of day. If you're having trouble getting or staying motivated, grab an app that will get you back on track. (The free Nike apps are fantastic.) Not an early riser? The lunchtime workout or 5 pm sprint works, too!

Break up Your Day

Take a break! It's so important to remove yourself from your workspace at regular intervals throughout your day, especially in the transition from your working day to after-work hours. So have a coffee on

the rooftop terrace. Read the news in the lounge. Take a phone call in the garden. Your shared building spaces are designed to extend your home and improve your day – it's up to you to make the best of them!

Be Social, if Distant

Sometimes, just being around other people is the perfect antidote to a long workday on your own, or with your partner or pet for company! Sit on a bench as dog walkers and joggers whiz by; lay on the grass in the courtyard as children play on the slide; say hello to neighbours and strangers alike. Community is a wonderful feeling – and it's the important reason we design our buildings and neighbourhoods the way we do. ▀

OFFICE FURNITURE: The Fashion & The Function



Furniture is one of the hidden stories of our working lives – yet paradoxically it is very much on display. When working from home, that display might be a very visible part of your living room, kitchen, or bedroom. But whether it's a branded office space or the very personal brand of your home workspace, your office furniture is the cohesion of form and function that commands your comfort, your physical health, and your personal aesthetic for many hours each and every day. That makes it worthy of deep consideration.

The Seat of Comfort

Your office chair is where you take care of business. Why not let your chair take better care of you? Style and design matter, especially for this too-often overlooked item.

Consider the craftsmanship of the Eames Lounge Chair. Perhaps the reigning icon of furniture design, it has combined comfort and style since 1956, and is now a part of the Museum of Modern Art's permanent collection in New York. Designed by Charles and Ray Eames for Herman Miller, the prototype was literally created for comfort – to allow Billy Wilder to take naps on his film sets. Ever since, the molded plywood, aluminum base, and leather upholstery chair has taken centre stage in the world of design.

But do we really need museum-quality furniture in our homes?

Alexa Bustamante is an A&D representative for Herman Miller, whose name has long been synonymous with premium office furniture. Her consultative approach helps clients – primarily architects and designers – determine the best design solutions for their spaces. Good design and expert consideration of comfort are inextricable. And both, says Alexa, should be taken very seriously.

"I always think it's interesting when people can justify a premium vehicle purchase that is used for only a couple of hours a day,

compared to buying a premium task chair that you sit on for eight or more hours each day," she says.

"The value of a Herman Miller product is directly correlated with the research behind the design," says Alexa. "As Charles Eames famously said: 'The details are not in the details. They make the design.'"

So what gives this iconic furniture such enduring cachet? "Herman Miller furniture is designed with a human-centered approach, meaning that every detail in the design solves a unique problem that will improve the well-being of the person using it," she explains. "It is this purposeful, research-based approach to design that makes each Herman Miller product a timeless, durable, and highly customized solution."

"Design is a plan for arranging elements in such a way as best to accomplish a particular purpose."

- Charles Eames

Finding Your Fit

Good design is a whole lot more than looking pretty. What we casually categorize as ergonomics is really a much broader and deeply important health consideration. From muscle tension and headaches to circulation problems, joint pain, lung capacity, strength, and fatigue, the chairs we sit in contribute greatly to our overall health.

Two examples from Herman Miller's classic collection transformed an era of design, combining technological innovation and purposeful, people-led, painstakingly high-quality design.

To this day, both products retain their timeless aesthetic and lasting appeal.

The Aeron Chair: First released in 1994, the Aeron chair was dubbed America's best-selling chair. It, too, has a home in the Museum of Modern Art. "How pressure is distributed across the body makes a significant difference in how comfortable you are while sitting," says Alexa. "Aeron's innovative Pellicle seat and back distribute your weight evenly, eliminating pressure points and heat build-up. It took decades of design research to develop a chair that was health-positive."

The Embody Chair: A team of more than 30 physicians and PhDs in biomechanics, vision, physical therapy, and ergonomics designed the Embody chair to increase blood circulation, improve oxygen flow, and lower your heart rate. Designed to

mimic the human body, the chair features a central spine and flexible ribs. "It automatically conforms to your body's micro-movements," says Alexa, "and is the only chair on the market you can get prescribed by a doctor."

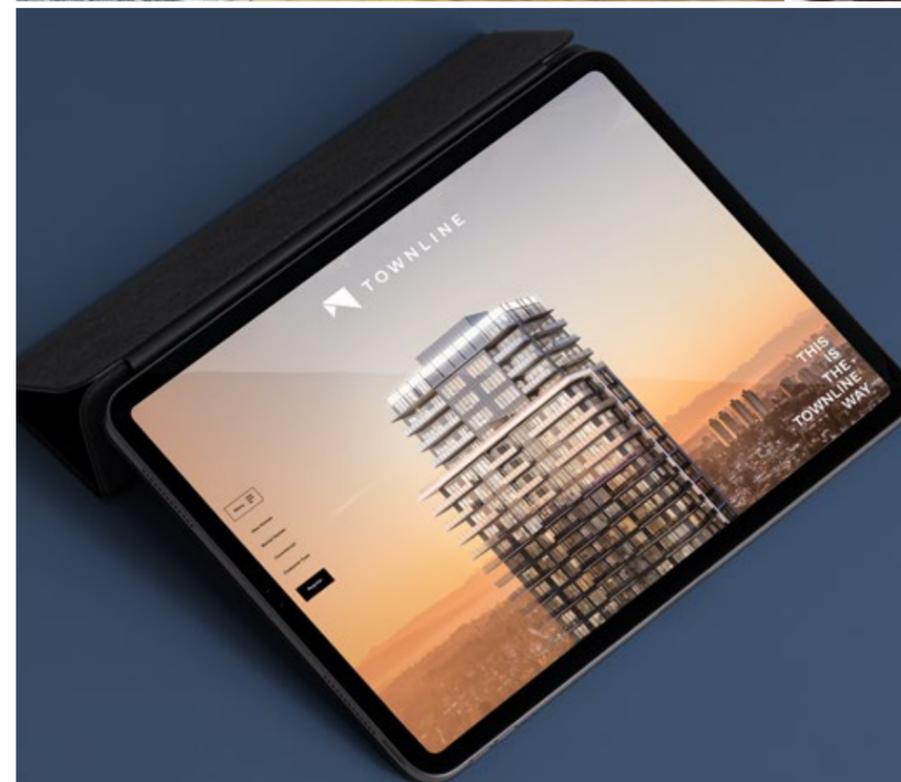
Over the past few years, Herman Miller has acquired a number of companies to create a wider Herman Miller family of brands. That means more design options that cater to different price ranges, health needs, and aesthetic preferences. As the home office takes a prime seat in the workplace of the future, a higher standard of visual and functional design may become a more important consideration for many. ▀



The Embody Chair



The Eames Lounge Chair



OUR BRAND-NEW WEBSITE IS LIVE!

Townline is thrilled to announce a new way to connect with our communities! Our newly updated and freshly redesigned website represents the Townline of today – and tomorrow. Come visit and have a look around, and let us know what you think! As always, you can find us at: [Townline.ca](https://www.townline.ca)

RESIDENTIAL UPDATE

NOW SELLING

THE HOLLAND

A 25-storey residential high-rise tower of 250 one and two-bedroom condo residences and three-bedroom townhomes. The Holland represents a rare opportunity for parkside living in a Surrey City Centre, located within walking distance to the Surrey Central and King George SkyTrain Stations, SFU's Surrey Campus, the Central City Shopping Centre and Holland Park's 25-acres of contemporary greenspace..

SALES CENTRE: 13260 Old Yale Road, Surrey, BC
CALL: 604.951.8111
EMAIL: theholland@townline.ca
REGISTER AT: [theholland.townline.ca](https://www.townline.ca)

HUDSON PLACE ONE

Completed Summer 2020, Hudson Place One is a 25-storey, mixed-use residential tower featuring 176 intelligently designed one, two and three-bedroom concrete homes. This community boasts over 11,000 sf of indoor/outdoor amenities and has downtown Victoria's highest elevated views. Situated in the heart of Townline's master-planned Hudson District, this landmark tower offers doorstep access to an array of artisan shops, services and the Victoria Public Market.

SALES CENTRE: 777 Herald Street, Victoria, BC
CALL: 250.388.0018
EMAIL: HUDSONPLACEONE@TOWNLINE.CA
REGISTER AT: [HUDSONPLACEONE.CA](https://www.townline.ca)

SUSSEX

Situated in the heart of Burnaby's sought-after Metrotown, Sussex offers an incredible urban lifestyle. Steps from Metropolis at Metrotown, residents will enjoy world class shopping, dining, commerce, and transit, with the distinction of being on a quiet tree-lined street, north of Kingsway. Only five luxury homes remain in this stylish 41-storey high-rise showcasing breathtaking views and over 6,000 sf of elite amenities.

EMAIL: sussexmetrotown@townline.ca
REGISTER AT: [sussex.townline.ca](https://www.townline.ca)

COMING SOON

LUXE LANSDOWNE

Coming to the heart of Richmond's City Centre, at Lansdowne and No. 3 Road, this mixed-use residential development features three high-rise residential towers with 363 stylish homes, exclusive amenities, 12,000 sf of vibrant street-level retail and a AAA strata office tower. Located adjacent to the Lansdowne Shopping Centre and the Lansdowne SkyTrain Station, these residences provide instant access to the YVR Airport, Downtown Vancouver, the McArthurGlen Designer Outlet and are walking distance to diverse shopping, restaurants and grocery stores.

SALES CENTRE: Coming Soon
REGISTER AT: [luxelansdowne.com](https://www.townline.ca)

FORESTER TWO

Forester Two features 112 three and four-bedroom Whistler-inspired craftsman style townhomes along with a first-of-its-kind amenity building that includes an outdoor pool. Playing off its surrounding outdoor amenities, trails and natural beauty of Burke Mountain, this stylish collection of mountain modern homes will offer strong street appeal with their signature West Coast inspired architecture and distinctive gable, stone and wood detailing.

SALES CENTRE: 1290 Mitchell Street, Coquitlam, BC
CALL: 604.552.8005
EMAIL: forester@townline.ca
REGISTER AT: [forester.townline.ca](https://www.townline.ca)

HOLLAND TWO

Holland Two is an exclusive collection of 308 one-, two-, and three-bedroom parkside homes in Surrey City Centre. Refined interiors and over 19,000 sq. ft. of world-class amenities offer an unparalleled living experience and position this as the area's most sophisticated offering. Located steps from the expansive Holland Park, Holland Two is an enviable oasis in the heart of the Lower Mainland's fastest-growing urban centre.

SALES CENTRE: Coming Soon
REGISTER AT: [townline.ca](https://www.townline.ca)

COMING SOON CONT.

TERRAYNE

A walkable, Whistler-inspired, family-oriented townhome community of 159 carefully crafted two and three-bedroom homes with robust amenities, including a 2,500 sf clubhouse with a kitchen, dining lounge, fitness room, workshop, and plenty of outdoor space with BBQ's, a children's play area, community gardens, and a dog wash. Situated in the Burke Mountain area of Northeast Coquitlam, Terrayne offers easy access to a diverse trailway system and sits adjacent to the future Partington Creek master-planned community.

SALES CENTRE: Coming Soon
REGISTER AT: [townline.ca](https://www.townline.ca)

ON THE HORIZON

HUDSON PLACE TWO

PROJECT INFO:
23-storey high-rise
245 studio, one and two-bedroom market rental apartments

LOCATION: Victoria
REGISTER AT: [townline.ca](https://www.townline.ca)

PANDORA

PROJECT INFO:
16-storey mixed-use high-rise 121 units total:
67 one, two, and two-bedroom & den unit market rental apartments
54 co-living units consisting of a mix of three, four, and five-bedroom pods
Approx. 7,000 sf of indoor amenity space

LOCATION: Victoria
REGISTER AT: [townline.ca](https://www.townline.ca)

MERIDIAN

PROJECT INFO:
37-storey high-rise
267 one, two and three-bedroom market rental apartments and townhomes

LOCATION: Burquitlam
REGISTER AT: [townline.ca](https://www.townline.ca)

ON THE HORIZON CONT.

NORTH ROAD

PROJECT INFO:
44-storey high-rise with 384 homes and an 18-storey mid-rise with 154 market rental apartments

LOCATION: Burquitlam
REGISTER AT: [townline.ca](https://www.townline.ca)

HARMONY (LOS ANGELES, USA)

PROJECT INFO:
23-storey high-rise
176 one, two and three-bedroom rental apartments with an array of indoor and outdoor amenities including a rooftop pool, fitness centre, social lounges with outdoor firepits and more.

LOCATION: Chinatown, Los Angeles
REGISTER AT: [townline.ca](https://www.townline.ca)

TERRACE BLOCK (LOS ANGELES, USA)

PROJECT INFO:
40-storey high-rise
312 one, two and three-bedroom rental apartments and 54 co-living pods. Resort-style amenities featuring a pool, social lounges, fitness centre, games room, outdoor dining lounge and more. Terrace Block will also include plaza-level retail spaces as well as offices.

LOCATION: Koreatown, Los Angeles
REGISTER AT: [townline.ca](https://www.townline.ca)

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OFFICE/COMMERCIAL

HUDSON DISTRICT

A thriving urban village featuring 41,200 sf of dynamic street-level retail, anchored by the Victoria Public Market. With 732 homes now complete and another 245 homes on the horizon, this animated and vibrant neighbourhood is quickly becoming known as downtown Victoria's preferred place to live, work, play and socialize amongst urbanites of all ages.

HUDSON MEWS

One interior space available for lease of approximately 900 sf - suitable for a warehouse, storage or potential workshop.
For details, contact Matt Fraleigh at Colliers International:
T: 250.414.8440 | M: 250.858.8828
E: Matt.Fraleigh@colliers.com

THE VICTORIA PUBLIC MARKET AT THE HUDSON

For details about current and upcoming spaces for lease, contact Matt Fraleigh at Colliers International:
T: 250.414.8440 | M: 250.858.8828
E: Matt.Fraleigh@colliers.com

For more information about the Day Vendor program, please visit victoriapublicmarket.com or email info@victoriapublicmarket.com

HUDSON PLACE TWO

Two retail spaces are available. One is 4,400 sf at the corner of Blanshard and Herald, and the other is 3,300 sf at Blanshard and Fisgard.
For details, contact Matt Fraleigh at Colliers International:
T: 250.414.8440 | M: 250.858.8828
E: Matt.Fraleigh@colliers.com



Hudson Place One



The Holland

Change Is The New Normal

INTERVIEW WITH STEFAN SLOT
DIRECTOR OF DEVELOPMENT, TOWNLINE

The world has changed, and we continue to change right along with it. Humans by nature are amazingly adaptable and inventive. This continues to be true not only of the people who build our buildings, but those who inhabit them. We talk with Townline's Director of Development Stefan Slot about how our collective thinking has changed – as individuals, as building residents, and as those who plan and design the buildings in which we live, work, and play.



A New Way to Stay Home

"The way we interact with our homes has changed," reflects Stefan. "I live downtown in a vertical community and have seen it happen first-hand. We take the stairs more often now, use the elevators at different times. I get in my workouts at 5:30 am, when the gym first opens, and take the trash out late at night. Our patterns have changed."

And as we change, Townline looks to a new future. "Elevators with wave technology and state-of-the-art air filtration are just the beginning," says Stefan. "We look differently at our amenities, creating more numerous but smaller spaces with movable furniture to accommodate multiple small groups instead of large gatherings. We focus on outdoor amenities, creating more firepit lounges and heated spaces that can be used throughout the year – all on timers for energy efficiency, of course!"

Townline is known for thoughtful design, with flexibility of use in each multipurpose space. Oversized mail rooms allow you to sort your mail, chat with a neighbour, or

wait for your ride. Lobby lounges provide opportunity for chance encounters. Rooftop terraces designed to give every resident the best view in the building are a great place to take a meeting or have a break from your home workspace.

"Our living spaces and shared spaces must be more thoughtfully designed than ever," says Stefan. "But it's also about connection. That desire to just be around other people is fundamental to our humanity. It's part of what makes co-living so attractive – something we're incorporating into our Koreatown, LA project. Creating connection is a necessity in urban communities."

The Way We Work

Our offices are changing, too. At Luxe Lansdowne, a beautifully sculpted office tower stands in prominent juxtaposition to the three residential towers just behind. "It's like a gleaming jewel of urban Richmond, designed by award-winning architects," comments Stefan, "and it really sets the tone for the future of office space."

The building offers strata ownership, giving individual businesses the ability to purchase their own offices – a distinctive approach that speaks to the entrepreneurial mindset of Richmondites. "Plus," says Stefan, "with bookable indoor amenities, even the smallest office owner can have a larger boardroom or break-out space, and plenty of indoor and outdoor amenities that they don't have to build and pay for."

The quantity and quality of amenities at Luxe Lansdowne help employees returning to the office find the health and balance they seek in their workdays. But is this what will drive employees out of the home office and back to the workplace?

"Humans have an inherent need for in-person interaction", says Stefan. "Our professional relationships are an important part of our social lives and work lives – even our career opportunities. And our office spaces must be thoughtfully designed to feed that need for connection and collaboration." ❏