

*this issue*

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**HARMONY'S PERFECT 10**

*Olive Oil: An Education*  
*Strong Strata: What to Look For*

**THE HUDSON**

*Honoured by the*  
*"Urban Development Institute"*

**GIVING BACK**

*Ideas for helping others*

SCROLL DOWN  
TO EXPLORE



# *harmony's* **PERFECT 10**



**H**ARMONY RISES HIGH ABOVE CENTRAL RICHMOND: 119 CONCRETE HOMES IN A DISTINCTIVE TOWER DESIGNED WITH A GRACEFUL YIN AND YANG AESTHETIC. AT 8288 GRANVILLE AVENUE, IT'S JUST 10 MINUTES FROM EVERYTHING THAT GIVES LIFE BALANCE.

## A 10-MINUTE WALK

Choose your direction and walk for 10 minutes. You could end up perusing the 240 shops of Richmond Centre or stopping to feast at one of the neighbourhood's many mouth-watering restaurants. Find yourself at the Canada Line station and hop on a train that will whisk you to downtown Vancouver in 20 minutes. Keep fit with a bootcamp class at [Minoru Sports Pavillion](http://www.richmond.ca/parksrec/sports/fitness/minoru.htm) (link to <http://www.richmond.ca/parksrec/sports/fitness/minoru.htm>) or broaden your horizons at the Richmond Public Library. Or best of all, lose yourself in one of the many nature parks that Richmond proudly offers.

## GARDEN CITY COMMUNITY PARK

One of the most unique features of this [17-acre park](http://www.richmond.ca/parks/parks/SigParks/parkinfo/park.aspx?ID=94) (link to <http://www.richmond.ca/parks/parks/SigParks/parkinfo/park.aspx?ID=94>) is its playground—designed by children, for children. Kids from 5 to 16 years were asked to provide input as to what they'd like to see in a park. The resulting environment is one that promotes social interaction, physical health, creative play, cognitive development, and good, old-fashioned fun. Natural elements blend with manmade play structures, a skate park, and picnic grounds. As for grownups, they'll have a great time playing on the tennis and basketball courts.

## EXOTIC TREES AND WALKING TRAILS

As well as nurturing a healthy respect for play, the park offers a serene opportunity to immerse yourself in nature. There's a greenway, a picnic area, and a lake. Walking trails lead through a birch forest and into another highlight of this park: the 2-acre arboretum, a collection of nearly 100 trees representing numerous Pacific Rim species. Interpretive signage makes a walk through this garden an education in botany, geography, and culture.

**NOW OFFICIALLY OPEN TO THE PUBLIC**

To learn more about Harmony and the surrounding neighbourhood, check out our Discovery Centre at 7180 No.3 Road (at Bennett Road) in Richmond. We're open noon to 6pm daily except Fridays, and we'd love to show you around our one bedroom and workstation display home.

**HARMONY IS:**

- 119 high rise homes.
- Close to the Canada Line, Richmond Centre, parks, and recreation.
- Priced from \$294,300.

To receive regular updates, please register at [harmonyrichmond.com](https://www.harmonyrichmond.com), or call 604-278-3939 for more information.



*DOUBLE THE*  
*fun* *at the*  
**GROVE**



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**F**RIENDSHIPS GROW AT THE GROVE. THIS COMMUNITY OF 141 PARKHOMES IS SURROUNDED BY GREEN SPACE THAT MAKES EVERYONE WANT TO GET OUTSIDE. AND TWO CLUBHOUSES MEANS DOUBLE THE AMENITIES FOR DOUBLE THE FUN - WHICH MAKES THE GROVE WELL-POSITIONED TO BECOME CLAYTON'S SOCIAL HOT SPOT.

#### A PLACE TO MEET PEOPLE

The Grove is a friendly sort of place. That's been the experience of Trisha Mortimore, a first-time buyer who moved in this past April. "It's been very good, meeting new people. I like the sense of community here." The community feeling and the diverse amenities offered by not one but two clubhouses (The Grove's own as well as that of Clayton Rise across the street) quickly convinced Trisha and her husband Marco Mantel that they'd be happy living here. It was a little like love at first sight; they immediately knew The Grove was what they'd been looking for. "We bought—literally—in three days. It was a pleasure dealing with everyone at Townline."

#### ACTIVE AND ENERGIZED

Trisha's outgoing nature will be at home in The Grove and she's excited about making full use of the amenities that offer so much in the way of activities. Her imagination has been fired up. "I look forward to having colouring contests for the kids and wine-tastings with other adults, birthday parties, yogathons ..." There's so much social space here that there's something to satisfy every inclination and energy level.

Trisha likes the idea of the movie room, too, and its potential as a party space during Stanley Cup playoffs or Grey Cup. She talks about mini film festivals: renting themed DVDs for a girls' night, or screening movies for kids and parents to watch together. She looks forward to meeting even more of her neighbours as the weather warms up and people start to gather around the pool. And with Phase Two just released, Trisha will find herself making new friends with a fresh set of homeowners later this year.

#### PHASE TWO NOW AVAILABLE

Phase Two of The Grove has been released, with prices starting at \$275,900. Register at [thegroveatclayton.com](http://thegroveatclayton.com) or call 604-533-6968 for more information.

ONE OF THE MOST FASCINATING NEW RETAILERS TO MOVE INTO THE HUDSON IS **OLIVE THE SENSES** ([LINK TO HTTP://OLIVETHESENSES.COM/](http://olivethesenses.com/)). MORE THAN JUST A SHOP SELLING SPECIALTY OILS AND VINEGARS, THIS PLACE IS AN EDUCATION. OWNERS STEVE AND EMILY LYCOPOLUS CAN TELL YOU THINGS ABOUT OLIVE OIL THAT WILL ASTONISH YOU.

#### FRESH IS BEST

“Olive oil is like juice,” says Steve. “The fresher it is, the better.” And by “better,” he refers to both the flavour and the health benefits. When you buy olive oil, try to determine the harvest date; it has a short shelf life and should be consumed within a year. Because it’s a seasonal product, Steve and Emily work with producers in both hemispheres to keep a fresh supply of olive oil year round.

“About 81 per cent of the olive oil sold in North America is either rancid or refined with chemicals,” says Steve. You might have heard people say that you should never cook with olive oil on a high flame. If you’ve tried this, you might have noticed that it smokes easily. According to Steve, any smoke is a result of the chemicals burning, not the oil itself. “You can cook—even deep-fry—with all of our oils.” That’s because at Olive the Senses, olive oils are fresh and pure.

#### PERFECT PACKAGING

When you’re choosing an olive oil, look for a brown or green glass or stainless steel bottle. Not plastic, and not those tins that when empty are so handy for growing your patio basil plants. And not clear glass either because light can cause the contents to spoil sooner. At Olive the Senses oils are bottled on site, by hand, only when you buy them.

# *olive* *the senses* at the **HUDSON**





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#### OIL & VINEGAR & MORE

Their product line includes olive oils infused with blood orange, lemon, lime, and even butter. They also have a collection of balsamic vinegars to complement their oils, as well as tasty temptations like preserves and spreads: black olive tapenade, cognac mustard, confit of figs and walnuts. The shop is a must-stop in Victoria for every serious gourmet and gourmand.

#### VICTORIA PUBLIC MARKET AT THE HUDSON

The public market will be open in late summer —an excellent place to get the bread, salad ingredients and cheeses that will go so beautifully with your gorgeous new olive oils. For updates visit [victoriapublicmarket.com](http://victoriapublicmarket.com). To learn more about Olive the Senses, visit them at [www.olivethesenses.com](http://www.olivethesenses.com)

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**G**LASS ARTIST JOEL BERMAN'S WORK IS FEATURED ALL OVER THE WORLD: EUROPE, JAPAN, CHINA, THE USA, AND SOON ABU DHABI, SAUDI ARABIA, AND THE DOHA INTERNATIONAL AIRPORT IN QATAR. AND HE COULDN'T BE HAPPIER TO BE WORKING IN HIS OWN BACKYARD OF RICHMOND, ON AN INSTALMENT HE CUSTOM-CREATED FOR THE GARDENS. "IT'S A TREAT TO BE HERE AGAIN. I LOVE DOING WORK IN THE VANCOUVER AREA AND TOWNLINE AND THE TA GROUP OF COMPANIES HAVE BEEN REALLY RECEPTIVE. THEY'RE GREAT TO WORK WITH."

### LEAVES OF GLASS

The public art he's creating consists of three groups of abstract trees at the entrance to The Gardens. Trees are an obvious inspiration here in our rainforest city—a tribute to Richmond's fertile soil and to The Gardens itself. These trees are stainless steel, 14 to 18 feet tall, with cast glass leaves being made at Joel's Annacis Island studio. "Our technique is a language of glass that's been born and bred here in Vancouver, and is now featured throughout the world."

More than just visually engaging, the installation will be multifunctional, with structural glass benches coming out of the tree like branches or young shoots, at levels where people can sit on them, work on their laptops, or catch a bit of sun. It's intended to entertain and delight residents, passing pedestrians, and even drivers stopped at traffic lights. Like the best public art, it's for everyone.

### RECAP

- 119 high rise homes.
- Close to the Canada Line, Richmond Centre, parks, and recreation.
- Priced from \$294,300.

*ARTIST joel berman*  
**THRILLED** to be at  
*the gardens*



# *how to spot a* **WELL-RUN** *strata*

**S** O YOU'RE LOOKING AT PURCHASING PROPERTY IN A PHASED DEVELOPMENT WHERE THE STRATA HAS ALREADY BEEN FORMED. HOW DO YOU KNOW IF THE STRATA IS HEALTHY? WE ASKED DUNCAN MACKENZIE, DIRECTOR OF VANCOUVER ISLAND FOR OF AWM ALLIANCE REAL ESTATE GROUP FOR ADVICE.

## TAKE A GOOD LOOK

Review the property's common areas: lobby, grounds, hallways, and any amenities. If they appear clean, orderly, and well-maintained, that would indicate that the strata corporation has an effective operating budget and is taking good care of the place.

## READ THE MINUTES

MacKenzie suggests you review the council meeting minutes to see if action has been taken on the issues raised. Phased developments often start small, with additional phases joining the strata over any given year, and minutes should demonstrate a continued effective interaction between the strata council and the developer. By reading the minutes prospective homebuyers can confirm whether the work discussed at meetings is actually being dealt with in a timely manner.

## MANDATORY REPORTING

As of 2011, all strata corporations in BC must prepare a [Depreciation Report \[link to http://www.housing.gov.bc.ca/pub/stratapdf/Guide12.pdf\]](http://www.housing.gov.bc.ca/pub/stratapdf/Guide12.pdf) with a Reserve Fund Study of recommendations for reserve financial resources to cover anticipated repairs, replacements, and improvements. Most strata corporations in BC will need to undertake this study by December 13, 2013. (Exceptions can be made for strata corporations that pass a resolution by a 3/4 vote to waive themselves from the regulation for a period of one year.)

## ASK A PROFESSIONAL

AWM Alliance Real Estate Group has managed The Hudson since its inception and other properties throughout Vancouver Island and the Lower Mainland, providing resources for issues relating to bylaws and the Strata Property Act. They also facilitate communication by designing a community website specific to each property—a convenient way to access online services, exchange ideas and information about the property, and share news. The site acts as an online office that never closes.

## RESIDENTIAL UPDATE

### THE GROVE

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A community of 141 parkhomes directly across from Clayton Rise.

- 2-, 3- & 4-bedroom parkhomes with an extensive amenity building and access to The Clubhouse pool at Clayton Rise.
- Priced from \$275,900.
- 1-19433 68 Avenue, Surrey.

**CALL:** 604-533-6968

**WEB:** [thegroveatclayton.com](http://thegroveatclayton.com)

### THE GARDENS

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Stylish homes boasting the best backyard in Richmond: 12 acres of trees, fields, and flowers.

- Magnolia and Azalea combined are more than 80% sold.
- Currently under construction.
- Sales Centre closing June 30!

**1-BEDROOMS HOME ARE NOW SOLD OUT, 2-BEDROOM HOMES FROM \$296,900**

10640 No.5 Road, Richmond BC. Open by appointment after June 30, 2013.

**CALL:** 604-271-3331

**WEB:** [www.liveatthegardens.ca](http://www.liveatthegardens.ca)

**NOW SELLING MAGNOLIA AND AZALEA AT THE GARDENS.**

### 999 SEYMOUR

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Design-forward urban residences where Yaletown meets the Granville Entertainment District.

- One-of-a-kind design features will become one of Vancouver's most memorable urban residences, both inside and out.
- 80% sold out and construction is well underway.
- Homes from \$324,700.

**PRICED FROM \$327,400**

**REGISTER AT:** [www.999seymour.com](http://www.999seymour.com)

**CALL:** 604-879-9996

### CLAYTON RISE

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The high point of Cloverdale—and the highlight of the Clayton neighbourhood. Social life revolves around The Clubhouse and its Fireside Lounge, games room, movie theatre, and outdoor pool.

- Only 2 townhomes remain, priced from \$284,900.
- Just 2 duplexes remain, priced from \$399,900.

68A Avenue & 195 Street, Surrey, BC –open by appointment.

**CALL:** 778-278-0030

**WEB:** [www.claytonrise.com](http://www.claytonrise.com)

**DROP BY TO EXPERIENCE A TASTE OF COUNTRY LIFE NEAR THE CITY.**

# RESIDENTIAL UPDATE

## HARMONY

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119 high-rise homes in Central Richmond, in an architecturally stunning concrete tower inspired by feng shui principles.

- Harmony will be located at Granville Avenue & St. Albans Road.
- Discovery Centre open at 7180 No. 3 Road (at Bennett), Richmond.
- Priced from \$294,300.

**CALL:** 604-278-3939

**WEB:** [www.harmonyrichmond.com](http://www.harmonyrichmond.com)

## COMING SOON

### HUDSON MEWS

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A 12-storey building of 120 market rental suites in downtown Victoria's Hudson District. The Hudson Mews will be a contemporary neighbour to its namesake, The Hudson.

- Construction is well underway.
- Move in dates early 2014.
- Easy walking distance to Old Town, Chinatown, and the Inner Harbour.

REGISTER AT: [www.hudsonmews.ca](http://www.hudsonmews.ca)

## ON THE HORIZON

### BURKE MOUNTAIN

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Single Family homes on Burke Mountain.

- For more information, contact Townline at 604-276-8823.

**REGISTER AT:** [www.townline.ca](http://www.townline.ca)

### HUDSON WALK

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A mixed-use, multi-family community at Blanshard and Caledonia, with ground floor shops and restaurants making a dynamic contribution to life in downtown Victoria's Hudson District.

**REGISTER AT:** [www.hudsonwalk.ca](http://www.hudsonwalk.ca)

## OFFICE / COMERCIAL

### THE HUDSON

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Ground-oriented retail in downtown Victoria.

- Total of 40,000 sq. ft.

TO INQUIRE ABOUT LEASING SPACE IN THE VICTORIA PUBLIC MARKET AT THE HUDSON, PLEASE CONTACT FRASER CAMPBELL, 250-382-3381.

CALL: 250-382-3381

EMAIL: [fraser@campbellcommercialgroup.ca](mailto:fraser@campbellcommercialgroup.ca)

### 999 SEYMOUR

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3370 sq. ft. of ground-oriented retail and 17,400 sq. ft. of prime office space at Seymour and Nelson Streets.

CALL: 604-276-8823

EMAIL: [commercial@townline.ca](mailto:commercial@townline.ca)

### THE GARDENS

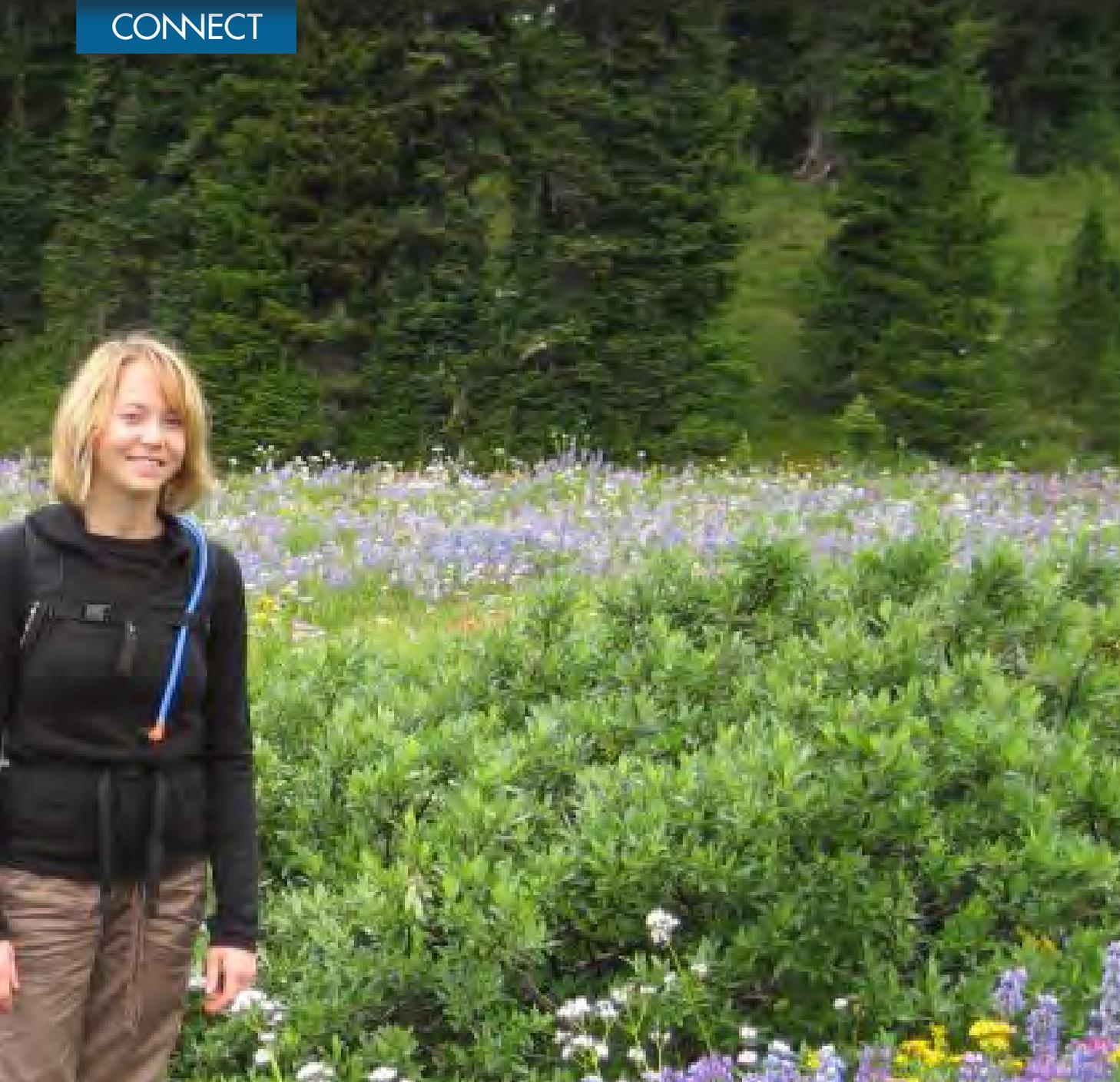
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Approximately 75,000 sq. ft. of brand new retail and restaurant space in a major retail node, high-profile corner location.

STEVESTON HIGHWAY AND NO.5 ROAD,  
RICHMOND, BC.

CALL: Christopher Taylor, 604-662-5157

EMAIL: [christopher.taylor@cbre.com](mailto:christopher.taylor@cbre.com)



# ADVENTURES in your own BACKYARD

**T**HIS IS THE TIME OF YEAR TO GET OUTSIDE AND ENJOY THE NATURAL BEAUTY OF OUR REGION. WHETHER YOU'RE INTO HIKING OR BIKING, THERE ARE EASY ROUTES CLOSE TO HOME THAT SUIT ALL AGES AND ALL FITNESS LEVELS. KATHERINE FEENEY, TOWNLINE'S SALES ADMINISTRATION MANAGER, IS AN OUTDOORS ENTHUSIAST WITH LOTS OF IDEAS FOR MAKING THE MOST OF VANCOUVER'S SUNNY DAYS.

## TWO-WHEELED CRUISING

Vancouver is an ideal city to cycle around, thanks to a number of car-free bike routes. If flat and easy is your style, ride the seawall all the way from Granville Island through The Village at False Creek, past Science World, Yaletown, and to Stanley Park. If you wrap up in Coal Harbour, you can reward yourself with a Japadog or gelato.

Richmond is famously flat, and the West Dyke Trail takes you through nesting grounds, past the Olympic speedskating oval, and in front of waterfront homes. The path goes all the way to Steveston Village, where you can sit down to a meal of fish and chips to fuel you for the ride home. To get started, take the Canada Line to Aberdeen station, and travel west on Cambie Road until you arrive at the dyke.

## THINK GLOBAL

The North Shore's dramatic peaks and dense woodlands are particularly rich in year-round hiking trails.

- **Dog Mountain** (link to <http://www.vancouvertrails.com/trails/dog-mountain/>) on Mount Seymour is a short, easy route to truly stunning views and can also be enjoyed in the winter on snowshoes
- **Quarry Rock** (link to <http://www.vancouvertrails.com/trails/quarry-rock/>) in Deep Cove is popular for its views that look south over the water, Burnaby, and Coquitlam.
- The forested shade and rushing water of Cypress Falls (link to <http://www.vancouvertrails.com/trails/cypress-falls/>) is a peaceful route that's wonderfully cooling on a hot day. Katherine counts this among her favourites because "It's one of those trails that allows you to really be in the present moment away from the day-to-day world, without heading too far out of town. It's important to connect with nature; we could all use stress reduction."

Further afield, Katherine says **Chilliwack** (link to <http://www.tourismchilliwack.com/profileListings.php?sectionID=2&categoryID=9&subcategoryID=19>) has a lot to offer hikers. Flora Lake is good for all ages and has beautiful scenery. Katherine especially likes Mount Cheam, although admits that getting to the top is a bit of an exertion. "The journey is always enjoyable, and sometimes you don't make it to the top, but that's not what hiking is about. It's about spending time in nature."

Wherever you go, remember to bring plenty of sunscreen, water, and snacks such as fruit, trail mix or a sandwich for lunch. Be safe and have fun!