



TOWNLINE

CONNECT

SEMI-ANNUAL UPDATE

WELCOME TO VOLUME 21

this issue

FOCUS ON PORT MOODY

RICHMOND REVISITED

SECRETS OF SUCCESSFUL URBAN LIVING

TALES FROM A PUBLIC MARKET

port moody's **WATERFRONT** **CHARACTER**



OUTDOOR ADVENTURE, HERITAGE CHARACTER, AND AN ACTIVE ARTS SCENE—
WELCOME TO PORT MOODY. THIS FABULOUS WATERFRONT COMMUNITY OFFERS
QUICK ACCESS TO DOWNTOWN VANCOUVER VIA THE WEST COAST EXPRESS AND
THE SOON-TO-ARRIVE EVERGREEN LINE.

PLAY OUTSIDE

Burrard Inlet at your front door and the Coast Mountains in your backyard. There's outdoor recreation for every age and interest, from landscaped play areas to rugged trails. Explore Rocky Point Park's walking paths and spray park or crank up the adrenalin at Bert Flinn Park's 138 hectares of mountain biking terrain. Challenge your cardio system with the Coquitlam Crunch (Tri-Cities' answer to the Grouse Grind). Boat on Buntzen Lake, swim in Sasamat Lake's warm waters, and bask in the sun at White Pine Beach. And if your preferred activity is picnicking, visit Old Orchard Park's sandy beach, barbecue shelter, and adventure playground.

VILLAGES: URBAN AND SEASIDE

This "City of the Arts" hosts many festivals and is rich in history (63 buildings are listed with the Heritage Register). If it sounds like a charming place to live, it is. Part of Port Moody's character lies in its villages. While tiny Belcarra and Anmore have retained their

semi-rural identity, Newport Village and Suter Brook Village are your sources for dynamite rolls, gelato, and mochaccinos. Soon, a third urban village will be added to the city's retail character with the emerging Oceanfront District.

INTRODUCING THE STRAND

The Strand will be coming later this year to Port Moody Centre's picturesque Oceanfront District, a location rich in heritage, culture and community. The area is quiet and safe and within walking distance to shops, restaurants, transit and Port Moody's iconic Rocky Point Park. A mixed-use building, The Strand puts the convenience of small family-friendly retail at street level and 84 well-appointed 1- and 2-bedroom homes above.

Live in the heart of this unique historic community. Express your interest in The Strand by registering at townline.ca and we'll share the details of this exciting new development as they unfold.



All illustrations reflect the artist's interpretation of the project.

richmond **REVISITED**

WITH OUR RECENT COMPLETION OF PHASE ONE AT THE GARDENS AND OUR LUXURY HIGH-RISE, HARMONY, TOWNLINE HAS PLAYED A SIGNIFICANT ROLE IN SHAPING CONTEMPORARY RICHMOND. IN FACT, WE THINK RICHMOND HAS SO MUCH TO OFFER THAT WE'RE GOING BACK FOR MORE.

RICH IN DIVERSITY

Richmond, the Garden City where the river meets the sea, is a uniquely cosmopolitan community, just a quick SkyTrain ride from downtown Vancouver. Miles of flat dyke trail follows the water's edge for easy walking and cycling. With Steveston's village character and the luxury boutiques of Richmond Centre, its shopping scene has something for everyone. Considered a healthy place to live, Richmond is also home to Canadians with the longest life expectancies.

A MULTICULTURAL MENU

East meets west in this city's dynamic mosaic of exceptional dining, shopping, and entertainment. Summer Night Markets and Lunar New Year festivities draw people from all over the Lower Mainland. Of more than 800 restaurants, at least half dish up Asian specialties, and some critics consider Richmond's restaurants as home to some of the best Chinese food in the world. Alexandra Road, also known as Restaurant Row, features over 200 of these restaurants in just three short blocks.

INTRODUCING OXFORD LANE

Coming Spring 2016 is Townline's newest Richmond community, Oxford Lane. This limited, boutique collection of luxurious 2-, 3- and 4-bedroom townhomes is ideal for young families, downsizers and first-time buyers looking for a convenient and safe, amenity-rich community with a distinct urban village feel. Located at 4588 Dubbert Street on Richmond's highly anticipated High Street and in the heart of West Cambie's growing Alexandra neighbourhood, Oxford Lane will be within walking distance to the city's best schools, parks, restaurants, and shopping.

Register at oxfordlane.ca to receive news, updates, and project information as it is released.



a design for *urban* **LIVING**

CONNECT SPOKE TO MARK OSTRY OF ACTON OSTRY ARCHITECTS (RESPONSIBLE FOR TOWNLINE'S 999 SEYMOUR IN DOWNTOWN VANCOUVER) TO GET HIS INSIGHTS ON DESIGNING SUCCESSFUL URBAN COMMUNITIES.



Russell Acton (left) and Mark Ostry (right), Principals at Acton Ostry Architects Inc. Photography by Josh Berson. Courtesy of Acton Ostry Architects Inc.

IT'S ABOUT COMFORT

Beyond creating a genuine sense of place, Acton Ostry's process is pragmatic. "We consider the things that affect the senses of the people living there: orientation, views, privacy—it all has to do with comfort," says Mark Ostry. There will be features to maximize (views and privacy, for example) and other things to minimize (street noise and glare). "A lot of this can be accomplished by creating buffers. At 999 Seymour, the deep, generous balconies act as privacy buffers against the busy street below." The moveable screens let you open up when you want to let the light in—or close up tight and tuck yourself away from the world.

BECOME THE VIEW

Successful urban design considers the people who live in the building as well as the people who don't. The public will interact with the exterior at ground level, passing by on the street, standing out front to wait for a bus—or maybe stepping inside to get coffee from a café.

Just as important are the neighbours who might only have a visual connection—for example, people who live or work on the upper floors of nearby structures. "For them, and for the city as a whole, we want to enhance the basic design principles: colour, proportion, rhythm," explains Ostry. "We make it beautiful, so it becomes not something that blocks the view, but something that is the view. With 999 Seymour, moveable screens separate the outdoor living space from the interior, creating a dynamic wall that's always changing, never static. It becomes fascinating, something to watch, like kinetic art, contributing a visual aesthetic for the entire city."

GREAT OUTDOORS

Ideally, urban communities should have intelligent outdoor living spaces—rooms you can actually use. "Our generous balconies and moveable screens at 999 Seymour are a good model for living in the sky," says Ostry. "Outdoor living is so important in Vancouver, and most condos don't offer such a functional, generous balcony space."

SYMBIOSIS

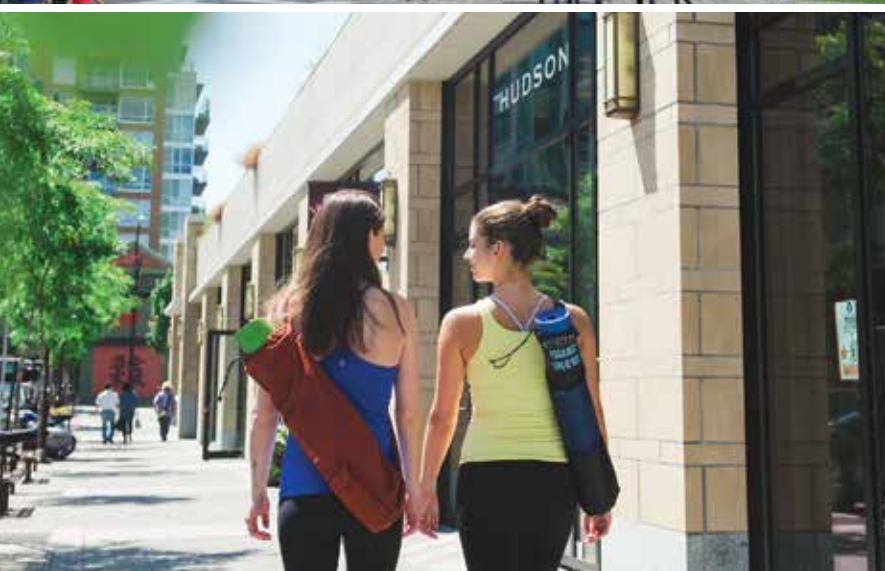
Effective mixed-use spaces should have symbiotic functions, occupants that complement each other and keep a building animated around the clock. Ostry thinks it makes sense to combine residential with office and retail. "In that way, the building is alive 24/7. It's safer and more sustainable because it uses heat and other resources more effectively. There's never a period where the building sits empty."

At 999 Seymour, all elements of a vibrant urban community have been considered, adding aesthetic interest to Vancouver's downtown core.



the HUDSON district victoria's hub

TOWNLINE HAD BOLD AMBITIONS TO ESTABLISH THE HUDSON DISTRICT AS VICTORIA'S PREFERRED PLACE TO LIVE, WORK, SHOP, AND EAT. THE RESULT HAS BECOME SO MUCH MORE THAN WE COULD HAVE HOPED FOR: VICTORIA'S "IT" NEIGHBOURHOOD FOR URBANITES OF ALL AGES. THIS IS IN LARGE PART DUE TO THE STRENGTH OF TOWNLINE'S TRINITY—THE HUDSON, HUDSON MEWS, AND THE UPCOMING HUDSON WALK—AS WELL AS THE VIBRANT VICTORIA PUBLIC MARKET AT THE HUDSON, WHICH ANIMATES THE NEIGHBOURHOOD AND DRAWS PEOPLE FROM FAR AND WIDE.



FOR RENT. AGAIN.

Hudson Mews was received with overwhelming success. All 120 suites were fully leased in just 60 days, snapped up quickly by the many people wanting to live in this stylish tower in the heart of downtown Victoria's Hudson District, a transit-friendly community of independent boutiques, a farmer's market, cafés, yoga studio and the Victoria Public Market at The Hudson. The varied demographic—students, urban professionals, and retirees—is further proof that the neighbourhood is loved by people at all stages of life.

The enthusiasm for Hudson Mews showed Townline that there's real demand for quality, design-forward concrete rental homes—especially in this exceptional neighbourhood. Chris Colbeck, Townline's VP of Sales and Marketing, says "we could have rented the building twice over." With that in mind, Townline recently started construction on phase one of Hudson Walk, a 16-storey tower with retail at street level and approximately 178 luxury urban rental homes above. Residents will enjoy their own lounge, gym, and underground parking—and they'll love having the Victoria Public Market at The Hudson so conveniently close.

For more information on our upcoming urban rental development, Hudson Walk, visit townline.ca.

feeding COMMUNITY spirit



INSPIRING, EDUCATING, AND ENTERTAINING

Also in the market are kiosks that give young entrepreneurs opportunities to test-market new products and learn retail skills. Day-table vendors set up shop with seasonal wares on a short-term basis, and the farmer's market runs March to November on Wednesdays and Saturdays, attracting visitors from Victoria and the rest of Vancouver Island.

The heart of The Hudson District in downtown Victoria, the public market has hosted weddings, tastings, festivals, and holiday celebrations. A few of the events drawing larger crowds were the Spot-Prawn Festival, Craft Beer Week, and a cooking demo with legendary chef Vikram Vij.

For more information on the Victoria Public Market at The Hudson, visit victoriapublicmarket.com.

SOUL, FOOD AT THE VICTORIA PUBLIC MARKET AT THE HUDSON

In 2013, Townline transformed the ground floor of the former Hudson's Bay department store into a food-focused public market. The big idea was to raise the profile of Vancouver Island farmers and artisan food-producers, giving them a permanent, affordable, year-round venue for selling directly to the public. And we've done that, but in the process we've also helped to create and establish The Hudson District as a unique community with soul.

THE BUTCHER, THE BAKER, AND MORE

The Victoria Public Market at The Hudson is known as a gourmet hotspot, a landmark destination popular with both tourists and locals. Home to a butcher, a baker, a cheesemaker, and more, it can supply just about everything on your shopping list. Permanent vendors include Ravenstone Farm Artisan Meats, The French Oven, Salt Spring Island Cheese, Cowichan Bay Seafood, Victoria Pie Co., Silk Road Tea, Roast, and Island Spice Trade—to name just a few. And The Grocer at The Hudson is your go-to for fresh, locally grown produce and daily essentials.



RESIDENTIAL UPDATE

999 SEYMOUR

Now complete, these 134 thoughtfully designed homes in downtown Vancouver are central to the Granville Street Entertainment District, Yaletown, and the Downtown Business District. They feature workstations, quartz countertops and hardwood flooring as well as expansive outdoor spaces with movable screens to shade the sun.

For project information, please visit 999seymour.com.

HARMONY

This past spring 118 homeowners moved into Harmony in the heart of Central Richmond. Designed with Feng Shui principles in mind, residents now enjoy a unique blend of urban sophistication in a tranquil setting with luxury features including laminate flooring, air conditioning and a 15,000 sq. ft. rooftop garden.

Only one 2-bedroom + den home remains, priced at \$505,800. Contact us for more information and to book a private appointment.

CALL: 604-278-3939

EMAIL: info@harmonyrichmond.com

REGISTER AT: harmonyrichmond.com

THE GARDENS - MAGNOLIA AND AZALEA

More than 175 new homeowners have moved into Magnolia and Azalea at The Gardens to take full advantage of Richmond's most enviable backyard: 12 acres of trees, fields, parkland and flowers. These residents now have the convenience of shopping for groceries without leaving home, with the opening of Loblaws' City Market in Magnolia.

Only four 2-bedroom homes remain, priced from \$374,900. Contact us for more information and to book a private appointment.

CALL: 604-271-3331

EMAIL: info@liveatthegardens.ca

REGISTER AT: liveatthegardens.ca

THE GROVE

The Grove is a family-friendly community of 141 parkhomes located in the heart of the popular Clayton Heights neighbourhood.

- 2-, 3- & 4-bedroom parkhomes with over 9,100 sq. ft. of shared clubhouse amenities including fitness centres, an outdoor heated pool, and more.
- Across the street from the new Katzie Elementary School, playgrounds, parks, trails, and shopping.

PRICES START AT \$279,900

SALES CENTRE: 1-19433 68th Avenue, Surrey, BC

CALL: 604-533-6968

EMAIL: info@thegrovecatclayton.com

REGISTER AT: thegrovecatclayton.com

COMING SOON: OXFORD LANE

A boutique collection of 2-, 3- & 4-bedroom townhomes in Richmond's sought-after West Cambie Neighbourhood, walking distance to schools, parks, restaurants, shops and transit.

- Contemporary design and luxurious, high-end finishing.
- Geothermally sourced air-conditioned townhomes.
- Walkable location, 1 block from Restaurant Row and the soon-to-open Central at Garden City shopping centre.

SALES CENTRE: Opening Spring 2016 at

4588 Dubbert Street, Richmond, BC

CALL: 604-278-1888

EMAIL: info@oxfordlane.ca

REGISTER AT: oxfordlane.ca

COMING SOON: THE STRAND

A community of 84 well-appointed homes in Port Moody's emerging Oceanfront District, with design inspired by the surrounding historic turn-of-the-century railway architecture.

- 1-bedroom, 1-bedroom + workstation, 2-bedroom, and 2-bedroom + workstation homes.
- Two interior colour palettes – one modern, one traditional.
- Sales are scheduled to begin Fall 2015.

SALES CENTRE: Opening Fall 2015 at

80 Mary Street, Port Moody, BC

CALL: 604-931-7777

EMAIL: thestrاند@townline.ca

REGISTER AT: townline.ca

ON THE HORIZON

THE GARDENS - CAMELLIA

A collection of 163 stylish studio, 1- & 2-bedroom rental homes boasting the best backyard in Richmond: 12 acres of trees, fields, parkland and flowers. Camellia will be the 2nd of 4 phases in this master-planned community.

REGISTER AT: liveatthegardens.ca

PHONE: 604.271.3331

EMAIL: info@liveatthegardens.ca

HUDSON WALK

This mixed-use, 16-storey tower will add another 178 studio, 1- & 2- bedroom luxury urban rental homes and street-level shops and restaurants to Downtown Victoria's expanding Hudson District. Construction is now underway, with leasing slated for late 2016.

REGISTER AT: townline.ca

EMAIL: HUDSONWALK@TOWNLINE.CA

HOLLAND PARK

This 25-storey residential high-rise of 248 1- & 2-bedroom suites and townhomes is ideally located in the heart of the up-and-coming Central Surrey neighbourhood close to the King George SkyTrain Station, SFU's Surrey Campus, Holland Park, and Central City Shopping Centre.

REGISTER AT: townline.ca

SUSSEX

In the heart of Burnaby's stylish Metrotown area, just one block from the shops and services of Metropolis at Metrotown and the SkyTrain, yet set back from the hustle and bustle of Kingsway. This residential high-rise will feature stylish 1- & 2-bedroom homes and amazing 360 degree views.

REGISTER AT: townline.ca

HOWE STREET

Luxury design and prime location define this 40-storey residential high-rise, just steps from the Beach District in Downtown Vancouver and close to parks, the seawall, transit, and the shops and restaurants of the city centre and Yaletown.

REGISTER AT: townline.ca

OFFICE/COMMERCIAL

997 SEYMOUR

Street-level retail with prime office space above, conveniently located in downtown Vancouver at Seymour and Nelson. All street-level retail is currently leased and only 6 office strata lots remain, totalling approximately 6,700 sq. ft. Contact us for more information.

997 Seymour Street, Vancouver, BC

CONTACT: Boe Iravani & Jessica Marsolais, Cushman & Wakefield Ltd.

PHONE: 604.640.5837 (Boe) &

604.608.5968 (Jessica)

EMAIL: boe.iravani@ca.cushwake.com

& jessica.marsolais@ca.cushwake.com

HUDSON MEWS

Street-level retail in downtown Victoria's Hudson District. This prime location with 120 residential homes above is strategically located across the carriageway from the iconic Victoria Public Market at The Hudson. Four retail spaces ranging in size from 892 sq. ft. to 3,089 sq. ft., totalling approximately 7,500 sq. ft., are currently available for lease. Contact us for more information.

780 Fisgard St, Victoria, BC

CONTACT: Fraser Campbell

PHONE: 250-382-3381

EMAIL: fraser@campbellcommercialgroup.ca

THE GARDENS - MAGNOLIA AND AZALEA

The Gardens features approximately 52,000 sq. ft. of new retail and restaurant space, anchored by Loblaws' City Market in a major retail hub, on a high-profile corner location at Steveston Highway and No. 5 Road in Richmond.

Steveston Highway and No.5 Road, Richmond, BC

CONTACT: Derick Fluker & Michael Heck, Form Retail Advisors

PHONE: 604.638.2125 (Derick) &

604.398.4379 (Michael)

EMAIL: dfluker@formretail.ca & mheck@formretail.ca

feature

interior TRENDS

TOWNLINE CONNECT ASKED LISA PERRY OF I3 DESIGN ABOUT THE TRENDS SHE'S BEEN OBSERVING IN RESIDENTIAL INTERIORS FOR SUMMER 2015.

CLEAN LINES

The look is for a cleaner space, with room finishes flowing into each other seamlessly. "Many people are living in smaller spaces now, so floor finishings will flow uninterrupted from one room to another, giving the illusion of space," says Perry. "For example, flooring is likely to be all hardwood instead of a mix of wood and carpet. Lines and profiles are square and streamlined. We have started to use angular crown moulding profiles rather than curved, to give a more modern look to a traditional feature."

GREEN DESIGN

With everyone so pressed for time, people want materials that are easy to care for. Buyers are asking for quartz counters rather than granite, because quartz needs no maintenance, whereas granite requires yearly sealing for best performance. Another major trend is for easy-care, man-made products that so closely resemble natural materials you can't tell the difference. Examples are porcelain tiles that look just like stone and luxury vinyl flooring that looks exactly like wood when installed.

COLOUR THEMES

Here on the West Coast, we seem to love grey-based neutrals that mimic our landscape, so popular shades are sand and driftwood. Chrome and brushed stainless continue to be popular, but we are starting to see warmer, yellow-gold tones coming back when used as accents. "This isn't the polished brass taps and door handles of the past," says Perry, "but rather a soft muted gold for accessories and lamps."

In appliances, stainless steel continues to be the most popular choice, but we are starting to see the re-invention of white and black appliances as well. Some European brands have a white glass finish that is especially striking when paired with an all-white kitchen. Black is evolving into a softer, more metallic tone.

