

# TOWNLINE CONNECT

SEASONAL UPDATE  
WELCOME TO VOLUME 22  
WINTER 2015



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Winter Wonder  
on the West Coast

Geothermal  
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Just What is a  
Master-Plan?

 TOWNLINE





# Welcome to West Cambie’s Growing Alexandra Neighbourhood

Richmond’s next great family-friendly neighbourhood is in the much sought-after West Cambie area, with excellent schools, parks, walks, shops, and restaurants. And it’s where you’ll come home to luxurious Oxford Lane.

## Boutique Character

Oxford Lane is a boutique community of just 49 townhomes. With Edwardian architecture, stunning interiors, and high-end designer finishes, these spacious 2-, 3-, and 4-bedroom homes feature luxuries like geothermal air conditioning, gourmet appliances, main floor powder rooms, and private front or raised backyards.

## High Street Distinction

This centrally located, up-and-coming area will soon be regarded as Richmond’s new High Street District, and Oxford Lane will take a front row seat on one of its prime corners. This is the community focal point and heart of the neighbourhood – an animated village of shops, services, walking paths, public art, and intriguing features.

## Shopping & Dining in Your Backyard

Right across the street from Oxford Lane, the new village-style shopping centre, Central at Garden City, with Starbucks, Walmart, and Bed, Bath & Beyond, will be coming soon. It’s also just steps from Richmond’s popular Food Street, a culinary mecca for delectable dining experiences with almost 200 eateries nestled within a dynamic 3-block radius. Supermarkets are within an easy stroll and you can walk to either Lansdowne Centre or Aberdeen Centre in about 20 minutes. At Oxford Lane, your home is at the centre of a rich, vibrant hub.



# Walk, Bike & Ride Your Neighbourhood

When you live in such a centrally located, pedestrian-friendly neighbourhood, it’s easy to get around without ever getting behind the wheel. You can walk to the Canada Line and reach YVR or downtown Vancouver in minutes. Richmond’s flat terrain is also ideal for cycling, and the City’s plans include extending the Alderbridge Way bike route network to the High Street District. Hop on your bike and you’ll be on the gorgeous, peaceful dyke trail in less than ten minutes; ride all the way to the Steveston farmers’ market.

## With New Energy

Oxford Lane homes combine luxury and character with an eco-friendly energy plan. They use district energy and geothermal technology for heating, cooling, and hot water. More about that on the next page.



## Early Birds

Although an emerging area, this neighbourhood has been evolving for 8 years. Now established, some 1500 families are already calling it home and are loving the quality of life. Its newness means that it’s currently great value and there’s an opportunity to be part of it early—the tipping point is coming later in 2016, with several new homes nearing completion. The City of Richmond has exciting things in store for this community and it’s expected to heat up as additional businesses move in. Come out and explore; we think you’ll like what West Cambie’s growing Alexandra Neighbourhood and Oxford Lane have to offer.

# Green Power Is a Hot Topic

## Using Local, Geothermal Energy

The homes at Oxford Lane are plugged into the Alexandra Neighbourhood’s District Energy Utility System (ADEU) for a climate-friendly, comfortable way to regulate your home’s environment.

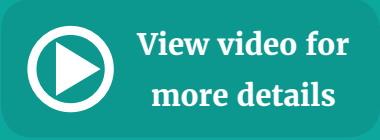
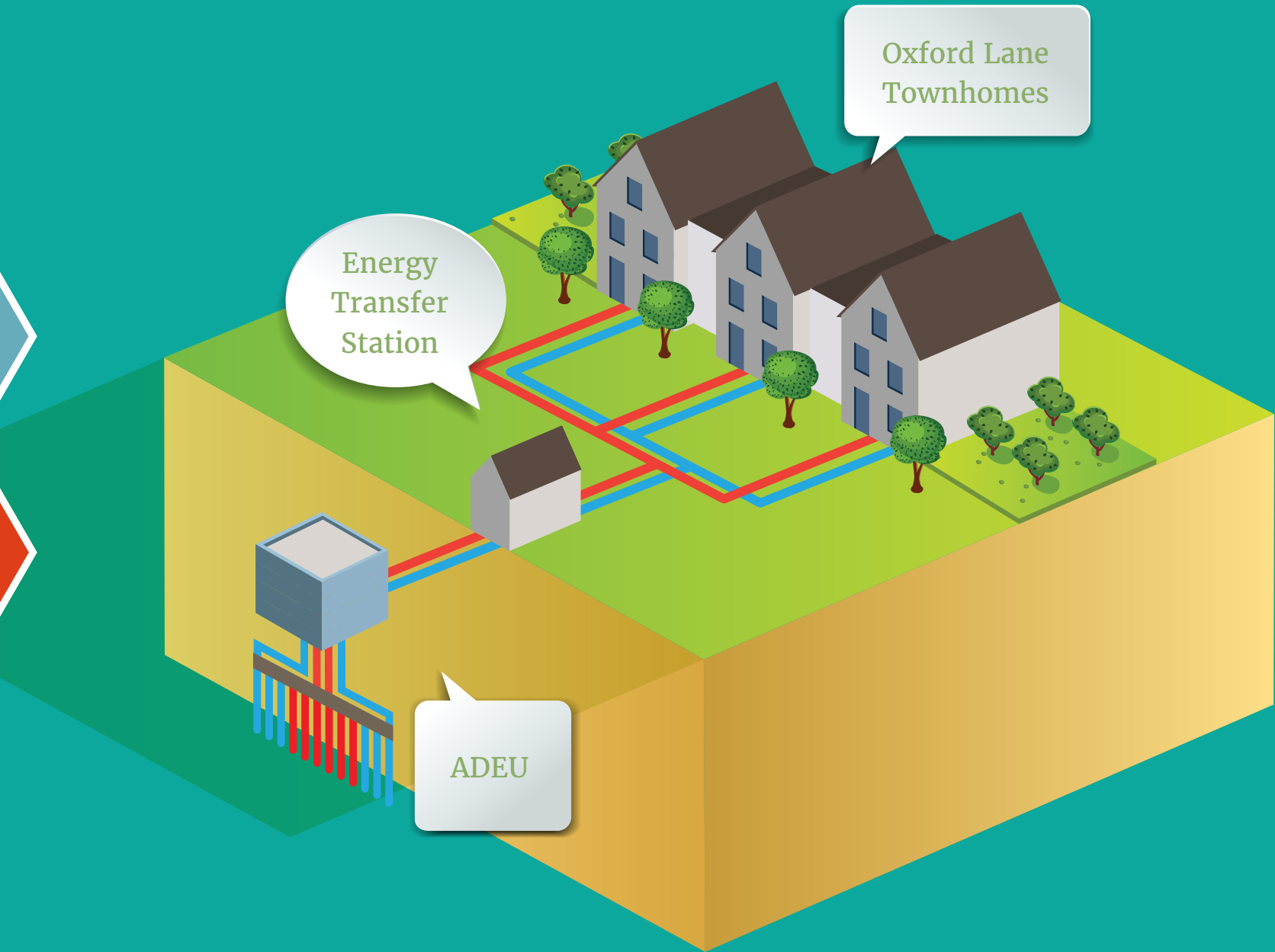


## About District Energy

If you’re not already familiar with the concept of District Energy, you’ll be hearing a lot about it soon. The technology has existed for over a century, and for decades it has been used in progressive communities throughout BC. These systems are becoming more common now, because they offer a safe, reliable, and efficient way to deliver energy while creating fewer emissions.

## Customized Comfort

The ADEU will supply the Oxford Lane homes with green energy for heating, cooling, and hot water. This renewable resource takes advantage of temperature differentials between the earth’s surface and subsurface. Through water-filled pipes underground, the ADEU extracts warm air during the chilly months and cool air when the weather gets warm again, so your house remains comfortable all the time.



Each Oxford Lane home’s individual heat pump can provide either warm air or cool air at any time, in all seasons, to make sure your house is kept just the way you like it.



# What do we mean by Master-planned?

Throughout Canada, urban planners and property developers use the term master-plan to describe a strategic development process, usually accompanied by public consultation. At Townline, we define it as giving a community just what they ask for. Here's how we do it.

## The Groundwork for The Gardens

Townline Connect asked Lauren Ilich of Townline Homes how The Gardens came to life. Her answer more or less sums up the company's philosophy of master-planning.

“ We wanted to create a neighbourhood that the community would be proud of, and give future residents a true sense of place rather than just a collection of buildings. ”



## A Year of Workshops, Meetings, and Discussions

The first step was to find out what the community wanted for this prominent location—a gateway to Richmond and former landmark attraction. So they asked the public for input, collectively developing a vision that a well-respected design team would later execute.

Thoughtful planning doesn't happen overnight and this process took a year. Newspaper and radio ads invited the public to attend a series of 3 extensive workshops. In addition, less formal coffee shop meetings were held, and people could leave comments on an online discussion forum.

The result was a plan that Townline felt proud of, and the neighbourhood was excited about. So we took it to the City and applied for rezoning. Even that was a collaborative effort, with many community leaders attending the formal approval process and speaking in favour of the project. The City quickly got behind our plan and even requested Townline's assistance with creating the new park included in the concept. And now, 7 years later, The Gardens is one of Richmond's most popular communities, with a widely envied backyard that will soon serve as a 12-acre park for residents and the neighbourhood alike.





# Winter Wonders: Cool Things To Do

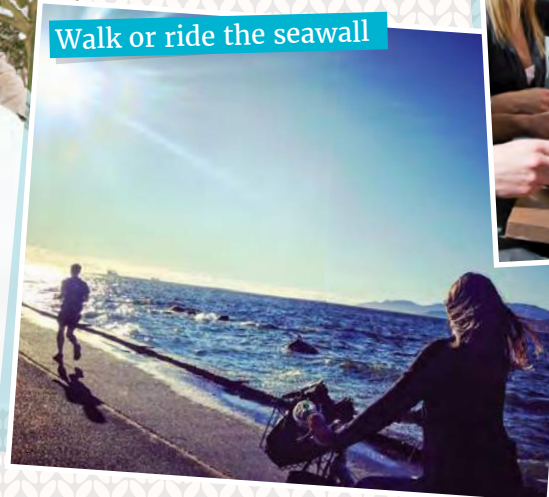
## Ideas to Warm Your Spirit When the Weather's Damp and Chilly

The way we see it, there are three ways to make the most of a west coast winter. One: Cocoon somewhere warm and cozy and pretend it isn't happening. Two: Scan weather reports for other parts of Canada and count your lucky stars for living here. Three: Go for a walk or cycle anyway and discover that a little drizzle isn't so bad after all.

## The Outdoors: Still Great

If you dare, start the year with a **Polar Bear Swim** —although most of us would rather just bundle up, **walk the seawall** or any local waterfront, and take some amazing photos. On mild days, consider an easy cycle along **Richmond's dyke trails**. Go all the way to Steveston and every other Sunday you can check out the **Gulf of Georgia Cannery Winter Farmers' Market**.

Walk or ride the seawall



Dine Out Vancouver



Ice Skating



## Feasting and Festivals!

From **Dine Out Vancouver** to **Chinese New Year** to **Dine Around Victoria**, there's a lot of fun for the food focussed before patio season returns. And calories are units of heat—you need extra when it's cold out. Remember to pop on over to the **Victoria Public Market** at The Hudson for regular Community Kitchen workshops and other events. Beyond food, there's the **Vancouver International Wine Festival** and the **Surrey Festival of Dance**.

Victoria Public Market





# Residential Update

## NOW SELLING

### THE GROVE

A family-friendly community of 2-, 3- & 4-bedroom parkhomes in the heart of established Clayton Heights.

- Now selling by appointment only. Limited move-in ready opportunities remain.

REGISTER AT: [thegroveatclayton.com](http://thegroveatclayton.com)  
PRICES START AT: \$279,900  
SALES CENTRE: 1-19433 68th Ave., Surrey, BC  
T: 604-533-6968 E: [info@thegroveatclayton.com](mailto:info@thegroveatclayton.com)

## COMING SOON

### THE STRAND

A community of 84 well-appointed 1- & 2-bedroom homes in Port Moody's emerging Oceanfront District, with design inspired by the surrounding historic turn-of-the-century railway architecture.

- Historic Affordability Program with 0% DOWN PAYMENT
- Quality finishes: quartz, laminate flooring & stainless appliances

REGISTER AT: [townline.ca](http://townline.ca)  
SALES CENTRE: Opening Early 2016 at 80 Mary St., Port Moody, BC  
T: 604-931-7777 E: [thestrاند@townline.ca](mailto:thestrاند@townline.ca)

### OXFORD LANE

A boutique collection of luxurious 2-, 3- & 4-bedroom townhomes in the heart of West Cambie's growing Alexandra neighbourhood. Walking distance to dining, shopping, schools, parks and transit.

- Richmond's 1st geothermally sourced air conditioned townhomes.
- 1 block from Richmond's popular Food Street and across from Central at Garden City (Coming Fall/Winter 2016).

SALES CENTRE: Opening Early 2016 at 4588 Dubbert St., Richmond, BC  
REGISTER AT: [oxfordlane.ca](http://oxfordlane.ca)  
T: 604-278-1888 E: [info@oxfordlane.ca](mailto:info@oxfordlane.ca)

### THE GARDENS - Calla, Dahlia & Jasmine

This final phase at The Gardens will be coming Spring 2016. We've saved the best for last, where every home is a penthouse with luxurious finishings and expansive outdoor spaces. The Gardens offers impressive views and a 12-acre park as your backyard.

REGISTER AT: [townline.ca](http://townline.ca)  
SALES CENTRE: Opening Spring 2016 at 140-10880 No. 5 Rd., Richmond, BC  
T: 604-271-3331 E: [info@liveatthegardens.ca](mailto:info@liveatthegardens.ca)

## LUXURY RENTALS

### THE GARDENS - CAMELLIA

163 stylish studio, 1- and 2-bedroom luxury rental homes boasting the best backyard in Richmond: 12-acres of trees, ponds, fields, and flowers. The Gardens is a master-planned community, centrally located within walking distance to all your daily conveniences. Ready for move-in Fall 2016.

REGISTER AT: [townline.ca](http://townline.ca)  
T: 604.276.8823, ext. 224 E: [rent@townline.ca](mailto:rent@townline.ca)

### HUDSON WALK

The first phase of Hudson Walk will be a 16-storey mid-rise tower adding another 178 studio, 1-, 2- & 2-bedroom + den luxury urban rental homes and townhomes, plus 2,800 sf of street-front retail to Downtown Victoria's expanding Hudson District. Construction is now underway, with homes ready for move-in Summer 2016.

REGISTER AT: [townline.ca](http://townline.ca)  
T: 250-388-0018 E: [hudsonwalk@townline.ca](mailto:hudsonwalk@townline.ca)

## ON THE HORIZON

### SUSSEX

In the heart of Burnaby's stylish Metrotown area, just 1 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](http://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](http://townline.ca)

### HOLLAND PARK

This 25-storey residential high-rise consisting 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](http://townline.ca)

# Office/Commercial Update

### 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 5 office strata lots remain, totalling approximately 7,200 sq. ft. Call for details.

LOCATION: 997 Seymour St., Vancouver, BC  
CONTACT: Boe Iravani, Cushman & Wakefield Ltd.  
T: 604-640-5837  
E: [boe.iravani@ca.cushwake.com](mailto:boe.iravani@ca.cushwake.com)

### HUDSON DISTRICT

Downtown Victoria's new urban, village-style residential neighbourhood located close to Chinatown and Victoria's scenic Inner Harbour. With 272 homes now completed and another 630 homes on the horizon, Hudson District is becoming known as the "it" neighbourhood for urbanites of all ages and Victoria's preferred place to live, work, shop and eat. It features dynamic street-level retail from yoga studios and spas to coffee shops and the Victoria Public Market, home to a variety of merchants and local farmers. Call for details.

- Hudson Mews has just two retail spaces remaining, one is approximately 2,000 sq. ft. and the other is 600 sq. ft.
- Hudson Walk Phase 1 has approximately 2,800 sq. ft. of retail space available with an adjacent storage room of about 800 sq. ft.
- The Victoria Public Market in The Hudson has approximately 4,500 sq. ft. of restaurant space available and approximately 2,000 sq. ft. fronting the carriageway

LOCATION: 780 Fisgard St. (Hudson Mews), 1701 Douglas St. (The Hudson), Victoria, BC  
CONTACT: Fraser Campbell  
T: 250-382-3381  
E: [fraser@campbellcommercialgroup.ca](mailto:fraser@campbellcommercialgroup.ca)

### THE GARDENS - MAGNOLIA, AZALEA AND CAMELLIA

The Gardens features approximately 68,000 sq. ft. of new retail and restaurant space, anchored by Loblaw's City Market in a major retail hub, on a high-profile corner location at Steveston Highway and No. 5 Road in Richmond.

LOCATION: Steveston Hwy. and No.5 Rd., Richmond, BC  
CONTACT: Derick Fluker & Michael Heck, Form Retail Advisors  
T: 604-638-2125 (Derick) & 604-398-4379 (Michael)  
E: [dfluker@formretail.ca](mailto:dfluker@formretail.ca) & [mheck@formretail.ca](mailto:mheck@formretail.ca)

### THE STRAND

Approximately 6,800 sq. ft. of street-level retail will soon be available in the heart of Port Moody's emerging Oceanfront District, an area rich in heritage, culture and community.

REGISTER AT: [townline.ca](http://townline.ca)  
LOCATION: 2513 Clarke St., Port Moody, BC

- 1 Oxford Lane
- 2 The Gardens
- 3 The Grove
- 4 The Gardens
- 5 Hudson District



# Getting Social

Townline Connect asked Tashia Potter of GREAT CENTRAL social company for tips on using social media without letting it take over your life.



## Where to Start?

With so many social media platforms to choose from, your first step is deciding which to use. Facebook is an easy way to stay in touch with friends and family, letting you share photos, videos, and longer posts. Twitter is short, sweet, and immediate—say your piece in 140 characters max. Instagram is a fun photo journal tool, and the app makes it easy to post to other platforms when you do.

## Where Does the Time Go?

You know how it goes. You start watching funny cat videos, looking at photos of your cousin's new baby, or friending people you went to kindergarten with, and suddenly two hours has vanished. Beware of the potential time suck and consider one of the many apps available to monitor your usage. You can also choose to minimize notifications so you're not constantly getting interrupted.

## Pros & Cons

Love it? Hate it? Perplexed as to why everyone suddenly feels the need to tell the world what they ate for breakfast? Social media, for better or worse, is impacting the way we communicate. Many people turn to it for their daily news of the world. It's an easy way to keep in touch with people who live around the globe, but getting up close and personal is still important. Make quality time for your friend who lives down the block and catch up face-to-face over coffee, a glass of wine, or a walk at the park.

### *Remember...*

- Be original by using sarcasm, humour, and wit.
- Engage with your audience; respond to comments, questions, and complaints.
- Be brief. Before sharing, check your post to see if it can be shorter.
- Don't ask for Likes and Shares: Get them through compelling content.
- Be careful what you share in a post. It's as permanent as a tattoo, but harder to get rid of.
- Don't offend people. If you start a controversial discussion, be prepared for heated comments.
- Don't over-market yourself if using it for business. Entertain and inform more than trying to sell. As Tashia says, "Be the show, not the commercial."
- Finally, be safe. Don't divulge too much personal information, because you don't always know who you're really talking to.