

TOWNLINE CONNECT



Building Community:
A Philosophy of
Philanthropy

The Next Great City

EV: The Way to Go

BUILDING COMMUNITY: A PHILOSOPHY OF PHILANTHROPY

Townline believes wholeheartedly in giving back to our communities in ways that really mean something to the individuals involved.

We are incredibly moved by the stories that inspire us to help support various causes, and the people whose lives are directly affected. Our communities face times of need, and we are both humbled and delighted when we can help.

Philanthropy has always been a cornerstone of our company philosophy. We do everything in our power to ensure that our acts of giving are truly meaningful. We want to be involved, working to build community, caring for the children and families in our neighbourhoods, as well as for the wider framework of the cities in which these lives unfold. With this in mind, we take a layered approach to giving back, identifying where we can help at a local community, and broader city level.

For the Kids

Back in 2016, funds raised to purchase new playground equipment at École K.B. Woodward Elementary in Whalley went missing. Upon hearing the news, Townline made a substantial donation to help replace the funds and provide fun-filled recesses to hundreds of happy children for years to come. When John Diefenbaker Elementary School in Richmond announced a fundraising campaign to replace its withered wooden play structure, it seemed only natural to Townline President Rick Ilch to match the school's fundraising efforts to help rebuild a new playground for the kids.

Recently, a substantial donation on behalf of Townline and TL Housing Solutions was made to the Richmond Therapeutic Riding Association, which provides a unique, therapeutic riding program for children and youth with physical, mental, emotional, and learning disabilities.

Empowering Women and Girls

Soroptimist is a global organization that provides programs to foster social and economic empowerment and help improve the lives of women and girls. One of their initiatives in the TriCities is Bea's Klostet – a free store of donated household items, where women transitioning to life on their own can independently shop for the things they need to set up their new lives.

Our children are the foundation of our communities. By helping them, we build happier neighbourhoods and brighter futures for all.

With each new development Townline embarks on, we create a show home full of beautiful display furniture. After use, it's common industry practice to sell these items below cost. But this year, Townline sought to find a solution that would be more beneficial to the communities in which we build. When we stumbled upon Bea's Klostet, we knew it was the answer. Significant amounts of like-new furniture have since been donated to this initiative, along with financial contributions to cover

storage costs and fund other Soroptimist program offerings.

Housing Communities

When residential properties are sold as “presale,” it can take two to three years for the homes to be move-in ready. While waiting, buyers may decide to move cities, switch jobs, have children – so it's not uncommon for the property to be sold to another party before construction of the building has been completed.

In these cases, it's standard industry practice for developers to collect an associated fee for the assignment of the original contract to another buyer. To Townline, this represented an opportunity

to give back to the local community. Through assignment fees collected from Calla at the Gardens, Townline donated \$46,485 to the City of Richmond Affordable Housing Fund. Building homes is what we do, and we are grateful to be able to help create housing options for a wide range of people in our communities.

At Townline, we believe in giving back broadly to our communities and the people within them, in meaningful ways and at multiple levels. This is the Townline Way. 🏡



Photo Credit: Photography by Friends Just Click

GIVING BACK BROADLY

Townline is proud to support community initiatives with recent donations to the following organizations:

Act West Community Foundation (Richmond) for Single Mothers

Another Brick in Nepal, project to build new schools in Nepal

Coast Mental Health Foundation, Courage to Come Back Awards

Dry Grad events for schools throughout the Lower Mainland

Forum for Millennial Leadership

Honour House Society

Musqueam Youth Soccer Program

Pacific Autism Family Network Society

Richmond Sockeyes Junior Hockey Club

Richmond Youth Foundation

St Paul's Hospital Lights of Hope Christmas Event

Times Colonist Christmas Fund Society of Victoria

Turning Point Recovery Society of Richmond

Variety the Children's Charity

THE NEXT GREAT CITY

What makes a great city great?



Thriving cities around the world share certain characteristics that make them globally appealing: urban energy, art, architecture, commerce, transit, natural spaces, and more. When city planners and visionaries predict the next great cities, they look for population growth, thoughtful infrastructure, and a strategy for future greatness. In any vibrant city, it's a story of change, growth, and momentum.

And that exhilarating story is unfolding at this very moment in the City of Surrey. Surrey has long been anticipated to be the Lower Mainland's next great city. Now, the wait is over.

Surrey is growing three times faster than the rest of the region.

Bigger, Better, Best

To say Surrey is experiencing rapid growth is an understatement. In fact, Surrey is growing three times faster than the rest of the region. Its thriving City Centre population is expanding even more rapidly, projected to double by 2041 – making it the largest city in BC. And for good reason.

Surrey is home to some of the best post-secondary education in the country, including Simon Fraser University's Surrey Campus, Kwantlen Polytechnic, and a UBC Medical School teaching hospital. Public facilities of remarkable architecture dominate the landscape. The jaw-dropping Surrey City Centre Library; the stunning Central City shopping mall, public plaza, and SFU campus with architecture by the late

Bing Thom; and the ultra-contemporary Surrey Civic Centre all pay tribute to Surrey as a forward-looking, visionary city with a deep investment in its own future.

Housing prices in Surrey are 24 percent lower than in Vancouver.

This is a transit hub, directly connected to downtown Vancouver via SkyTrain and highways, with plans to expand transit capabilities throughout the city in the near future (either with light rail or additional SkyTrain services). But there is no need to leave: Surrey is an increasingly desirable location for commerce, and with 1,300 businesses located in Surrey City Centre and increasing employment in the tech industry in particular, it is quickly becoming the Lower Mainland's second downtown.

The best part? Residential housing prices in Surrey are 24 percent lower than in Vancouver, making it a highly desirable location for millennials and young families looking to get into the market without compromising their urban lifestyle. And with the rapid growth Surrey is experiencing, it's also proving to be a great city to invest in. An amazing place to live more affordably, with everything you need all around and direct connection to Vancouver and the Lower Mainland – what a great city.

Surrey's Central Park

Often referred to as Surrey's "central park," Holland Park is a beautiful 25-acre expanse of urban greenspace, set in the midst of Surrey's most exciting City Centre district. Across the road from Central City Shopping and Simon Fraser University,

minutes to the Surrey Central SkyTrain station, this central park is at once vibrant and pleasant. Holland Park forms a vital part of this contemporary community, thoughtfully programmed with walking paths, sports fields, a playground, gardens and more; and is a long-standing host to music festivals and events such as Movie Under The Stars and Fusion Festival.

A rare opportunity: desirable parkside living at the epicentre of a vibrant, urban city centre.

Townline selected this prime location as the perfect place for a collection of immaculate one- to three-bedroom residences that embrace all the excitement of a forward-looking community characterized by growth,

change, and energy. The Holland will offer a rare opportunity: desirable parkside living at the epicentre of a vibrant, urban city centre. Two towers overlook 25 acres of contemporary greenspace, steps to transit, shops, and services. Urban connectivity in a distinct parkside setting: it's the desired lifestyle of today, with endless future potential. Learn more about The Holland at Townline.ca. 



EV: THE WAY TO GO

Elon Musk has captured our collective imaginations with his wildly ambitious and utterly visionary projects: rocket ships to the moon, giant drills boring tunnels for transit, hyperloops, and artificial intelligence.

His is also the primary name we associate with electric vehicles, or EVs. Tesla has become synonymous with the future of the automobile: electric cars that run purely on battery power.

But that future is happening now, and the internal combustion engine (ICE) is already going the way of the dinosaur that feeds it. And Tesla is by no means the only player. While the Tesla Model S has led the charge for luxury electric vehicles and garnered the attention of the high-end car market, Tesla's Model 3 holds the promise of EV for everyone. Now, however, everybody seems to be charging up for change. Familiar names like Nissan

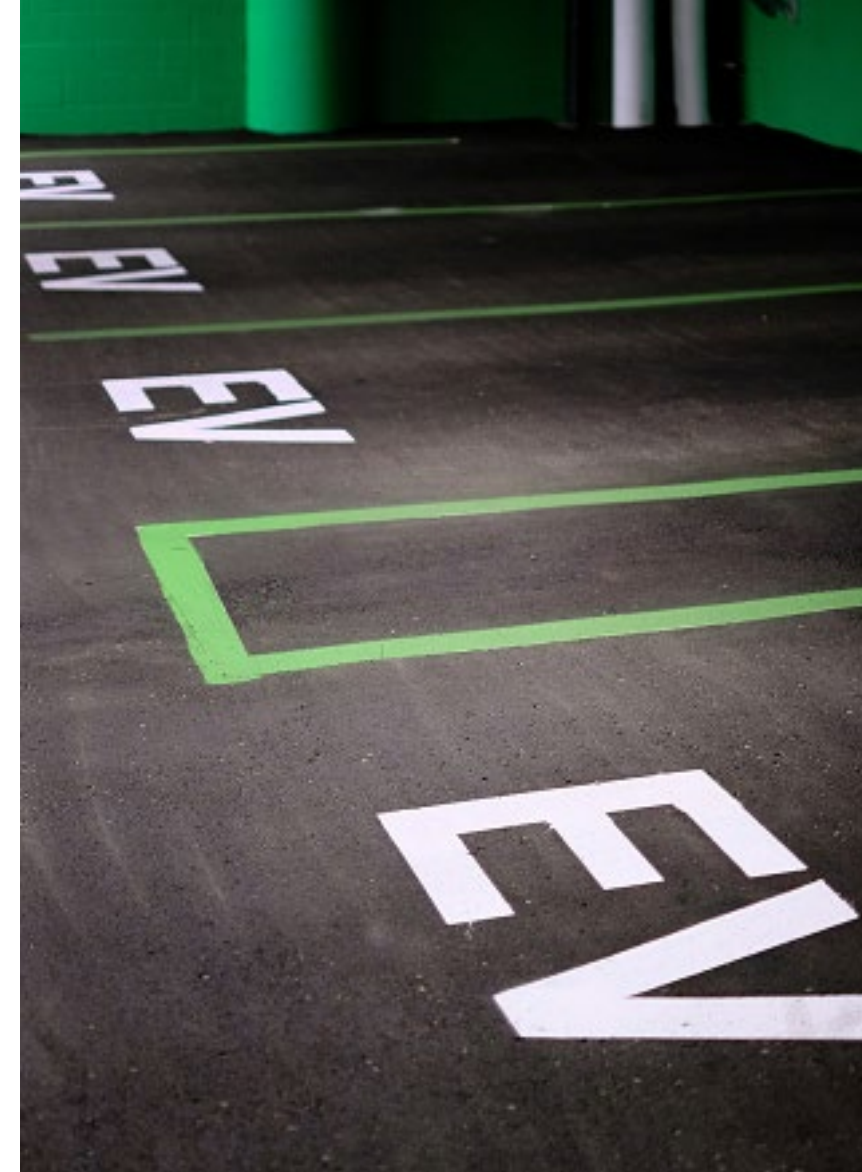
and Chevrolet have already captured significant EV market share, with Ford, Hyundai and Kia fast on their heels. Volkswagen and Volvo are making big strides, and luxury car makers like BMW and Jaguar are also on board. In short, everyone's going electric.

The Road to EV

By 2025, every new vehicle produced will be electric, according to Stanford University futurist Tony Seba. That is not very long from now. And it means that right now is the time to change the way we think about building for a new world; one in which the electric car is the only option. How will EVs affect transit, parking,

charging stations, energy requirements? How will EVs shape the roads of our immediate future?

Charging stations are springing up everywhere – in homes, workplaces, and public spaces throughout North America. In British Columbia, there are currently over 1,000 public charging stations available, and that number is growing rapidly. The West Coast Electric Highway can usher you and your EV on lengthy trips along the west coast, and with charging infrastructure rapidly expanding across North America, EV drivers can take increasingly long road trips without falling prey to “range anxiety.”



ELECTRIC IS BEST

Experts predict that every new vehicle will be electric by 2025.

Internal combustion engines (ICEs) produce **80% waste** in the form of emissions.

EVs are **90-95% efficient**.

28% of global warming pollution in North America is from transportation.

EVs engines can last for 500,000 miles, which would take about **50 years**.

EVs have **100 times fewer parts** than ICEs, making maintenance significantly cheaper.

Leading the Charge

There are three levels of charging stations, offering differing amounts of power to charge vehicles in the most efficient way:

1. Level 1 (120volt) chargers are known as “trickle charge.” These are used for overnight or long-term parking purposes.
2. Level 2 (240volt) chargers are for short-term or medium-term parking, such as at the mall, office, or grocery store.
3. DC Fast Chargers (480volt) are meant for longer trips, topping up your battery to 80 percent within 30 minutes to allow for travel between cities.

At Townline, we future-proof all our new buildings by identifying EV Ready Stalls that allow users to easily put in the station charger of their choice. We also include pay-for-use chargers in some of our commercial underground parking areas.

Almost gone are the days of toxic vehicles producing massive amounts of harmful carbon emissions. At Townline, we can't wait to help usher in a near future of bluer skies and healthier people. Electric is the way to go! 🏡



HOLIDAY EVENTS & ACTIVITIES

Some of our favourite festive events over the holiday season!

LOWER MAINLAND

Bright Nights at Stanley Park

Nov 29 to Jan 5
Stanley Park, Vancouver

See millions of lights and Christmas displays and take a ride on the Stanley Park Christmas Train through enchanted forests.

Canyon Lights at Capilano

Nov 22 to Jan 27
Capilano Suspension Bridge,
North Vancouver

Light displays suspended over the river, in the trees, and all around.

Christmas Train at Bear Creek Park

Dec 7 to Dec 31
Bear Creek Park, Surrey

Ride the train through the Christmas forest and have a visit with Santa!

Christmas Glow

Nov 22 to Jan 19
Milner Village Garden Centre, Langley

Greater Vancouver's largest indoor Christmas Festival, with a light maze and giant light tunnel, local artisans, food trucks, live music, and visits with Santa.

Heritage Christmas at Burnaby Village

Nov 24 to Jan 4
Burnaby Village Museum

Festive activities, lights and decorations, and heritage holiday fun for the whole family at Burnaby's historical outdoor museum.

Lights at Lafarge

Nov 24 to Jan 20
Lafarge Lake, Coquitlam

Walk through holiday decorations, themed areas, and thousands of sparkling lights all around the lake.

Peak of Christmas at Grouse Mountain

Nov 23 to Jan 6
Grouse Mountain, North Vancouver

Outdoor skating, a glowing light walk, Santa's workshop, real-live reindeer, sleigh rides and more!

Vancouver Christmas Market

Nov 21 to Dec 24
Jack Poole Plaza, Vancouver

More than 80 charming huts offering German sweets and crafts, all at the seaside home of the Olympic Cauldron.

VanDusen Festival of Lights

Dec 1 to Jan 6
VanDusen Gardens, Vancouver

More than a million lights spread out over 15 acres of beautiful gardens make this long-running event hugely popular every year.

Winter Ice Palace

Dec 21 to Jan 6
Cloverdale Arena, Surrey

Bring the family skating at the Winter Ice Palace, all decked out for the holidays.

VICTORIA

Magic of Christmas at Butchart Gardens

Dec 1 to Jan 6
Butchart Gardens, Victoria

Christmas lights and displays, skating, carollers and more at this magical holiday must-see.

Marina Light Up

Nov 26 to Dec 31
Inner Harbour, Victoria

See the boats in the harbour light up the night with vibrant holiday colours and decorations.

Victoria Festival of Trees

Nov 15 to Jan 7
Bay Centre, Victoria

Experience the Bay Centre transformed into a lush forest of hand-decorated holiday trees, with all proceeds supporting BC Children's Hospital.

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RESIDENTIAL UPDATE

NOW SELLING

HUDSON PLACE ONE

A 25-storey, mixed-use, residential tower featuring 176 intelligently-designed 1-, 2- & 3-bedroom concrete, air-conditioned homes; 11,000+ sf of indoor/outdoor amenities; and 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: 740 Herald Street, Victoria, BC
CALL: 250.388.0018
EMAIL: hudsonplaceone@townline.ca
REGISTER AT: [townline.ca](#)

THE GARDENS - JASMINE

Jasmine, the fifth and final phase at The Gardens, is a limited collection of 23 luxurious air-conditioned townhomes offering thoughtful layouts, over-height ceilings, stunning interior finishes and spacious outdoor living areas. Oversized rooftop decks overlooking a natural 12-acre park and double balconies on select homes are just a few features that make Jasmine the most exclusive townhome collection to come to South Richmond.

SALES CENTRE: #23-10800 No. 5 Road, Richmond, BC
CALL: 604.271.3331
EMAIL: thegardens@townline.ca
REGISTER AT: [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 2 luxury homes remain in this stylish 41-storey high-rise showcasing breathtaking views and 6,000+ sf of elite amenities.

CALL: 604.454.0889
EMAIL: sussexmetrotown@townline.ca
REGISTER AT: [townline.ca](#)

COMING SOON

MERIDIAN

An upcoming luxurious residential high-rise tower comprised of 198 intelligently designed 1-, 2-

& 3-bedroom condos, including an exclusive collection of two-level 3-bedroom townhomes and over 14,000 sf of purposely designed indoor and outdoor amenities. Conveniently located at Cottonwood Avenue and Clarke Road, residents of these west coast contemporary homes will enjoy living in the centre of Burquitlam's burgeoning community, adjacent to the Evergreen SkyTrain line and just steps from a plethora of urban amenities and greenspace.

SALES CENTRE: Coming Early 2019
EMAIL: meridian@townline.ca
REGISTER AT: [townline.ca](#)

THE HOLLAND

A 25-storey residential high-rise tower of 250 well-finished 1-, 2- & 3-bedroom residences and a limited collection of three-level city homes and townhomes, coming soon to the heart of Surrey's vibrant 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. The Holland represents a rare opportunity for distinctive parkside living in a vibrant city centre.

SALES CENTRE: Coming Early 2019
EMAIL: theholland@townline.ca
REGISTER AT: [townline.ca](#)

CARDERO

A boutique collection of 119 exquisitely designed 1-, 2- & 3-bedroom residences in an impressive 20-storey high-rise. A beautiful reflection pool with bridge access to a dramatic hotel-inspired entry lobby, sets the stage for 1,840+ sf of elite indoor and outdoor amenities. Situated on Vancouver's scenic downtown peninsula, on the northeast corner of Cardero and Davie, its defining iconic architecture and form are symbolic expressions of the "shaping force" of water and its union with nature, accentuating stunning panoramic views of Coal Harbour, English Bay, False Creek, Stanley Park and beyond.

SALES CENTRE: Coming Soon
REGISTER AT: [townline.ca](#)

MCVICAR

A walkable, Whistler-inspired, family-oriented townhome community of 139 carefully-crafted 3- and 4-bedroom homes with over 5,000 sf of robust amenities, including a pool, fitness room, fireside lounge, theatre room and games room. Situated in the Burke Mountain area of Northeast Coquitlam, McVicar offers easy access to a diverse railway system and sits

adjacent to the future Partington Creek master-planned community. Once complete, residents will enjoy an abundance of neighbourhood amenities including grocery, restaurants and cafés; shops and services; parks, plaza and greenspaces; leisure and cultural facilities; public schools; and nearby Coquitlam Centre.

SALES CENTRE: Coming Soon
REGISTER AT: [townline.ca](#)

NO. 3 ROAD

Coming to the heart of Richmond's City Centre, at Lansdowne and No. 3 Road, this mixed-use, residential development features 3 high-rise towers with 345 stylish homes, exclusive amenities, 100,000 sf of vibrant street-level retail and a signature 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: [townline.ca](#)

MITCHELL

A family-oriented townhome community featuring 100 well-designed 3-, 4- and 5-bedroom Whistler-inspired craftsman style homes. Playing off its surrounding outdoor amenities, trails and natural beauty of Burke Mountain, this stylish collection of homes will offer strong street appeal with their signature west coast inspired architecture and distinctive gable, stone and wood detailing.

SALES CENTRE: Coming Soon
REGISTER AT: [townline.ca](#)

ON THE HORIZON

DANSEY

A boutique, purpose-built urban rental tower located in Burquitlam, walking distance to Lougheed Town Centre and its hub SkyTrain station connecting the Expo and Millennium Lines, along the new Evergreen Extension. This 11-storey, 98 suite rental features generous outdoor spaces, modern finishes, well-designed layouts and a range of innovative amenities for the ultimate, urban Coquitlam lifestyle.

REGISTER AT: [townline.ca](#)

HUDSON PLACE TWO

The final mixed-use, 24-storey residential tower to complete Townline's popular Hudson District. Showcasing approximately 225 thoughtfully-designed studio, 1- and 2-bedroom homes; 7,000 sf of indoor, outdoor and rooftop amenities; along with another 8,000 sf of street-level retail; Hudson Place Two represents the final opportunity to live in the heart of an amenity-rich, established urban village, just steps from downtown Victoria's charming neighbourhoods and scenic Inner Harbour.

REGISTER AT: [townline.ca](#)

NORTH ROAD

Another new addition to the rapidly changing Burquitlam neighbourhood, this mixed-use development stands on a prominent corner on North Road. Featuring a well-appointed collection of 139 market rental units and 366 intelligently-designed condos. North Road will also include an enhanced amenity package with a 25m lap pool. Reaching 44-storeys, this building promises to be a new landmark in the Coquitlam skyline.

REGISTER AT: [townline.ca](#)

PANDORA

Another high-quality, purpose-built urban rental in downtown Victoria. This 16-storey, mid-rise features 165 homes and includes a fully-equipped gym, bike lounge, business centre and private outdoor courtyard. Conveniently situated in the evolving Harris Green neighbourhood, residents will enjoy easy access to a diverse range of exciting new retail, services, amenities and a new Save-On-Foods.

REGISTER AT: [townline.ca](#)

HARMONY (LOS ANGELES, USA)

This 23-storey high-rise features 176 well-designed, 1-, 2- and 3-bedroom urban rental suites, along with over 5,800 sf of indoor amenities, a rooftop pool and 30,000 sf of retail and office space. Located in downtown LA's iconic Chinatown, 1-block from transit and steps from traditional Chinese restaurants, dim sum houses and bakeries, creative Asian-fusion eateries, specialty groceries, art galleries and gift shops.

REGISTER AT: [townline.ca](#)

SOUL (LOS ANGELES, USA)

A 31-storey urban rental high-rise, located in the heart of LA's buzzing Koreatown. Featuring 256 well-designed 1-, 2, and 3-bedroom homes and 6,400+ sf of indoor amenities including rooftop pool. Soul offers easy access to transit and perfectly suits K-town's dense mix of historic buildings and contemporary complexes – home to a diverse range of bars, casual 24/7 dining restaurants, karaoke joints, hip speakeasies, flashy clubs, traditional spas, bubble tea cafes and specialty grocery stores.

REGISTER AT: [townline.ca](#)

CUSTOM HOMES

Our story began by building custom homes. Thirty-eight years later, custom single-family homes still make up a significant portion of our portfolio. Contact us today for a consultation to start planning the foundation and design of your dream home.

EMAIL: custom.homes@townline.ca
REGISTER AT: [townline.ca](#)

OFFICE / COMMERCIAL

NOW LEASING

HUDSON DISTRICT

A thriving urban village featuring 18,800 sf of dynamic street-level retail, anchored by the Victoria Public Market. With 556 homes now complete and another 350 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 – Only two retail spaces now remain. One is approximately 2,000 sf and the other, 600 sf. For details, contact Matt Fraleigh at Colliers International:

LOCATION: 780 Fisgard St, Victoria, BC
CALL: 250.414.8440 or 250.858.8828
EMAIL: matt.fraleigh@colliers.com

THE VICTORIA PUBLIC MARKET AT THE HUDSON
For details about current and upcoming spaces for lease, as well as day vendor program information, contact Jaymie Humber at Quay Management:

LOCATION: 1701 Douglas Street, Victoria, BC
CALL: 778.433.2787
EMAIL: info@victoriapublicmarket.com

THE BRISTOL

Street-front retail spaces, ranging from 810 sf to 1,528 sf and totaling 10,300 sf in all, are now available for lease. Located below 97 new purpose-built rentals, in the heart of Historic Cloverdale (just off Highway 15 – North of Highway 10). For details and current availability, contact Craig Haziza at Cushman Wakefield:

LOCATION: 5738 175th Street, Surrey, BC
CALL: 604.640.5891
EMAIL: craig.haziza@ca.cushwake.com

1. The Gardens - Jasmine 2. Sussex 3. Hudson Place One



SPOTLIGHT

Rick Bortolussi

TLHS Director of Construction

Some call him “Grappa” – an Italian beverage and the nickname bestowed by his grandchildren. Around the office, they tend to shorten his last name and simply call him “Borts.” One unnamed co-worker has dubbed him “Best Before” – a dig about his relative maturity. “I’m like the old man at the top of the hill,” jokes Rick Bortolussi. “I’m the oldest in the office, and my working career is longer than the majority of the staff’s ages.”

And what a career it’s been. After decades in construction, codes and standards, and building inspections and approvals, Rick Bortolussi knows his way around a development project. For 19 years he worked with CMHC, Canada’s national housing agency. For 14 years he worked for the City of Richmond, the last seven of these as a chief building official. It was during this time that he met Rick and Lauren Ilich.

“I was very impressed with Rick Ilich’s company and his demeanour,” says Rick Bortolussi. “A few years later, when I was offered a position with Townline, I quickly jumped at it.”

For the past 10 years, Rick has headed up operations for Townline, working primarily on TL Housing Solutions projects. Now, as Director of Construction for TL Housing Solutions, he gets in on the process earlier.

As a sister company to Townline, TL Housing Solutions partners with not-for-profits in the business of

changing lives, tackling some of today’s most prevalent issues. From affordable rental and co-op housing to housing for women, the homeless, and the elderly, TL Housing Solutions delivers turnkey, government-funded housing solutions.

“We really do build whole communities, as our mandate states,” confirms Rick. “We’re very proud of that.”

From the preconstruction phase, Rick assists development managers with obtaining building permits, then similar to an owner’s rep, oversees each project from construction to completion to occupancy, ensuring from a standards perspective that what is built meets not only contractual requirements, but the level of quality demanded by Townline’s rigorous criteria.

“TL Housing Solutions has a reputation for quality, and for being honest and upfront with budgets, contracts, and timelines,” says Rick. “We meet the needs of our clients at a level of quality that exceeds industry standards; and we continue to support our projects long past the required warranty period.” The goal, he says, is to create an experience for clients that they want to repeat and recommend to their friends and family.



“Our projects are so well done, there are no vacancies,” says Rick. “The people who live there are proud to live there.”

His coworkers tease him, saying the reason he’s concentrated on TL Housing Solutions projects is to keep his future options open. He could go anywhere from a single-family Townline home to an assisted living facility. “They might joke at the office,” says Rick with a chuckle, “but I’m so proud of the quality, the finishing, and the communities we’ve built – I wouldn’t hesitate to move into any of our projects.” ▀