

TOWNLINE CONNECT



The Evolution of Co-op
Housing in Vancouver

Interview with Cheryl
Broadhead, BYU Design

Burke Mountain:
Parks, Biking, Hiking Trails

THE NEW AGE OF Co-op

There's a whole new era of co-op housing dawning in British Columbia. This new focus on non-profit co-operative housing provides a unique opportunity to be part of a strong community where all members have a voice, security of tenure, and fair monthly housing charges.

Community Land Trust is actively developing new co-operative housing, with the support of a multitude of contributing partners, such as the Vancouver Affordable Housing Agency, and the Co-op Housing Federation of BC (CHF BC). New co-operatives supply housing opportunities to a broad mix of middle to lower income households, offering diverse and inclusive communities to call home.

Co-op Then and Now

There is an important distinction to be made between legacy co-ops and the new co-op. Legacy co-ops were built between 1969 and 1992 in BC, and subsidized by federal and provincial funding. After this period, the federal government stopped contributing to co-op housing. Without their funding, the province experienced a shortage of co-op housing for the next two decades.

It wasn't until 2012 that the next co-op arrived in Vancouver: Athletes Village Co-operative.

But the model itself hasn't really changed, explains Jeannine O'Hara, a loyal co-operator who has lived and worked in the co-op sector her entire life. In fact, her mother is an original member of Vancouver's very first co-op – and still lives there today. Jeannine now resides

“Deep friendships and connections are built in co-ops, and they span generations.”



Fraserview: BC's Biggest Co-op

The brand-new Fraserview Housing Co-operative will soon be the largest co-op in BC. Located in South Vancouver's most stunning riverfront neighbourhoods, next to the thriving River District, it offers move-in ready two- and three-bedroom apartments and townhomes as well as upcoming one- to three-bedroom condo-style homes, targeted to those who live and work in Vancouver.

Townline Marketing is pleased to be working with Community Land Trust as the marketing and leasing partner on the Fraserview project, which will offer a total of 278 co-op homes for families, couples, and singles in a prime riverfront location overlooking the Fraser River. TL Housing Solutions, Townline's sister company specializing in non-market housing projects, has partnered with Community Land Trust as the builder on upcoming co-op and non-profit homes in Metro Vancouver and Vancouver Island.

Fraserviewcoop.ca

in a similar co-op down the street, and her work with Coho Management helps ensure the seamless management and maintenance of new and existing housing co-ops across BC.

“The co-op concept is still the same: you are a shareholding member with democratic control – voting rights and a voice in matters that impact you,” says Jeannine.

“What has changed is that new co-ops are no longer solely dependent on deferral and provincial funding. They are now self-sufficient with strategic partnerships.”

The model for co-op housing is also shifting, with trends towards contracting professional management in lieu of volunteer management for regular tasks like property maintenance.

For new co-ops, incoming residents qualify for homes for which they pay 30% or less of their gross income, a broadly regarded standard for affordability. While every project is different, many new co-op

homes are targeted for people with household incomes between \$80,000 and \$110,000. With homes offered below third-party appraised rates for similar accommodations, the new co-ops are designed to target the “missing middle.” It is a smaller segment of the market, but still a pressing need. At the moment, there are only a handful of Community Land Trust co-ops in BC, and over 260 legacy co-ops.

The Co-op Community

Below market monthly housing charges are just one of the benefits of co-op housing, says Jeannine. For starters, you also have security of tenure. “If you observe the agreements, you can live there as long as you want,” says Jeannine. “That sense of control is an important feature to a lot of people.” In a housing market where renovation and demo for redevelopments are an all-too-common reality, the co-operative model provides a much-desired solution.

Most importantly, co-op housing offers an incredible sense of community. “Deep friendships and connections are built in

co-ops, and they span generations,” says Jeannine. “Everyone looks out for each other's home, kids and pets. We garden together; we take care of our community.”

“In our co-op,” she continues, “we had a program where our teenagers grew vegetables and delivered them to our lower-income seniors. We also hold an afternoon tea to bring seniors out and help ensure they aren't isolated.”

And there's social responsibility here, too. Community Land Trust partners with Community Living Society of BC and the BC Society of Transition Houses to provide homes for their clients: adults with developmental disabilities, and women and children fleeing violence. They also administer a Domestic Violence Relief Fund and a Disability Trust to provide financial assistance to those in need.

“You have to pay rent somewhere,” says Jeannine. “And when you support the Community Land Trust co-ops, you're supporting these important causes. Just by waking up in the morning in your co-op, you've already done a good deed.”



7 TIPS FOR Designing a Space YOU'LL LOVE

Interview with Cheryl Broadhead
Principal, BYU Design



A beautifully designed home that reflects your personality and creates the perfect mood for relaxing or entertaining... sounds wonderful, doesn't it? But how can we design these Instagram-worthy spaces for ourselves, without the help of an interior designer? Cheryl Broadhead of BYU Design says it all hinges on seven key design elements.

1. Understand Design

"At BYU we always say that the purpose of design is form, function and emotion. Design is the coming together of form and function, with the intention of creating an emotional response."

2. Know What You Like

"A lot of people don't necessarily know what they like, but they might know it when they see it. I always suggest that people collect images from magazines, Pinterest or Instagram to create a look-book. Then, try to identify the underlying thread that ties these images together to help you define your tastes."

3. Understand Your Space

"Consider the requirements of your space – who is using it, and what it needs to do for you. There might be a range of people in your home, so it's very important to understand how that space is meant to act."

4. Get a Sense of Scale

"Bring a tape measure with you to shop for furniture, art, and rugs. Then, tape off the spaces in your room so you can understand what the items will feel like in the space. Remember to think vertically as well as horizontally."

5. Embrace Colour

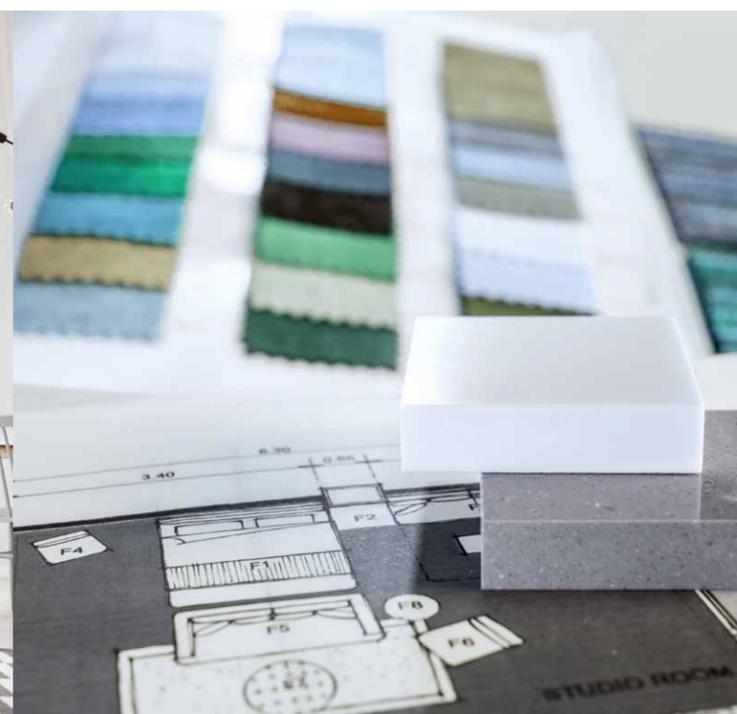
"You can really change how a room feels using colour. Remember, colours and patterns that are trendy right now may not be tomorrow, and while it's easy to change your toss cushions, it's more difficult to change your backsplash tile. Don't be afraid of paint – it's easy to change."

6. Create Visual Spaces

"Visual clutter can be just as hard to deal with as actual clutter. Sometimes you just need a pause. Every wall doesn't have to have something on it. Like white space on paper, visual space allows you to see and understand things better."

7. Pick a Plant

"Bring nature into your space with live plants. There's a lot of science to back up the fact that humans think better and feel better in spaces with natural elements. Plants also add a muted, natural colour that doesn't need to be considered an accent colour." ▀



Hidden Gems OF BURKE MOUNTAIN

Coquitlam is one of the largest and fastest-growing cities in British Columbia, filled with expansive parks and inviting family communities, with a bustling city centre. Among its many appealing neighbourhoods, Burke Mountain stands tall as a vibrant community – and an exciting destination for visitors and residents alike.

From the expansive soccer fields and large playground of Victoria Park, to the off-leash dog area in Leigh Park, there are plenty of places for picnics and fun. But venture just a little further into Burke Mountain, and you just might stumble upon some of the neighbourhood's best-kept secrets. Here are a few of our favourite "locals only" gems of Burke Mountain.

EPIC BIKING

Never mind the North Shore! There's plenty of great all-mountain and downhill mountain biking to be had right here on Burke Mountain, for riders of all levels. Whether you're on a cruiser or a fat-tire downhill bike, the variety of trails and difficulty levels will be sure to test your skills.

Trail Network

3 GREEN TRAILS

16 BLUE TRAILS

15 BLACK DIAMOND TRAILS

9 ACCESS ROADS/TRAILS

Local Favourites

COQUITLAM RIVER TRAIL
GREEN
APPROX. 3.5 KM

ESCALATOR
BLUE
APPROX. 0.25 KM

OVERTIME
BLUE
APPROX. 0.5 KM

BIG BOY TIME
BLACK DIAMOND
APPROX. 0.75 KM

GROW OP/JUMP LINE
BLACK DIAMOND
APPROX. 1 KM

LOWER ELEVATOR
BLACK DIAMOND
APPROX. 0.5 KM

RECYCLE
BLACK DIAMOND
APPROX. 0.5 KM

SPECTACULAR HIKING

Hiking and walking trails meander through the residential community of Burke Mountain and up along the Coquitlam River for what seems like an endless network of trails. A number of amazing local hikes begin right from Burke Mountain, while other spectacular hikes start just around the corner (like the Munro and Dennett Lakes hike).

Here are a few of our local favourites.

CRYSTAL FALLS TRAILHEAD
7 KM | APPROX. 2 HRS | EASY

A well-maintained, easy hike along the beautiful Upper Coquitlam River leading up to a scenic waterfall. Great for dogs, kids, and families. Watch for spawning salmon, and keep your eyes peeled for bears! There are lots of small streams along the way, so be sure to wear shoes you don't mind getting mucky!

The trailhead is a bit of a neighbourhood secret. It's unmarked – but easy to find. Just head to the top of Shaughnessy Street to Karley Crescent, and you can't miss it. It's about an hour's easy hike along the river and through mossy forest to reach the waterfall, where you could stop for a snack or a picnic before returning along the same route.

WOODLAND WALK TRAILHEAD
8 KM | APPROX. 3 HRS | EASY

Where Harper Road meets Conifer Drive, you'll find the unmarked entrance to the Woodland Walk hike, leading to Woodland Falls. Look for the metal gate across the access road – and you're in the right place!

This scenic trail winds up through Pinecone Burke Provincial Park to Woodland Falls, or further to the even more scenic Sawblade Falls. However, there are a few detours along the way, and not all the trails are well marked.

Get ready for an adventure! Here's the route you need to follow:

- From the metal gate on Harper Road, go LEFT onto the trail (do not go up the gravel road).
- After 10 minutes, the trail hits a gravel forestry road. Go LEFT onto the trail that leads back into the forest, away from the road.

- After 10 minutes, the trail opens onto a clearing beneath the power lines. Go LEFT, following the gravel road under the power lines.

- Cross the bridge over Prichard Creek.

- Turn RIGHT onto the Woodland Walk Upper Loop – you will see a trail marker.

- Follow the trail through the forest. At the first junction, go STRAIGHT to stay on Woodland Walk Upper Loop.

- At the second junction, go LEFT onto a short connector trail that takes you to Lower Loop.

- When you reach the creek, walk down the narrow trail toward the water. This will bring you to Woodland Falls.

To continue on to Sawblade Falls:

- Walk back to the main trail and look for a trail parallel to the creek that goes sharply uphill.

- Follow the switchbacks, go through the rocky clearing, and back into the forest.

- At the junction, veer left to stay close to the creek. This trail will take you to Sawblade Falls.

Also be aware that if you hear the sounds of hunting, you don't have to duck! The Port Coquitlam Hunting and Fishing Club is nearby, and the sounds are from the range. No need to wear your orange vest!



HIGH KNOLL HIKE
MINNEKHADA REGIONAL PARK
6.5 KM | APPROX. 2.5 HRS | EASY

This stunning hike doesn't originate directly from Burke Mountain, but it is right next door. Starting from the Quarry Road parking lot, you could easily extend it to a 10 km journey out to historic Minnehada Lodge. Here's the route for the shorter High Knoll hike:

- Walk about 100 metres down the trail from the Quarry Road parking lot.

- Go LEFT toward High Knoll/Low Knoll

- Go RIGHT along the Meadow Trail (you may also go left here, as both trails will take you to the marsh).

- After about 10 minutes, go LEFT toward High Knoll.

- Follow the trail down to the scenic marsh and look for birds, beavers, ducks and frogs. You can also walk across the dyke dividing the marsh-land. You might even spot a bear!

- Follow the same route back to the parking lot. ▀



Summer IN THE TRI-CITIES

This issue, we're exploring all kinds of summertime fun to be discovered in the Tri-Cities area. So slap on some sunscreen and slide on those sandals, because now is the time to soak up the best of the season! There's so much to do for the whole family at this time of year – here are a few of our local favourites.

Port Coquitlam

Farmers Market!

Thursdays, June 6 – October 10
3 pm – 7 pm
Leigh Square

Stop by the Port Coquitlam Farmers Market for locally grown fruits and veggies, artisan baked goods, and handmade crafts, plus weekly themes and events.

Music!

Saturdays, July & August
Afternoons
Leigh Park

Come hear professional musicians from across Metro Vancouver play a variety of genres including jazz, pop, rock, blues, folk, world fusion, and contemporary.

Movies!

Friday, July 5, 9 pm, Gates Park
Friday, July 19, 9 pm, Sun Valley Park
Friday, August 2, 8:45 pm, Gates Park
Friday, August 16, 8:45 pm, Sun Valley Park

Friday night movies don't get better than Cinema Under the Stars! Pack a picnic, bring a blanket, and enjoy recent movies on an enormous 26-ft silver screen.

Racing!

July 8 – 12
Wilson & Shaughnessy St., Downtown Port Coquitlam

Get geared up for the PoCo Grand Prix! Pro and amateur cyclists from around the world race laps of this 1.3 km circuit to earn a spot on the podium. Kids can race, too!

Cars!

Sunday, August 18
10 am – 6 pm
Downtown Port Coquitlam

Get revved for the annual Downtown PoCo Car Show, with hundreds of cars, entertainment, and fun for the kids.

Port Moody

Art By Kids!

June 3 – 12
9 am – 5 pm
Port Moody Civic Centre Gallery

See over 400 works of art from more than 150 young artists at the 12th Annual Children's Art Festival.

Art By Adults!

Friday, June 21
4 pm – 9 pm
Port Moody Arts Centre, Gallery Row, Historical District, and Esplanade Studios

Experience the creative process first-hand with artist presentations, live painting, and art displays at The Shuffle – Port Moody Art Walk.

Family Festival!

Friday, June 28, 6 pm – 11 pm
Saturday, June 29, 11 am – 11 pm
Sunday, June 30, 11 am – 11 pm
Monday, July 1, 11 am – 6 pm
Rocky Point Park

The Golden Spike Days Festival is one of the longest-running family events in BC. More than 40,000 attendees enjoy live entertainment and events to commemorate the Canadian Pacific Railway Line.

Rib Fest!

July 19 – 21
11 am – 9 pm
Rocky Point Park

Get ready to get messy at the 5th Annual Port Moody Ribfest! Six "ribbers" plus food trucks, music, face painting and more – and of course an adults-only section with table service and drinks.

No Cars!

Sunday, August 18
12 pm – 7 pm
St. Johns Street, from Douglas to Moody

It's Car Free Day in Port Moody! A popular community celebration with more than 100 booths and fresh ideas from local businesses, artisans, and non-profit groups.

Coquitlam

Food Trucks!

Sunday, June 2
11 am – 6 pm
Town Centre Park

Calling all foodies for the Greater Vancouver Food Truck Festival! Featuring live local music, face painting, an artisan marketplace – and 22 food trucks.

Bazaar!

Sunday, June 2
Flea Market (outdoor) 9 am – 2 pm
Showcase (indoor) 10:30 am – 12 pm
Glen Pine Pavilion

Search for treasures at the Glen Pine Spring Bazaar, featuring an outdoor Neighbourhood Flea Market and indoor Arts & Crafts Showcase.

Carnival!

Sunday, June 23
1 pm – 8 pm
Town Centre Park

Music and dancing, magic and crafts, face painting and more at the We Are ONE Family Summer Carnival. Bring food donations to be eligible for prizes!

Arts Festival!

Saturday, August 10
2 pm – 9 pm
Town Centre Park

A day of music, art, and food by Lafarge Lake, with artisan market, food and craft brew, and live entertainment.

Beer!

Saturday, September 28
12 pm – 3 pm; 7 pm – 10 pm
Hard Rock Casino, Coquitlam

Getting thirsty for the Coquitlam Craft Beer Festival? More than 50 local craft breweries, cider houses, and distilleries plus six international food stations to whet your appetite.

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RESIDENTIAL UPDATE

NOW SELLING

HUDSON PLACE ONE

Set to complete in early 2020, Hudson Place One is 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](https://www.townline.ca)

SUSSEX

Only 2 luxury homes remain in this stylish 41-storey high-rise showcasing breathtaking views and 6,000+ sf of elite amenities. 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.

CALL: 604.454.0889
EMAIL: sussexmetrotown@townline.ca
REGISTER AT: [townline.ca](https://www.townline.ca)

COMING SOON

THE HOLLAND

A 25-storey residential high-rise tower of 250 well-finished 1 & 2-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 Soon
EMAIL: theholland@townline.ca
REGISTER AT: [townline.ca](https://www.townline.ca)

COMING SOON CONT.

FORESTER

A family-oriented townhome community on Burke Mountain featuring 100 well-designed 3, 4 & 5-bedroom Whistler-inspired craftsman style homes along with a 5,000 sf amenity building, including an outdoor pool. 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](https://www.townline.ca)

MCVICAR

A walkable, Whistler-inspired, family-oriented townhome community of 139 carefully-crafted 3 & 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 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)

LUXE

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](https://www.townline.ca)

ON THE HORIZON

MERIDIAN

PROJECT INFO: 39-storey high-rise
198 1, 2 &
3-bedroom residences
Burquitlam
REGISTER AT: [townline.ca](https://www.townline.ca)

CARDERO

PROJECT INFO: 20-storey high-rise
119 1, 2 &
3-bedroom residences
Downtown Vancouver
REGISTER AT: [townline.ca](https://www.townline.ca)

DANSEY

PROJECT INFO: 17-storey mid-rise
160 urban rental homes
Burquitlam
REGISTER AT: [townline.ca](https://www.townline.ca)

HUDSON PLACE TWO

PROJECT INFO: 24-storey high-rise
225 studio, 1 &
2-bedroom urban
rental homes
Victoria
REGISTER AT: [townline.ca](https://www.townline.ca)

NORTH ROAD

PROJECT INFO: 44-storey high-rise
366 market residences
Burquitlam
REGISTER AT: [townline.ca](https://www.townline.ca)

PANDORA

PROJECT INFO: 16-storey high-rise
165 urban rental homes
Victoria
REGISTER AT: [townline.ca](https://www.townline.ca)

HARMONY (LOS ANGELES, USA)

PROJECT INFO: 23-storey high-rise
176 1, 2 &
3-bedroom luxury urban
rental apartments
Chinatown, Los Angeles
REGISTER AT: [townline.ca](https://www.townline.ca)

ON THE HORIZON CONT.

SOUL (LOS ANGELES, USA)

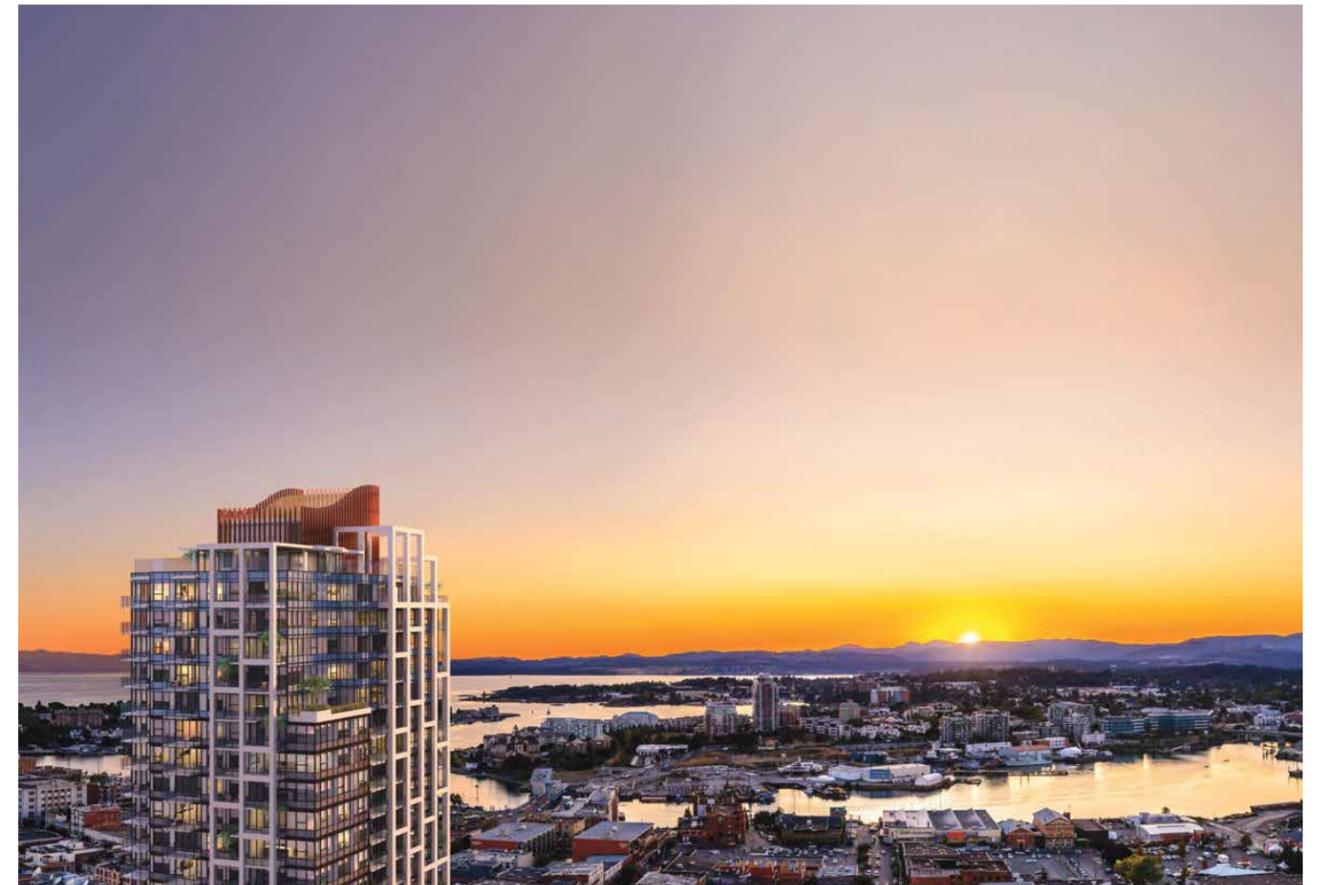
PROJECT INFO: 31-storey high-rise
256 1, 2 &
3-bedroom luxury urban
rental apartments
Koreatown, Los Angeles
REGISTER AT: [townline.ca](https://www.townline.ca)

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](https://www.townline.ca)

Hudson Place One



OFFICE/COMMERCIAL

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

Two retail spaces are available. One is approximately 1,500 sq. ft. and the other, 600 sq. ft. An interior space of approximately 900 is available – suitable for 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, as well as day vendor program information, contact Jaymie Humber at Quay Management:
T: 778.433.2787 | E: info@victoriapublicmarket.com

HUDSON PLACE ONE

One retail at grade space of approximately 1700 sq ft will be available upon building completion. The unit is located at the corner of Herald and the Hudson Carriageway. For details, contact Matt Fraleigh at Colliers International:
T: 250.414.8440 | M: 250.858.8828
E: Matt.Fraleigh@colliers.com

THE BRISTOL

Two street-front retail spaces, 1200 and 1143 sq ft in a building 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
T: 604.640.5891 | E: Craig.Haziza@ca.cushwake.com

TOWNLINE'S NEWEST Team Player

Tammie Wessels

HR Director



"My favourite part of working in HR has always been being part of a team," says Tammie Wessels, Townline's new HR Director. "I love working closely with people in a great team environment."

After meeting Rick Ilich and the group at Townline, Tammie knew she wanted to get on board. In December of last year, she was warmly welcomed to the Townline team – and just four days later, at the company Winter Holiday party, she got to know everyone in a hurry!

"At Townline, it's a very close-knit team. Everyone genuinely cares about each other and is trying to do their very best for the organization."

Tammie has the opportunity in her new role to be a generalist, focusing on all the major arms of human resources: attracting, developing, and retaining great people, while looking at the structure of the company so it can continue to grow and evolve.

"My job is to make sure employees feel valued, fulfilled, and challenged in their work," says Tammie. As for attracting top talent, she says, Townline's strong reputation does a lot of that work for her.

From an experienced HR professional's perspective, it is no small feat to note that Townline employees feel appreciated and well taken care of. A great benefits package helps ensure their health and well-being.

"Our employees are loyal and committed," says Tammie. "They're happy to be where they are."

Townline is known for its great customer care, attention to detail, community building, and steadfast commitment to quality. To Tammie, these characteristics of "The Townline Way" are reflected by the company's internal culture.

"That emphasis on customer care is a direct parallel with Townline's decision to bring in an HR Director," says Tammie, "really taking that next step to provide a way forward for the company and its employees."

It's an energetic and fun culture that Tammie thrives in. "Each day is a new challenge, where I can make a positive impact," she notes. "My excitement hasn't wavered a bit since my first day. Joining the Townline team is one of the best decisions I've made." 🐾

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