



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 3 SUMMER 2009

WELCOME - Welcome to Volume 3 of Townline Connect – our quarterly newsletter about housing opportunities, office and commercial availabilities, profiles of neighbourhoods, tips for living a greener life, project updates and stories about some of the people behind the scene who help make your new Townline home a solid investment and a great place to live.



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CLAYTON RISE: a beautiful step up.

by Susan Kerschbaumer



Clayton Rise evokes a contemporary country style that somehow just feels right. Pitched roofs, light-filled rooms, and cultivated greens will combine to create a relaxing community that's ideal for modern times.

Built on a gentle slope, the site is surrounded by public greenways and boasts striking views of Mount Baker. Add to this the award-winning architecture of Rositch Hemphill & Associates and you have, as Townline Development Manager Thomas Woo says, "the perfect combination of superb setting and design."

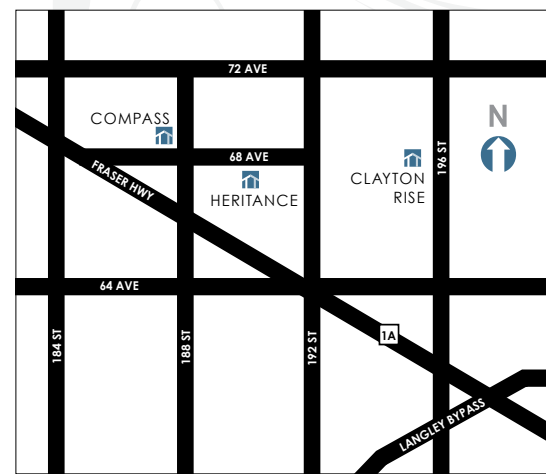
Clayton Rise's 143 townhomes will offer extensive architectural detailing – contemporary brick accents and generous decks and patios – combined with low maintenance exterior finishes. Interiors will be planned to maximize light, space, and efficiency. Fenced-in yards provide each home with family playspace, while private oversized garages offer convenient direct access to individual homes. But it's in its shared areas where Clayton Rise will really impress. Small village greens connected by a network of footpaths will provide gathering spots for friends, families and neighbours. A common playground and outdoor pool to offer kids the grass-stain-making, cannonball-perfecting, memory-creating places of their dreams. And, in the centre of it all, The Clubhouse, with almost 5,000 square feet of party, fitness, and movie rooms. Construction of The Clubhouse and the first

phase of seven townhomes began in June and is expected to be complete early in the new year. Clayton Rise will be totally complete in early 2012.

Clayton Rise is the newest Townline neighbourhood just minutes from major retailers, services and restaurants and within easy access of Surrey's many farmers' markets, fairs and festivals. Nearby, Townline's Heritance offers 3 bedroom Craftsman-style homes with soul in the heart of Clayton.

The Clayton Rise Sales Centre and Display Home will open in February, but there's no need to wait; pre-sales (with pre-display home pricing!) are available now.

For more information, register today at **claytonrise.com**
info@claytonrise.com
604 276 8823 ext. 255



Townline Construction Division

By Susan Kerschbaumer



The Hudson – from historic department store to landmark Victoria residences.



Heritance – craftsman style single family homes

At Townline, we've done it all: painstaking restoration of some of the region's most important historic structures, ground-up construction of some of the area's most cutting-edge commercial and multi-family buildings, and thoughtful creation of some of our community's most liveable neighbourhoods. The common thread? Absolute dedication by a talented team of construction professionals.

Luckily, Townline's Kevin Brennan isn't afraid of a little dirt. In fact, as the company's VP of Construction, he fully embraces our "excuse-the-mess-while-we-make-ourselves-gorgeous" philosophy.

Kevin oversees two offices – Victoria and Richmond – as well as a team of construction and operations managers, and crews ranging from 20 to 200 on every Townline project. Many of the trades move with him from job to job. That's a testament to Brennan's skill – both

in managing people and in helping create the kinds of developments that people want to be involved with.

After all, Townline doesn't build your standard fare. It takes a singular amount of skill and attention to detail to transform an iconic department store into a residential showpiece like The Hudson. Just try creating an inner courtyard (and adding underground parking) without damaging an historic terra cotta façade. Or installing complicated ventilation and plumbing systems within an existing (over 80 year old) exterior structure. Brennan's team has the skills to make a showstopper that will be a Victoria landmark for years to come.

Meanwhile, crews at Heritance have the task of making classic Craftsman-style homes while creating an idyllic, old-fashioned neighbourhood feeling. And, at Clayton Rise, Townline's building another vibrant community

that requires a whole lot of experience – and a healthy dose of creativity – to pull off.

With Brennan's team, these projects will no doubt materialize perfectly. Townline's past work says it all: from the luxurious intimacy of 1241 Homer, realized beautifully despite the challenges of an in-fill site in Yaletown with limited access and manoeuvrability; to the urban conversion of 540 Beatty, just completed after virtually being taken apart and rebuilt to achieve the necessary seismic upgrades, to 4 bedroom single family custom homes in Terra Nova, Richmond.

Each building stands as proof that grand ideas can come in all shapes and sizes. And that although they may be tricky to execute, in the right hands they can yield truly inspired results.

To contact Townline Construction, call 604.276.8823.

THE HUDSON

by Susan Kerschbaumer



The Hudson – looking up from the inner courtyard to the formwork for the all-new penthouse levels.

It's amazing what changes a year can bring. Twelve months ago, The Hudson was already a beautiful Georgian building – an historic landmark, even – but it was far from the ultra-stylish, modernist residences it's now shaping up to be. And, in another 12 months, the transformation will be complete.

At this point, we're full-speed ahead. Our historical refurbishing specialists are 60 percent through their painstaking work of revitalizing the façade's heritage details. By the end of this year, each of the 243 windows and all of the ornate terra cotta will be as fresh and stunning as they ever were. Meanwhile, months of toil have paid off with a completely seismically sound structure. Next on the agenda: the addition of the two penthouse levels and the construction of the greenery-lined brick carriageway connecting Fisgard to Herald Street. And that's just Phase One.

Phase Two – the 12-storey Hudson Mews – is

awaiting its development permit. Construction should start this fall, and The Hudson Mews will be complete late in the Summer of 2011.

Of course, not everyone in Victoria is focused solely on The Hudson. After all, it's a city bursting with activity. The Bastion Square Public Market is just one community event that happens right outside The Hudson's doors. In September, the Vancouver Island Blues Bash and the always-popular Great Canadian Beer Festival are added to the mix. In October, the Royal Victoria Marathon takes to the streets.

On site, though, it's all about the work. For more information and a to-the-minute update on The Hudson's progress, visit hudsonliving.ca.

The Hudson Sales Centre
1703 Blanshard Street, Victoria
250.388.0018
877.388.0018

Hudson Homeowner

by Susan Kerschbaumer

For Danielle Murray, it's the small details that are oh-so-telling. The exposed heritage columns, the quartz countertops, the deep soaker tub, the radiant in-floor heating – they all gave Danielle an instant connection to The Hudson.



And once she realized she could turn the second bedroom of her fourth-floor loft into her fantasy closet, there was no denying that The Hudson was meant to be her home.

Truly, it's a perfect fit: a diehard shopper living in a legendary department store. And with The Hudson's own street-level boutiques and easy access to downtown's best shopping, the central location is exactly where she belongs.

Not that the 26-year-old Danielle, a native Victorian, doesn't have more on her mind than strappy sandals. By day, she works as a commercial account manager for the Bank of Montreal. At the same time, she's pursuing an MBA in marketing. Her enthusiasm is most evident, though, when she's talking about her own business, Taboo Dance and Fitness. Now in its fifth year, Danielle's classes help women get healthy while emphasizing fun, empowerment and the importance of feeling sexy.

When she does have a free minute, Danielle's usually shopping along her favourite street, lower Johnson – hot on the trail of a few more items to help fill up that dream closet in her soon-to-be home at The Hudson.

To join a free drop-in class at Danielle's Taboo Dance and Fitness studio, check out www.Taboodanceandfitness.com

THUNDERBIRD CREEK

by Rachel Goldsworthy



The people who move to Thunderbird Creek in Squamish say they fall in love with the family atmosphere, says Sales Representative Shawn Wentworth.

It's no surprise. After all, Thunderbird Creek's spacious three- and four-bedroom homes – which combine lots of room inside with stunning views of wide-open spaces – are perfect both for growing families and for couples seeking the best of westcoast style.

The outdoor lifestyle – hiking, mountain biking, boating, climbing – is part of the appeal for new buyers, too, as is Squamish itself. With the Brennan Park Recreation Centre and shops, the amenities for comfortable town living are already in place, and more are popping up all the time. And thanks to the just-completed Sea to Sky Highway, West Vancouver and Whistler are a very short drive away.

Thunderbird Creek's contribution to the area is 127 acres of master-planned community with 25 acres of parkland, walking and biking trails and vistas of two mountain ranges. Almost 60 of 82 homes in the first phase are already complete, with only four remaining for sale – at newly reduced prices.

"Squamish is growing up," says Shawn, who is raising his own children there because of the beauty, the outdoors and the family lifestyle. "You go downtown and you know people. It's a real community."

Call: toll free 1-866-598-2473 or call
Shawn Wentworth, Sea to Sky Premier Properties
at 604-619-0103 for a private appointment
Web: www.thunderbirdliving.com

HERITANCE

by Rachel Goldsworthy



Have nothing in your homes that you do not know to be useful or believe to be beautiful.

- William Morris, creator of the Arts and Crafts style

The team at Townline Homes has planned every detail to make your time at home beautiful and easy on the planet.

Take Heritance, for example. Its classic Craftsman design blends seamlessly with energy-efficient appliances and easy-care quality finishes. Layouts are open and spacious. "People who have already moved in say they love the floor plans," says Sales Representative Paul Klann. And for an extra source of income, every home has the ability to include a fully-legal two-bedroom suite.

Heritance also benefits from a community that recalls its days as a farming area where people cared for their families and enjoyed their land. The shops are established, the elementary school is only two blocks away and many local businesses are within walking distance. For commuters, easily accessible routes abound.

Not surprisingly, Heritance owners are eager to get settled. "People are counting the days to possession," says Klann. "It's really great to see this neighbourhood come to life."

Call: 604-539-2313 or call Paul Klann,
Royal LePage Wolstencroft Realty, at
604-862-4429 for a private appointment.
Web: www.heritanceliving.ca

RESIDENTIAL

**1241 Homer**

An exceptionally limited collection of homes located in Vancouver's desirable Yaletown District. Featuring 2 stunning Display suites by The Cross Décor & Design and Trepp Design.

Available for occupancy.

Call: Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493 for a private appointment.
1241 Homer Street, Vancouver, BC
Web: www.1241homer.com

Compass

Compass' contemporary Townhomes offer spacious two and three-bedroom floorplans, an enviable list of luxurious features, and a sought-after Cloverdale location that combines small town charm with urban convenience.

SOLD OUT

For other opportunities in Cloverdale, see Clayton Rise.

Heritage

3 and 4 bedroom single family homes in the heart of Clayton Village with finished basements, fenced yards and detached two-car garages. Open by appointment.

190th Street & 68th Avenue, Surrey, BC
Call: 604-539-2313 or call Paul Klann, Royal LePage Wolstencroft Realty, at 604-862-4429 for a private appointment.
Web: www.heritanceliving.ca

**Clayton Rise**

The highly anticipated new home community in the desirable Clayton neighbourhood of Cloverdale is a collection of 143 spacious townhomes. Features The Clubhouse with outdoor pool, movie, party and fitness rooms.

Pre-display home pricing on now

68th Avenue & 195 Street, Surrey, BC
Call: 604-276-8823 Ext. 255
Web: www.claytonrise.com
REGISTER TODAY

The Hudson

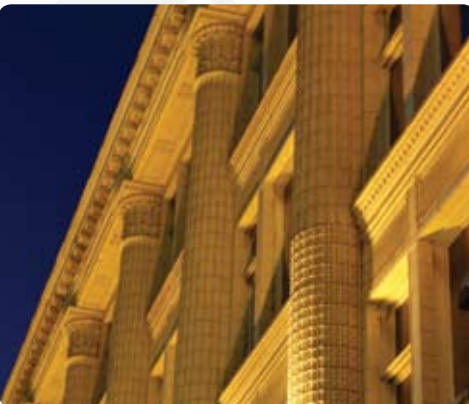
A unique collection of flats, 2-level lofts and innovative courtyard homes in Victoria's historic Hudson's Bay Building. Volumetric, modernist interiors for the next century of living in Uptown Victoria.

Viewings by appointment only.
1703 Blanshard Street, Victoria, BC
Call: 250-388-0018
or toll free 1-877-388-0018
Web: www.hudsonliving.ca

Thunderbird Creek

This lush masterplanned community in Squamish offers acres of parkland, stunning views, and an extensive network of trails. Open Saturdays and Sundays 1 - 4pm or by appointment

Pia Road & Condor Road, Squamish, BC
Call: toll free 1-866-598-2473 or call Shawn Wentworth, Sea to Sky Premier Properties, at 604-619-0103 for a private appointment
Web: www.thunderbirdliving.com



COMING SOON

Acheson Road

4 residences to complete this rare collection of duplex homes. Clad in timeless brick and located close to services and entertainment, the Acheson Duplexes are described by the Richmond city council as an "example for Richmond", and are distinct residences designed with the single-family community in mind.

7660 Acheson Road, Richmond, BC
Coming Fall 2010

The Gardens

A mixed use neighbourhood, with community input, consistent with Richmond's Official Community Plan. This key gateway location will also serve as an amenity for the larger community, and be an example for sustainable development in the region.

Steveston Hwy and No.5 Road, Richmond, BC
Visit: www.gatewaytorichmond.ca or www.liveatthegardens.ca
Coming Fall 2010

**The Hudson Mews**

Redevelopment of the parkade adjacent to the old Hudson's Bay building in Victoria, BC. Underground parking, retail, office space and three residential towers, designed around a mid-block carriageway and a landscaped courtyard create a pedestrian-oriented, village-like atmosphere.

Current status: the development of a 12 storey, 120 unit residential tower with retail at grade has been submitted for a development permit.

Terra Nova

Luxurious three or four bedroom homes in Richmond's most desirable neighbourhood with two car garages, fully fenced backyards, spacious kitchens and open floor plans.

Call: Ev Norris, Royal LePage Regency Realty Ltd. at 604-728-6927 to put your name on the list for future opportunities.
Number One Road and Westminster Hwy, Terra Nova, Richmond, BC
Web: www.townline.ca



OFFICE/COMMERCIAL

540 Beatty

540 Beatty is located between Pender and Dunsmuir Streets, in the heart of Crosstown in Downtown Vancouver. The ground floor commercial unit available within the building offers over 70 feet of frontage onto Beatty Street and ceiling heights of over 14 feet.

540 Beatty Street, Vancouver, BC
LEASED
Visit: www.540beatty.com

The Hudson

The Hudson project will consist of the redevelopment of a whole city block, including the historic Hudson's Bay Building which features 17 foot ceilings on the ground floor. This project features a wide range of commercial leasing opportunities. Douglas and Fisgard Streets, Victoria, BC

Now Leasing
Visit: www.hudsonliving.ca

HEAD OFFICE

The Townline Group of Companies

120 -13575 Commerce Parkway
Richmond, BC
Canada V6V 2L1

Call: 604 276 8823
Fax: 604 270 0854
Visit: www.townline.ca





Life Cycle of a Pop Can

Life Cycle Inventory refers to the life story of a product: where it comes from, how it's made, what it's used for, how it's disposed of and – maybe most importantly – what impact it has on the earth.

As consumers, we're beginning to understand that we're part of the life cycle of the products we buy.

Take a can of pop, for instance. We play a large role in its life cycle when we decide to purchase it. But even more significant is how to dispose of it. Curious about the life cycle of a pop can? Let's take a look ...

Pop cans are made of aluminium. Aluminium begins with bauxite, a mineral which is strip-mined from surface land in Australia, Brazil, Guinea and South America. The bauxite is shipped to smelters where aluminium is extracted using a huge amount of energy. (Each year, in fact, the aluminium industry uses as

much electricity as the entire continent of Africa!)

The aluminium is cast, made into sheets and then fabricated into cans. The cans are cleaned, painted and filled with beverages. While it's a simple enough process, the method of getting the aluminium can change the life cycle of a pop can quite significantly.

Because aluminium can be recycled over and over again without degrading, we can reuse it rather than creating it new. This can bring massive energy savings, since it takes 95 percent less energy to produce new aluminium from discarded aluminium than from raw materials. In fact, recycling just one aluminium can saves enough energy to light a 100-watt bulb for 20 hours.

So what seems like an insignificant act – purchasing and tossing out a pop can – really can have a very significant impact on the earth.



Townline...

- was established in 1981, back when John Lennon topped the charts and the Space Shuttle launched the Canadarm
- has won over 28 awards, and has been nominated for dozens more
- installed linear textured stones in the view corridors of Dover Crescent Townhomes to guide the seeing impaired
- loves pups! And will have any number of pups around the office at a given time. Just ask regulars Harley and Miko.
- built the very first townhomes in Richmond – Montebello Court
- began the creation of Thunderbird Creek – a 130 acre development in the westcoast town of Squamish, BC – in 2004 (see article on page 5)
- proudly displays a flashy bronze trophy in the office honouring the current year's "Skeet-Shooting Champ," crowned during a competition at the annual company picnic
- built downtown Vancouver's first car elevator into the 1180 Homer Street project in Yaletown
- specializes in turning old into new again (one quarter of Townline's projects involve heritage restoration)
- won awards for technical innovation for inventing the Thunderbird Creek Burn Pit, an emission-free way to dispose of construction waste
- donates to over 20 different community causes throughout BC
- has a home-grown, Richmond-raised CEO – Rick Illich

Did we say ten things? We meant twelve!



We have chosen to use Productalith for Townline Connect. The paper selection preserves 2.42 trees for the future, saves 1,026 gallons of wastewater flow, and conserves 1,710,625 BTUs energy.

All information correct at press time. E&OE.