

SEASONAL UPDATE | VOLUME 30 | WINTER 2019

# TOWNLINE CONNECT



40 Years of Townline:  
Anniversary Interview  
with Rick Ilich

Green on Our Minds:  
Focus on Environment

Designing  
a Landscape  
to Live In

FORTY YEARS  
**TOWNLINE**  
1980-2020



# 40 years OF TOWNLINE

ANNIVERSARY INTERVIEW WITH RICK ILICH

“Forty years ago, having a truck full of tools and a windsurfer on the roof was my personal nirvana,” jokes Townline president Rick Ilich. “But my tools and toys fell by the wayside as I learned about economic cycles and the challenges of growing a business.”

“It was my good fortune to work in the same community I lived in,” he continues, “which meant I often built homes for people I was in some way associated with. I learned early on to respect the importance of relationships.”

“It’s easy to see how those early lessons became the foundation of our customer experience mandate today.”

2020 marks 40 years since Rick first pulled his truck into an empty lot to build a home under the Townline flag. It’s an important milestone – for the company, and the man. “I won’t lie,” he chuckles, “old does come to mind! But it’s hard not to be proud, and excited for the future.”

**“Our vision of building and providing good value, good quality, and thoughtful livability has always resonated as our primary purpose.”**

In many ways, this is a contemplative time for Rick. “In any business or personal pursuit,” he reflects, “it’s easy to be persuaded to chase the elusive unicorn – going after stories of great reward. But you have to find what you perceive as balance, for your community, your company, your family and yourself.”

“I’ve found that our vision of building and providing good value, good quality, and thoughtful livability has always resonated as our primary purpose,” he continues.

“And I’m very proud that we’ve stuck with these simple values.”

## It Takes a Team

This is also a time to reflect on the Townline team. “Nowadays, Townline and Team are synonymous,” says Rick. “Our cohesiveness allows for creativity. By continuing to look for solutions, and not being afraid of the heavy lifting that comes with change, we will continue to set Townline apart from the pack.”

As a team, Townline is constantly tackling the tough issues faced by all cities and communities. “Our social conscience is about society overall,” says Rick. “Affordability, safety, inclusion, tolerance, urban loneliness – they’re all on the drawing board. Environmental impact is discussed on every project we do – plastics and carbon footprint are very much on our agenda today.”

He says simply: “We always want to be part of the solution in bringing good to our communities.”

## Family Values

From the start, Rick and the Townline team have evolved as an organization with a strong moral compass. “The values my family and I live by are no different than those our company is built upon,” he muses. “Thoughtfulness, passion, respect, integrity, accountability (to name a few) – these are not just our values, they are our behaviours. It’s how we conduct ourselves, and what we expect from every member of the Townline family.”

**“We’re not just building homes – we’re building communities”**

“That’s always been the Townline Way,” says Rick. “We believe in delivering quality, and our Thoughtful and Mindful Project Delivery Checklist ensures this

happens for every project. We believe in caring for our customers, and we do that through our Customer Experience Program. It all goes back to our founding philosophy of respectful relationships. Our customers are at the core of everything we do.”

“In a wider context, we believe in engaging with our cities and communities and giving back in meaningful ways, from social housing to philanthropy.”

## Leading the Way

“We’re not just building homes – we’re building communities,” comments Rick. “Townline is dedicated to improving the living experience of vertical neighbourhoods. And we’re leading the way in working with cities to reduce barriers and improve multifamily living.”

“Townline has always been known as a creative solutions provider,” he elaborates, “whether it’s homes for ownership or rent, or for social housing as part of our TL Housing Solutions mandate to aid any and all social service providers to house seniors, those with physical limitations, the homeless, veterans, or income-tested renters.”

“Our input and influence are only growing as cities look for partners and solutions for building complete, well-rounded communities for all geosocial and income levels.”

What does that mean for his company? On the eve of their 40-year anniversary, Rick is proud to say:

“Townline is an entity that will live long past me.”



**Name a person, living or not, you wish you could have lunch with.**

“Without question, I would want to have one more lunch with my Dad (now eight years deceased). But I’d also walk over hot coals to spend time with Joe Segal, Bob Lee and Bill Gates.”

**Who would you have picked 40 years ago?**

“The same people! Forty years ago, Bill would have been trying to sell me a computer, and probably would’ve taken my call for a free lunch. Funny how the world is in constant growth and change.”

**What’s your favourite way to spend an afternoon when you’re not working?**

“Watching our three boys at their swim meets! Or, fixing stuff on our little hobby farm.”

**40 years ago?**

“Probably skiing or taking photographs. I actually seriously considered photography as a career.”

# GREEN ON OUR MINDS

The natural environment is on most people's minds these days, as the health of our planet has become a crucial consideration for every industry. In the building industry, we face a number of challenges. Increasingly, however, we are finding solutions.

Many people may not be aware that Canada is a world leader in building

environmentally. Industry-wide, we're finding new and better ways to build more responsibly, embracing new standards and technologies as they continue to advance.

As a company, Townline is committed to addressing environmental concerns in each of our projects. We look at a variety of methods to help reduce our carbon footprint and alleviate the impact of

this industry on the planet. From LEED Certification to creative ways to recycle, we're making efforts that have a positive impact on every project from inception to completion, and well beyond.

We all need homes to live in, and these homes need to be built. But ultimately, our planet is our home. Our work must always respect that.

## LEADING THE WAY WITH LEED

LEED Certification is an industry-leading certification program that sets global standards for environmental responsibility in building design and construction.

LEED stands for Leadership in Energy and Environmental Design. The program uses a set of rating systems for the design, construction and operations of buildings to help create greener, cleaner environments from the ground up.

Canada has the second-highest number of LEED projects in the world, with over 4,350 LEED-certified and 8,500 LEED-registered buildings. That's something the industry as a whole can be proud of.

## REAL RESULTS OF GOING GREEN

Since 2005, LEED Certification in Canada has helped change the way we build – and had a dramatic, positive impact on our environment. The numbers, according to the Canada Green Building Counsel, are impressive.

**16.7 MILLION eMWh of Energy Saved**  
Enough to power 570,000 homes in Canada for a year



**3.24 MILLION TONNES of CO2 Emissions Reduced**  
Equivalent to taking 690,000 cars off the road for a year

**30 BILLION LITRES of Water Saved**  
Enough to sustain over half a million people for a year



**355,000 SQUARE METRES of Green Roofs Added**  
That's more than 1,800 tennis courts

**3.6 MILLION TONNES of Construction Materials Recycled**  
Equal to a year of total waste disposal in BC



## CERTIFIABLY GREEN: THE PARKER BY TOWNLINE

Located at West 41st and Elizabeth Street in Vancouver, The Parker by Townline is being built to LEED Gold certification standards.

**Recycled construction materials:** On-site bins for recycling wood, plastics, concrete and more

**Thermal efficiency:** Roofs, walls and windows designed to reduce energy requirements

**Locally sourced materials:** Where possible, materials are locally sourced to reduce CO2 emissions from transportation

**Green roof:** Absorbs rainwater, regulates building temperature, saves energy, absorbs CO2 and produces oxygen

**Green roof temperatures are up to 4° lower than conventional roofs.**



**District energy compatible:** When ready and available, can connect into a district energy system that uses low-carbon and renewable energy sources

**Energy efficiency:** EnergyStar-rated appliances reduce energy demands

**Water efficiency:** Low-flow plumbing fixtures reduce hot water and overall water consumption

**Walkability:** Proximity to transit corridors and a walkable community reduce the need for cars

The average gasoline car emits about 6 tons of carbon dioxide every year. Electric vehicles are 85-90% more efficient.

**Bike storage:** Encourages healthy, carbon-free methods of transportation

**Passive strategies:** Strategic balcony overhangs provide solar shading

**Electric vehicle stalls:** A portion of parking stalls are EV-ready

All future Townline communities will include innovative EV charging solutions.

## OCEAN CONCRETE FOR A CLEANER FOOTPRINT

The production and transportation of concrete is a significant contributor to global carbon dioxide. Townline partners with like-minded companies to find solutions that help reduce the environmental impact of concrete.

The majority of our concrete comes from Ocean Concrete, a subsidiary of Lehigh Hanson, which has long been committed to environmentally responsible manufacturing processes.

Innovative technology by Lehigh Hanson enables the production of Portland-Limestone Cement (PLC). PLC increases the use of limestone to reduce the energy required for production, as well as associated emissions.

PLC has the same level of strength and durability as regular cement, but lowers CO2 emissions by approximately 38 kg per metre of concrete.

Townline has partnered with Ocean Concrete for decades. It's a locally sourced product, manufactured in Delta.

That helps us reduce our carbon footprint. Through the use of PLC in our projects, we've saved over 1.3 million kg of CO2.

That's the equivalent of taking 290 cars off the road.

**DID YOU KNOW?** Concrete reabsorbs a significant amount of CO2 over its lifetime in a process known as carbon uptake, or recarbonation.



## SMALL STEPS TO A SMALLER FOOTPRINT

From the bigger picture to the smaller details, Townline is continually working toward new and better ways to help mitigate our impact on the environment.

**100% PLASTIC BOTTLE FREE**  
Townline is committed to becoming 100% plastic bottle free on our construction sites and in our buildings. By installing water filling stations and

offering refillable stainless-steel bottles, we will rid our sites of an estimated 3,000 bottles per year.

**DID YOU KNOW?** Plastics can be repurposed as polyester and made into clothing. It takes about five plastic bottles to make one shirt!



**PULL UP A MILK JUG!**  
Townline is exploring different ways to recycle more materials, and to

incorporate recycled materials into our projects. We're currently seeking alliances with strategic partners to repurpose all waste plastics from our sites.

Our goal is to find ways to repurpose construction materials to build children's play structures, and create outdoor furniture from recycled milk jugs!

# Designing A LANDSCAPE TO LIVE IN

Notes from a Conversation with Peter Kreuk  
of Durante Kreuk Landscape Architecture



**With any new landscaping project, I cast my mind back to the things I loved about the garden I grew up in.**

We had a wonderful vegetable garden, and a great spot to sit and read a book under the shade of the trees. We had space for the BBQ and family gatherings, and for kids to play outdoors. There were display gardens, with roses and seasonal plants, and open lawn areas. Our swimming pool was probably the best part – it gets hot in Ontario! And, of course, space for the family pets.

With residential landscape architecture, we want to create a sense of place, a sense of entry, and space to gather and meet. We set the tone with water features, colour, and quality materials to make coming home a welcoming and memorable experience.

**Landscape creates the stage where people can interact outside of their homes.**

We intentionally design spaces for people to meet and get to know their neighbours

– whether it's a place to say hello at the lobby entry, shared dining spaces, seating areas, or social interaction spaces where our kids can play and connect.

For Pioneer, an upcoming townhouse community by Townline, we're including a pathway system connecting into the elaborate trail system on Burke Mountain. It's also designed to link the project and its residents together, bringing people to the clubhouse and pool that form the gathering point for the community, with an outdoor kitchen and lounge.



Space to gather and connect with both neighbours and nature at The Holland by Townline.

Varied outdoor spaces welcome every age group at Hudson Place One in Victoria.



At The Holland in Surrey City Centre, we designed a communal kids' play area with open lawns, plus an outdoor fireside lounge. And at Hudson Place One in downtown Victoria, we created a fantastic off-leash dog run with play structures and fire hydrants! It's shared between three buildings and offers a great way to meet all your neighbours – including those with four legs.

**In high-rise projects, supporting that sense of community is even more important.**

Outdoor spaces need to be more generous and varied, and need to connect to indoor amenities. We need to create spaces that appeal to different ages and interests, and allow for multiple uses.

We ensure residents stay connected to nature by planting visually appealing gardens wherever feasible. From ground-level entry to patios, rooftops and amenity spaces, we incorporate greenery into as many areas as reasonable. Creating opportunities for gardening can also be a great way to help people living in urban spaces connect to their environment.

**We plant for biodiversity, sustainability, water conservation, and wildlife habitat, and look for ways to reuse water for irrigation. We take care to include a wide variety of plants, including edible plants, drought-tolerant plants**

**and pollinators. It's also very important to ensure adequate soil volumes to maximize growth potential.**

**Good landscape architecture ultimately comes down to the end user.**

We look at what the site is telling us, and consider the characteristics of the neighbourhood. Then, we create outdoor spaces that act as meaningful extensions of the home, adding interest and variety to each day; and creating interaction, familiarity, and community. ▀

# The Biggest & Brightest EVENTS OF THE HOLIDAYS!

## Metro Vancouver

### Aurora Winter Festival

November 22 – January 5  
PNE, Vancouver

Canada's largest winter festival, with skating rink, tube park, massive light displays, a Christmas Market, amusement rides, food gardens, magical characters, and plenty of other exciting activities.

Tickets from \$17.99  
[aurorawinterfestival.com](http://aurorawinterfestival.com)

### Bright Nights at Stanley Park

November 28 – January 1  
Stanley Park, Vancouver

Take the classic Christmas Train through Stanley Park's enchanted forests to see festive lights, beautiful displays and a live performer, plus three million twinkling lights at the train plaza.

Tickets from \$8  
[vancouver.ca/parks-recreation-culture/bright-nights-train](http://vancouver.ca/parks-recreation-culture/bright-nights-train)

### Canyon Lights at Capilano

November 22 – January 26  
Capilano Suspension Bridge,  
North Vancouver

Thousands of magical lights twinkling across the Suspension Bridge, Treetops Adventure, and Cliffwalk, plus the world's tallest living Christmas tree!

Tickets from \$14.95  
[capbridge.com/explore/canyon-lights](http://capbridge.com/explore/canyon-lights)

### Glow

November 21 – January 5  
Vancouver Convention Centre

December 5 – January 4  
Tradex Abbotsford

The world's largest Christmas light market! From interactive hanging lights to LED swings, seasonal treats and Glen the Glow-Comotive, there's plenty here for the whole family.

Tickets from \$14.99  
[glowgardens.com](http://glowgardens.com)

### Lights at Lafarge

November 30 – 3rd week of January  
Lafarge Lake, Coquitlam

Walk through holiday decorations, themed displays, and over 100,000 sparkling lights all around the lake.

Free Admission  
[coquitlam.ca/parks-recreation-and-culture/arts-and-culture/special-events-calendar/LightsatLafarge.aspx](http://coquitlam.ca/parks-recreation-and-culture/arts-and-culture/special-events-calendar/LightsatLafarge.aspx)

### The Peak of Christmas at Grouse Mountain

November 22 – January 5  
Grouse Mountain, North Vancouver

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

Mountain Admission from \$32  
Free Event Admission  
[grousemountain.com/events/peak-of-christmas-2019](http://grousemountain.com/events/peak-of-christmas-2019)

### Vancouver Christmas Market

November 20 – December 24  
Jack Poole Plaza, Vancouver

More than 80 huts of authentic German sweets, treats, and treasures by the Olympic Cauldron, with a walk-in Christmas tree, lover's lane and lock installation, Christmas carousel and more!

Admission from \$9  
[vancouverchristmasmarket.com](http://vancouverchristmasmarket.com)

### VanDusen Festival of Lights

November 30 – January 5  
VanDusen Gardens, Vancouver

A winter fairy tale in Vancouver's most impressive botanical garden, with more than one million lights strung across 15 acres. A hugely popular holiday tradition!

Tickets from \$11.50  
[vancouver.ca/parks-recreation-culture/festival-of-lights](http://vancouver.ca/parks-recreation-culture/festival-of-lights)

### Winter Ice Palace

December 20 – January 5  
Cloverdale Arena, Surrey

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

Tickets from \$4.50 plus rentals  
[surrey.ca/culture-recreation/29900.aspx](http://surrey.ca/culture-recreation/29900.aspx)

## Victoria

### Christmas at Craigdarroch Castle

December 1 – December 31  
Craigdarroch Castle

Experience the magic of holidays past with authentic Victorian traditions at Craigdarroch Castle, complete with carollers and performances.

Tickets \$36 for a family of 4  
[thecastle.ca/pages/christmas-at-craigdarroch](http://thecastle.ca/pages/christmas-at-craigdarroch)

### Magic of Christmas at Butchart Gardens

December 1 – January 6  
Butchart Gardens, Victoria

Christmas lights and displays, skating and carollers, and magical holiday fun at beautiful Butchart Gardens.

Tickets from \$3 for children,  
\$27.95 for adults  
[butchartgardens.com/christmas](http://butchartgardens.com/christmas)

## Follow Us On:

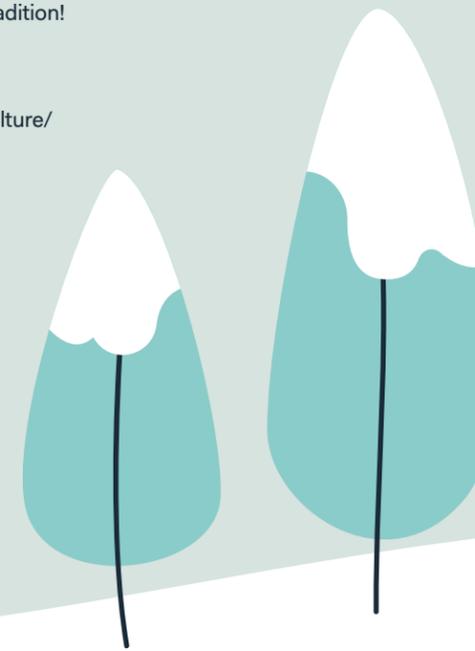
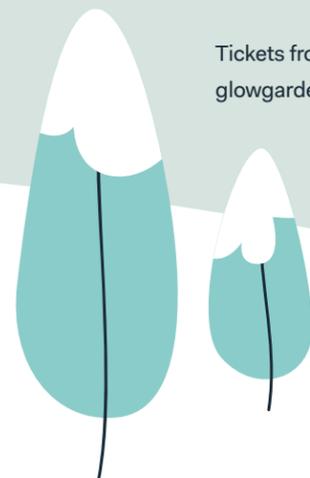
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## RESIDENTIAL UPDATE

NOW SELLING

### THE HOLLAND

A 25-storey residential high-rise tower of 250 one and two-bedroom condos and three-bedroom townhomes. The Holland represents a rare opportunity for distinctive parkside living in a 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.

SALES CENTRE: 13260 Old Yale Road, Surrey, BC  
CALL: 604.951.8111  
EMAIL: [theholland@townline.ca](mailto:theholland@townline.ca)  
REGISTER AT: [townline.ca](https://www.townline.ca)

### HUDSON PLACE ONE

Set to complete in early 2020, Hudson Place One is a 25-storey, mixed-use, residential tower featuring 176 intelligently-designed one, two & three-bedroom concrete homes. This community boasts 11,000+ sf of indoor/outdoor amenities and has 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](mailto:hudsonplaceone@townline.ca)  
REGISTER AT: [townline.ca](https://www.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](mailto:sussexmetrotown@townline.ca)  
REGISTER AT: [townline.ca](https://www.townline.ca)

COMING SOON

### FORESTER

A family-oriented townhome community on Burke Mountain featuring 100 well-designed 3-, 4- and 5-bedroom Whistler-inspired craftsman-style homes along with over 5,000 sf of indoor and outdoor amenities, including an outdoor pool. Playing off its surrounding outdoor amenities, trails and natural beauty of Burke Mountain, this stylish collection of mountain modern 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)

### PIONEER

A walkable, Whistler-inspired, family-oriented townhome community of 155 carefully-crafted 2, 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, Pioneer offers easy access to a diverse trailway system and sits adjacent to the future Burke Mountain Village 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 353 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

### NORTH ROAD

PROJECT INFO: 44-storey high-rise  
385 market condos and townhomes  
Burquitlam  
REGISTER AT: [townline.ca](https://www.townline.ca)

### HUDSON PLACE TWO

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

### MERIDIAN

PROJECT INFO: 39-storey high rise  
198 homes  
Burquitlam  
REGISTER AT: [townline.ca](https://www.townline.ca)

### PANDORA

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

### HARMONY (LOS ANGELES, USA)

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

### SOUL (LOS ANGELES, USA)

PROJECT INFO: 31-storey high-rise  
Luxury market rental apartments  
Koreatown, Los Angeles  
REGISTER AT: [townline.ca](https://www.townline.ca)

ON THE HORIZON CONT.

### CARDERO

PROJECT INFO: 20-storey high-rise  
Downtown Vancouver  
REGISTER AT: [townline.ca](https://www.townline.ca)

### DANSEY

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

## CUSTOM HOMES

Our story began by building custom homes.

Forty 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](mailto:custom.homes@townline.ca)  
REGISTER AT: [townline.ca](https://www.townline.ca)

## 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](mailto: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](mailto:info@victoriapublicmarket.com)

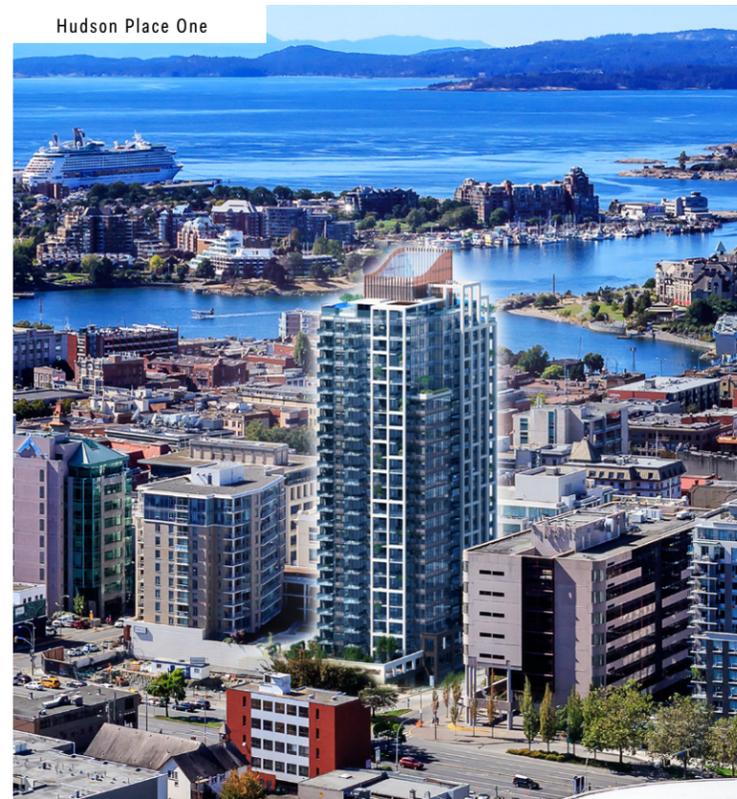
### HUDSON WALK 2

Two retail spaces are available. One is 5,500 sq. ft. at the corner of Blanshard and Caledonia. An interior space of 2600 sq. ft. is available. For details, contact Matt Fraleigh at Colliers International:  
T: 250.414.8440 | M: 250.858.8828  
E: [Matt.Fraleigh@colliers.com](mailto:Matt.Fraleigh@colliers.com)

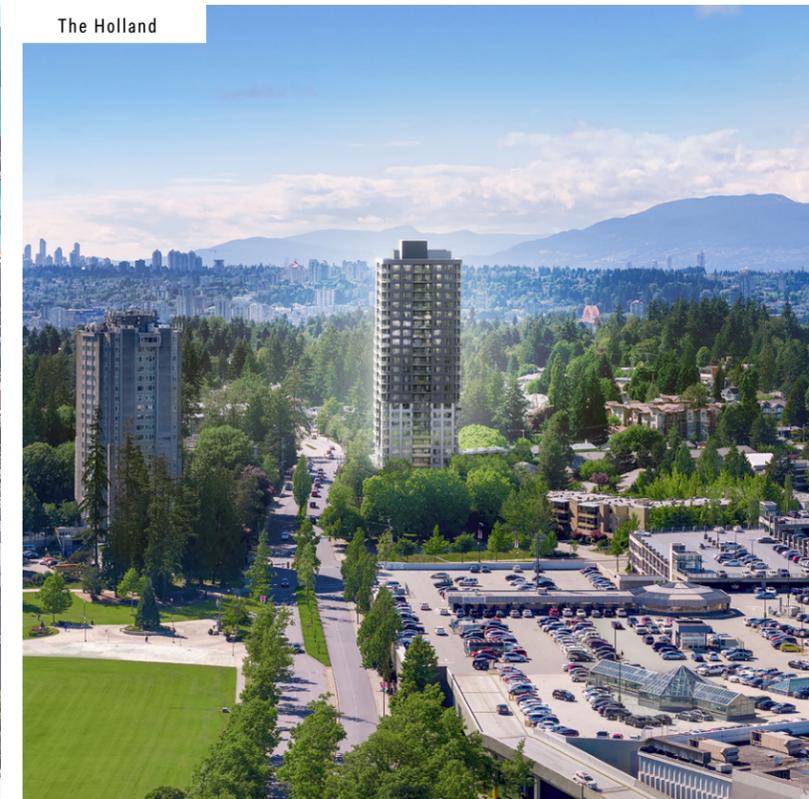
### HUDSON PLACE TWO

Two retail spaces are available. One is 4,400 sq. ft. at the corner of Blanshard and Herald, and the other, 3,300 sq. ft. at Blanshard and Fisgard. For details, contact Matt Fraleigh at Colliers International:  
T: 250.414.8440 | M: 250.858.8828  
E: [Matt.Fraleigh@colliers.com](mailto:Matt.Fraleigh@colliers.com)

Hudson Place One



The Holland



# A MAN WITH a Mission

Greg Gerke

Construction and Operations Manager



Greg Gerke is an outdoorsy kind of guy. He spends his free time enjoying BC's natural bounty: hiking, skiing, paddling. And he spends all of his time protecting it.

"Anything I can do to keep the outside environment as clean and stable as possible, I will do," says Greg. He buys local, bikes to work when possible, and drives an electric car.

And there's more. He keeps bees in his backyard. He grows vegetables, and

trades them with his neighbours. His house has been upgraded with solar panels and heat pump technologies. Currently, Greg and his son are building a laneway house that allows Greg to experiment with new construction techniques and possibilities for sustainability.

"I'm constantly researching new products and innovations for our buildings."

It's a passion that translates into everything Greg does – and in his profession, he has plenty of opportunity to bring that commitment to the forefront. Over his 13 years at Townline, Greg has brought new ideas and innovations to Townline projects, like power management systems for EV chargers, waste water heat recovery systems, energy-efficient appliances, and more.

"I try to focus on effective and simple solutions," says Greg. "I'm constantly

researching new products and innovations for our buildings, to make them more livable, comfortable, and efficient." That includes new technologies for rainwater retention, waste water energy utilization, and building methods that focus on air barrier technologies and thermal intensity dynamics.

It takes a village, to be sure. Greg is proud to be part of a company that is so passionate about delivering the best-quality product, with thoughtful features and design. "At Townline," says Greg, "we are constantly reviewing and discussing ways to make our homes better and more livable."

Greg and the Townline team work to use sustainable products such as low-VOC coatings and forest-friendly wood products. They source local suppliers to reduce their carbon footprint. They are working with industry ambassadors to implement waste recovery techniques on construction sites, and to find the most sustainable and ecologically friendly products possible.

In short, Greg's passion for the great outdoors has become his mission, in life and work. Backed by the heart and the vision of the Townline team. ▀