



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 4 FALL 2009

WELCOME - Welcome to Volume 4 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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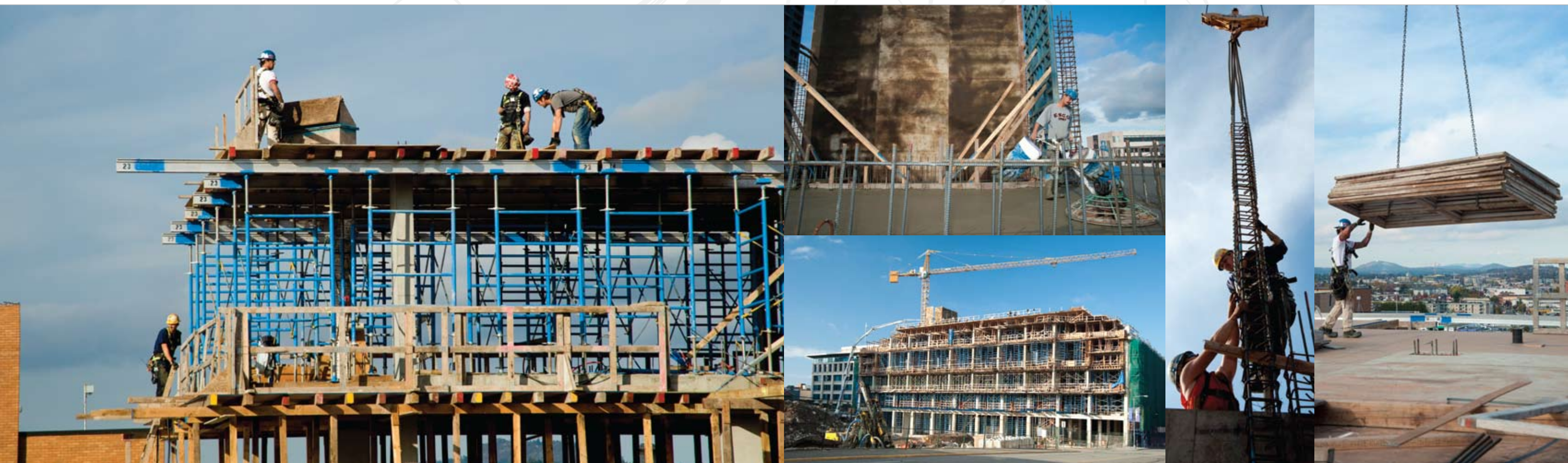
Meet the neighbours

An overview

What's new? What's next? What's hot?

Ten ways we live green

THE HUDSON: Single level flats and double-height lofts, Victoria



Refurbishing any building – particularly a much-loved icon like the former Hudson's Bay Building in Victoria – is never simple. And when the icon is as exquisitely detailed as The Hudson, it becomes a project of epic proportion.

Since November 2007, our team at The Hudson has been focused on one thing: creating ultra-stylish, modernist residences within the magnificent wrapping of an historic landmark.

On the exterior, it's all about restored Georgian grandeur. We've been painstakingly preserving all the beautiful things that make the building a visual standout. Each of the 243 windows – in 27 different styles, shapes and sizes – has been lovingly refurbished. The ornate terra cotta work is receiving a similarly meticulous treatment.

On the interior, it's all about thoroughly modern living. That means in addition to the exposed heritage columns and ceilings, there'll be geothermal heating and cooling, radiant in-floor bathroom heating, deep

soaker tubs, wood flooring and earth-friendly touches like plug-ins for electric vehicles and low-VOC paints.

It's all a bit of a whirlwind, frankly. A painstaking, demanding – but extremely rewarding – whirlwind. And it's really coming together. A particularly productive summer – with the last of the heavy lifting all wrapped up and the window refurbishing completed – means that we're on track for completion in the summer of 2010.

Granted, we've still got a lot to do. But we think what's been accomplished over the last two years is pretty astounding. Here's the quick recap:

Fall 2007 With sledgehammers in full force, the 'great chimney' is toppled and the team flexes its significant collective muscle in stripping down the building to its astonishingly beautiful bones. Clearing the debris becomes an ongoing chore. The considerably more elegant (though equally monumental) job of refurbishing the terra cotta begins.

Winter 2007/2008 New year, new efficiencies. The boilers are removed to bring modern efficiency to future Hudson residents. The removal of the elevators signals the symbolic end of the iconic department store.

Spring 2008 The roof opens up and sunshine streams in. Sandblasting reveals an exquisitely textured ceiling – hidden away for a century. Vintage Woodworks sets up shop to begin work on the historic windows. Meanwhile, the dusty and backbreaking task of removing the old concrete continues.

Summer 2008 Demolition continues on the adjacent parking lot. The crew sets the stage for the new roof and the fifth and sixth floors. Rubble is recycled for use in future projects. Windows are framed, and timber is brought in to shore up existing slabs.

Fall 2008 Seismic upgrades are underway. Excavation begins for the footings for the residential service elevator. Slabs for the new courtyard and mezzanine are poured. The circa-1913 balustrades are refurbished.

Winter 2008/2009 Balconies are constructed and the new roof is formed.

Spring 2009 More formwork is underway and columns are restored. And through it all, rubble removal continues.

Summer/Fall 2009 Concrete, concrete, concrete. Courtyard balconies take shape and slabs are poured. Finishing touches are made on the terra cotta work. On the business side of things, less than 40 heritage homes remain for sale, as Victoria's real estate market rebounds admirably – and even sets new records.

In less than 10 months, the transformation will be complete. For more information and a month-by-month update on The Hudson's progress – complete with photographs – visit hudsonliving.ca.



CLAYTON RISE: Two and three bedroom townhomes, Surrey



Almost ready for the roof.



The roof is on The Clubhouse!



Beginning to 'paper' at Clayton Rise.



Preparing the retention pond.

Clayton Rise promises to deliver on every level. There are the townhomes themselves, of course – 143 in all. There's also the neighbourhood of Clayton – a lively community loaded with retailers and restaurants. And then there are the common areas – with greenways surrounding, cultivated village greens throughout, and The Clubhouse – complete with outdoor pool.

With almost 5,000 square feet of party, fitness and movie rooms, The Clubhouse is an amenity you just may want to claim all to yourself. Huge windows, cathedral ceiling, and a 22 foot high fireplace. The Clubhouse is bound to become your social epicentre: for Super Bowl Sunday with the gang, for movie night with your new neighbours, or to host your sister's bridal (or baby!) shower. Or, gather your pals (and free your chi) at an all-day yogathon, hop on a treadmill to prep for that next 10K, or slip into your yellow-polka-dot bikini and host the perfect pool party. With all this – and running trails right in your backyard – your old gym membership will be an expense you can kiss goodbye.

Even better news? It won't be long before it's all a reality. Finishes are well underway inside the first homes. Cabinets will arrive any day, sidewalks and driveways are about to be poured, and exterior siding is all but done. The Clubhouse is waterproofed and electrical and plumbing are roughed in. Insulation, drywall and siding are about to begin.

Need a sneak peek? The Clayton Rise display home, featuring the work of Gannon Ross Designs, opens in the new year to give you a preview of all you have to look forward to. Big windows complement open, modern floorplans. Outside, lush landscaping and individually fenced backyards continue the feeling of luxury. It's a home you may never want to leave.

Clayton Rise really does offer it all: a complete and completely contemporary lifestyle. The first homes will be ready for move-in for Spring 2010. However, Clayton Rise is available now at even more affordable pre-display pricing. For more information, visit claytonrise.com.

HERITANCE. Three bedroom craftsman-style homes, Surrey

Phase one sold fast. Phase two sold faster. Phase three flew off the shelves. Now, only 10 of Heritance's real family homes remain. You can count 'em on two hands!

Maybe we should be surprised. Real estate was supposedly sluggish, after all. But what Heritance offers is so rare in today's market that we knew it wouldn't last long.

In the middle of picturesque Clayton, Heritance is all about homes to love for a lifetime. Grassy backyards and big, finished basements. Verandas and bright, open floor plans. Classic crown moulding, shaker cabinets and granite countertops. And each home is finished with the exceptional craftsmanship that's become a Townline trademark.

If it sounds kind of old-fashioned, it is. These are the kind of homes-with-soul your

grandparents cherished – with the kind of conveniences and big-city amenities modern homeowners can't live without. Old-fashioned Craftsman-style charm. Old-fashioned quality. And old-fashioned pricing, too. They start at just \$467,000. And because they'll be built and ready to move into by June 2010, you won't have to worry about HST.

Take advantage of the chance to build a legal basement suite and the affordability factor goes way, way up. Rent it out as a mortgage helper, set up a secure home for an aging parent, build your own home-based business, or just let the kids go wild in their own private little piece of heaven.

After all, you'll be living out your own fantasy in the Heritance home of your dreams.

For more information, visit heritanceliving.com.



Heritance Homeowners



The Bauder family.

When Wes and Lindsay Bauder received their keys in May, they moved in the very next day. That's how excited these first-time buyers were to enjoy their beautiful new home at Heritance. With three children – Deliah, Katie and Lucas, aged five, four and two – the couple really wanted (and needed!) more space.

"It was just our luck that the market dipped," says Lindsay, "because that was when we got an email from Heritance showing that the home we could never before afford was now affordable!" With their eldest ready to begin kindergarten and several family members already in the area, the timing and location were ideal. Now, Wes and Lindsay are enjoying their short stroll to their daughter's school, Hazelgrove Elementary, and to nearby shops and services.

As for the house itself, their home at Heritance allows ample play room for the kids, yet provides plenty of quiet space, too. And it's all within an attractive neighbourhood where pride of ownership is evident. "There will most likely be many more young families moving into this friendly, cozy area," says Lindsay. "It's a great place to raise kids."

RESIDENTIAL



540 Beatty

Historic loft conversion of the Crane building in Vancouver's Crosstown district. Just three one-of-a-kind, new construction penthouses on the 6th and 7th floors are available. 1250 - 1818 square feet priced from \$749,000
Available for occupancy.
 546 Beatty Street, Vancouver, BC
Call: 604-551-9493 for a private viewing
Web: www.540beatty.com

Heritage

3 bedroom single family homes in the heart of Clayton Village with finished basements, fenced yards and detached two-car garages. Open by appointment.
 Priced from \$467,000
 189th 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

1241 Homer

An exceptionally limited collection of homes located in Vancouver's desirable Yaletown District.

SOLD OUT

For other downtown opportunities, see 540 Beatty.

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.

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: 778-278-0030
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

The Gardens

A mixed use neighbourhood in a key gateway location in Richmond will offer multiple commercial opportunities.
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.

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

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

The Hudson

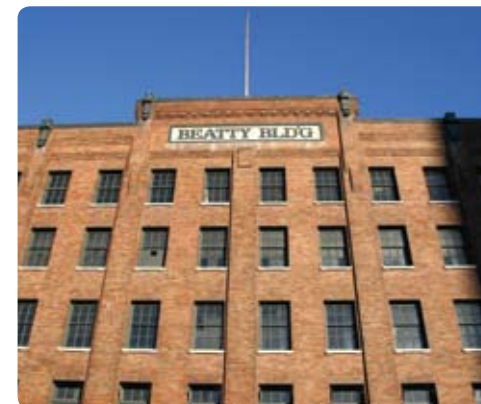
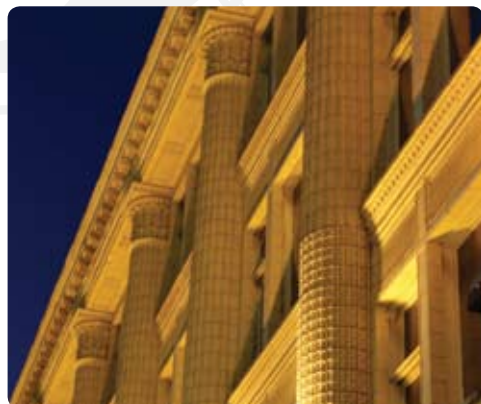
The Hudson project will consist of the redevelopment of a whole city block, including the historic Hudson's Bay Building which features 17 foot ceilings on the ground floor. This project features a wide range of commercial leasing opportunities. Douglas and Fisgard Streets, Victoria, BC
Now Leasing
Visit: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

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

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





10 Ways We Live Green: Townline Employees are Down to Earth

Most of us share a concern for the world we live in and want to play a role in taking care of it. We surveyed the Townline office to see what kinds of changes people have been making at home to lessen their impact on the earth. You might be surprised at just how easy some steps can be.

But, this is only the beginning of the end of waste. Many more tips to come.

- Rick I., our President, built a 600 square foot vegetable garden on the roof of his garage.
- Greg from Construction is a backyard bee-keeper. He helps to keep rural bees healthy for pollinating crops and vegetation in his neighbourhood.
- Sara and Vanessa from Marketing started carpooling together and are finding that the use of the highway carpool lane (and the company!) make the drive to work so much nicer.
- Dino from Construction installed a high-efficiency modulating boiler and Energy Star appliances in his new home.
- Shannon from Customer Service refuses to buy anything with excessive packaging. She prefers to support companies that use smart, earth-friendly packaging.
- Harvey from Accounting drives a metallic grey Nissan hybrid.
- Debbie, Executive Assistant, home-cooks all the meals for her pup, Harley.
- Rick B. from Construction uses solar panels to heat his pool at home.
- Paulina from Accounting busses to work.
- Shelby, our Receptionist, has started walking her pup, Angel, in her own neighbourhood instead of driving to a park. "Our foot and paw prints are smaller and we've met some really great neighbours."



Mixed Sources
Product group from well-managed
forests, controlled sources and
recycled wood or fiber

Cert no. SW-COC-001859
www.fsc.org
© 1996 Forest Stewardship Council

We have chosen to use Endeavour 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.

