



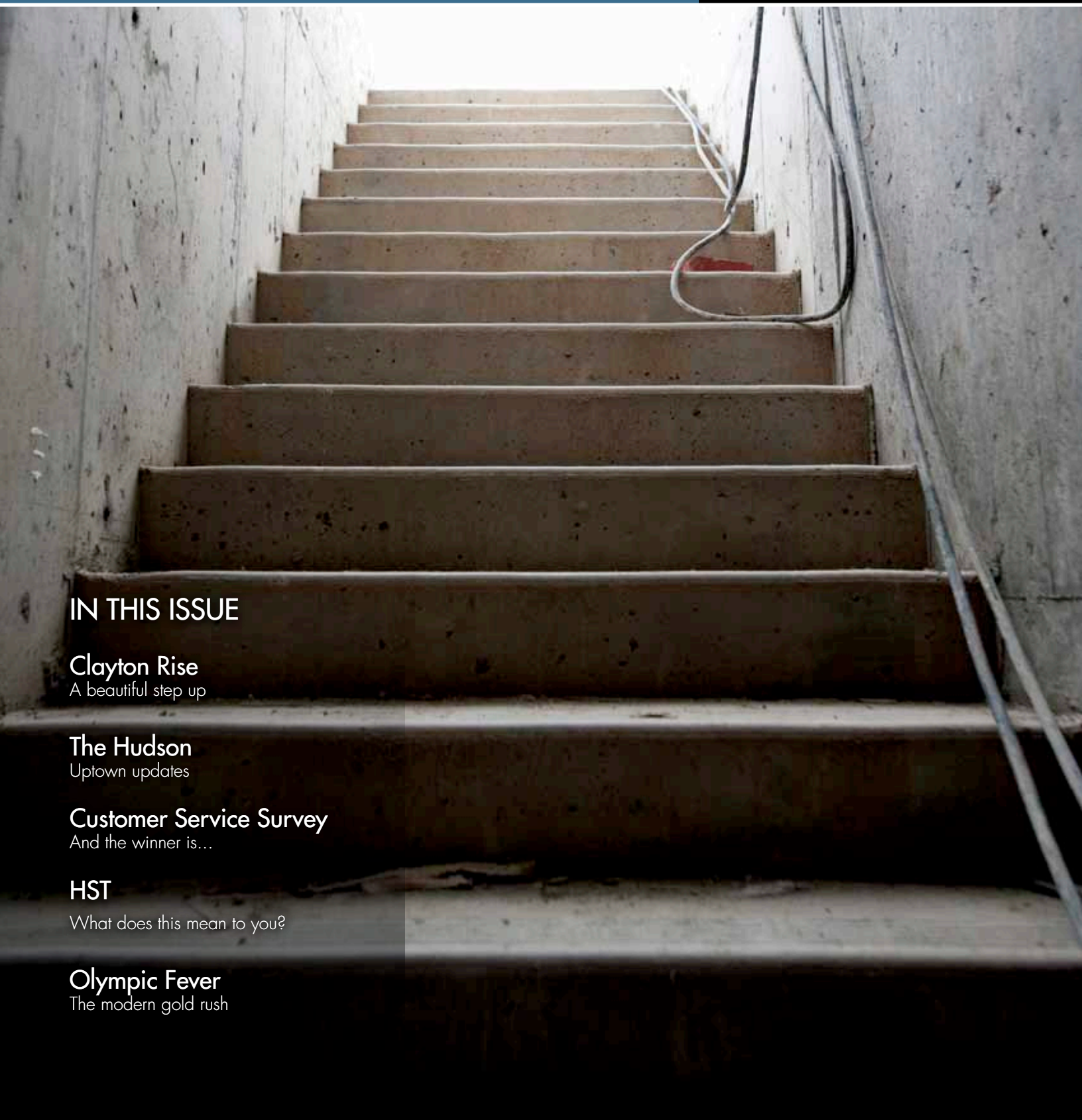
T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 5 WINTER 2010

WELCOME - Welcome to Volume 5 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

Meet Elise, Clayton Rise Sales Manager



There's always something special about beginning a new year. But this year there are more 'something specials' than usual. As the entire region gears up for the Olympics, Cloverdale is buzzing with some news all its own: the latest addition to the Townline family, Clayton Rise.

In the heart of Cloverdale – a neighbourhood full of amenities and charm – Clayton Rise is a great place to call home. There are 143 townhomes, each with huge windows and open floorplans. And it's all built on a rise that offers spectacular views of Mount Baker and the Fraser Valley.

There's a serene, almost rural feel here that works as an ideal backdrop to the relaxed lifestyle Clayton Rise offers. Take the quiet luxury of our cultivated community greens and our network of footpaths. Or the no-membership-required on-site gym. Or the social possibilities of the 5,000 square foot Clubhouse - think games night with your new neighbours, a picture-perfect baby shower, playoff hockey on the big screen... And, of course, there are all the shops, restaurants, parks and schools right near by. It all combines to create a convenient, community-focused lifestyle.

Last June, when it all started, 2010 still seemed a long way off. Now that it's here, we can't help but be pretty proud with what's been accomplished:

June was all about setting the scene. The site was excavated, roads went in, and concrete started pumping.

In **July**, The Clubhouse started taking shape and framing began on the townhouses.

In **August**, with framing and rough-ins complete, the windows and doors installed, and the roofs on, the townhomes started to really look like, well, homes.

September brought brick to portions of the townhouse exteriors and insulation and drywall to their interiors.

October, for the townhomes, was all about interior finishes – cabinets, millwork and flooring. On The Clubhouse, the focus was on the basics – plumbing, electrical and insulation.

In **November and December**, the community entrance to the townhomes was started and The Clubhouse pool began taking shape.

And now, with months of hard work behind us, the initial townhomes are almost complete.

We're excited. After all, everything we've introduced to the community so far has been the talk of the town. Heritage – family houses on quaint, neighbourly streets – is almost sold out with only four homes remaining. Compass – thoughtfully constructed, contemporary townhomes and apartments – sold out last spring.

So take a look at our website, claytonrise.com, to learn more. We're always updating it with the latest news from the site, information about the homes themselves, and details about the Townline team and the neighbourhood.

And in February, we will be able to welcome you the old-fashioned way – with a new Sales Centre and Display Home (or two). Mark your calendar to come visit us in person. We're located at 195th Street and 68A Avenue in Surrey.

But remember, pre-display home pricing at Clayton Rise is on now, with homes priced from 279,000.

www.claytonrise.com
778.278.0030

Last spring, Elise Sangster sold the last phase of Compass Townhomes. After seeing the camaraderie that's grown in that neighbourhood, she's missed being a part of Clayton Village.

Lucky for her (and for us), she's just been named the new Sales Manager for Clayton Rise.

Elise – herself a first-time homeowner – is the kind of person who carefully explains the smallest of details and patiently answers the most minuscule of questions (for the first time or the fifth). And she's committed to matching the most particular of buyers to their perfect home.

So Clayton Rise is right up her alley. She's impressed by the 5,000-square-foot Clubhouse, the outdoor pool and the on-site gym. And, as the proud owner of two large labs, she really likes the fact that there's everything from a dog park to a Starbucks right around the corner.

To learn more about Clayton Rise, don't hesitate to call her. Elise can be reached at **778.278.0030**.

THE HUDSON: Update from Uptown... or the lowdown on downtown



Lee McGuire is real Renaissance man. On the one hand, he's got a passion for history. On the other, he's a sucker for everything cutting edge. Lucky for him, The Hudson – ultra-stylish, modernist residences wrapped in an historic landmark – is the ultimate marriage of the two.

The Hudson is all about restored Georgian grandeur on the exterior and thoroughly modern living on the interior. And while finding the right balance may be intimidating for some, not so for Site Supervisor McGuire.

Sure, he admits it's a project of epic proportion. Just gazing up at the historic façade of the Hudson's Bay building instills a sense of awe. Its astonishingly beautiful bones mean that every detail is crucial. For the 40-year veteran of the construction management business, though, that's not an issue. McGuire's reputation for clear vision, thorough planning and meticulous execution are being played out on The Hudson – to stunning results.

Each of the 243 windows – in 27 different styles, shapes and sizes – has already been lovingly refurbished; once spring rolls around, the caulking will provide the finishing touch. The ornate terra cotta work is receiving a similarly meticulous treatment. While the majority is being rebuilt, re-pointed and re-grouted, some recreated pieces are currently en route from Boston Valley, a specialty firm based in upstate New York. Meanwhile, the circa 1913 balustrades are being carefully refinished under a weatherproof enclosure.

Elsewhere on site, the mind set is decidedly more 21st century. After

all, in addition to heirloom treasures like exposed heritage columns and ceilings, The Hudson will boast up-to-the-minute features like geothermal heating and cooling. Twenty of the sixty 360-foot-deep holes needed to run the system have already been drilled. Once fitted with pipes, they'll carry glycol through the earth to heat or cool the building as needed. Also going high-tech are The Hudson's exterior walls. They're being fitted with a cutting-edge Detec system (invented right here in Victoria) that will monitor moisture levels.

Meanwhile, modern interior stairwells have replaced old steel ones and the elevator is being installed. The inner courtyard windows are being glazed and the roof is going on. On the very busy second and third floors, steel studs are going in, electrical and mechanical are being installed, and sprinklers and duct work are underway. And in the greenery-lined brick carriage way connecting Fisgard to Herald Street, blasting is complete. With more than 100 people working tirelessly, The Hudson is slated for completion in the summer of 2010.

And, the Hudson Place community is further expanding. Townline in partnership with BC Housing and TL Housing Solutions, has announced the newest addition to Hudson Place. Construction will start in Spring 2010 on the 12 storey Hudson Mews which is made up of 120 home-ownership and rentals and is designed by Merrick Architecture. Stay tuned for more information in the New Year.

For more information and a month-by-month update on The Hudson's progress – complete with photographs – visit hudsonliving.ca.

HST: Three letters that could mean a lot to you

In 2009, the Province of British Columbia announced its plans to implement a Harmonized Sales Tax for B.C. (the HST) which, subject to legislative approval, will come into effect on July 1st, 2010. The current PST rate in BC is 7%, which, when combined with the GST will result in a harmonized sales tax (HST) rate of 12%.

How will the proposed HST impact you and your new home purchase?

The first thing to do is to determine where you are in the home-buying process:

Scenario No. 1 (The Easy One): You recently purchased a newly constructed home and have moved in.

What it means to you: No HST is payable.

Scenario No. 2 (Still Easy): You've purchased a new home and haven't moved in or taken possession BUT you'll be taking possession before July 1st, 2010.

What it means to you: No HST will be charged. Of course, you will be responsible for GST (net of any applicable rebate).

Scenario No. 3 (Still Easy but Getting a Little More Complicated): You've purchased a new home and haven't moved in or taken possession AND you won't be taking possession until AFTER July 1st, 2010.

What it means to you depends on when you wrote your agreement:

- Did you write your Agreement before November 18th, 2009? Your sale is grand parented. Your purchase is subject to the federal component of the HST (aka the GST) but your purchase is not subject to the Provincial portion of the HST.
- Did you write your Agreement after November 18th, 2009? HST will be charged.

Okay. So you have to pay HST. What about the New Housing Rebates?

You may qualify for a rebate of a portion of the GST/HST paid on your new home purchase. BC is proposing to provide a New Housing Rebate for new homes purchased as a primary residence. The rebate is 71.43% of the Provincial portion of the HST, up to a maximum of \$26,250. There is no phase-out of this rebate - homes priced above \$525,000 would qualify for this maximum rebate amount. In terms of the Federal portion of the HST, you may qualify for a partial GST rebate, depending upon the sale price and provided that the home is going to be your primary place of residence. Of course, in all these instances, some conditions apply so talk to your Real Estate Agent or your accountant or your lawyer to best determine the impact on your housing purchase.

E&OE. As per the British Columbia Ministry of Finance Tax Information Notice issued November 18th, 2009.



And the winner is... Kathleen!



Kathleen Lee - 2009 Customer Service Survey winner.

Our sincere thanks go to everyone who completed a Customer Service Survey in 2009. And our congratulations go to Kathleen Lee who, just by filling out a survey, became the winner of this year's \$2,500 grand prize.

Kathleen will be moving from her apartment in White Rock to Clayton Rise in February. She's excited about the prize money (which, by the way, she'll use to buy a comfy chair for beside her new fireplace) and thrilled with her new home. She loves its open layout and grey colour scheme, and she can't wait to enjoy the view of the park and pond from her front window. She's also very impressed with the sales team's ongoing commitment to customer service.

It's a commitment that starts right from the beginning. As a new homeowner, we'll send you the first of three Customer Service Surveys within a month of your purchase. Once you take possession of your home, you'll get the second. The third survey follows a year after you move in.

Each of our surveys is geared to ensure that the process of buying and living in your Townline home is optimal. If it isn't, we want to know. After all, that's how we can make things better.

If you would like to contact Townline Customer Service, please call **604.276.8823**

RESIDENTIAL



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 from \$279,000
 68A Avenue & 195 Street, Surrey, BC
Call: 778-278-0030
Web: www.claytonrise.com
REGISTER TODAY

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 \$472,000
 189th Street & 68th Avenue, Surrey, BC
Call: Paul Klann, Royal LePage Wolstencroft Realty, at 604-862-4429 for a private appointment.
Web: www.heritanceliving.ca

Thunderbird Creek

This lush masterplanned community in Squamish offers acres of parkland, stunning views, and an extensive network of trails.
 Open 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 604-815-3388 for a private appointment
Web: www.thunderbirdliving.com

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

1241 Homer

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

SOLD OUT

540 Beatty

Historic loft conversion of the Crane building in Vancouver's Crosstown district.

SOLD OUT

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.

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

Townline in partnership with BC Housing and TL Housing Solutions, has announced the newest addition to Hudson Place. Construction will start in Spring 2010 on the 12 storey Hudson Mews which is made up of 120 home-ownership and rentals and is designed by Merrick Architecture. Stay tuned for more information in the New Year.

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.
 Number One Road and Westminster Hwy, Terra Nova, Richmond, BC
Call: 604 276 8823
Coming Late 2010

OFFICE/COMMERCIAL

The Hudson

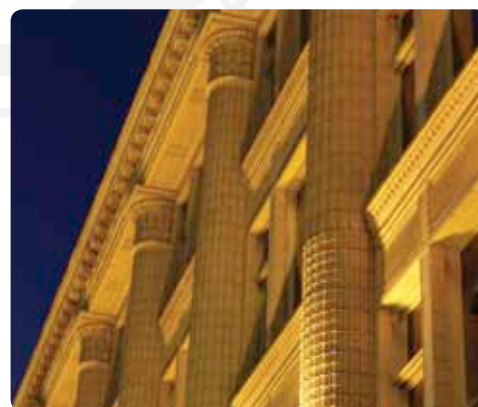
Hudson Place will consist of the redevelopment of a whole city block, including the historic Hudson's Bay Building which features 17 foot ceilings on the ground floor. This project features a wide range of commercial leasing opportunities. Douglas and Fisgard Streets, Victoria, BC
Now Leasing
Visit: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

540 Beatty

540 Beatty is located between Pender and Dunsuir 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.
LEASED
 The Dirty Apron Cooking School (dirtyapron.com)

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





Olympic Fever: It makes you do some crazy things... or just watch them.

It seems like everyone around here has Olympic fever. So we asked around the office to see what people were most excited about experiencing during the games – and we found their responses to be as diverse as our staff.

Bob from Development says that it's an once-in-a-lifetime experience to have the Olympics right in our own backyard. He has tickets to the closing ceremonies – but he's open to going to other events if he gets an invite!

Janice, our Controller, says that her favourite sport to watch is skeleton. "You can't beat the excitement of it – head-first with no brakes!"

Thomas from Development loves the energy and buzz that's growing in the city – especially throughout downtown Vancouver.

Lorne from Construction is looking forward to cheering Canada on as they take the gold in men's hockey!

Rita from Accounting lives near the Olympic Oval and is looking forward to using the new community amenities – especially the gym and jogging trails.

Garry, our CFO, is happy to see the excitement building in his two young kids. They're planning to take in a few events during the first week, then escape to Hawaii for the second week.

Kim from Construction says that while she's not looking forward to the increase in traffic, she is looking forward to watching the men's speed skating. It's not often you get to see a bunch of fit men in super-tight spandex!

Jim from Customer Service is excited about watching the Paralympic Games on his big-screen.

Ryan from Construction is considering ducking out of the whole thing and whisking his wife off to Mexico.

John from Accounting got tickets to a men's hockey game as a surprise for his girlfriend.

Darren from Development lives in Yaletown and is looking forward to the streets (and the Yaletown Brewpub) being filled with people from all over the world – especially Swedish girls!



We have chosen to use Sterling for Townline Connect. The paper selection saves 360 gallons of wastewater flow and conserves 00,950 BTUs energy.

All information correct at press time. E&OE.

