



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 1 WINTER 2008

Townline Connect – our quarterly newsletter about market and non-market 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 scenes who help make your new Townline home a solid investment and a great place to live.



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CLAYTON VILLAGE: A home within a village within a city.

by Susan Kerschbaumer



The open and inviting Heritance living room.

It's urban and hip, rural and tranquil – everything the modern homeowner dreams of, all in one perfect place.

Clayton Village manages to strike the ultimate balance between the buzz of the big city and the draw of the old-fashioned neighbourhood. Sit down with an expertly poured latté and a newspaper at a local café – or share a pot of tea and some gossip on a neighbour's front porch. Take the kids on a walk to the mall – or head down a leafy path with no one to answer to but a couple of chirping birds and your favourite canine companion. In Clayton, green space isn't at odds with easy access to commuter routes. Vegetable stands coexist happily with high-end bistros and wineries. Antique stores are as prevalent as major retailers.

And the living choices are just as varied. At Heritance, it's all about classic Craftsman-style dream homes. At Compass, it's contemporary townhouses.

"Heritance is about real houses with soul," says Sales Manager Neil Klassen. "Heritance is grassy backyards and quaint, neighbourly streets; verandas and bright, open floor plans; classic crown moulding and shaker cabinets – the kind of houses perfect for building a life and taking part in a community."

Two long-awaited Heritance display homes are now open for viewing. Both homes boast the exceptional levels of finishing and detailing that have become a Townline trademark. The first, decorated by Gannon Ross Designs, is a fully furnished three bedroom Plan A home at 2,652 sq. ft. In the second, the Townline construction team have converted the finished basement into a fully finished suite, complete with two bedrooms and all appliances; an upgrade option now available for the unbelievable price of \$7,000. A finished basement suite at Heritance offers a wealth of additional possibilities: set up a secure home for a grown child or an aging parent; rent it out as a mortgage helper; build your own



Homes with soul in the heart of Clayton

home-based business; or just spread out and enjoy the luxury of all that extra space.

A few blocks away, Compass offers a collection of contemporary westcoast-inspired townhomes and apartments. "The Clayton community is a mix of vibrant local amenities, parks, and schools for all ages," says Sales Manager Elise Sangster. Outdoor recreation is plentiful, too, with two golf courses, tennis courts and an outdoor pool. And the townhomes themselves are spectacular. Luxurious features inside – imported granite countertops, hand-set tiles, over-height cabinets, and sleek stainless appliances – and fenced yards and private garages outside make Compass the ideal urban oasis. "With only a few townhomes remaining for sale, the highly successful community is now largely occupied and happily bustling with activity," says Sangster.

Soon, Clayton Rise will round out Clayton's offerings – classic two and three-bedroom townhomes available in the Fall of 2009.



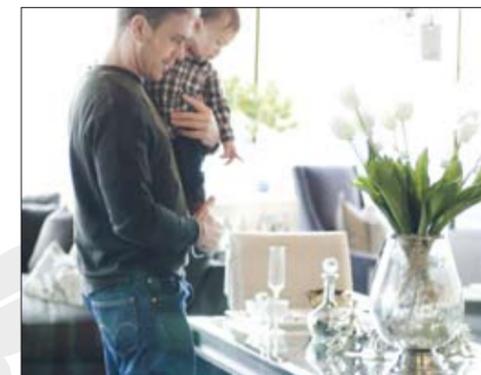
Open to the living and dining room, the Heritance kitchen is the perfect gathering space.



Contemporary townhomes at Compass



Green space isn't at odds with easy access to commuter routes.

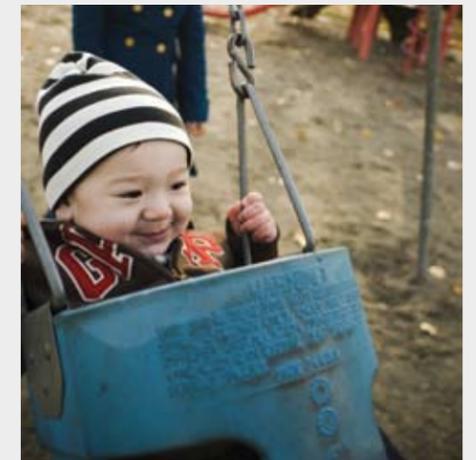


Liberty – just one of many local retailers



Clayton Village Parks

by Adrienne Dyer



The community of East Clayton – with Clayton Village at its centre – is coming alive with parks, schools, shops, and high-quality housing opportunities for families of all ages, sizes, and lifestyles. Designed as a close-knit community within walking distance of everything, it's a great place to live.

"East Clayton features wide sidewalks that encourage walking with several lovely little pocket parks as destinations," says Tiina Mack of the City of Surrey's Park Planning and Development department. Surrey Parks is currently working on an educational pond site, next to the new Clayton Centre Area Elementary School, scheduled to open in September 2009. The pond site, just a short walk from both Heritance and Compass, will include a wetland with viewing platforms, a boardwalk, a toddler playground, and interpretive areas demonstrating water's crucial role in the ecosystem.

Even East Clayton's dogs will have a special park to play in. The new Cloverdale Dog Off-Leash Park, situated near Compass and scheduled to open early next spring, will have designated areas for small and large dogs and will provide a fun meeting place for the many dog-owners and dog-lovers nearby. With so much to recommend East Clayton, it's easy to imagine spending all the stages of your life in one community. As Mack says, "This is turning out to be a wonderful neighbourhood."

540 BEATTY: Historic Crosstown Loft Conversion

by Susan Kerschbaumer

Sure, it's had a grand past. In fact, when it went up a hundred years ago, the Crane Building at 540 Beatty made quite an impression. Not only was it set amongst some of Vancouver's most historically and economically significant structures, but it was also the largest concrete building in Canada.

Still, it's never looked better than it does today. Of course, its original pillars, exposed brick walls, soaring ceilings, and massive windows are still awe-inspiring. But now, they're the centrepieces of the landmark building's inspired conversion into 57 modern lofts.

"540 Beatty is a true heritage conversion – a boutique building in an exciting transitional neighbourhood," says Sales Manager Yvonne Drinovz, "It's artsy. It's got a New-York-

meatpacking-district-feel. And while it's in a bustling neighbourhood, it's on a quiet street – an oasis in the middle of everything."

540 Beatty is the realization of the urbanist's dreams. It's a modern home geared to celebrate the legacy and evolution of the area and the building. The open plan maximizes light and space. Original cast iron columns and refurbished wood sash windows create a striking counterpoint to the modern interior design featuring polished concrete floors and European modular kitchens. The display suite, by Trepp Design, juxtaposes the historic elements with classic contemporary furnishings and artwork. Drawing inspiration from the century-old brick walls, for instance, Trepp contrasts the interior's crisp whites and concrete greys with hot reds and oranges.

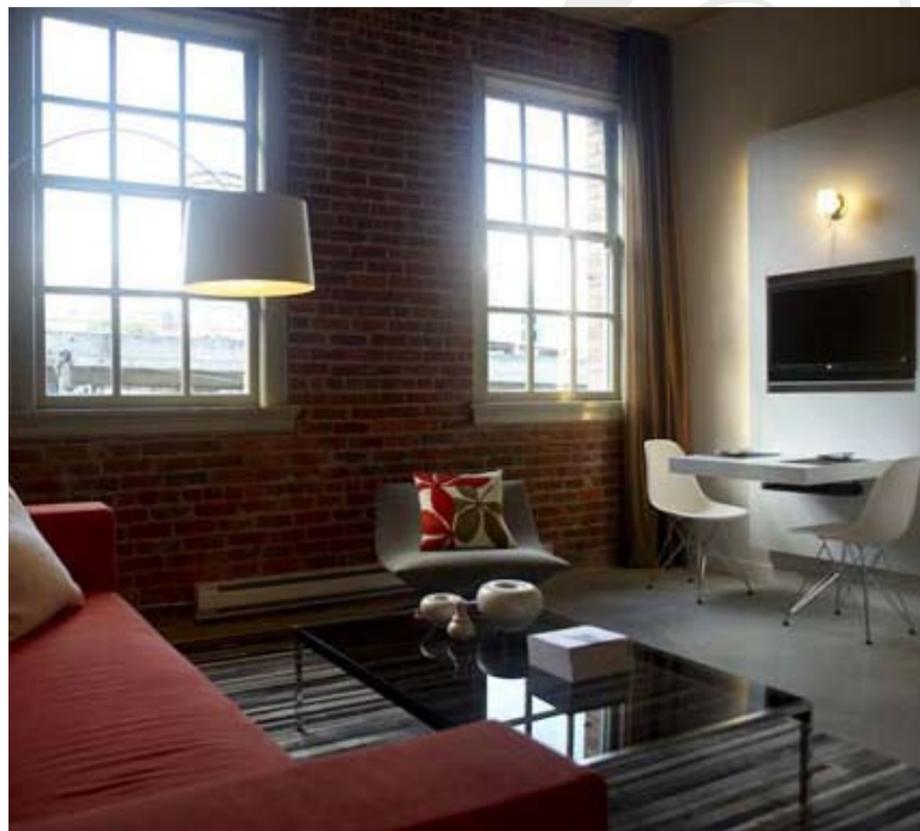
And then there's the location. 540 Beatty sits smack dab in Crosstown – the intersection of downtown, Yaletown, Gastown, and Chinatown. At the south end is the Stadium Skytrain station. Just around the corner, Tinseltown and International Village. And all around are Vancouver's hottest restaurants and boutiques, making Crosstown Vancouver's emerging style and fashion district. Now fully complete, 540 Beatty is available for viewing daily except Thursdays and Fridays.

Sales Centre and Display homes are located at 540 Beatty Street, Vancouver

Call Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493.

Email: yvonne@540beatty.com

Web: www.540beatty.com



1241 HOMER: Limited-edition living

by Susan Kerschbaumer



1241 is an exceptionally limited collection of 12 high style homes. And while it's set right in the heart of Vancouver's Yaletown district, the entire building creates an intimate haven in the midst of a two million-strong metropolis.

Dramatic double-storey city homes make up the first two levels. Above them, each floor houses two luxury suites. All feature clean, modern design highlighted by rich finishings. 1241 residents will be spoiled with such unique features as overhead garage window walls, a car elevator, private penthouse elevators and roof decks, and expansive terraces.

And with Yaletown's enviable selection of top restaurants, local design shops and boutiques, the world outside 1241's private walls is just as appealing. "Our boutique building lends itself to an easy, quiet lifestyle," says Sales Manager Yvonne Drinovz. "This is truly limited-edition, European-style living."

In the first of two spectacular display homes, Scott Trepp of Trepp Design Inc. has created a perfectly fitting interior to show this two-storey city home. To play up the double-volume living

space, he installed a vertical Bocci light fixture. With its 24 points of light, it links the living area to the master bedroom above, while providing a sparkling, soft contrast to the exposed brick walls. The original brick also inspired several textural elements, including a dark, rich area carpet that provides a lustrous counterpoint.

In the second display home, Peter Wilds of The Cross Décor & Design has used a palette of classic whites, shimmering and smoky greys, and rich earth tones to build on the building's architectural lines. "Our firm represents timeless elegance, modern inspiration, and a touch of humour," says Wilds. "I see this beautiful home as a place to retreat, replenish, and entertain."

Sister building to Townline's multi-award-winning 1168 Richards and part of Townline's "Six in the City" Metroliving Series, 1241 Homer is fully complete and with display homes available for viewing by appointment only.

Call Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493.

Email: yvonne@metroliving.ca

Web: www.1241homer.com

Trepp Design Inc.

by Susan Kerschbaumer



Scott Trepp
Principal
Trepp Design Inc.

"Demographics and architecture are our jumping-off points," says Scott Trepp of Trepp Design Inc. "There's the potential purchaser and then there's the architectural envelope – what's inherent to the architecture and the area the project is in."

The unique architectural characteristics of 540 Beatty and 1241 Homer led Trepp to create two very distinctive designs for the display suites. With 540's exposed brick and concrete floors and ceilings, Trepp saw it as "a little bit more Crosstown, more edgy, more trendy." In contrast, 1241's architecture inspired a "classic, sophisticated, refined" treatment.

Trepp's use of colour reflects this distinction. "With 540's brick and concrete, we took a distinct approach with colouration," he says. This approach led to the choice of a bright orange sofa and hot accent walls. In 1241, the firm took a more monochromatic, subtle approach, using individual hits of fashion-inspired hues.

With his firm's impressive body of work on multi-family and high-end residential buildings, Trepp has plenty of advice to the homeowner looking for design inspiration. His first suggestion: throw out any preconceived ideas about how you lived in a previous home. "How you live in a space is dictated both by you and by the space itself," he says. And he always suggests incorporating pieces with character. "The things we aren't inspired by are the things that are lacking personality."

RESIDENTIAL

1241 Homer

An exceptionally limited collection of homes located in Vancouver's desirable Yaletown District. Featuring 2 stunning Display suites.

Available for occupancy.

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

Canterbury Ridge

A collection of 37 four bedroom, single-family homes in an established, family-oriented neighbourhood in Langley's sought-after Willoughby area.

19682 - 70th Ave., Langley, BC

Available for occupancy.

Call: Neil Klassen, Royal LePage Wolstencroft Realty, 604-308-6116 for a private appointment.
Web: www.canterburyridge.ca

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.

Call: 250-388-0018 or toll free 1-877-388-0018
Web: www.hudsonliving.ca

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.

Coming Fall 2009

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 liveatthegardens.ca

Coming Spring 2010

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 St. Vancouver, BC

Now Leasing

Visit: www.540beatty.com

540 Beatty

Historic loft conversion of the Crane building at 540 Beatty to 57 inspired lofts in Vancouver's Crosstown district.

Featuring 2 furnished Display suites

Available for occupancy.

Open noon to 5pm daily except Thursday and Friday
540 Beatty street, Vancouver, BC
Call: 604-684-5403
Web: www.540beatty.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.

Available for occupancy.

Open noon to 5pm daily except Friday
61 - 18777 68a Avenue Surrey, B.C.
Call: 604-576-0771
Web: www.compassliving.ca

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

Available for occupancy.

Call: Ev Norris, Royal LePage Regency Realty Ltd. at 604-728-6927 for a private appointment.
Web: www.townline.ca

Clayton Rise

Clayton Rise, one of the most highly anticipated new home communities in the desirable Clayton neighbourhood of Cloverdale, offers a collection of 134 spacious townhomes (including 8 duplex-style townhomes) minutes away from major retailers, services and restaurants.

68th Ave & 195 Street, Surrey, BC

Coming Fall 2009

Hudson Place

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.

999 Seymour

Prominently situated on the corner of Seymour and Nelson Street, 999 Seymour will offer both retail and office leasing opportunities. 999 Seymour St.

Vancouver, BC

Leasing opportunities Coming Soon

Visit: www.999seymour.com

999 Seymour

These intelligent, urbane residences feature seamless transitions between indoor and outdoor to expand your living space, polished concrete floors, a living green wall in the lobby, and about 999 other excellent things. 999 Seymour Street, Vancouver, BC

Call: Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493 for a private appointment.
Web: www.999seymour.com

Heritage

Large 3 and 4 bedroom, craftsman-style, single family homes with finished basements, fenced yards and detached two-car garages. 190th Street & 68th Avenue, Surrey, BC

2 Furnished Display Homes. Open Saturdays, Sundays and Mondays or by appointment
Call: 604-539-2313 or call Neil Klassen, Royal LePage Wolstencroft Realty, at 604-308-6116 for a private appointment.
Web: www.heritanceliving.com

Thunderbird Creek

Set in Squamish, this lush masterplanned community offers acres of parkland, stunning views, and an extensive network of trails. Pia Road & Condor Road, Squamish, BC

Open Saturdays and Sundays 1 - 4pm or by appointment
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

CityWalk

Sustainable, high quality, liveable, mixed-use community on 4.37 acres within Port Coquitlam's downtown area. Mary Hill Road, Kelly Avenue and Kingsway Avenue

Port Coquitlam, BC
Coming Fall 2009

NON-MARKET

Burnaby Legion #83

Re-development of the Legion Canteen as well as a 4-storey, 70-unit apartment building, dedicated to independent Senior's Living. Metrotown, Burnaby

Construction start January 2009

Call: Craig Lochhead at 604-276-8823 for more information

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 St. and Fisgard St. Victoria, BC

Now Leasing

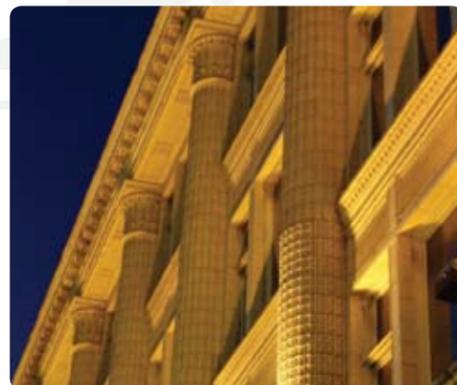
Visit: www.hudsonliving.ca

Army Navy Airforce Veterans

Re-development of a member Canteen plus 4-storey, 140-unit apartment building, dedicated to independent Senior's Living. #1 Road, Steveston

Construction start June 2009

Call: Craig Lochhead at 604-276-8823 for more information





Winter Down To Earth Tips



If we can do something and we don't, then we're acting irresponsibly.

Green Mail is Townline's internal office strategy as part of the Down To Earth commitment to greening up the office on a day-to-day basis by reducing the use of office supplies, energy, etc. Here are last year's holiday tips that we shared through Green Mail. Though the holidays are over, they are relevant throughout the year for gift giving of all kinds:

Give Green

- Give gift cards. Gift cards, concert tickets, and movie vouchers are a great alternative to heavily packaged and wrapped presents. Did you know that if 50 percent of households replaced just two packaged presents with gifts that could slide inside an envelope, fifty million pounds or more of waste could be saved?

- Give clean air. Buy carbon credits to offset your carbon usage. One of many companies offering this: www.econutral.com

Take your Down To Earth shopping bag

When heading out to do holiday shopping (or to buy groceries), bring your Townline re-usable Down to Earth bag instead of using more disposable plastic ones.

Easy Green Wrapping Tips

- Don't wrap your presents, use reusable bags or baskets. If you must use wrapping paper, check to ensure that it contains recycled content.
- Reduce waste by re-using big pieces of wrapping paper again next year. A scary waste thought...Between Thanksgiving and New Year's, Americans produce an extra two billion pounds of garbage per week, the majority of which is from gift wrapping!

Statistic Source - The Green Book, 2007

Townline Community Support – Winter Update

Building beautiful homes – and healthy communities

While we're always busy creating beautiful new homes, we're also working hard to support healthy communities in Victoria and the Lower Mainland.

In Victoria this fall we took part in a variety of efforts in the community. Partnering with Trail Appliances, we provided George Jay Elementary School with a new washer and dryer to keep their sports uniforms clean. We continue to support the Burnside Gorge Community Association's Benefits and Outreach program for homeless and isolated families as well as Our Place, an outreach centre for those living in rooming houses or on the street. This fall we donated clean socks and underwear to Our Place patrons, and the sales staff at our Hudson Sales Centre lend a hand in the kitchen every month. And through our Fall clothing drive, we provided clean, warm clothes.

In the Lower Mainland, we continue to support the Crossroads Hospice Society, as well as the Mainland BC Military Family Resource Centre. We sponsored the Richmond Sockeyes Junior Hockey Club and chipped in on a fundraising drive for a new MRI machine at the Richmond Hospital Foundation.

Over the holidays, our Compass and Hudson sales teams brought hampers to families in need with the help of Options in the Lower Mainland and The Mustard Seed Food Bank in Victoria. In lieu of Christmas cards or gifts, we also contributed to the Working Poor Christmas Fund and the Nature Conservancy in support of the Great Bear Rain Forest on BC's coast.

These efforts are part of our ongoing program that we call Down To Earth. We believe that everyone can do amazing things in the stewardship of our planet and humanity. Because, ultimately, it comes down to all of us.



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.