



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 11 SUMMER 2011

THIS ISSUE

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It's in your nature

The Hudson
Historic savings

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An established community

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A new outlook





12-acre Natural Gardens

Magnolia

THE GARDENS. It's in your nature.

Twelve acres of trees, fields and flowers will reflect the vibrant community, aptly named The Gardens, right next door. At The Gardens, stylish west coast homes rest beside one of the most splendid backyards in Richmond; designed to create a lively lifestyle community that brings you the best of nature and the city.

Magnolia at The Gardens is the first release of 92 stylish west coast homes resting beside one of the most splendid backyards in Richmond.

Magnolia will offer three warm, modern and neutral colour palettes with stainless steel Energy Star appliances. GreenGuard certified and Eco-friendly Greenlam, soft close cabinet doors and drawer fronts are featured in the contemporary U-shaped kitchens – with 1 ¼" quartz countertops and generous counter space.

One bedroom homes starting at \$218,800
Two bedroom homes starting at \$298,800

Natural Gardens

Soon to be the City of Richmond's newest public park; the natural gardens will clear your thoughts and provide a wonderful source of balance in your life. And while the natural gardens are a stunning backdrop to your world, should you want to immerse yourself even more, the possibilities are endless. This 12-acre natural area park is divided into four gardens, each with its own purpose.

Bursting with decades of growth, the well-established natural gardens will soon be rejuvenated for every resident of Richmond and their neighbours to enjoy. The park, with thoughtful input from the community, was

carefully and cooperatively designed by local area residents, Townline – in partnership with TA Group of Companies – and the City of Richmond. Renowned for its award winning Parks & Recreation team, the City of Richmond will ensure the community park is carefully maintained for all to enjoy.

Open noon to 5 pm daily (except Fridays)

10640 No 5. Road, Richmond, B.C.

RENNIE

MARKETING
SYSTEMS

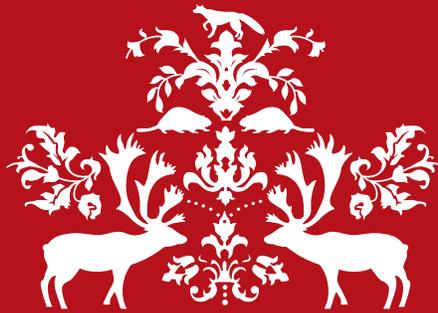
liveatthegardens.ca

604.271.3331

info@liveatthegardens.ca



THE HUDSON



NOW FROM

\$289⁹⁰⁰

INCLUDING PARKING AND NET HST

SAVINGS OF UP TO \$189,900

One-of-a-kind modern flats and lofts with 14 - 17 foot ceilings. With its spectacular restored Georgian façade and 14,000 square foot rooftop terrace, The Hudson is a truly unique home ownership opportunity.

**CHANGE THE COURSE
OF YOUR HISTORY TODAY.**

Sales Centre: 301 - 770 Fisgard Street
Open noon - 5pm daily except Fridays
250.388.0018 hudsonliving.ca

THE HUDSON.

“THE ONE DUTY WE OWE TO HISTORY IS TO REWRITE IT.” – OSCAR WILDE



The first time we rewrote history is when we breathed new life into the historic Hudson's Bay building on Douglas and Fisgard converting from a once glorious department store into beautiful, modern homes. There is nothing like these flats and lofts to be found anywhere else in western Canada. Truly one-of-a-kind with 14 - 17 foot ceilings and its spectacular restored Georgian façade and expansive rooftop terrace.

This monumental undertaking was completed recently and now the homes are ready for you to move into today. There's no need to wait for years while your home is being built. And, there's no need to settle for less than these exceptional homes.

And now, we are rewriting history again. You can own a home at The Hudson for as little as **\$289,900 including parking AND net HST**. And, that could change your life.

New Sales Centre Location We are now located within The Hudson in **Suite 301 - 770 Fisgard Street** – open daily from noon - 5pm except Fridays. Call or visit us today to change the course of your history.

hudsonliving.ca 250.388.0018

facebook.com/hudsonliving

twitter.com/hudsonliving





TOWNLIN E C O N N E C T

CLAYTON RISE.

SUMMERTIME... AND THE LIVING IS REALLY, REALLY EASY.



Summer at Clayton Rise, means a lot of great things. For some, this is their second year of being able to enjoy the poolside benefits of The Clubhouse. Meeting friends. Barbecuing. Working on their tans. Splashing about. And just generally enjoying all that this now-established community has to offer – including parks, trails, shopping centres, quiet streets, schools, as well as some really great neighbours.

For some, summertime means being able to open the patio doors wide and making the most of their outdoor spaces – huge balconies and private backyards.

Phases 5 & 6 are now selling, and June proved to be a very busy month with eight more sales. Purchasers tell us that they love the design, livability and prices, and see the homes at Clayton Rise as very good value.

They have modern plans with pitched roofs and light-filled rooms. Four appliances are included and the kitchen has quartz countertops. Private, oversized garages connect directly to homes, and on-site visitor parking makes entertaining so much easier.

All this starting at just \$299,900 net HST inclusive.

Visit our website (claytonrise.com), or stop by our Sales Centre to see our Display Home and visit The Clubhouse. Make sure you say hi to our new Site Administrator, Faye Rowland! She just recently joined our team this summer, and one of her favourite parts about Clayton Rise are the brick accents.

Open noon to 5 pm daily
(except Thursday and Friday)

195th and 68a Avenue in Surrey.

www.claytonrise.com 778.278.0030

facebook.com/claytonrise

twitter.com/ClaytonRise





999 SEYMOUR

999 Seymour is surprising in its simplicity, but full of thoughtful innovations that help make the most of urban living. It really will change the corner of Seymour and Nelson... not just for good, but also for the better.



Coming soon to downtown Vancouver is 999 Seymour. It will be a modern high-rise with about 150 homes at the corner of Nelson and Seymour Streets. Located on the edge of Yaletown it's close to many of the better restaurants and shops – all within easy walking distance. But, it also offers excellent access to major corridors to get in and out of the downtown core quickly and easily.

999 Seymour will be a significant piece of architecture with urban dwellings that are sophisticated and functional. And so it should be with Acton Ostry Architects on the job whose thoughtful, considered approach to design really is bringing something new to the Vancouver urban landscape. It will quickly become known as a landmark for all... and a home for a fortunate few.

With ground floor shops, 999 will integrate perfectly with its surrounding neighbourhood – and add extra dimension to the already exceptional retail community.

It's early days as the design team works to refine the details, but we do know that many residences will have balconies that run the full width of the homes. And, these homes are being tailored to suit a modern urban lifestyle – both in function and form.

If you'd like to know more about 999 Seymour, visit our website at townline.ca or call **604-276-8823** to register.

This is not an offering for sale as such an offering can only be made when accompanied by a disclosure statement.

SIMPLICITY
IS THE ULTIMATE
SOPHISTICATION.

– LEONARDO DA VINCI

RESIDENTIAL

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 next century living in downtown Victoria.

Priced from \$289,900

770 Fisgard Street, Victoria, BC

Call: 250-388-0018 or toll free 1-877-388-0018

Web: www.hudsonliving.ca

MOVE IN NOW! PLEASE VISIT US TO VIEW OUR TWO NEW DISPLAY HOMES



Clayton Rise

Two and three bedroom townhomes in the desirable Clayton neighbourhood of Cloverdale featuring The Clubhouse with the Fireside Lounge, games room, movie theatre and outdoor pool.

Priced from \$299,900

68A Avenue & 195 Street, Surrey, BC

Call: 778-278-0030

Web: www.claytonrise.com

VISIT THE SALES CENTRE TODAY TO VIEW THE CLUBHOUSE AND HOMES.



The Gardens

Twelve acres of trees, fields and flowers will reflect the vibrant community. Stylish west coast homes beside one of the most splendid backyards in Richmond.

Priced from \$218,800

10640 No. 5 Road, Richmond BC

Call: 604-271-3331

Web: www.liveatthegardens.ca

Now Previewing



COMING SOON

The Grove

144 - 2 & 3 bedroom townhomes with an extensive amenity building and shared access to The Clubhouse at Clayton Rise. Stay tuned for more information.

Register at: thegroveatclayton.com

Hudson Mews

The 12 storey Hudson Mews is made up of 120 market rental suites in the Hudson District of Victoria. Construction is set to commence in 2012. Stay tuned for more information.

Register at: hudsonmews.ca

OFFICE/COMMERCIAL

The Hudson

The historic Hudson's Bay Building features 17 foot ceilings on the ground floor. There is a wide range of commercial leasing opportunities including along the newly developed carriageway.

Douglas and Fisgard Streets, Victoria, BC

Now Leasing

Contact: Fraser Campbell 250.888.3110 or Jeff Loughheed 250.888.9302



999 Seymour

150 modern homes at the intersection of Seymour and Nelson bordering on Vancouver's Yaletown. Stay tuned for more information.

Register at: townline.ca

The Gardens

A mixed-use neighbourhood in a key gateway location in Richmond that will offer various commercial leasing opportunities.

No.5 Road and Steveston, Richmond BC

Now Leasing

Contact: Christopher Taylor, CBRE Commercial
Email: christopher.taylor@cbre.com

Hudson Walk

Hudson Walk will be a mixed-use, multi-family residential community with ground floor retail, shops and restaurants that will add to the texture of life in the Uptown District of Victoria.

Blanshard and Caledonia Streets

Register at: hudsonwalk.ca

Hudson Place

Hudson Place will occupy the lands that are currently the old Bay parkade – and will be connected to The Hudson by a pedestrian oriented walkway. It will be two mixed-use buildings with ground-oriented commercial and residences above.

Blanshard and Herald Streets

Register at: hudsonplace.ca

HOME OFFICE

The Townline Group of Companies

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

Call: 604 276 8823

Visit: www.townline.ca

 [facebook.com/Townline-Group-of-Companies](https://www.facebook.com/Townline-Group-of-Companies)

 twitter.com/townline_homes



10 ways to keep summer green – even on the hottest days.

- 1) **Steppin' light.** Leave a smaller footprint with local activities like a trip to the local park or beach, a mountain bike ride, or just relaxing with a book on your patio.
- 2) **Cool and easy.** Turn up the thermostat a few degrees on your AC to save tons of cash while making the planet a cooler place.
- 3) **Up in your grill.** Love to BBQ? Propane burns much cleaner than wood or charcoal briquettes. When you're done grilling, use natural cleaning products such as SoyClean organic grill cleaner.
- 4) **The local roundup.** Buy food locally. Farmers markets are great places to shop, and ensure that the veggies – grilled or mixed in a salad haven't traveled thousands of miles to reach your plate.
- 5) **The green plate special.** Use reusable dishes. If you must use disposables, pick compostable varieties to put in the compost bin when you're done.
- 6) **Greenie bikini.** Look for eco-friendly clothing, swimsuits, sandals, towels, and skin care. You might just fall in love with a product or style you never knew existed.
- 7) **Charge!** Pick up a solar backpack or device like Freeloader or Solio for day trips. Whether at the beach or on the go you can run and recharge portable devices with solar energy.
- 8) **No poison, please.** We all could do without a summer with mosquitos, but do it without poison. Use garlic and rosemary instead of the typical bug sprays.
- 9) **Wet and wise.** Water plants only when necessary, and install a low-flow showerhead. Small steps that can make a big difference.
- 10) **The greener road.** You can nearly half your carbon emissions by driving instead of flying for a typical 500 km trip. Hit the road.

For more great ideas, visit: treehugger.com



We have chosen to use Sterling for Towlne Connect. The paper selection saves 360 gallons of wastewater flow and conserves 600,950 BTUs of energy.

The developer reserves the right to make changes and modifications. Prices quoted in this publication are subject to change

