



T O W N L I N E

# CONNECT

QUARTERLY UPDATE

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THIS ISSUE

**999 Seymour**  
A cultural crossroads

**The Gardens**  
It's in your nature

**Clayton Rise**  
A coming of age story

**The Hudson**  
Re-inventing a neighbourhood



# Art



## 999 SEYMOUR.

At the crossroads of Nelson and Seymour, positioned between Yaletown and the Granville Entertainment District, is our newest downtown Vancouver residential project. 999 Seymour isn't just an address. It's a state of being in an energetic, urban environment. And, it's coming early in 2012.



**Downtown living** in Vancouver appeals to many for a variety of reasons – whether it's for the energy of Granville Street, the quiet contemplation of public galleries like the Vancouver Art Gallery, or just to be close to work.

999 Seymour is, in a way, a metaphor for that diversity. Not only is it located within reach of the great selection of things to do, it will have a range of homes to appeal to first-time buyers, move up buyers and investors.

Walking out the door of 999 Seymour will offer a host of choices and decisions. Going west a block will land you on Granville Street. Legendary entertainment venues such as The Commodore Ballroom and The Vogue Theatre are there. Catch acts as diverse as Diana Krall, Devo and Ziggy Marley.

The Orpheum Theatre – home to the Vancouver Symphony Orchestra is just a block north of 999 Seymour. There, you can see the National Ballet one night and Ray LaMontagne another. And, less than a block east is the Contemporary Art Gallery where there's almost always something interesting to see. It's Vancouver's only free public gallery.

Not only is 999 Seymour the epicentre of a cultural mecca, it's close to some of Vancouver's best restaurants and shopping. Within blocks are Cibo Trattoria, Uva Wine Bar, and Sanafir. Or venture into Yaletown for a great range of tastes. Blue Water Café, Cioppino's, Glowbal, and The New Oxford are a few of the favourites.

If staying in is more your style, there's a Nesters Food Market right across the street from 999 Seymour. And there are other choices. IGA Marketplace, Choices and Urban Fare all have stores close by.

If it's an affordable first home or pied-a-terre you want, a number of the homes at 999 Seymour have been designed to satisfy just that need. And, there will be other smartly designed homes choices available up to two-bedroom penthouses. If it's a downtown address you want, 999 Seymour is one worth watching for in early 2012.

If you'd like to know more about 999 Seymour, visit our website at [999seymour.com](http://999seymour.com) or call **604.879.9996** to register.

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

# THE GARDENS.

**NATURE... AND SHOPPING ON YOUR DOORSTEP.**



## THE GARDENS IS THE PLACE FOR US.

Recently, we spoke with Chris Colbeck, Vice President of Sales and Marketing for Townline, to get his take on what makes The Gardens such a unique home ownership opportunity. He had a number of things to say: "The Gardens is located in South Richmond, and there are no other home ownership opportunities around us. That alone makes it unique. But, you also have great amenities with Ironwood Plaza."

It's true. The Gardens is located just across the road from Ironwood Plaza where you will find London Drugs, Save on Foods, BC Liquor Store, and popular restaurants like Browns Social House, Nando's Chicken, Boston Pizza, and Original Joes. There's a Bank of Montreal and a Scotiabank, a Bosley's Pet Store and many more shops and services. And, ultimately, The Gardens will have its own retail services helping to make it an even more complete urban village.

"There's a 12-acre park at your doorstep," Colbeck continued, "and while you're close to the highway for easy in and out, you are buffered from it."

Sales at the first phase of The Gardens support Chris' enthusiasm for the location. He concludes by saying, "We've seen great success with the release of **Magnolia**, our first building of 92 stylish west coast homes, and are more than 75% sold out. And, due to that success, we have launched our second building **Azalea**. We're also seeing a lot more owner-occupier buyers which will make for a very nice end-use community where you can get to know your neighbours."

One bedroom homes at **Magnolia** are now sold out, but there are still some great two-bedroom homes to choose from. Or, if you prefer, you can choose a home at **Azalea**.

Stop by the Presentation Centre today.

Open noon to 5 pm daily (except Fridays)  
10640 No 5. Road, Richmond, B.C.

[liveatthegardens.ca](http://liveatthegardens.ca)

604.271.3331

[info@liveatthegardens.ca](mailto:info@liveatthegardens.ca)

**Tatiana and Ben** tell us, in their own words, why they bought a home at The Gardens: "It was exactly what we were looking for! It's a great location with easy access to banks, supermarkets, restaurants, a big theatre and whatever exciting new developments that may arise. And it's also close to the highway and to the border. It's an integration of nature in the city with the nature park walkway."

When we first saw the display home with the single bedroom we quickly fell in love. But since we needed at least one more room we chose one of the bigger suites; suite 416."

Tatiana currently lives and works in Richmond. She wanted to find a place which was close to family and work. But Ben works in Vancouver, so he needed a place which had easy access to major routes. The highway makes it easy for him to commute to and fro.

**Memorable points:** the layout of the suites use space efficiently. They're also excited about the recreational facility with a basketball court and gym. And they're anticipating future walks through the nature park.

They finish by saying, "Everyone that helped us make our first big purchase made everything go so smoothly."



# CLAYTON RISE.

## A COMING OF AGE STORY.



### A MAN AND HIS DOG.

Ross is a Realtor™ – and a home owner at Clayton Rise, who has been pretty loyal to Townline over the years. In fact, Ross bought a home at an earlier project of ours called Compass. So did his mom. And, actually, so did his dad (as an investment). So, when Ross decided to buy a home at Clayton Rise, we were delighted and, of course, flattered.

In his own words, here's what Ross has to say about life at Clayton Rise:

"There are a few first time experiences in one's life, of which I was fortunate to be the first owner at Clayton Rise. My decision to purchase at Clayton Rise was made easy when I saw the layout of my future townhouse and the extensive amenities building and outdoor pool to follow. Little did I know that 10 months later I would experience another first; owning my first dog, Gus.

Gus is half Back Lab and Rhodesian Ridgeback, with tons of energy & fun. We've had an amazing time together, split between neighbourhood walks, adventures in the park and playtime with the other puppies in the complex. I would not imagine a better place to live and Gus agrees: Clayton Rise is a great place to live!"

Ross and Gus, Clayton Rise

**Clayton Rise** has really come of age. Some owners have been calling Clayton Rise home for almost two years now. It's evidenced in the lush, well-manicured landscaping, and in the surrounding community. Residents tell us that Pizza Inn, "the best pizza restaurant in Cloverdale", is just around the corner. It's located in a shopping complex that also has an I-Mart Convenience Store, Bluewater Drycleaning Services, Aquarius Dental and Café Pelorina.

In addition to the daily conveniences, there are parks, schools and child-care close by. So, while Clayton Rise is private, it is definitely not isolated.

And, as established as Clayton Rise is, there are still new home ownership opportunities. That's a pretty rare thing to find – established AND new – especially in a suburban setting. We've just released Phase 7 at Clayton Rise, and homes are selling quickly. In fact, we are more than 50% sold out.

Homes at Clayton Rise 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.

Homes in Phase 7 start at just \$296,900 net HST inclusive.

Visit our website ([claytonrise.com](http://claytonrise.com)), or stop by our Sales Centre to see our Display Home and visit The Clubhouse.

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

195th and 68a Avenue in Surrey.

**claytonrise.com 778.278.0030**

**facebook.com/claytonrise twitter.com/ClaytonRise**



# THE HUDSON.

HOME BUYERS AND BLOGGERS DO SOME FLAG WAVING ABOUT THE HUDSON.



*"Small details such as the wallpaper lining the hallways... added to the charm and served as vibrant reminders of the rich history of this building." – keira-anne.com*

"Those that are fortunate enough to own a piece of this Victoria legacy have something to be undoubtedly proud of," writes blogger Keira-Anne about The Hudson on her blog site, keira-anne.com

Recently, Keira-Anne stayed at The Hudson along with her canine friend, Jordy. She writes, "The inside of the building has been renovated into smartly-appointed flats, double-height lofts and superb penthouses with all the modern amenities one would expect."

"I was struck by the impeccable attention to detail given within the restoration. Not only was Townline able to make use of salvaged original pieces from the building when it belonged to HBC, the group combined their finds with minimalist design to create a uniquely modern image for The Hudson."

Keira-Anne isn't the only one raving online about The Hudson's many virtues. One recent homeowner, Daniel Connolly posted this on our Facebook page: "Definitely do love the building even though we have only been living here for 1 week, we just love it!"

Clearly, something very special is happening at The Hudson. It's not just about the beautifully restored building (which it is) or the smartly appointed homes (which they are). It's about the re-creation of a neighbourhood.

Keira-Anne puts it this way, "Reflecting on my brief time staying at The Hudson, the memory that stands out most of all was simply the feeling of community I felt from the moment I walked inside. Neighbours are warm and The Hudson feels like a place to call home."

And that sense of community is expanding with the opening of Smoken Bones Cookshack and 2% Jazz Espresso and Coffee House on the main level of The Hudson. Residents and locals get a couple of new social gathering places where they can enjoy a great meal or coffee. It's breathing new life into The Hudson district at the north end of downtown Victoria.

Of course, there are many other great restaurants, shops and night spots close by. And, The Hudson is perfectly located for a short walk to work or a quick trip to other parts of the Capital Regional District.

A recent price adjustment has helped spur on sales of the remaining homes at The Hudson. And, while sales have been very brisk, there are still a few excellent double-height lofts available.

And now, the amazing penthouses have been released with new pricing – **starting at just \$585,900** – a savings of up to an amazing \$670,100!

Currently, you can buy a 2-bedroom, double height loft with 18-foot ceilings for as little as **\$399,900 including parking and net HST.**

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 become a part of this exceptional urban community.

[hudsonliving.ca](http://hudsonliving.ca) 250.388.0018

[facebook.com/hudsonliving](https://facebook.com/hudsonliving)  
[twitter.com/hudsonliving](https://twitter.com/hudsonliving)

# 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 \$309,900 net HST incl.

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**



**ONLY 1 ONE-BEDROOM REMAINING  
TWO-BEDROOMS OVER 50% SOLD**

## 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 \$296,900 net HST incl.

68A Avenue & 195 Street, Surrey, BC

**Call:** 778-278-0030

**Web:** www.claytonrise.com

**VISIT US NOW TO FIND OUT ABOUT OUR EARLY BIRD SAVINGS PROGRAM!**



**OVER 50% SOLD OUT!**

## 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 SELLING MAGNOLIA AND AZALEA AT THE GARDENS**



# COMING SOON

## The Grove

1-41 - 2, 3 & 4 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

## 999 Seymour

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

**Register at:** 999seymour.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 Hudson 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

# 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

## 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

# 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  
 twitter.com/townline\_homes



## Top backyard tourist things to do this fall.

- 1) **Take a hike.** The colours are changing, and the best way to see them is to get outside and immerse yourself in nature. Choices abound in Vancouver or on the island.
- 2) **VanDusen Botanical Garden.** Heathers, Autumn crocus, and hydrangeas are in bloom at VanDusen Botanical Garden. Soak up picture-perfect fall landscapes. **Near Victoria?** Visit Butchart Gardens
- 3) **Art Galleries.** Vancouver Art Gallery's 10,000-piece permanent collection include works from historical and contemporary Vancouver and international artists. Or if you're on the island, check out the Art Gallery of Greater Victoria.
- 4) **Visit your favourite animals.** Fall is the perfect time of the year to visit Maplewood Farm. The leaves are turning, the cider is hot and pumpkins are sprouting. Say hello to Rosie and Roberto – the farm's Sicilian miniature donkeys. You can also go to the Beacon Hill Petting Zoo for some island time with the pets.
- 5) **Fright Nights at the Pacific National Exhibition.** Fright Nights take over the entire PNE with bone-chilling exhibits and live shows. For Victoria, there's the Festival of Fear at Galey Farms Corn Maze.
- 6) **Ride the ghost train.** The Stanley Park Ghost Train rattles through our favourite park bedecked with a new Halloween theme each year. **Victoria:** Discover the Past Ghostly Walks, Downtown Victoria
- 7) **Film Festivals.** More than 80 countries have entries at the Vancouver International Film Festival, which began on October 1st. And for island film aficionados, there's the Victoria Film Festival.
- 8) **Become a Fan.** The BC Lions offer great football throughout the fall, and you can also watch the Vancouver Canucks hit the ice at Rogers Arena. Victoria, we are all Canucks.
- 9) **It's theatre season.** In Vancouver, good bets are Arts Club Theatre, Firehall Arts Centre, Playhouse Theatre, and Touchstone Theatre. In Victoria, it's the Belfry Theatre, Royal & McPherson Theatre.



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The developer reserves the right to make changes and modifications. Prices quoted in this publication are subject to change without notice. E & O.E.

Seymour St  
900