

 TOWNLINE

# CONNECT

QUARTERLY UPDATE

VOLUME 14

*this issue*

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**NEW:**  
*parkhomes at The Grove*

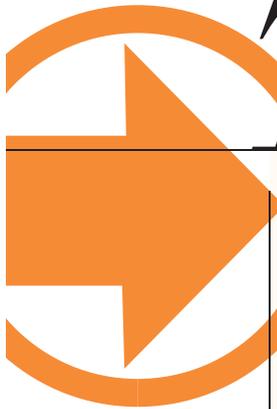
**POOL SEASON**  
*at Clayton Rise*

**THE HUDSON**  
*featured on TV*

**SIZZLING SUMMER**  
*grilling tips and ideas*

*introducing*  
**PARKHOMES**  
*at*

**THE GROVE**



**C**OMING THIS AUTUMN IS THE GROVE: 2, 3 AND 4-BEDROOM PARKHOMES, JUST ACROSS THE STREET FROM THE ESTABLISHED, FAMILY ORIENTED NEIGHBOURHOOD OF CLAYTON RISE. THESE FOREST-INSPIRED HOMES ARE DESIGNED WITH WOODSY ELEMENTS OF CEDAR SHINGLE ACCENTS AND TIMBER STRUTS, AND SITUATED IN A UNIQUE COMMUNITY WITH GREEN SPACE GALORE AND THE LOWER MAINLAND'S MOST ENVIABLE AMENITIES.

### **ABOUT THE GREEN**

The thoughtfully designed community plan features two concentric rings of parkhomes. Homes in the inner circle cluster around a woodland grove, while homes in the outer circle back on to the greenways that border three sides of the property. As a result, 80% of the homes will be directly on a park or greenspace.

### **ABOUT THE ENVY**

Resort-style amenities will make The Grove the envy of the Lower Mainland. There's over 9,000 square feet of facility space, including a floor hockey court, fitness centre, cinema, and full entertainment lounge on site. In addition, residents will enjoy full access to the heated outdoor pool at Clayton Rise, just across the street. With so many ways to spend your leisure time, you'll be squeezing bite-sized weekend teasers into Tuesday evenings and Thursday afternoons.

### **A PLAN FOR ALL SEASONS**

Whatever the weather, there's a lot of fun to be had without leaving home at The Grove. Spend balmy afternoons on the patio with a cold drink in your hand,

a steak sizzling on the grill, and nothing much on your mind. When the heat starts to feel like too much of a good thing, walk across the street to cool off in the Clayton Rise pool. On monsoon days, stay dry and cozy by watching The Avengers in the comfort of your tiered movie theatre with full surround sound. Or work up a hearty appetite playing floor hockey on your own court.

### **PEOPLE AND TREES: A BEAUTIFUL FRIENDSHIP**

Trees do a lot for us. Beyond turning carbon dioxide into the oxygen we breathe, they provide us with shade and privacy, and offer shelter from wind and rain. Studies have shown that hospital patients recover more quickly when their rooms look onto views of trees. With their changing foliage and flowers, deciduous trees mark the passing of the seasons. Their leafy ceilings define our outdoor spaces and create natural places for play and conversation. Trees inspire feelings of peace and tranquillity, and make us feel at home. It only seems natural to plan Townline's newest community around a grove of these gentle beauties.

For more information, register online at [thegroveatclayton.com](http://thegroveatclayton.com) or call 604.533.6968.





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# VANCOUVER

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# LOVES

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## 999 SEYMOUR

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**T**HIS 22-STORY CONDOMINIUM TOWER OF 134 HOMES LAUNCHED IN MARCH, AND THEY WERE QUICK TO GET SNAPPED UP. BUYERS FELL IN LOVE WITH THE DESIGN-FORWARD CONCEPT, THE INDOOR-OUTDOOR APPROACH TO LIVING, AND THE SUPERB LOCATION WHERE YALETOWN MEETS THE GRANVILLE ENTERTAINMENT DISTRICT. AFTER 105 SALES, WE'RE READY TO BREAK GROUND. THE DISPLAY CENTRE HAS CLOSED ITS DOORS, BUT YOU HAVEN'T MISSED OUT; 29 HOMES REMAIN, INCLUDING STUDIOS AND 1-BEDROOMS THAT MAKE PERFECT PIED-A-TERRE FLATS.

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### *LIVING THE PIED-A-TERRE LIFESTYLE*

Having a pied-a-terre in downtown Vancouver means you'll make the most of this ever-entertaining city. After work, you can stay in town to take in a concert, enjoy a play, or watch the game—and you won't even have to think about battling traffic or bad road conditions to drive home later. Have that cocktail or extra glass of wine with dinner, and simply walk back to your home away from home. Film festivals, jazz festivals, fireworks, hockey—there's always something going on. Beyond the convenience of having a bed of your own in the city, your pied-a-terre can be both a smart investment and a place for university-aged kids to live when they're ready to leave the family nest.

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### *GREAT VALUE IN DOWNTOWN VANCOUVER*

These innovative, design-forward homes are attractively priced and in an unbeatable neighbourhood.

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Clearly 999 Seymour has a lot going for it:

- All the things that make life complete are on the 5th floor: a gym, yoga studio, social lounge, party-sized kitchen, and a landscaped outdoor terrace with an open firepit and a barbecue.
- Surrounded by restaurants, bars, cafés, theatres, and grocery, specialty, and wine stores.
- Walkable to Vancouver's hottest shopping districts: Robson, Pacific Centre, Gastown, Yaletown.
- Easy walking distance to SkyTrain stations, buses, BC Place, Granville Island, city centre and the business district.
- Liberate yourself from owning a car; every home comes with a one-year membership to Zip Car, and purchasers without a parking stall will receive a \$500 gift certificate to Bicycle Sports Pacific.

Although the Discovery Centre is now closed, 29 homes remain, starting at \$327,400—and first-time buyers can purchase with 5% down. View floorplans at [999seymour.com](http://999seymour.com), or contact Leo Wilk of TAC Realty, 604.879.9996, or [info@999seymour.com](mailto:info@999seymour.com).

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*summer*  
*at* CLAYTON  
**RISE**



**W**ITH THE ARRIVAL OF **WARMER WEATHER**, OUTDOOR LIVING IS ON EVERYONE'S MIND. BUYERS AND RESIDENTS ALIKE HAVE BEEN QUICK TO SEE THE APPEAL OF THIS COMMUNITY WHERE SO MANY HOMES BACK ON TO THE GREENBELT, SOCIAL **LIFE REVOLVES AROUND THE CLUBHOUSE**, AND THERE'S ALWAYS A SEAT BY THE POOL.

- More than 75% sold out, 25 homes have sold this year.
- 2 and 3 bedroom move in ready homes from \$276,900.
- Duplex homes are coming soon, priced from \$419,900.
- More information at [www.claytonrise.com](http://www.claytonrise.com) or call 778.278.0030.



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## THE JOY OF POOL

You start the day with a pre-breakfast dip and wind down with a bedtime plunge to cool off on a hot summer night. On weekends, you don't even bother changing out of your swimsuit. You've got the ideal setting for a birthday party, whether the guest of honour is five or fifty. And with such readily available entertainment, the kids will never be bored. They'll also develop stronger swimming skills and confidence in the water from an early age. A healthy fitness routine. A healthy social life. Having a swimming pool makes life more fun for the whole family.

## DIFFERENT STROKES

Swimming is an excellent exercise for the entire body—and the mind. It improves cardiovascular health, strength, and endurance, and it's gentle on the joints, so it's ideal if you're recovering from an

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injury. Because it's low-impact, it's an activity you can continue to enjoy as you get older. And the repetitive rhythm of stroking and kicking can feel meditative, reducing stress and increasing feelings of wellbeing. Mind, body, and spirit all benefit from the pool.

## WALK IN WATER

You don't have to swim laps in order to get your workout in water. Get a team together and play water polo, volleyball, or basketball. You can walk or run in the pool and let the water's resistance work you that much harder, and follow up by using "weights" specifically designed for pool use. Turn up the music and dance your way through aquatic aerobics, cycle your way around the pool on a noodle, or grab a paddleboard and kick up a splash to firm those glutes.

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# *THE* hudson *SOON TO BE* FAMOUS

**W**HEN YOU START WITH A HERITAGE STRUCTURE AS GRAND AS DOWNTOWN VICTORIA'S HUDSON BAY BUILDING, AND ASK A TEAM OF BRILLIANT ARCHITECTS AND DESIGNERS TO TRANSFORM IT INTO LUXURY RESIDENCES, THE PROJECT IS BOUND TO CREATE A STIR. AND THE HUDSON IS INDEED CREATING A STIR—ESPECIALLY IN INTERIOR DESIGN AND REAL ESTATE CIRCLES.

## *A TELEVISION DEBUT*

We've always known The Hudson's elegance was something special, and now the producers of CHEK TV agree it's story-worthy. This historic building has been graciously transformed into glamorous apartment homes, where the heritage aesthetic of an earlier era evolves seamlessly into the style and convenience demanded by our modern lifestyles.

## *DESIGN DISTRICT DEBUT*

Inspired by the Hudson's transformation, Victoria's own Design District has done such an exceptional job staging The Hudson's penthouses that CHEK TV plans to feature The Hudson in the pilot episode of their new series. Definitely on-trend, the series focuses on interior design and real estate with a local spin. Watch for The Design District's pilot this autumn to get a sneak peak at these remarkable penthouse homes—not to mention a dash of inspiration for your own living space. And if you can't wait for the series, just contact Amy or Danisha of The Design District and ask about their ideas for doing up a penthouse of your own at [designdistrict.ca](http://designdistrict.ca).

For more information on The Hudson, now 80% sold out, register at [hudsonliving.ca](http://hudsonliving.ca) or call 250.388.0018.



# THE gardens BUILDING COMMUNITY

**T**HINGS ARE FLOURISHING  
HERE IN SOUTH RICHMOND'S  
VIBRANT NEW LIFESTYLE  
COMMUNITY. WE'VE SOLD 137  
HOMES, MAGNOLIA AND AZALEA  
ARE MORE THAN 75% SPOKEN FOR,  
AND WE'RE GETTING READY TO  
BREAK GROUND. A FINE SELECTION  
OF GORGEOUS 2-BEDROOMS WITH  
THE MOST BEAUTIFUL BACKYARD  
YOU COULD HOPE FOR. PRICES  
START AT UNDER \$299,900 AND YOU  
CAN GET IN WITH ONLY 5% DOWN.  
FOR MORE INFORMATION, VISIT  
[LIVEATTHEGARDENS.CA](http://LIVEATTHEGARDENS.CA),  
OR CALL 604.271.3331.



## *YEAR OF THE DRAGON NIGHT MARKET*

This summer the wildly popular Richmond Night Market returns, and in true Year of the Dragon spirit, it promises to be bigger and bolder than ever. It's always been a great place for your favourite Asian street foods, but this year it also features a kid-friendly amusement zone and a Dragon Zipline that lets you soar above the market. Friday and Saturdays 7pm to 12am, and Sundays 6pm to 11pm, until October 8. 8351 River Road.

## *PUBLIC ART IN THE GARDENS*

Artist Joel Berman has been selected as the public artist for The Gardens. Known for his innovative use of glass in gardens and public spaces, Berman's high-profile clients include Ritz-Carlton, Princess Cruises, The Gap World Headquarters in San Francisco, and Disney's Wilderness Lodge in Orlando. His new work is expected to be unveiled with the completion of Phase 1 of The Gardens, and we can't wait to see what he creates for this community.

# RESIDENTIAL UPDATE

## THE HUDSON

Upscale flats, 2-level lofts, and innovative courtyard homes in downtown Victoria.

- Modernist interiors located in the historic former Hudson's Bay building.
- Currently below market value, exceptional investment potential.

**2 BEDROOMS FROM \$399,900 NET HST INCLS.  
PENTHOUSES FROM \$585,900 NET HST INCLS.**

770 Fisgard Street, Victoria, BC

CALL: 250-388-0018

OR TOLL FREE 1-877-388-0018

WEB: [www.hudsonliving.ca](http://www.hudsonliving.ca)

**MOVE IN NOW! PLEASE VISIT OUR  
SALES CENTRE AT SUITE 602.**

## 999 SEYMOUR

Design-forward urban residences where Yaletown meets the Granville Entertainment District.

- Just launched in March, 2012, and already 78% sold.

**PRICED FROM \$327,400**

REGISTER AT: [www.999seymour.com](http://www.999seymour.com)

CONTACT: Leo Wilk of Tac Realty 604-729-5203

## CLAYTON RISE

The high point of Cloverdale—and the highlight of the Clayton neighbourhood. Social life revolves around The Clubhouse and its Fireside Lounge, games room, movie theatre, and outdoor pool.

- Over 75% of these homes are sold.
- Backyards open onto a tranquil greenbelt.
- Dog-friendly community.
- Duplex homes are coming soon.

**2 & 3 BEDROOMS FROM \$276,900**

68A Avenue & 195 Street, Surrey, BC

CALL: 778-278-0030

WEB: [www.claytonrise.com](http://www.claytonrise.com)

**DROP BY TO EXPERIENCE A TASTE OF  
COUNTRY LIFE NEAR THE CITY.**



## THE GARDENS

Stylish homes boasting the best backyard in Richmond: 12 acres of trees, fields, and flowers.

- Magnolia and Azalea combined are more than 75% sold.

**1 BEDROOMS FROM \$239,800, AND 2 BEDROOMS  
FROM \$299,900**

10640 No. 5 Road, Richmond BC

CALL: 604-271-3331

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

**NOW SELLING MAGNOLIA AND AZALEA  
AT THE GARDENS.**

## COMING SOON

### THE GROVE

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A community of 141 parkhomes directly across from Clayton Rise.

- 2, 3, & 4-bedroom homes with an extensive amenity building and access to The Clubhouse at Clayton Rise.
- Launching autumn 2012.

**REGISTER AT:** [www.thegroveatclayton.com](http://www.thegroveatclayton.com)

**CALL:** 604-533-6968

### CAMELLIA AT THE GARDENS

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A collection of approximately 98 homes that will face the 12-acre natural gardens in this unique lifestyle community.

- Coming soon.
- Concrete construction.
- 1, 2 and 3-bedroom homes.

**REGISTER AT:** [www.liveatthegardens.ca](http://www.liveatthegardens.ca)

**CALL:** 604-271-3331

### HUDSON WALK

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A mixed-use, multi-family community at Blanshard and Caledonia, with ground floor shops and restaurants making a dynamic contribution to life in downtown Victoria's Hudson District.

**REGISTER AT:** [www.hudsonwalk.ca](http://www.hudsonwalk.ca)

### HUDSON MEWS

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A 12-storey building of 120 market rental suites in downtown Victoria's Hudson District.

- Construction expected to begin this summer.

**REGISTER AT:** [www.hudsonmews.ca](http://www.hudsonmews.ca)

## ON THE HORIZON

### HUDSON PLACE 1 AND 2

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Two mixed-use buildings with commercial at street level and residential above.

- At the corner of Blanshard and Herald.
- Connected to The Hudson by a pedestrian-friendly walkway.

**REGISTER AT:** [www.hudsonplace.ca](http://www.hudsonplace.ca)

### BURKE MOUNTAIN

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Single Family homes on Burke Mountain.

- For more information, contact Townline at 604.276.8823

**REGISTER AT:** [www.townline.ca](http://www.townline.ca)

## OFFICE/COMMERCIAL

### THE HUDSON

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40,000 sq. ft. of ground oriented retail in downtown Victoria.

770 Fisgard Street Victoria, BC

**CALL:** Fraser Campbell, 250-382-3381

**WEB:** [fraser@campbellcommercialgroup.ca](mailto:fraser@campbellcommercialgroup.ca)

### 999 SEYMOUR

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3370 sq. ft of ground oriented retail and 17,400 sq. ft. of prime office space at Seymour and Nelson Streets.

999 Seymour Street Vancouver, BC

**CALL:** 604-276-8823

**EMAIL:** [commercial@townline.ca](mailto:commercial@townline.ca)

### THE GARDENS

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Over 90,000 SF of brand new retail and restaurant space in a major retail node, high profile corner location.

Steveston Highway and No.5 Road Richmond, BC

**CALL:** Christopher Taylor, 604.662.5157

**EMAIL:** [christopher.taylor@cbre.com](mailto:christopher.taylor@cbre.com)

feature

*Sizzling Summer:*  
**TIPS FOR GRILLING**



**W**hen you live in a rainforest, you want to make the most of summer’s warm, dry days. That means taking life outside as much as you can, and grilling at every opportunity. Here are some fresh ideas for cooking over flames.

- Use sturdy rosemary sprigs for skewering chunks of meat like chicken and lamb. The kebabs will make an attractive presentation and the herb will flavour your meat.
- Look beyond the predictable steaks, burgers, and salmon. Slices of zucchini and eggplant grill beautifully when brushed with a little oil, as do fennel and Portobello mushrooms. Try asparagus and green beans, too. (Use a grill basket so they don’t fall through the grate.)
- Even dessert can be grilled. Try peaches or bananas, brushed with a little butter, or chunks of angel food cake, slightly charred, then topped with ice cream.

*LEARNING THE LINGO*

Many of us in Vancouver get invited to someone’s place for a “barbecue” that purists would say is actually just a grilled dinner. (For which we are nonetheless grateful.) Technically, foods (like steaks, burgers, fish, and vegetables) cooked quickly over high heat are grilled, not actually barbecued—even though the equipment used to cook them is called a barbecue.

*BBQ = LOW AND SLOW*

True barbecuing is a Southern tradition of cooking (usually meat) for a long time over low heat, not directly on a flame. This often involves generous basting with a spicy, sweet, or smoky sauce of which the cook is extremely proud. Some people take their barbecue technique very seriously; competitive types enter cook-offs and travel all around North America to smoke out rival teams.

But really, it doesn’t matter whether you plan to grill or barbecue—or what you call it. Just fire it up and make the most of summer!

