



TOWNLINE

CONNECT

QUARTERLY UPDATE

VOLUME 15

this issue

PUBLIC MARKET
at The Hudson

INTERIOR MAKEOVER
for Autumn

NEW:
Mortgage Rules Explained

TOWNLINE:
Doing Our Part

the hudson **district:**
VICTORIA'S
NEW HUB



THE HUDSON IS QUICKLY BECOMING DOWNTOWN VICTORIA'S NEW HUB—THE GO-TO NEIGHBOURHOOD FOR EVERYTHING ON YOUR TO-DO LIST. WITH A DIVERSE MIX OF LOCAL BUSINESSES NOW AT YOUR SERVICE, YOU CAN RELAX COMPLETELY AT HUDSON YOGA AND THEN GET CAFFEINATED UP AGAIN AT 2% JAZZ COFFEE SHOP. EXPERIENCE THE BLISS OF STONE THERAPY MASSAGE AT DESIGNHOUSE SALON, AND TUCK INTO SOME SOUTHERN-STYLE BAR-BE-CUE AT SMOKEN BONES. BUT THERE'S ONE NEW TENANT THAT HAS VICTORIA ESPECIALLY EXCITED.

PUBLIC MARKET AT THE HUDSON

For years Victoria Downtown Public Market Society has been lobbying to get back into the downtown area in a space they could call a permanent home. Now a partnership with Townline will hopefully give them just that: a year-round location as The Hudson Public Market. The Society is working towards securing 60% of the space with permanent vendors, and hopes to open the Hudson Public Market next spring, making the Hudson District a true neighbourhood destination. With an ever-growing focus on eating local, the timing couldn't be better, and consumers are looking forward to the opportunity to fill their baskets with products of the island's fields, orchards, and waters. The bustling market will animate this neighbourhood and draw food-focussed shoppers from throughout the city.

PENTHOUSE PRIZE

The Hudson was honoured to have been chosen as one of the BC Children's Hospital Dream Lottery grand prizes this year. An extremely lucky winner could choose to call one of our penthouses home: a luxurious new 2-level loft style home sitting atop a gracious heritage building, with modern interiors, in the heart of downtown Victoria's energetic new neighbourhood. And as if the elegantly furnished penthouse wasn't exciting enough, the prize package also includes a new BMW Cabriolet, a new Mini Cooper, a trip for two to London, and over \$1 million in tax-free cash. You have until October 11 to purchase your ticket; prizes will be drawn October 31 2012.

The Hudson's penthouse and two-bedroom display home can be viewed at 602-770 Fisgard Street. Call 250.388.0018 or info@hudsonliving.ca for more information. Virtual tours can also be seen online at www.hudsonliving.ca.

THIS PAGE:
2% Jazz Coffee Shop
at *The Hudson*.



a sneak peek AT THE GROVE

IN THE LAST ISSUE OF TOWNLINE CONNECT WE INTRODUCED THE GROVE, CLAYTON RISE'S WOODSY NEW NEIGHBOUR, DESIGNED AROUND A GROVE OF TREES. REGISTER ONLINE AT WWW.THEGROVEATCLAYTON.COM FOR VIP ACCESS TO OUR FULL WEBSITE. THERE, YOU CAN VIEW THE NEIGHBOURHOOD PHOTOGRAPHY THAT HIGHLIGHTS THE BEAUTY OF THE SURROUNDING NATURAL PARKS, A FEW OF THE RETAIL NEIGHBOURS, AND THE GROVE'S ENVIABLE LOCATION ON THE CITY OF SURREY'S GREENWAY SYSTEM.

FOREST INSPIRED LIVING

The Grove promises more of what homeowners are finding so special about Clayton Rise. Officially part of the City of Surrey's extensive greenway network, The Grove also has some of the Lower Mainland's most desirable amenities (like a floor hockey court and theatre room) right on site—and it shares the heated outdoor pool and other features at Clayton Rise, just across the street. What's more, the location makes it a breeze for commuters to access the major arteries that are nearby but cannot be seen or heard.

Soon there will be 141 forest-inspired homes at The Grove: 2-, 3- and 4-bedroom parkhomes for families who crave the woodsy life.

Register at www.thegroveatclayton.com for more information, or phone 604-533-6968.

LOVING life AT CLAYTON RISE

WHEN WE RECEIVED THIS NOTE FROM AN ENTHUSIASTIC NEW CLAYTON RISE RESIDENT WE HAD TO SHARE IT. YOU'LL UNDERSTAND WHY:

"My Sister Sarah and I moved into our very roomy Clayton Rise townhouse in the spring. We were looking for space and value in an upbeat and growing community. Clayton Heights has brought all of this and more.

Both Sarah and I are very active people, and here everyone is outdoors all the time, riding bikes, roller blading, jogging, or doing yoga in the park. There is no comparison to the breathtaking views of Mount Baker or the colourful sunrises.

Being right on the border of Langley and Surrey, we are able to enjoy the benefits of both communities, as well as shopping and entertainment within walking distance. There really is something for everyone in Clayton Heights."

-SHANNON CUPSKEY




GOING, GOING ...

Clayton Rise's townhomes are over 80% sold out, but a few 2- and 3-bedroom homes remain, priced from \$276,900, and ready for you to move in this fall; you could spend Thanksgiving at Clayton Rise. There are also duplexes from \$419,900.

More information at www.claytonrise.com, or phone 778-278-0030.

999 seymour. BROKEN GROUND



THE GROUND HAS BROKEN AT 999 SEYMOUR, AND DESPITE A FLURRY OF PURCHASING ACTIVITY, A FEW HOMES REMAIN, STARTING AT \$327,400. CHECK OUT THE FLOORPLANS—AND THE MANY INNOVATIVE DESIGN FEATURES THAT MAKE THESE APARTMENT HOMES SO WIDELY LOVED—AT WWW.999SEYMOUR.COM, OR CALL 604-879-9996, OR EMAIL INFO@999SEYMOUR.COM.

PROFESSIONAL DESIGN TIPS FOR A SEASONAL UPDATE

As you find yourself reaching for woolly sweaters and richly-coloured scarves, think about a fall makeover for your home. Scott Trepp, of Trepp Design Inc., is the designer responsible for 999 Seymour's brilliant interiors, and he's shared a few simple ways to crank up the cozy atmosphere without spending a fortune.

ONE: CHANGE THE PALETTE

When the bright whites and intense colours of summer go into storage, you replace them with warmer accessories. Switch out your summery accessories, like throws, cushions, and rugs, for others in the richer, deeper colours of autumn that make us feel homey. "It can be as simple as changing an area rug," Scott says. "That can change your entire room."

Look to your florist or garden centre for inspiration, too. "We're fans of fresh flowers all year-round," he

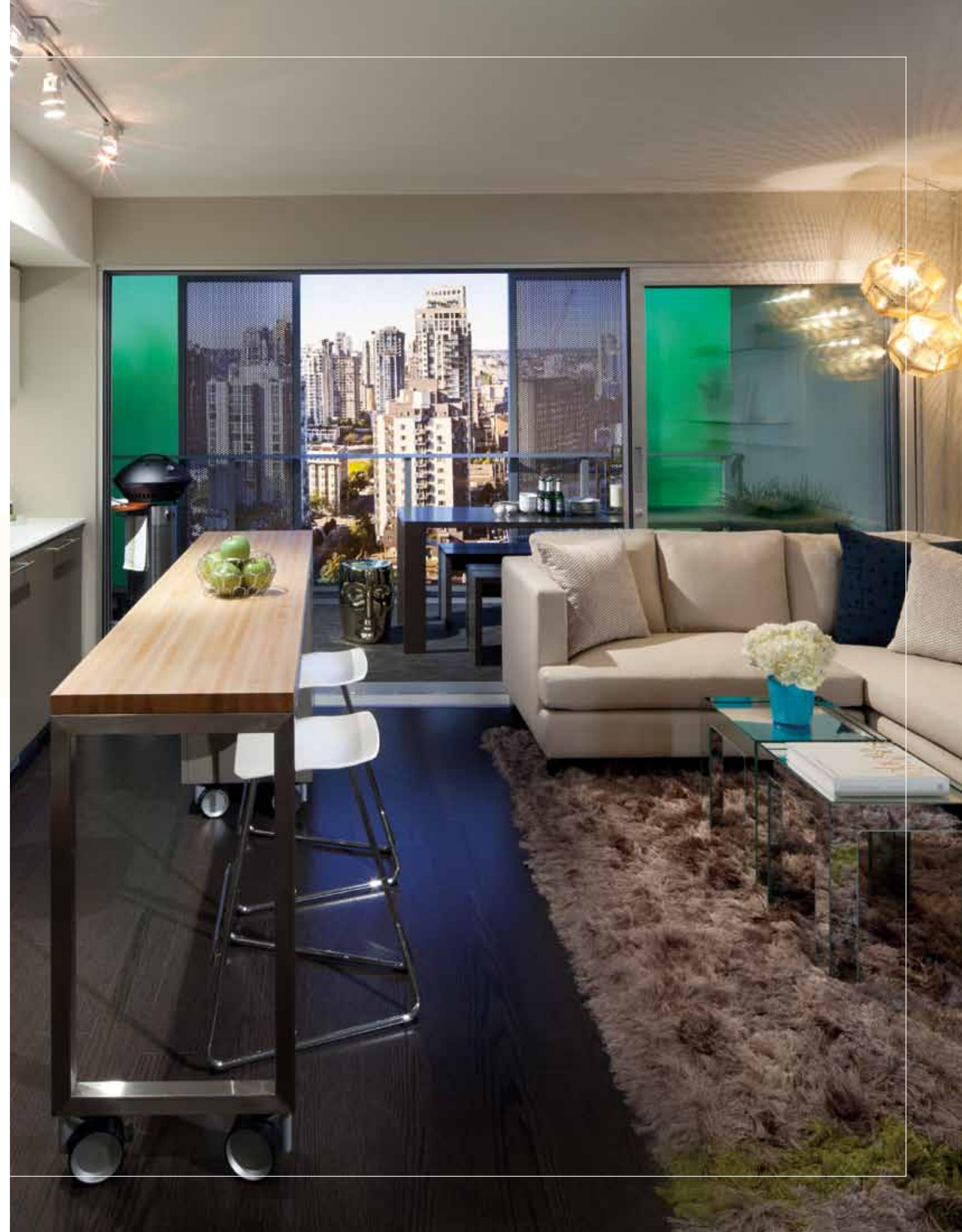
adds. "In summer, you might go for frilly white flowers and bright colours. When fall comes we look more to plantings, like succulents."

TWO: CHANGE THE LIGHTING

Autumn's light is muted—especially here on the frequently grey-skied coast—and the rich colours of your rooms will be complemented by soft, ambient lighting. Candlelight and table lamps will create a comfortable nest and a mood that's right for spending our days and evenings indoors with books and TV.

THREE: CHANGE THE TEXTURE

Textiles should have a different texture at this time of year. That crisp white duvet cover that looked so fabulous all spring and summer can be replaced with a cream cable-knit blanket. Heavier window coverings, flannel cushions, accents of burlap, suede, wool, and shearling will all make a room feel warmer in the cool, dark season.



the **NEW** MORTGAGE RULES

TO THE AVERAGE HOMEBUYER, LITTLE HAS CHANGED. THE NEW MORTGAGE RULES ARE IN PLACE TO PROTECT CONSUMERS, EXPLAINS INDEPENDENT MORTGAGE EXPERT LORI WATSON OF DOMINION LENDING CENTRES.

SHORTER AMORTIZATION MEANS MORTGAGE-FREE SOONER

Under the new regulations, buyers putting less than 20% down must amortize over 25 years instead of 30—but your mortgage is paid off sooner. Monthly payments will be a bit higher, but probably not as high as you'd think. "Looking at an average Clayton Rise home price of \$300,000 at current interest rates, for most people amortizing over 25 years instead of 30 works out only to an additional \$156/month," says Lori. "And it won't affect your purchasing power by more than \$30,000."

TIGHTER REFINANCING LAWS REIGN IN DEBT

Under the old system, you could borrow up to 85% of the value of your home and use that to invest in a second property, take a holiday, etc. Now that limit has been reduced to 80%, a precaution that Lori thinks is good for most consumers—and generally safer for our economy.

"It doesn't make it more difficult to own homes, it just makes it more difficult to accrue too much debt."

LESS OF YOUR INCOME ALLOWED FOR MORTGAGE PAYMENT

When considering how much mortgage to approve you for, lending institutions look at the Gross Debt Service (GDS) ratio (the percentage of your income that can go towards housing expenses: mortgage payments, heat, property taxes, etc.) and your Total Debt Service (TDS) ratio (housing expenses plus whatever debts show up on your credit report).

Those limits used to be 44% GDS and 44% TDS, which didn't leave much income for savings, emergencies, etc. Now GDS is a reasonable 39%, while TDS remains at 44%. "The effect on home-buyers is not that significant," says Lori. "Most clients are nowhere near their maximum TDS ratio."

ASK AN EXPERT

Professional advice can make a huge difference to the purchasing power of a first-time buyer. "Work with someone who understands the changes—how they'll affect you today and what it will mean in the future, when it's time to renew," Lori recommends. "Meet with someone who can ensure your goals are met." There are still creative solutions to home ownership, and a good mortgage broker can look at numerous ways to massage your financing. "It only takes 15 minutes to have a conversation about how we might work together."

Lori can be reached at 604.562.7283, or at lwatson@mymortgagespecialist.ca.

TOWNLINE: doing **our part** IN BC COMMUNITIES

NEW SCHOOL PLAYGROUND FOR RICHMOND KIDS

Woodward Elementary in Richmond has a brand new playground, thanks in part to a \$25,000 donation from Townline Homes and the Ilich family. The playground, which is in the same catchment area as Townline's The Gardens community, was condemned last summer and consequently removed, so students had no playground at all during the 2011-12 school year. Townline's donation helped construct a new play area that opened in September. "As a family business, we've always seen the importance of giving back to our community," says Rick Ilich, President of Townline. "Helping to create a place where kids can be kids and play safely, that gives us a great feeling."

AFFORDABLE HOUSING FOR STEVESTON SENIORS

Over recent years Steveston's veterans have demonstrated a need for affordable housing, and this past July The Maple Residences officially opened its doors. The independent living facility is a result of a partnership between the Steveston Army and Navy Air Force Veterans (ANAFV), BC Housing, and TL Housing Solutions, a subsidiary of Townline that exists to support non-market housing solutions.

The Maples is conveniently located minutes from the historic boardwalk of Cannery Row, within a short walk of Steveston's shops, services, and cafés, on a storied site that was originally the Japanese Fishermen's Hospital. The LEED-silver equivalent building has been designed to meet the needs of seniors, prioritizing their safety, security, and peace of mind. Generous green space includes a greenhouse and planter boxes, and there's a fountain as well as a timber gazebo overlooking a park. Cozy enclaves offer quiet places where residents can sit and soak up the sunshine, and they can keep active in the craft room, billiard room, exercise area, spa, library, and computer room.

For more information on the Maple Residences, call 604.239.4085



RESIDENTIAL UPDATE

THE HUDSON

Upscale flats and 2-level lofts in downtown Victoria.

- Modernist interiors located in the historic former Hudson's Bay building.

**2 BEDROOMS FROM \$419,900 NET HST INCL.
PENTHOUSES FROM \$585,900 NET HST INCL.**

602-770 Fisgard Street, Victoria, BC

CALL: 250-388-0018

OR TOLL FREE 1-877-388-0018

WEB: www.hudsonliving.ca

VISIT OUR NEW PENTHOUSE DISPLAY HOME IN SUITE 608, WITH INTERIORS BY THE DESIGN DISTRICT.

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 80% of these homes are sold.
- Duplex homes are now available from \$419,900
- Unique siteplan places many backyards directly on an extensive greenbelt.
- New two bedroom display home now open to view!

2 & 3 BEDROOMS FROM \$276,900

68A Avenue & 195 Street, Surrey, BC

CALL: 778-278-0030

WEB: 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 78% sold.

1 BEDROOMS FROM \$239,800, AND 2 BEDROOMS FROM \$301,800

10640 No. 5 Road, Richmond BC

CALL: 604-271-3331

WEB: www.liveatthegardens.ca

NOW SELLING MAGNOLIA AND AZALEA AT THE GARDENS.

999 SEYMOUR

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

- One-of-a-kind design features will become one of Vancouver's most memorable urban residences, both inside and out.
- 80% sold out.

PRICED FROM \$327,400

REGISTER AT: www.999seymour.com

CONTACT: 604-879-9996



COMING SOON

THE GROVE

A community of 141 parkhomes directly across from Clayton Rise.

- 2, 3, & 4-bedroom parkhomes with an extensive amenity building and access to The Clubhouse at Clayton Rise.
- Launching early 2013.

REGISTER AT: www.thegroveatclayton.com

CALL: 604-533-6968

CAMELLIA AT THE GARDENS

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

CALL: 604-271-3331

HUDSON WALK

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

HUDSON MEWS

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

- Construction started this past summer.

REGISTER AT: www.hudsonmews.ca

ON THE HORIZON

HUDSON PLACE 1 AND 2

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

BURKE MOUNTAIN

Single Family homes on Burke Mountain.

- For more information, contact Townline at 604-276-8823

REGISTER AT: www.townline.ca

OFFICE/COMMERCIAL

THE HUDSON

Ground-oriented retail in downtown Victoria.

770 Fisgard Street Victoria, BC

CALL: Fraser Campbell, 250-382-3381

WEB: fraser@campbellcommercialgroup.ca

999 SEYMOUR

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

THE GARDENS

Approximately 75,000 sq. ft. 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

feature

THE SEASON of EATING LOCAL

At this time of year, farmers are harvesting a bounty of crisp, juicy apples, bright beets and carrots, hazelnuts, walnuts, and pumpkins. Go and fill your basket; the benefits of eating local are numerous—to yourself, to our planet, and to the economy:

- Freshly picked fruits and vegetables are richer in nutrients than those that have spent days on a truck, and there's no question that the flavour is best when properly ripe produce is eaten in season.
- Locally grown foods have a lower carbon footprint than the mangoes, bananas, and pineapples that have travelled a few thousand miles to get to your plate.
- A study conducted by the New Economics Foundation in London found that every dollar spent locally generates twice that in income for your community. Not so when you buy imported food from the big box stores.

ENJOYING THE BOUNTY

You can keep the focus local without committing to a rigid 100-mile diet; just choose what's been locally produced, when it's in season—or preserve it to enjoy later, by drying, freezing, or canning it. There's a lot to choose from, even for picky eaters. When autumn arrives on the southwest coast, you can usually still find local tomatoes, peppers, and zucchini, and some varieties of strawberries and raspberries ripen in the fall.

But the local table includes more than produce. Don't forget about the artisan cheeses, naturally raised meats, heritage breed poultry, and sustainable seafood that BC is blessed with. Farmers' markets, public markets, and farm gate markets are excellent resources for locavores, but many retail shops are also making an effort to include more products from farmers and small businesses in their communities. If you don't see local delicacies at your favourite store, ask for them.



THIS PAGE:
Victoria Downtown
Public Market

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Play In Victoria Photography
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