

feature

IDEAS for GIVING

As a family business and a community-builder, we spend a lot of time thinking about how to give back to our communities. At Christmas, instead of sending out corporate gifts, we make a charitable donation. And as a business that prides itself on being down to earth, we wanted to share some ideas for making a difference—not just in December, but throughout the year.

THINK LOCAL

The Vancouver Foundation reaches out not just to those in Vancouver, but throughout BC. Every year they fund hundreds of projects, from small to large, focusing on innovative ways to make communities stronger and healthier. vancouverfoundation.ca

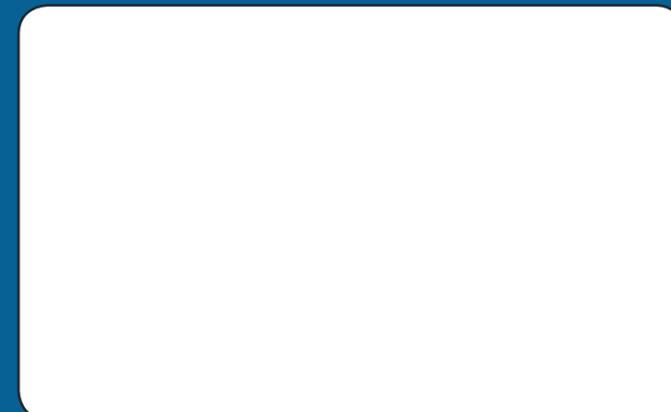
THINK GLOBAL

Gifts of Hope are just as they sound: opportunities to change someone's life for the better. You can make a huge difference for a small donation:

- \$12 pays for a newborn's medical checkup.
- \$17 buys 3 chicks and sets up a family in the egg business.
- \$75 can ensure clean water for a family.
- \$175 builds a well for a class.

A Gift of Hope is not a handout, it's a hand up. It provides people in need with the means to help themselves.

Consider these for those people on your list who already have everything they need. Why not donate a Gift of Hope in their name? It won't be the wrong size and they won't already have 3. What better present than the gift of helping them create a better world? Plancanada.ca/givegifts



Helping more people feel at home for the holidays

this issue

HARMONY
Peaceful homes come to Richmond

THE HUDSON
Honoured by the Urban Development Institute

GIVING BACK
Ideas for helping others





introducing: **HARMONY**

IT IS ALWAYS A PLEASURE TO INTRODUCE A NEW COMMUNITY, AND WE'RE ESPECIALLY EXCITED TO ANNOUNCE HARMONY IN CENTRAL RICHMOND. HARMONY, LIKE ITS NAME, IS ALL ABOUT BALANCE. IT'S WHERE URBAN CONVENIENCE MEETS SUBURBAN SERENITY. WHERE SOPHISTICATED HIGH-RISE ARCHITECTURE EXPRESSES TRADITIONAL YIN AND YANG PRINCIPLES. WHERE A TASTEFULLY APPOINTED HOME IS AVAILABLE AT A COMPETITIVE PRICE. DESIGNED WITH FENG SHUI SENSITIVITY, HARMONY IS ALSO JUST A SHORT WALK FROM THE CANADA LINE'S BRIGHOUSE STATION.

PEACEFUL IN THE CITY

At 8288 Granville Avenue, Harmony's location is ideally balanced between the convenience of Richmond Centre and the relaxation of nearby parks and recreation. Although Harmony is situated in a quiet, calm residential neighbourhood, it is still easy to pop over to local boutiques and restaurants. It's also just steps from the Canada Line, making travel to Downtown Vancouver, the Vancouver International Airport, and other major Metro Vancouver destinations even easier than driving—without the endless search for a parking spot! Harmony has just the kind of balance that makes a neighbourhood the perfect place to live.

YIN AND YANG ARCHITECTURE

Harmony's unique architecture is inspired by the Yin and Yang philosophy. These 119 high-rise homes are in an elegant tower that will definitely turn heads. Decorative panels on the exterior are inspired by Chinese paper cutting, reflecting light and giving the impression that the building shimmers in the wind. Designed with Feng Shui sensitivity, Harmony is set back from the street to enhance privacy, and offers views looking north to the mountains and south over the Pacific.

A HARMONIOUS SPRING

Harmony's sales launch is planned for Spring 2013. To receive regular updates, please register at harmonyrichmond.com, or call 604-278-3939 for more information.



GARDEN CITY PARK
5 minute walk from Harmony

ground-breaking

AT

THE GARDENS

TOWNLINE AND THE TA GROUP OF COMPANIES HAD SOMETHING BIG TO CELEBRATE ON SEPTEMBER 25: THE OFFICIAL GROUNDBREAKING CEREMONY OF AZALEA AND MAGNOLIA AT THE GARDENS. WHAT'S MORE, WE'RE GETTING READY TO WELCOME TWO EXCITING RETAIL TENANTS THAT WILL MAKE LIVING AT THE GARDENS EVEN MORE APPEALING.

MAJOR GROCERY ANCHOR

The Gardens' anchor tenant will be one of the Loblaw family of grocery stores. Whether the 35,000 square foot space will be a T&T Supermarket, Osaka, or Your Independent Grocer, we can't say yet, but residents will certainly enjoy the convenience of being able to do all their grocery shopping without straying far from home.

ALMOST SOLD OUT

*AZALEA AND
MAGNOLIA ARE MORE
THAN 80% SOLD.*

Visit www.liveatthegardens.com
or call us at 604-271-3331.

A TASTE of Italy

ANOTHER RETAIL TENANT SET TO MAKE A HOME AT THE GARDENS IS FAMOSO NEAPOLITAN PIZZERIA.

For the past couple of years, Metro Vancouver foodies have gone crazy for the real deal: Neapolitan pizza handcrafted according to the strict guidelines established by the Associazione Verace Pizza Napoletana. And now Famoso brings that wood-fired, thin-crust, high-quality comfort food to Richmond—in a warm, casual environment that's perfect for lunch or dinner, with one special person or a gang of friends, on a lazy weekend or on a busy Wednesday evening when you just don't want to cook.

WWW.FAMOSO.CA

PIZZA PERFECT

So what makes a Neapolitan pizza authentic? It's a combination of special ingredients and a specific method. The crust starts with '00' (highly refined, low-gluten) Caputo flour from Italy. The dough is hand-stretched, never rolled, then topped with sauce made from tomatoes that are low in acid and naturally sweet, because they've been sun-ripened in Campania, Italy. The cheese is only fior-di-latte, a fresh mozzarella, and the pizzas are baked in a 900°F oven for just 90 seconds. That's how the people of Naples have been doing it for centuries, and that's how Famoso brings authentic pizza to Canada.





the hudson: AWARD- WINNING



THE HUDSON HAS ALREADY BEEN A BIG HIT WITH VICTORIA HOMEBUYERS—AND THE SURROUNDING COMMUNITY. AND AS OF THIS AUTUMN, IT'S OFFICIALLY A BIG HIT WITH THE URBAN DEVELOPMENT INSTITUTE, TOO.

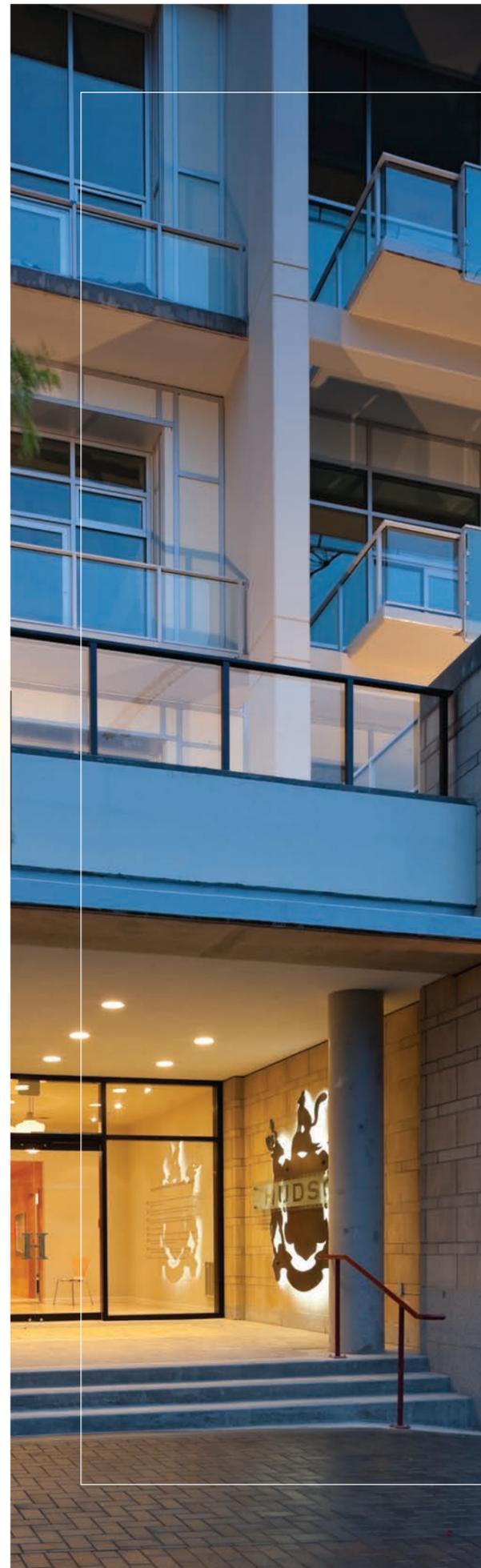
EXCELLENCE IN URBAN DEVELOPMENT

Being nominated for an Urban Development Institute Award was a true honour because these awards are chosen by our industry peers to recognize outstanding urban development projects in BC, with special attention given to sustainability, innovation, community, and creativity. As you can imagine, we were up against some tough competition.

AND THE WINNER IS...

The Hudson had the distinction of being a finalist in not one, but three categories: Best Mid-Rise Residential, Best Heritage, and Best of Vancouver Island. With true pride and heartfelt gratitude, we accepted the prize for Best of Vancouver Island. It was a shining moment indeed, but what matters even more is hearing from homebuyers at The Hudson. They keep telling us that they feel like the real winners because they get to live in downtown Victoria's most elegant heritage building.

For more information on The Hudson, visit hudsonliving.ca.



HUDSON *mews* *UPDATE*

CONSTRUCTION HAS OFFICIALLY BEGUN AT HUDSON MEWS. THESE 120 MARKET RENTAL SUITES ARE LOCATED IN THE HUDSON DISTRICT, A VIBRANT NEIGHBOURHOOD IN THE HISTORIC HEART OF DOWNTOWN VICTORIA.

THE HUDSON DISTRICT

Residents who call Hudson Mews home will be at the heart of The Hudson's shops and cafés, and the farm-fresh produce stalls in the soon-to-open Hudson Market. They'll be living Uptown, but within an easy stroll of Oldtown, Chinatown, Downtown, the Theatre District, and the Inner Harbour. And public transit conveniently connects with anywhere else they need to go. If you want to rent downtown Victoria, Hudson Mews is the "It" building.

MODERN LIVING, HERITAGE CONTEXT

This twelve-storey brick building has been designed as a contemporary complement to The Hudson's historic gentility. The Mews has a modern perspective with a traditional context. Terraces and balconies have views to the lively streets below, while green spaces and street-level shops are right out your door. Hudson Mews offers an enviable lifestyle for those looking to rent in downtown Victoria's most fascinating new neighbourhood.

FOR 2014

HUDSON MEWS' COMPLETION IS PLANNED FOR EARLY 2014.

To receive regular updates, please register at www.hudsonmews.com, or phone 604-276-8823.

clayton

THE
COMMUNITY

AT CLAYTON RISE, ALL THE THINGS THAT MAKE A COMMUNITY COMPLETE ARE FALLING INTO PLACE.

GETTING NEIGHBOURLY

Clayton Rise townhomes are now more than 94% sold – only 8 townhomes remain! In the past few months, 50 new homeowners have made themselves comfortable in this established community. They're getting to know their neighbours, hanging out in The Clubhouse, enjoying movie nights, and watching the game together.

THE ICING ON THE CAKE

The one thing that would make the Clayton neighbourhood even more complete is a school. And we have exciting news on that subject. In early 2013, the Surrey School Board will break ground on Katzie Elementary – located directly across the street from Clayton Rise and our next upcoming community, The Grove.

A FAMILY PLACE

Young families have already been so enthusiastic about Clayton Rise because of the swimming pool, party room, movie facility, and extensive surrounding green spaces for picnics, learning to ride a bike, and playing tag.

Now, having a school so nearby will give parents great peace of mind and make these homes even better suited to family life. Kids can safely walk to and from school. They can even come home for lunch. And living at Clayton Rise, when they graduate from Katzie Elementary, they can continue at Clayton Heights Secondary, just a 10-minute walk from home.

To learn more about our remaining homes, register at claytonrise.com, or call 778.278.0030. Register now for our neighbouring community opening in early 2013, The Grove, at thegrovetatclayton.com, or call 604.533.6968.



IN THEIR OWN WORDS

WE FEEL BLESSED TO HAVE AN AMAZING GROUP OF CUSTOMERS, AND ARE GRATEFUL FOR THE MANY KIND COMMENTS THEY SPONTANEOUSLY SEND OUR WAY. HERE ARE JUST A FEW OF THEIR IMPRESSIONS OF TOWNLINE COMMUNITIES.

PEACEFUL IN THE CITY HAPPY AT THE HUDSON

"We have been in our rooftop suite in The Hudson since the beginning of April, and have enjoyed every moment living in such a historically significant and thoughtfully restored building. We immediately fell in love with the layout and generous outdoor space. Living at The Hudson puts us at the centre of all that downtown Victoria has to offer, and we are looking forward to the new neighbourhood that Townline is creating around its centrepiece."

- ERIC AND CARMEN

LEMONADE STANDS AND ROAD HOCKEY AT CLAYTON RISE

"Why Clayton Rise? Is it the trees, the views, the big open skies, the sense of community? Is it the nature-inspired design, the practical floorplans, or sundrenched pool? Is it the families playing in the park, the lemonade stands in summer, or the street hockey games down the road? Yes, Clayton Rise is all these things and more. We are lucky to call it home!"

- BEV AND EARL GATLAND

FOUND WHAT WE WERE LOOKING FOR AT THE GARDENS

"The Gardens was exactly what we were looking for! The layout uses space efficiently, which makes the place look bigger. We're excited about the recreational facility with the basketball court and the gym, and we're anticipating walks through the nature park. Everyone who helped us make our first big purchase made everything go so smoothly."

- TATIANA TAN



TATIANA TAN & BENJAMIN WONG
Homeowners at The Gardens

RESIDENTIAL UPDATE

THE HUDSON

Upscale flats and 2-level lofts in downtown Victoria.

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

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

MOVE-IN NOW!

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 94% of townhomes are sold.
- Only 4 duplex homes left.
- Many homes back directly onto an extensive greenbelt.

PRICED FROM \$249,900

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 are more than 80% 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 \$324,700

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

HUDSON MEWS

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

- Construction started this past summer.
- Completion early 2014.

REGISTER AT: www.hudsonmews.ca

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.
- 1, 2 and 3-bedroom homes.
- Park and North Shore mountain views.

REGISTER AT: www.liveatthegardens.ca

CALL: 604-271-3331

HARMONY

For a well-balanced life. 119 concrete high-rise homes in Central Richmond.

- Coming soon.
- Located at Granville Avenue and St. Albans Road.

REGISTER AT: www.harmonyrichmond.com

CALL: 604-278-3939

ON THE HORIZON

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

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.

- Total of 40,000 sq. ft., now 95% leased

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