

feature

greening of your THUMBS



Photo Credit:
Maryanne Carmack
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Every gardener has to start somewhere, and some things are easier to grow than others. So if you're a beginner, keep it simple, learn patience, and dig in.

CHOOSING YOUR CROPS

If you're reading this, chances are that you live in this lush rainforest we call home. Yes, the Lower Mainland gets a lot of precipitation. Vancouver Island is less wet, but both areas are better suited to growing lettuces than tomatoes. So make life easier on yourself by choosing to grow things that do well in your micro-climate and soil conditions. And if you're determined to plant heat-loving members of the nightshade family, use every trick in the book.

EASY PEASY

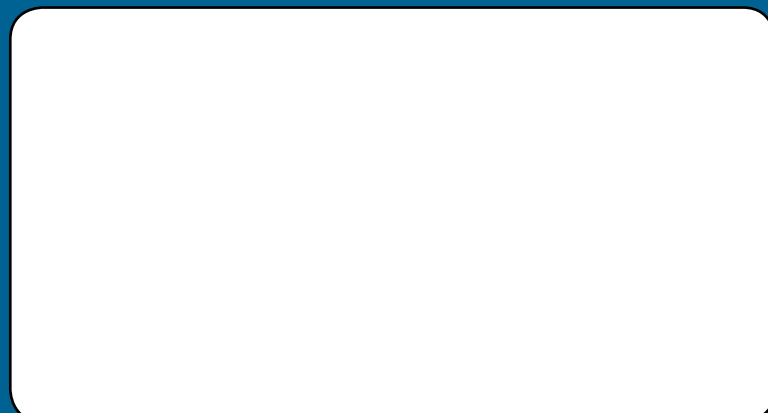
Peas are so easy that they're often the first crop children learn to grow. They don't like too much heat, so plant them in early spring. Because they're climbers, they won't take up too much square footage in your plot. Other easy crops include beans, swiss chard, kale, salad greens, sage, rosemary, parsley, potatoes, and radishes.

BUT EVERYONE LOVES TOMATOES

It's true. Almost everyone loves them and most gardeners (and cooks) long to pluck them fresh from their own vines. So choose your sunniest spot—against a south-facing wall is ideal. The rage recently has been for heirloom varieties, but be sure to choose one that does well in your climate. Consider the Sungold; it's not an heirloom, but it's cherry-sized, bright gold in colour, full of flavour, and tends to produce even during an iffy summer.

THE SQUARE FOOT GARDEN

A good option for those without a lot of space is to garden in square sections instead of rows. Divide your plot into 12 x 12" squares and plant one crop in each. Several small plants like radishes will go in one square, but with larger plants, allow just one per square. This will give you a great mix of herbs, vegetables, and salad greens throughout the season.



this issue

THE GROVE
Meet the Designer

HARMONY
Live in Harmony

CUSTOMER SERVICE
Survey winners

get your **GREEN**

THE GROVE IS NOW OFFICIALLY OPEN. LOCATED JUST ACROSS FROM THE SUCCESSFUL CLAYTON RISE, THIS NEW COMMUNITY HAS BEEN DESIGNED AROUND A CENTRAL GROVE OF TREES, CREATING A WOOSY ATMOSPHERE THAT'S ENTIRELY UNIQUE. THE COMMUNITY IS ALSO SURROUNDED BY PARKS AND GREEN SPACE ON THREE SIDES. YOU'LL DEFINITELY WANT TO COME OUT AND SEE IT IN PERSON, BUT IN THE MEANTIME, TAKE OUR VIRTUAL TOUR THAT SHOWS THE SITE PLAN, SURROUNDING GREEN SPACE, AND INSPIRED INTERIORS AT WWW.THEGROVEATCLAYTON.CA

FRESH INTERIORS

Townline worked closely with Gannon Ross Designs on The Grove's interiors, and project lead Caitlin Nordin says she drew her inspiration from the neighbourhood itself, so the finishings reflect the area's natural, outdoorsy character. For example, the laminate cabinet doors are heavily grained, and the quartz countertops have a texture that's clean and modern, but not as stark as you might see downtown Vancouver. "The style is very friendly and family-oriented," she says.

The Grove offers buyers two distinctly different palettes to choose from, and the display homes express these extremes of the spectrum.

ONE: NEUTRAL AND NATURAL

Nordin says she based one palette around neutrals to make it easy for people to imagine their own furniture and accessories in place. "This is an example of how to create a warm, soft, inviting environment using virtually no colour," she says. With soft greys and a dark backspash, it's an option she thinks will appeal to people who enjoy going for walks and are attracted to the aesthetic of Restoration Hardware.

TWO: BRIGHT AND BOLD

The other display home has been designed for buyers who would describe themselves as fun, trendy, and outgoing—people who might work in a creative industry like fashion or graphic design. "It's basically white walls everywhere, with huge pops of colour in furniture, textiles, and artwork. If you're colour-oriented, this one shows how easily you can change a room by swapping out one colour for another." With white counters and backsplash, Nordin expects this one to appeal to couples who love to entertain—who enjoy making seasonal updates to their home and then inviting friends over to see what they've created.

RECAP

The Grove:

- Is 141 forest-inspired, 2, 3 and 4 bedroom parkhomes.
- Has fantastic amenities, including a floor hockey court, fireside lounge and theatre room.
- Shares the heated outdoor pool and other amenities at Clayton Rise across the street—a combined 9,000 square feet of amenity space!
- Is priced from \$275,900.

Register now at thegroveatclayton.com, call 604.533.6968 for more information, or visit our two display homes at 1-19433 68 Avenue, Surrey.



DISPLAY HOME TWO:
Bright and Bold



I live in *harmony*

WITH YOUR NEIGHBOURS

har·mo·ny

A: PLEASING OR CONGRUENT ARRANGEMENT OF PARTS

B: CORRESPONDENCE, ACCORD “LIVES IN HARMONY

WITH HER NEIGHBOURS”

C: INTERNAL CALM : TRANQUILLITY

INSPIRED ARCHITECTURE

Yin and yang, feng shui, Chinese paper cutting ... Harmony's graceful tower has been inspired by these pillars of Chinese culture. Townline, Peterson Group, and architect, Foad Rafii of Rafii Architects Inc., wanted to bring something unique to Richmond. And they have.

PUBLIC ART

Long screens resembling paper cuttings will embellish the sides of this head-turning tower. After reviewing proposals from more than a dozen local artists, a committee has selected three who have been commissioned to create the designs.

GOOD FENG SHUI

The architecture is eye-catching and unusual. “The building is rotated 8° from the grid of Granville Avenue, but the balcony edges are parallel to the street. So the balconies themselves are slightly angled,” Rafii explains. Designed with input from a feng shui expert, the building's amenities include an on site concierge, an overheight fitness area and fireside lounge on the main floor, and a richly landscaped roof garden oasis above the podium level.

PAPER CUTTING: AN ANCIENT ART

Chinese paper cutting, or Jianzhi, is an elaborate art that goes back to about the 6th century AD. Paper is folded and cut, using either scissors or knives, and then opened out to reveal a symmetrical image. It has a time-honoured link to architecture; traditionally used to decorate windows and doors, it was thought to bring good luck when displayed at the entrance of a building. Because of its well-established history, paper cutting made UNESCO's Intangible Cultural Heritage List in 2009.

RECAP

Harmony is

- Located at 8288 Granville Avenue, Richmond.
- Close to the Canada Line, Richmond Centre, parks, schools, and recreation.
- Previews and sales starting in Spring 2013.
- One-bedroom + workstation homes start at \$288,800.

To receive regular updates, please register at harmonyrichmond.com, or call 604.278.3939 for more information.

Artist's interpretation only.

to market to MARKET

FROM THE ONSET, TOWNLINE KNEW THE HUDSON WAS DESTINED TO BE SOMETHING SPECIAL. IT BEGAN WITH THE TASTEFUL RESTORATION OF AN ICONIC CANADIAN HERITAGE BUILDING. FROM THERE, A THOUGHTFUL MIX OF RETAIL TENANTS QUICKLY EARNED IT A REPUTATION AS BEING THE NEW HEART AND SOUL OF DOWNTOWN VICTORIA. BUT THE ULTIMATE PIECE OF THE PUZZLE HAD YET TO FALL INTO PLACE.

THE VICTORIA PUBLIC MARKET AT THE HUDSON COMING SOON

This spring, downtown Victoria will get its own public market at The Hudson—the result of extensive dreaming, planning, and collaboration. For years Phillippe Lucas, Chair of the Victoria Downtown Public Market Society, has been travelling to cities throughout North America and visiting their public markets with envy. He's always felt they brought something special to urban centres—and considering the food culture throughout Vancouver Island, Victoria's lack of public market didn't make a lot of sense.

For the past nine years he's been actively working to change that, and his efforts will come to fruition this year. Lucas says he couldn't be more excited about the new market, an undertaking that wouldn't have been possible without Townline and The Hudson sharing his vision. "We really appreciate their taking a chance on us," he says.

VENDOR VARIETY

About 70% of the space is already committed, and confirmed vendors include a butcher, baker, greengrocer,

and fishmonger. "Those businesses are the cornerstones of a public market," he explains. "They make it a one-stop shop for consumers." In addition, some of the region's best-loved brands will have storefronts at the market: Silk Road Tea, Salt Spring Island Cheese, and Wildfire Bakery.

FOOD-FOCUSED

Like the world-famous Granville Island Public Market in Vancouver, this one will feature a mix of permanent shops and day tables for small-scale vendors. But Lucas says The Hudson market will be different from many he's encountered, because the focus will be on local businesses and local food, without the potters, jewellers, and artists he often sees in other markets. "Our vendors are all committed to food," he says. That helps make it more than an interesting tourist attraction; local residents can count on it as a place to do their grocery shopping.

The market will be open Tuesday through Sunday, closed Mondays. Seasonal farmers' markets will take place on Wednesdays and Saturdays.



Photo courtesy of Marianne Carmack

service with a *smile* & MORE

MEET TOWNLINE'S CUSTOMER SERVICE TEAM

What exactly happens when you buy a home with Townline? You'll be in good hands, every step of the way.

- From the moment you leave our sales office with paperwork in hand, you'll receive a letter introducing you to the friendly people in our Customer Service department.
- If your home is still under construction, they'll stay in touch frequently during the lead-up to completion.
- As completion and possession approaches, they'll explain the details of the process and book an appointment for your homeowner orientation, providing clear details of all required documentation and ensuring that you're comfortable with everything.

- Here's the exciting part: they'll meet you on site to hand over your keys, go through the features of your new home, and make sure we've met or surpassed your expectations of quality.
- Our dedicated team will be on hand anytime to answer your questions and resolve any problems. They are there to help make the process easy. We'll check in with you on your one-year anniversary to see if there's anything more we can do,
- And of course all homes at Townline are covered by the 2-5-10 Travelers Warranty.

It's one thing for us to say the Townline experience offers something extra, but it means even more when our customers say it. Meet the winners of our Customer Service Survey draw and hear about their Townline purchase, on the next page.

happy homeowners GET *\$2500* cash

MEET THE LUCKY WINNERS OF OUR CUSTOMER SERVICE SURVEY DRAW

Amy Kurashashi and Brent Brown completed a simple survey and have won \$2,500 as a result. Answering the survey questions was easy. "We were super impressed with Elise in the sales office at Clayton Rise," says Brown. "We told her what we were looking for, she pointed it out to us, and we bought." He says they were happy with everything they experienced, from the sales process to walk-through. "We would definitely look to Townline for a future purchase."

MAKING FRIENDS AT CLAYTON RISE

The couple moved in last December and they're finding a lot to love at Clayton Rise. "Life here is excellent!" Brown says. "It's close to everything: shopping and walking trails. It's quiet and the neighbours are friendly." They're looking forward to summer and spending time around the pool.

As for the \$2,500 cheque, they're undecided as to just how they'll spend it, but plan to use some for a vacation and some on decorating their new house. Since it's their first home, they expect to have fun shopping for those little extras.



Amy, Brent and furry friends at Clayton Rise.



Some of Townline's customer service team.

RESIDENTIAL UPDATE

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 pool at Clayton Rise.
- Over 9000 sq.ft. of shared amenities
- Flanked by greenspace
- Priced from \$275,900.
- 1-19433 68 Avenue, Surrey.

REGISTER AT: www.thegroveatclayton.com
CALL: 604-533-6968

FIND YOUR HOME IN THE HEART OF IT ALL.

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.

- Only 4 townhomes and 3 duplexes remain.
- Many homes have backyards that lead directly to an extensive greenbelt.

PRICED FROM \$294,900
68A Avenue & 195 Street, Surrey, BC
CALL: 778-278-0030
WEB: www.claytonrise.com

**BOOK AN APPOINTMENT TODAY 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.
- Currently under construction.

1 BEDROOMS FROM \$259,900
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 and well under construction.
- Homes from \$324,700.
- Completion August 2014.

REGISTER AT: www.999seymour.com
CALL: 604-879-9996



COMING SOON

HARMONY

For a well-balanced life. 119 concrete high-rise homes coming soon to Central Richmond.

- Located at Granville Avenue and St. Albans Road.
- Discovery Centre open this Spring for previews and sales at No.3 Road and Bennett Road, Richmond.
- Priced from \$288,800.

REGISTER AT: www.harmonyrichmond.com
CALL: 604-278-3939

HUDSON MEWS

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

- Construction is well underway.
- Completion spring 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.

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

REGISTER AT: www.liveatthegardens.ca
CALL: 604-271-3331



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/RETAIL

THE HUDSON

Ground-oriented retail in downtown Victoria.

- Total of 40,000 sq. ft.

To inquire about leasing space in The Victoria Public Market at The Hudson, please contact Fraser Campbell, 250-382-3381

EMAIL: fraser@campbellcommercialgroup.ca
THE HUDSON: 770 Fisgard Street, Victoria, BC

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: Christopher Taylor, 604-662-5157
EMAIL: christopher.taylor@cbre.com

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