



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 2 SPRING 2009

WELCOME - Welcome to Volume 2 of Townline Connect – our quarterly newsletter about housing opportunities, office and commercial availabilities, profiles of neighbourhoods, tips for living a greener life, project updates and stories about some of the people behind the scene who help make your new Townline home a solid investment and a great place to live.

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COMPASS: Find your way home.

by Susan Kerschbaumer



Contemporary townhomes at Compass



The Compass living room.

Sometimes it's easy to forget what a real home looks like. You know the kind. Where you wake up to natural sunlight and chirping birds, where you can step out of your kitchen into a flower-filled yard, and where dinnertime takes place around a table.

Compass is just that – thoughtfully constructed, contemporary townhomes and apartments set in a real neighbourhood close to schools, shops and recreation.

There's a vibrant sense of community here. Extensive common areas, a lushly landscaped entry circle and inviting pedestrian greenways are welcoming and good-neighbour-inducing features. And because Compass is part of Clayton Village, everything you need day-to-day is close by. Walk your dog, grab a coffee, pick up a few groceries, play a round of golf or a set of tennis. With everything at your doorstep, Compass is the ideal urban oasis for an easy, energetic lifestyle.

Now that the finishing touches are complete and homeowners are settling in, that old-fashioned neighbourhood feeling is really starting to emerge. So much so, that we thought celebration was in order.

Visit on June 17th, when the Compass community will gather to commemorate the completion of construction, with a "So long to the bulldozer!" celebration – complete with an official pond-breaking ceremony and hot dog wagon.

To learn more about Compass, visit compassliving.ca.

What's next after Compass?

So, maybe Compass just wasn't the right timing for you. Not to worry, Townline has other opportunities in Clayton, already under construction. Keep an eye out for Townline's newest townhome development in the area

- Clayton Rise. Clayton Rise will offer 134 spacious townhomes – including eight duplex-style homes - and promises to be another great complement to the neighbourhood.

For Clayton Rise inquiries, please call 604-276-8823 ext 255, and leave a message.



Townline Customer Service

By Susan Kerschbaumer

"Townline Customer Service has been fantastic – very fast and very thorough. If we needed something, we always had a response back in less than 24 hours." – Pamela Hatch, proud Townline homeowner with husband Tyler and pup Maddie of a new townhome at Compass – and happy Customer Service Survey Winner

It's pretty simple, really. At Townline, we believe in providing the absolute best.

Take a look around one of our homes and you'll see the evidence in plain view. Sleek appliances, wrap-around yards, our signature overhead garage-door-style window walls. It's impressive stuff.

Of course, some of what we do is less obvious, but it's just as important. Take our Customer Service Program. A home is a big investment. It's our goal to make your experience as a Townline homeowner and investor as seamless as possible.

It's a commitment that starts right away. As soon as you've purchased a Townline home, we want to be sure you're happy. You'll receive the first of three customer satisfaction surveys within a month of your purchase. Once you take possession, you'll get the second. The third will follow a year after you move in.

And, it's easy. Each survey is online and takes only 5 to 10 minutes. What's more – each time you complete one you get a little something. In 2008, each completed survey was rewarded with 2 movie tickets, and a chance to win a \$2,500 prize. Just don't forget to include your mailing address at the end of each survey! Each of our surveys is geared toward ensuring that the process of buying and living in your Townline home is optimal. If it isn't, we want to know. After all, that's how we make things better.

Then there's our Townline Homeowner Walkthrough. Before you take possession,

we'll take you on a full interior and exterior tour of your new home and fill you in on all the details that will let you to enjoy your home to the fullest. You'll also receive your own copy of Townline Homeowner's Manual – a treasure trove of information on everything from emergency procedures to appliance instructions to what's around your neighbourhood. And, of course, all Townline homes are covered by a 2-5-10-year warranty program, so you can feel confident long after you move in.

Here's what we believe: good customer service adds value to your home, and a satisfied homeowner adds value to our company.

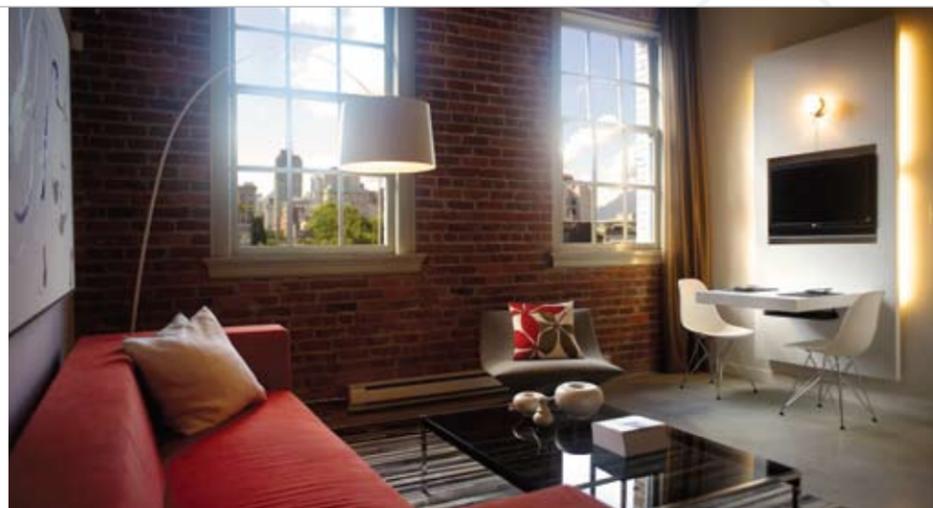
Just ask Compass homeowner Pamela Hatch; not only is she (and her husband and dog) a happy and satisfied Townline Homeowner, she was 2008's \$2,500 survey grand prize winner.

Want to talk to Townline Customer Service? Just call 604-276-8823



540 BEATTY: Crosstown

by Susan Kerschbaumer



At 540 Beatty, history meets sleek modernity. Our heritage warehouse conversion offers the best of the old – original exposed brick, iron columns, refurbished windows and ceilings soaring to over 16 feet – together with ultra-modern finishings to create a New York-style residence with a raw, creative vibe.

When it went up a hundred years ago, the Crane Building was already quite a looker. The largest concrete building in the country, it took up residence among some of Vancouver's most historically significant structures.

Polished concrete floors, seven-foot-high entry doors and a sliding wall system make an immediate impression. European-style modular kitchens fitted with high-gloss cabinetry and Liebherr and Bosch appliances complete a unique picture.

Of course, the area outside 540's doors is something pretty special, too. Stroll across the building's illuminated glass block sidewalk or take a trip in the car elevator. Known as Crosstown, this is Vancouver's emerging style district. And 540 Beatty is at the centre of it all. Crosstown sits at the intersection of Vancouver's hottest neighbourhoods, where downtown meets Yaletown, Gastown and Chinatown. Walk to Tinseltown to catch a movie, GM Place to cheer on the Canucks next year, or to one of the fabulous restaurants close-by for a

late-night cocktail. Or, hop on the Skytrain to the far reaches of the city.

540 Beatty is now complete and – not surprisingly – nearly sold out. Currently available is a selection of new-construction penthouses on the 6th and 7th floor.

All available penthouses feature: modern kitchens with Corian countertops and integrated appliances; spa-like bathrooms with Carrera marble countertops and radiant in-floor heating; air conditioning; Townline signature garage-door style window-walls, and sliding wall systems.

Currently, 3 homes are available, including two c. 1250 square foot, 2 bedroom, double-height, super-bright plans; and a 1,818 square foot beyond-your-wildest-dreams penthouse with 1,349 square feet of outdoor space (900 square foot rooftop deck with gas fireplace and 430 square foot terrace) - with city, mountain and water views.

Penthouses are priced from 869,000. That "beyond-your-wildest-dreams" penthouse? 1,649,000.

Call Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493.
Email: yvonne@540beatty.com
Web: www.540beatty.com

Provide

by Rachel Goldsworthy

"We like to bring in things that are unusual, international," says Robert Quinnell, co-owner of Provide, an interior accessories shop in the Crosstown district. From Martha Sturdy's resin sculptures to Rina Menardi's stoneware and Judy Ross's hand-embroidered pillows, Robert and David Keeler have tapped into Vancouver's desire for unique designs that enhance West Coast lifestyles.

Every September, the pair travels to Paris to shop the home-style exhibition – Maison et Objet. While in Paris, they also do a lot of window-shopping for inspiration. This year, they plan to add Italy to their itinerary. It's a tough job but someone's got to do it! While Robert confesses to loving everything, David, also a graphic artist, edits his selections.

Together, the two have identified a need that goes beyond the Lower Mainland. National design magazines such as "Elle Décor" regularly include their work and products. Provide has also been featured on television shows like "The Stagers" and "The L Word."

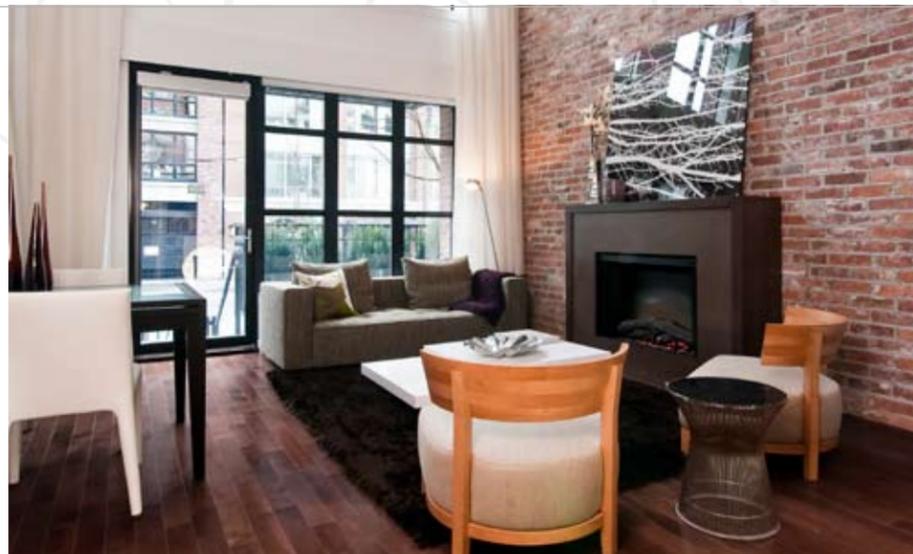
Provide

529 Beatty Street
Vancouver, British Columbia
Phone: 604-632-0095
Web: www.providehome.com



1241 HOMER: Yaletown

by Susan Kerschbaumer



A morning of yoga. Brunch at the marinaside. A late-night bite at a restaurant. All within walking distance. That's life in Yaletown.

Townline has long appreciated the benefits of living in this unique urban neighbourhood. Our residential and commercial projects in Yaletown speak to the area's history, all while creating a very modern, very desirable, very liveable downtown lifestyle.

Since 1999, Townline has been restoring, transforming and creating unique spaces in Yaletown. 1190 Homer was the first: a commercial building with commanding street-front presence, with shops, restaurants and offices, including The Cross (see sidebar) and The Cactus Club. Next was 1180 Homer - a collection of 15 one-of-a-kind loft residences – and home to the city's first residential car elevator. Then came 1168 Richards – a park-side, new construction boutique building and the recipient of multiple awards – including an Urban Development Institute Award for best mid-rise development.

We feel it's safe to say that when it comes to boutique buildings in Yaletown, Townline has been around the block.

Jumping to present day, Townline is offering

something more yet again. Something more is 1241 Homer – sister building to 1168 Richards. 1241 Homer is a newly-completed boutique building of 12 high-style homes with just two suites per floor. Homes are generous in proportion and heritage-inspired – with high ceilings and airy interiors. The suites, though, don't limit themselves to indoor space; expansive terraces and Townline's signature overhead garage-door-style window walls mean unconfined space – and rare outdoor living in the heart of the city.

Interior features include: exposed brick stretching up to double-height ceilings; sleek kitchens with integrated appliances that open up to generous entertaining spaces; ensuite bathrooms with steam showers and radiant in-floor heating. And – at the apex – a private ensuite elevator takes penthouse residents to their own personal haven: a gas fireplace-equipped rooftop deck of nearly 800 perfect square feet.

Two display homes at 1241 Homer are available for viewing. Homes are priced from 649,000.

Call Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493.
Email: yvonne@metroliving.ca
Web: www.1241homer.com

The Cross

by Rachel Goldsworthy



Vancouver's downtown façades reflect history and modern West Coast pragmatism. Inside, though, there's a whole lot more going on.

"The Cross brings a new style to Vancouver inspired from European homes and magazines. It's about creating a relaxed feeling, yet complimented with beautifully appointed luxury items, found objects, sexy antiques and exquisite furnishings," says Stephanie Vogler, co-owner of The Cross Design and Décor in Yaletown.

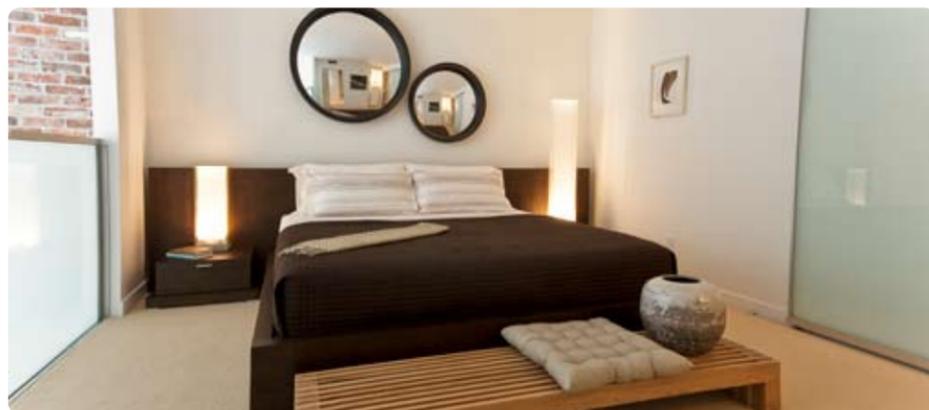
Stephanie's retail experience dovetails with her partner's design background. Together, Stephanie and Darci Ilich shop all over Europe, as well as across the United States. Upon their return to West Coast BC, they combine their treasures in a coterie of unique room scenes. It's all beauty in search of a home. Using white as a backdrop, Stephanie and Darci layer different patterns, colours and textures with fabrics and wallpaper.

But there's more to this stylish duo than their delightfully cosmopolitan shop. They also offer a spectrum of design services – which is on full display in the Suite 302 show home at 1241 Homer. Stephanie adds this about their approach: "We use the palette to tell the story about you." Each home reflects their client's unique personality.

"We felt a need in Vancouver for a different approach, a more European sense." Clearly, international design has come home to Vancouver.

The Cross Décor and Design
1198 Homer Street (@ Davie)
Vancouver, British Columbia
Phone: 604-689-2900
Toll Free: 1-877-689-2902
Web: www.thecrossdesign.com

RESIDENTIAL



1241 Homer

An exceptionally limited collection of homes located in Vancouver's desirable Yaletown District. Featuring 2 stunning Display suites.
Available for occupancy.
Call: Yvonne Drinovz, Madison Marketing Inc. at 604-551-9493 for a private appointment.
 1241 Homer Street, Vancouver, BC
Web: www.1241homer.com

Compass

Compass' contemporary Townhomes offer spacious two and three-bedroom floorplans, an enviable list of luxurious features, and a sought-after Cloverdale location that combines small town charm with urban convenience.
Available for occupancy.
 18777 68a Avenue, Surrey, B.C.
Call: 604-576-0771
Web: www.compassliving.ca

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 the next century of living in Uptown Victoria.
 Viewings by appointment only.
 1703 Blanshard Street, Victoria, BC
Call: 250-388-0018
 or toll free 1-877-388-0018
Web: www.hudsonliving.ca

Thunderbird Creek

Set in Squamish, this lush masterplanned community offers acres of parkland, stunning views, and an extensive network of trails. Open Saturdays and Sundays 1 - 4pm or by appointment
 Pia Road & Condor Road, Squamish, BC
Call: toll free 1-866-598-2473 or call Shawn Wentworth, Sea to Sky Premier Properties, at 604-619-0103 for a private appointment
Web: www.thunderbirdliving.com

540 Beatty

Historic loft conversion of the Crane building in Vancouver's Crosstown district. Just three one-of-a-kind, new construction penthouses on the 6th and 7th floors are available.
 1250 - 1818 square feet priced from \$869,000
Available for occupancy.
 546 Beatty Street, Vancouver, BC
Call: 604-551-9493 for a private viewing
Web: www.540beatty.com

Heritage

3 and 4 bedroom single family homes in the heart of Clayton Village with finished basements, fenced yards and detached two-car garages. Open by appointment.
 190th Street & 68th Avenue, Surrey, BC
Call: 604-539-2313 or call Paul Klann, Royal LePage Wolstencroft Realty, at 604-862-4429 for a private appointment.
Web: www.heritanceliving.ca



COMING SOON

Clayton Rise

Clayton Rise, one of the most highly anticipated new home communities in the desirable Clayton neighbourhood of Cloverdale, offers a collection of 134 spacious townhomes (including 8 duplex-style townhomes) minutes away from major retailers, services and restaurants.
 68th Avenue & 195 Street, Surrey, BC
Coming Winter 2009

Hudson Place

Redevelopment of the parkade adjacent to the old Hudson's Bay building in Victoria, BC. Underground parking, retail, office space and three residential towers, designed around a mid-block carriageway and a landscaped courtyard create a pedestrian-oriented, village-like atmosphere.
Current status: the development of a 12 storey, 120 unit residential tower with retail at grade has been submitted for a development permit.

Acheson Road

4 residences to complete this rare collection of duplex homes. Clad in timeless brick and located close to services and entertainment, the Acheson Duplexes are described by the Richmond city council as an "example for Richmond", and are distinct residences designed with the single-family community in mind.
 7660 Acheson Road, Richmond, BC
Coming Spring 2010

Terra Nova

Luxurious three or four bedroom homes in Richmond's most desirable neighbourhood with two car garages, fully fenced backyards, spacious kitchens and open floor plans.
Call: Ev Norris, Royal LePage Regency Realty Ltd. at 604-728-6927 to put your name on the list for future opportunities.
 Number One Road and Westminster Hwy, Terra Nova, Richmond, BC
Web: www.townline.ca

The Gardens

A mixed use neighbourhood, with community input, consistent with Richmond's Official Community Plan. This key gateway location will also serve as an amenity for the larger community, and be an example for sustainable development in the region.
 Steveston Hwy and No.5 Road, Richmond, BC
Visit: www.gatewaytorichmond.ca or www.liveatthegardens.ca
Coming Spring 2010



OFFICE/COMMERCIAL

540 Beatty

540 Beatty is located between Pender and Dunsmuir Streets, in the heart of Crosstown in Downtown Vancouver. The ground floor commercial unit available within the building offers over 70 feet of frontage onto Beatty Street and ceiling heights of over 14 feet.
 540 Beatty Street, Vancouver, BC
LEASED
Visit: www.540beatty.com

The Hudson

The Hudson project will consist of the redevelopment of a whole city block, including the historic Hudson's Bay Building which features 17 foot ceilings on the ground floor. This project features a wide range of commercial leasing opportunities. Douglas and Fisgard Streets, Victoria, BC
Now Leasing
Visit: www.hudsonliving.ca

HEAD OFFICE

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 120 -13575 Commerce Parkway
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Call: 604 276 8823
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Visit: www.townline.ca





Down To Earth Tips For Green Cleaning

When Townline challenged its employees to reduce the company's carbon footprint, the philosophy was simple: "If we can do something and we don't, then we're acting irresponsibly."

The solution was Down To Earth, a company-wide initiative introduced in Spring 2007, to reduce demolition waste, construction material toxicity and day-to-day waste back at the office. Today, Townline homes are constructed with as little environmental impact as possible.

You can adopt the Down To Earth philosophy with at home. At your local grocery store, the selection of earth-friendly cleaners is expanding. You can also make your own cleaning materials with surprising ease and very little money.

A widely used ingredient in homemade green cleaners is Castile soap. Vegetable-based, Castile is made without synthetic or harmful

substances. It can be found at many drug stores and most health food stores.

Here's a simple recipe for cleaning multiple kitchen and bathroom surfaces and will take care of shower mildew and baked-on microwave gunk:

Combine in spray bottle:
 1 tablespoon Borax
 ½ cup liquid Castile soap
 ½ cup white vinegar
 1 gallon hot tap water
 20 drops essential oil, like lemon, lime, grapefruit, bergamot, eucalyptus, lavender or tea tree (optional)

For more green cleaning recipes, visit the David Suzuki Foundation's "Queen of Green," Lindsay Coulter, at davidsuzuki.org.



Townline and the Georgies™

by Susan Kerschbaumer



We're pleased to say that our buildings don't just look great. They're also great places to live – and great contributors to the overall community.

Townline is committed to building excellence. And it's a commitment that has been recognized time and again.

Most recently, in 2008, we were Georgie Award™ finalists in 17 categories for projects in Victoria, Downtown Vancouver, New Westminster, and Squamish – including Multi-Family Home Builder of the Year. We were honoured to receive three gold Georgie Awards™ from the Canadian Home Builders' Association of BC, including 1 grand Georgie Award™ for Large Volume Single Family Home Builder of the Year.



We have chosen to use Endeavour for Townline Connect. The paper selection preserves 2.42 trees for the future, saves 1,026 gallons of wastewater flow, and conserves 1,710,625 BTUs energy.

All information correct at press time. E&OE.