



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 6 SPRING 2010

WELCOME - Welcome to Volume 6 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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CLAYTON RISE: All dressed up... and the only place to go.



It's a funny thing. Clayton Rise offers a decidedly contemporary lifestyle, and yet it's still somehow easy to forget the usual stresses of modern day life here.

Smart, modern design infuses these homes. Fresh touches like sleek over-height cabinets, polished chrome hardware, stylish lighting fixtures, quartz countertops and rich plank flooring lend a certain sophistication. Thoughtful extras like full-height backsplashes and stainless steel kitchen sinks with stylish pull-out-vegetable-sprayer faucets add ease to everyday tasks. Add a private over-height garage and a luxurious soaker tub and your busy days are bound to go more smoothly. Eco-friendly elements like recycled carpet underlay, (good looking) energy-saving appliances and efficient windows just make good sense.

Sit and dream as you power up with an Americano at your breakfast bar; put the finishing touches on that important presentation at your his-and-hers workspaces in your second-bedroom-turned-den; clear your mind with a well-deserved break on your private deck. It's an at-home lifestyle that suits the modern world perfectly.

Each of the 143 two and three bedroom townhomes has huge windows and a light-filled, open layout. And they're all built on a gentle slope to take full advantage of the incredible views of Mount Baker and the Fraser Valley.

Clayton Rise is right in the midst of shopping, restaurants, parks and schools. Grab a bite at the end of a hectic week, pick up the dry cleaning on your way home, or find that perfect pair of shoes. There's easy access to all kinds of amenities.

And then there's the just-finished 5,000-square-foot Clubhouse: the fireside lounge complete with wet bar and a sunny outdoor deck with barbecue, fitness room, movie theatre, pool table-equipped Games Room and, of course, the outdoor pool. The Clubhouse is full of treats – from flats-screen TVs and exercise gear to cushy chairs and a sparkly chandelier. The social possibilities are endless: a Saturday morning workout with the girls; a poker night with the guys; a Sunday barbecue with the whole gang.

With prices starting at \$299,900, Clayton Rise is proving to be a very popular choice.

Take a look at our website (claytonrise.com), or visit our new Sales Centre. We have our Display Home open, too, so you can really get a sense of what life at Clayton Rise can be.

Open noon to 5 pm daily (except Friday)
195th and 68a Avenue in Surrey.

www.claytonrise.com
778.278.0030

Team Spirit is on the Rise.



First time homebuyers Kaitlyn and Brodie atop the foundation of their new home.

Happiness is a warm... home!

Sawvy, young and confident, Kaitlyn and Brodie put in an offer the very day they first toured Clayton Rise.

And why not? After all, they knew instantly that it was right for them. The central location put them right in the middle of things. The Clubhouse – with its pool table, fitness centre and outdoor swimming pool – suited their lifestyle perfectly.

And the specific home they chose has everything the sophisticated twentysomethings hoped for: three bedrooms (a spare, plus one for Brodie's must-have "man room"), a bright and modern layout, sleek, modern finishings and a price they could definitely live with.

Top it off with a great sales experience – courtesy of the "always helpful, well-informed and easy to get in touch with" Elise Sangster and Sarah Livsey – and Kaitlyn and Brodie were sold.

Kaitlyn and Brodie move in to their new home at Clayton Rise this September.

Want to be a neighbour? Visit claytonrise.com or call **778.278.0030** to learn more.

Already a neighbour? Call **778.278.0030** to learn more about the Clayton Rise referral program.



Elise Sangster and Sarah Livsey, our Clayton Rise sales team

There's plenty at Clayton Rise to attract homeowners. The Clubhouse, the idyllic location, the huge back decks and the airy floor plans are all big draws. And, of course, there's our first-rate sales team, too.

Clayton Rise homeowners Kaitlyn Neville and Brodie McDonnell were drawn in by the deluxe Clubhouse, then found that the helpful sales team of Elise Sangster and Sarah Livsey made their purchasing decision easy. "They were really well informed and so easy to get a hold of," says Kaitlyn.

The secret to Elise and Sarah's success? Both are unabashed fans of Clayton Rise. And they both have the drive, the attention to detail – and, perhaps most importantly, the sense of humour – to help them really shine. Here's what they have to say about Clayton Rise:

Best thing about Clayton Rise:

Sarah: *The Clubhouse, hands down. With the pool table and huge deck, it's the perfect place for entertaining. It's like adding another 5,000 square feet to your home!*

Elise: *The absolutely perfect location.*

Event you'd most like to host at The Clubhouse:

Sarah: *A boys-versus-girls Pool Competition (the one with cues and balls and chalk). Go Team Girls!*

Elise: *A 1960s pool party with big everything – sunglasses, hair, hats, drinks and personalities.*

Favourite Clayton Rise feature:

Sarah: *The surrounding running trails and deep soaker tubs.*

Elise: *The dog wash station for my two, fat, always-dirty yellow labs.*

To hear more about Clayton Rise (or just to learn more about Elise and Sarah), call them at **778.278.0030**.

THE HUDSON: The veil comes away to reveal a true beauty.



The beautifully restored terra cotta façade is revealed for the first time along Fisgard Street.

It's a much-loved icon. It boasts astonishingly beautiful bones. It's a project of indisputably epic proportion. It's The Hudson – and it's fast becoming the stuff of our modern-living dreams.

Grandly standing guard in the Uptown District of Victoria, what was once a legendary department store is well on its way to gaining legendary status all over again.

The Hudson is ultra-stylish, intelligently designed modernist residences wrapped in an historic landmark. It's full of gorgeous original elements: beautiful windows – 243 in all, lovingly refurbished by hand – stunning terra cotta work, and soaring columns and ceilings. And in the midst of all that Georgian grandeur, it offers incredible modern features, too: luxurious touches like deep soaker tubs and radiant in-floor ensuite heating; high-tech extras like a cutting-edge moisture-monitoring system for the exterior walls; eco-focused geothermal heating and cooling.

Together, the old and the new fuse together seamlessly, bringing a contemporary, stylish lifestyle to the historic Hudson's Bay building. In all, there are 152 remarkable homes: double-height lofts, single-level flats and magnificent penthouses. At street level, there will be retail boutiques, promising to bring even more buzz to the soon-to-be bustling neighbourhood.

And with all this in the works, bustling is also the perfect word to describe what's happening on site. Completion is set for late this summer, so there's plenty to keep us busy. At ground level, we've just completed the drilling for the geothermal exchange system. Up top, we'll be completing the final roofing during May. Meanwhile, we're forming the concrete slabs for level one of the parking garage and pouring the concrete in the carriageway. With the main concrete and steel structure complete, we're busy installing insulation and drywall; the painters are following close behind. In the courtyard, the last of the windows will be installed in May.

We're carefully restoring the heritage balustrades along the top of the historic structure and – with the Fisgard Street-side scaffolding down – we're excited to show off our handiwork on the terra cotta façade. With sidewalks being poured in April, it won't be long before passers-by can admire The Hudson from the Fisgard and Douglas Street sides.

The new Sales Centre – right in the Hudson neighbourhood on the northeast corner of Douglas and Herald – will open in early May. In the meantime, we're only a phone call away. Give us a call anytime at **250.388.0018** or **1.877.388.0018**. Priced from \$397,000.

hudsonliving.ca

The Hudson Community: Victoria's Uptown District reborn.

We're big fans of Victoria's Uptown District. It's the home, of course, of The Hudson – our conversion of the iconic Hudson's Bay building into history-making modern residences. But for us at Townline, The Hudson is just the beginning. We believe we can make an even bigger difference in reclaiming and redefining this part of downtown Victoria.

Our goal? A rejuvenation. Our strategy? Building a walkable neighbourhood with a variety of living, shopping and working options.

On the site of the old Hudson's Bay parkade, we're working on two new mixed-use developments: Hudson Place and Hudson Mews. Just north of The Hudson we're developing Hudson Walk, a multi-family residential community with ground-floor shops and restaurants. The Hudson Community will be a friendly, neighbourly, walkable way of life – an exciting transformation of Uptown Victoria.

Kinetic. Fresh. Young. That's Hudson Place.

Hudson Place's two mixed-use buildings – one with 19 storeys, the other with 24 – will animate the entire community. Both buildings will consist of ground-floor commercial space with residences above. And both – with their pedestrian-oriented streetscapes – will promote a more social, more community-oriented lifestyle. Imminently walkable, Hudson Place will give its residents the freedom to stroll everywhere they want to go. Chinatown? Right outside the door. Inner Harbour? Just down the road. Theatres, restaurants, parks, grocery stores? All steps away.

Hudson Place will combine style and accessibility in Townline's own distinct way. Visit hudsonplace.ca to learn more.

An urban village in downtown Victoria. That's Hudson Walk.

Townline is proud to partner with the Peterson Group to unveil the future of urban development right here in Victoria: Hudson Walk. A compact, mixed-use urban village offering everything for a modern lifestyle, all within walking distance. Hudson Walk will be a vital community encompassing living spaces, retail and restaurants.

Life at Hudson Walk will mean a higher quality of life – without the need of a car.

Walk to work; get your groceries on foot; take a stroll to the movies. From a bagel on the run to a lazy meal in a bistro, from a rock concert to a night of opera, from a bag of fresh vegetables to a tin of exotic Chinese tea, everything is right here and within easy reach.

Stretching along Caledonia Avenue from just east of Douglas all the way to Blanshard, Hudson Walk will add texture to the entire Uptown district. And for its residents, Hudson Walk will offer a lifestyle like none other. Quite simply, it's just a better way to live. Visit hudsonwalk.ca for more.

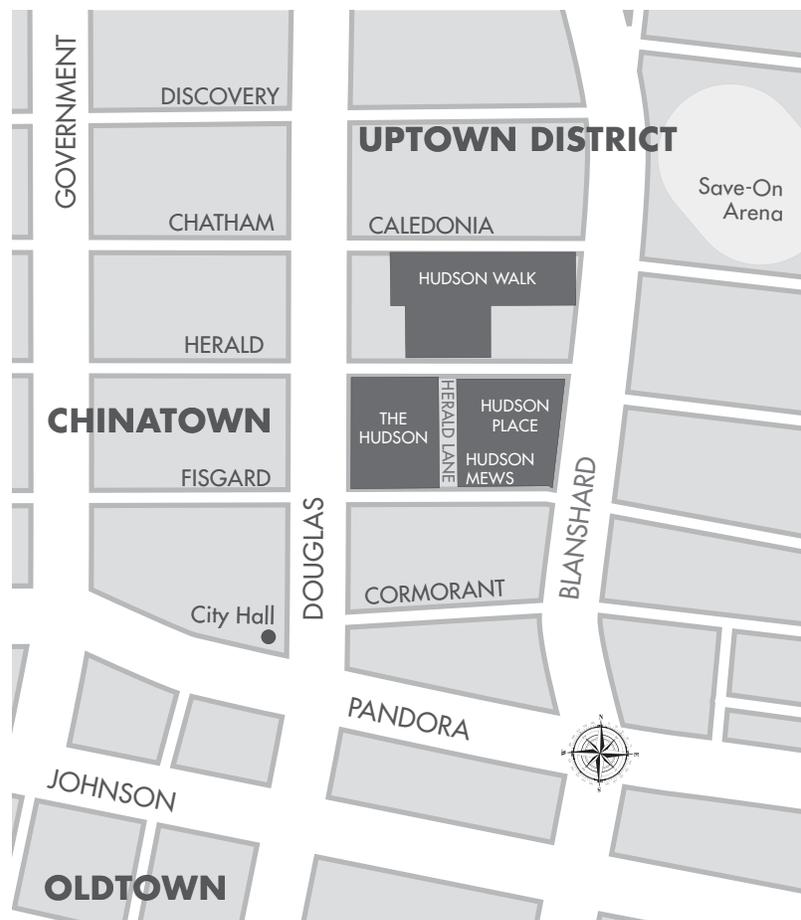
Diversity. Accessibility. That's the Hudson Mews.

It's a trademark of every great community: diversity. There's not a celebrated city in the world that doesn't have it. And with the addition of the Hudson Mews, we'll have it, too.

Sure, providing more affordable housing is, in itself, something we're very excited about. But there's a lot more to it than just that. By increasing the accessibility of Victoria's Uptown District, we're going to make it a whole lot more exciting for everyone. We're creating an energy and vibrancy that just can't exist in less multifaceted environments.

With 12 storeys and 120 homes, the Hudson Mews is one more way that we're contributing to building healthy, vibrant, inclusive neighbourhoods complete with a wide range of residents, amenities and services.

The Hudson Mews is a proud partnership between BC Housing and TL Housing Solutions. To learn more about BC Housing, visit bchousing.org; or to learn more about TL Housing Solutions, go to tlhousingolutions.ca.



RESIDENTIAL



Clayton Rise

Two and three bedroom townhomes in the desirable Clayton neighbourhood of Cloverdale. Features The Clubhouse with fireside lounge, games room, movie theatre and outdoor pool.

Priced from \$299,900
68A Avenue & 195 Street, Surrey, BC

Call: 778-278-0030
Web: www.claytonrise.com

SALES CENTRE AND DISPLAY HOME NOW OPEN. REGISTER TODAY

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.

Priced from \$397,000
Call: 250-388-0018 or toll free 1-877-388-0018
Web: www.hudsonliving.ca

NEW SALES CENTRE AND DISPLAY HOME COMING SOON. REGISTER TODAY



SOLD OUT

1241 Homer

An exceptionally limited collection of homes located in Vancouver's desirable Yaletown District. **SOLD OUT**

540 Beatty

Historic loft conversion of the Crane building in Vancouver's Crosstown district. **SOLD OUT**

Heritage

3 bedroom single family homes in the heart of Clayton Village with finished basements, fenced yards and detached two-car garages. **SOLD OUT**

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. **SOLD OUT**

For other opportunities in Cloverdale, see Clayton Rise.

Thunderbird Creek

This lush masterplanned community in Squamish offers acres of parkland, stunning views, and an extensive network of trails.

CURRENT RELEASE - SOLD OUT

To register for future releases, visit www.thunderbirdliving.com

COMING SOON

Hudson Place

Hudson Place will occupy the lands that are currently the old Bay parkade – and will be connected to The Hudson by a pedestrian oriented walkway. It will be two mixed-use buildings with ground-oriented commercial and residences above.

Blanshard and Herald Streets

Visit: hudsonplace.ca

The Gardens

A mixed use neighbourhood in a key gateway location in Richmond that will offer residential and commercial opportunities.

Visit: www.gatewaytorichmond.ca or www.liveatthegardens.ca

Coming Fall 2010

OFFICE/COMMERCIAL

The Hudson

This 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

Email: retail@hudsonliving.ca

Hudson Walk

Hudson Walk will be a mixed-use, multi-family residential community with ground floor retail, shops and restaurants that will add to the texture of life in the Uptown District of Victoria.

Blanshard and Caledonia Streets

Visit: hudsonwalk.ca

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.

Number One Road and Westminster Hwy, Terra Nova, Richmond, BC

Call: 604 276 8823

Coming Late 2010

The Gardens

A mixed-use neighbourhood in a key gateway location in Richmond that will offer various commercial leasing opportunities.

Now Leasing

Email: lease@gatewaytorichmond.com

Hudson Mews

The 12 storey Hudson Mews is made up of 120 home-ownership and rental suites and is a proud partnership between BC Housing and TL Housing Solutions. Stay tuned for more information.

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 Fall 2010

HOME OFFICE

The Townline Group of Companies

120 -13575 Commerce Parkway
Richmond, BC
Canada V6V 2L1

Call: 604 276 8823

Visit: www.townline.ca



The Best Place on Earth... to live, build and play.

At Townline, our focus on building quality homes means we're particular about the materials we use, the high-standards we follow and, perhaps most of all, the locations we choose.

That's why we spend so much time building in the Lower Mainland and Vancouver Island. With endless recreational opportunities, it's ideal for building vibrant and strong communities.

Here's just a taste of what's going on this season in the neighbourhoods that Townline (and you) call home:

May 21 – 24, 2010 Cloverdale Rodeo & Country Fair

After 121 years in operation, you can bet they know how to have a good time! Popular Vancouver band 54-40 opens the event that features some of North America's top rodeo riders, the Kidz Zone, clowns, a full fairway with rides, free concerts and more. www.cloverdalerodeo.com

June 25 – July 4, 2010 TD Vancouver International Jazz Festival

Celebrating its 25th year, the 10-day festival brings its sounds to public and community spaces, concert halls, clubs, and downtown streets. The festival electrifies the city with over 400 concerts (130 free ones!) featuring over 1,800 musicians. Last year, more than 500,000 people attended – and this year it's sure to top even that! www.coastaljazz.ca

July 7 – 10, 2010 Victoria's 11th Annual Ska Fest

The largest and longest-running festival of its kind in North America, this is one of Canada's most anticipated music events, drawing huge crowds and world-class talent. The festival specializes in ska, but showcases all of its influences including jazz, reggae, punk, latin and folk. Take in a free evening of music at beautiful Ship's Point or a workshop on the subtleties of punk. There's something for all. www.victoriaskafest.ca

July 14 – 18, 2010 Squamish Mountain Festival

Four days of climbing, climbing and more climbing. The Squamish Mountain Festival offers everything from hands-on climbing clinics, photography and film workshops to world-class presenters and films – with plenty of opportunities for socializing. Set against the spectacular backdrop of Squamish, is sure to please curiosity seekers and climbing enthusiasts alike. www.squamishmountainfestival.com



FSC
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 Product group from well-managed
 forests, controlled sources and
 recycled wood or fiber
 Cert no. SW-COC-001659
www.fsc.org
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We have chosen to use Sterling for Townline Connect.

The paper selection saves 360 gallons of wastewater flow and conserves 600,950 BTUs energy.

All information correct at press time. E&OE.

