



T O W N L I N E

CONNECT

QUARTERLY UPDATE

VOLUME 7 SUMMER 2010

WELCOME - Welcome to Volume 7 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.

IN THIS ISSUE

The Hudson

The wraps come off

Clayton Rise

Ownership has its privileges

The Gardens

A gateway to opportunity

Summer vacation

Tips to keep it green

THE WRAPS COME OFF THE HUDSON.



Custom-built, dark stained oak cabinets with fully integrated appliances and quartz countertops – a highlight of the homes at The Hudson.

The veils have been removed from the exterior of The Hudson to reveal the painstakingly restored terra cotta façades. It took a team of artisans two years to complete this homage to a bygone era of decorative Georgian architecture. It's a style that would be prohibitively expensive to do from scratch today. That makes The Hudson an exceptionally rare historic monument – as well as thoughtfully modern residences.

Those residences have also had an unveiling of their own with the recent completion of a fully furnished Display Home. As you can see from the images, it's an artful juxtaposition of the historic building and the modern homes. They play off one another beautifully and help to define a unique series of homes.

The homes are very well planned and make efficient use of the space. There's ample storage within the suites, and many homes have a bonus room that could function as an office, wine room or space for oversized sports gear. The finishing is crisp with a high level of attention to detail.

The Hudson is really unlike anything else you will see in Victoria.... and perhaps in Canada.

We anticipate having an occupancy permit by late August. Completions and move-ins will start as early as late August and carry on into September of this year.

And, if that isn't enough unveiling for you, we also opened our new Sales Office recently. It's at the northeast corner of Douglas and Herald at 1803 Douglas Street. It's a more compact, simpler display of the homes at The Hudson. But, all the information you could need or want is there for the asking. We even relocated our kitchen and bathroom vignettes.

While you're in the neighbourhood visiting, you might like to take a stroll to see just how close-to-home everything is to The Hudson. In fact, The Hudson has a Walkscore of 98! (www.walkscore.com) That's almost unheard of. The average walkscore for an address in a North American city is only 49. Chances are good that you won't find a better walkscore in all of Victoria than The Hudson. You won't need your car as much, and you'll be able to enjoy the fresh Victoria air while you get a bit of exercise walking around your new neighbourhood. It'll be good for the environment, and good for your health.

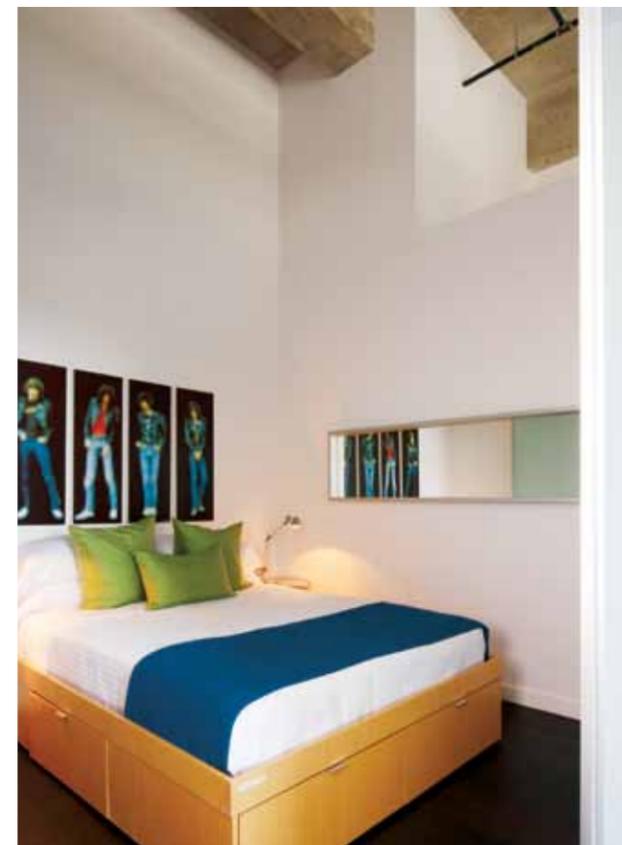
The new Sales Centre at 1803 Douglas is open regular hours daily from noon - 5pm except Thursdays and Fridays. Stop by or give us a call anytime at **250.388.0018** or **1.877.388.0018**. We'll be happy to give you a private unveiling of wonders of The Hudson.

Priced from \$377,000. HUDSONLIVING.CA



Above: Modern interiors with beautiful historic exteriors.

Below: Overheight ceilings soar above the bedroom with sliding glass doors.



TEAM HUDSON: a.k.a. Tracy & Mailo.



Tracy Menzies (right) and Mailo Paukkunen, The Hudson sales team

With The Hudson nearing completion there's a lot to see and be excited about. And so, when we asked our sales team, Tracy and Mailo (pronounced "my-low"), to tell us their favourite things about The Hudson, they had a tough time deciding. There's just so much to love about this place!

The good thing is that they know a lot about The Hudson, and can help you to make the right purchase decision. Here's what they have to say:

What's the Best thing about The Hudson?

Tracy: Location! Location! Location! Walk to China Town, theatres, shopping, and the great neighbourhood restaurants.

Mailo: Its uniqueness. The heritage look! I want to live in the old BAY!

What's your favourite historic feature of The Hudson?

T: The beautiful refurbished windows on the heritage façade.

M: My view of the refurbished heritage pillars outside my window.

What's your favourite new feature of The Hudson?

T: The sleek modern kitchens plus the geothermal heating (and cooling!) – it's good for me and the environment.

M: Translucent glass sliding doors for the bedroom.

Whats your favourite home type, and why?

T: Plan 27 with skyline views in a bright open 2-level plan, 17ft ceilings, and most importantly... my dream ensuite (complete with heated floors).

M: Plan 5 is a cute, cozy suite with high ceilings. When the glass sliding doors are open, it feels much more spacious than the actual square footage! It's a perfect size for a young person like myself!

To hear more about The Hudson (or just to learn more about Tracy and Mailo), call them at **250.388.0018**.

CLAYTON RISE: Ownership has its membership privileges



The Clubhouse at Clayton Rise. The wet bar and the pool. (Yes. That's wet, too.)

The pool is open. The sun is out (occasionally). And the neighbours are moving in. Clayton Rise really is a step up, but without spending an arm and a leg to do it. The homes alone represent great value and comfy living. But, when you add in the fabulous Clubhouse, pool, pool table, BBQ, exercise room, fireside lounge it's a pretty exclusive opportunity with an all inclusive, and very accessible price tag.

In parts of the world, there are clubs that cost over a million dollars to join. For that price, you could buy three homes at Clayton Rise and pocket a good chunk of change.

But, as amazing as the Clubhouse is, and as much time as you might spend there, you won't be living in the Clubhouse. It's just a bonus... a pretty outstanding bonus, though.

Clayton Rise is really about the homes, and the community that has been created. All the homes at Clayton Rise are 2 or 3 bedroom townhomes. They have modern plans with pitched roofs and light-filled rooms. All kitchen appliances are included and the kitchen has quartz countertops, not cheap plastic laminate. There are fenced yards and cultivated community greens.

There are stunning views of Mount Baker and the Fraser Valley for you to take in while you are kibbitzing with a neighbour or burning something on the BBQ.

It's all very comfortable, very friendly and much more than you might expect in a home that starts at around \$300,000.

As noted, some homes are complete and your new neighbours have already moved in. More homes will be completed over the summer and there has just been a new release of homes available to buy now and move in by late fall.

Recently prices have increased modestly, and it's possible that there will be subsequent increases in the coming months, so the sooner you buy your new home the more you will save, and the sooner you can start enjoying the Clubhouse membership privileges that owning a home at Clayton Rise offers.

Visit our website (claytonrise.com), or better still visit us at our Sales Centre. We have our Display Home open and we can show you around the Clubhouse and pool. That way you can really get a sense of what life at Clayton Rise can be. And you can cure your pool envy by becoming a member of what we think is the best club in Cloverdale.

Open noon to 5 pm daily (except Thursday and Friday)

195th and 68a Avenue in Surrey.

www.claytonrise.com 778.278.0030

The Gardens: no longer a fantasy

If you know the City of Richmond you're probably familiar with Fantasy Gardens, or Fantasy Garden World as some knew it. It's a large patch of land at the southeastern gateway to Richmond with a storied history. It's been a massive plant store, the location for numerous television episodes like the X-Files as well as a set for movies. But, it's probably best known as the site of a botanical garden themed "amusement park" with numerous medieval styled buildings including a castle and a windmill.

For years now, it has sat unused. And, many of the buildings are in a sorry state. So, it's exciting to announce a partnership of Townline and TA Development One (Canada) Ltd. (along with the City of Richmond) to redefine the entire site.

To begin with, the 12-acre botanical garden will become a public park operated by the City. It will be open for all to enjoy. No more admission fees like there were when it was privately operated. There will be many sections to the park with walking trails, a demonstration forest, an open green space that will allow for formal (such as outdoor wedding ceremonies) and informal gatherings.

There is talk of a community garden area, and an agricultural learning centre. It will be a welcome addition to the Garden City's parks preserve.

The remaining lands - currently the parking lot to the south and the neglected themed buildings - will be re-developed by Townline in partnership with TA Development One (Canada) Ltd. and will be known as The Gardens.

The Gardens will be a series of mixed-use buildings with a large residential component and a range of commercial/retail that will see a grocery store, a signature restaurant and a variety of daily essential services that will make The Gardens a self-contained urban village. And, there will be pedestrian-friendly walkways, tree-lined streets, open green spaces and gardens within the residential areas to encourage a sense of community.

With the possible addition of the community garden, a person could live a very ecological life. In an age when we are being encouraged to get the things we need from within 100 kilometers of home (or 100 miles. See www.100milediet.org), a person living at the Gardens could do that within 100 metres of their home! Now, that's living green at The Gardens!

This is a prime location with great proximity to shopping, connections to the Canada Line, a new daycare, and much more to satisfy your daily needs.

As for the form that the residences will take, it's early days yet - far too early to say exactly what it will look like. But, suffice it to say that it will be neighbourly, attractive, modern and highly livable. It will be a positive addition to the southeast corner of Richmond, and truly mark the gateway to the Garden City.

If you'd like to learn more about The Gardens, visit our mini website at www.GatewaytoRichmond.com and if you are interested in living at The Gardens go to www.LiveatTheGardens.ca and register today.



Preliminary artist's conception of the homes at The Gardens.



RESIDENTIAL



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 \$377,000

Call: 250-388-0018 or toll free 1-877-388-0018

Web: www.hudsonliving.ca

NEW SALES CENTRE AND DISPLAY HOME NOW OPEN.

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 the low \$300,000s
68A Avenue & 195 Street, Surrey, BC

Call: 778-278-0030

Web: www.claytonrise.com

SALES CENTRE AND DISPLAY HOME NOW OPEN. 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**

Heritance

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

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

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.

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

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

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



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

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

HOME OFFICE

The Townline Group of Companies

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

Call: 604 276 8823

Visit: www.townline.ca



Down to Earth Vacationing

Whether camping, staycationing, or traveling afar, here are some ideas, tips, and suggestions for how you can be more environmentally friendly this summer while vacationing:

- To keep the carbon footprint low, stay close to home! Check out hellobc.com or travel.bc.ca for some great home grown holidays.
- Look for eco friendly hotels that support the local economies. (greenglobetourism.com, environmentallyfriendlyhotels.com, istaygreen.org, greenhotels.com)
- Eat locally. Reduce your carbon footprint by eating food grown and caught close to home. Get some tips from: 100milediet.org and 100mile.foodtv.ca.
- Shut down your house while you're away - turn down thermostats, unplug any appliances with power adaptors (to reduce "vampire energy"), unplug your TV, shut down computers, etc.
- Choose travel providers such as airlines that purchase carbon offsets so that your transportation can be "carbon neutral".
- Whenever possible, walk or take transit instead of cabs or driving.

For green "staycations"

- Try using reusable containers or biodegradable disposable goods such as bamboo cutlery and plates when packing to a local picnic.
- Relax at your pool, visit the local beach, or try some hiking or trailing activities at the national parks, hiking trails and forests.
- Check for eco spots of your community like a botanical garden or dine at an eco-friendly restaurant.
- Use mass transit if your staycation involves traveling for few hours from your place as this might help you lower the carbon footprint.
- Spend time in your backyard and learn what can be done to treasure your green spaces.



FSC

Mixed Sources

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.

