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QUARTERLY UPDATE

VOLUME 8 FALL 2010

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AT HOME IN THE HUDSON

From the moment you enter the lobby at The Hudson, you realize that these common areas are anything but common. Illuminated areaway purple glass guides you to the new residential entrance on the southeast corner of the building. A custom designed chandelier made from reclaimed lights fixtures from the original department store illuminates a gallery-like environment with historic artifacts displayed like pieces of modern art. Nothing has been left to chance. The entire space has been programmed to give homeowners and visitors a welcoming sense of arrival.

With occupancy permit in place, all of the original levels of The Hudson have now been finished. And, people have started moving in!

You could, too. In fact, you could be living at The Hudson as early as October 1st. The homes really are in a league of their own. Behind the beautifully restored façade are homes that are bright and open. Ceilings are much higher than the standard which gives a great sense of volume and with the added ceiling heights comes large restored original windows to flood the homes with more natural light.

The interiors are crisp, modern and well planned to maximize the use of space. Fully integrated kitchens conceal appliances like the refrigerator and dishwasher behind millwork panels that match the rest of the

cabinetry. The effect is clean and uniform so that the kitchen feels very much a part of the open plan space rather than an intrusion.

There are now two fully furnished display homes for you to tour to help you make your purchase decision. There's a classic one-bedroom single-level home, and a large (1400 square feet) double-height, two-bedroom loft. Each has its own notable charms and both are sure to impress.

SELECT HOMES AVAILABLE

We have a limited selection of beautifully appointed single-level and double-height lofts for you to choose from.

Single-level flats are priced from \$377,000

Double-height lofts are priced from \$499,000

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 the wonders of The Hudson.

hudsonliving.ca



WHAT IS THE MEANING OF THIS?

Here are some interesting tidbits of information about the artifacts that you will find installed around The Hudson. We've incorporated them as a nod to the roots of this great building.



ENTRANCE TO STORE

The letters that you see in the main elevator lobby were rescued from the original parkade. They used to sit on a huge ballast that provided electricity for the neon tubing that was inside of them. The sign directed shoppers from the parkade to the back entrance.

We had the letters removed from the ballast, reconditioned and installed as a modern reminder of this building's heritage.



THE GAUGES

We aren't exactly sure where these came from in the building, but they were various boiler pressure and temperature gauges that were part of the original heating system for the building. It's sure not the modern Geothermal system we have today but it's a great reminder of early 20th Century technology.

RECLAIMED DOUGLAS FIR WOOD PLANKS

Although not from the original building, the locally reclaimed Douglas Fir is featured in the lobby and the 2nd, 3rd and 4th floor elevator lobbies. Interestingly, this wood comes from a 1918 warehouse that was home in the 1970's to the company that re-purposed and refinished it for use in The Hudson.



THE CHANDELIER

The custom chandelier in the lobby was designed by Evoke International Design from salvaged lamps that were used throughout the building. In a way, it's like a metaphor for the building – a modern intervention with historic elements.

If you'd like to know more about the artifacts, or learn more about owning a home at The Hudson, stop by our sales centre at 1803 Douglas and have a visit with Tracy or Mailo.



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

WINTER AT CLAYTON RISE...

POOLSIDE OR FIRESIDE.



All Clayton Rise photos in this article by Martin Tessler



At Clayton Rise, poolside in the winter means a warm fireplace, a comfy lounge area and, of course, a pool table.

Enjoy all of the creature comforts of the 5,000 square foot Clubhouse year round. There's a games room, fitness centre and movie theatre to help you wile away the winter hours. Plan a movie night, a yogathon, birthday bash, Super Bowl Sunday, hockey night, girls' night or just kick back and enjoy time with friends.

The 5,000 square foot Clubhouse is complete with an outdoor pool, fireside lounge, games room, fitness centre, and movie theatre.

Move in before Christmas. We have homes ready for you to move into before the end of the year. And, let's face it, who wants to move after Christmas? Most of us just want to bask in the afterglow of the holidays.

There's a good selection of bright, open 2 or 3 bedroom townhomes. They have modern plans with pitched roofs and light-filled rooms. All appliances are included (Yes. Even the

washer and dryer!) and the kitchen has quartz countertops. There are fenced yards and cultivated community greens. Private, oversized garages connect directly to homes, and on-site visitor parking makes life so much easier. All this in a home that starts at around \$300,000.

You can still take advantage of construction pricing, but prices do go up monthly. So, the sooner you choose 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 visit us at our Sales Centre. Our Display Home is open and we can show you around the Clubhouse. That way you can really get a sense of what life at Clayton Rise can be.

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

195th and 68a Avenue in Surrey.

www.claytonrise.com 778.278.0030

A VILLAGE IN THE GARDENS



A well remembered but lately neglected landmark becomes the newest and most comprehensive urban village in Richmond.

The Gardens is a comprehensive rejuvenation of the old Fantasy Gardens site in Richmond. It will include a 12 acre public botanical garden with trails, a community garden and demonstration farm.

The rest of the site will become Richmond's newest and most comprehensive urban village with a series of mixed-use buildings.

Developed by Townline in partnership with TA Development One (Canada) Ltd., there will be 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. 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 architecture by Ray Letkeman, the homes will have a strong West Coast Contemporary style with modern, efficient interiors designed to optimize space and enhance livability. The

entire site will be attractive, appealing and modern in a way that will stand the test of time. The homes will represent good value and a sound investment.

The Gardens is in a prime location with great proximity to shopping, connections to the Canada Line, a new daycare, and much more to satisfy your daily needs. There's easy access to everything that Richmond has to offer, as well as major routes to get you to downtown Vancouver, Vancouver International Airport, Tsawwassen Ferry Terminal, or even south to the U.S. border.

Demolition is now underway (above right) and Phase 1 of The Gardens is scheduled to be offered for sale in the Spring of 2011.

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.

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 next century living in Uptown Victoria.

Priced from \$377,000

770 Fisgard Street, Victoria, BC

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

Web: www.hudsonliving.ca

MOVE IN NOW! BUILDING & DISPLAY HOME TOURS AVAILABLE.



Clayton Rise

Two and three bedroom townhomes in the desirable Clayton neighbourhood of Cloverdale featuring 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

VISIT THE SALES CENTRE TODAY TO TOUR THE CLUBHOUSE AND HOMES.



Terra Nova

Luxurious four bedroom homes in Richmond's most desirable neighbourhood with two car garages, fully fenced backyards, spacious kitchens and open floor plans.

Priced from \$1.125 million

6115 - 6131 Dunsmuir Crescent Richmond BC

Call: 604 276 8823

Web: www.townline.ca/projects/residential/terra_nova.php

NOW SELLING



COMING SOON

The Gardens

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

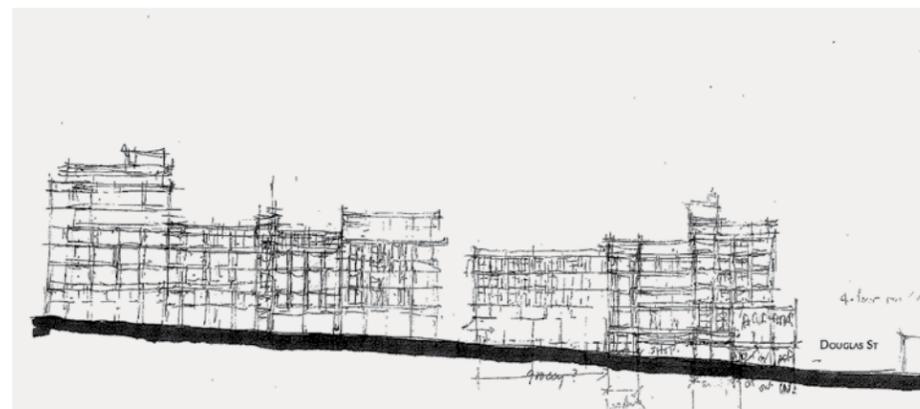
Visit: www.gatewaytorichmond.ca or www.liveatthegardens.ca

Coming Spring 2011

Hudson Mews

The 12 storey Hudson Mews is made up of 120 market rental suites. Construction is set to commence in Spring 2011. Stay tuned for more information.

Coming Fall 2011



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

Coming Fall 2011

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

OFFICE/COMMERCIAL

The Hudson

The historic Hudson's Bay Building features 17 foot ceilings on the ground floor. There is a wide range of commercial leasing opportunities including along the newly developed carriageway.

Douglas and Fisard Streets, Victoria, BC

Now Leasing

Contact: Eric Bramble or Fraser Campbell, Royal LePage Coast Capital Realty

Call: 250.888.3500 or 250.888.3110

The Gardens

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

Now Leasing

Contact: Chris Taylor, CBRE Commercial

Email: ctaylor@cbre.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



The leaves aren't green anymore, but you can be.

With the weather cooling, it might be a bit harder to think of ways to stay green. Here are some tips for doing just that this winter:

- Move furniture or any obstructions from vents, baseboard heaters, registers on the floor or radiators so that air moves freely.
- Vacuum the refrigerator coils to keep the compressor running efficiently. Check the seal on the door ... try closing it on a dollar bill. If you can pull the bill out easily, it's time to replace the gaskets.
- Clean the ducts and area behind the dryer. And don't forget, clean the filter after every use and wash it every once in awhile.
- Install foam covers over outside water spigots to prevent freezing.
- Check for water leaks both inside and outside.
- Bring in any houseplants that have spent the summer outdoors. They'll help clean the air.
- Consider raking leaves rather than using a "blower". Once raked up, use them as mulch to protect plants throughout the winter.

- If you have a ceiling fan, reverse the direction to run clockwise (stand under the fan and if you feel a breeze, reverse the direction so that air is being drawn upwards). This pulls the air up against the ceiling and down the walls, to gently re-circulate the warm air without creating a cooling "wind chill effect."



We have chosen to use Sterling for Towlne Connect. The paper selection saves 360 gallons of wastewater flow and conserves 600,950 BTUs energy.

The developer reserves the right to make changes and modifications. Prices quoted in this publication are subject to change without notice. E & O.E.

