



T O W N L I N E

# CONNECT

QUARTERLY UPDATE

VOLUME 9 WINTER 2011

THIS ISSUE

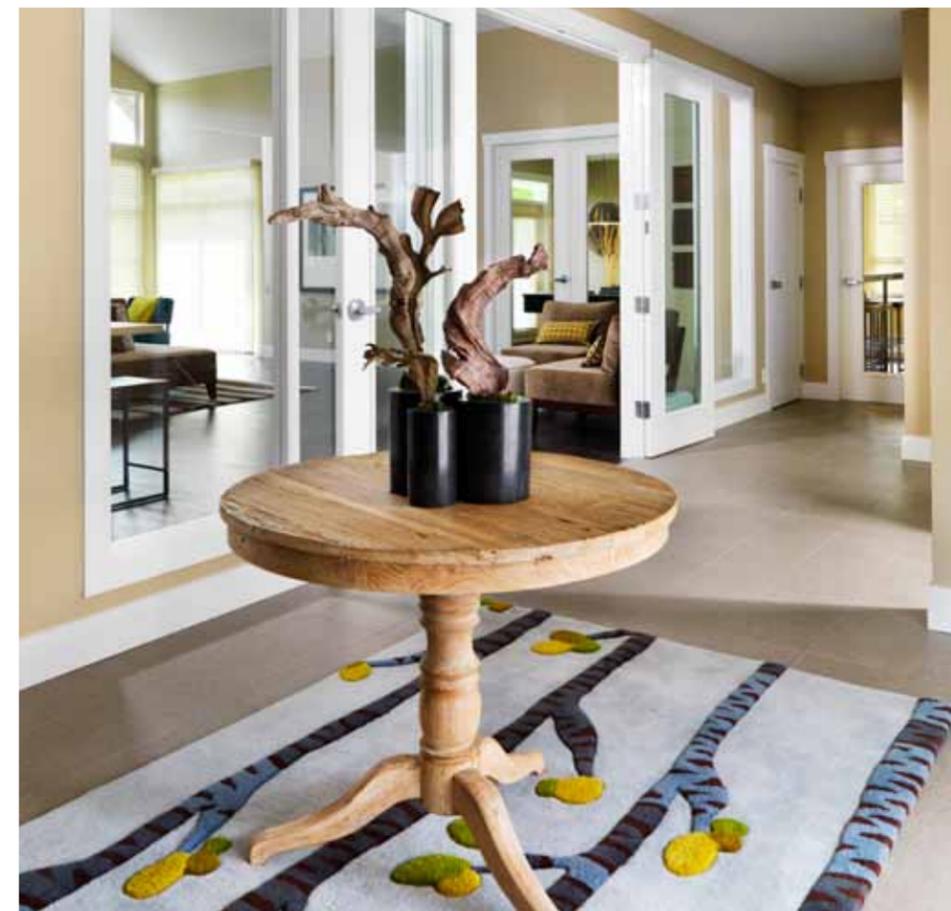
**Clayton Rise**  
Right in the neighbourhood

**The Hudson**  
The view from the top

**The Gardens**  
Gateway community

**Happy Green Year**  
Green up your resolutions





## RIGHT IN THE NEIGHBOURHOOD

**When we asked** the architect what inspired his plans for Clayton Rise, he said, "The site - it reminds me of a beautiful country estate." It's true. Clayton Rise has a uniquely private, rural feel. But, you are definitely not isolated. In fact, quite a vibrant community is developing around Clayton Rise. We've been right in the neighbourhood for some time now. First with Canterbury Ridge and Compass. Then with Clayton Rise. And, in the not-too-distant future we'll be starting The Grove.

New shops and services have started to open up close by, too. And within blocks, you'll find the best parks, schools and shopping in the area.

But, if home is where your heart is, you can kick back year round at The Clubhouse at Clayton Rise - complete with a fireside lounge, games room, movie theatre, fitness centre and outdoor pool. (The outdoor pool is closed for the winter, but will re-open as soon as Spring has sprung)

So, if your New Year's resolution is to improve

your living conditions, you could do just that at Clayton Rise. There's a good selection of bright, open 2 or 3 bedroom townhomes. The floor plans are modern with pitched roofs and light-filled rooms. The kitchen has quartz countertops and includes major appliances. There are fenced yards and cultivated community greens. Private, oversized garages connect directly to homes, and there's on-site visitor parking. All this in a home that starts at around \$300,000.

There are finished homes available now, so you can move in tomorrow. Soon, you can be right in the neighbourhood, too.

Visit our website ([claytonrise.com](http://claytonrise.com)), or visit us at our Sales Centre. Our Display Home is open and we can show you around the Clubhouse.

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

195th and 68a Avenue in Surrey.

[www.claytonrise.com](http://www.claytonrise.com) 778.278.0030



## GET TO KNOW US BETTER.

Getting to know your neighbours and more about Clayton Rise is a great way to feel more a part of the community. Living at Clayton Rise really is a step up, in more ways than one.



Heather and Ryan, newly engaged homeowners at Clayton Rise

**Does this man look like a hopeless romantic?** Well, he is. Meet Ryan and Heather. They are new homeowners at Clayton Rise who recently became engaged. But, it was how they became engaged that is the charming part of this story.

Ryan had taken Heather to view their new home while it was under construction. As far as Heather knew, they were just going for a walk-through. But, when Ryan told her to look over by the closet of their master bedroom, she was pleased and surprised to discover flowers and a stuffed toy puppy. But, not nearly as surprised as she was when she turned around. There was Ryan down on one knee holding out a gorgeous engagement ring.

What a great way to start their life together at Clayton Rise. Even better, their best friends are moving into the home right next door.

It was Heather's girlfriend who helped seal the decision for this young couple to buy a home at Clayton Rise. But, there was more to it than that. They tell us that they love the modern finishes and high ceilings, the double vanities in the master ensuite, and the layout of the main floor. Their list of check boxes goes on. The location. The price. The quality. And of course, The Clubhouse.

But, choosing a favourite item in The Clubhouse wasn't so easy. For Heather, it's the pool and the Fireside Lounge. For Ryan – the gym and the games room. So, we'd say that they like pretty much everything about The Clubhouse, their new home at Clayton Rise, and each other. And, they had a lot of good things to say about Elise and Sarah – our Clayton Rise sales team.

Heather says, "We've had a lot of fun with the girls at the sales office at Clayton Rise. They're so personable and you truly feel like a friend walking in there – though we stop by all the time to bug them and look at the display home. The fact that they took the time to help arrange for our engagement to go as planned is huge for us. They truly care about the people who are moving into the homes at Clayton Rise."

As for Elise and Sarah, they're both first-time home buyers themselves. So, they really understand the process – and they love to see people excited about their new homes at Clayton Rise.

2010 was an exciting year for our sales duo as they were able to help award a trip for two to Mexico, Canucks tickets and other fun things. They see Clayton Rise as a great place to buy a first home, raise a family, or start your investment journey. And suggest that there's no better way to start fresh than with a new home at Clayton Rise. Stop by the Sales Office at 195th and 68a Avenue in Surrey for a visit. They're open noon to 5 pm daily (except Thursday and Friday).



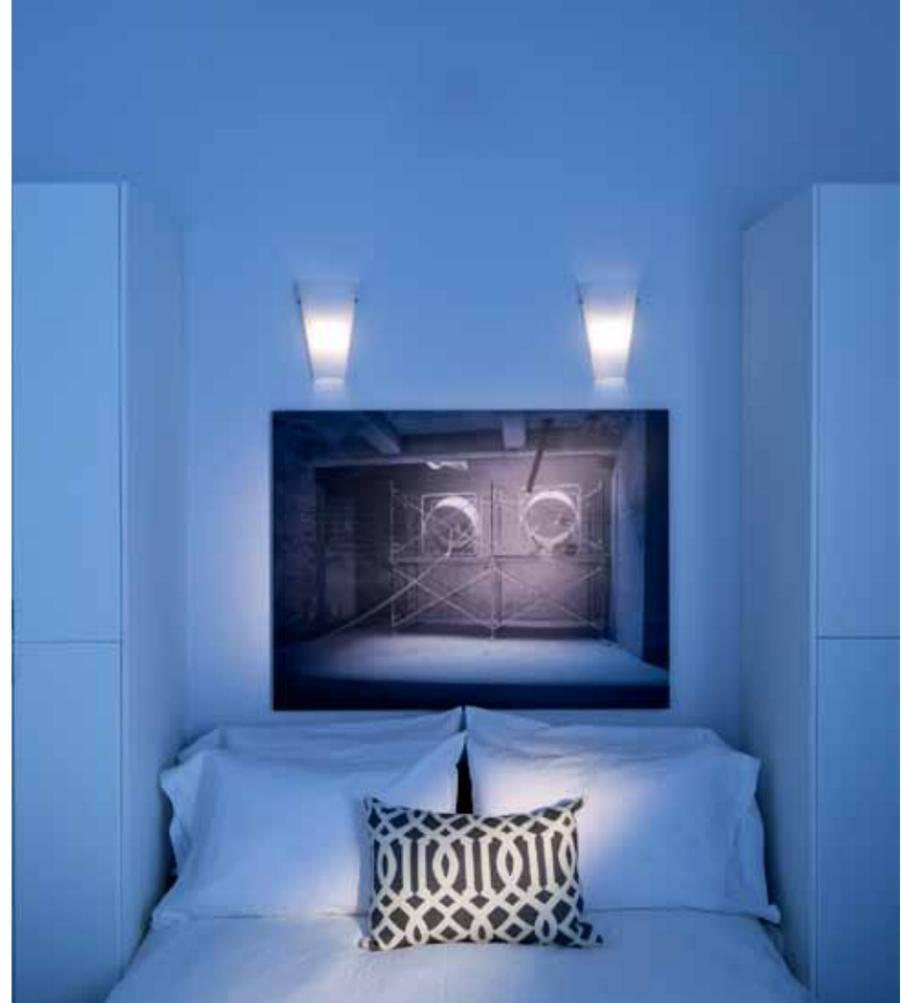
Sarah Livsey and Elise Sangster, our Clayton Rise sales team

This photo of Clayton Rise Clubhouse by Martin Tessler. Photos of Ryan & Heather and of Elise & Sarah by Marcos Armstrong.

# AL FRESCO IS NOT A CHEEKY ITALIAN GUY



The Hudson rooftop deck (left) and The Hudson Guest Suite photos by Raef Girhne



**Terrace. Patio. Deck.** Whatever you call it, it is simply awesome! The common area roof top deck, which used to be the top of the original building at The Hudson is mammoth. In fact, you could have all of the residents and some guests up there and still have room to flip burgers on one of the two permanent natural gas grills.

Dine al fresco. Sun bathe. Read a book. Socialize. Or just soak up the views of Victoria and the Inner Harbour. This terrace really expands your horizons – as well as your living experience at The Hudson.

And speaking of expansion, it's great to know that The Hudson has a really nicely appointed guest suite that owners can book for out-of-town visitors. So, you don't have to have a guest room set up for the few days a year that it might actually get used. And those who have a one bedroom home won't have to make their guests couch surf.

All of this adds to the already fabulous experience of living at historic The Hudson in Victoria's Uptown District. It's a really stunning

conversion of the old Hudson's Bay building with interiors that rival any in Victoria.

The Hudson is close to Chinatown, Oldtown and all of Downtown. You can walk to pretty much wherever you want. And, for those slightly longer journeys to places like UVic, there's a bus stop right outside on Douglas Street.

**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 – priced from \$377,000**

**Double-height lofts – priced from \$499,000**

The 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](http://hudsonliving.ca)



**2010 Survey winners**

Above: Mike Vanblokkand, Stephanie Bilodeau, with their daughter Sophie - 2010 Customer Service Survey winners.

Our thanks go to everyone who completed a Customer Service Survey in 2010. And our congratulations go to Mike and Stephanie who, just by filling out a survey, became the winners of this year's \$2,500 grand prize. They plan to put the prize money towards a trip to Hawaii in March.

Mike and Stephanie's favorite detail of their home at The Hudson is the overheight ceilings with full height glazing that opens onto their exceptionally large courtyard patio. And, they describe their customer service experience as thoughtful, organized and thorough with timely follow-ups – and tell us that Townline's customer service has been exceptional.

It's a commitment that starts right from the beginning. As a new homeowner, we'll send you the first of three Customer Service Surveys within a month of your purchase. Once you take possession of your home, you'll get the second. The third survey follows a year after you move in.

Each of our surveys is geared to ensure 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 can make things better.

If you would like to contact Townline Customer Service, please call **604.276.8823**

# AN OVERVIEW OF THE GARDENS



Artist's concept drawing only. By Callum Strigley

# A ROSE BY ANY OTHER NAME

The Gardens will be a brand new community with West Coast Contemporary homes, a signature restaurant, grocery store and other amenities as well as a 12-acre botanical garden. Here are a few tidbits about The Gardens.

## RESIDENTIAL

The initial release of homes at The Gardens will range from one-bedroom to well proportioned 2-bedroom apartment homes. They will be clean, modern West Coast Contemporary in style with extensive use of brick on the exterior façades. With architecture by internationally renowned Ray Letkeman Architects and interior design by I3 these are homes that will not only serve you well when they are completed, but will be a sound investment into the future.

## COMMERCIAL

As we move globally towards more compact urban environments where we leave our cars parked and walk, it is important that we have the essentials of daily living close to where we live. The Gardens has been planned to accommodate this economical, intelligent way of living and will feature a signature restaurant, a large grocery store and many other street level services to meet your daily needs. It's too early to say who the anchor businesses will be, but they will benefit life at The Gardens.

## BOTANICAL GARDENS

Of the original area that was Fantasy Garden World, 12 acres have been committed to be a natural botanical garden. It will be operated by The City of Richmond and will be open to the public. In the gardens you will find a range of interesting areas from a formal area that can be booked for functions such as weddings to a demonstration agricultural area. And, a section is allocated to be community gardens where locals can come and grow their own produce if they wish.

There will be paths throughout the gardens to allow you to take a break from the city and escape into the verdant surroundings. It will be a welcome addition. Richmond is, after all, known as the Garden City.

## WHY IS IT CALLED THE GARDENS?

If you know anything about the history of the site, you know that it was once known as Fantasy Gardens or Fantasy Garden World. It was a privately operated botanical garden and it stood there for many years. After that commercial venture closed, the site was used for a period by Art Knapp Garden Centres.

Given the site's rich botanical history, and the fact that there will still be a 12-acre garden adjacent to the new homes, it seemed only fitting that a site at the gateway to the Garden City retain the name The Gardens. We just removed the "fantasy" to make it a reality.

Like to learn more about The Gardens? [www.gatewaytorichmond.com](http://www.gatewaytorichmond.com)  
Interested in living at The Gardens? [www.liveatthegardens.ca](http://www.liveatthegardens.ca)

**Priced from the low \$200,000s.**

This is not an offering for sale as such an offering can only be made when accompanied by a disclosure statement.



Flora photos by Jessica Bushey

## 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 the 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.**



### The Gardens

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

Priced from the low \$200,000s

Steveston Highway and No. 5 Road, Richmond BC

**Visit:** www.gatewaytorichmond.ca or

www.liveatthegardens.ca

**Coming Spring 2011**



## COMING SOON

### The Grove

144 - 2 & 3 bedroom townhomes with an extensive amenity building and shared access to The Clubhouse at Clayton Rise. Stay tuned for more information.

**Coming Spring 2012**

### Hudson Mews

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

**Visit:** hudsonmews.ca

**Coming Spring 2012**



### 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 Winter 2012**

### 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 Fisgard 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



## Top Green New Years Resolutions

Among the top resolutions every year are to lose weight, quit smoking and live a healthier lifestyle. Well, you can do all of that AND live a greener life at the same time. Here's how.

- 1) **Lose weight.** Go local and fresh. Eliminate packaged, processed foods from your diet and replace them with fresh local veggies, fruit and staples... and take the green lifestyle road. Walk to the nearest grocery store instead of drive, and watch the pounds fall off.
- 2) **Quit smoking.** Save the planet... and yourself. Cigarette smoke contains carbon dioxide and methane – releasing about 2.6 billion kilograms of carbon dioxide in the air every year, and 5.2 billion kilograms of methane every year.
- 3) **Live healthier.** You don't need an expensive gym club membership or another gimmicky exercise machine gathering dust under your bed. Just get out and walk. Walkers have less incidence of cancer, heart disease, stroke, diabetes and other killer diseases. They live longer and get mental health and spiritual benefits. And, they don't produce as much greenhouse gas because they aren't driving everywhere.

And while you're at it, here are some ideas to help further reduce your carbon footprint.

- 4) **Reduce your energy consumption.** Unplug electronic equipment when you're not using it. Turn off the lights. Use programmable thermostats. Invest in energy monitors so that you'll know how much you are consuming. Just being aware will make you more mindful to trim the excesses. Lower the heat and wear an extra sweater – you can cut your consumption and bills by 10%.
- 5) **Cut the clutter.** Tape a note inside your mailbox asking for no unaddressed mail or flyers. Less junk mail. Less paper. Less landfill.
- 6) **Digitize your home.** Go paperless and file documents electronically.
- 7) **Host a 'Green' New Years Party.** Rent party-ware instead of using disposable paper plates, napkins and plastic cups. Sample some organic wines. Buy locally made snacks. That's just good, green fun.



We have chosen to use Sterling for Townline 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.

