

# TOWNLINE CONNECT



Rentals  
That  
Rock

Taking Action  
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An Eye For Detail:  
An interview with the  
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# Rentals That Rock

While rental buildings of the past were not always the most inviting of places, today's developers have rewritten the rental guidebook. Newer rental buildings are designed with long-term tenants in mind, leading to inviting communities packed with comforts and conveniences, and spaces that encourage authentic social connections. Here are just a few of the latest trends that are making rental buildings remarkable places to live.



## Amenities that create community

Today's rental buildings provide much more than a roof over people's heads. Many include amenities that truly enable residents to meet people, make new friends and expand their social circles. It's perfect for those moving to a new city or neighbourhood, and especially relevant given the recent trend towards remote work, which has limited our time to connect and bond with co-workers.

Developments are taking the concept of community amenities to impressive lengths. Some offer shared social spaces for casual fun, like communal lounges, billiards rooms and outdoor courtyards. Others include premium bookable facilities that let tenants host birthday parties, baby showers, or other celebrations that require more space or specialized equipment.

Social lounges with gourmet kitchens, karaoke rooms and movie theatres are just a few examples. Some developments offer areas and equipment geared towards specific interests and activities, like bike workshops, reading rooms and club-calibre fitness facilities.

## Co-living units

One of the most interesting trends for rental buildings aims to reimagine how we live. Co-living communities pair private living quarters with spaces shared with other tenants. They come in many shapes and sizes. In one common setup you might rent a room that includes a bed, bathroom and small living area, and share a kitchen, lounge and social amenities with others in your pod.

The benefits include a real sense of community, close connections with a new group of friends, and access to organized social events close to home, like wine tasting or movie nights, that you don't have to organize or host—though you can usually help if you want to. That's the beauty of co-living spaces: they provide freedom of choice to join events and use spaces as you like, but you're not paying extra to have space in your home that you may not need.

Other perks of co-living can include cleaning services, onsite repair and maintenance, inclusion of utilities, and more. Rental rates are also an attractive feature as co-living communities compare favourably to monthly urban living costs since many spaces are shared with others. This can be especially appealing for young people and students who are saving up to purchase a home, or for retirees looking for a pied-a-terre while traveling the world.

## Greener ways to go

Cycling has taken off in urban centres over the past decade, as dedicated bike lanes now wind through many cities and towns, and road biking has become something of an exercise trend. Newer rental buildings tend to have bright and secure rooms purpose-built for bike storage, as well as bike lounges and repair stations - adding yet another opportunity to socialize and meet people with similar interests. In addition to bike rooms, many rental buildings include spaces for owners of electric vehicles to charge their cars, offering sustainably minded tenants more options.

## Convenient deliveries

Expecting a package, but you're on Zoom, or not home? It's a common challenge today. Many new rental buildings come equipped with secure parcel lockers, meaning you never have to worry about missing a delivery. Some even come with ample storage for dry and refrigerated goods, recognizing the trend toward home grocery delivery and meal kits. Others include parking spaces right out front to make meal deliveries and ride-sharing pick-up and drop-off uber easy, any time of day.

## A focus on health and wellness

Amenities aren't restricted to the indoors. Recognizing the importance of integrating nature, fresh air and sunshine into our everyday lives, many new rental communities include spaces that make it easy to get outside. They range from recreational spaces, like basketball courts and pools, to relaxing social spaces, like community gardens, fireside lounges and lush lawns. Still others offer spaces for the whole family to burn off some steam, like kids' playgrounds and dog wash and play areas. ▀

## Townline is trending

Townline continues to push for new, innovative approaches to amenities and shared spaces in our rental communities. Here are two prime examples.



## Pandora

A 16-storey, 121-unit rental tower coming to Victoria, Pandora is planned to include 54 co-living suites ranging from three to five bedrooms. Those in co-living units would share kitchen and dining space, and have their own bedrooms. Many cool social spaces will give residents plenty of opportunities for fun, including an outdoor fireside lounge and games room. An in-house social coordinator will organize events, like movie nights or whiskey tastings.



## Hudson Place Two

Located in downtown Victoria's Hudson District, this sophisticated urban rental community pairs ultra-convenient access to shops, services and eateries with elevated amenities right at your doorstep. Residents enjoy a fully equipped fitness facility, speakeasy-style lounge, lushly landscaped courtyard with a children's play area, and dog run for furry friends and their fans.

# TAKING ACTION FOR The Environment



The conversation around sustainability continues to gain momentum. It's especially relevant for developers, as around 17% of Canada's greenhouse gases are produced by buildings. We sat down with Brett Sagert, Passive House and Sustainability Specialist with TL Housing Solutions, to talk about the latest approaches to combatting climate change and how the company is committed to being part of the solution.

With a background in engineering and an education in sustainable building design, Brett Sagert works alongside our development and construction teams to ensure we're incorporating sustainable design into everything the company does. "I help our team achieve higher levels of sustainability and make sure that all of the design elements align with our goals for each project," he says.

As Brett notes, the rationale for strong sustainable standards are intrinsic to TL Housing Solutions's mission as a responsible developer. "Our core values are: we're down to earth, we think it through, and we do the right thing," he says. "The whole idea behind driving sustainability forward is that it's obviously the right thing to do. You end up with healthy, well-built homes and communities people want to live in."

In B.C., the standards for sustainable design and construction have evolved

over the past several years, and the City of Vancouver recently established an ambitious target of net zero emissions in all new construction by 2030.

To get there, we'll need to follow the BC Energy Step Code, a series of optional guidelines that local governments can adopt to encourage energy efficiency in new buildings, beyond what's required in the BC Building Code. The Energy Step Code consists of five levels—the higher the level, the more environmentally friendly the building is. Buildings designed and built to Step 5 of the code are considered 'net zero-energy ready,' meaning they are capable of achieving net zero energy performance with the addition of solar panels or other clean energy-producing features.

It's not just about meeting the minimum standards, Brett notes. TL Housing Solutions is interested in taking our approach to environmentally sensitive

design further to be a leader in an important social issue and to be prepared for mandatory changes in the future.

"It takes anywhere between five to seven years from planning to finished building," Brett explains. "In that time, sustainability practices change very quickly. Why not incorporate innovative design elements today, so our buildings are better and we're ready when the municipalities mandate higher standards?"

While we're still a few years from net-zero buildings as the norm, several TL Housing Solutions projects are being designed to the Passive House standard of sustainability, closely equivalent to Step 5 on the BC Energy Step Code. Passive House concepts have been around for decades, but the certification standard hasn't seen wide adoption in Canada.



Passive House design leads to buildings that consume far less energy than typical structures, Brett says—up to 75% less. They have far more insulation than typical new buildings, and rely on high quality ventilation systems paired with a higher degree of airtightness.

"The buildings are healthier for residents," Brett says. "Passive House buildings supply fresh air continuously and avoid dangerous build-ups of mould and mildew, because they're better equipped to deal with internal moisture."

Two projects currently in development by TL Housing Solutions are being designed to Passive House standards.

Brechin United Church and affordable housing community in Nanaimo, and Lakeview Church and housing community in Vancouver. As Brett notes, both projects blend societal benefits with smart and strategic engineering principles.

"Our objective is to build strong relationships with communities, and ensure that every little detail we're putting into our buildings helps us achieve that goal," he says.

"Sustainable design is about doing the right thing, but it's also about efficiency. From an engineering point of view and a broader societal perspective, it's a no-brainer." ▀



## What are the benefits of Passive House design?

Brett Sagert breaks it down.

"Passive House standards lead to buildings that are more comfortable and quieter due to the high performance of windows and walls, which help keep out sound and keep surface temperatures at a desirable indoor level."

"Passive House homes are more durable. You're not dealing with leaks, there are fewer maintenance issues, and the performance of the building is pretty consistent. Interior temperatures don't fluctuate as much over the course of a year—even during heatwaves. You can do Passive House in warm climates like Mexico and Chile, and in Northern Saskatchewan, which has major temperature swings. You change the design and the mechanical system to suit your environment."

"There are more upfront costs associated with Passive House, since you put more effort into the design to make sure everything works properly. But you end up saving on operating costs. Energy bills are substantially less. And not just that, the buildings last longer. Instead of replacing a boiler or other mechanical equipment at around 25 years, it lasts 40 or 50 years, and the building itself lasts another 20 years."

# An Eye For Detail:



## AN INTERVIEW WITH THE PRINCIPAL OF BAM 3D, JOE FONG

We've all seen images of real estate developments long before they're actually built, and the level of detail is remarkable: sun glinting off placid water, brick that looks so real you can touch it. But it's not real. Every element of these images is created by talented rendering artists like Joe Fong and his team at BAM 3D. We sat down with Joe to talk about how it's done and how he became a master of rendering.

### Let's start at the beginning. How did you get interested in rendering?

As a child I was artistic, I liked to doodle and draw. My father ran a construction business, building homes around Vancouver in the '80s and '90s and I'd follow him to building sites. I wanted to do what he was doing, but not the hard labour! I wanted to draw it all, to design it. I thought I would become an architect—or an astronaut or film director. I took drafting in high school to understand what being an architect would be like, and I found that it could be a bit mundane. During that time Pixar movies were blowing up, which got me interested in computer graphics. After high school I went to a digital art school in Burnaby. I took animation, with the intent of working on those types of movies.

After I graduated, I worked for a big property developer in Hong Kong, then for an architecture firm there, doing their 3D renderings. At the time, architectural rendering wasn't on my radar; I was into character animation and stuff like that. When I joined the architecture firm, I was their only artist, so I had free reign in how I portrayed a building.

I stayed in Hong Kong for around four more years, then I came back to Vancouver and worked as a project manager for a 3D rendering company, working with developers, architects and marketing teams. Eventually I branched out and started my own business, BAM 3D Inc, and that's where I am now.

### You started BAM 3D in 2016—how has your team and the company changed?

COVID has changed us a lot. The team used to maintain a core group of 10-12 artist but has since evolved to a more agile and sharper class. We still have an office and everything, but most of the team works from home now. It's been a challenge being in a high-tech industry with powerful computers and energy consumption, but we've adapted. It's quite different from the heyday of rendering farms in the office and lunch meetings! Now we have a lot of digital meetings. Cloud computing has pushed everything off-site.

### How does the process of creating renderings work? Where do you start?

First, we need to know what the client is looking for. This gives us an idea of what we need to build a rendering of.

We get construction drawings from the architect—floor plans, elevations, etc.—which help us see the whole design and its measurements. We convert the 2D drawings into 3D objects inside a program called 3ds Max. At this point the buildings look like wire-framed structures, then grey objects, almost like clay models.

We set up 'views' inside the digital scene to capture different angles and perspectives, just like a camera in real life. We use the same settings even: aperture, shutter, ISO. We try to mimic what photographers do and what a human eye sees to get the most realistic image possible.

Once we have approval on the views we want to capture, we colour the digital model and apply textures to surfaces. It's like wrapping paper. Let's say you have a brick façade: we may take a photo of real brick, adjust it in Photoshop, then apply it in the digital model. We do this for every object and surface—metal, wood, shingles, etc. Then we add physical objects, like lights and trees. The rise of computing power has really pushed our abilities to visualize these things in incredible detail.

After several rounds of refinements and approval from the client, the image gets rendered, which can take hours to sometimes days on very large and complex scenes. Once that's finished, we bring it into post-production for touch-ups using Photoshop.

### What other hardware and software do you need to do this type of work?

When we first started, you needed a top-of-the-line system to compete.

Photo editing systems need a lot of RAM, and producing the final images requires computer processing power. Now we're shifting to cloud computing and cloud rendering. You don't have to rely on physical hardware, as long as you can do the design and detail work. You send the material to cloud-based companies to do the actual rendering of the images. But of course, we still need powerful computers to do some things ourselves in real time.

### What is it like to see a finished building that you created renderings of?

In the beginning I was so excited, I would tell everyone, 'I did that!' You feel so proud. Nowadays I start evaluating the end product compared to how I interpreted it. Sometimes it's very close and sometimes it's a little different in person. I guess the perfectionist in me is like, we can do better. Every time I see a finished project I want to think, 'We nailed it.' 🏠



## The steps to create realistic renderings

- 1 Joe and the team at BAM 3D meet with the developer to understand their vision for the project. They collect architectural drawings, site and landscaping plans and other materials.
- 2 BAM starts building a three-dimensional digital model in a program called 3ds Max. They set up views in the model, almost like you would place a camera.
- 3 The structure and shape of the building(s) continues to be refined to match the architectural plans. Certain reflective surfaces are added to the digital model: sky, roads and glass.
- 4 With the views confirmed, BAM begins to add colours, textures and materials to match the design specifications, carefully considering how light reflects off each surface.
- 5 The details continue to be refined to bring the rendering to life. When everyone is happy, the 3D views are rendered using high-powered computer processing to generate final 2D images.
- 6 A photo of the completed community. It's a slightly different angle, but the details are remarkably close to the renderings.

# Holiday Happenings

With many seasonal events back on schedule in 2021, there are plenty of opportunities to get out and get festive. Here are a few of the holiday fairs, displays and markets in and around our communities this year.

## Vancouver

### Bright Nights in Stanley Park

November 26 to January 2  
Stanley Park, Vancouver

The classic Christmas Train will once again chug through Stanley Park's magically lit forests. Sing along to your favourite carols and bask in the twinkling lights and festive displays.

### VanDusen Festival of Lights

November 26 to January 3  
VanDusen Botanical Garden,  
Vancouver

Stroll through a winter fairy tale in Vancouver's most impressive botanical garden, lit by more than one million lights across 15 acres. A must-do holiday tradition!

### Vancouver Christmas Market

November 13 to December 24  
Jack Poole Plaza, Vancouver

Taste German treats, sweets and drinks, ride the Christmas carousel, and get in the festive spirit with heaps of holiday performers and other entertainment.

## Surrey

### Lumagica Surrey

December 3 to 30  
Cloverdale Fairgrounds

Experience an unforgettable festive extravaganza and light walk to celebrate the spirit of the holidays. Stroll down Gingerbread Lane and say hello to Santa at the North Pole.

### stalów Christmas Craft Market

November 12 to December 19  
Museum of Surrey

Explore crafts and creations made by talented vendors offering everything from intricate jewellery to hand-thrown pottery.

## Richmond

### Winter in the Village

December 1 to 31  
Steveston Village

Watch the waterfront village of Steveston glow with a series family-friendly events, activities and colourful illuminations. Talk a self-guided walk amid local light displays and festive shopfronts.

### Steveston Festival of Trees

December 1 to December 24  
Gulf of Georgia Cannery, Steveston

Meander among colourful Christmas trees decorated with care by local community organizations, vendors and creative visionaries.

## Burke Mountain Village

### Lights at Lafarge Lake

Visit their website for dates

Celebrate the season with a luminous and colourful stroll around the lake. It's festive, fun, and free!

### Holiday Artisan Shop

November 12 to December 18  
Place des Arts

Discover one-of-a-kind, locally sourced gifts for everyone on your list, including holiday ornaments, decorations, crafts, housewares and more, handmade by local artisans and artists.

## Victoria

### Christmas in Old Town

November 20 to January 7  
Royal BC Museum

Take in the sights and sounds of Christmases past. Wander wood-cobbled lanes lined with colourful garlands and savour the shops decked in seasonal finerys.

### Festival of Trees

November 17 to January 4  
The Bay Centre, Victoria

November 26 to January 2  
Fairmont Hotel Vancouver

A community tradition in several cities in BC, the Festival of Trees transforms spaces into winter wonderlands, while raising funds for important causes. All proceeds this year will go towards mental health programs at BC Children's Hospital.



## RESIDENTIAL UPDATE

NOW SELLING

## HOLLAND TWO

Arriving on the heels of The Holland's recent sell out success, Holland Two is the next chapter in Townline's vision for parkside living in Surrey City Centre. This exclusive collection of 308 1 to 4 bedroom homes boasts refined interiors and over 19,000 sq. ft. of world class amenities, offering an unparalleled living experience and positioning this as the area's most sophisticated offering. Located steps from the expansive Holland Park, Holland Two is an enviable oasis in the heart of the Lower Mainland's fastest-growing urban centre.

SALES CENTRE: 13260 Old Yale Road, Surrey, BC  
CALL: 604.951.8111  
EMAIL: [hollandtwo@townline.ca](mailto:hollandtwo@townline.ca)  
REGISTER AT: [hollandtwo.townline.ca](https://hollandtwo.townline.ca)

## HUDSON PLACE ONE

Completed Summer 2020, Hudson Place One is a 25-storey, mixed-use residential tower featuring 176 intelligently designed one, two and three-bedroom concrete homes. This community boasts over 11,000 sq. ft. of indoor/outdoor amenities and has downtown Victoria's highest elevated views. Situated in the heart of Townline's master-planned Hudson District, this landmark tower offers doorstep access to an array of artisan shops, services and the Victoria Public Market.

SALES CENTRE: 777 Herald Street, Victoria, BC  
CALL: 250.388.0018  
EMAIL: [hudsonplaceone@townline.ca](mailto:hudsonplaceone@townline.ca)  
REGISTER AT: [hudsonplaceone.ca](https://hudsonplaceone.ca)

## SUSSEX

Situated in the heart of Burnaby's sought-after Metrotown, Sussex offers an incredible urban lifestyle. Steps from Metropolis at Metrotown, residents will enjoy world class shopping, dining, commerce, and transit, with the distinction of being on a quiet tree-lined street, north of Kingsway. Only five luxury homes remain in this stylish 41-storey high-rise showcasing breathtaking views and over 6,000 sq. ft. of elite amenities.

EMAIL: [sussexmetrotown@townline.ca](mailto:sussexmetrotown@townline.ca)  
REGISTER AT: [sussex.townline.ca](https://sussex.townline.ca)

NOW SELLING CONT.

## LUXE LANSDOWNE

In the heart of Richmond's City Centre, at Lansdowne and No. 3 Road, this mixed-use residential development features three high-rise residential towers with 363 stylish homes, exclusive amenities, 12,000 sq. ft. of vibrant street-level retail and a AAA strata office tower. Located adjacent to the Lansdowne Shopping Centre and the Lansdowne SkyTrain Station, these residences provide instant access to the YVR Airport, Downtown Vancouver, the McArthurGlen Designer Outlet and are walking distance to diverse shopping, restaurants and grocery stores.

SALES CENTRE: 5471 Minoru Blvd. Richmond, BC  
CALL: 604.238.1806  
EMAIL: [info@luxelansdowne.com](mailto:info@luxelansdowne.com)  
REGISTER AT: [luxelansdowne.com](https://luxelansdowne.com)

## FORESTER TWO

Forester Two features 112 three and four-bedroom Whistler-inspired craftsman style townhomes along with a first-of-its-kind amenity building that includes an outdoor pool. Playing off its surrounding outdoor amenities, trails and natural beauty of Burke Mountain, this stylish collection of mountain modern homes will offer strong street appeal with their signature West Coast inspired architecture and distinctive gable, stone and wood detailing.

SALES CENTRE: 1290 Mitchell Street, Coquitlam, BC  
CALL: 604.552.8005  
EMAIL: [forester@townline.ca](mailto:forester@townline.ca)  
REGISTER AT: [forester.townline.ca](https://forester.townline.ca)

COMING SOON

## TERRAYNE

A walkable, Whistler-inspired, family-oriented townhome community of 159 carefully crafted two and three-bedroom homes with robust amenities, including a 2,500 sq. ft. clubhouse with a kitchen, dining lounge, fitness room, workshop, and plenty of outdoor space with BBQ's, a children's play area, community gardens, and a dog wash. Situated in the Burke Mountain area of Northeast Coquitlam, Terrayne offers easy access to a diverse railway system and sits adjacent to the future Partington Creek master-planned community.

SALES CENTRE: Coming Soon  
REGISTER AT: [townline.ca](https://townline.ca)

COMING SOON CONT.

## BAND

Band is a 44-storey tower that commands attention in the up-and-coming Burquitlam neighbourhood. Bold architecture contrasts dark with light to emphasize verticality, and sharp geometry accentuates the tower's form. Resort-inspired amenities including an outdoor pool, games room, fitness centre and relaxing lounges promote wellbeing, perfectly balancing active living with opportunities for stillness.

LOCATION: Burquitlam  
REGISTER AT: [townline.ca](https://townline.ca)

ON THE HORIZON

## HUDSON PLACE TWO

PROJECT INFO:  
23-storey high-rise  
245 studio, one and two-bedroom market rental apartments

LOCATION: Victoria  
REGISTER AT: [townline.ca](https://townline.ca)

## PANDORA

PROJECT INFO:  
16-storey mixed-use high-rise 121 units total:  
67 one, two, and two-bedroom & den unit market rental apartments  
54 co-living units consisting of a mix of three, four, and five-bedroom pods  
Approx. 7,000 sq. ft. of indoor amenity space

LOCATION: Victoria  
REGISTER AT: [townline.ca](https://townline.ca)

## MERIDIAN

PROJECT INFO:  
37-storey high-rise  
267 one, two and three-bedroom market rental apartments and townhomes

LOCATION: Burquitlam  
REGISTER AT: [townline.ca](https://townline.ca)

ON THE HORIZON CONT.

## HARMONY (LOS ANGELES, USA)

PROJECT INFO:  
23-storey high-rise  
176 one, two and three-bedroom rental apartments with an array of indoor and outdoor amenities including a rooftop pool, fitness centre, social lounges with outdoor firepits and more.

LOCATION: Chinatown, Los Angeles  
REGISTER AT: [townline.ca](https://townline.ca)

## TERRACE BLOCK (LOS ANGELES, USA)

PROJECT INFO:  
40-storey high-rise  
312 one, two and three-bedroom rental apartments and 54 co-living pods. Resort-style amenities featuring a pool, social lounges, fitness centre, games room, outdoor dining lounge and more. Terrace Block will also include plaza-level retail spaces as well as offices.

LOCATION: Koreatown, Los Angeles  
REGISTER AT: [townline.ca](https://townline.ca)

## 1188 CARDERO

1188 Cardero is a quietly luxurious, boutique collection of 112 studio, one, two and three bedroom homes poised perfectly at the nexus of a revitalized Davie Street and storied West End. Meticulous detailing, intelligent design, and timeless style will make these the West End's most sought-after residences for years to come.

LOCATION: Vancouver  
REGISTER AT: [townline.ca](https://townline.ca)

## OFFICE/COMMERCIAL

NOW LEASING

## HUDSON DISTRICT

A thriving urban village featuring 41,200 sq. ft. of dynamic street-level retail, anchored by the Victoria Public Market. With 732 homes now complete and another 245 homes on the horizon, this animated and vibrant neighbourhood is quickly becoming known as downtown Victoria's preferred place to live, work, play and socialize amongst urbanites of all ages.

## THE VICTORIA PUBLIC MARKET AT THE HUDSON

For details about current and upcoming spaces for lease, contact Lisa Stuart at Colliers International:  
T: 250.217.2270 | M: 250.414.8440  
E: [Lisa.Stuart@colliers.com](mailto:Lisa.Stuart@colliers.com)

For more information about the Day Vendor program, please visit [victoriapublicmarket.com](http://victoriapublicmarket.com) or email [info@victoriapublicmarket.com](mailto:info@victoriapublicmarket.com)

## HUDSON PLACE TWO

Two retail spaces are available. One is 4,400 sq. ft. at the corner of Blanshard and Herald, and the other is 3,300 sq. ft. at Blanshard and Fisgard. For details, contact Lisa Stuart at Colliers International:  
T: 250.217.2270 | M: 250.414.8440  
E: [Lisa.Stuart@colliers.com](mailto:Lisa.Stuart@colliers.com)

COMING SOON

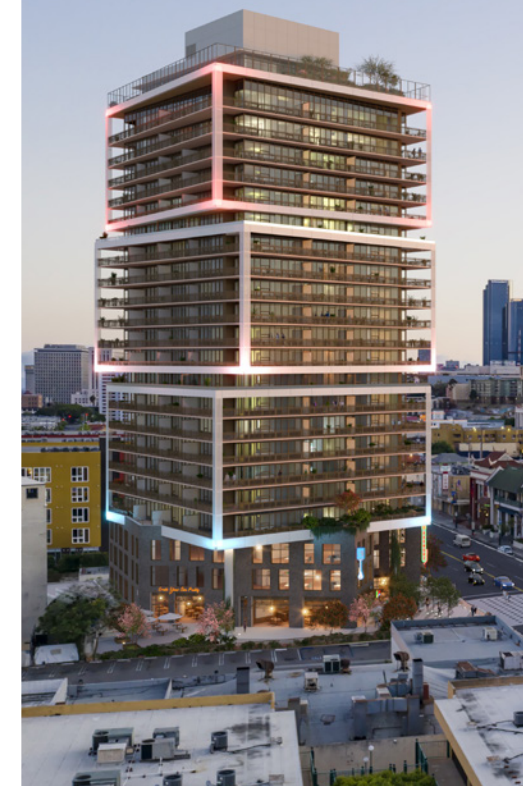
## OFFICES AT LUXE

PROJECT INFO:  
12-storey AAA strata office tower

LOCATION: Richmond  
REGISTER AT: [luxelansdowne.com/office](https://luxelansdowne.com/office)



Harmony LA



Luxe



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# Building Alternatives

INTERVIEW WITH ALEX WARREN  
DEVELOPMENT MANAGER, TL HOUSING SOLUTIONS

Creating affordable housing is a complicated process that involves countless contributors and a commitment to collaboration. As a Development Manager with TL Housing Solutions, Alex Warren plays an important role in guiding projects from concept to completion. We sat down with Alex to talk about the importance of bringing many types of housing to our communities, and how TL Housing Solutions is leading the way.



## Communication comes first

"It's definitely a balancing act," Alex says of his job as a development manager.

"I like to compare it to juggling—keeping many balls in the air at the same time."

When it comes to planning and developing alternative forms of housing tailored to a diverse array of individuals, Alex says that the people who live in the homes are always top-of-mind in the process.

"TLHS's mission is to provide affordable access to homes for people who are struggling with the rising cost of living. We do this by working closely with not-for-profits and financial partners from all levels of government, and staying in constant communication with the communities that our projects are actually in. It's these partnerships that help drive projects forward."

## Alternative forms of housing are essential

"No two projects are ever the same. It depends on the operator, the funding agencies and the needs the community. Our projects often have varying levels of affordability built into them, which allows a single project to meet the housing needs for multiple socioeconomic groups.

"Not only does this increase the access to affordable housing, but I believe this ultimately leads to a building truly being a cross section of society and allows the building to provide a real sense of community to its residents. While this model doesn't work for the needs of every project or client, it is a housing strategy which we are starting to see more of."

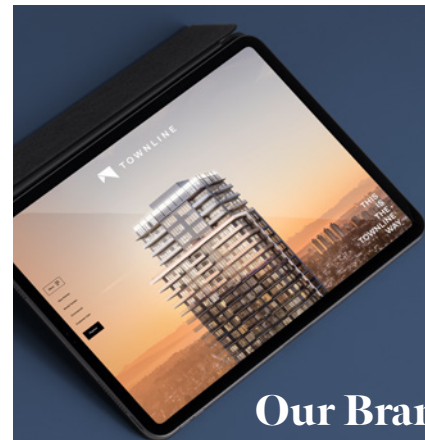
"After years of hard work on any given project, with the many municipal and construction hurdles we have to face, we feel extremely proud when a project is finally complete. When you drive by and see people's belongings on their balconies and children playing on the playground, it reminds us who we are building these homes for."

## Seeing projects through

"We love to hear from operators and project partners that residents are very happy with their new homes and they enjoy living there. It's easy to get

caught up in the day to day a project's numbers, emails and budgets, and getting testimonials back really emphasizes what we're trying to do at a core level: housing for the people of the communities around us.

"When you see our finished projects and hear back that it was a success, it really puts into perspective what we're trying to accomplish—and why." ▀



## Our Brand-New Website Is Live!

Come visit and have a look around, and let us know what you think! As always, you can find us at: [Townline.ca](https://www.townline.ca)