

AT THE  
BEACH  
LANDS



# ORIGIN

*Great Stories Have  
Great Beginnings*



# THE BEACH LANDS BEGINS

SPANNING 134 ACRES OF PRISTINE VANCOUVER Island waterfront and 1.4 kms of uninterrupted *Colwood coastline*, The Beachlands is a community defined by its spectacular setting and *visionary design*.

Just *twenty minutes* from downtown Victoria, The Beachlands delivers the serenity of oceanfront living within reach of a thriving metropolitan hub and world-class tourist destination.

This modern coastal enclave offers a contemporary approach to waterfront living—where the relaxed rhythm of island life, the vibrancy of an urban centre, and the adventure of a *four-season outdoor playground* promise an unmatched lifestyle in an extraordinary location.



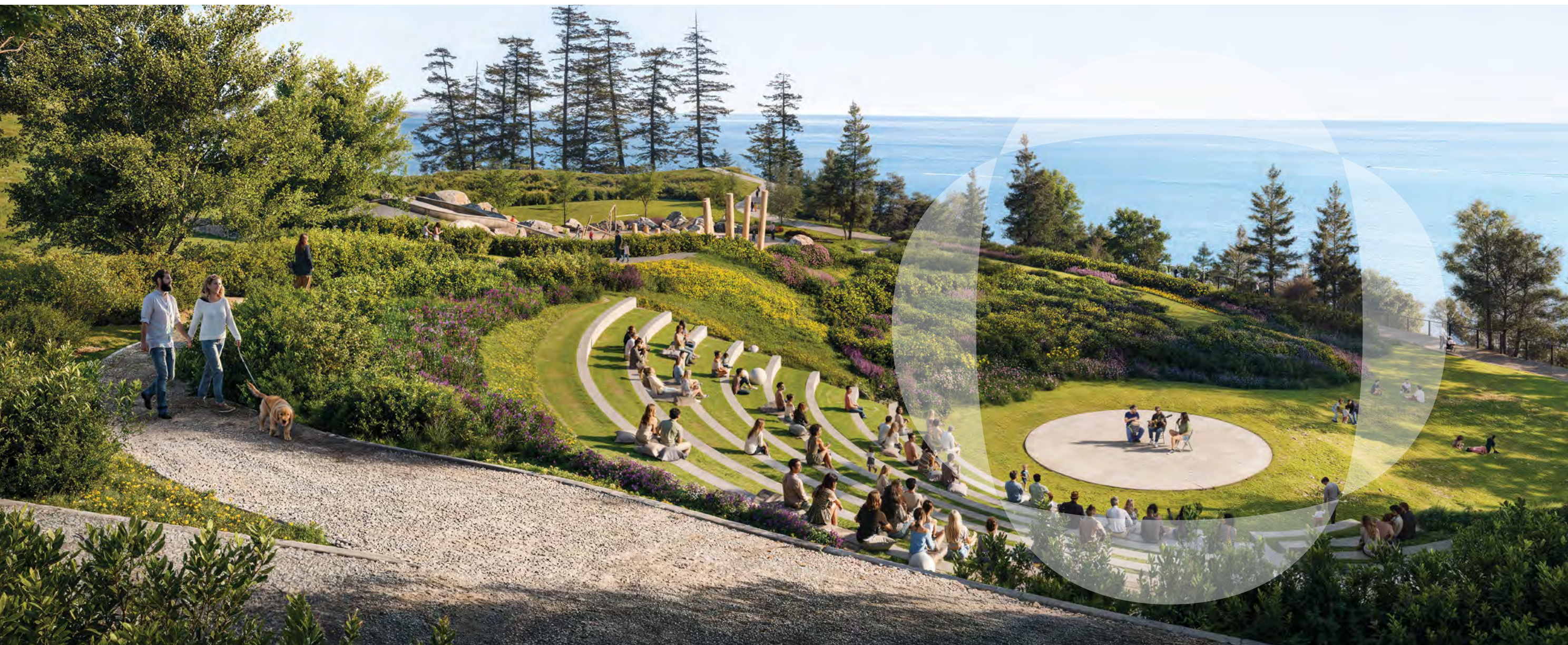
ORIGIN



# A Community Where Life and Lifestyle Converge

WITH 50 ACRES OF DEDICATED PARKLAND, The Beachlands is a place of both nature and nurture. A network of trails and pathways weaves through the landscape, *connecting neighbourhoods*, scenic viewpoints, seating areas, and a vibrant retail village, all rising from the stunning *Colwood coastline*.

PARK SPACES AT THE BEACHLANDS OFFER a lot more than playgrounds. The *Amphitheatre* in The Bluffs neighbourhood is a multi-purpose parkland performance venue. Designed as an extension of the natural environment, The Amphitheatre is the perfect place for informative talks, musical performances or to marvel at the spectacle of a true star-studded outdoor movie night.





# A Complete Community

THE BEACHLANDS IS A MASTERPLANNED community in the City of Colwood. This *idyllic location* is in a thriving, growing area of the South Island. Surrounded by both new and well-established *schools*, parks, playgrounds, and retail offerings in the adjacent Royal Bay community—and with a complement of major retailers in neighbouring Langford, The Beachlands lifestyle includes every need as well as every convenience.

The growing population that surrounds The Beachlands supports a *vibrant local economy*. And with its convenient location and spectacular setting, Colwood continues to grow as it attracts new residents of all ages and lifestyles.





# A Community of Connections

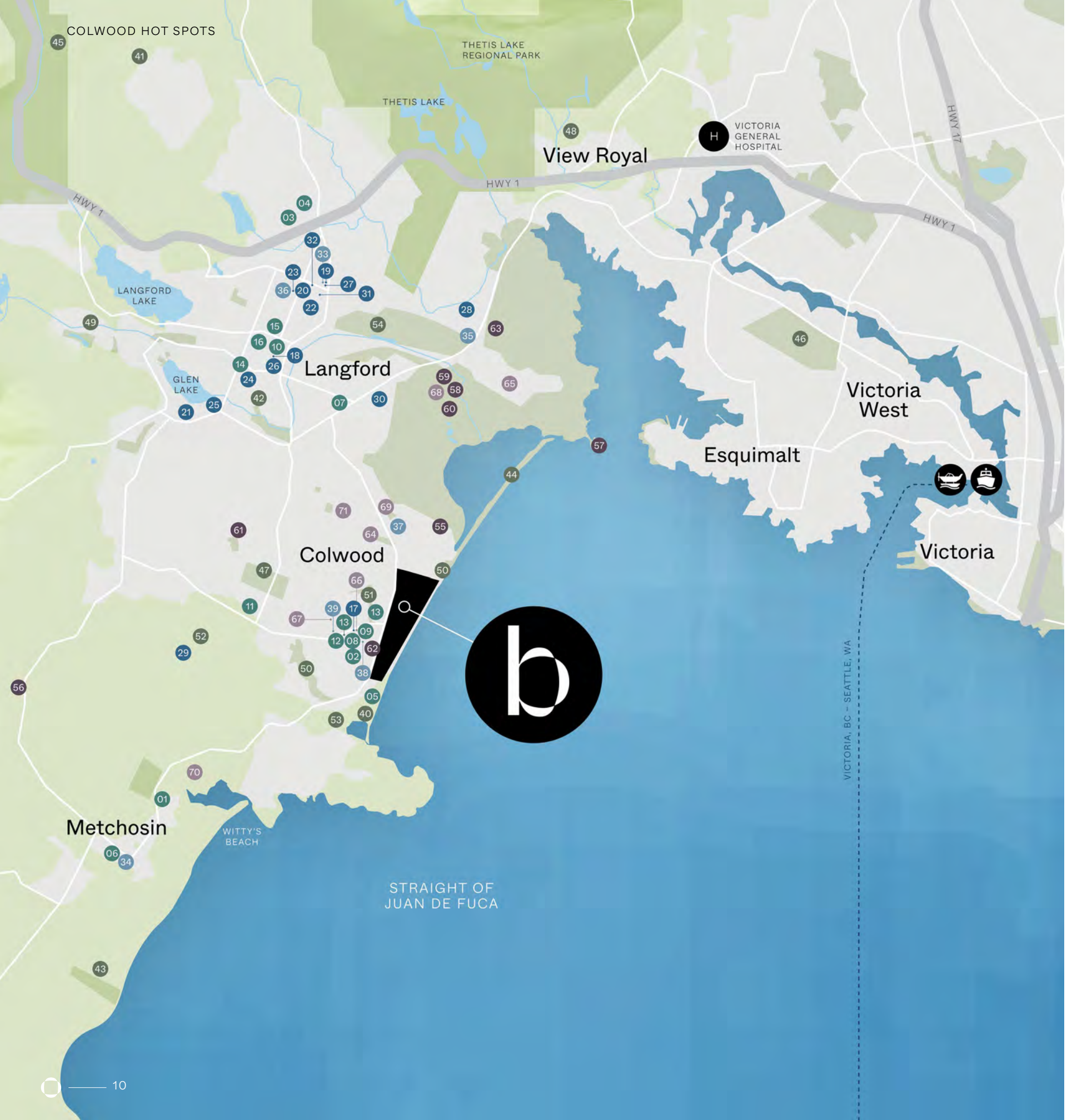
CONNECTIONS BETWEEN family and friends, between modern architecture and a breathtaking natural setting, between a beachfront community and the surrounding city—and most importantly, the connection between people and the remarkable *Beachlands lifestyle*.



AS A MASTERPLANNED COMMUNITY, every detail has been *meticulously considered*. The Beachlands has been designed as a unified whole, ensuring each new phase enhances and elevates the entire community.







### Daily Essentials

- 01 Bilston Creek Farm
- 02 Cascadia Liquor
- 03 Costco
- 04 Home Depot
- 05 Me'Chosen Medical
- 06 Metchosin Farmers' Market
- 07 Pawsitive Pet Grooming
- 08 Pure Integrative Pharmacy
- 09 Quality Foods Royal Bay
- 10 Real Canadian Superstore Parkway
- 11 Red Barn Market
- 12 Royal Bay Dental Co.
- 13 Scotiabank
- 14 Thrifty Foods – Belmont
- 15 Walmart Supercentre
- 16 Westshore Town Centre

### Restaurants

- 17 barBURRITO
- 18 Big Wheel Burger
- 19 Bin 4 Burger Lounge
- 20 Browns Socialhouse
- 21 Bucky's Taphouse
- 22 Darcy's Pub Westshore
- 23 House of Boateng Café
- 24 Liberty Kitchen Belmont
- 25 My Name Is Sushi
- 26 Original Joe's
- 27 Salty's Fish and Chips
- 28 Sawmill Taphouse & Grill
- 29 Table Nineteen
- 30 The Rose Public House
- 31 Three Gringos Mexican Grill
- 32 Turmeric Indian Cuisine

### Cafes

- 33 Lighthouse Cake Co.
- 34 My Chosen Café
- 35 Pilgrim Coffee House
- 36 Rhino Coffee House
- 37 Royal Bay Bakery
- 38 Starbucks
- 39 Tim Hortons

### Wellness + Resort

- 40 Albert Head Lagoon Regional Park
- 41 Bear Mountain Golf Club
- 42 Colwood Creek Park
- 43 Devonian Regional Park
- 44 Esquimalt Lagoon
- 45 Goldstream Provincial Park
- 46 Gorge Vale Golf Club
- 47 Havenwood Park
- 48 Highland Pacific Golf
- 49 Jordie Lunn Bike Park
- 50 Latoria Creek Park
- 51 Meadow Park Playground
- 52 Olympic View Golf Club
- 53 Royal Bay Massage Therapy
- 54 Royal Colwood Golf Club

### Recreation + Cultural

- 55 Arts and Culture Colwood Society
- 56 Cedar Vista Stables
- 57 Fort Rodd Hill and Fisgard Lighthouse NHS
- 58 Hatley Castle
- 59 Hatley Park National Historic Site
- 60 Japanese Garden
- 61 Lookout Lake Park (Fishing)
- 62 Royal BC Museum Collection & Archives
- 63 WildPlay Victoria

### Education

- 64 Dunsmuir Middle School
- 65 École John Stubbs Memorial School
- 66 NLCC Society Royal Bay
- 67 Royal Bay Secondary School
- 68 Royal Roads University
- 69 Sangster Elementary
- 70 Westmont Montessori School
- 71 Wishart Elementary



# The Convenience of Colwood

THE BEACHLANDS’ SPECTACULAR SETTING and proximity to downtown Victoria is further enhanced by the *excellent schools*, long-established shops and services and *abundance* of recreational amenities available in Colwood. This rare combination of rural relaxation and urban energy makes The Beachlands ideal for families, retirees, or anyone looking for an *elevated west coast* lifestyle experience.



## COLWOOD HIGHLIGHTS

### 4-Season Recreation

- Over 50 parks and trails
- Seven golf courses within 20 minutes

### Medical Facilities

- Victoria Hospital
- The Colwood Clinic, amongst a handful of other medical centres

### Restaurants + Cafes

- Over 50 restaurants and cafes, from fine-dining and casual pubs to pizzerias, bakeries and cafes

### Education

- Royal Bay Elementary
- Royal Bay Secondary
- Royal Roads University

### Retail + Services

- Three full-service supermarkets
- Farmer’s markets and farm-to-gate produce
- The Commons commercial and retail centre
- Multiple daycare facilities





# A Community of Neighbourhoods

THE VISION FOR THE BEACHLANDS brings together residential neighbourhoods, parks, playgrounds, commercial spaces, private amenities, and gathering places, all linked by a pedestrian-friendly trail network and public realm which support the connections and community that create *a true sense of place*.

THE FIRST NEIGHBOURHOOD AT THE BEACHLANDS, The Bluffs is set atop dramatic coastal bluffs, offering stunning panoramic ocean views. This *natural landscape* is home to The Amphitheatre complete with children’s play area, The Bluffs Lookout, as well as a trail network that meanders from meadow landscapes to the beach below.

*Housing types: condominiums, townhomes, and single family homes*





# The Future is Taking Shape at The Beachlands

SLATED FOR COMPLETION OF PHASE ONE BY FALL 2025, *The Beachlands Park* will be an innovative green space where rainwater runoff is channeled through the sloping shorelines on its return to the sea.

Integral are the walking paths that lead from sunny slopes to the shoreline. Native grasses, flowering plants, shrubs, and trees outline the water’s edge in a setting that blends the built environment with its awesome natural setting. The park is a showcase for the planning and design of The Beachlands, a stunning new community in a spectacular oceanfront setting.



Bluffs Lookout



The Beachlands Park



# WELCOME TO ORIGIN

THE FIRST OPPORTUNITY TO OWN A HOME at The Beachlands, Origin offers one-, two- and three-bedroom homes, in two six-storey air-conditioned condominium buildings, as well as 16 three-bedroom townhomes.



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## The Private Amenities at Origin range from everyday conveniences to unmatched luxuries

SOAKING IN PANORAMIC OCEAN VIEWS from the expansive rooftop lounge is an everyday activity at Origin. With a fully equipped outdoor kitchen with BBQ, a variety of seating and gathering areas, and a large harvest dining table, this dawn-to-dusk gathering place is an unmatched amenity, and the perfect setting for a gathering or a getaway.





# Origin Outdoor Amenities

DESIGNED FOR FUN AND EXPLORATION, natural gathering spaces create the perfect play spaces for little ones, while seating areas allow parents to *relax and enjoy* the beautiful surroundings. From the courtyard drive aisle to walking paths, a kids' play area, a rooftop BBQ lounge, and steps to the beach—your backyard has never looked better.



Courtyard Drive Aisle



Courtyard Play Area



# Origin Entertaining Amenities

20,000 SQUARE FEET OF PRIVATE AMENITY SPACE expands every home at Origin to include a fully equipped fitness centre, a shared entertainment lounge complete with kitchen and dining, a cedar-lined sauna, as well as access to co-working and meeting spaces for a seamless work-from-home experience.



Entertainment Lounge



Origin  
Indoor  
Amenities



Co-working Lounge



Sauna



Fitness Studio



# Homes Designed to Add Value to Life

THE SOPHISTICATED SIMPLICITY OF WESTCOAST modern architectural design combines natural materials, expansive windows, a focus on *indoor-outdoor living* and harmony with the surrounding landscape.

ARCHITECTURE AND INTERIORS THAT ARE THE EQUAL of the stunning location showcase a meticulous attention to design and detail. Carefully-considered floorplans and materials selection combine to create stunning homes, for families or individuals at all stages of life.







Living Room

*Optional custom entertainment millwork for living rooms available as an upgrade*

*A choice of 4 contemporary Westcoast colour palettes: Sand, Stone, Deep Ocean and Grasslands*

*Timeless white oak engineered hardwood flooring throughout the main living areas and bedrooms*

*Roller shades for natural light control*

*Overheight ceilings in main living areas and central air conditioning*



# Contemporary Kitchens in four designer schemes

FROM A QUICK MORNING COFFEE TO A dinner with family and friends, the kitchens at Origin are perfect for both effortless entertaining and everyday convenience. Craft a West Coast inspired dinner or savour an afternoon cup

of tea, surrounded by custom cabinetry with quartz countertops and full height backsplash, as well an integrated suite of premium European *Fulgor Milano* appliances.





# Rooms with a View

ALL HOMES AT ORIGIN FEATURE HIGHLY-FUNCTIONAL, comfortable floorplans that create seamless connections between living areas. Large windows frame stunning views and light-filled spaces, and over-height ceilings give main living areas an open, airy feel.

A SERENE RETREAT, FEATURING CUSTOM WHITE oak cabinetry, quartz countertops, chrome fixtures, and floor-to-ceiling porcelain tile. Soaker tubs in main bathrooms and walk-in showers in ensuites add spa-like touches, blending function with indulgence.



Ensuite



Primary Bedroom



# WEST COAST MODERN

Townhomes



THE SPACIOUS TOWNHOMES AT ORIGIN combine the roominess of a single-family home with the lock-and-leave convenience of a condominium.





FROM THE BLUFFS TO THE BEACH, the gently sloping site of The Beachlands offers panoramic ocean views, where the distant horizon blends ocean and sky, and another *perfect sunset* ends another perfect day.

Private Townhome Terraces



# Island experience, island expertise

- 01 FAIRWINDS  
NANOOSE BAY, BC
- 02 WATERMARK  
SECHELT, BC
- 03 564 BEATTY  
VANCOUVER, BC
- 04 ONE BURRARD PLACE  
VANCOUVER, BC
- 05 THE JANION  
VICTORIA, BC
- 06 VISTA POINT  
LANGFORD, BC
- 07 CAPITAL IRON LANDS  
VICTORIA, BC



## RELIANCE PROPERTIES

Known for their premier developments, Reliance Properties has been active in real estate development for *over 70 years*. Recognized as the *Most Innovative Company of 2013* by BC Business Magazine, Reliance Properties excels in acquiring, leasing, and managing commercial and residential properties in Metro Vancouver and Victoria.

Based in Victoria and Vancouver, their commitment to heritage restoration and quality development has become the hallmark of their team. They have successfully completed notable heritage projects such as *The Janion* in downtown Victoria, the award-winning *564 Beatty Street* in Vancouver, the masterplan *Capital Iron Lands* in Victoria, and the notable high-rises *West Pender Place* and *Burrard Place* in downtown Vancouver.

## SEACLIFF PROPERTIES

Seacliff Properties has a long history of shaping exceptional real estate developments across Vancouver Island and British Columbia. They seek out unique locations and make them even more extraordinary with a balanced mix of homes, amenities and outdoor spaces—*creating distinctive destinations* where people can truly thrive.

With extensive *experience in masterplan community* development, their diverse and expansive portfolio include a number of well known projects including the cherished Central Vancouver Island resort-style community of *Fairwinds* in NanOOSE Bay. With a commitment to quality and innovation, Seacliff Properties continues to deliver communities that enrich the lives of those who call them home.



OFFICE OF MCFARLANE BIGGAR (omb)

The *office of mcfarlane biggar architects* + designers (*omb*) is an award-winning, full-service design firm based in Vancouver and Victoria. The practice focuses on architecture and interior design, informed by deep interests in responsive urban design, thoughtful master planning, and meaningful placemaking.

*omb* has been delivering projects on Vancouver Island for almost a decade and opened *a studio in Victoria in 2021*. Projects include Victoria and Nanaimo Airports, several multi-residential developments, and multiple projects at the Royal BC Museum.



TURNBULL (TCPM)

Operating since 1998, Turnbull Construction Project Managers Ltd. (TCPM) provides Professional Project Management services to a variety of private and public sector clients on commercial and residential construction projects. Acting as the Owner’s independent representative, TCPM adds a professional team of project managers experienced in all aspects of planning, design, and construction to every project.

TCPM helps developers and builders achieve their strategic goals by balancing the project’s functional and quality requirements with the restraints of the project budget and schedule. No matter what size or type of project, TCPM has the capability to deliver the project while striving to meet or exceed the client’s expectations.



MAGNUM PROJECTS

Since 1991, the Magnum team, led by *George Wong* and *Lily Korstanje*, has been at the forefront of Vancouver luxury condo marketing, operating with a disciplined, market-driven approach that ensures every home in a development matches the needs and desires of today’s most discerning buyers.

The Magnum team has the sales, service and support to make every transaction as simple as possible. From financing advice to ongoing personal communication programs and progress updates, the Magnum team maintains a strong connection with every buyer, from first deposit to final possession.

M A G N U M

The developers reserve the right to make changes and modifications to the information contained herein including the community and parks plans, building design, floorplans, materials, landscaping, and specifications without prior notice. Renderings, views, illustrations, and photography are for illustration purposes only and may not be accurate. This is not an offering for sale. Any such offerings can only be made with a Disclosure Statement. E.&O.E.



[Origin.TheBeachlands.com](http://Origin.TheBeachlands.com)



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SALES AND MARKETING BY  
MAGNUM