

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.

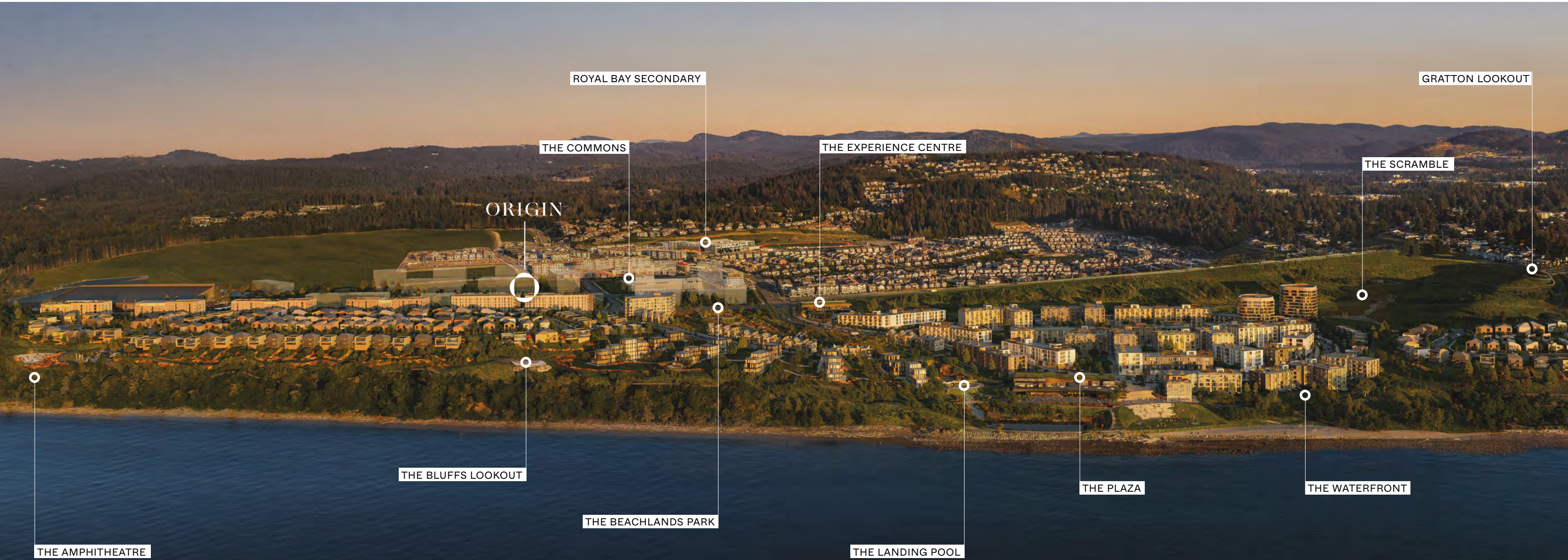


ORIGIN

# 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.



# AN EXCEPTIONAL COMMUNITY INSPIRED BY THE BREATHTAKING NATURAL BEAUTY OF CANADA'S WEST COAST



THE BEACHLANDS  
—A REMARKABLE  
COMMUNITY IN AN  
IRREPLACEABLE  
LOCATION

# WELCOME TO THE WEST COAST OF BEAUTIFUL BRITISH COLUMBIA

A spectacular four-season playground that stretches from oceanfront to mountaintop, Vancouver Island is unlike any other place in Canada.



# LIFE AT THE BEACHLANDS INCLUDES DAWN-TO-DUSK ADVENTURE AND ACTIVITIES IN A FOUR-SEASON PLAYGROUND



GET YOUR ADVENTURE ON AS COLWOOD IS HOME TO 50+ PARKS AND TRAILS. PERFECT FOR CYCLING, THE GALLOPING GOOSE TRAIL STRETCHES 88 KMS FROM VICTORIA TO SOOKE. IF YOU TIRE OF THE ENDLESS WATER SPORTS, YOU CAN INDULGE IN WINTER SPORTS WITH MOUNT WASHINGTON NEARBY.



# A MODERN COASTAL COMMUNITY

An idyllic location in the City of Colwood, part of the Capital Regional District (CRD) surrounding Victoria, The Beachlands is in a thriving, growing area of the South Island.

The Beachlands is surrounded by *well-established* schools, parks, playgrounds and retail offerings in the adjacent Royal Bay community. With a complement of major retailers in nearby Langford, The Beachlands lifestyle anticipates every need as well as every *urban convenience* – all just a few minutes away.

### TRAVEL TIMES TO AND FROM THE BEACHLANDS

- HELIJET INTERNATIONAL  
28 MINUTES
- HARBOUR AIR SEAPLANES  
22 MINUTES
- VICTORIA AIRPORT  
35 MINUTES
- BC FERRIES  
35 MINUTES

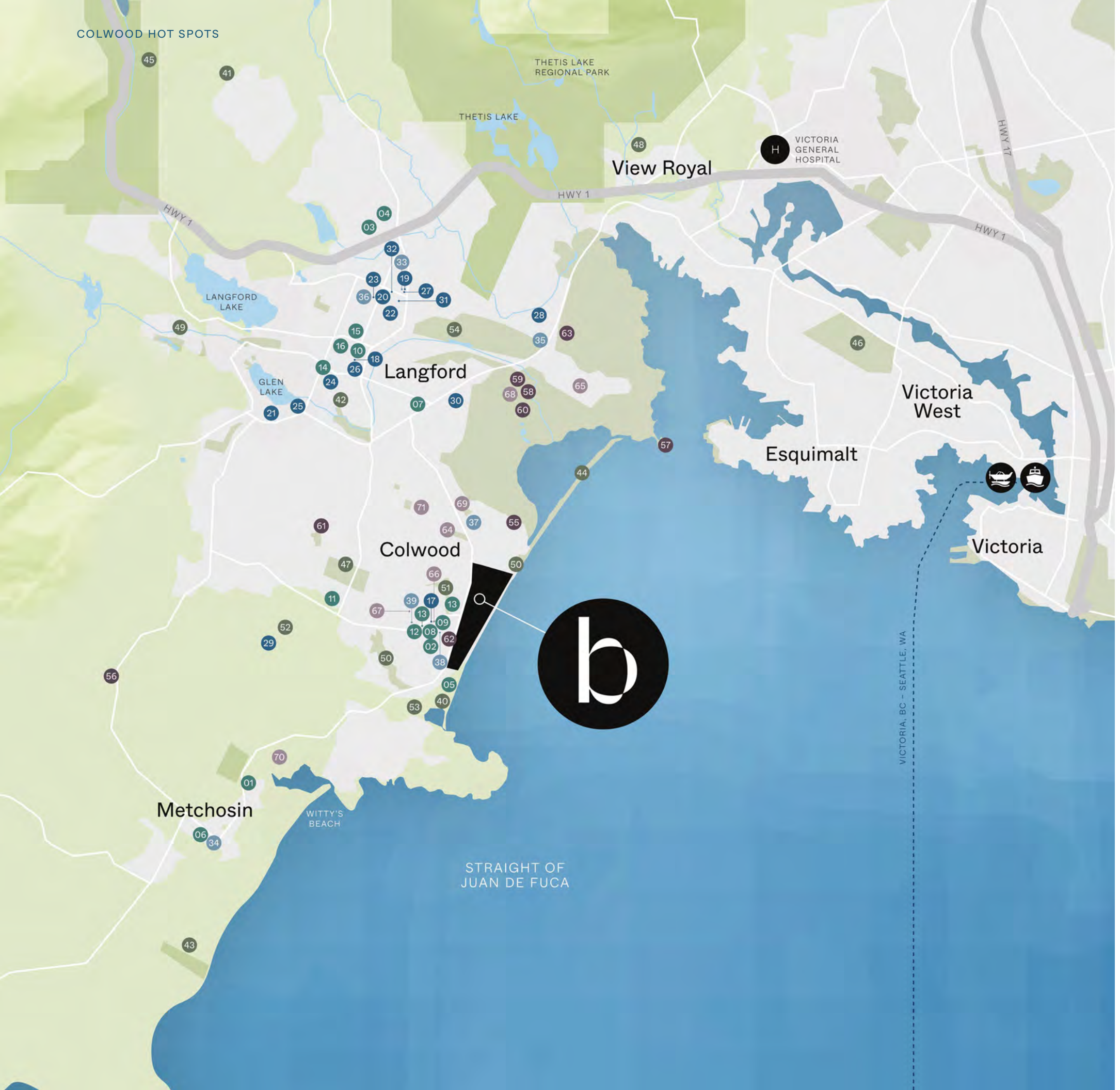
FOOD AND DRINK ARE PART OF THE FABRIC OF A COMMUNITY AND THE BEACHLANDS IS SURROUNDED BY AN AWARD-WINNING CULINARY SCENE.

Small scale farming, fresh produce, and local meats and seafood have always been a part of island life. Because that's exactly the kind of thing that happens on an island.



The Plaza





# CONVENIENT. CONNECTED. COLWOOD.

## ● 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

### Restaurants + Cafes

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

### Retail + Services

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

### Medical Facilities

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

### Education

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



# A COMMUNITY OF HOMES AND NEIGHBOURHOODS

While each neighbourhood at The Beachlands has its own unique composition and character, they share the common elements provided by both the natural and built environments. Enjoy stunning views, networked walking trails, easy access to over 50 acres of parkland, and 1.4 kms of uninterrupted oceanfront on the Colwood coast.

**THE BLUFFS** The inaugural Beachlands neighbourhood, The Bluffs is home to two of the community's newly designed parks; the Natural Amphitheatre and the Bluffs Lookout.

Housing types: Condominiums, Townhomes and Single Family Homes

**THE PARKWAY** This neighbourhood offers a warm welcome to The Beachlands along Coastal Drive. The Parkway is home to the park amenities of Beachlands Park and the Great Lawn.

Housing types: Condominiums and Townhomes

**THE LANDING** Home to a commercial High Street and Scramble Park, The Landing neighbourhood adds urban vitality to its spectacular natural setting.

Housing types: Condominiums and Townhomes

**THE UPLANDS** A predominantly single family home neighbourhood, The Uplands combines the panoramic vistas of Gratton Lookout with the calm and quiet of an exclusive neighbourhood.

Housing types: Single Family Homes

**THE WATERFRONT** The defining Beachlands neighbourhood, The Waterfront offers places for recreation and relaxation and a direct connection to the spectacular coastline that gives The Beachlands its name.

Housing types: Condominiums, Townhomes and Single Family Homes

**THE PLAZA** As the commercial heart, The Plaza offers boutique retail opportunities, farmer's market and performance spaces and oceanfront volleyball courts.

Retail / Commercial development



# THE FUTURE IS TAKING SHAPE AT THE BEACHLANDS

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. 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.



Bluffs Lookout



The Beachlands Park

# AN ELEVATED ARRIVAL TO A COMMUNITY THAT CONNECTS PEOPLE TO PARKS, TO THE CITY AND THE SEA



# THE BEACHLANDS IS A FORWARD-LOOKING, FAMILY-FRIENDLY COMMUNITY, DESIGNED FOR YEAR-ROUND ADVENTURE

At The Beachlands, parks and play spaces activate the public space, delighting kids of all ages. Fully equipped playgrounds, designed to exercise and entertain ensure that there is always something to do.



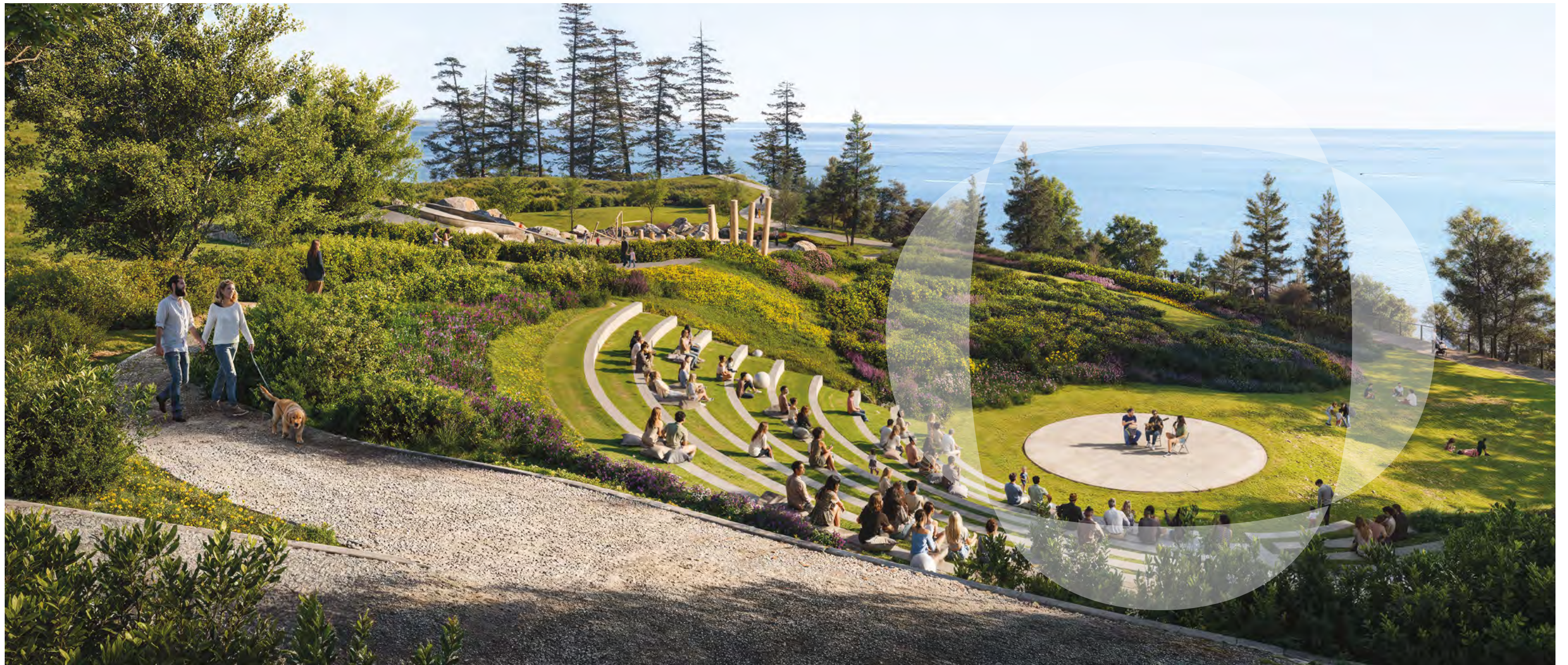
The Scramble



The Beachlands Park Playground

# A COMMUNITY WHERE LIFE AND LIFESTYLE CONVERGE

Park spaces at The Beachlands offer a lot more than playgrounds. The *Amphitheatre* in The Bluff's 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.



# 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.

# SCENIC OCEANFRONT VIEWS

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.



# OVER 20,000 SQUARE FEET OF PRIVATE AMENITIES AT ORIGIN

The amenities at Origin extend beyond four walls. Adjacent greenspaces, seating areas, and adventure-filled play spaces are designed for quiet reflection and unlimited family fun.



Courtyard Drive Aisle



Courtyard Play Area



Entertainment Lounge

# 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.



Fitness Studio



Co-working Lounge

# WESTCOAST MODERN INTERIORS

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.

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 a full height backsplash, as well an integrated suite of premium European *Fulgor Milano* appliances.



Living Room



Kitchen in Stone



Townhomes

# TOWNHOME LIVING

The spacious Townhomes at The Beachlands combine the roominess of a single-family home with the lock-and-leave convenience of a condominium.



Townhome Living Space



Private Townhome Terraces

# CONDOMINIUM FEATURES & FINISHES

MODERN INTERIORS

- Overheight ceilings in main living areas
- Central air conditioning
- A choice of 4 contemporary Westcoast colour palettes: Sand, Stone, Deep Ocean and Grasslands
- Timeless white oak engineered hardwood flooring throughout
- Roller shades for natural light control
- Optional custom entertainment millwork for living rooms available as an upgrade
- 24" front-loading Samsung washer and ventless dryer for all homes

LUXURIOUS PRIMARY + ENSUITE BATHROOMS

- Durable quartz countertops
- Custom white oak veneer millwork vanity with pull-out shelving
- Framed oval mirror medicine cabinet with shelving
- Large format porcelain floor tiles
- Feature wall with stylish porcelain tiles
- Kit-kat porcelain tiled shower
- Relaxing soaker tubs
- Walk-in showers in primary ensuites with full-height glass shower enclosure and handheld showerhead
- One-piece KOHLER compact elongated toilet
- KOHLER undercounter lavatory basin with chrome faucet in all bathrooms
- + *Single basin in 1-bedroom homes and double sinks in ensuite of 2-and 3-bedroom homes*

REFINED KITCHENS

- Custom Westcoast-inspired cabinetry featuring premium wood veneer and durable laminate finishes with soft-close hardware
- Premium low-clearance hood fan seamlessly aligned to cabinetry
- Undercabinet LED lighting
- Solid quartz countertops and full-height backsplash for an elevated feel
- Convenient USB electrical outlets
- Under-mount 21" single-bowl sink\*
- Pull-out faucet in chrome finish
- Full suite of premium European FULGOR MILANO appliances
- **1-bedroom homes:**
  - + *30" integrated fridge-freezer*
  - + *24" induction cooktop*
  - + *24" wall oven*
  - + *24" built-in AEG hood fan*
  - + *24" integrated dishwasher*
  - + *24" Panasonic built-in microwave*
- **2 & 3 bedroom homes:**
  - + *30" integrated fridge with double-bottom freezer*
  - + *30" induction cooktop*
  - + *30" wall oven*
  - + *30" built-in AEG hood fan*
  - + *24" integrated dishwasher*
  - + *30" Panasonic built-in microwave (2-bedroom homes only)*
  - + *30" combi speed oven (3-bedroom homes only)*

GENEROUS AMENITIES

Origin homes pair with over 21,000 square feet of unrivaled indoor and outdoor amenity space.

INDOOR AMENITIES

- Expansive lobby with parcel delivery lockers
- Fully equipped fitness centre including an indoor and outdoor yoga studio
- Relaxing indoor cedar sauna
- A spacious indoor private dining room and lounge for hosting social gatherings, featuring a kitchenette
- Thoughtfully designed co-work and lounge space
- Bike repair room
- Dog wash

OUTDOOR AMENITIES

- Stunning oceanview rooftop lounge, featuring an outdoor kitchen, BBQ, open seating, and a large harvest dining table
- Beautiful, landscaped courtyard with children's play area, and garden trails with alcove seating
- A welcoming courtyard drive aisle to make drop-offs and pick-ups a breeze

PEACE OF MIND

- Secure entry system with entry phone and key fob entry
- Secure underground parking garage with EV-ready stalls
- Visitor parking underground and at grade
- Bike locker storage included
- Comprehensive 2-5-10 New Home Warranty by Travelers
  - + *2-year materials and labour warranty*
  - + *5-year building envelope warranty*
  - + *10-year structural warranty*

\*Under-mount 30" single-bowl sink for 3-bedroom homes

The developers reserve the right to make changes and modifications to the information contained herein without prior notice. This is not an offering for sale. Any such offering can only be made with the applicable Disclosure Statement and agreement of purchase and sale. E.&O.E. Sales and marketing by Magnum Projects.

# TOWNHOME FEATURES & FINISHES

INSPIRED BY SINGLE-FAMILY HOMES

- Private driveway and enclosed garage providing direct access to most homes
  - + *Custom-integrated garage door with metal panels to match the siding\**
  - + *Durable pebble-texture garage flooring\**
- Fob accessed secure underground parking for select homes\*\*
- Convenient street-level front entry access
- Serene patio access from main floor living areas
- Private roof decks for TH-B homes
- Primary bedroom with terraces for select homes\*
- Convenient additional storage space located beneath the stairs for most homes

MODERN INTERIORS

- Overheight ceilings in main living areas
- Central air conditioning
- A choice of 4 contemporary Westcoast colour palettes: Sand, Stone, Deep Ocean and Grasslands
- Timeless white oak engineered hardwood flooring throughout
- Roller shades for natural light control
- Optional custom entertainment millwork for living rooms available as an upgrade
- 27" front-loading Samsung washer and vented dryer with intuitive touch controls

LUXURIOUS PRIMARY + ENSUITE BATHROOMS

- Durable quartz countertops
- Custom white oak veneer millwork vanity with soft-close hardware and wrap around sink drawer for maximum storage
- Framed oval mirror medicine cabinet with shelving
- Large format porcelain floor tiles
- Feature wall with stylish kit-kat porcelain tiles
- Kit-kat porcelain tiled shower
- Relaxing soaker tubs
- Walk-in showers in primary ensuites with full-height glass shower enclosure and handheld showerhead
- One-piece KOHLER compact elongated toilet
- KOHLER undercounter lavatory basin
  - + *Single basin in primary bathrooms and double sinks in ensuites*

PEACE OF MIND

- Comprehensive 2-5-10 New Home Warranty by Travelers
  - + *2-year materials and labour warranty*
  - + *5-year building envelope warranty*
  - + *10-year structural warranty*
- Fully-sprinklered system and fire alarm

REFINED KITCHENS

- Custom Westcoast-inspired cabinetry featuring premium wood veneer and durable laminate finishes with soft-close hardware
- Premium low-clearance hood fan seamlessly aligned to cabinetry
- Undercabinet LED lighting
- Solid quartz countertops and full-height backsplash for an elevated feel
- Convenient USB electrical outlets
- Under-mount single-bowl sink
- Pull-out faucet in chrome finish
- Full suite of premium European FULGOR MILANO appliances
  - + *30" integrated fridge with double-bottom freezer*
  - + *30" five-burner induction cooktop*
  - + *30" wall oven*
  - + *30" combi speed oven*
  - + *30" built-in AEG hood fan*
  - + *24" integrated dishwasher*

OUTDOOR AMENITIES

- Beautiful, landscaped courtyard with children's play area, and garden trails with alcove seating which can be accessed directly from your private patio
  - + *In addition, residents at TH-A will have access to condo amenities*
- A welcoming courtyard drive aisle to make drop-offs and pick-ups a breeze

\* TH-B + TH-C

\*\* TH-A

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COASTAL DRIVE

N  
OCEAN

METCHOSIN ROAD

C4

UNIT 08

2 Bedroom

Interior	832 sf
Exterior	88 sf
Total	920 sf

B1

UNIT 09

1 Bedroom + Den

Interior	611 sf
Exterior	74 sf
Total	685 sf

A1

UNIT 10

1 Bedroom

Interior	566 sf
Exterior	78-111 sf
Total	644-677 sf

B1

UNIT 11

1 Bedroom + Den

Interior	611 sf
Exterior	74 sf
Total	685 sf

A2

UNIT 12

1 Bedroom

Interior	573 sf
Exterior	81-115 sf
Total	654-688 sf

B1

UNIT 13

1 Bedroom + Den

Interior	611 sf
Exterior	74 sf
Total	685 sf

A2

UNIT 14

1 Bedroom

Interior	578 sf
Exterior	81-115 sf
Total	659-693 sf

C2

UNIT 01

2 Bedroom

Interior	776 sf
Exterior	121 sf
Total	897 sf



E1

UNIT 07

3 Bedroom

Interior	1,041 sf
Exterior	142 sf
Total	1,183 sf

C3

UNIT 06

2 Bedroom

Interior	827 sf
Exterior	145-150 sf
Total	972-977 sf

C1

UNIT 05

2 Bedroom

Interior	761 sf
Exterior	140-145 sf
Total	901-906 sf

C1

UNIT 04

2 Bedroom

Interior	761 sf
Exterior	140-145 sf
Total	901-906 sf

C1

UNIT 03

2 Bedroom

Interior	761 sf
Exterior	140-145 sf
Total	901-906 sf

D1

UNIT 02

2 Bedroom + Den

Interior	860 sf
Exterior	159-172 sf
Total	1,019-1,032 sf

COURTYARD





# A DEVELOPMENT TEAM OF TRUE VISIONARIES

*Known for their innovative urban office and residential developments, Reliance Properties, has been active in real estate development in Vancouver and Victoria for over 70 years.*

## 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.

*Operating throughout Western Canada for more than 35 years, Seaclyff Properties are specialists in the development and management of large-scale real estate projects.*

## SEACLIFF PROPERTIES

Seaclyff 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, Seaclyff Properties continues to deliver communities that enrich the lives of those who call them home.



# RELIANCE AND SEACLIFF- ISLAND EXPERIENCE, ISLAND EXPERTISE



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