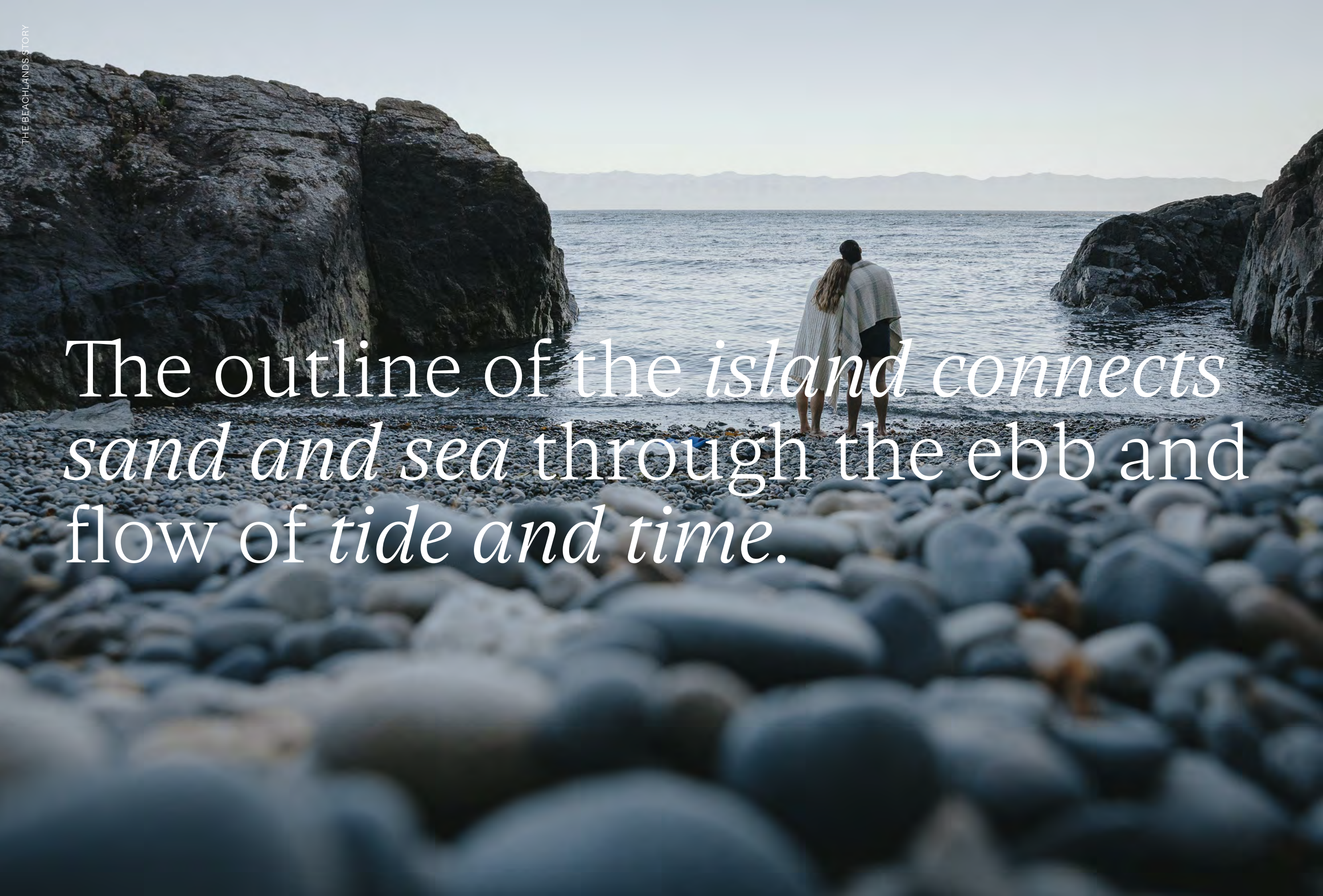


An Elevated Westcoast
Oceanfront Community



the
beach
lands

A couple stands on a rocky beach, looking out at the ocean. The foreground is filled with large, smooth, greyish-blue rocks. The couple, seen from behind, are standing on a smaller, darker, and more jagged rock formation. The woman has long blonde hair and is wearing a light-colored, patterned poncho. The man is wearing a dark shirt and shorts. They are looking out at a calm sea under a pale, overcast sky. In the distance, a range of low mountains is visible on the horizon. The overall mood is serene and contemplative.

The outline of the *island connects*
sand and sea through the ebb and
flow of *tide and time*.



AGAINST A BACKDROP
OF THE BRITISH COLUMBIA
LEGISLATURE AND THE
BUSTLING INNER HARBOUR,
DOWNTOWN VICTORIA
IS A SHORT DRIVE FROM
THE BEACHLANDS

Discover an
oceanfront
community
twenty minutes
from downtown
Victoria

b

URBAN OCEANFRONT COMMUNITY

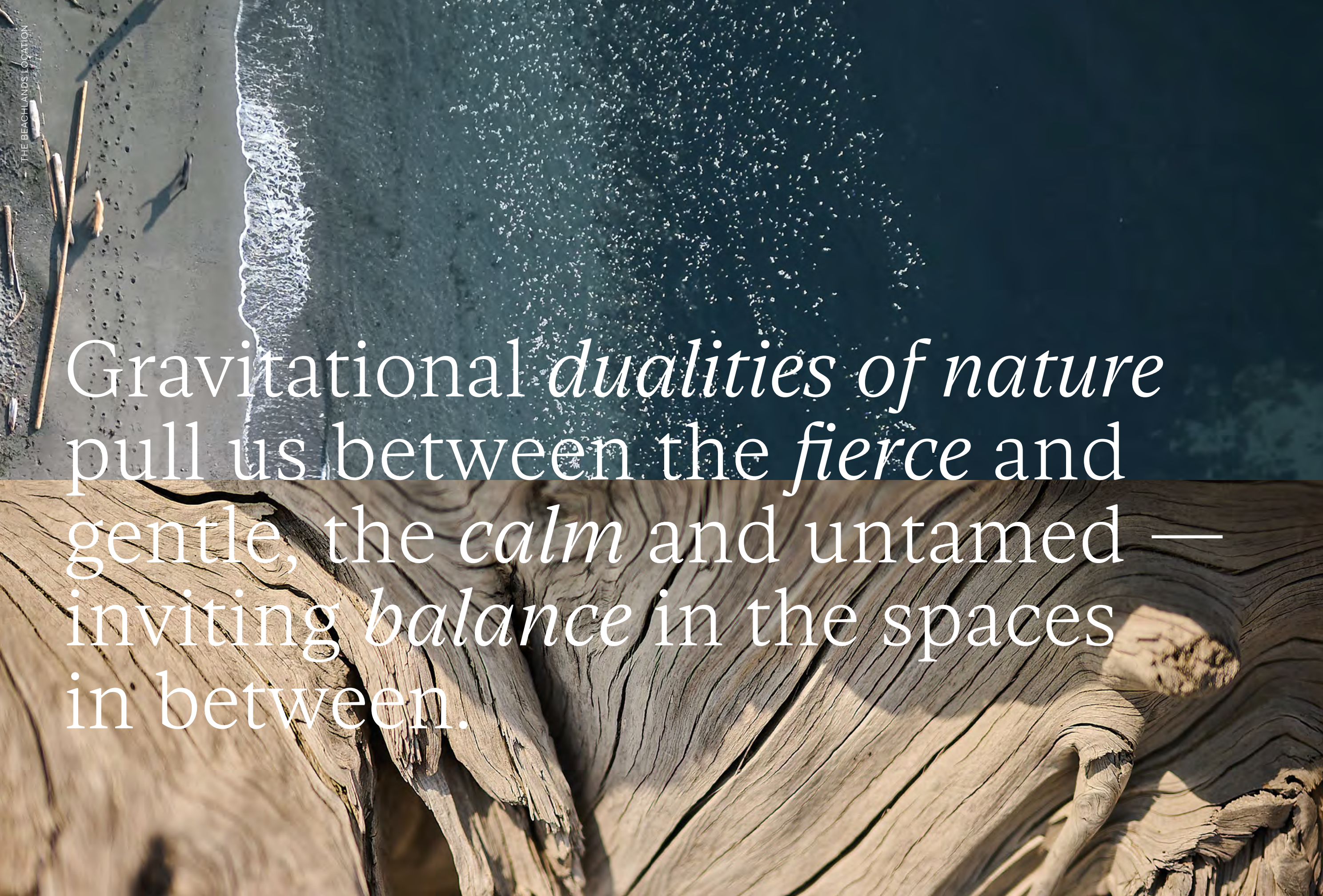
Experience the best of oceanfront living at The Beachlands, an elevated Westcoast community in Colwood, on Southern Vancouver Island

The Beachlands offers the *rare opportunity* to experience the best of island life without giving up the benefits of a *thriving urban setting*. Vancouver Island, the largest island on the West Coast of North America, is home to cities, towns, hospitals, universities, as well as the usual assortment of commercial offerings one would expect in any urban setting. With a growing population, the *economy is robust*, employing many in tech, healthcare, education, engineering and construction.

A leisurely twenty-minute drive from the rugged Salish Sea coastline of The Beachlands takes you to the energy and excitement of *downtown Victoria*, the provincial capital and a global tourist destination.

A SLOWER PACE OF LIFE

b



Gravitational *dualities of nature*
pull us between the *fierce* and
gentle, the *calm* and untamed —
inviting *balance* in the spaces
in between.

An exceptional community
inspired by the breathtaking
natural beauty of Canada's
West Coast



THE BEACHLANDS
— A REMARKABLE
COMMUNITY IN
AN IRREPLACEABLE
LOCATION



FROM RUGGED OCEANFRONT
TO URBAN CONVENIENCE,
THE BEACHLANDS BRINGS THE
BEST OF ISLAND LIVING TO THE
ULTIMATE ISLAND LOCATION.

From the salt of
a sea breeze to the
shops in the *city*,
The Beachlands
is *connected*

b

EASE OF LIVING

On those rare occasions when a 134-acre oceanfront site with 1.4 kms of uninterrupted Colwood coastline just isn't enough, The Beachlands is at the heart of the best Southern Vancouver Island has to offer.

In a location with easy road access and *multiple transit options*, The Beachlands is located just a *twenty-minute drive* from downtown Victoria and all it has to offer for business or pleasure. And for everyday needs, both Colwood and neighbouring Langford are home to boutique shops to big box stores and everything in between.

A *four-season recreational playground* surrounds The Beachlands and a day that begins in the water can end with an epic mountain bike adventure before dinner, drinks and a show. *Day trips abound* on both land and sea, and when you would rather pedal than paddle, the *Galloping Goose Trail* stretches from Victoria to Sooke, passing *five Provincial Parks* as it winds through pavement and pasture to the ocean at either end.

20 MINUTES TO VICTORIA

b

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.*

The area offers world-class boating, fishing, golfing, skiing, mountain biking, in a never-ending list of activities. The outdoor adventure is also matched by the many opportunities that exist on the island. Initially a resource based economy has now since grown to include hi-tech, healthcare, education, manufacturing, agriculture as well as a thriving tourism sector catering to travellers from around the world.



Framed by lakes, valleys and the Salish Sea, The Beachlands is abound with *outdoor adventures*

The Beachlands is a paradise for those seeking an active lifestyle in a setting of urban culture and convenience — or anyone looking to relax, reflect and enjoy the very best of island life.

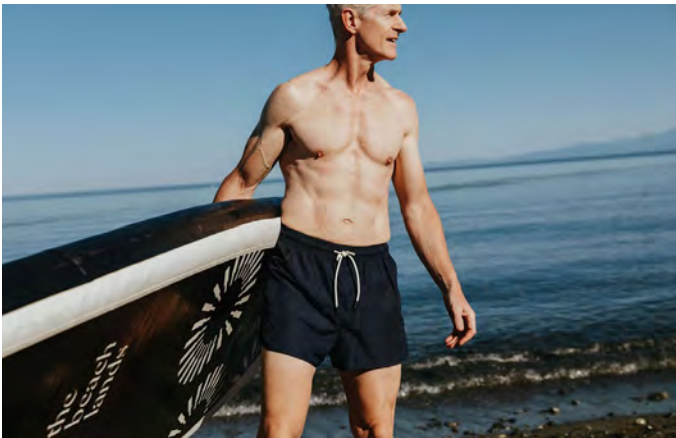
oceanfront playground



HOME TO THE OLDEST GOLF COURSE IN CANADA, THE SOUTH ISLAND IS A GOLFER'S PARADISE, WITH COURSES FOR EVERYONE FROM A BEGINNER TO A TOURNAMENT PRO.



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.



Convenient. Connected. Colwood.

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.

The growing community of the South Island supports a vibrant local economy. And with the surrounding four-season recreational playground, the Colwood area continues to attract new residents of all ages and lifestyles.

Travel times to and from The Beachlands

- Helijet International
28 mins
- Harbour Air Seaplanes
22 mins
- Victoria Airport
35 mins
- BC Ferries
35 mins



DIVERSE TOPOGRAPHY AND
DRAMATIC LANDFORMS PROVIDE
A STUNNING SETTING FOR THE
BEACHLANDS COMMUNITY.

The Beachlands
is a community
that both reflects
and respects its
surroundings

b



The Beachlands site has already played an important role in building Greater Victoria.

The towering bluffs, sloping hillsides and sandy coastline of The Beachlands site was once a *quarry*, supplying sand and gravel to the Island, the Lower Mainland and Washington State. Decommissioned in 2007, the site and its industrial past are now a part of *island history*.

Now, networks of pathways and trails for walking and biking set amongst landscaped terrain will criss-cross this once-industrial setting, connecting new neighbourhoods, parks and playgrounds. Natural landforms offer opportunities for viewpoints and *gathering places* and the sand and stone that once fuelled industry is now the *spectacular oceanfront* that gives The Beachlands its name.

Dedicated to the highest levels of *environmental responsibility* and stewardship, this masterplan will return this site to a place of prominence and importance, as this last significant site on the Colwood coast becomes The Beachlands, *a modern coastal community*.

CARVED FROM THE COAST

b

A woman with long dark hair, wearing a light-colored sweater and trousers, is walking through a field of tall, golden-brown grass. She is carrying a dark bag under her arm and looking down. In the background, the ocean stretches to the horizon under a clear, light blue sky.

Our *landscape* unveils a symphony of *viewpoints* and *gathering spaces*—each curve and rise offering a new *way to connect* with the land, sky and sea.

A place with *everything* in a place with *everything*

Downtown
Victoria
-20 mins-

WELCOME TO:
134 TOTAL ACRES
50 ACRES OF PARKS
1.4 KMS OF COASTLINE
2,850 HOMES

*For residents and visitors alike,
The Beachlands is a welcoming
community, connected to city,
sand and sea.*

This is a *leave-the-world-behind* location where everyday urban experience fades and a calm sense of relaxation and renewal takes hold. As a masterplanned development, every element of The Beachlands community has been *carefully considered*. All aspects of the built environment, from homes, to parks, to the bustling retail plaza, have been designed to complement the needs of The Beachlands, both today and in the future.

A park-like setting at the edge of the *Salish Sea*

The Beachlands Parks Plan includes walking paths, seating areas, viewpoints, parks and playgrounds, with each element designed to complement The Beachlands way of life.

At The Beachlands, every day offers new adventure. With more than *50 acres of dedicated parkland*, the community site offers a wide range of outdoor spaces from the interconnected trail network through areas of native trees and ground cover, to open spaces and landscaped terraces that feature manicured playgrounds.

And of course, it all leads to the sand and stones of the *expansive oceanfront* that gives The Beachlands its name. Here, a miniature world of tidal pools provides a glimpse in to the aquatic realm, and shore birds feed along the water's edge before soaring in to the sky above. From the shore, you can launch a kayak for an ocean paddle, or simply enjoy the never-ending panorama of sea and sky.

Adjacent to The Beachlands is the *Esquimalt Migratory Bird Sanctuary*, where a wide variety of birds spend time during their annual migration, joining the abundant local species and making this one of the most popular spots for bird watchers.



The Beachlands Park

A community of parks and places of connections

With more than 50 acres of dedicated parks, playgrounds, special gathering spaces and seating areas, the out of-doors experience at The Beachlands is second to none.

Fully equipped playgrounds inspire imagination and adventure, while fields and *green spaces* support an *active lifestyle*. Numerous walking paths and gathering areas are perfect for connecting with friends and family or enjoying time alone.

In addition, the *Commons retail plaza*, *Royal Bay Secondary School* and the Royal BC Museum and Archives, are among the many shops, services and nearby amenities that complete The Beachlands community experience.

visionary masterplan



Amphitheatre

BC Royal
Museum
+ Archives

The Bluffs
Lookout

The Commons

Beachlands Park

Royal Bay
Secondary
School

The Experience Centre

The Landing Pool

The Scramble

Gratton Lookout

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: Caminiums, 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 View 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: Boutique View Condominiums and Townhomes

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



FILTERED THROUGH
A DAPPLED SKY, THE
MORNING SUN SPARKLES
ON THE SALISH SEA



There are many
times when the
best place on
earth is *at sea*

FILTERED THROUGH
A DAPPLED SKY, THE
MORNING SUN SPARKLES
ON THE SALISH SEA

*While the reasons may be as many
as the stones on the shore, the desire
to live at the water's edge seems to have
a somewhat universal appeal.*

With 1.4 kms of spectacular oceanfront,
The Beachlands brings the water's edge
ever closer to home. And when it's time to
step from the sand to the sea, there's a world
of *ocean-based activities* at your doorstep.

Launch a kayak, canoe, or paddleboard
from the water's edge and follow the
undulating coastline. Explore the bird
sanctuary at the adjacent *Esquimalt
Lagoon* and Fisgard Lighthouse.

The Island is a *sailor's paradise*. An afternoon
on the water, a sunset sail, a multi-day
marina-hopping Gulf Islands excursion or the
open-sea adventure off the rugged coast; this
place sails. The *fishing* is world-class, as in the
best in the world. Fly-fishing rivers criss-cross
the island, nearby Provincial Parks are home to
trout-stocked lakes. and *record-breaking salmon*
and halibut fishing is abound on the Salish Sea.

A SAILOR'S PARADISE

An elevated arrival to a community that connects people to parks, to the city and the sea

Leave the city behind as you enter The Beachlands. Experience both transition and transformation as you follow the gently sloping streets that connect Colwood to the Pacific Ocean and The Beachlands' residents to a new world-class oceanfront community.

Whether you choose to walk, bike or drive the gently curving streets, bike paths, walking trails and city-sidewalks, The Beachlands offer a *network of connectivity* for all mobility options. Existing transportation connections abound, include three bus routes and a future transit station adjacent the neighbouring site.

nature's playground



Beachlands Boulevard



Gratton Lookout

From the *Bluffs* to the *Waterfront*,
The Beachlands site slopes gently
to the *Salish Sea*

oceanfront living

STUNNING VIEWS
AND MODERN
WESTCOAST
ARCHITECTURE

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 latest trends in playscape *design* and equipment are enhanced through the use of *salvaged driftwood* and rocks while the natural slope of the land becomes the perfect location for a slide.



A natural amphitheatre provides a seaside setting for a *performance* or a *picnic*

Embraced by the contours of the landscape, a natural amphitheatre offers a waterfront performance venue for community gatherings or an impromptu performance for family or friends.

Throughout The Beachlands, streets, paths, trails, and amenity spaces *blend seamlessly* with their surroundings. With a *built environment* as spectacular as its natural setting, the *thoughtfully designed* and programmed community expands homes beyond four walls, creating a total environment for living.



The Amphitheatre



The Landing Pool

Considered *amenities*

A spectacular reflecting pool mirrors the surrounding tree canopy amidst the colours of the sky above.

Unique amenities are peppered throughout the 50 acres of park and greenspace within the 134-acre Beachlands site.

Inspired concepts brought to life with the highest levels of design and detail turn *amenities into meaningful experiences*, and enhance The Beachlands experience for residents and visitors alike.



INSPIRED BY WESTCOAST
MODERN DESIGN, THE
HOMES AT THE BEACHLANDS
COMPLEMENT THE STUNNING
NATURAL SURROUNDINGS
OF THIS MODERN COASTAL
COMMUNITY.

A *complete*
community on
the *Colwood* coast,
The *Beachlands*
is a place to
call home

b

A MODERN COASTAL COMMUNITY

Southern Vancouver Island has always been a place of energy and opportunity, and for those who desire to embrace the best, The Beachlands brings you the very best of island life.

Here, a magnificent South Island location, and a spectacular natural setting, combine with a *thoughtfully considered built environment* that enhances the location, with the introduction of a wide variety of housing types, parks, play spaces, and a central plaza.

Expressions of *Westcoast Modern design* influence the architecture and interiors of The Beachlands. The condominiums, townhomes and single family homes offer a wide variety of housing options, all designed and built as an integral part of The Beachlands master plan.

Sunrise to sunset, every day at The Beachlands brings both *promise and opportunity*. Discover a place with a *bright future*. A place of growth, where roots put down today will become part of your own story of Island Life. Experience The Beachlands — *a modern coastal community*.

A PLACE OF GROWTH

b



Celebrate the *true island lifestyle*
with the finest fare from local
artisans and producers.

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.

On the Island, climate and culture have created a *foodie destination*, where local fare is unmatched. Today, farmers and growers are joined by *craft beer* and cider makers, distilleries and *wineries*.

Whether enjoying an evening out, visiting a *farmer's market* or stocking up for a family BBQ, The Beachlands is surrounded by a bounty of the finest food and drink available anywhere.

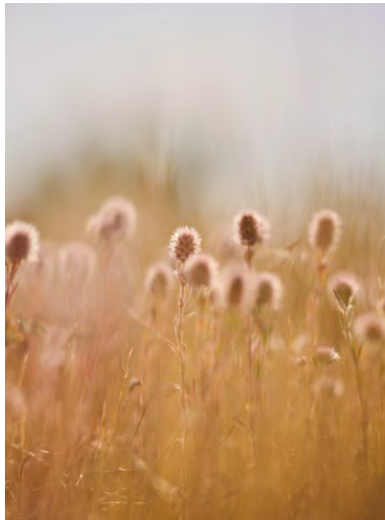
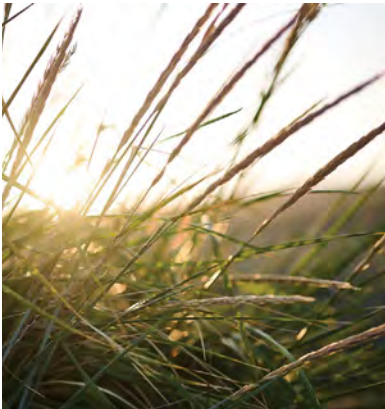


nature's playground

The Plaza



The sun and sea are not the only things moving at The Beachlands. Walk, run, bike or paddle as you trace the *1.4 kms of shoreline* on the Colwood coastline



Bluffs Lookout



A SPECTACULAR NATURAL SETTING, ONLY MINUTES FROM URBAN CONNECTION AND CONVENIENCE, DEFINES THE BEACHLANDS EXPERIENCE

Urban energy on an *oceanfront plaza*

oceanfront plaza



Against a backdrop of sea and sky, retail and event spaces bring urban vitality to a spectacular oceanfront setting.

The Plaza offers a variety of boutique retail spaces including coffee shops, eateries, and daily conveniences. This central hub is the commercial heart of The Beachlands, and the perfect place for a meetup with friends and neighbours, or even an oceanfront business of your own.

At The Beachlands,
sunset isn't the end of
the day, it's *the beginning*
of the *evening*





At The Beachlands, *life meets style*
in the *most spectacular* oceanfront
setting.



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 and the award-winning 564 Beatty Street in Vancouver and 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, Seacliff Properties are specialists in the development and management of large-scale real estate projects.

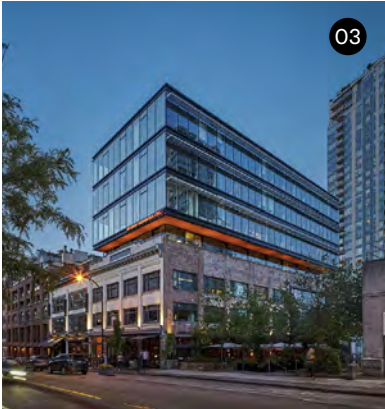
SEACLIFF PROPERTIES

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.



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

The Beachlands development duo have assembled a team of industry professionals with the knowledge and experience to deliver a vision for a modern coastal community.

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 masterplanning, 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.

omb’s studio culture harnesses the creative energy of almost 50 multi-disciplinary design professionals under the guidance of a seasoned leadership team. Our collective curiosity and wide-ranging interests enrich collaborative design exploration and form the foundation of enduring built environments.

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.

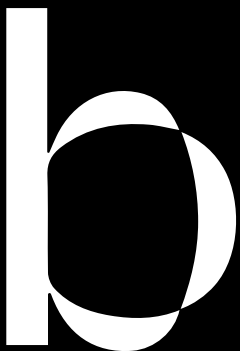
No matter what size or type of project, TCPM has the capability to deliver the project while striving to meet or exceed the client’s expectations.

MAGNUM PROJECTS

Magnum was founded in 1991, when George Wong, Wilson Tsang, and Lily Korstanje sought to elevate real estate project marketing. Their goal was to couple a bold creative vision with innovative marketing strategies, providing each project with a unique pathway to success.

Setting down roots on Vancouver Island in 2012, they have brought to market a diverse range of projects to Greater Victoria – from micro-lofts in Victoria’s inner harbour to record-setting premium homes at Customs House beside The Legislature. Today, they command the largest market share in real estate project marketing and sales on Canada’s West Coast, and the projects they champion are among the most prominent and prestigious in BC.

TheBeachlands.com



RELIANCE
PROPERTIES

SEACLIFF
PROPERTIES

SALES AND MARKETING BY
M A G N U M