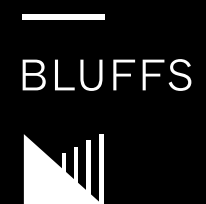


the beach lands



Custom Home Sites

Build your future at *The Beachlands*,
a spectacular *oceanfront community*
on Vancouver Island

A Limited Collection of
Custom Home Building
Sites *now available at*
The Beachlands

The Beachlands is rapidly transforming 134 acres on the spectacular Colwood coast into the most anticipated oceanfront community in Western Canada.

With multi-family homes now under construction, the first release of *premium* single family home building sites are *now available* in the stunning Bluffs neighbourhood.





Construction-ready, fully-serviced, custom-home building sites are now available in The Bluffs Neighbourhood of The Beachlands.

With The Beachlands comprehensive *community masterplan*, detailed design guidelines and an established *preferred builder program*, embarking on the design and construction of a custom home has never been easier. And with a building site at The Beachlands, the location has *never been better*.

A custom home at The Beachlands ensures that your dream home is truly the home of your dreams.

The architectural traditions of west coast modernism use design principles and materials that embrace the local climate and geography and provide optimum performance in our island environment.

Your approved builder will work with you to determine floorplans and finishings, exterior cladding and colours, window sizes and placement—all the personal touches that make a Beachlands home your own.





- Seabluff COLLECTION
- Seascape COLLECTION
- Oceanfront COLLECTION

CUSTOM HOME SITE TYPE	SITE NUMBERS	LOT SIZE RANGE
SEABLUFFS	Upper #7-12	4,585 – 5,367 sf
SEASCAPE – WEST	Upper #32-36	3,903 – 4,214 sf
SEASCAPE – EAST	Lower #31-36	4,947 – 5,346 sf
OCEANFRONT	Lower #5-8	5,787 – 6,087 sf

Customizable Westcoast Modern Homes



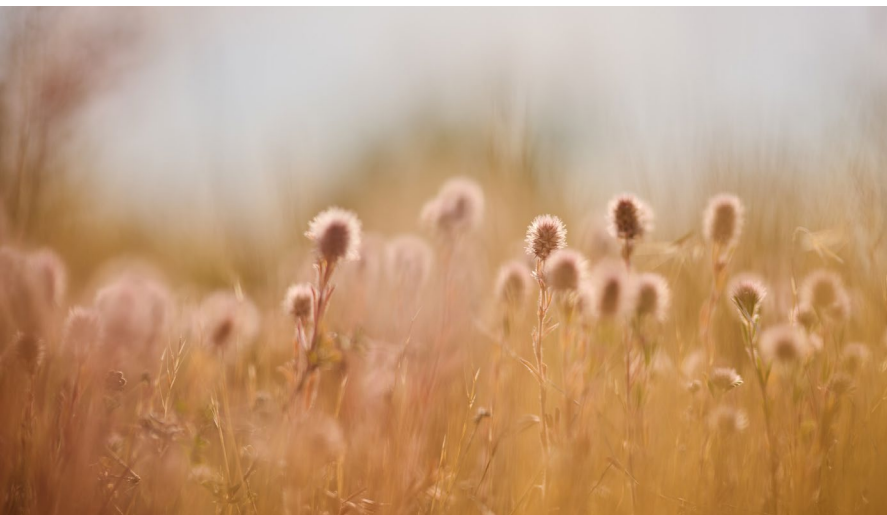
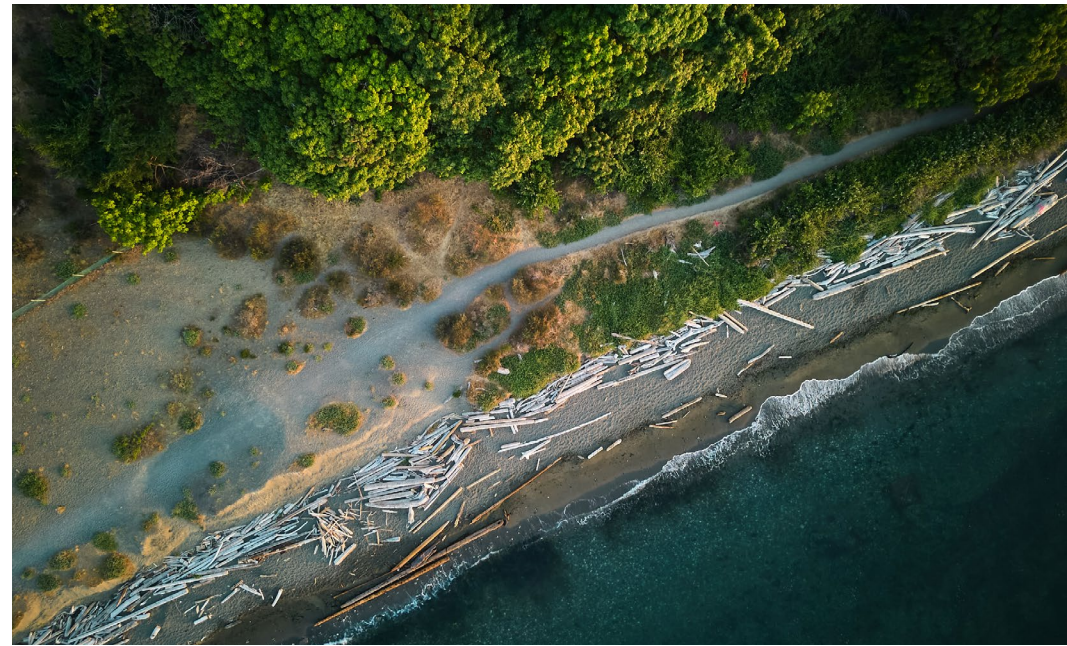
The first release of custom home building sites in The Beachlands includes a range of sizes, views, and price points.

Atop the *dramatic landforms* that give the neighbourhood its name, the custom home sites in *The Bluffs* offer a variety of view options, from the *dramatic coastline* and the distant horizon, to the *extensive landscaping* of the surrounding neighbourhood.



Inspired by the local surroundings

Homes at The Beachlands complement the stunning natural surroundings of this modern coastal community. 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.



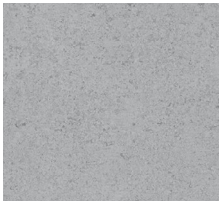
Shades of *Materiality*: *Wood/Shingles*



CEDAR



GLASS

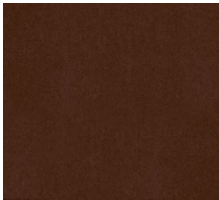
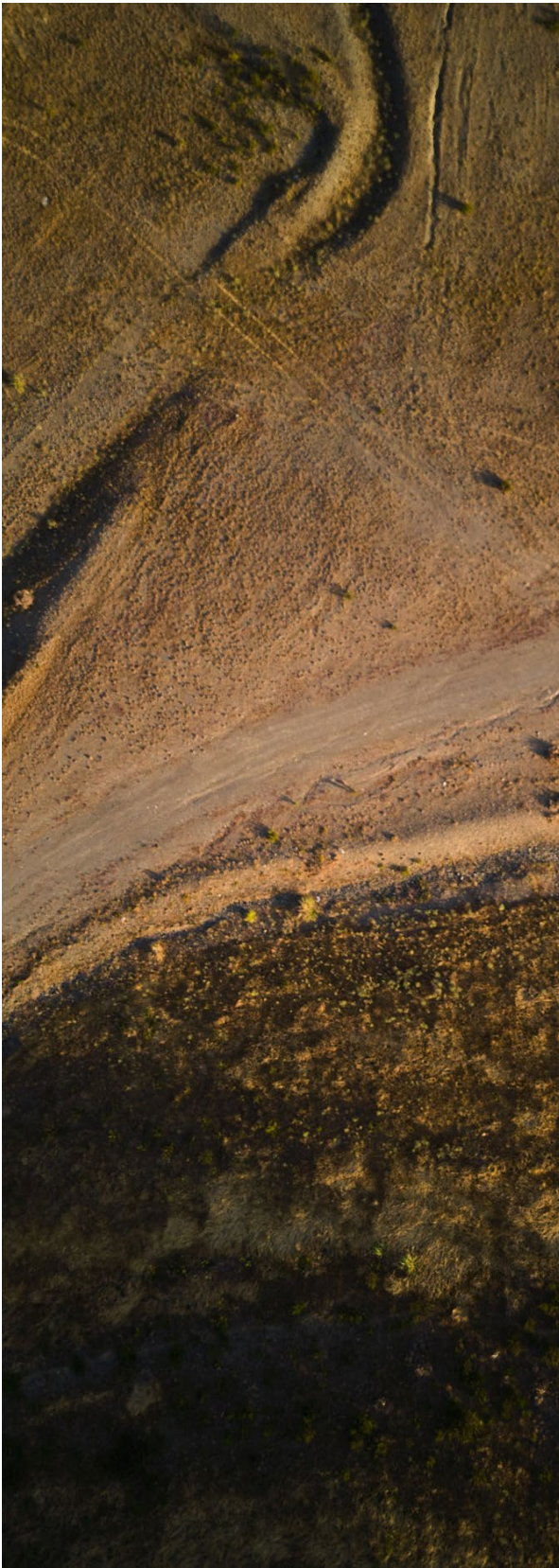


ALUMINUM

CUSTOM HOME
INSPIRATION



Shades of *Materiality*: *Terra Cotta/Weathered Steel*



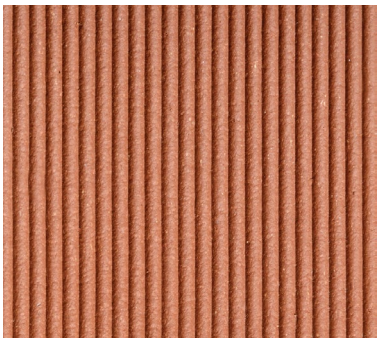
WEATHERED STEEL



GLASS

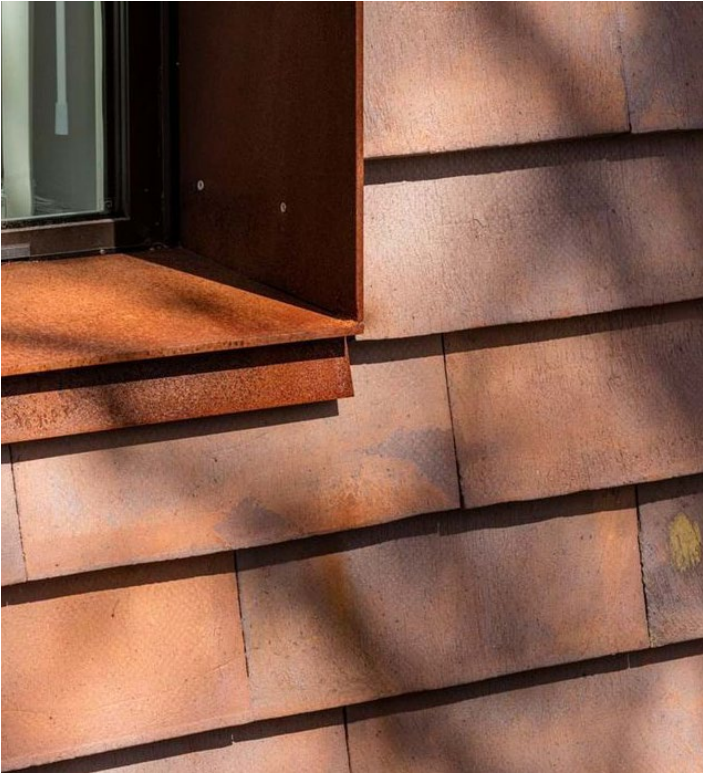


SHINGLES

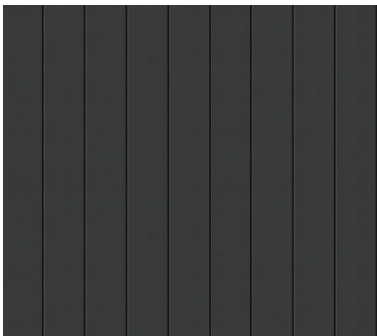


TERRA COTTA

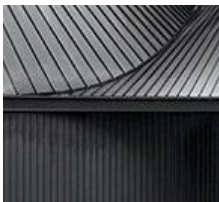
CUSTOM HOME
INSPIRATION



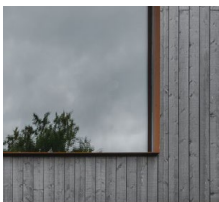
Shades of *Materiality*: *Stone/Metal Panel*



METAL PANEL



METAL ROOF



GLASS



BRICK/STONE

CUSTOM HOME
INSPIRATION



We are *proud* to partner with a select group of experienced builders who meet *high standards for quality, efficiency, and design*



Sartori *Custom Homes*

At Sartori Custom Homes, we specialize in crafting one-of-a-kind residences that reflect your lifestyle and individuality. We bring your vision to life with expertise, transparent collaboration, and financial stewardship—all backed by uncompromising construction standards and a dedicated in-house team from planning, design and budgeting through to completion and beyond.



Qualis *Builders*

At Qualis Builders, we believe that details matter—because we care. Established in 2017 and based in Victoria B.C., our team has built over 100 homes. From the foundation to the final finishing touches, we ensure that every aspect of your home is executed with precision, care, and passion. We take immense pride in building homes that are as strong and well-crafted as they are beautiful.



Verity *Construction*

Founded in 2004, Verity Construction is a locally owned and operated company with over 20 years of experience in project management, construction management and general contracting. Known for our commitment to innovation and sustainability, we deliver high-quality, architecturally impressive spaces that exceed client expectations.



An aerial photograph of The Beachlands development at sunset. The image shows a mix of modern multi-story buildings and smaller houses, interspersed with green spaces and a winding road. In the foreground, there's a large, flat, grey-roofed structure. To the left, a small pond is visible. The development is situated on a peninsula or near a large body of water, with a city skyline visible in the distance across the water. The sun is low on the horizon, creating a warm, golden glow over the entire scene.

*The Beachlands—a place
with everything in a place
with everything*

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

*A custom home building site in The Bluffs
neighbourhood puts you in the heart of
The Beachlands, 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 home in *The Bluffs* neighbourhood is your direct connection to the best of *The Beachlands*

All homes in The Bluffs are within minutes of the extensive trail network that connects neighbourhoods, amenities and the *spectacular Beachlands oceanfront*.



From hiking and cycling to fishing, swimming and golfing, this is paradise for anyone seeking an active lifestyle—in a setting of urban culture and convenience.





*Stunning homes in a
spectacular setting*



*With 50 acres of dedicated
parkland and over 1.4km of
uninterrupted oceanfront, The
Beachlands is home to the best
of westcoast living.*

Home to several unique amenities,
The Bluffs neighbourhood includes an
amphitheatre, children's playground
and *ample parkland and greenspace.*





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 and friends.*

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

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
- Multiple farmer's markets and farm-to-gate produce
- The Commons commercial and retail centre

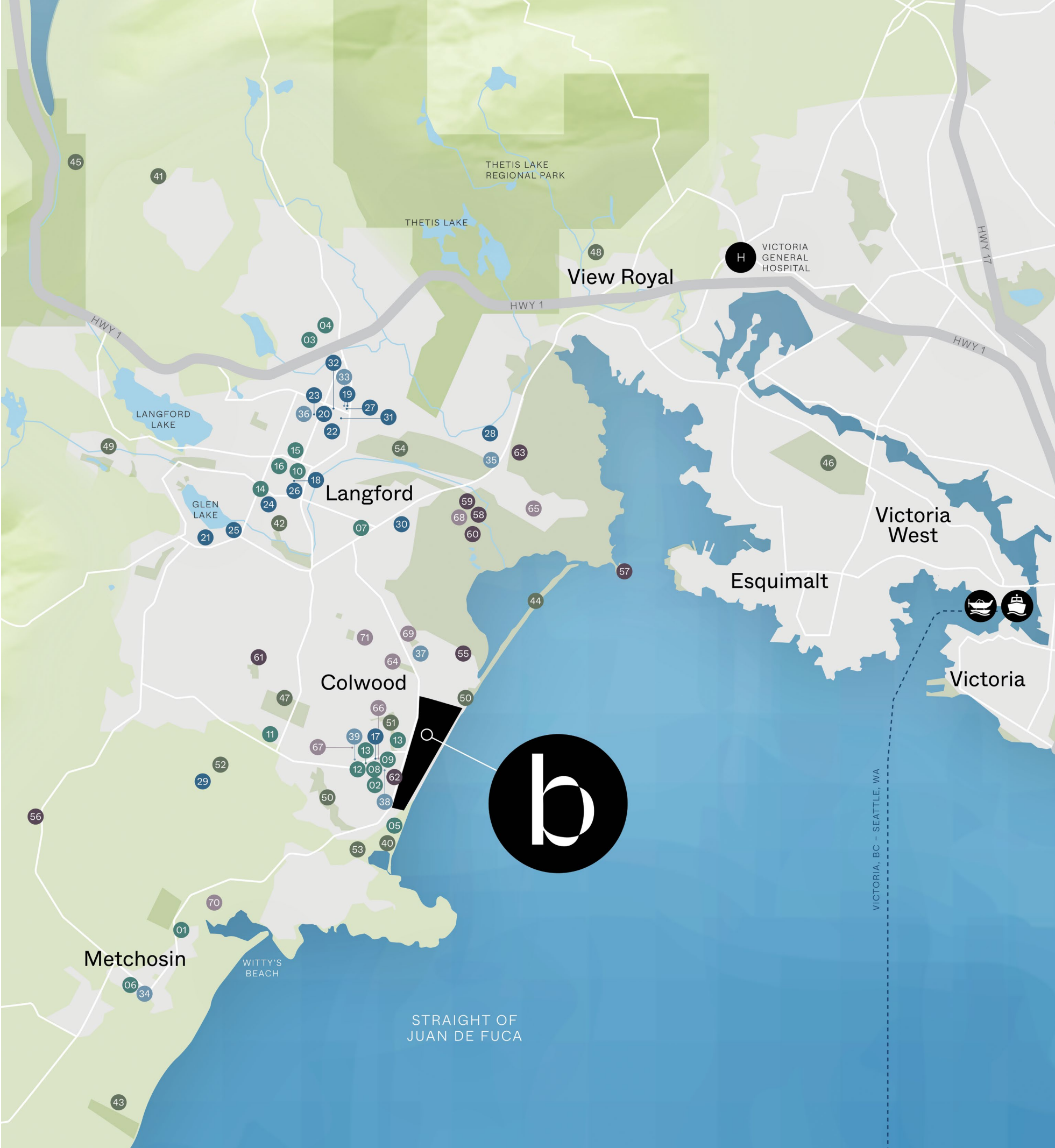
Medical Facilities

- Victoria Hospital

Education

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





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

Frequently asked *questions*

What is The Beachlands?

The Beachlands is Vancouver Island's largest oceanfront master planned community, located in the beautiful *City of Colwood*, only a short drive from Victoria. Spanning 134 acres with 1.4 kilometers of oceanfront, the community will offer a variety of homes including single family, townhomes and condominiums along with a variety of commercial and retail space, interconnected by a network of nearly 50 acres of oceanfront and ocean view parks and public spaces.

Can you provide a brief overview of the Single Family Home offering?

This is the initial offering of single family home lots at The Beachlands. Through the entirety of the development of The Beachlands, only a very limited number of single family home lots will ever exist as the majority of new development is planned to entail attached and condominium forms of development. This initial offering of Single Family Home lots is comprised of:

- A total of 23 custom home sites are available in the first release. This is not part of a strata.
- Lots are located in '*The Bluffs*' neighbourhood of The Beachlands – the very first to take shape and setting the tone for what the balance of the community will become.

- Projected completion date for the purchase is anticipated for Q4, 2025
- All lots will be delivered in a consistent manner with services to the lot line. For clarity, any work within the public right of way will be completed by The Beachlands Developers, including provision of concrete driveways. Refer to further details on the lots as contained within the Disclosure Statement, form of Contract of Purchase and Sale and Design Guidelines.
- All homes designed and constructed at The Beachlands will be subject to and in accordance with The Beachlands Design Guidelines.
- Construction on each lot is required to commence within 3 years of completion of the purchase.
- Purchasers of lots can select from any of *The Beachlands' Preferred Builder Partners* to work with to construct their dream home.

Can you provide a brief overview of the purchase process for Single Family Home Lots?

- A total of 10% deposit is required; an initial deposit of \$5000 is required at acceptance of the offer, with a further deposit of 10% of the Purchaser Price (less the Initial Deposit) required 7 days following.
- Only offers provided on the approved contract of purchase and sale will be considered.

- Only approved homebuilders are permitted to design and construct homes at The Beachlands through our Preferred Building Partners program. See further details on this below.
- As the site is actively under construction, only limited opportunities to visit the property will be available.

What is the purpose of having The Beachlands Single Family Home Design Guidelines?

Design Guidelines will play an important role in shaping the look and feel of this single family home neighbourhood and have been developed to establish a flexible yet cohesive architectural language. The architectural approach as detailed within the Design Guidelines is to be simple, contextually responsive, contemporary and timeliness.

What other materials are available to learn more about The Beachlands Single Family Lot Offering?

A number of documents are available for review, including but not limited to: the Disclosure Statement (*including form of Compliance Mortgage*), form of Contract of Purchase and Sale, Design Guidelines, The Beachlands Parks Master Plan and a variety of technical documents (including grading plans, servicing schedule and more).

Frequently asked *questions*

What is a Preferred Builder Program?

Representing some of Vancouver Island's most trusted homebuilders, we are proud to have partnered with a select group of experienced builders who meet high standards for quality, efficiency, and design to ensure that the neighbourhood is built to the highest standards and in accordance with *The Beachlands Design Guidelines*.

What are the main benefits of a Preferred Builder Program?

Our *Preferred Building Partner Program* offers an array of benefits, including:

- **QUALITY:** Our reputable building partners ensure that your homebuilding experience and construction quality meets the high standards of The Beachlands.
- **EFFICIENCY:** Our building partners are familiar with The Beachlands vision and design guidelines, as well as municipal approvals processes including permitting and development requirements, ensuring a seamless experience from design through construction, ensuring you are able to enjoy your new home as soon as possible.
- **CUSTOMIZATION:** Reach out to our building partners to choose from pre-designed homes and floor plans, or work with them to design your dream home.

How did The Beachlands' select their Preferred Building Partners?

The Builders were chosen based on experience, reputation, financial stability, past project quality and the ability to meet The Beachlands' development design guidelines and standards.

Can I work with a builder who is not a Preferred Building Partner?

Only *Preferred Building Partners* are approved to be involved in the design and construction of single family homes at The Beachlands.

Meet the *Visionaries*— The Beachlands *Team*

Custom Home Sites



Island *Experience*,
Island *Expertise*.

Reliance Properties

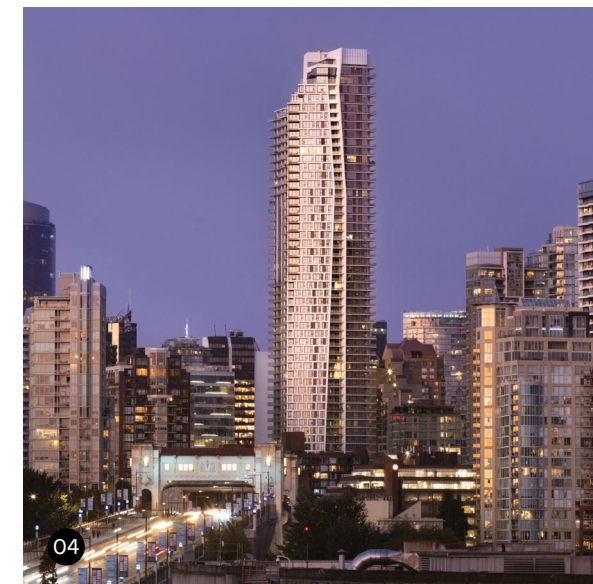
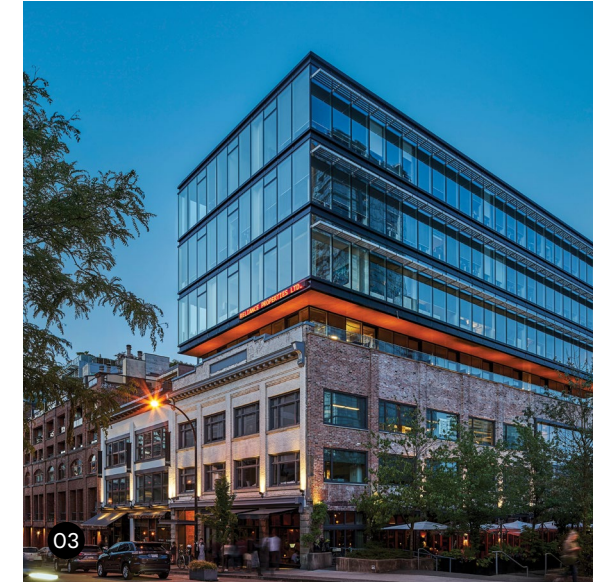
Known for their premier developments, Reliance Properties has been active in real estate development for over 70 years. Reliance Properties excels in acquiring, leasing, and managing commercial and residential properties.

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.

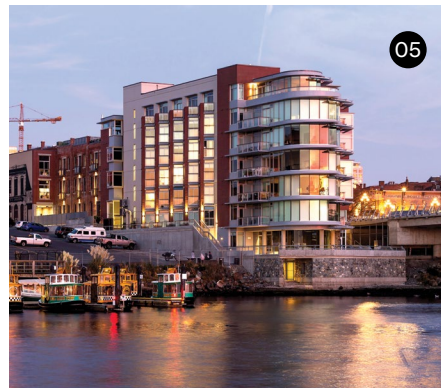
Seacliff Properties

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

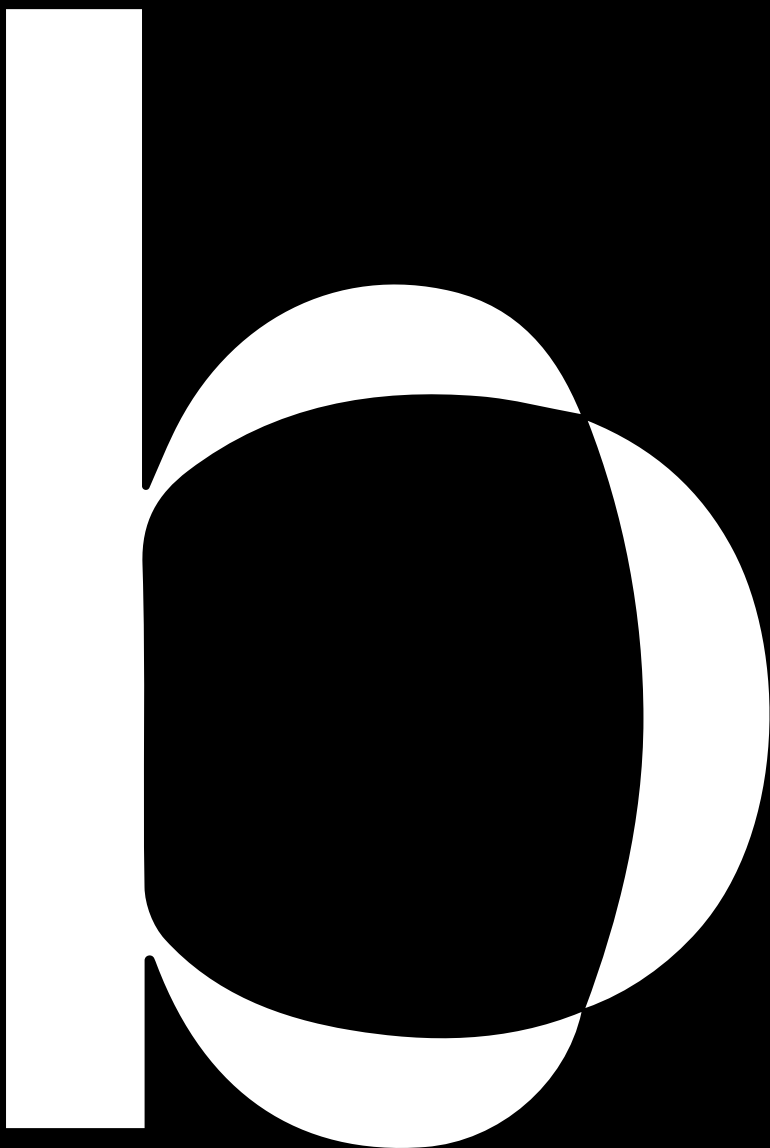
With extensive experience in masterplan communities, their expansive portfolio includes the cherished Vancouver Island resort-style community of Fairwinds in NanOOSE Bay. With a commitment to quality and innovation, Seacliff delivers communities that enrich lives.



- 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



TheBeachlands



Developers reserve the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Balcony/patio sizes vary floor to floor. Interior square footage and room sizes are based on preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E. Sales and marketing by Magnum Projects.