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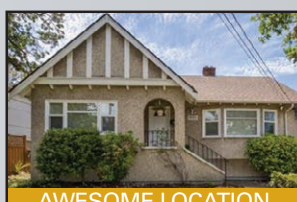
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Making space for all members of the community

Phase one of Trillium West Shore Village offers everything you need to enrich your lifestyle in a caring environment, says Catherine Henderson, general manager of West Shore Lodge.

Phase one of the new project under construction on Wale Road, adjacent to West Shore Lodge, is comprised of 60 units designed for independent living.

"West Shore Village has everything you're looking for in a home that is thoughtfully designed with a variety of suite styles and amenities," Henderson noted. Suites available when the project is completed in the fall of 2018 include one bedroom, one bedroom plus den and two bedrooms.

The building design incorporates extensive use of natural stone, cedar soffits and heavy timber accents at street level, with innovative landscaping and a green roof.

West Shore Village's location, nestled in beautiful Colwood, is just steps away from the Galloping Goose Trail, transit, grocery stores, pharmacies, a health food store and liquor store.

It's also close to West Shore Parks and Recreation and the Juan de Fuca Seniors Centre, which both offer a broad range of activities and programs for seniors, added Henderson.

Priorities for the project include a holistic approach to healthy living with an emphasis on the individual needs of residents. West Shore Lodge and Trillium Properties have a long-established reputation for providing freedom and choice and unparalleled standards for care and support.

Suites offer two flexible colour palette options, spacious, open floor plans, contemporary



Work is underway on phase one of West Shore Village in Colwood, which is expected to open in the fall of 2018.

horizontal blinds, and energy efficient designer lighting fixtures. Suites have in-suite laundry, accessible showers and spacious patios. Kitchen layouts, suitable for restricted mobility, are convenient and easily accessible, with laminate countertops and matching back splashes, to name just a few of the many features inside each suite.

West Shore Village will have a library, computer room, fireside lounge, movie theatre, multi-purpose room and gym.

Other amenities include a hair salon, concession, self-serve cafe, pub and lounge, dining room, storage lockers, and scooter and

walker storage.

"You can meet your friends for coffee in the coffee shop, take a stroll down the Galloping Goose Trail or enjoy a beer in our pub," Henderson explained. "We have everything you need at West Shore Village to promote health, happiness and well-being."

A five-star chef serves three delicious, nutritious meals a day which can be customized to suit individual dietary needs and basic dietary and allergy assessments. Morning and afternoon coffee, tea and snacks are available as well. Housekeeping, laundry service assistance, utilities, scheduled

entertainment and outings, activities, exercise programs, and security are all part of the features and services included at West Shore Village.

"We are excited to be able to offer our popular style of services to more and more people as West Shore Lodge becomes a village," Henderson said.

For more information on early bird pricing and project updates, visit liveatwestshorevillage.com.

You can also visit West Shore Lodge at 1828 Island Hwy., or speak to Henderson and Mark Sup from the sales team at 250-478-7527.

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Summer slow down lasts longer than anticipated

The Victoria real estate market is preparing for a brisk fall and the West Shore is no exception as the push for homes at the lower priced end of the market continues.

But while the summer months are expected to be a little slower, with many residents away, a limited inventory supply was one of the factors contributing to a drop in sales when compared to 2016.

"I admit to being a little surprised by the August numbers," said Victoria Real Estate Board president Ara Balabanian. "I expected inventory numbers to be climbing by now, but instead we've seen even lower numbers of listings on the market. This is likely leading to some buyer fatigue along with pressure on pricing in high demand areas."

This July, a total of 790 properties sold in VREB's region, which is roughly 19 per cent less than the 972 properties that sold in July 2016.

August also saw a slight decline with roughly 16 per cent fewer properties sold in 2017 – 736 compared to 883 in 2016. There were 1,917 properties for sale in August 2017, a less than nine per cent decrease from 2016, and the average Home Price Index (HPI)

benchmark value for a single family home was \$823,100. That's up from \$743,200 in 2016.

While sales and listings may be down from the numbers seen in 2016, they're still on trend or above the 10-year average.

"Though much too early to call a trend, we do see that the August HPI benchmark value for single family homes in the Victoria core area has decreased by 1.3 per cent when compared to July. This is

the first time we've noted a decrease in HPI values since August 2015," stated Balabanian. "That said, this is not an indicator of a huge change in property values across our region. We've seen a phenomenally busy two years in real estate for our area and we are likely heading towards a

period of more balanced activity."

Single family benchmark homes on the West Shore have not seen that decrease, with the August and July 2017 HPI at \$589,800. That's up from \$496,900 in 2016.

Broken down into municipalities, benchmark values sit at both ends of the spectrum, with some above the average core price and some below.

Metchosin came in at the highest at \$865,800, followed closely by the Highlands at \$842,600, View

"I expected inventory numbers to be climbing by now, but instead we've seen even lower numbers of listings on the market."

**– Ara Balabanian,
VREB president**



The benchmark value of single family homes continues to stay strong on the West Shore.

Royal at \$687,400, Colwood at \$660,400 and Langford at \$592,300.

"Note too, that though the overall HPI value shows a small month over month decrease – specific areas and specific types of product have seen increases. For example, condominiums across the entire region are up by half a per cent compared to the previous month,"

added Balabanian.

For condos on the West Shore, the benchmark for July in View Royal was \$427,100, Colwood was \$366,400, and Langford was \$345,900.

Townhouses also came in at \$571,000 in View Royal, \$553,600 in Colwood, and \$439,600 in Langford.

City of Colwood vows to protect its natural resources

After asking residents and partners what they cherish most about the community, the City of Colwood is moving forward with plans to ensure views, trees, and nature are protected.

Mayor Carol Hamilton noted the process started back in 2016.

"In updating our Official Community plan, we have talked to thousands of residents and partners, asking what they value most about Colwood," Hamilton said.

"Over and over we heard what draws people to Colwood is the waterfront, the views, the trees, and the connection to nature they feel here."

According to a release, council recently directed staff to use existing regulatory tools to apply "site adaptive planning principles" to hillside development in response to the feedback received when talking to residents and partners.

"We have had our share of hillside properties flattened to

accommodate new buildings," Hamilton said. "We lose natural areas and gain a lot of costly infrastructure that will require tax revenue to maintain and repair over time."

The City said that while numerous projects are underway, Colwood is rich with assets a city can't buy or build including ocean shorelines, hillsides, and forests.

The plan for development proposals will start with a site analysis to identify natural features. Then building lots will be designed to best suit the landscape.

"Protecting natural areas promotes a high quality of life for

residents, but it also makes financial sense by taking advantage of natural ecosystems and infrastructure," according to the release.

City staff have already worked with numerous developers as well as architects to help integrate site adaptive planning concepts into proposals.

"Over and over we heard what draws people to Colwood is the waterfront, the views, the trees, and the connection to nature they feel here."

**– Colwood Mayor
Carol Hamilton**



Take a hillside setting with wooded areas (green) and slopes (yellow) as shown to the left.

A traditional development plan would flatten the slopes and remove the trees for the maximum number of lots as shown to the right.



The site adaptive planning approach (left) preserves the trees, slopes and natural features, fitting the building lots into the natural surroundings. The lots may be subject to less terraforming as they are respective of the existing natural topography, and property owners have access to natural open areas adjacent to their properties.

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Shelley Saldat
& Jeanie Goode
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**Condos, Townhomes,
Strata Titles, Duplexes****"TWIN GABLES"**

New MLS 382617 \$399,900
*19+ age restriction
*Bright, south-west facing
*2 bedroom, 2 bathroom, 1018 sqft corner unit
*Renovated from floor to ceiling
*Large walk in closet & 4-piece ensuite
*In-suite laundry
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New MLS 382568 \$489,000
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*Quartz stone counter tops
*In-floor radiant heat
*In-suite laundry
*Pet & kid friendly & rentals & BBQs permitted

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**Condos, Townhomes,
Strata Titles, Duplexes****{2 BEDS/ 2 BATHS} TOP
FLOOR LUXURY SUITE
W/ DELUXE FINISHES**

New MLS 382784 \$539,900
TOP FLOOR Penthouse style corner unit with 3 walls of large windows for ultimate light & outlook. Ocean glimpses & gorgeous green landscaping & natural woods to have pleasant views from all areas of this LUXURY suite. This unit was custom finished for original owner & has special features - quality finishing like quartz countertops in kitchen & bathrooms; pullouts in lower kitchen cabinets; newer carpets in bedrooms; enhanced crown molding in living & dining room. Upper/lower milling on cabinets; newer hot water tank, fancy custom light fixtures, 9' ceilings rich & wide plank wood floors in principal rooms. Wonderful building - well built, still under warranty, includes a workshop & classy lobby - very popular location nestled in The-tis Cove. One of the nicest layouts in the building, plus you're steps from the ocean front, Portage Park & all amenities.

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Victoria**ART DECO HOME**

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New MLS \$750,000
South facing home offering a blend of crisp clean geometric and curved lines from the period. This home is very bright and offers the master bedroom and en suite on the main as well as two more bedrooms and bath upstairs. Full basement for further development. This home has had many recent upgrades.

Robyn Hamilton
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Saanich Peninsula**BRIGHT 2BR, 2BA
GARDEN SUITE!**

New MLS 382154 \$385,000
Exceptional floor plan with open kitchen, living, dining, and bedrooms on either side. Enjoy your morning coffee on your large east facing patio with established gardens to maintain privacy. Conveniently located in Saanichton Village.

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*Spacious gourmet kitchen
*Classical formal dining room
*Cozy family room with a floor-to-ceiling brick propane fireplace
*Bright & private back patio
*Master suite has a 3-piece ensuite, large walk-in closet & balcony
*Separate workshop and storage shed

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Highlands**HIGHLANDS RETREAT
.95 ACRE**

OPEN HOUSE SAT 2-4PM
5593 MUNNS ROAD
New MLS \$699,000
Great family home nestled into the East Highlands. Built in 1986. Approx 2200 sq ft. Large master bedroom and 2 additional bedrooms up. Several out buildings including a double garage, guest cabin and small barn. Lovely forested area with several fruit trees and garden space. Easy access to back deck with built in seating and a play house with slide. Wood floors on main, formal dining room, family room/living room off the kitchen. A lovely Country feeling to this home. \$699,000

Shelley Saldat
& Jeanie Goode
Pemberton Holmes
250-589-4014 ★

Gulf Islands**BREATHTAKING
OCEAN VIEWS!**

New MLS 382305 \$779,000
South-West facing, 6BR, 4BA home with views from every room. Looking for an income property? This one would make a perfect B&B. Large decks overlooking the garden, a fully fenced backyard plus studio and workshop.

Tanja Lonergan
Dockside Realty Ltd.
1-866-629-3166

**PRIVATE WESTCOAST
WATERFRONT RETREAT!**

New MLS 382097 \$1,499,000
Stunning 17.6-acre waterfront estate in Gorge Harbour on Cortes Island, the Gateway to Desolation Sound. Offering rare deep-water moorage on a 60-ft dock, custom built 2582-sqft 3BR, 2.5BA home, plus charming 2BR, 1BA self-contained guest cottage.

Suzi Jack*PREC
250-656-5062
Dockside Realty Ltd.
1-866-629-3166

Gulf Islands**SECLUDED OCEANFRONT
OPPORTUNITY!**

New MLS 382273 \$449,000
Share a 278 acre peninsula with exclusive use of this 1.23 acre property. Southwest facing, this sundrenched property offers privacy with vast Ocean views and a 11X15 studio. Hydro and water at lot line.

Michael Vautour
Dockside Realty Ltd.
1-866-629-3166

**GARDENER'S DELIGHT!**

New MLS 382545 \$279,900
This sunny, south facing property is a hidden treasure. The gardens, roses, flowers & fruit trees are enchanting. The 3BR, 2BA, approximately 1186 sqft home on 0.31 level acres needs updating but has great bones.

Sam Boyte
Dockside Realty Ltd.
1-866-629-3166

**OCEAN VIEW COTTAGE**

New MLS 382276 \$369,000
This SouthWest facing, 1BR, 2BA, pretty cedar cottage has a large private deck as well as a deck off the bedroom plus a small loft. The living and dining rooms are open to the views.

Tanja Lonergan
Dockside Realty Ltd.
1-866-629-3166

Find the Perfect House

**Next issue of REV is
Sept 21, 2017**
**Advertising Deadline is
Sept 19th at 5pm**

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Suzi Jack
PREC
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250-382-9171**

real estate victoria

Sept 7 - Sept 20, 2017

Open Houses

Victoria

988 Victoria Ave.

\$1,598,000

Sun, Sept 10, 2-4pm
Niels Madsen
250-213-7483
Macdonald Realty

pg 9

1418 Ryan St.

\$750,000

Sat, Sept 9, 2-4pm
Sun, Sept 10, 2-4pm
Robyn Hamilton
250-384-8124
Pemberton Holmes Ltd.

pg 11

345 Arnold Ave.

\$899,000

New MLS 381855
Sat, Sept 9, 1-3pm
Ian Heath & Marilyn Ball
250-655-7653
www.ianheath-marilynball.com

1904-83 Saghale Rd.

\$869,900

Sun, Sept 10, 1-3pm
Mike Hartshorne & Jenn Raappana
250-474-4800
Royal LePage Coast Capital Realty

103-1518 Pandora Ave.

\$399,900

Sun, Sept 10, 2-4pm
Shelly Reed
250-213-7444
Sutton Group

Saanich West

5709 Wallace Drive

\$1,170,000

Sun Sept 10, 1-3pm
Tara Hearn
250-477-1100
Century 21 Queenswood Realty Ltd.

pg 1

Saanich Peninsula

11316 Ravenscroft Pl.

\$988,800

New MLS
380926
Sun, Sept 10, 2-4pm
Ian Heath & Marilyn Ball
250-655-7653
www.ianheath-marilyn-ball.com

314-10461 Resthaven Dr.

\$579,900

Sat, Sept 9, 2-4pm
Shelly Reed, 250-213-7444
Sutton Group

Highlands

5593 Munns Rd.

\$699,000

Sat, Sept 9, 2-4
Shelley Saldat & Jeanie Goode, 250-589-4014
Pemberton Holmes Ltd.

pg 10

West shore

3511 Grenadier Rd.

Starting at \$639,900

Fri, Sat, Sun, Sept 8-10, 1-3pm
Mike Hartshorne, 250-474-4800
Royal LePage Coast Capital Realty
www.McCormickMeadows.com

2831 Karr Rd.

\$548,900

Sun, Sept 9, 2-4pm
Mike Hartshorne & Jenn Raappana, 250-474-4800
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\$750,000

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