



# Our City of **Langford**







# Our City of **Langford**

Live, Work, Play, Learn

Celebrating Langford's 25<sup>th</sup> Anniversary of Incorporation

by Mike Wicks











We acknowledge and thank the Lkwungen People, also known as the Songhees, Esquimalt, and Beecher Bay First Nations communities, for allowing us to live, work and play on their lands. We give thanks to the ancestors, hereditary leaders and matriarchs, and creatures big and small for looking after the rich resources and cultural teachings of this beautiful land.





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# Table of Contents

<b>Langford — The Past 25 Years</b> .....	9
Langford Voices: Jim Hartshorne .....	14
<b>City of Langford Historical Highlights</b> .....	15
<b>Then and Now</b> .....	17
Langford Voices: Jennie Edgecombe .....	26
<b>Part One — Live</b> .....	27
Live the Lifestyle .....	28
Langford Voices: Dale Sproule .....	29
Langford Voices: Dean Fortin .....	31
Langford Voices: Kevin Albers .....	32
Affordable Housing .....	33
Seniors Care .....	34
Langford Voices: Micky Fleming .....	35
Goldstream Village .....	36
Stores Galore .....	37
Retail Heaven .....	38
Big Box Stores .....	40
Millstream Village .....	41
Community Coming Together .....	42
Langford Voices: Stephen Green .....	44
Events .....	45
Langford Voices: Rachelle Dallaire .....	46
National Indigenous People’s Day .....	47
Emergency Response and Safety .....	49
Bear Mountain — North Langford .....	50
<b>Part Two — Play</b> .....	51
Langford — Sports Fan’s Paradise .....	52
Langford Voices: Keith Gillam .....	53
City Centre Park .....	55
Goddess Run .....	58
Langford Voices: Cathy Noel .....	59
Home to International Sports Teams .....	60
International Sporting Events .....	61
Mountain Biking .....	62
Tennis .....	64
Langford Voices: Gareth Rees .....	65
Rugby Canada .....	66
Women’s Rugby Sevens .....	67
Cyclists Welcome .....	68
Lakes and Mountains .....	69
Goldstream Park .....	72
Mill Hill Regional Park .....	74
<b>Part Three — Work</b> .....	75
Langford Voices: Mike Wignall .....	76
Open for Business .....	78
Langford Voices: Stew Gordon .....	80
Home Ownership .....	81
Langford is Growing .....	82
Langford Voices: Julie Lawlor .....	83
City Hall: Facilitator and Partner .....	84
WestShore Chamber of Commerce .....	86
Langford Voices: Dale Collins .....	88
<b>Part Four — Learn</b> .....	89
Belmont Secondary School .....	90
Langford Voices: Jim Cambridge .....	92
Building for Future Generations .....	94
Post-Secondary Education .....	96
<b>Part Five — Community Champions</b> .....	97
<b>Acknowledgements</b> .....	130





# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

Celebrating Our 25<sup>th</sup> Anniversary!

On behalf of Council and the citizens of the Langford, it is my pleasure to extend a warm welcome to you to our City. It is telling that Langford is celebrating its 25<sup>th</sup> anniversary as there is much to celebrate! Much has changed since its incorporation in 1992. Langford has achieved its goal of being recognized as a great place to raise a family, start a business, enjoy recreational opportunities and learn, with its recent push to bring post secondary education to the West Shore region.

The hard work that Langford has put in to find ways to innovate, build its economy, grow the employment base and support local businesses is fast becoming part of our trademark. Langford has achieved these goals by building strong partnerships, by reducing red-tape, continuing to invest in our community and by not overtaxing our residents. Langford views the development community, sports organizations and the non-profit sector as its community partners in business. All of these partners have worked hard to diversify the employment base, strengthen the real estate sector and build a more complete community.

Langford's proactive approach to business development has been part of its mandate for 25 years, so it is no coincidence that it is one of the most progressive and fastest growing cities in Canada. Langford has shovel-ready sites, with the required access, utilities and zoning, that are in close proximity to a major population centre, international airport, major highways and mass transit. Moreover, Langford has a range of housing options that are more affordable than other urban centers, as well as multiple neighborhoods that can grow over time to accommodate the growth of thriving businesses. Lastly, Langford has the capacity to develop, attract and retain first-class talent with its proximity to mountains and beaches, diverse cultural opportunities and array of nearby top-rated schools and universities.

Langford is well on its way to being recognized as the sports tourism destination and centre of sports excellence in British Columbia. The completion of the Al Charron Rugby Canada National Training centre; hosting the 2018 HSBC Women's Rugby Sevens World Series at Westhills Stadium; the 2017 Mountain Bike Canada Cup Series at Bear Mountain Resort; the 2019 National Boxing Championships at Bear Mountain Resort and the introduction of the Canadian Premier Soccer League also at Westhills Stadium in 2019, are all testaments to this. It is these partnerships, facilities and world class events that help to put Langford on the map, attract visitors to the area and help to strengthen the economic diversity of the community.

In closing, Langford always has been and always will be, "open for business." For 25 years, we've thrived primarily because of the strong partnerships we've built with the business community. Langford is also fortunate to have a steadfast and dedicated Council as well as a group of hard working staff at City Hall who deliver Council's priorities on public safety, affordability, recreation, parks and growing the local economy - all of which serve to make Langford a great place to call home!

Stewart Young, Mayor





Province of  
British Columbia  
Legislative Assembly



Congratulations!

As a long-time Langford lad, it gives me great pleasure to see the publication of this updated edition. It's particularly fitting that this book celebrates our Community Champions, because that goes right to heart of the Langford way.

This little city and I go back more than 25 years, and it's been a fabulous journey together. My wife Ellie and I raised our two sons here and they graduated from Belmont High. Ellie ran a business; I ran for public office. And in 2005, the good people bestowed upon me the honour to be their Member of the Legislative Assembly. I am grateful and humbled every day.

Langford is a terrific place to call home, to raise a family, to reach for our dreams and to nurture relationships with so many others who share our passion for making a difference.

Congratulations to Mayor Stew Young, to the City of Langford Council members and all staff, for their steady commitment to foster a forward-looking community that embraces hard work and celebrates success.

My heartfelt thanks to all those who brought this updated edition to completion. It captures some of Langford's excitement and achievement, and it's going to be a great source of local pride. Enjoy!

With my very best wishes,

Premier John Horgan  
M.L.A., Langford-Juan de Fuca

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# Langford

## The Past 25 Years

In many ways Langford has, in the past 25 years, been a rags to riches story. From once being referred to as Dogpatch, it has become one of the most desirable places to live in the Capital Regional District. The 1996 census, the first after Langford incorporated in 1992, recorded a population of 17,454; the 2016 census saw this more than doubled to 35,342.

What's surprising, but also part of the reason for the city's success, is that Mayor Stew Young and two of his councillors have served Langford for the past 25 years. Even the newest member of council has served for ten years. Langford almost certainly has the longest serving council in Canada — combined, they have served the city for more than 100 years. The history of Langford is tied inextricably to the mayor and council, along with committed staff, who have overseen a community turnaround that is nothing short of extraordinary.

**Langford's coat of arms** was created specifically to incorporate components of Captain Langford's family crest along with all the elements that make Langford special. One can learn a great deal about Langford just by looking at the symbolism the coat of arms contains.

The red and gold bars on the shield are taken directly from the personal heraldry of Captain Edward Langford, a Hudson's Bay Company farm manager who managed a farm in the area. Red represents the rocks through which the city's rivers flow while gold represents water, in particular the Goldstream River. The wavy lines in the lower half of the shield represent a waterfall at Goldstream. At the top of the shield the blue section represents Langford's three beautiful lakes: Glen Lake, Langford Lake and Florence Lake.

Resting on the shield is a helmet with flowing mantling (this was the protective linen covering worn by knights from their helmets) in red and gold. Above it is the crest consisting of a mural coronet and crenelated stone crown (the traditional heraldic symbol for municipal government) from which a tiger rises holding a locomotive wheel. This represents the historic E & N Railway, and by extension the ongoing importance of transport to the community. The tiger itself represents the determined spirit of Langford's citizens in defense of the community's interests.



To complete the symbolism the tiger has a collar of white dogwood flowers, the provincial flower of British Columbia.

Holding the shield (the supporters) are a gold tiger (left) wearing a collar of purple lavender, and a gold female cougar (right) sporting a collar of Cheals Weeping Crab Apple flowers that represent Langford's official tree and symbolize the city's natural heritage and beauty.

This all sits on what is known, in heraldic terms, as the compartment. Here we see references to the city's parks, lakes, rocky outcrops, coniferous forests and the majestic Arbutus tree. Taking pride of place in the centre we see a golden salmon, drawn in traditional Salish style, to celebrate the yearly salmon run at Goldstream Park and to recognize First Nations people of the region.

The motto "Golden in Setting, Determined in Spirit" refers to the natural beauty of the City of Langford, in particular Goldstream Provincial Park, and comments on the community's desire to be good stewards of the environment; to secure a strong future and to strengthen Langford's special character. The thought and care that has gone into the creation of Langford's coat of arms is, itself, symbolic of this community and its positive outlook.





In 1992 Langford had no sidewalks, no streetlights and no sewers — it did, however, have a great number of potholes in its streets. There was no library, no hockey arena or ice to play on, in fact the sum total of recreational facilities were a few baseball diamonds.

Before incorporation, the area was managed by what many thought of as a poorly run regional district. It wasn't until late 1992, when it became a municipality, that it was represented by seven elected, locally-based politicians supported by several committee members. This allowed for a rethinking of taxes and taxation and how to do business. The plan from the outset was to be less bureaucratic.

One of the biggest challenges prior to the early 1990s was that when young people graduated school (or didn't), they promptly left for Alberta. There were no jobs back then, unemployment was running at 20 percent — today it's between two and three percent.







Amazingly, as a new municipality, Langford's budget was just \$3 million and the City operated out of a trailer — today it has a budget of over \$75 million. One of the secrets to Langford's success and how it managed to build and grow from such a small budget, was the mayor and council's ability to partner with businesspeople and developers. The initial goal being to make the community more self-sustaining and more affordable. In particular, the mayor's drive and excitement attracted makers and shakers happy to work with a progressive community.





When Mayor Stew Young first called Costco's head office, the president thought it was a joke and Young had to get his secretary to call the man back to ensure he was deadly serious. This was at a time when only a mere 3% of Langford's taxes came from businesses. One of Young's first goals was to increase commercial taxes to 10%. The mayor himself called businesses to invite them to meet with him. He realized that the only way to achieve a significant increase in the commercial tax base was to invite the Big Box stores to Langford. Within six years that first goal was achieved.

As the Mayor says, "Like them or hate them Big Boxes are part of the community — people drive a long way to visit them. None of the improvements we have done would have been possible without the Big Boxes and of course Bear Mountain."

Today, the city's commercial tax base is an extremely healthy 20% and growing.

Costco was followed by Home Depot, Walmart and others in the late 90s and early 2000s. Since then, mayor and council have stayed true to their core values and haven't changed a winning formula. In 2000, City Hall moved into new premises right on Goldstream Avenue, in the heart of the city.

In 2003, population density reached a point where the District of Langford could petition the provincial government to become the City of Langford. In 2004, the new city received national recognition from the Canadian Institute of Planners for its planning for development in the wildland fire interface.

In 2006, construction of Millstream Village commenced and a by-donation Trolley service was launched to service areas underserved by BC Transit. In 2009, the now iconic master-planned community Westhills built its first house. That same year Westhills Stadium opened with a seating capacity for 1,700 fans.

In 2011, the Amy Road commercial area saw the construction of a Sysco Foods warehouse; other tenants included Harley Davidson. In that same year, Langford also saw several new amenities open to the public including Playzone, Langford Lanes (the only ten-pin bowling alley in Greater Victoria), Westhills Arena and a second all-weather sports field (Goudy Field) all located at City Centre Park which became the most exciting recreational facility in the Capital Regional District.

In 2015, the long-awaited new École Belmont Secondary School opened and was quickly acclaimed as the best high school in the province. The





following year the city entered into a service agreement with YMCA-YWCA to allow for the development of the Westhills Y Recreation and Aquatic Centre. This opened to the public in 2017 — the same year Rugby Canada moved its corporate offices to Langford.

Major infrastructure improvements continued in 2017, including the opening of the West Shore Parkway connecting Sooke Road (Highway 14) to the Trans-Canada Highway (Highway 1). There was also a historic land swap arrangement between Langford, the District of Metchosin and the Beecher Bay First Nation which saw 380 acres of land moved into Langford's boundaries for future commercial, industrial and residential development.

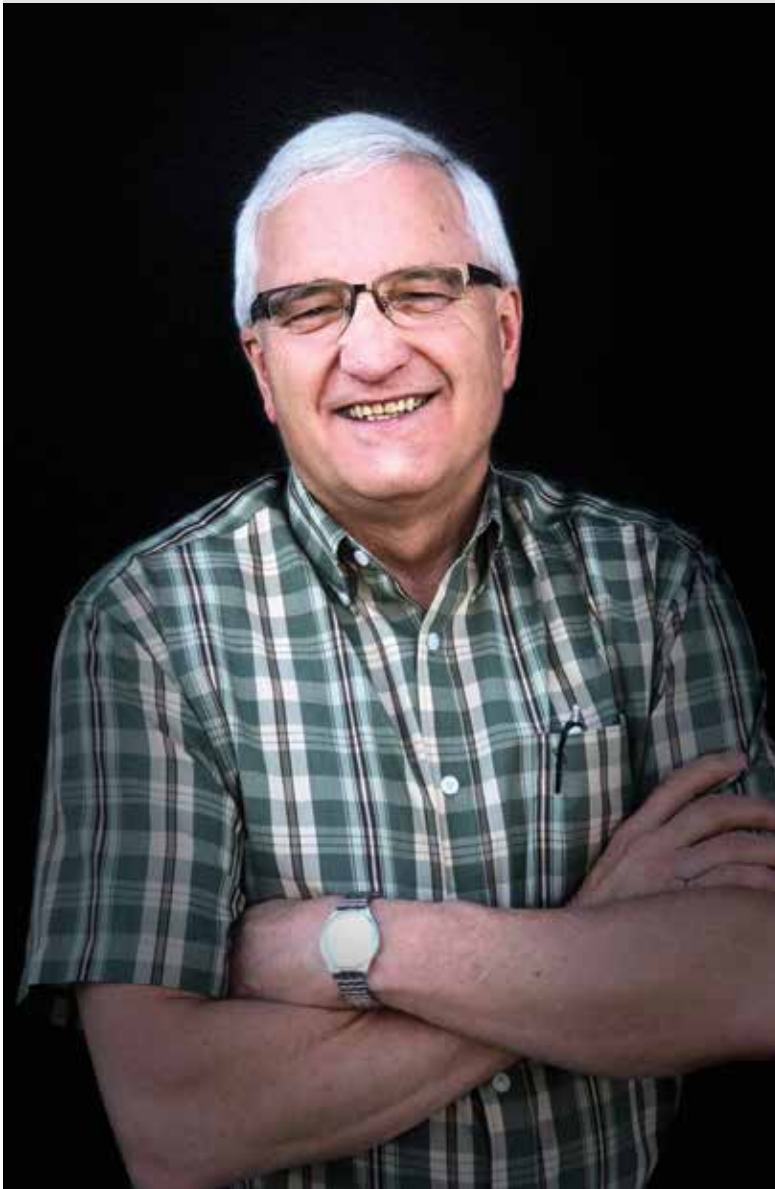
In the last few years Langford's progressive, sustainable growth has been nothing short of astounding and 2018 is no exception with the opening of Rugby Canada's Al Charron Training Centre, the opening of Cherish at Central Park for older residents, and construction of Belmont Market and residences. To ensure infrastructure keeps pace with growth, the south leg of Bear Mountain Parkway was opened which connects the Leigh Road Interchange to Bear Mountain Resort. This road is also known as the Olympic Corridor linking Rugby Canada and the other teams that play at Westhills Stadium to Golf Canada, the Canadian Mountain Bike team and Canada's largest indoor-outdoor clay court tennis facility, all at Bear Mountain.

To alleviate the bottle-neck for people leaving Costco, Home Depot and the other stores at Millstream Village, dual left turn lanes were introduced on the Millstream Overpass. This encapsulates the city's forward-thinking, sustainable and planned approach to growth.

In the next few years, Langford will see two new elementary schools one in Westhills and the other on South Skirt Mountain. It will also see the first residential building greater than six stories in the City Centre and plans are afoot for a potential seventeen-story condominium in Westhills.

Langford's growth in the last 25 years has attracted national attention. It may have been known by some as Dogpatch just a few decades ago, but today it is a shining beacon of sustainable growth. It is attracting families and retirees alike with its second-to-none recreational facilities, affordable homes and wonderful shopping opportunities.

The business model promoted by mayor and council, and put into practice by well-trained, professional staff with a can-do attitude, has attracted residents, businesses and a wide variety of developers. The latter have helped make possible new fire stations, roads, overpasses, affordable housing, world-class recreational amenities and supported dozens of not-for-profit organizations along the way. Read more about some of these community champions in the final chapter of *Our City of Langford*.



LANGFORD VOICES

## Jim Hartshorne

**Jim Hartshorne is the owner of  
Keycorp Development and Marketing.**

**A**fter many years in the development business in Victoria, in 1993 I began working for the first time on projects in the Langford area. I was impressed by the “can do” attitude I found in the municipality, and the evident sense of vitality and excitement about what the future held for the citizens of the community.

When I first began developing in Langford, it was in the very early days of incorporation, and City Hall was in a trailer on Carlow Road just off Goldstream Ave. Enhancements to two major transportation arteries — the Trans-Canada Highway and Veterans Memorial Parkway — were being planned and implemented to deal with the volume of traffic generated by the newly built Costco and other “Big Box” retailers that had been welcomed by Mayor Stew Young and council to set up shop in Langford.

One of my first projects in Langford was the optioning of a number of acres of land on the “Costco” side of the Trans Canada Highway, and eventually rezoning the parcel to accommodate Petro Canada, McDonalds and a number of other commercial enterprises. Apparently, the mayor heard about this and liked what he saw. He phoned me, and during a very friendly conversation, invited me to his home for breakfast and a chat. I was later to learn that this informality was the norm — that Langford’s mayor was unpretentious and he got things done. When I arrived at the mayor’s home the following Saturday, my knock was answered by the mayor’s young son, who eventually brought his dad to the door, casually clad in shorts and flip flops. I soon discovered the purpose for our meeting — Mayor Young wanted to build a city hall, and he thought I could help. We sketched out an idea on a scrap of paper that day. True to form, he was adamant that City Hall would only occupy the second floor of the new building — the ground floor was to have commercial tenants that would generate revenue and pay taxes.

I am particularly honoured to have played a part in the planning and implementation of the world-class master planned community of Westhills that is currently taking shape in Langford’s core. Working as development manager, with a team of consultants and experts and with the support of Mayor Young, council and staff, it was very exciting to help move this ambitious project from concept to reality.

Over the years, I have completed numerous other projects in Langford and the West Shore. My business office is located on Langford Parkway, on the former “Hull’s potato field” property that I rezoned in the early 2000’s. My wife and I moved to a home on Langford Lake 11 years ago, and two of our three grown children live and work in Langford as well. We feel at home here; it’s a great place to call home.



# City of Langford

## Historical Highlights

**1993** The unincorporated electoral area of Langford (Capital Regional District) is incorporated by the Province of British Columbia as the District of Langford.

**1997** Completion of the Millstream Overpass (Highway No. 1 at Millstream Road).

**1998** The District of Langford completes Sewer Specified Area No. 2, taking the entire Phelps subdivision off septic systems and putting it onto municipal sewers. The project took Langford homes in the Phelps Subdivision off the BC Ministry of Environment's list of worst polluters.

**1997-2000** The District of Langford completes first phase of a downtown beautification project along Goldstream Avenue.

**1998-2001** The District of Langford makes major upgrades to Jacklin Road from Sooke Road (Highway 14) to Goldstream Avenue, and opens the Langford Parkway from Jacklin Road to Veterans Memorial Parkway.

**1998** Construction of Costco Wholesale, 799 McCallum Road.

**1998** Construction of Real Canadian Superstore, 835 Langford Parkway.

**1999** Construction of Home Depot, 2400 Millstream Road.

**2000** The District of Langford receives national recognition from the Canadian Institute of Planners for its Trail Master Plan and Trail Network.

**2000** The District of Langford completes its new Downtown Revitalization plan. Work begins on the creation of Crossroads Park and Veterans' Memorial Park.

**2000** The Westwind Hotel and Pub are demolished to make way for a new mixed use residential and commercial development that is in keeping with the City's new guidelines for downtown revitalization.

**2000** Completion of the Veterans Memorial Parkway.

**2000** Amid a regional drought, the City of Langford drills wells throughout the community to irrigate municipal boulevards and parks and relieve stress on the regional supply of drinking water.

**2001** Construction of Walmart, 860 Langford Parkway.

**2001** City of Langford connects Peatt Road to Phipps Road by crossing the E&N Railway.

**2001** District of Langford moves City Hall from a temporary building at 2805 Carlow Road to a new 3-storey building at 877 Goldstream Avenue.

**2001** District of Langford completes construction of Langford Fire Rescue Hall No. 1 at 2625 Peatt Road.

**2002** The District of Langford improves salmon habitat on Millstream Creek by constructing fish ladders downstream of Atkins Road.

**2003** Population density reaches a threshold sufficient to allow the District of Langford to petition the Provincial Government and become the City of Langford.

**2002 - 2007** Construction of the Bear Mountain (Mountain) Golf Course, Clubhouse, Pool Pavilion and Westin Hotel.

**2003** Construction of BC Transit Facility at 1000 Henry Eng Place.

**2004** First residential construction at Bear Mountain.

**2004** The City of Langford receives national recognition from the Canadian Institute of Planners for its work with respect to planning for development in the wildland fire interface.

**2004** The City of Langford enters into a franchise agreement with Westshore Environmental Services (Corix) to own, operate, maintain and expand the sewer system within the boundaries of the City of Langford.

**2004** City of Langford partners with neighbouring municipalities to construct the Bear Mountain Arena (now the Q Centre) at Juan de Fuca Park in Colwood.

**2004** Happy Valley Elementary School burns to the ground and is quickly replaced by a new eco-friendly Happy Valley Elementary School.

**2005** First multi-storey residential building at Bear Mountain.

**2005** Dry floor arena at City Centre Park.

**2005** City of Langford replaces Fire Hall No. 2, with a new hall at 3205 Happy Valley Road.

**2006** Construction of Millstream Village commences.

**2007** The City of Langford starts a by-donation Trolley service to serve areas that are underserved by BC Transit.

**2008** City of Langford adopts a new Official Community Plan.

**2009** First residential construction at Westhills.

**2009** Westhills Stadium opens. Seating capacity: 1,700.

**2011** Construction of Sysco Foods Warehouse, 2881 Amy Road.

**2011** Playzone, Langford Lanes and Westhills Arena open at City Centre Park.

**2011** All-weather Goudy Field opens at City Centre Park.

**2015** The new Ecole Belmont Secondary School opens.

**2016** Langford enters into a service agreement with the YMCA-YWCA which allows for the development of the Westhills Y Recreation and Aquatic centre.

**2017** Rugby Canada moves its corporate offices to Langford.

**2017** City of Langford opens the West Shore Parkway, connecting Sooke Road (Highway No. 14) to the Trans-Canada Highway (Highway No. 1).

**2017** City of Langford completes a historic land swap arrangement with the District of Metchosin and the Beecher Bay First Nation that sees 380 acres of land brought into Langford's boundaries for future commercial, industrial and residential development.

**2018** Rugby Canada's Al Charron Training Centre opens in Langford.

**2018** Construction begins on the new Belmont Market, on the site of the former Belmont Secondary School.

**2018** Opening of the south leg of Bear Mountain Parkway, connecting the Leigh Road Interchange to Bear Mountain Resort.

**2018** Completion of dual left turn lanes on the Millstream Overpass.

**2018** School District No. 62 secures land to construct two new elementary schools. One in Westhills and the other on South Skirt Mountain.

**2019** First residential building greater than 6 storeys is under construction in the City Centre.



# THEN AND NOW

▼ Twenty-five years ago there were potholes in the street and no sidewalks. This view of Goldstream Avenue looking toward Peatt Road shows what a difference redbrick sidewalks can make.







▲ Looking back toward Bryn Maur on Goldstream Avenue, the scene has changed dramatically in recent years. Today it offers a pleasant stroll along a tree-lined boulevard.

Trendy Browns Social House in the foreground is a destination for business lunches during the day and high-energy socializing come evening.





- ◀ The heart of downtown Langford has changed beyond recognition.
- ▼ Where once the run down Westwind Motor Inn dominated the landscape there are now coffee shops, palm trees and a musical fountain.





- Twenty years ago, the Westwind was a great place for breakfast, but today the Fountain Diner is the in-place to enjoy a Luxton Lumber Jack or Fountain breakfast. It's also the place the mayor can often be seen chatting with locals about his favourite topic — Langford.
- ▼ Come evening, diners can try their hand, and mouth, at the 5lb burger challenge — eat it in 30-minutes and it's free. Those who manage this daunting task get a souvenir T-shirt and their photograph on the wall of fame (or shame).







- ▲ ► Bryn Maur has changed amazingly over the past two decades. As you can see from the photograph opposite, the vacant lot to the left has been transformed into funky, urban living and shopping. Darcy's Pub and other stores and eateries thrive in the mall right behind stylish condos which look out onto Goldstream Avenue's iconic musical fountain, palm trees and colourful flower beds.







◀ Compared to this 'before' photograph taken in the 1990's, the corner of Goldstream Avenue and Veteran's Memorial Parkway is almost unrecognizable in the photo below!





- ▼ The old Waterwheel Pub on Peatt Road was knocked down and replaced with a striking condo building and apartments with retail stores at street level, including of course the WaterWheel Liquor Store. Twenty-five years ago Peatt Road was lined with small, older, single family homes, today housing options include town homes, apartments and condominiums offering both rental and home ownership opportunities.







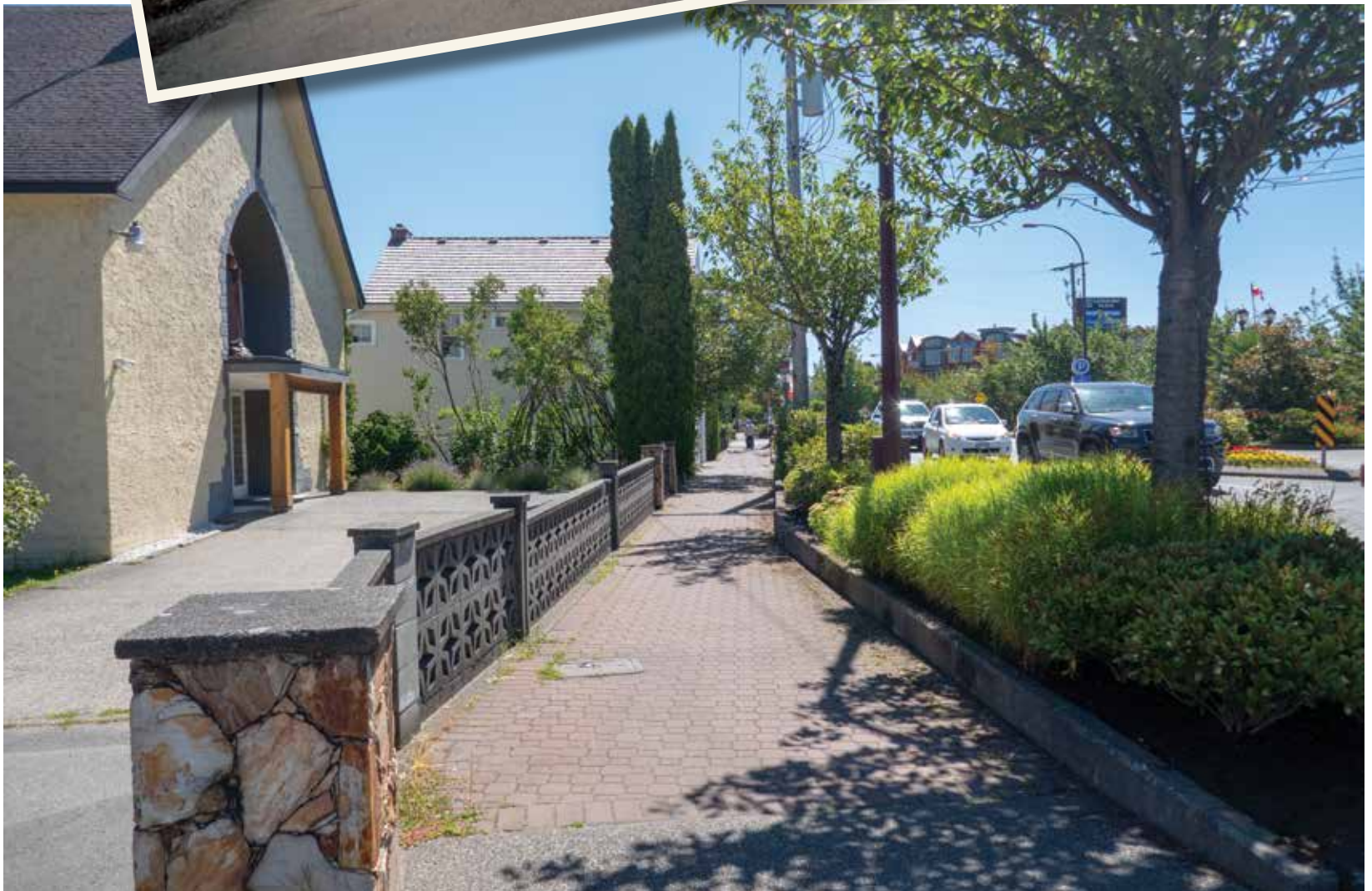
- ▲ The former Hulls potato field property and wetlands have been transformed — where there was once swampy ponds, there now lies Westhills Stadium where Canada's national rugby team plays and practices. Langford Parkway runs alongside the stadium leading to Westhills and the Langford Y Aquatic Centre and then via West Shore Parkway to the Trans-Canada Highway and Sooke Road. Opposite the stadium, the new Leigh Road access takes drivers along the Olympic Corridor (Bear Mountain Parkway) to Bear Mountain and Cycling and Golf Canada facilities.







◀ Older, character buildings still line Goldstream Avenue but today they open out onto tree-lined, redbrick, urban boulevards.





LANGFORD VOICES

# Jennie Edgecombe

**Chief Executive Officer  
Vancouver Island YMCA-YWCA**

The YMCA/YWCA had looked at expanding its services into Langford for several years, mainly because of the growth and the number of young families who utilize the services that the Y provides such as health, fitness, aquatics, and childcare. The Y, which has been open here for two years now, enjoys a unique partnership with Westhills and the City of Langford. It's been a great experience, it's very busy.

There were never any barriers to working with people here. Everybody was very easy to work with. It was, "Okay. How do we do this? How do we do this together? How do we get this done?" I think that's probably been the biggest piece in the Y successfully establishing itself in Langford. Not just the engagement in the community, but with mayor and council as well. They're well connected and approachable — everybody knows them and that's really important.

Langford's great, it's growing rapidly, almost every two weeks there's another new building. But I think what has struck me the most, is that the people here are so proud of their community. Proud of the services and amenities they have and in the city's growth, whether it's the retail sector, the focus on sports, on YMCA-YWCA needs — it's been tremendous.

I think people from other communities who haven't been out here for a while are surprised by the development, by what's going on out here. I was talking to somebody the other day who'd pulled off the highway for something, gas or whatever. They were amazed at the incredible change in the community.

One of the things I like best about Langford is that it still has that small town feel which is nice. It's easy to get to know and approach people. I like to see all the kids coming down to the Y with their towels slung over their shoulder for a swim — Westhills is very walkable. The trails down by the lake are great; it's almost like, not quite going back in time but a very comfortable community feeling.

From a business perspective, if you're going to have a second location, this is the place to be; I see this community growing and maturing and continuing to be a very desirable place to live and work, and to do business.



PART ONE

# Live







# Live the Lifestyle

*Live the Lifestyle* is often used as a tagline for this vibrant city; it sums up both the attitude of people who already call Langford home and the reason behind why so many are choosing to purchase one of the wide variety of housing options available. Langford offers affordable living to low income families, young couples just starting out, growing families, downsizing retirees and seniors looking for age-in-place accommodation.







LANGFORD VOICES

# Dale Sproule

**Dale Sproule is Real Estate Sales and  
Marketing Manager for Westhills Land. Corp.**

We're focused on the future and we're obviously a big believer in the Westshore. We're a major stakeholder here so we have to believe in where we live. But we're backing it up by providing homes across a broad price range that people of all ages love.

We've found a shift in the market a little bit in the last four or five years. It used to be Langford was strictly a young person's area to live, now we're finding a lot of people that grew up in Langford don't want to leave the area. We're seeing a big change in that sort of attitude towards the Westshore; it's a place for families but also for grandma and grandpa.

I'm loathe to use the expression "Langford is open for business", but it really is. When we go to the City we get complete cooperation. We arm wrestle over some things; we want one thing the City wants something else. But really at the end of the day they've taken it upon themselves to make sure a developer can move forward in Langford and reduce a lot of the time that is wasted in other municipalities. Langford's approach is different, it's been able to cut through the red tape and paperwork and make sure we get to market as soon as we can — still under their guidelines, still under all the rules and regulations you would expect we have to follow but excluding the countless hours dealing with staff or mundane items.

What makes Langford special? I think it's the newness of it; I mean Westhills stadium is a new stadium, Belmont School is a new school. We have the arena right here, that's new too. In addition, Westhills YMCA/ YWCA and Langford Aquatic Centre opened last year and has won multiple awards, which has made Westhills and the City very proud. None of these facilities have been beaten up over time, they're new, they're exciting, and there's more coming. So, you sort of feel like you're part of the wave when you come to Langford. The wave hasn't passed you by.

Why are people coming to Langford in such big numbers? Originally it was for affordable homes, there's such a huge choice, but I think these days they're coming for the lifestyle. You can throw any preconceptions about Langford out of the window; when people arrive in one of our show homes and they haven't been to Langford for many years, they can't believe what's going and how much it has changed. To paraphrase the old Buick television commercial, "This is not your father's Langford."



◀ Keenly priced town homes can be found in abundance throughout Langford, such as these just off McCallum Road close to Costco.



◀▲ Happy Valley is very popular with families looking for single-family homes at affordable prices.





LANGFORD VOICES

## Dean Fortin

**Dean Fortin is the Executive Director of Pacifica Housing, a leading provider of affordable homes and support services that contribute to the independence of individuals and families. He was Mayor of Victoria from 2008-2014.**

**L**angford has truly played a leadership role in affordable housing for this region. It has shown, more than any other municipality, innovation and a commitment to the working men and women that make up Langford. In so doing, the city has probably accomplished the most difference in people's lives.

The municipality's growth has been spectacular, but it's been balanced — mayor and council has ensured that people don't get left out. The commitment to affordable housing and a high quality of life for families, for working people, for individuals with disabilities, for seniors, has been there.

Pacifica Housing currently has around 150 units of affordable housing in Langford. We have another 150 units either under construction or in the planning stages. That's exciting and demonstrates the level of commitment Langford has to individuals with low income.

That level of commitment provides confidence to both the non-profit and private sectors. For us, knowing that if we commit our resources, whether it be internal or financial, that we're actually going to get it done — that it will show up as real houses on the ground makes a huge difference.

I think that Langford, quite rightly, has been the envy of the region, in the sense it's been able to attract and bring growth. And at the same time, mayor and council have been able to greatly enhance and create amenities for its citizens. That's important for us at Pacifica because those amenities, outdoor public spaces, recreation facilities, are really important to kids, to families.

And so, the foundations that have been laid today will lead to an even bigger, beautiful Langford. We will see more of a City Centre that will attract a growing number of retailers which in turn will attract more specialty restaurants and all of this will bring a level of sophistication to Langford. I think in 50 years we're going to see Langford continuing to carry the region's optimism. It's always going to be sunny in Langford, that's going to be the sense and the feel; people investing today for the future.



LANGFORD VOICES

## Kevin Albers

**Kevin Albers is CEO of M'akola Development Services and M'akola Housing Society.**

**M**y involvement with Langford, in a business sense, came about when we decided to move our head offices for the entire province of B.C. into Langford from the city of Victoria a few years ago. We're a non-profit housing society dedicated to providing affordable housing to both indigenous and non-indigenous people, with a focus on providing indigenous housing solutions to British Columbians. We provide housing for over 5,000 people in the province and we're developing about 2,500 housing units. We probably have more housing units in Langford than in any other area — around 225 to date.

On a personal note, I moved to Langford at the age of six. We lived on Atkins Road and across the street from us was a pasture with horses and cows. That's all now densified, there's a number of single family dwellings on it, but that's kind of where Langford came from. Like most Langford people, I couldn't wait to leave Langford. You then spend the rest of your life trying to come home, so that kind of happened to me.

Langford was our pilot on what a city could actually do to instigate and support affordable housing to the highest degree. They waive development cost charges and then look at waiving property taxes for a building for a minimum of 10 years. Without property taxes being waived, each home's monthly rent would increase by one hundred dollars — money that so many families simply cannot afford. By providing this kind of support the City is leveling the field between families who can afford market level rents and those that cannot, so that everyone can equally participate in the community — that is powerful, and changes lives for the better.

We take what we do in Langford; those kinds of agreements from the City, and we showcase them to other levels of government and leverage it to get assistance from the provincial government or federal government or whomever. Langford actively and consistently focuses on trying to figure out what innovative ways they can actually support the development of affordable housing for this community.

Not everyone agrees with the densification of Langford, but I think it's smart densification. If I had to create a city, I'd likely say this is a good model. Our office is a good example. Langford supported us in demolishing five townhomes and replacing them with a mixed use building that now comprises 36 affordable family housing units with our provincial head office on the ground floor. That's a win-win in our book.



# Affordable Housing

Since 2004, the City of Langford's Affordable Housing Program has provided families with lower income housing in Langford's many new housing developments.

Generated through mayor and council's consultation with industry and stakeholders, Langford's progressive — and successful — “inclusionary zoning requirement” program won the 2008 Canadian Mortgage and Housing Corporation's (CMHC) Housing Award.

With some of the least expensive single-family homes in the region, families have an opportunity to raise their children in quality-built homes, many to LEED standard, in family neighbourhoods.

With head offices in Langford, M'akola Housing Society is the largest Indigenous affordable housing provider in British Columbia serving more than 5,000 family members.

The City also works closely with Pacifica Housing, a leading innovative provider of affordable homes and support services that contribute to the independence of individuals and families. Pacifica recently redeveloped their Oak Park complex in Langford that includes bachelor, one, two, three, and four bedroom units.





# Seniors Care

- ◀ Located in the heart of Langford, Cherish at Central Park is the City's newest retirement community.
- ▼ The Alexander Mackie Retirement Community in Langford.







LANGFORD VOICES

# Micky Fleming

**Micky Fleming is president and CEO of Cherish Living Group.**

I moved to Langford in Grade 10 and became actively involved in the community in 1989. I lobbied for Langford's incorporation through the WestShore Chamber of Commerce and have been involved in dozens of committees and projects over the past 30 years; enough that the community granted me the prestigious Citizen of the Year award in 2005.

I'm probably best known for my work in seniors housing. My first seniors project was the Alexander Mackie Retirement Community on Station Avenue, which opened in 2006. I interviewed more than 400 seniors and asked them what they wanted; then figured out how to give that to them at a price they could afford. The building filled quickly and remains full with a wait list today.

We recently opened Cherish at Central Park with 169 units (39 condominiums and 130 rental suites) and it is filling nicely. It's intergenerational accommodation, we have residents from 55 to 95 and that reflects on what Langford is about — family and inclusiveness.

I remember back when I was in high school here, my cousins in Gordon Head used to ask me if we showered in Langford. It was definitely enough to put a chip on my shoulder. Living in Dogpatch, I got called Daisy Mae on occasion. We didn't have sidewalks or street lighting; stock cars in the front yard were common. There was a group of people, Stew Young being the leader, who led the charge to change things. There was a lot of good people behind him, and we've turned Langford into something our kids can be proud of. It is fabulous to see the confidence that comes from living in a community that looks after its residents. We see the palm trees and flowers and it's all very beautiful and that attracts new people, but fundamentally, what Langford has going for it is that it cares about its people.

Langford is unique because it focuses on the greater good. It doesn't get hung up on studying problems. We identify what the problem is and we solve it. It's not a matter of the next elected council taking care of it or the next committee, it's "let's get it done." It's progressive and positive. That is what does it for me.

When I go to other progressive communities like Toronto or Calgary and people say, "Where are you from?" and I tell them Langford — they know where it is. Now that is cool!





# Goldstream Village

The beautification of Langford's downtown has been a goal of mayor and council since incorporation in 1992. The new city core is a warm, friendly and colourful area with plenty of live/work accommodation for entrepreneurs. An archway greets newcomers to downtown while a musical fountain entertains passersby from dawn until dusk.

Langford offers a compact lifestyle; it's a walkable community with attractive trails linking one part of the city to another. Add bike paths, free parking, phenomenal road infrastructure and plenty of public transit and you can see why it's called a sustainable community.







## Stores Galore

From iconic big box stores to independent retailers in Goldstream Village, and from indoor and outdoor malls to farmer's markets, Langford has all retail shopping bases covered. And, parking is always free!







## Retail Heaven

Go back ten years and locals would have needed to head to downtown Victoria to get a quality retail experience. Those days are long gone, Langford's shopping experience is varied and deep and Victorian's now head to Langford to shop.





Farmer's markets crop up throughout Langford and the Westshore. There's even an annual Chili Cook-Off contest.



▲ Judging the Chili Cook-Off contest.





# Big Box Stores

*"Bringing in the big box stores was a no-brainer for us because council had already decided. They said, 'Hey, we wanna grow our business tax base.'"*

- Mayor Stew Young.





# Millstream Village

Millstream Village offers great places to eat and a wide range of retail outlets selling everything from wine and food to golf equipment, pet supplies and clothes.





# Community Coming Together

With three lakes, hiking trails galore, children's playgrounds, spray parks, a ten-pin bowling alley, beaches and a state-of-the-art aquatic centre — Langford has it all.

The opportunities to have fun and play, either individually or as a family, are almost endless in Langford. No other community in Canada can boast three lakes with beaches from which to swim, not to mention fishing piers at each lake, and urban and nature trails which meander throughout the community.











LANGFORD VOICES

# Stephen Green

**Stephen Green is Dean and Chief Academic Officer of Victoria Conservatory of Music**

Since the Victoria Conservatory of Music (VCM) opened our satellite campus in the Westhills community in April 2016, we've been very pleased with the reception we have received from local businesses and community organizations. In a very sports-oriented area we are proud to offer an in-depth consideration for music. We already have over 250 students enrolled.

Initial indications showed that the demand might be mostly for other styles of music we offer such as pop music or electronic. What we find encouraging is that many of our students are coming for traditional music lessons such as violin, guitar, piano and singing.

We have launched a choir called the Langford Lake Voices that has both youth and adult participants, and we are quickly growing a ukulele group. We work with local schools by bringing free concerts, workshops, computer-based music programs and even an instrument petting zoo to children. The animated software-based program, Children's Music Journey, greatly contributes to strengthening academic and social development of children in elementary schools throughout the Greater Victoria Area.

Westhills has been great for us — I think it's quite remarkable; there are lots of affordable homes being built in Langford with so much choice, many of them single family detached. This is especially exciting considering the lack of affordable housing in Victoria and even parts of Saanich.

The VCM has been involved in several excellent community events. For instance, this past September was our second year of providing live music for the *Light Up the Hills* event in Westhills. I'm involved with the Arts Council, so seeing that event grow from its first year of less than a thousand attending to being well over two thousand last year is wonderful. Seeing so many young families walking around the 'hills' made me realize what a very young and vibrant community this is.

We have spent the last few years working on a plan to become part of Langford's burgeoning community, and in addition to the start-up funding raised through the VCM's 50th Anniversary Campaign, the support we have seen already from the businesses and families in the West Shore area has been very encouraging. The VCM is a registered not for profit organization, and with the continued support from the West Shore community, we can keep our promise of providing top quality music programs that are accessible to all.



# Events

Langford is a place people gather; there is always something happening in the City whether it's free music in Veterans' Memorial Park, an international sporting event, the Goddess Run, National Indigenous People's Day or simply local kids, teenagers and adults playing their favourite sport at one of the many sports fields, arenas, or basketball courts.







LANGFORD VOICES

# Rachelle Dallaire

**Rachelle Dallaire is the Executive Director  
of the Indigenous Perspectives Society.**

The Indigenous Perspectives Society is a charitable, non-profit organization located in Langford since 2009. Our primary mandate is to build bridges between Indigenous and non-Indigenous communities by providing education and leadership training to organizations, community groups and individuals. We provide tools and frameworks pertaining to cultural knowledge, cultural intelligence and cross-cultural skills with Indigenous peoples.

A few years ago, we took it upon ourselves to host the very first National Aboriginal Day Festival, now known as National Indigenous People's Day festival here in Langford. Its aim was to bring together members of the community, businesses and organizations to celebrate First Nations and Indigenous peoples in Langford and in the western communities. It's now hosted by a number of organizations who have come together to form a larger committee, but I feel proud that the Indigenous Perspectives Society originally initiated the event.

One of the things I appreciate about Langford is the number of ways the community comes together for a common purpose and to celebrate. There's something powerful about that and it's why National Indigenous People's Day is so important.

I arrived from Ontario thirteen years ago; Langford looked a lot different back then, there were no large businesses or retail stores. It's come a long way. What I think it's doing particularly well is including the Indigenous community and Indigenous perspectives in the broader context. It's not just about holding celebrations, it's also about the territorial acknowledgements that are now made at both formal and informal community events. The city's people acknowledge diversity, not just the slowly growing diversity within the community but also acknowledging the land we live on doesn't belong to us and that we are visitors. Most important, Langford has the appetite to learn and grow. I see a bright future for Indigenous representation here in Langford — not just representation, but visible representation.

Langford has also demonstrated the ability to walk the fine line between growth and maintaining pristine areas with lakes, trails — nature in general. From an Indigenous perspective, a connection to the land and connection to mother earth and green space is important. Other municipalities often focus on growth and business and lose that connection to the earth and these spaces.

I think the reason Langford is such a great place to live, is its energy and appetite to thrive and do better, to be better.





## National Indigenous People's Day





As the city has matured, mayor and council have been acutely aware of their responsibility towards the safety of their citizens. Langford is serviced by three ultramodern fire stations and a hi-tech ambulance station that is also the call centre for the whole of Vancouver Island.

Policed by the RCMP, the city has ensured police coverage has not just kept pace with growth but exceeded it — today the community has more officers per capita than it did 25 years ago.



# Emergency Response and Safety

With over 60 firefighters, Langford Fire Rescue is well-equipped to extinguish fires, extricate traffic accident victims, and save people on land or lake.





# Bear Mountain – North Langford

Bear Mountain Resort Community is a special place, much loved by visitors and residents alike.

It is home to Westin Bear Mountain Golf Resort and Spa, two 18-hole Jack Nicklaus designed golf courses, and Golf Canada’s only national development centre. It is also the year-round training grounds for Cycling Canada’s National Mountain Bike Team and is home to Canada’s largest indoor/outdoor clay court tennis facility.



With Mount Finlayson as a backdrop and breathtaking views, the 800 acre Bear Mountain master-planned community is home to thousands of Langford residents.





PART TWO  
**Play**



Westhills Stadium hosts everything from major international sporting events to local children kicking, or throwing a ball for the first time. It is home to Rugby Canada and the Westshore Rebels CJFL football team.

It features a premium grade artificial turf field, stadium seating for 3,000 people, ten luxury boxes, a concession with liquor service, announcers' booth, score clock and four change rooms.



## Langford — Sports Fan's Paradise







LANGFORD VOICES

## Keith Gillam

**Keith Gillam is Chairman of Toronto firm,  
Gillam Group Inc.**

Gillam Group Inc. is the fastest-growing company in Canada, according to the Canadian Business Journal. That makes us unique. And, we like to work with unique communities. I think it's a perfect match for us to continue to help Langford grow, develop, and flourish.

My initial involvement with Langford came about when Rugby Canada wanted to build a high-performance training facility. I represented the City of Langford and Rugby Canada as the project management consultant to ensure it came in on time and on budget. During this period my team built a terrific working relationship with the mayor, council and staff of Langford. I came to know the city intimately.

Over the past 50 years, I have worked in many communities across Canada and around the world and I can honestly say this; Langford is unique — I have never experienced such dynamic leadership. It is special. Its outlook is progressive, its outlook is growth, its outlook is to create jobs to enable businesses to operate and flourish in the community. In building the Al Charron Rugby Canada National Training Centre with local subcontractors, I've never before come across such a community-minded, community-involved group of contractors.

During the time I spent working and relaxing in Langford, attending rugby matches, eating at restaurants and the like, I asked locals why they moved to Langford and why they stay. What I heard were comments about sustainable growth, families, jobs now and for the future, good shopping, great schools, a healthy, safe environment and a mayor and council that espouse the same values.

What does the future hold for Langford? Given leadership with the same values and attitudes as the current incumbents, I see continued investment arriving, a steady flow of capital — in not out. I predict continued growth and development of jobs, making Langford a better place to live, work and play.

I think Langford will be the jewel in the crown of Canada, let alone British Columbia — if it isn't already. It's an example of how red tape can be cut to get things done, how good decisions and solid decision-making benefits its citizens, and how reducing bureaucracy to a bare minimum attracts business, investment, wealth and enables a "live the lifestyle" philosophy.







# City Centre Park

City Centre Park, in the Westhills neighbourhood, is Langford's model of what a determined community with the right resources and a supportive mayor, council and staff can accomplish.

It is the primary activity hub for families and sports fans alike and a major draw for new residents, and investors who are more encouraged to put down social and economic roots in Langford.

Eagle Ridge Community Centre has Vancouver Island's only year-round dry-floor arena. Used primarily for indoor soccer, ball hockey, lacrosse, in-line hockey, and other sports, it also hosts trade shows, concerts and community functions.

Westhills Arena's state-of-the-art NHL-sized ice arena features an ice river leading to an outdoor skating pond in the winter.

Next door, Goudy Field is a regular venue for soccer, football, rugby, and baseball games.

For younger folk, the Family Fun Park features an 18-hole pirate and Aztec ruins mini-golf course, a Gold Rush themed PlayZone — the biggest indoor playground on the South Island. And, for those hot days there is also a spray park. In fact Langford has five such parks dotted throughout the community — all of which are free to use.

Add Langford Lanes, Victoria's only ten pin bowling alley, a full restaurant and bar, along with free outdoor exercise equipment and rental bikes and City Centre Park is the envy of just about any town or city in Canada.





Mayor and council have focused on providing an abundance of sporting and recreational opportunities. Just about every sport imaginable can be found within the municipality from rugby and football, to golf, lacrosse, soccer, baseball, and fastball. City Centre Park, Eagle Ridge Community Centre and Westhills Stadium have an ice arena, a dry floor, two international-standard artificial turf sport fields and ten pin bowling. There are several baseball diamonds and more than a dozen playgrounds throughout the community — you name it and Langford either has it, or soon will.



Photography By Jeff Morrison







Victoria's only 10-pin bowling alley. ▲  
 Fun-filled, pirate-themed spray park. ►







## Goddess Run

Community events such as the much beloved Goddess Run, at which thousands of women from across Canada come together to walk, jog or run 5K, 10K, or half marathons while raising money for charity, have become massive draws to a city that thrives on activity and bringing people together.





LANGFORD VOICES

## Cathy Noel

**Cathy Noel is the founder of the Goddess Run and the general manager of the Good Life Fitness Victoria Marathon. She is also project coordinator for the Belmont Residences development in Langford.**

The Goddess Run, for women only, started seven years ago. We've had over 10,000 participants cross the finish line and we've raised close to \$200,000 for charity. It's an event for people of any shape, size or age. I have one special memory when manning a staging point with one of the marshals and the police. Three women were coming towards me — three generations, grandma with her walking sticks, mom and granddaughter; they were all participating. With the Goddess Run it doesn't matter how fast you are, sure we have competitive athletes but what's far more important for me is to make sure that as every last person crosses the finish line they have a smile on their face, and they have a story to tell.

It used to be that people drove through Langford to get up island; it was never a place to visit. Now, people make it a destination for lots of reasons. When I started the Goddess event seven years ago the City of Langford was the municipality where I found the doors wide open. I remember city officials saying, "You want to have an event here? What can we do to help you?" Having that kind of approach, having them say they're happy to have us, was the reason why we came here and have stayed here. From an administrative point of view, everyone is so welcoming and accommodating.

When people are running 5K, 10K, or half marathon they're looking around. The big joke at the start of every Goddess run is, "Don't buy a house on the way, you can come back later to the open house." But, events are what have brought so many people to Langford.

When you look at the PGA tournament held at Bear Mountain, and international events like the women's rugby sevens; these are the kind of shining moments, or pulses of energy, that reverberate throughout the community. People remember Langford because things are happening. People want to be involved and become part of it all.

Seven, ten or even 25 years ago Langford wasn't a destination of choice, today however there are a host of opportunities to live, work and play in this progressive, thriving community.



# Home to International Sports Teams

Langford has become a Mecca for national sports teams; it is the home of Rugby Canada, Golf Canada's development squad and Cycling Canada's mountain bike team. Having these national squads call Langford home allows young aspiring athletes to train alongside Olympians, and work out on the same turf, trails, or courses as their heroes. In years to come, Langford will be proud to watch its young people perform nationally and internationally at world championships and at the Olympics.

The spring of 2019 will see professional soccer arrive in Langford for the first time, as the new Canadian Premier League enjoys its inaugural season, and the Pacific Football Club makes Westhills Stadium its home. To accommodate fans, stadium seating will increase to over 6,000.

Langford boasts two of the most highly awarded golf courses in Canada (designed by Jack Nicklaus), nationally acclaimed mountain biking trails, Canada's largest indoor/outdoor red clay court tennis centre, international standard sports fields and so much more.





# International Sporting Events

People from the entire Capital Region and up island flock to Langford to attend world-class events such as the recent HSBC Women's Rugby Sevens tournament at Westhills Stadium, the Pacific Links Bear Mountain Championship and the Bear Mountain Bike Festival.

## PGA Golf

Around 29,000 spectators watched 78 international golfers vie for a \$1.8 million purse at the PGA Pacific Links Bear Mountain Championship in 2017. Approximately 600 volunteers from Langford and the surrounding area were on hand to ensure the event ran smoothly. Bear Mountain's two world-class Jack Nicklaus designed courses at Bear Mountain are open to the public.







# Mountain Biking

◀▼ With around 500 competitors and 5,000 spectators, mountain bike fans attend the UCI Bear Mountain Canada Cup MTB Race, part of Bear Mountain's annual Mountain Bike Fest.







Bear Mountain's mountain biking trails were chosen by Cycling Canada as their year-round training grounds for Canada's National Bike Team. Once again Langford is upfront and centre when it comes to making international standard facilities available to residents and visitors alike.





## Tennis

Bear Mountain is home to Western Canada's largest indoor/outdoor red clay tennis facility with eight courts.

A 'bubble' is planned which will allow all-season play on four of the courts.

As with everything else in Langford, Bear Mountain Resort has its own can-do attitude.





LANGFORD VOICES

## Gareth Rees

**Gareth Rees is Director of Commercial and Program Relations at Rugby Canada. He is also a member of the Canada Sports Hall of Fame and the World Rugby Hall of Fame.**

I've been working with Langford's mayor and council since 2012. I grew up in Victoria and could never have imagined the facilities we have here now. The Al Charron Rugby Canada National Training Centre blows me away, it's a state-of-the-art facility with one of the best gyms in Canada. And the fact we have fields right next door dedicated to rugby at Westhills Stadium, is amazing. Rugby has always been strong on the west coast of Vancouver Island, but it was never consolidated like this. And until Langford came to the table we were never able to bring our community and our culture together and to grow it, that's the biggest upside of our relationship with the city.

Rugby Canada chose Langford because of its open for business environment and the fact the community was willing to kind of dream with us. Langford used to be a place you drove through to go up island; part of my job here is to help put Langford and Canadian rugby on the world map.

We're working with Langford on multiple levels; for instance, we started an academy program for young female players at the new Belmont High School and they recently won the provincial championship. I think this is the new school's first provincial sports banner — and it's for rugby! The final was played at our World Series Event; that sort of synergy with Olympic athletes is great for those kids; they're now B.C. champs.

The sport of Rugby Sevens has been very popular with local fans. May 2018 saw more than 6,000 fans come out to Langford to cheer on our women's Sevens team at the HSBC World Rugby Sevens Series tournament.

I think Langford's new Olympic Corridor is remarkable — to have a road running from Westhills Stadium to Bear Mountain linking Rugby Canada to Golf Canada, Tennis Canada and Cycling Canada, it's hard to believe. We're becoming a tighter community — it's all starting to come together — it's starting to become a village.



# Rugby Canada

Rugby Canada made Langford its home in 2011 and has been part of the community ever since. National team players can be seen regularly working out on the all-weather turf pitch at Westhills Stadium and the organization launched an academy program for young female players at the new Belmont High School.





# Women's Rugby Sevens

Canada continues to climb the world rankings in Rugby Sevens, challenging leading rugby nations. In 2016, the Canadian women's team won their first-ever bronze medal in Rio de Janeiro at the summer Olympic Games.

Closer to home, Langford hosted the HSBC Women's Canada Sevens Series event in 2018 at Westhills Stadium with over 6,000 loyal fans attending.

▼ Mayor Stew Young at the HSBC Women's Sevens event.







# Cyclists Welcome

Langford is proud of the number of trails that wind their way through its community. The Galloping Goose Trail, the Great Trail (including the Sooke Hills Wilderness Trail), the Ed Nixon Trail, the E & N Rail Trail and many more offer residents and visitors alike the chance to quickly get from the heart of the city into the countryside.

Closer to the urban core, the city has created dedicated bike lanes concentrated along major corridors to integrate bicycles and motorized vehicular traffic.





# Lakes and Mountains

Getting away from it all is easy in Langford, whether you want to take a stroll, fish, kayak or swim in Langford Lake, Glen Lake or Florence Lake you're never far from the water. The majority of Langford residents can easily walk to a lake, a trail or a park.

For the more adventurous, a hike up Mount Finlayson, Mount Wells or to the summit of Mill Hill Park will get the heart beating and reward you with fabulous views.













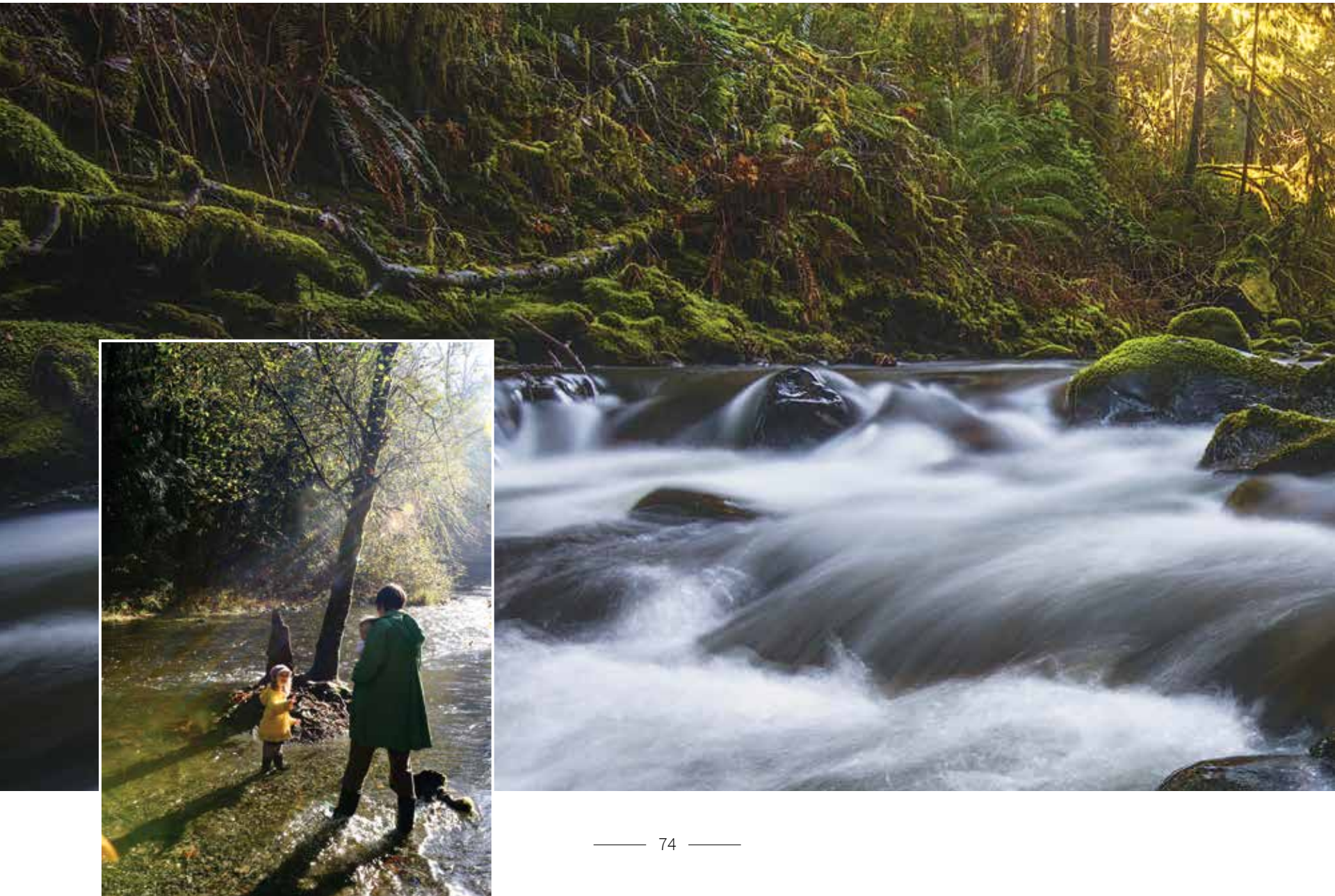
# Goldstream Provincial Park

Goldstream Park is a place for reflection, an outdoor recreational paradise, and an educational wonder for people of all ages. Some have called it a “sacred place.” Look up to the sky from underneath a magnificent Douglas Fir, take in the breathtaking vistas from atop Mount Finlayson, walk the rich lush trails that wind their way through the temperate rainforest or marvel at the natural mystery that’s almost palpable, and you’ll probably agree, Goldstream Park is magical.

Trails abound alongside the river bank and through the forest; Gold

Mine leads to an old railway trestle, while Arbutus Loop weaves its way through a stand of beautiful Arbutus trees. Walking the Lower Goldstream trail, mink and river otter can be spotted, while on the Upper Goldstream, or Prospector’s trails, there are some of the largest trees in the park.

A boardwalk allows wheelchair access along the river and, by a well kept path, to the Freeman King Visitor Centre, where there are interpretive programs along with exhibits and a video camera trained on a resident





bald eagle. Just a few hundred yards farther on, the landscape opens up to reveal the Saanich Inlet where the river meets the sea.

For about nine weeks starting in mid-October, the park becomes a magnet for visitors and locals who flock to see the famous salmon run. Several thousand Chum salmon travel thousands of miles each year in this circle-of-life event, returning home to this world-class salmon spawning stream to ensure a new generation.

Although mostly Chum salmon, Coho and Chinook can also be seen spawning. The visitor centre offers many activities during the salmon run; a particular favourite, especially with children, is Gytaku, Japanese fish printing.

In early December bald eagles arrive en masse. As many as 276 have been counted in a single day as they visit the park to feast on the carcasses of dead salmon, making this the largest concentration of these majestic birds of prey in Canada.





# Mill Hill Regional Park

Mill Hill Regional Park is a secret oasis within Langford's urban core. It is a conservation area of great natural diversity and a chance to experience west coast wilderness without leaving town. The hike from Atkins Road takes visitors through a forest of Douglas Firs, a Garry Oak ecosystem and eventually to a rocky hilltop with breathtaking views over Esquimalt Harbour to the City of Victoria in the distance and on a clear day Mount Baker. Turn around and visitors are rewarded with stunning views of the Sooke Hills and Bear Mountain.





PART THREE  
**Work**



◀ Mayor Stew Young





LANGFORD VOICES

# Mike Wignall

**Mike Wignall is the Owner and Senior Engineer  
of Westbrook Consulting Ltd.**

I've been working on projects in Langford since before there was a City of Langford. My first big project was on Setchfield Avenue, Florence Lake Estates. That was in 1990 before Langford incorporated and I've been doing engineering projects here ever since.

I moved to Langford in 2004. I knew Langford was the only place I wanted to be; working in the development community I knew enough about it. It was the city's attitude — they got things done. It was also the people; my daughter would have friends over to play and you'd meet the parents — blue collar, white collar — everybody was positive about what was happening in Langford. There was always a sense of excitement and a let's get this done attitude.

Langford has gone from a place few people respected to the place people like me, business owners, want to live. Council gets things done — the brick sidewalks! I remember when they first came up with those, I thought, why are we doing brick sidewalks? Nobody else does that. But it's okay now, because nobody else does that and it looks pretty neat.

One of the great things about Langford is that when there's a cause or a need, people pitch in to get the thing done for the good of the community. I find that when I talk about that philosophy to other people, or when visiting other communities, they're stunned. I remember once being persuaded to attend a \$500 a plate dinner at Bear Mountain. The city was trying to raise \$140,000 for orphanages in Haiti after the earthquake. Everyone came together, and here's the thing — the community raised over the \$140,000 target in about 20 minutes! I remember when the food bank needed a new minivan; Mayor Stew Young and Jim Hartshorne, on behalf of the West Shore Developers Association, got on the phone and we came together and found the money — in half a day!

The business community in Langford is united. We're all about the common good. In Langford, the development community is not seen as an adversary, they are seen for the economic development role they can play.

I always feel we start from the premise, let's see if good things can happen here. Langford is booming, the place is growing — it's an exciting place to be.





One thing visitors comment on about Langford is an abundance of flowers and trees throughout the community, from the Trans Canada Highway, to medians and boulevards to hanging baskets and flowerbeds.

Langford is a past winner of the Communities in Bloom award and its iconic red and yellow plantings bring a smile to the faces of residents and visitors alike.







# Open for Business

Partnering with industry and community leaders, the City of Langford strives to create a vibrant economic environment in which businesses and the city can thrive. Mayor, council and staff work in partnership with proponents to develop a suitable property tax incentive program, reduce development cost charges and required amenity contributions, and minimize the administrative burden by fast-tracking the permitting and rezoning process.

Since incorporation in 1992, the City of Langford has operated more like a business than a typical government. Its focus is on finding solutions rather than deliberating on why something can't be done. There is an underlying belief that economic growth is paramount to the community's sustainability. Langford's philosophy is to create an environment that eliminates roadblocks and superfluous red tape. City staff, backed by a progressive mayor and council, is known for its can-do, get-things-done attitude.

The result has been a steady influx of businesses to the municipality, as entrepreneurs recognize how attractive Langford is as a place to do business. It's not surprising that Langford is one of the fastest growing cities in Western Canada. Langford welcomes business and development like no other municipality. It's one of the only municipalities that has a perpetual business licence — businesses pay once and their licence is good until they change location, business name, or perhaps move into a different licence category. That's just another example of Langford being open for business and its commitment to successful and lasting partnerships with the business community.

- ◀ Several major new roads or interchanges have been opened in recent years including Langford Parkway, West Shore Parkway (top left), Bear Mountain Parkway (bottom left) and the Leigh Road Interchange (middle left).





▲ Breaking ground for the new Belmont Secondary School.



▲ Mayor and Council  
Back: Matt Sahlstrom; Lillian Szpak; Lanny Seaton; Roger Wade.  
Front: Winnie Sifert, Stew Young; Denise Blackwell.

- Mayor and council have been busy over the last 25 years opening new sports complexes, developments, roads, and overpasses. To right they can be seen celebrating the opening of the Al Charron Rugby Canada Training Centre.







LANGFORD VOICES

## Stew Gordon

**Stew Gordon is the founder of  
Gordon 'N' Gordon Interiors Ltd.**

Stew Gordon is in the process of handing over  
management of his business to his son Jim.

**M**y brother and I started the company back in 1984; I was born and raised in Langford. The biggest thing I've seen over the years is positive growth. In the old days there was nothing happening, the young people would graduate and leave. The growth we've experienced over the last 25 years has meant our kids can stay here and work.

It's allowed me to grow my company and employ local labour. We have about 250 employees currently and I'm proud to say 50% live in the Langford area. Another thing, it used to be difficult to get professional accountants, lawyers and the like but now they're here in abundance.

When I was growing up we had to go to Saanich to play hockey, we didn't even have an arena. There was no soccer until much later, although we did have a few baseball diamonds. Now we have a swimming pool, ice arena, bowling alley, hiking trails, parks, libraries — it's all here now. Mayor Stew Young has the biggest impact on why Langford is the place to be.

I remember when we first got the boulevards planted. Stew Young caught some kids digging up the plants — he chased them off because they were wrecking his Langford. He's very proud of our community and rightly so — you wouldn't see that sort of vandalism now, too much pride and the kids have so many recreational opportunities open to them.

What makes Langford special? It's 100% blue collar. We're working people out here, everyone supports everyone else. My nephew just had some health problems and we did a fundraiser up at Jack's restaurant on Bear Mountain and we raised \$58,000. We pulled it together real quick and the Mayor did the live auction. There were a lot of firefighters there because my nephew's a firefighter fighting brain cancer. That's what Langford does; when there's a need we all come together.

Langford is family oriented — there's nothing better than that. We're a blue collar community with people that really care — like I said, it's a place to raise your family and make it happen. We have great new schools, Rugby Canada, mountain biking at Bear Mountain which is world renowned. What more can I say? It's a great place to live especially for the next generation, including my family who all live in Langford.

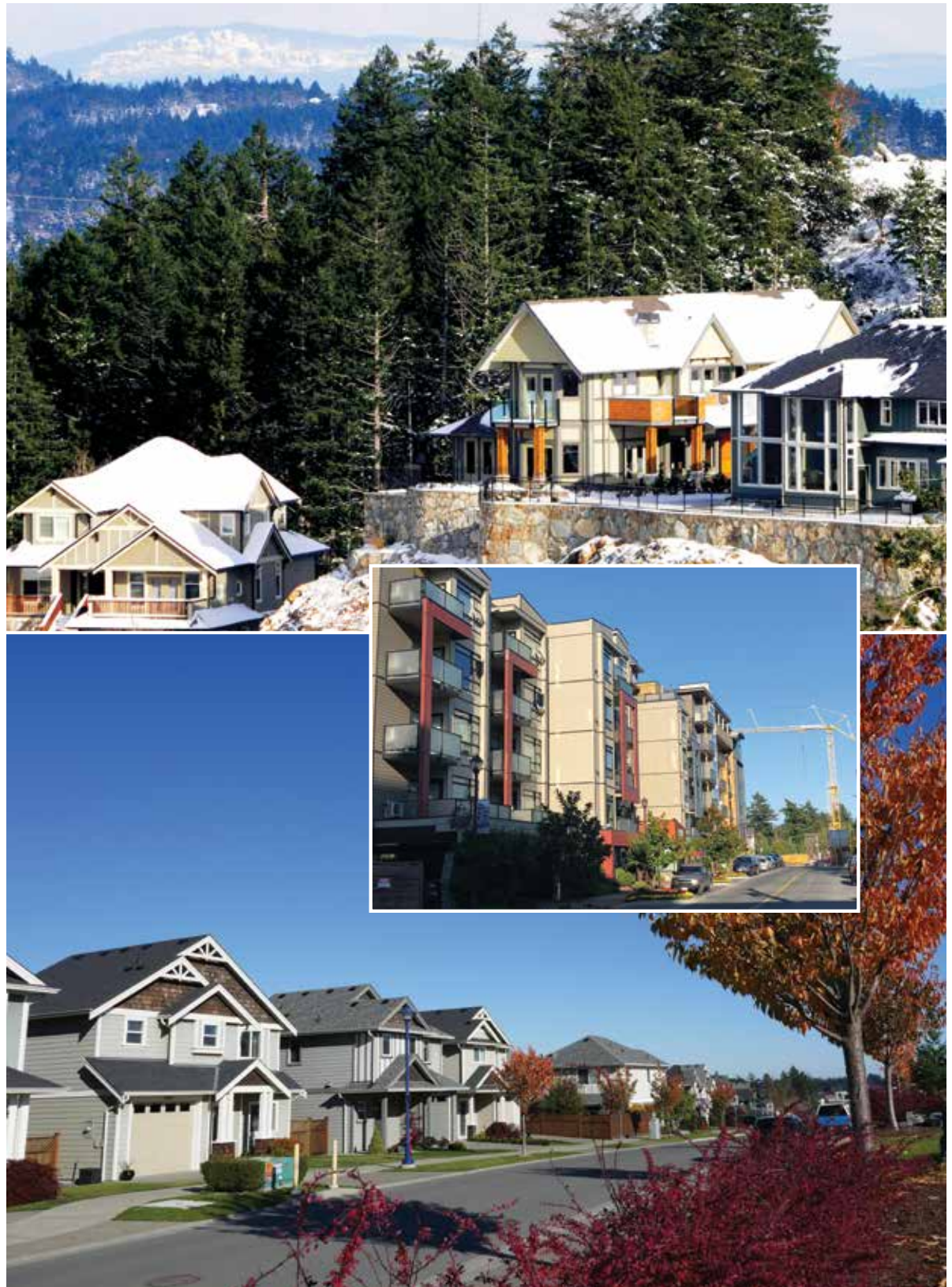


# Home Ownership

Langford has led the Capital Regional District in housing starts for years. It has been estimated that it takes over 2,000 combined work hours to complete one typical single-family dwelling. The city's growth therefore has provided a massive opportunity for new trades businesses and individuals to make their mark on Langford. As a result, many choose to buy homes here and become part of Langford's consumer base.

The City of Langford actively encourages and supports affordable housing opportunities of all types, working with agencies such as the M'akola Housing Society and Pacifica Housing among others. The City promotes policies which allow neighborhoods to quickly scale to meet demand.

Almost 76% of Langford residents own their own home. In part, this is due to house prices in Langford being generally lower than in other parts of the Capital Regional District. But, it is also because the availability of a wide array of housing options to suit a range of household budgets.







# Langford is Growing

Langford is known for its innovative policies with regard to economic progress and community development. For instance, to encourage construction the city has instigated a guaranteed 30-day maximum development permit process.

It also pre-zones areas in the downtown core to allow for optimal density and provision of amenities. This saves developers both time and money.

One telling statistic is that Langford has grown at ten times the rate of the Capital Regional District overall, in the past two decades.

Everywhere you look there is new development; affordable housing, single family homes, retail and commercial developments, and the infrastructure to support all this phenomenal growth.







LANGFORD VOICES

# Julie Lawlor

**Julie Lawlor is the Executive Director of the WestShore Chamber of Commerce.**

**M**y family settled in Langford when I was nine years old—I went to Belmont and spent my childhood on the Westshore. Although I left to go to university in Toronto and subsequently moved around the country and even moved to Britain for a while, this area has always been home.

Langford is unrecognizable from the place I grew up in; the improvements are significant. Everywhere you look there is change, for instance I remember the area of wetlands that today is City Centre Park. I find I have a map in my head of what this place used to be like and since moving back I have to continually update it, adding new roads, new amenities, new housing, new businesses.

I remember when I was at school, we knew that people from outside the community considered us as Dogpatch. We didn't feel that way, we had pride in our community even back then but we knew we were fighting a stereotypical view. We didn't have the infrastructure or recreational options in those days and people doubted we had talent when we competed nationally. So much has changed; today several national teams call Langford home. Back then people would have laughed if you had told them we would have an internationally recognized women's rugby team based here and international-quality sports facilities.

In the last 25 years there's been big vision—a go for it, can-do attitude. The entrepreneurial thinking and innovation, the “this is where we want to get to” vision has been astounding.

Since I joined the Chamber, the constant feedback is that it's easy to do business here, easy to build and open new businesses. The vibrancy and positive energy is palpable. Business people here like to connect, network and support one another on both a personal and professional level. I'm also appreciative of how much the business community does to support not-for-profits and charitable organizations across the region.

Langford's future is secure; I believe it will continue to develop as a centre for excellence in sport—even more than it is today. Both residential and business communities will continue to grow and we'll start to see a further maturation of the community. We'll see post-secondary opportunities arise as well as improved access to medical care and even more sport and recreational opportunities.

What truly makes Langford unique, is a pervasive spirit of continuous improvement.





## City Hall: Facilitator and Partner

The sheer number and quality of housing and commercial developments within its boundaries has facilitated Langford's growth.

Big Box stores such as Costco, Lowes, Home Depot, Walmart, Staples, Michaels, Best Buy, Golf Town and Canadian Tire, have attracted large numbers of shoppers. Other iconic retailers such as Starbucks (which has four coffee shops in the city), Canadian Superstore, and Capital Iron all encourage visitors from other parts of the region and up Island, giving them an opportunity to see what Langford has to offer.

Together they employ thousands of people, bring tens of thousands of shoppers to the community and encourage secondary and tertiary businesses who also attract customers and who also need workers.

And, all this started with a phone call by the mayor to Costco head office — a call the president thought was a hoax.





The mayor and council expect, as Langford's population increases, to see commercial development match residential growth by designating areas specifically for commercial development.

In the downtown core the city will encourage mixed use, pedestrian-oriented development. In other areas such as South Skirt Mountain and Goldstream Heights, commercial development will be strongly encouraged in village centres, mixed-use employment centres, areas for business or light industrial use and neighbourhood centres.

City Hall's approach is always one of facilitator and partner to current and prospective developers. Working closely with those wishing to invest in the city, it offers solutions not barriers, support not criticism.







## WestShore Chamber of Commerce

The WestShore Chamber of Commerce is a non-profit member-based organization advancing growth, prosperity and sustainability of business and community on the WestShore. The Chamber is grounded in the fact that prosperous businesses mean healthy communities.

While the majority of Chamber members are based in the WestShore region (Colwood, the Highlands, Langford, Metchosin and View Royal), the WestShore Chamber has members from across southern Vancouver Island.







Over 50% of the WestShore Chamber member businesses are based in Langford and the business community is diverse. Langford includes single proprietor home-based businesses, professional services, independent retail, industrial, financial institutions and large chain stores to name a few. There is an active development community as well as thriving and growing recreational and sports facilities.

Regardless of the size of the organization, an overarching theme for businesses in the WestShore is an interest in supporting one another. The business community is known for its informal and approachable

nature, with people basing their business relationship on an initial personal interaction.

In Langford, this is set against a backdrop of a mayor and council who support businesses of all sizes. For instance, the city moves ahead with large projects in transportation, development and sports while also ensuring a representative is available to attend a ribbon cutting for a small retail business. It is the city's understanding that the community benefits from being the home of businesses of all kinds and sizes. It's why so many businesses have chosen to open here — and continue to do so.





LANGFORD VOICES

## Dale Collins

**Dale Collins is the owner and principal Certified Financial Planner of Prosperity Planning (Financial Planning and Insurance).**

I've lived on the Westshore off and on since 1994 and raised my daughters here. I opened my business here in 2006 and I am one of the 'Live Work' entrepreneurs the City encourages — I live right above my offices. I was a director of the WestShore Chamber of Commerce for five years and am a long-time Rotarian. I'm also currently involved with Victoria Hospice, BC Children's Hospital, Foundry Victoria, the Soroptomist Society, and the Goldstream Foodbank.

Despite its growth, Langford has a small town feel about it. You can walk down any street and bump into someone you know. The changes since I first came to the city are significant. It's beautiful when you drive through downtown — the mayor, council and staff have done such a good job. I remember when they first erected the big archway across Goldstream Avenue, thinking it was like *Welcome to Disneyland* it was such a big sign! But now that everything's grown up around it, it fits.

I love that I can get everything I need right here in my community — I rarely go downtown anymore. The fact that Langford is growing so much is great for my business, as I exist on referrals. I get business *because* I'm located here. People who live out here don't want to have to go downtown, brave the traffic and try to find parking — they want professional services where they live. My business is based on, and exists for, the people of the Langford community, although I do have many clients who live in Victoria and love to combine a trip to Costco with a visit to my office.

City administrators make it easy to do business out here — they break down the barriers and welcome new businesses. It's sensible because businesses here create jobs and reduce traffic heading into Victoria, which is a win for everyone. That's Langford's future — more businesses, more jobs, more services!

Langford is such a special place because you can truly live, work, play, and learn here. Whatever you need or want, it's right here. The city is incredibly warm and welcoming to existing residents, newcomers and visitors, and that is what really makes it home.



PART FOUR  
**Learn**



▲► Inside the new state-of-the-art Belmont Secondary School







# Belmont Secondary School

If there was one word to describe the relationship between the City of Langford and the Board of Education it would be partnership. In every project, there is a strong push to ensure the value to the end user is maximized. For example, ensuring playing fields and parking lots are not only used during the school day, but that the public has access on weekends and evenings. When considering building these amenities, the city will often enhance the recreational elements, by making them larger, upgrading fields, adding lights, etc. for the benefit of the residents. These initiatives make the best of public assets with minimal cost.

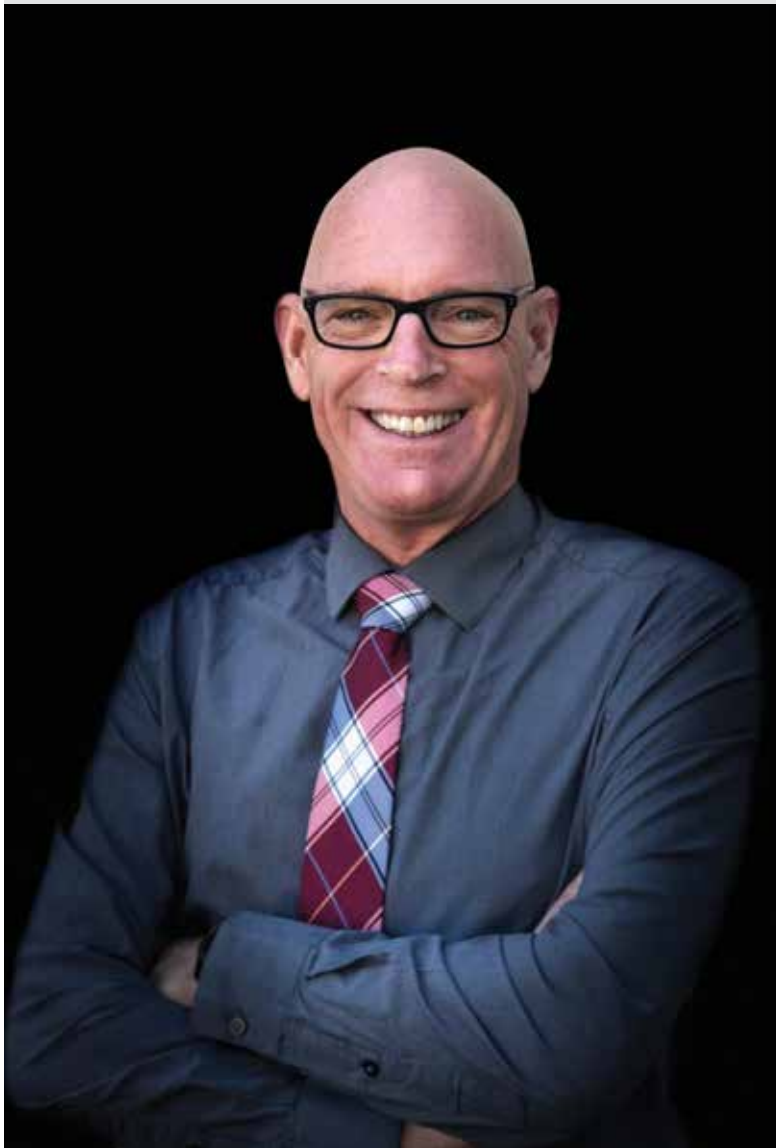






As Langford continues to be one of the fastest growing communities in the province, so does School District 62. The school district has acquired, and plans to acquire, numerous properties to ensure there will be places for students to continue to learn and grow in the coming decades.





LANGFORD VOICES

# Jim Cambridge

**Superintendent of Schools — Sooke Schools 62**

I remember starting work as a substitute teacher in 1980 at Langford Elementary School. Langford was very different back then.

The way the city has developed from a rural, semi-rural, suburban setting to the world class city it is today, in just one generation, is astounding.

Right now, School District 62 is the fastest growing school district in the province. Part of that is because families are moving here in large numbers. Housing is not only more affordable here but we also have more amenities including masses of recreational facilities for children, youth and adults alike. Good shopping, entertainment, and plenty of arts events within the community make a big difference to families.

Another major draw are our schools; they're great schools, especially the state-of-the-art new Belmont school. It's one of the most beautiful high schools in the province and it's right beside Rugby Canada's head office, training centre and where the national team works out. Kids are coming to our schools from other parts of the province, just so they can participate as neo players on national teams. That's pretty exciting for them.

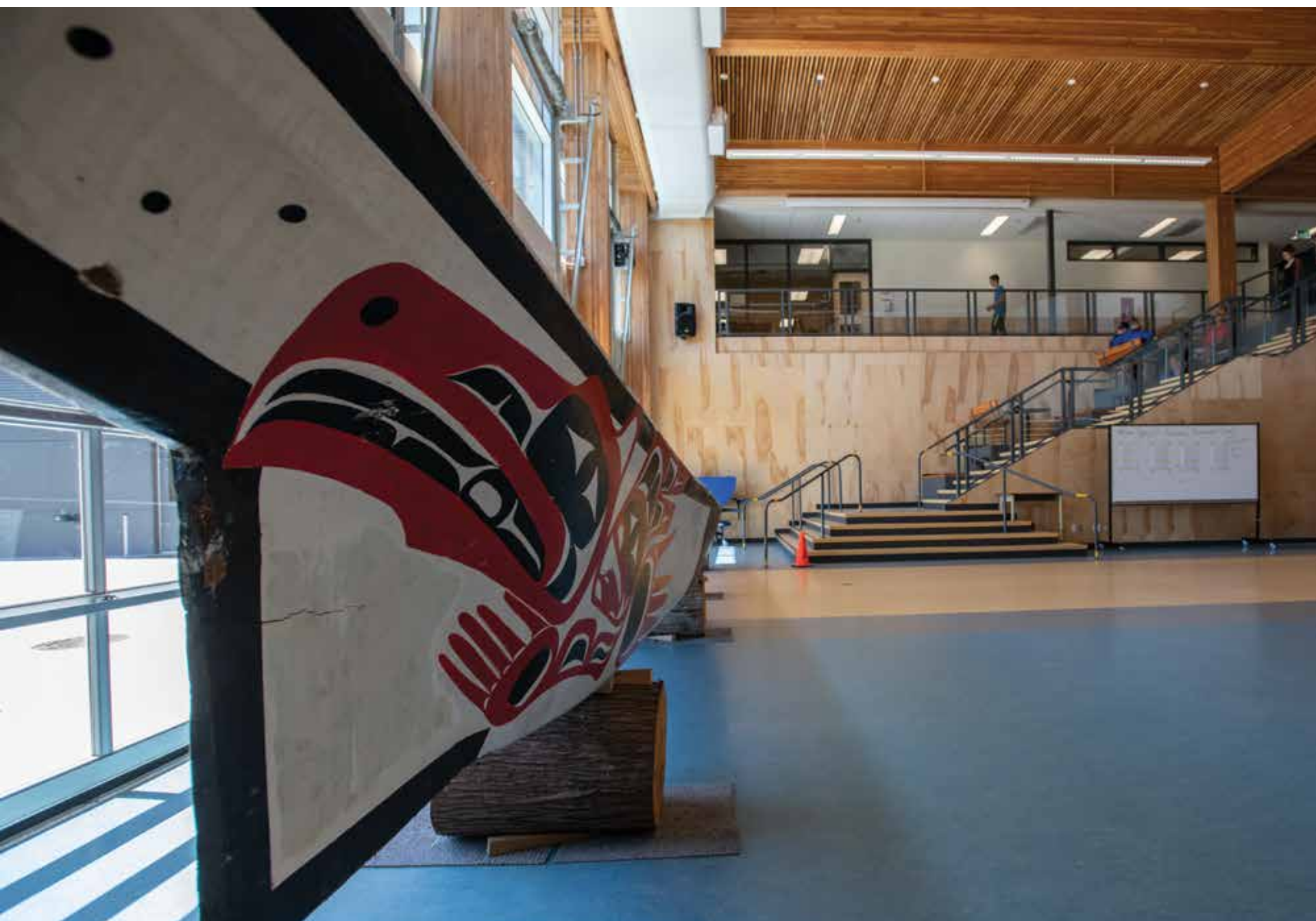
When we build a school in Langford, the first thing we think about is, how can we partner with the municipality to add something more? For example, we might add two acres and make it a community facility, encourage evening and weekend use, put lights on the field, expand the parking lot. This added value concept is apparent in everything that happens here. That kind of can-do attitude is really important to us and it's what makes working with Langford's mayor and council so successful.

Langford is becoming increasingly sophisticated as it recognizes and delivers on its aspirations, including bringing world-class facilities to the community. And, it's not just the facilities, the municipality is attracting national teams to call Langford home — four to date and counting.

This all reflects very well on high school kids. It helps them recognize their potential. They can watch and work out alongside Olympic and national athletes. It has made a huge difference in how kids feel about going to our schools.

The next phase of Langford's growth will see post-secondary education within the community in a bigger way, which will encourage people to stay here after they graduate high school — and that can only be good for Langford.

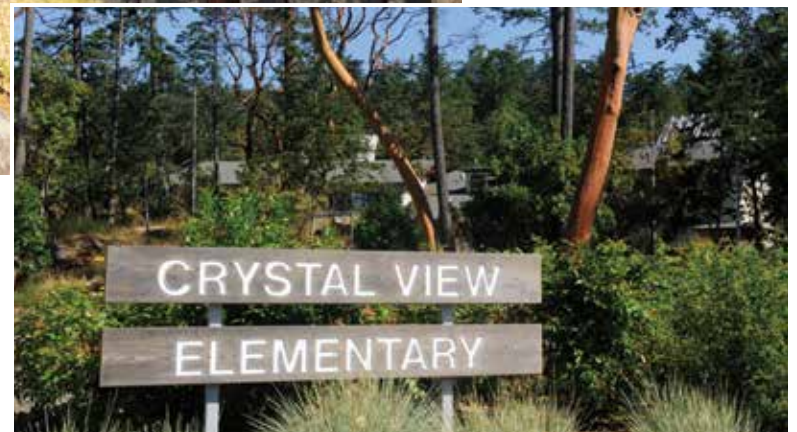




After closing the old Belmont Secondary School in 2012 and opening the new Belmont at the current West Langford location along with Royal Bay Secondary in Colwood, SD62 found that the region continued to grow exponentially. Demand at these schools has outdriven supply and forced

the school district to reconsider its' growth strategy. Working with the City of Langford, SD62 began mapping out the potential future growth areas and likely build-out timelines.





## Building for Future Generations

Following up on the school district's recently completed Long Range Facilities Plan, land acquisition for the future has become a priority. SD62 recognizes that the sustained growth in Langford will see families moving to the district for at least the next two decades. Recently, SD62 purchased a 16 acre site in West Langford where plans have started for a new 700-seat middle school and 400-seat elementary school. The district has also purchased a site in North Langford for another new 400-seat elementary school.





As well as these current projects, SD62 continues to look for land to support another secondary school in Langford and an elementary school site for 400 students in the South Langford, Latoria area. The school district enjoys a unique relationship with the City of Langford in having a close working partnership between staff, councillors and trustees.







## Post-Secondary Education

As Langford continues to grow and mature as a vibrant community, the demand for services within the community increases. One such demand is the need for a post-secondary university opportunity within the community. Led by a request from mayor and council, a recently constituted committee has begun the work of building a case for offering a first and second year university experience within Langford.

Currently, most SD62 students seeking to extend their education at university initially attend the UVic campus or Camosun Lansdowne campus. Although excellent institutions, the commute can be a significant barrier to some students.

The current committee comprises the University of Victoria, Camosun College, Royal Roads University, School District 62, and the City of Langford.

Surveys of parents indicate there is great interest in a Langford post-secondary campus. The committee is working now on putting a strong case before government to support the establishment of an in-community campus.





PART FIVE

# Community Champions



The business community in Langford is known for its support of good causes, be they individuals in need both locally and abroad, the need for a new fire station, or a vehicle for the food bank. Ask anyone to comment on local companies of all sizes and the first thing they will talk about is how supportive they are — how they always step up to the plate when asked.

In Part Five, we take a closer look at some of these businesses — businesses that have made Langford's growth possible and who also directly supported *Our City of Langford*.







# Alpine Group

## — Celebrating Over 30 Years in Your Community

The Alpine Group is a locally owned and operated business, and has been proud to provide great service in Langford for over 30 years. They have now also expanded to include operations in the Westshore, Duncan, Nanaimo and many other towns and cities throughout BC.

After becoming the neighborhood name for waste and recycling solutions, the Alpine Group branched out into other sectors and markets. What was once a company just specializing in waste and recycling services has now grown to include limousines, welding and fabricating, truck repair, bottle depots, soil marts, ferry service, and so much more. Currently there are 30 different divisions of the Alpine Group, and it provides local jobs for over 200 employees serving residential, commercial and industrial markets.

Alpine's long-term focus on great customer service has paved the way for its steady growth into the successful, multi-faceted enterprise that it is today. Alpine's loyal customer base, strong roots in the community, and quality employees have been paramount to its success.

### Waste and Recycling in Your Community

Alpine handles over 100,000 tonnes of materials annually through curbside residential collection, commercial organics, recycling and solid waste collection as well as materials brought to its transfer stations and sorting facilities. The company's sorting facilities exist to divert materials that would otherwise end up in the landfill. Construction and demolition waste, drywall, clean wood waste, furniture, electronics and much more flow through Alpine's facilities providing a convenient "one stop shop" for their customers.

Research and development is a constant at the Alpine Group. It is driven by a team of managers and staff that continually search for alternative fuels and equipment. Alpine has the largest roll-off fleet on Vancouver Island and was proud to introduce the first hybrid roll-off trucks available, as well as compressed natural gas trucks for frontload applications. They are now also partnering with BYD Electric Vehicles for a greener Alpine future.

With a fleet that works 7 days a week and that can accommodate everything from a residential garbage can to a 40 yard steel container — they do it all! Alpine's trucks and drivers are ready to service anything

from large job sites, to small home clean ups, as well as commercial and residential buildings.

### Mercury Marine Sales and Service

Alpine Marine moved to Langford in 2010 and is the only premier authorized Mercury parts, sales and service provider in Greater Victoria. Its highly qualified staff are fully trained with the latest up to date information on all Mercury Mercruiser, Optimax and Verado service, parts and accessories — not to mention they service and sell many other makes and models. Alpine Marine Centre employees are boaters just like you, and can help with all levels of service and boating needs to keep you on the water.

### Tourism and Limousines

Alpine also has a presence in the tourism and hospitality industry through its ferry services to Sidney Spit, and the Pier Bistro Restaurant at the end of the pier on Beacon Avenue in Sidney, the Beacon Café on Second Avenue in Sidney, and the Fountain Diner on Bryn Maur Road in Langford which offers casual dining to residents and visitors to Goldstream Village. In addition, Alpine's limousine division has proudly served the Greater Victoria area since 2000. Experienced, trained professionals and a fleet of luxury vehicles provide the ultimate in value and first class comfort to Alpine passengers.

### A Community Orientated Company

Alpine had its beginnings in Langford and believes in supporting local organizations and charities as well as providing local jobs. Wherever you see kids gathered to play on local sports teams, people enjoying community or cultural events, or business owners meeting to network you're likely to see Alpine as a local sponsor or participant. Alpine actively supports fundraisers for medical research and charities helping people in need.

The backbones of the company are Alpine's loyal employees who always deliver the highest level of customer service and represent the company on a daily basis, as well as the customers and community who have supported them since day one.

Customer-focused and community minded — and after over 30 years still headquartered in Langford — Alpine faithfully represents the spirit of Langford.





# Cherish Living Group

Cherish Living Group is a Langford owned and operated group of companies that includes Cherish at Central Park, Cherish Community Living Ltd., and M. R. Fleming & Company, Inc. In addition, Cherish established the Alexander Mackie Retirement Community, and maintains the Children's Health Foundation buildings in Colwood and Sooke, and the West Shore RCMP Station building.

Growing from Micky Fleming's one-person accounting practice founded in 1989 on Goldstream Avenue, to a family business shared with her sister Dana Adams, the group today employs over 75 people in the Westshore. The company is and has always been firmly rooted in the local community.

## Cherish at Central Park

This brand new innovative community-living residence represents the culmination of 35 years of commitment to excellence, innovation and people. Traditionally called seniors housing, this residence is anything but traditional.

## Cherish Philosophy

True caring is creating a human habitat that encourages people to continue to grow, to enjoy loving companionship and where daily life has variety, spontaneity and laughter. We build affordable places that are good for older people.

## Independence

Helping people help themselves in a caring and supportive environment ensures that our customers maintain their independence and personal freedoms.

## Great Food

Dining is a social experience where we serve real food sourced from local suppliers and farms. These ingredients are cooked fresh for every meal by our own chefs. No packages, powders or preservatives — just good food leading to good times.





## Great People

Our people are at the heart of our success. Our team is dedicated to making every interaction a positive one for our residents — the result — every day is a good day! We listen.

## Senior Living Asset Management

Cherish Community Living Ltd. works from the seed of an idea, through the financing, development and construction phases to managing the incredible number of details involved in daily operations of a community-living residence. As licensed property managers, we also manage residential strata corporations and commercial properties.

## Commercial and Strata Property Management Services

Carefree asset ownership is our goal for our customers. We maintain their assets in a way that provides hassle free ownership with maximum financial returns. Cherish has an in-house team of qualified financial, real estate and maintenance professionals dedicated to making life simple for its clients.

## Fleming & Company, Chartered Professional Accountant

Fleming & Company has served the Westshore for almost 30 years. Dana Adams and her team bring an extensive array of professional financial services to local businesses ranging from simple bookkeeping, to in-depth tax planning and systems engineering.

## Community

Actively involved in the community, the Cherish Living Group has contributed thousands of hours and dollars in support of community initiatives, such as Veterans Memorial Park and most recently raising over one ton of food for the local food bank.







# City of Langford

Just 14 km north of the City of Victoria lies Langford, a bustling family-friendly community known for its laid-back, West Coast feel and welcoming attitude. Within just 41 square kilometers, Langford boasts an attractive natural landscape that includes three lakes, a provincial park and spectacular views of the Juan de Fuca Strait and the Olympic Mountains. As one of the fastest growing areas in Canada, Langford truly is a city transformed by the forward-thinking, innovative and ambitious residents, businesses and Mayor and Council.

Once known as the eyesore of Greater Victoria, Langford has come a long way since the early days. Named after Captain Edward Langford, a retired British Army officer who managed a nearby Hudson's Bay Company farm in the mid-1800s, the region began as a farming town. In 1858, gold was found in the area now known as Goldstream Provincial Park, attracting many miners to the area. While the gold rush was short-lived, the economic boom it created was felt for generations to come.

Originally a part of the Esquimalt District, Langford joined the Capital Regional District in the mid 20th century and officially incorporated as a municipality in 1992. Until incorporation, the area lacked the necessary infrastructure needed to encourage growth and development. However, since 1992, Mayor Stew Young and Langford's long-serving and dedicated Council have worked hard to encourage economic

prosperity and growth for both the businesses and citizens that call Langford home. With significant development, Langford ultimately became a city in 2003.

Now the bustling core of the Westshore, Langford has made great strides to become the vibrant community it is today. Mayor and Council have listened to the wants and needs of businesses and residents, and continue to deliver progressive and innovative solutions.

Streets are lined with blossoming trees and greenery, and bike lanes and sidewalks are abundant to accommodate the growing needs of citizens. Both small businesses and large retailers provide a range of amenities and services, many of which are located within the downtown city centre. An efficient transit system connects Langford with neighbouring municipalities, including downtown Victoria. The recent completion of both the Westshore Parkway and the Bear Mountain Parkway have reduced driving time for residents and visitors alike. Additionally, Victoria International Airport and BC Ferries Swartz Bay Terminal are both just a short 30-minute drive from downtown Langford.

Located in North Langford is the luxurious Westin Bear Mountain Resort, Langford's ultimate vacation destination. The resort boasts two world-





class golf courses, the award-winning Sante Spa, lavish guestrooms and a variety of restaurants to meet guests' needs. In terms of education, Langford offers students a variety of educational options with K-12 schooling available right here at home, while post-secondary options such as Royal Roads University, Camosun College and the University of Victoria are just a short commute away. The City is currently working with both the provincial government and Royal Roads University, located in the neighbouring municipality of Colwood, to expand post-secondary opportunities within the Westshore.

Recreation is a driving part of Langford's culture and within the City limits there are many lakes, parks and trails, as well as recreation facilities such as the YM-YWCA Langford Aquatic Center, City Centre Park and Westhills Stadium, the home of Rugby Canada. Langford is excited to announce that starting April 2019, Westhills Stadium will also play host to a new chapter of a FIFA sanctioned domestic men's soccer league, the Canadian Premier League, and be the home field of the Pacific FC. Meanwhile in North Langford, the Bear Mountain Resort serves as the official training centre for both Golf Canada and Cycling Canada. The City has also worked with Tennis Canada to locate Canada's largest indoor/outdoor clay court tennis centre at the Bear Mountain Resort.

Langford is a local leader in affordable housing initiatives. Its Affordable Housing Program requires that developers either contribute \$1000 for every single-family lot subdivided, or construct one affordable home for every fifteen single-family lots subdivided. This ensures that lower-



income housing is available within new developments. The program is nationally recognized and won the Canadian Mortgage and Housing Corporation's Housing Award in 2008.

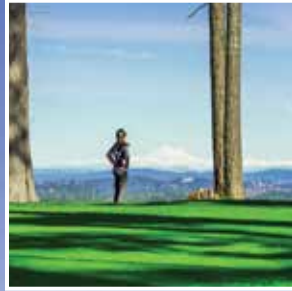
Over the last two decades Langford has doubled its population, with a 20.9% increase from 2011-2016 alone — more than any other municipality in Greater Victoria. By 2028, the population is expected to grow to 47,000. As an affordable and innovative community, Langford has become a wonderful place to raise a family.

Looking forward, Langford continues to be known as a welcoming place for businesses and families. It is Mayor and Council's vision that by attracting new businesses and growing the tax base, Langford can continue to grow in a sustainable way without increasing property taxes for its residents. Furthermore, Langford Council has embarked on a 10-year program to reduce the burden on business properties so that by 2026 the business multiple will be 2.5%.

A comprehensive Community Plan paves the way to Langford's future, outlining goals pertaining to housing, infrastructure, environmental sustainability and the local economy. Development and rezoning applications will continue to be streamlined as eco-friendly development is encouraged.

Overall, Langford is committed to being a family-friendly community and a place for everyone to live, work and play. Coming from humble beginnings, Langford has blossomed into the beautiful, bustling city it is known as today. Living up to its motto, Langford truly is "Golden in Setting, Determined in Spirit."







# Ecoasis and Bear Mountain Resort

A niche development company focused on premium locations close to nature and recreation, British Columbia based Ecoasis Developments LLP acquired the Bear Mountain master-planned resort community in October of 2013. Actively creating vibrant neighborhoods and communities where families and businesses can put down roots and thrive, Ecoasis truly understands people, their needs and their dreams. The resort communities it builds turn those dreams into reality.

## A Natural Place to Gather

The Westin Bear Mountain Golf Resort & Spa reflects its superb mountainside location with a casually elegant design and lodge-like atmosphere. Expansive windows showcase the panoramic views of the Resort's stunning 36 holes of Nicklaus Design golf. With west coast ambiance, superior accommodations, award-winning Sante Spa, meeting space for events, and dining options offering a variety of cuisine, the Resort is the natural place to meet.

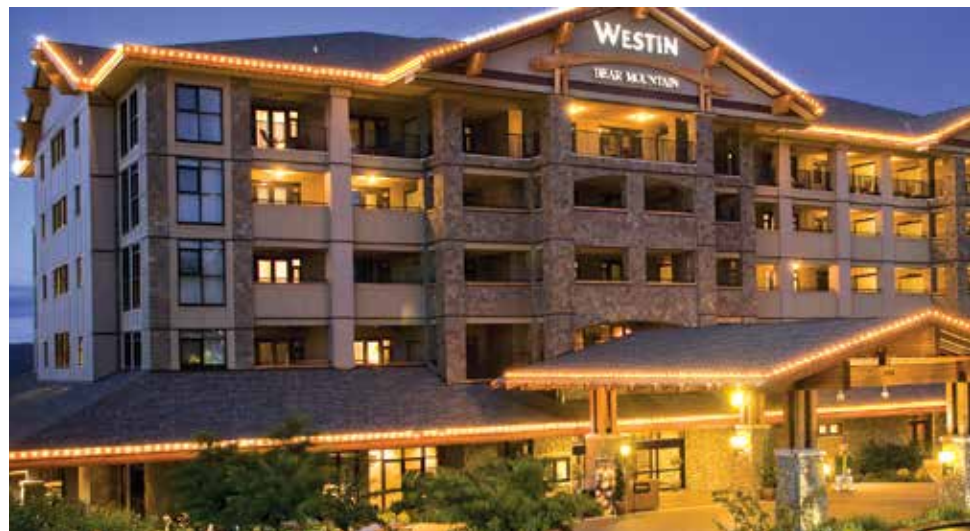
Visitors are drawn to Bear Mountain Resort for its stunning landscape, superlative amenities and ideal location just minutes from Victoria. The nature inspired backdrop also includes eight indoor/outdoor red clay tennis courts, hiking and mountain biking trails, and the North Langford Recreation Centre — activities abound for everyone.

## Our Community Matters

The philanthropic reach of Ecoasis is broad, significant and community focused. We are proud to financially support and champion a range of community organizations on southern Vancouver Island, including the Victoria Foundation, Wounded Warriors Canada — COPE Program, the Boys & Girls Club of Greater Victoria, Golf for Kids, Help Fill a Dream Foundation, the Greater Victoria Sports Hall of Fame and the BC Hospitality Foundation to name just a few.

## Amenities to Benefit the Region

Pursuing opportunities for sport development and elite athletic performance development at Bear Mountain Resort has been an intentional, strategic priority that delivers broad community benefits and awareness.



The partnerships Ecoasis has with Cycling Canada, Golf Canada and Rugby Canada are valuable regional assets. It is embedded in our sport partnership initiatives to ensure that the next generation of developing athletes has free exposure to mentoring and coaching opportunities. We hope, in the near future, to welcome Tennis Canada and other national sport organizations to the fold as we explore opportunities for tournament and coaching collaborations.

## Taking Care of our Backyard

The Westin Bear Mountain Golf Resort & Spa is managed with a keen environmental awareness. Our priorities include improvements in energy and water conservation, waste management and enhancement of wildlife. The Resort is a member of the Audubon Sanctuary Program through Audubon International, with an emphasis on protection of wildlife and planting of wild flowers to promote more birds, butterflies and bees.

## The Best of Vancouver Island

Bear Mountain Resort offers the best of nature in the Highlands and the urban vibrancy of Langford. A truly exceptional combination, this juxtaposition means highly desirable lifestyle options that enrich the overall character of this growing resort community.







# Island Savings

Island Savings, a division of First West Credit Union, is a part of B.C.'s third largest member-owned financial co-operative, providing banking, investment and insurance services for residents and businesses throughout Vancouver Island and the Southern Gulf Islands. With more than 60,000 members, 16 branches and 11 insurance offices, Island Savings brings innovative products and local decision making to the banking experience. For over 66 years, Island Savings has been helping local communities grow and thrive, due in large part to its commitment to excellent service, helpful advice and simplifying the financial lives of its members.

## Think big and act local.

As a division of First West Credit Union, Island Savings has access to numerous resources not necessarily available to smaller financial institutions. This is what makes the First West Credit Union model unique. The ability to access First West's additional resources and strong balance sheet enables Island Savings to maintain its deep connections to its local communities and also offer a full range of accounts, services and products. Island Savings is a major player on Vancouver Island and the Southern Gulf Islands. In fact, one of First West's largest financing projects—a deal in excess of \$25 million—was completed right here on Vancouver Island by Island Savings.

Despite being part of a larger financial institution, Island Savings has always maintained its regional focus. Unlike the big banks that often require decisions to be made across the country, Island Savings has local decision-makers who live and work alongside their clients. This means they know the local market well and have a better understanding of how they can help their members reach their goals.

## Keeping it simple.

Along with great local service, Island Savings offers a variety of financial products that not only make banking easier, but also save members and businesses money. The Simply Free Account® saves members \$175 a year by eliminating bank fees and giving members access to 3,500 ding-free® ATMs across Canada, thus allowing members to access their money free of charge wherever they go. Individuals aren't the only ones

who can save though. Island Savings' \$30 a month Unlimited Chequing for Business® Account can potentially save businesses more than \$6,000 a year.

More than ever people want to be able to do their banking anywhere, anytime. Along with its goal of developing the best products in the financial industry, Island Savings is committed to providing innovative digital solutions to allow members access to products whenever they want. Along with its online banking options and award-winning mobile app, Island Savings offers a host of digital banking options, including Deposit Anywhere™, free INTERAC e-Transfers® and Apple Pay to make banking easier than ever.

## Committed to the community.

Island Savings contributes more than just sound financial advice to its communities. In 2017, the company was pleased to invest over \$750,000 to support community partnerships, programs and volunteer activities benefiting a variety of non-profit and charitable organizations. The Island Savings Community Endowment, administered by the First West Foundation, granted an additional \$73,000 to local charities, supporting programs and services benefiting individuals and families throughout the region. The Island Savings signature cause, The Full Cupboard, provides food and financial support to local food banks, with the aim of providing 650,000 meals over a three year period. In 2017, the equivalent of 238,758 meals was raised, bringing the total since its launch in 2016 to 397,485 meals.

In addition to The Full Cupboard, Island Savings supports more than 250 local organizations per year through financial support, volunteerism and expertise. Employees are also encouraged to give back to their communities. This led to Island Savings contributing 4,000 volunteer hours last year to a variety of worthy causes.

No matter what your needs are, Island Savings has an advisor, service or product to help you reach your financial goals. Stop by our Westshore branch located right here in Langford, or visit [www.islandsavings.ca](http://www.islandsavings.ca) to learn how we can help you simplify your finances.







# Westbrook Consulting

Established in 2005, Westbrook Consulting Ltd. is a leading Langford based civil engineering and land development consulting company, working throughout southern Vancouver Island. Westbrook's project areas include Nanaimo, Cowichan Valley, Greater Victoria, Saanich Peninsula, the Gulf Islands, Sooke and the West Shore.

Founded on principles of honesty and integrity, Westbrook draws on experience and innovation to assist with all phases of land development, from initial servicing feasibility studies, through to detailed civil engineering design and construction.

## Community Involvement

Over the years, Westbrook Consulting staff have been active supporters and participants in the growth of Langford into the dynamic city it is today. Our staff have participated on Langford Standing Committees, as well as provided input on technical committees and economic development activities in the community.

Westbrook has had the privilege of supporting City of Langford charitable causes, such as the purchase of the Goldstream Food Bank delivery van, the annual Christmas light display, Cops for Cancer Fund Raisers, and the reconstruction of the Baby Jesus of Prague Orphanage in Port Au Prince, Haiti, following the earthquake in 2010.

Playing an active role in development projects that give back to the community is something in which Westbrook takes pride. Such projects include the development of M'Akola Housing's Head Office and high-end residential building, which provides housing for indigenous families; the upcoming affordable rental units at Pacifica Housing's Oak Park development; as well as the BC Ambulance facility on Leigh Road. Westbrook has been involved in a variety of projects that provide new opportunities for the community and improve public safety.

## Shaping Langford

Westbrook has worked with private sector developers, public sector municipal government, School District 62 and other institutions, to help the City progress.

Westbrook has enjoyed integrating the interests of our clients, with those of the surrounding neighbourhoods, and the Official Community Plan through involvement in the transformation of South Langford into several new, welcoming, mixed-density residential communities.

Our work in the downtown core has helped renew the aging mid-20th century housing stock into several vibrant, mixed-use low and mid-rise

buildings that promote a revitalization of downtown Langford. Westbrook also acted as the civil engineering consultant for downtown Langford's first high-rise building on Claude Road and has provided civil engineering services for several townhouse developments surrounding the core.

In North Langford, Westbrook worked on the McCallum Road commercial/residential project, which features a new Mr. Mikes Restaurant, along with mixed-density residential development and additional commercial spaces. Westbrook has also provided engineering services for the Southpoint and South Ridge Plateau developments on Bear Mountain.

Westbrook has had the pleasure of designing vital transportation links throughout the City of Langford, such as the Amy Road extension to Sooke Lake Road, as well as the McCallum Road connector, linking the Millstream Road shopping areas with the Leigh Road interchange. The Goldstream Meadows, Valleyview and Glen Lake Road roundabouts were also designed by Westbrook.

In addition to providing accessible routes for the community, Westbrook has also provided services for vital infrastructure upgrades, including the Goldstream sewer extension for West Shore Environmental Services and School District 62, as well as the Latoria Road water main upgrade for the Capital Regional District Integrated Water Services.

## Environmental Sustainability

Westbrook Consulting has been involved with many projects in Langford with environmentally sustainable aspects such as the stream enhancements of Pritchard Creek at 921 Latoria Road and at Klahanie Road, Katie's Pond at Braeburn Avenue, and Bilston Creek on the SVI Rangers property.

Storm water management is the primary focus of environmental sustainability for Westbrook. The company has designed many low impact development features such as ponds, rain gardens, permeable pavers, and underground storm water detention and/or infiltration galleries to manage the additional storm water created by development.

Naturalized ponds were created within Westbrook's Valleyview and Goldspur subdivisions. The ponds were designed to support biodiversity, as well as be an effective method of treatment and detention of storm water. Westbrook is proud to have been a part of the progress of Langford for the past 13 years and looks forward to future projects that will continue to shape the ever growing city.



# Westhills

## A master planned community like no other



Located on the south shore of picturesque Langford lake and surrounded by scenic forested mountains Westhills offers not only a pristine natural setting but also all of the amenities one would expect from an award-winning, master planned community.

Founded on the principles of energy efficiency and sustainable living, Westhills offers the discerning homeowner a wide variety of single family homes, homes with suites, family townhouses, condominiums and Westhills own smallFOOTPRINT Homes™. All Westhills homes are constructed to Built Green® standards and constantly achieve some of the highest ratings in the industry for energy efficiency, indoor air quality and environmentally friendly building materials and practices.

At the heart of every great community lies an area that provides its residents with goods and services that contribute in a meaningful way to their daily lives. For the residents of Westhills it is the Lakepoint District.

Thoughtfully envisioned to be the focal point of living at Westhills, the Lakepoint District already houses the new YM-YWCA, the Langford Aquatic Centre, the Conservatory of Music and the Westhills branch of the Greater Victoria Library. And, this is just the beginning. In the not too distant future one will find, shops, restaurants, medical and banking facilities, high-tech offices, outdoor plazas a Lakefront Pub & kayak club and much, much more.





Westhills provides a sense of community like no other. With three new schools, community parks, ice rinks, Westhills Stadium (home to Canada's national rugby team), lake access and our new highway connector system allowing quick and easy access to all parts of the Capital Region District and beyond, it is no wonder that Westhills is the fastest-growing and fastest-selling master planned community on Vancouver Island.







Belmont Place Apartments



Orono Place Apartments



# Woodsmere Holdings Corp-High Quality Apartment Living

**W**oodsmere Holdings Corp. (“Woodsmere”) is a Victoria based holding company, which owns, manages and maintains a real estate portfolio of multifamily rental properties across Western Canada under the direction of its President, Daniel Jadresko and Comptroller Sandra Jadresko. Woodsmere was incorporated in 1999 and has built a strong reputation as one of the industry’s leading apartment rental companies. Woodsmere’s properties are recognized as among the most professional and well managed residential rental properties in Western Canada. Woodsmere provides quality rental apartments at the highest standards offering 1, 2 and 3-bedroom apartments including on-site professional management, secure buildings with video surveillance, 5 appliances with in-suite laundry, air conditioning, wall and ceiling soundproofing, and many more premier building features. Woodsmere strives to offer the best rental apartment living at an affordable cost.

Over the past years the City of Langford’s Mayor Stew Young has repeatedly approached Woodsmere to invest in the thriving City of Langford. After extensive market research Woodsmere identified and ultimately agreed with the mayor that the City of Langford had a shortage of multifamily apartment-style housing units available for rent as well as being one of the top growth communities in BC. It did not take long for Woodsmere to acquire some key locations within the City of Langford to develop into purpose built rental apartments. With the support of Langford’s mayor and council, Woodsmere’s professional engineers and architects have worked closely with Langford’s planning and engineering staff to rezone and redevelop these sites into rental housing.

Woodsmere is excited to announce our current rental apartment projects within the City of Langford which include:

**Belmont Place Apartments** — 222 Units — Located at 3142, 3144, 3148 Jacklin Rd. This project consists of 1, 2 and 3-bedroom apartment units with underground and surface parking as well as bicycle parking for each unit. All units have 5 appliances including in suite washer and dryers, air conditioning, on-site management with fully secured buildings including video surveillance. We are located directly across from the new Belmont Market, bordering the Galloping Goose trail and Glen Lake which provides a fantastic location and access to shopping, entertainment, parks and recreation for our residence.

**Orono Place Apartments** — 120 Units — Located at 852 - 860 Orono Ave.

This project consists of bachelor, 1 and 2-bedroom apartment units with underground parking as well as bicycle parking for each unit.

All units have 5 appliances including in suite washer and dryers, air conditioning, on-site management with fully secured buildings including video surveillance. This project is located within the City Center with pedestrian access to all amenities.

**Glenshire Development** — Currently in the design stages — 1297 Glenshire Dr. & 2929 Sooke Rd.

Woodsmere’s long term goals are to own and manage its developments in Langford as rental projects and to manage them to the highest standards. Woodsmere looks forward to working with the City of Langford’s Mayor and Council as well as the Planning and Engineering staff to continue to develop rental apartment projects in the thriving City of Langford.

## W&J Construction Ltd.

W&J Construction Ltd. is an industry leader in developing and constructing purpose built multifamily rental apartment buildings across Western Canada. We have been setting high goals for ourselves for more than three decades.

W&J Construction Ltd. (W&J) has a team of dedicated professionals with over 33 years of experience in land development and construction of residential and multifamily housing. The company’s head office is located in Victoria, B.C. headed by founder and president Danny Jadresko.

W&J is currently developing 342 multifamily purpose built apartment buildings in Langford BC. We are working closely with Woodsmere Holdings Corp. to develop additional Multi Family Rental housing units in Langford.

W&J is committed to providing a safe environment for our employees, sub-trades, clients and members of the public. Our comprehensive safety program is designed to provide all staff with the required training and education.

W&J is proud of our commitment to delivering quality and excellence at every opportunity. Our dedicated teams work hard to ensure our projects are completed on time, on budget and to the highest standards possible.

The pairing of W&J Construction Ltd. with Woodsmere Holdings Corp. has created an established and proven formula for quality construction and a reputation for speed, efficiency and excellence.



# Belmont Residences

## Where Trail Meets Home Meets Market

These homes offer a perfectly balanced lifestyle — affordable urban living with easy access to surrounding nature and commercial conveniences.

Offering a choice of one, two and two-bedroom plus flex homes on a 24-acre property, first-time home buyers, working professionals, and downsizers can all enjoy an enviable living experience. Situated adjacent to the Galloping Goose Regional Trail and within close proximity to lakes and parks, cycling, walking, and kayaking, recreational opportunities are endless.

A stroll through the property will bring residents to adjacent Belmont Market. The bustling 160,000 square foot commercial marketplace will include landmark tenant Thrifty Foods. Options for dining out, and other day-to-day needs are fully covered. Homeowners who thrive on community connections and appreciate enjoying the luxury of walkable access to modern conveniences in a neighbourhood environment, will find Belmont Residences appealing in every way.

### Architecture and Interior design inspired by nature

Belmont Residences will be a modern interpretation of West Coast style. Large overhangs and generous balconies offer an exceptional combination for unrestricted living, 365 days a year.

Residents will be able to appreciate the West Coast climate with spaces that merge indoor and outdoor space. Outdoors, extensive use of natural material like wood, stone, and concrete create enduring appeal. While suite interiors incorporate similar natural elements as well as lifestyle-oriented materials like, “fingerprint-less,” fixtures, black matte faucets, and wood-look laminate flooring.

The common areas are maximized to ensure access to views of the surrounding greenery. Even a stroll to the market puts residents in touch with nature.

### Designed for life

There will be ample space for pursuing hobbies, from socializing on the large outdoor patio and BBQ area, to repairing bikes, storing kayaks, grooming pets, and even charging electric cars or tech. The Belmont Club will feature an open concept coffee-house-style lounge with comfy seating, while the more formal dining area is perfect for celebratory gatherings.

Residents can hone their skills in the sound-proof music room or pursue hobbies in the multi-function room. The bright playroom is a child's delight, and flexible space gives plenty of options for other recreational activities. Every space matches the durable, modern community-oriented design that permeates every part of this property.

Set in the stunning beauty of the Westshore, Belmont Residences redefine natural living. Discover true community connection with walkable shops and services and thoughtfully shared spaces. This is a place where home truly extends beyond the front door. For more information, visit [www.belmontresidences.com](http://www.belmontresidences.com)







## DB Services of Victoria

As the co-owners of DB Services of Victoria, Margaret McKay, Matthew McKay, and Gary Lahnsteiner specialize in urban development and community enhancement. Involved with projects from the first permit applications to turning the key on their visually pleasing, unique buildings, DB Services provides each client with exceptional design at a reasonable price and coordinates projects from start to finish.

Since 2010, the company has been the hub of development in downtown Langford. Working cooperatively with Langford City Council, it develops and constructs innovatively designed multi-family homes that represent a fresh new look when compared to the rental developments of the past. DB Services believes that changing times mean seniors are interested in the freedom afforded by renting rather than owning a strata unit, while millennials prefer the downtown living experience and appreciate being able to rent an affordable home in a walkable downtown core.

DB Services is rapidly providing homes for existing and future residents of Langford and supports creating a diversified downtown Langford. The company's multi-family dwellings are carefully designed to be part of sustainable, livable neighbourhoods that are pedestrian-

friendly and close to local amenities, while at the same time being socially and environmentally responsible. Encouraging alternate forms of transportation, these buildings are strategically located to take advantage of upcoming new links between the West Shore and downtown Victoria.

In addition to building homes, DB Services contributes to the revitalized Goldstream Village neighbourhood by providing amenities such as improved underground electrical infrastructure, public art, sidewalks, and a new access point to the E&N Rail Trail.

Active in the community, DB Services supports the arts in Greater Victoria as part of the Langford Business Association, bringing in such theatre productions as Mamma Mia and Chicago, and is a proud sponsor of Wounded Warriors Canada and the Habitat for Humanity ReStore. As an executive member of the West Shore Developers Association, Matthew is invested in promoting responsible development that is sensitive to existing neighbourhood and environmental concerns.

DB Services has set down roots in Langford to become part of the dynamic business environment that supports the City's innovative, forward-thinking policies, and is proud to be part of the invigorated city core and Langford's ongoing success. View their projects at [www.dbsvictoria.com](http://www.dbsvictoria.com).





# Sheraton Four Points Victoria Gateway

Sit back, relax, make yourself comfortable.

The Four Points by Sheraton Victoria Gateway is modern, easy going, comfortable and casual, familiar and inviting, yet refined and clutter-free.

Authentic sensibility surrounds you, ensuring you always feel at ease. It's a place where timeless classics are woven with modern details, where business meets pleasure — always practical but never trendy.

Designed for the independent traveler seeking balance on the road. Four Points Victoria Gateway offers a chance to kick back and relax for a greater travel experience. We are uncomplicated, approachable and straight forward — we offer what matters most, plus the extras guest want.





# Royal Roads

## More than a pretty castle

The connection between people, place and purpose has created a vibrant learning community at Royal Roads University. Situated on the shores of the Esquimalt Lagoon, the university is located on the traditional lands of the Xwsepsum (Esquimalt) and Lkwungen (Songhees) ancestors and families who have lived here for thousands of years. The setting is memorable: an oceanfront campus with historic gardens, a bird sanctuary, forested wilderness, and a stone castle built in the early 1900s by coal magnate James Dunsmuir. Even more impressive for students than a rejuvenating stroll on the grounds or the stunning views across the strait are the opportunities that emerge when they apply knowledge gained at Royal Roads.

Royal Roads University offers a variety of options for lifelong learners. Faculty expertise spans ethical business leadership, global management, professional and intercultural communications, disaster management, environmental science, tourism management and education and technology, to name just a few.

Royal Roads pioneered the blended learning model in Canada. This model combines short-term, on-campus residencies with online learning and teaching built on the strengths of team-based, applied and experiential practices. Students take a combination of online courses and short, intensive on-campus residencies. The university welcomes doctoral, masters and undergrad students from all over Canada and the world.

## Leading positive change

Students, who often apply their research to promote value in their own professional organizations, are the heart of the university. More than two-thirds are engaged in applied research projects as part of their studies. Faculty research focuses on influencing practice and profession and is used in the classroom. Research leads to discovery which informs teaching to ensure the university is always at the forefront of learning and change.

Royal Roads is proud to be part of a growing and vibrant West Shore community, offering fresh perspectives and new minds to address today's issues. Students learn a lot on campus, but it's when they work with business and government partners in the community that they really solidify their learning while addressing today's challenges. For that reason, Royal Roads considers the West Shore an extension of the campus—a real-world laboratory.







## ScanDesigns

### Contemporary Modern Home Furnishings for every room...

ScanDesigns was founded in Richmond 42 years ago specializing in Danish Modern furniture, using exotic teak and rosewood. Demand grew for our unique furniture and our first expansion was to Vancouver Island in 1983 where we opened across from Town & Country Shopping Centre (now Uptown Centre) in a small, two-story building.

After 25 years of serving Victorians at that location, we felt it was time to expand and moved to a new, large, modern building in Millstream Village, Langford. Today, we have six locations across British Columbia. In addition to the Langford location, you can visit our stores in Nanaimo, Richmond, Coquitlam, Langley and Kelowna.

In an ever changing world, the availability of a diverse range of materials along with increasingly sophisticated consumer tastes, encouraged us to broaden our selection to include contemporary modern furniture. With the trend today toward smaller living spaces and condo and apartment living, the sleek and smaller proportions of contemporary modern furniture is ideal for these spaces. ScanDesigns offers one-stop furniture shopping, with everything you need for living rooms, dining rooms, bedrooms or home offices all under one roof.

Our friendly and knowledgeable sales staff are on hand to help you fulfill your furnishing dreams. We offer a relaxed atmosphere, along with high-quality, well-priced furniture. Our professional, in-store delivery service makes your shopping experience unique and enjoyable.

ScanDesigns proudly supports the following charities: Gaby Davis Foundation, Victoria Women's Transition House and the Cancer Society, the Victoria Grizzlies and many other local sporting events.

**ScanDesigns** — 661 McCallum Road, Langford, Millstream Village  
Phone: 250.475.2233 — [www.scandesigns.com](http://www.scandesigns.com)

## Muse & Merchant

### Bringing the four corners of the world to you...

Muse & Merchant, a 100 per cent B.C. owned and operated company is the newest addition to the ScanDesigns group of companies. Opening it's doors in Langford six years ago on the premise of providing customers with a unique and sophisticated collection of home decor. There are now five locations serving British Columbians, with other locations in Nanaimo, Coquitlam, Langley and Kelowna.

Their inspiring collections will help create a look for your home that is uniquely yours. Specializing in offering an eclectic blend of styles to furnish every room of a home; everything from sumptuous fabrics and leathers, to a vast selection of tables, chairs, beds, accessories and more. Made in B.C. sofa and loveseats are available in a choice of hundreds of modern and classic fabrics.

Many pieces make use of sustainable woods and reclaimed materials, and carrying the best in eco-chic furniture that the industry has to offer: tables made from reclaimed elm salvaged from old buildings in China, collections created from the wood of boats from Indonesia, and accent pieces fashioned from recycled metals.

The dramatic Monkey Pod Live Edge Collection consists of dining tables, consoles, coffee tables and desks. These stunning and affordable pieces are made using sustainably-sourced Monkey Pod wood from family owned mills. The rich contours of the live edge lend a sculptural quality, and each piece is a one of a kind of natural beauty and double as pieces of art.

Their emphasis will always be on style rather than trend — trends pass, style is forever. That's the Muse & Merchant signature.

**Muse & Merchant** — 661 McCallum Road, Langford (Millstream Village)  
Phone 250.474.3433 — [www.museandmerchant.com](http://www.museandmerchant.com)





# Scansa Construction Ltd.

**S**cansa Construction Ltd. (Scansa) is a general contracting firm based in Victoria, British Columbia specializing in civil construction, building construction, residential construction and concrete structures. Providing construction and project management services to its valued clients, Scansa's service and attention to detail are what enable the company to ensure project results that exceed expectations and which have deservedly earned it a reputation for integrity and high quality standards.

Kory Gronnestad is the Owner and President of Scansa Construction Ltd.; which he and his father, Kaare Gronnestad founded in 1983. The company's original focus was housing construction and heavy commercial concrete work; in the late 90's they made the move towards adding site civil work to its list of services. In 2003, after his father retired, Kory took over sole management of the company.

Across its three divisions, civil, concrete and the residential division; Scansa has been able to attract good-quality employees and offer long term employment with growth potential. Their broad scale of knowledge, skill and experience has enabled the company to react to the needs of customers quickly and efficiently while maintaining a safe and healthy working environment for all.

These extensive resources allow the company to keep to schedules, particularly in this very heated market. Scansa has an excellent working relationship with local government operations such as local

municipalities; federal and provincial government agencies and the Capital Regional District. We are dedicated to working with our local communities.

Scansa is proud to be a local business within the City of Langford as well as be a part of many projects that have become landmarks of the substantial growth within this community over the past 25 years. Here are some of the projects they have been a part of:

- Rugby Canada Headquarters
- City Centre Stadium Development
- M'akola Housing Development 550/554 Goldstream Avenue
- Westshore Parkway Segment 1, 2 & 5
- Westshore Parkway Segment 3,4
- Westshore Parkway Segment 6,7 &9
- Leigh Road Interchange
- Danbrook Park
- Belmont Market Onsite Work
- Bear Mountain Development
- Cherish at Central Park \* Redeemer Lutheran Church Site Works, Concrete & Formwork
- Pritchard Estates Site Servicing — Happy Valley Road
- Kettle Creek Housing Development
- Belmont High School Concrete Formwork
- City of Langford Fountain and Welcome Sign
- City of Langford Storm Water Upgrade





# Slegg Building Materials



For more than 70 years, Slegg Building Materials has been at the very heart of the Vancouver Island building community, providing a wide array of building supplies, hardware, tools and unmatched customer service. Slegg has 12 branches across Vancouver Island and Salt Spring Island.

Our Langford location has grown to become our flagship branch and head office. With over 180,000 square feet under cover, on over 16 acres of land, this location has the largest inventory and the widest variety of products. It also has the largest delivery fleet, and yard equipment, and boasts more than 150 employees. It features a new state of the art, on-site door shop with the ability to produce accurate, quality doors in a variety of sizes and in wood, steel or fiberglass.

We are successful because our customers are successful. As the business continues to grow, we believe it is important to be a part of the community and to continue giving back. We support the Canadian Cancer Society and their initiatives here on the Island. We also support local charities, schools and sports teams. You will see the Slegg name on the Victoria Shamrocks lacrosse jerseys, as we cheer them on throughout the season.

Slegg is proud to support the City of Langford and applauds the progressive direction of Mayor Stew Young and Council.



# Wensley Architecture Ltd.

Located at offices in Langford and Vancouver, Wensley Architecture Ltd. (Wensley) is an award-winning, full-service Architectural, Planning, and Interior Design firm. Wensley is widely known for its expertise in residential, mixed-use, retail, commercial, office, and senior living projects.

Under the direction of principals Barry Weih, Neil Banich, Joel Smith and David Echaiz-McGrath, Wensley is committed to the development of innovative as well as functional design solutions. With a record of design excellence and uncompromising service, we are proud of our many repeat clients who rely on Wensley to manage their most important investments. Our firm works on both big and small projects while building strong working relationships with clients, communities, and local governments.

Wensley first worked in Langford in 2003. As the community grew so did the need for a strong architectural firm with a local presence. In 2007, Wensley opened its office in Langford and has continued to grow over the years. Today, we have 10 full-time architects and building technologists in our offices at Sooke Road and Jacklin Avenue. Our firm has designed more than 45 projects in Langford, including over half a million square feet of commercial and retail space, along with numerous residential buildings, both rental and strata, comprising over 850 housing units. We are proud to say that four of our Langford projects have won awards from the Vancouver Island Real Estate Board and/or the Canadian Home Builders' Association of BC.

“Langford is a major growth hub that encourages new business, and we find collaborating with people who are so motivated very rewarding,” says Echaiz-McGrath. “The steady growth of the West Shore communities leads to opportunity for us, as well as our clients.”

“Over the last 15 years we have designed many great buildings in Langford and across Vancouver Island, from Campbell River to Victoria,” said Weih. A few notable upcoming Vancouver Island projects include the new Belmont Market in Langford, the Element Retirement Living project in Victoria, and the new Summerhill rental-residential building in Nanaimo.

Wensley is confident about the future of Langford and we are proud of our talented and dedicated team here. We look forward to continuing to be a part of the story of Langford and of the many growing communities on Vancouver Island.

To learn more visit [www.wensleyarch.com](http://www.wensleyarch.com).



The Granderson, Granderson Developments | Photo: Bob Matheson



White Spot, Associated Building Credits Ltd.



Private Residence | Photo: Evenstar Studios, Matt Brouwer



Belmont Market, Crombie REIT





## From vision to reality, the evolution of auto racing and family fun

Western Speedway has not been the only track in Langford over the years. In 1937, Jack Taylor and the British Columbia Automobile Sports Association began construction of Langford Speedway on the site of which is now Ruth King Elementary School. This track was in operation until 1950 when the property was expropriated to make way for the school.

In 1952 Andy Cottyn purchased 62 acres of wilderness on Millstream Road which would become the future home of Western Speedway. The speedway opened its doors May 22, 1954 as a 3/8 mile dirt track with seating for 3,500 fans. The first track record being set at 23:30 seconds. In 1957, the racetrack was paved and the configuration changed to a 4/10 of a mile flat oval as it remains today. In 1966 Andy sold shares in the speedway to a local group of businessmen and racing enthusiasts that included Geoff Vantreight, Grant King, Reg Midgley and Frank Wille. In the late 1970's, Frank and Vera Wille bought out the remaining shareholders and the property has been in the possession of the Wille family ever since.



Frank Wille had a dream to open a family fun park for the residents of Victoria. In 1983 the waterslides opened followed by an RV park, mini golf course, car museum, go karts and batting cages.

Today, Western Speedway still operates from April to September each year. Vehicles racing today include Winged and Non Wing Sprint Cars, Late Models, Stock Cars, Oldtimers, Dwarf Cars, Demo Cars and Trucks, Mini Figure 8's, Bombers, Claimers, Hornets, Drifting, Drag Racing, Auto Cross and Super Moto. Western Speedway is also home to Swap and Shop as well as Westshore Motocross. All Fun Recreation still operates Go Karts, Batting Cage, Mini Golf and the RV Park.

"Every day is a gift and that's how I live it" ~ Frank Wille





# YMCA-YWCA Vancouver Island

202-1314 Lakepoint Way  
Victoria V9B 0S2  
250-386-7511  
[www.vancouverislandy.com](http://www.vancouverislandy.com)

## Vision: Healthy People Strong Communities

The YMCA-YWCA is a charity and nonprofit affiliated with both YMCA Canada and YWCA Canada and the World YMCA and the World YWCA.

The Y has a rich history in our community, with a focus on youth development, healthy living and social responsibility. The Y nurtures the potential of children and teens, improves the community's health and wellbeing, and provides the opportunity to give back and help.

The Y provides childcare, supported housing, health fitness and aquatics, community health and camping and outdoor education programs.

Facilities are located in Victoria, Langford, View Royal, Sooke and Metchosin.







## Brad Neufeld

### Personal Real Estate Corp.

Brad Neufeld is a leading realtor with DFH Real Estate, and has been recognized by the Victoria Real Estate Board with a sales performance award every year. With a professional resume that includes management and executive roles at IBM Canada, Carmanah Technologies and Royal Roads University, he brings a broad spectrum of skills and experience to bear in working together with his real estate clients. As an exclusive realtor for Westhills, Brad has worked with hundreds of Langford and greater Victoria home buyers and sellers to help them find their dream property.

Whether his clients are a young couple seeking their first home, a growing family needing more space, a couple approaching retirement and ready to consider down-sizing, or out-of-town buyers planning a relocation to the Island, Brad has the experience necessary to ensure a seamless transition.

Together with Frank and Wendy Berke, the Victoria Home Sales team ([www.victoriahomesales.com](http://www.victoriahomesales.com)) are ready to roll up their sleeves to help you make the move! Call Brad anytime 250 516 5220.

**Brad Neufeld** [brad@bradneufeld.ca](mailto:brad@bradneufeld.ca)

[www.VictoriaHomeSales.com](http://www.VictoriaHomeSales.com)

Ph. 250-516-5220



## Wendy & Frank Berke

### Realtors

Experience really does matter. The key to a successful Real Estate transaction is having the most experienced realtors on your side. Over the past 40 years Wendy and Frank Berke have successfully owned a chain of retail stores in western Canada and a land development company in Salmon Arm, BC. They built and sold luxury beach-front villas in the Caribbean for six years. In 2009, Frank took his experience to another level by becoming a licenced real estate auctioneer where he conducted real estate sales and auctions in the USA. Six years ago the Berkes moved back to Victoria where they bring this vast business knowledge and real estate expertise. A huge asset when assisting clients in the Victoria region.

Wendy and Frank along with their associate Brad Neufeld have sold more new homes in the Westhills region of Langford than any other realtor in the past two years. This team was also awarded the MLS GOLD award in 2017 recognizing the top realtors in the Victoria region. The Berkes are Langford Real Estate specialists. Buying or selling your home is one of the most important financial decisions you will ever make, so do yourself a favor and hire the best realtors in Langford and keep more money in your pocket. Choose Wendy and Frank Berke. You'll be very happy you did.

**Wendy & Frank Berke**, [wendy@wendyberke.com](mailto:wendy@wendyberke.com), [frank@frankberke.com](mailto:frank@frankberke.com)  
[www.VictoriaHomeSales.com](http://www.VictoriaHomeSales.com)

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# CBRE Limited

Ross Marshall is a Vice President at CBRE Limited offering commercial real estate brokerage services and is an industry recognized, local and national award winning, top producer. He, along with his business partner Chris Rust, has been involved in sales valued at over \$600 million in the last 3 years alone. Together, Ross and Chris continually rank as the market leaders of multi-family and commercial investment-grade properties in Greater Victoria. With expertise that stretches from selling iconic investment and multifamily properties, to facilitating sales of high profile development sites and design-build projects, Ross has been a consistently valuable advisor to his loyal clients. He continues to serve both owners and purchasers and has proved to be a leader in the acquisition and disposition of income producing properties and development sites in the dynamic and ever-changing City of Langford. [www.cbrevictoria.com](http://www.cbrevictoria.com)  
[www.cbre.ca](http://www.cbre.ca)

## CBRE Limited

CBRE Limited is the largest global commercial real estate provider in the world, with a large national and global list of clientele. In 2017, our 450+ offices and 80,000 + employees worldwide transacted \$217.3 billion of sales and \$120.3 billion of leasing deals. CBRE operates under a single umbrella, which allows us to offer consistent, knowledgeable real estate advice to local clients from an unparalleled global platform. Our innovative marketing strategies paired with the best research in the field continually maximize value for our clients.

In Canada, CBRE Limited has an exceptional real estate investment and leasing presence with 22 strategically located offices nationwide represented by 2,200 employees. In 2017, CBRE Canada transacted 42.4M square feet in sales and 52.4M square feet in leasing deals nationally, totaling \$19 billion in value. Our national company is constantly striving for a clearer understanding of the global and local marketplace and the new opportunities they present.



# ERA Law

ERA Law was established in Langford in the spring of 2012 and we have been proudly serving the West Shore communities ever since.

The three original partners, Ritchelle Randhawa-Pagely, Nan K.P. Aulakh and Shaun M. Eden offered a small, general practice law office dealing with real estate conveyancing and refinancing, will drafting and estate administration, incorporations and corporate transactions as well as real estate development, commercial leases and commercial transactions. We later supplemented this with general civil litigation matters and employment law, when partner Mark W. Hundleby joined the office in 2014.

Over the years, our office has changed locations, grown in size, and we have become more familiar with some of the common challenges that occur in various areas of law. Our experience has grown, but our outlook and commitment to West Shore clients has remained.

ERA Law strives to be a friendly, professional and community-oriented law office and emphasizes building long-term client relationships, rather than one-time transactions.

Almost all ERA Law lawyers and staff live in the West Shore communities, so we have a vested interest in the success of the community we are part of, and we sincerely care about the businesses and people we represent.

Over the past six years, ERA Law has witnessed rapid growth and change in the West Shore communities which has brought both challenges and rewards. We look forward to continuing to assist clients in managing the challenges and planning for the rewards.





## Gordon N Gordon Interiors Ltd.

Gordon in 1983. Local roots and strong relationships have grown Gordon N Gordon into the largest Wall and Ceiling contractor on Vancouver Island, employing between 200 and 300 men and women, many of who reside in the Langford area. Today, Stew's son, Jim Gordon, is the company's director and resides locally with his wife and three young children. Gordon N Gordon is proud to be heavily involved in the community; the company sponsors numerous sports team, Goldstream food bank, and several under privileged families. We are extremely proud of the positive changes seen in Langford over the past 30 years thanks to strong leadership of Mayor Stew Young and his Council. The hard work of all City of Langford employees is greatly appreciated.

### **TJBS Holdings Ltd.**

TJBS was created in 1992, the same year Langford incorporated, by Cliff Curtis and Stew Gordon. Thirteen companies are under the umbrella of parent company TJBS and are responsible for hundreds of local single-family homes, town houses and condos throughout Langford. Among others, notable projects in the local area include Valley View Estates (162 Single family homes + 32 town houses) and Waterstone Condos (96 units). TJBS is credited with supplying the first 16 affordable homes in Langford, the donation of A.T. Gordon Baseball Field, and a donation for the construction of Fire Hall 2. TJBS is extremely proud to be involved in the local community and assist in Langford's growth.



## Langford Lanes & City Centre Grille Sports Bar

Langford lanes is Greater Victoria's only 10-pin bowling alley. With 14 lanes, state-of-the-art scoring equipment, high definition LCD screens, the latest in sound, glow-in-the dark bowling and light shows, Langford Lanes offers everything from league bowling to Christmas parties.

Forget everything you know and remember about the typical bowling centre and enjoy comfy couches, modern décor, bright contemporary lighting, and a six-lane private VIP room for corporate events or that special party.

Langford Lanes plays host to league play at competitive and recreational levels for youth, adults, and seniors throughout the year.

Special equipment, such as lightweight balls, bumpers and ball ramps assist our young, novice, wheelchair and senior bowlers, and ensure the entire family can join in the fun.

The City Centre Grille and Sports Bar features Victoria's largest screen with 12 additional televisions so there's not a bad seat in the house to watch your favourite sporting event and tuck into pizza, wings, burgers and more.

Whether you're a competitive bowler or have never bowled in your life, come on down to Langford Lanes and discover, or rediscover, the fun of 10-pin bowling at one of Langford's most happening venues.  
[www.eagleridgecentre.com/facilities/langford-lanes](http://www.eagleridgecentre.com/facilities/langford-lanes)





## OnPoint Engineers

On Point Project Engineers Ltd. is a growing full-service Consulting, Civil Engineering, and Project Management firm located in Victoria's vibrant West Shore community. On Point's core services include civil engineering (municipal, transportation, and development), land development, project management, construction management, and construction surveying. Since 2014, On Point has built a portfolio of high profile projects for both public and private sector clients, including municipal, environmental, institutional, educational, industrial, and residential. Recent projects include the West Shore Parkway, Westhills Community, and the Southpoint Development. On Point offers innovative ideas and approaches that are solution driven and project focused, ensuring each project is delivered on time and within budget.

Based in Langford, On Point Project Engineers take a hands-on, collaborative approach to every project. The company consists of a close-knit, passionate group of over 20 professionals including civil engineers, civil technologists, surveyors, project managers, contract/construction administrators, civil construction inspectors, and support personnel who all understand local government requirements and maintain a close relationship with civil contractors, enabling On Point to provide design solutions that are fully compliant, cost effective, and buildable. On Point provides exceptional development management services for large Master-planned communities. On Point's experienced team of professionals is well versed in the mechanics of taking a project from early concept planning through to final subdivision of land and sales.

To learn more about On Point Project Engineers Ltd., contact us at (250) 478-7875 or visit our website at [www.oppel.ca](http://www.oppel.ca).



## Prosperity Planning

Prosperity Planning, owned by Dale Collins, has been operating on the West Shore since 2006. Dale has lived and worked in the community for more than 20 years, and she takes pride in offering holistic financial planning advice. With two other advisers, support staff, and a beautiful office on Jacklin Road, Dale shows clients how having a Certified Financial Planner means less stress as they create the life they desire.

Dale's role as a Certified Financial Planner is to help clients figure out where they are going, and how to get there. The team's greatest satisfaction comes from seeing clients reach their goals. This could mean buying their first home, retiring comfortably, or creating an estate plan that ensures assets will be transferred seamlessly to their loved ones. Having a solid financial plan in place, and updating it as life changes, is essential.

Always active with charities and in the community, Prosperity Planning is invested in its clients' wellbeing. Dale enjoys getting to know her clients on a personal and professional level and aims to empower them through trust and integrity.

At Prosperity Planning, "Extraordinary is our ordinary." They believe in going above and beyond to make clients feel secure and taken care of so they can focus on the things that really matter.

For more information please visit [www.prosperity-planning.com](http://www.prosperity-planning.com).





## Rugby Canada

From the installation of a World Rugby approved turf, to the construction of the Al Charron National Training Centre, to the pending expansion of Westhills Stadium, the Canadian Rugby Centre of Excellence in Langford, B.C. has gone from strength-to-strength since its inception in 2012.

The high-performance centre and main office for Rugby Canada is currently home to over 70 full-time athletes and nearly 50 staff members and has played an integral part in Canada's rugby achievements over the past six years.

Rugby Sevens is one of the fastest growing team sports in North America and Canada's men's and women's teams have experienced incredible success in the HSBC World Rugby Sevens Series.

Canada's women's team, who also won a bronze medal at the Olympic Summer Games in Rio de Janeiro in 2016, have won three cup titles in the last three seasons. Canada's men's team also made history in 2017 by winning its first-ever cup title in Singapore. The sport's popularity has continued to rise in Canada, with both HSBC Canada Sevens tournaments in Langford and Vancouver breaking attendance records year-after-year at Westhills Stadium and BC Place.

Canada's senior fifteens centralized programs also enjoy the benefits of training and playing in Langford. Westhills Stadium has played host to over half a dozen test matches in the last six years as they prepare for upcoming Rugby World Cups.

As rugby continues to grow in Canada, our partnership with the City of Langford will further help Canada's athletes achieve new and exciting accomplishments. [www.rugby.ca](http://www.rugby.ca)



## Southpoint

The slopes of South Skirt Mountain in Langford, BC are home to Southpoint, a rising new community with sunny outlooks over Southern Vancouver Island, the Juan de Fuca Strait, and towards the snow-capped Olympic Mountains in Washington State.

Southpoint is pleased to provide freehold lots allowing builders and individuals alike to build a custom home in a picturesque location. Development permit and design guidelines, including rear yard, side yard, and height restrictions, ensure a consistent, comfortable feel to the neighbourhood while giving owners flexibility to show off their individuality.

Perfectly situated just minutes from the Trans-Canada Highway, Southpoint offers easy access not only to the amenities of the City of Langford, but quick access up-island to Duncan and Nanaimo, or south to downtown Victoria. Homeowners will have quick and easy access to schools at all levels, including post-secondary, a variety of shopping options, and world-class recreation at Bear Mountain Resort and the Langford Aquatic Centre.

Southpoint offers unbeatable views, an unmatched location, and a variety of lots to choose from, including hillside lots, daylight basement lots, and level lots, many of which are suitable for a home with a legal suite. A home owner looking for something a little unique can't go wrong at Southpoint.





## Verity Construction

Verity Construction was founded in 2004 by Chad Bryden and is proud to be locally owned and operated. Chad has many years of extensive building and project management experience and is backed by a professional team whose focus is on award-winning customer service and quality results.

Verity specializes in construction management and general contracting for residential, commercial and industrial projects, the company has built and managed over 1000 homes, condominiums, office buildings and more. With superior project management experience, Verity's team has developed a strong reputation in the Westshore community built on trusted quality and service.

Verity Construction is well known as the builder for the Westhills Master Planned Community and has handled everything from multi-million dollar projects such as the Al Charron Rugby Canada National Training Centre and Westhills YMCA/YWCA Langford Aquatic Centre to single family homes, town homes and condominium projects.

Since 2010, Verity Construction has won more than 17 Vancouver Island CARE Awards including: BC Built Green Builder of the Year; Best Commercial Project — BC Ambulance Service; Best Customer Service; and Best New Sub-division.

Verity considers itself an integral part of the community and supports many sports teams and associations in the Westshore including: Victoria Shamrocks Lacrosse; Sooke Loggers Fastpitch Club; Victoria Rebels Football; Russ Hay's Cycling Team; and Langford Lightning Softball. [www.verityconstruction.ca](http://www.verityconstruction.ca)



## West Shore Parks & Recreation

West Shore Parks & Recreation is governed by the Society's Board of Directors, consisting of representatives from the City of Colwood, the City of Langford, the District of Metchosin, the District of Highlands, and the Town of View Royal. Each municipality's contribution, through tax requisition, assists in the operation of the parks and recreation facilities.

WSPRS offers facilities for a variety of recreational opportunities for each member of the community. The property, which is over 108 acres, includes the Juan de Fuca Recreation Centre that houses a weight room and fitness studio, pool, curling rink, arena, crèche, playroom, and many multipurpose rooms. Within this facility, WSPRS offers fitness classes, swimming and skating lessons, licensed preschool programs, after school care services and summer camps.

Other areas of the property include the Q Centre, the Juan de Fuca Golf Course, Senior's Centre, Kids Cottage, Kinsmen Fieldhouse, walking trails, picnic shelter, two playgrounds, a pottery studio, a velodrome, a BMX track, rugby and soccer fields, lacrosse box, baseball diamonds, basketball, volleyball and tennis courts, and lawn bowling facilities.

Within the West Shore community, WSPRS operates the Centennial Centre for Arts and Culture which offers a variety of WSPRS programs for preschoolers, teens and adults. A classroom in Belmont High School is also used for a variety of community programs.

From a single drop in admission to large scale community events, WSPRS strives to offer something for everyone with the goal of being the "Perfect Place to Play".



# Acknowledgements

The author and publishers of this book would like to extend sincere thanks to all the companies and organizations who have helped make this book a reality by pre-purchasing copies of this book and joining our list of Community Champions shown below. The story of Langford is also their story — without their entrepreneurial fortitude, imagination and partnership the City would not be what it is today.

Alpine Group	Western Speedway
Cherish Living Group	YMCA-YWCA Vancouver Island
City of Langford	Brad Neufeld
Ecoasis and Bear Mountain Resort	CBRE Limited
Island Savings	ERA Law
Westbrook Consulting	Gordon N Gordon Interiors Ltd.
Westhills	Langford Lanes and City Centre Grille Sports Bar
Belmont Residences	OnPoint Engineers
DB Services of Victoria	Prosperity Planning
Royal Roads University	Rugby Canada
ScanDesigns and Muse & Merchant	Southpoint
Scansa Construction Ltd.	Verity Construction
Sheraton Four Points Victoria Gateway	W&J Construction Ltd.
Slegg Building Materials	Wendy and Frank Berke
Wensley Architecture Ltd.	West Shore Parks & Recreation
	Woodsmere Holdings Corp.



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Finally, our sincere thanks to our Langford Voices, each of whom took time out of their busy lives to sit with the author and talk about what Langford means to them.

Our thanks go to Tom Spetter who designed the book for doing an amazing job, to David McArthur for his editing skills, and to photographers; Dean Kalyan, James Xiang, and Jeff Morrison.

If we have missed anyone, please accept our sincere apologies and know that the book could not have been the success it has been without your contribution.

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Jeff Morrison, for the photographs of the Rebels football team.

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mpwicks.com













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