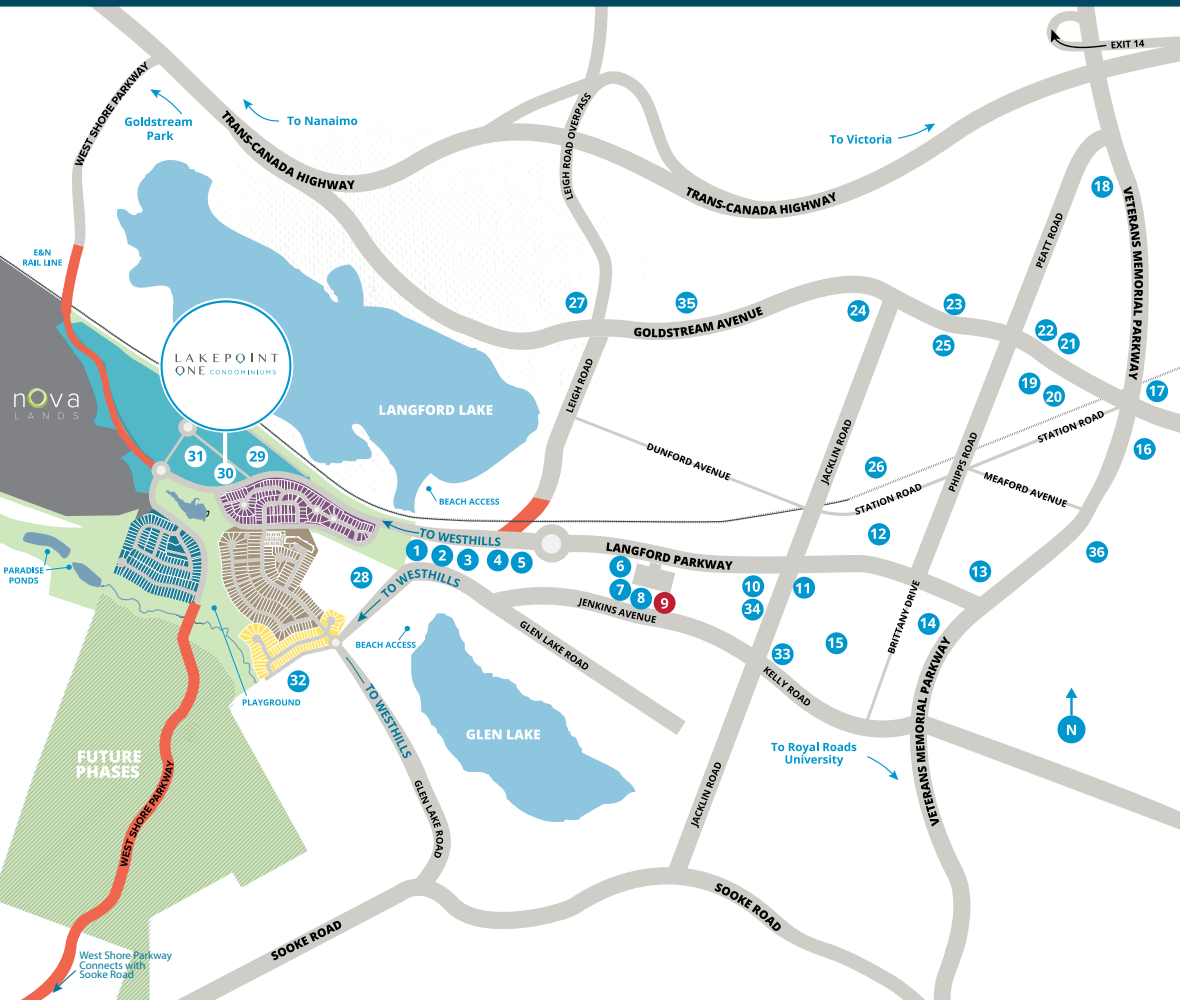




# Westhills



- Lakepoint District (Now Selling)
- Lakeview Ridge (Sold Out)
- Glenvale (Sold Out)
- Parkdale Creek (Sold Out)
- Paradise Falls (Now Selling)
- Nova Lands (Coming 2017)
- E&N Rail Line
- Paved Roads
- Future Roads

- |  |  |
|--|--|
| 1 Westhills Stadium                            | 20 Darcy's Pub                                     |
| 2 Westhills Arena                              | 21 Bin 4 Burger Lounge                             |
| 3 Westhills Splash Park                        | 22 Westbrook Centre                                |
| 4 Langford Lanes                               | 23 Green Leaf Bistro                               |
| 5 Eagle Ridge Community Centre                 | 24 Sabhai Thai Restaurant                          |
| 6 Cascadia Liquor Store                        | 25 City Hall                                       |
| 7 Quality Foods                                | 26 Regional Transit Bus Exchange                   |
| 8 Capital Iron                                 | 27 Ambulance Station                               |
| 9 <b>Westhills Sales &amp; Design Centre</b>   | 28 Belmont Secondary School                        |
| 10 White Spot                                  | 29 Westhills YMCA/YWCA and Langford Aquatic Centre |
| 11 Cineplex Odeon                              | Victoria Conservatory of Music                     |
| 12 Walmart                                     | Greater Victoria Regional Library                  |
| 13 Rona Home Centre                            | 30 Lakepoint One Condos                            |
| 14 Canadian Superstore                         | 31 Lakepoint Two Condos                            |
| 15 Westshore Town Centre (75 shops & services) | 32 Glenwood Meats                                  |
| 16 Royal Colwood Golf Course                   | 33 Tim Hortons                                     |
| 17 RCMP Station                                | 34 Starbucks                                       |
| 18 Firehall                                    | 35 Spencer Middle School                           |
| 19 Browns Social House                         | 36 David Cameron Elementary                        |

## WESTHILLS PROJECT INFORMATION

- Approximately 500 acre mixed use development located on the south shore of Langford Lake
- Zoning permits 5,950 residential dwellings outside of the Lakepoint area
- Approximately 108 acres have been developed as of May 2016. Approximately 380 single family homes, 44 townhouses and 60 condominiums, have been constructed as of May 2016
- More than 30% of all single family homes contain a legal secondary suite
- Preparations have begun for Nova Lands, the next stage of residential development (150+ units)
- Planning has begun to build two new condominium buildings containing approximately 156 units within the Lakepoint area
- Just steps from Langford Lake, the YMCA-YWCA of Vancouver Island, Victoria Conservatory of Music, Greater Victoria Public Library - Langford Heritage Branch and the Langford Aquatic Center are all complete and operational within the Lakepoint area
- Westhills is located adjacent to City Centre Park which includes Westhills Stadium (an all-weather playing field and home of Rugby Canada), Westhills Ice Arena, the Langford Lanes 10 Pin Bowling Facility, Eagle Ridge Arena (dry floor arena), Goudy Field (all-weather playing field), Play Zone, Mini-Golf and Splash Park
- The federal government has recently approved the City of Langford's application to extend West Shore Parkway to connect with the Trans-Canada Highway near Goldstream Park to the north and Sooke Road to the south. This combined with the current access from Langford Parkway puts Westhills and Lakepoint at the centre of 3 major roadway systems



# LAKEPOINT

at the heart of  
Westhills

- Lakepoint consists of approximately 30 acres of developable land within Westhills
- Within Lakepoint the maximum floor area ratio is 6.0 and the height of buildings is not restricted
- Lakepoint is located on the E&N Rail / Transportation Corridor



## PARTIAL LIST OF PERMITTED USES IN LAKEPOINT:

- Ambulance stations and fire halls
- Apartments
- Assembly and entertainment uses
- Bakery
- Church
- Film production studios
- Financial Institutions
- Group day care
- Gymnasiums, health establishments and dance studios
- Hospitals
- Hotels
- Liquor Store
- Medical clinics
- Offices
- Personal service establishments
- Post office
- Premises licensed pursuant to the Liquor Control & Licensing Act
- Recreation centre
- Restaurants and coffee shops
- Retail stores
- Scientific or technological research facility
- Theatres
- Townhouses
- Universities & schools
- Veterinary Practices in enclosed buildings