



BELMONT
RESIDENCES

WESTSHORE
LIVING MEETS
MODERN
CONVENIENCE
IN PERFECT
HARMONY.



IT HAD TO BE LANGFORD

An opportunity to perfectly blend urban lifestyle into a magnificent natural setting brought world leading visionaries and expertise to the city of Langford.

Arriving on the site of Belmont, Leducor Property Development immediately saw the potential to build upon the strong foundation of the area, its natural environment and distinct character, alongside a remarkable up and coming Belmont Market to redefine what it means to live in the Westshore.





Rendering is an artistic representation only and not to scale.
Details and features of final product may differ. E.&O.E.



We are excited to introduce Belmont Residences.

Ledcor Property Development creates unique built environments that are driven by our passion, creativity, and commitment to quality. As an evolution of Ledcor Properties, our focus is on the development of distinctive apartment, condominium, mixed-use and resort projects that are strongly rooted within their communities. We are currently creating extraordinary places to live, play and work in Texas, California, Washington, Hawaii, British Columbia and Alberta.

This development is a unique intersection of nature and urban living. It is rare to find such unparalleled access to nature alongside a thriving marketplace. The convenience of shops and services adjacent to the residences fosters social interaction and neighbourhood spirit.

Thank you for taking the time to learn about this very special project. Community is at the heart of our business, and we are proud to have that embodied in the Belmont Residences.

Ledcor Property Development



THE MASTER PLAN



SHOP AND DINE AT BELMONT MARKET

Enjoy approximately 200,000 sq.ft. of local favourites and convenient necessities only steps away. Anchored by Thrifty Foods, Belmont Market epitomizes convenience.

EFFORTLESS OUTINGS

Rejuvenate with a leisurely bike ride down the tranquil Galloping Goose Trail or cross the street into Langford's newest Market.

NATURE FLOWS TO THE FRONT DOOR

Lush open outdoor spaces seamlessly connect homes to flourishing West Coast forest. Enjoy being nestled within the naturally stunning greenery of neighbouring island trails.

THE BELMONT CLUB

Purposefully designed gathering place for special occasions and everyday activities, building a neighbourhood and creating community.



TRAIL MEETS HOME MEETS MARKET

Delivering an enviable living experience that you cannot find anywhere else.

Belmont will have unparalleled access to natural and urban amenities. Open outdoor spaces will draw nature's beauty and essence up from the historical trail to your doorstep while thriving urban public spaces are ready to greet you a moment's walk away. Take a morning bike ride before relaxing at the local coffee shop.



As Mayor and a lifelong resident,

I would like to take this opportunity to invite you to join our growing and thriving community.

Langford is a place where families can live, work and play. People come to Langford to buy a home, have a job, and recreate in their own community.

Here you can live across the street from where you work, head around the corner to the local grocery store and enjoy a walkable lifestyle in your own neighbourhood. I love this about Langford!

It is an exciting time for us. As we continue to work with our community partners to welcome new developments, new businesses and new recreational opportunities, we also welcome new jobs, new neighbours and new friends. With this in mind, I welcome you to join us here in Langford.

We are a safe, friendly and ambitious community, and I can't think of a better place to work, play and, most importantly, call home.

Sincerely,

Mayor Stew Young

BELMONT MARKET



SO MUCH CHOICE

**Featuring a range of shops and restaurants,
from local fares to exotic tastes.**

Anchored by an amazing signature Thrifty Foods grocery store, the approximately 200,000 sq.ft. Belmont Market will be a bustling destination for everyday necessities and beyond. Visit local familiar favourites or explore exciting contemporary brands amidst charming storefronts and West Coast architecture.



A full-page background image showing a woman in a maroon tank top and black shorts running away from the camera on a paved path. In the distance, another woman in a light blue shirt and jeans is cycling towards the camera. The path is surrounded by dense green trees and foliage, with sunlight filtering through the leaves.

WESTSHORE LIVING

Explore a wide variety of destination amenities at your fingertips.

Bask in the temperate climate with year-round mild temperatures. Enjoy multiple connection points to walking, hiking and biking trails. Visit serene nearby lakes and beautiful coastal waters, explore parks, gardens and attractions, or trek to the local university all within a pleasant 10 minute bike ride. Delight in the ease of golfing, hiking and vineyard visits in a single day.

ICONIC BIKING

The Galloping Goose Trail is a historic passage from Victoria to Sooke, traversing urban, rural and wilderness settings. It runs along an old CN rail line over stunning trestles and rivers, through a forest of Douglas fir and alongside peaceful lakes. "The Goose", so named for a noisy gas-powered rail car from the 1920s, is a popular biking route for a day trip, commuting or weekend getaway.

40 ↗
MIN DRIVE
SWARTZ BAY
TERMINAL

20 →
MIN DRIVE
DOWNTOWN
VICTORIA

40 →
MIN RIDE
DOWNTOWN
VICTORIA

FLORENCE
LAKE
17 Minute Bike Ride



TRANS-CANADA HWY

GOLDSTREAM AVE

JACKLIN RD

BRITISH COLUMBIA HIGHWAY 14

LANGFORD

Mill Hill Regional
Park Headquarters

LANGFORD
LAKE
10 Minute Bike Ride

Langford Lake
Beach Park

LANGFORD PARK WAY

JENKINS AVE

Glen Lake Park

GLEN
LAKE
9 Minute Walk



Colwood
Creek Park

10 MIN

10 MIN

ROYAL COLWOOD
GOLF CLUB
7 Minute Bike Ride

Hatley Memorial
Gardens

Royal Roads
University
10 Minute Bike Ride

Hatley Castle
10 Minute Bike Ride

BELMONT
MARKET

WESTSHORE
TOWN CENTER

SHOPPING

EDUCATION

RECREATION

- Thrifty Foods
- Anytime Fitness
- Good Earth Coffee
- Scotiabank
- Pet Supply Store
- Restaurants

- TD Canada Trust
- Starbucks
- Coast Capital Savings
- Shoppers Drug Mart
- BC Liquor Stores
- Winners

1. Walmart Super Center
2. Canadian Tire
3. Real Canadian Superstore
4. Costco

1. David Cameron Elementary
2. Belmont Secondary School

1. Cineplex Westshore Cinemas
2. Eagle Ridge Community Center
3. Westhill Arena
4. YMCA

LEGEND:



Parks & Beaches



Walking distances



Biking distances



Galloping Goose Trail

Map is an artistic representation only and not to scale. Actual locations of adjacent properties, buildings, roads and other features may differ. E.&O.E.

INSPIRING ARCHITECTURE

Built for Vancouver Island living.

Belmont Residences feels seamlessly integrated within the breathtaking location while equally innovative and with a charm all its own. A rich combination of materials such as shingle siding and stone create charming accents that complement the design. These safe and durable homes offer generous outdoor spaces to extend your living space all year round.

“ Belmont is a modern interpretation of West Coast style; we have applied meticulous design aspects that maximize ease and convenience for residents in the quest to engage with the surroundings. ”

– RLA Architects



OUTDOOR WAY OF LIFE

Large overhangs and generous balconies are an exceptional combination for unrestricted living 365 days a year. Residents will be able to appreciate the West Coast climate with spaces that merge the outside with the indoors.

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MAIN STREET MEETS FOREST TRAIL

A vibrant blend of urban street fronts and peaceful trails.

Belmont Residences lie between a bustling marketplace and picturesque woodland setting. Landscaping imbues character to a historically inspired main street that pays homage to its natural beauty.

“ We drew inspiration from the imagery and attributes of the communities on the Island. This is captured by the variety in the natural aspects of the landscape design and the character of the Belmont neighbourhood. ”

– Connect Landscape Architecture



GALLOPING GOOSE TRAIL

South facing residences flow into the forested edge, creating a seamless transition between nature and grounds. Rugged West Coast design is guided by the rare opportunity to blend landscaping with direct access to the iconic Galloping Goose Trail.

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ACCENTS THAT TELL A STORY

Design elements inspired by nature.

A soothing colour palette featuring nature-inspired wood and stone features creates a harmonious, holistic effect. This rural contemporary aesthetic brings the essence of the lush natural surroundings indoors and complements the modern features and convenience of Belmont Residences.

“ The look and feel is ‘soft modern.’ It’s bright and airy, the wood elements make it warm and contemporary. It feels very relaxed and informal, livable and modern. ”

– i3 Design



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DERIVED FROM NATURE

Coastal hues and organic textures bring a deep connection to nature, creating tranquility and a sense of well-being.



BELMONT CLUB

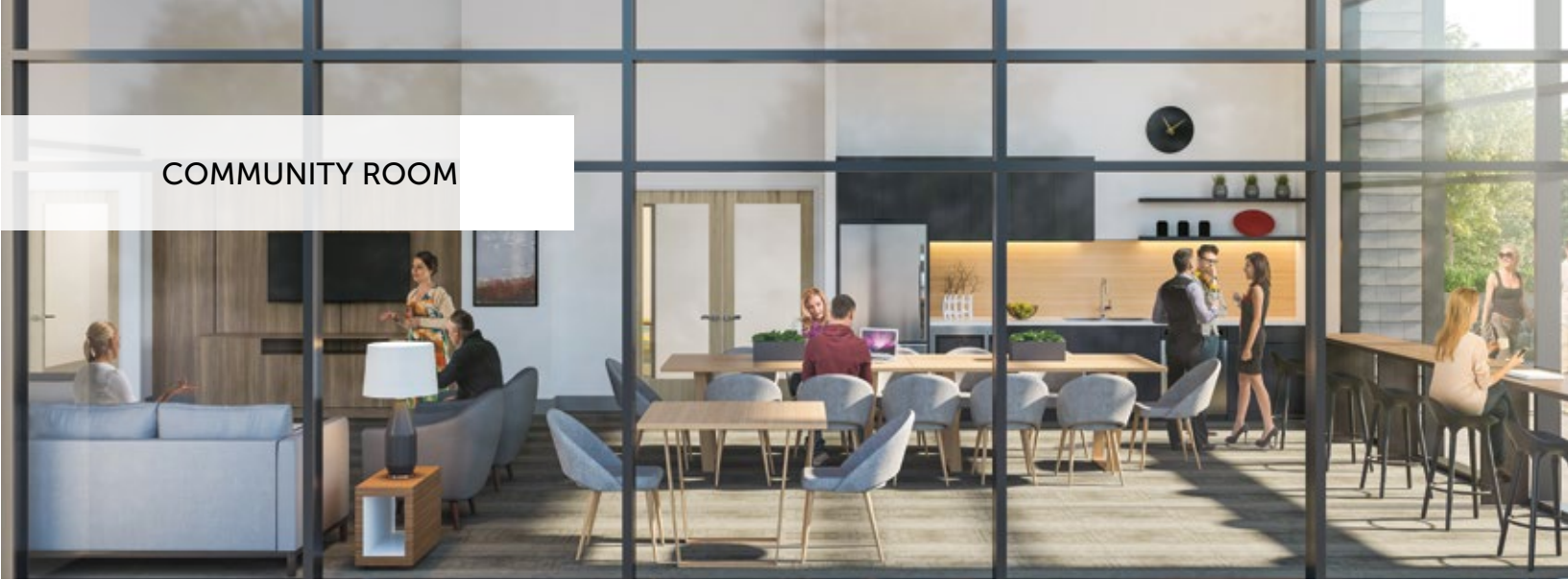


A PLACE TO GATHER

The Belmont Club was born from a desire to foster social interaction based on its unique location within Belmont Market, connecting the residences to a thriving urban centre.

An innovative solution for communal work and play, the Belmont Club is the heart of versatile living. Authentic connections and functionality combine within multi-purpose spaces that meet a variety of needs. During the week, enjoy a change of pace by doing work in the community room. Let the children play to their heart's content in the kids room. Entertain in hospitable common spaces, stimulate your creativity in the music room and craft rooms, or enjoy a peaceful yoga practice in the multi-purpose room.

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MY BELMONT

Set in the stunning beauty of the Westshore, Belmont Residences redefine natural living.

Find unmatched access to the famous Galloping Goose Trail, renowned for biking, hiking and magnificent forest strolls. Discover true community connection with walkable shops and services and thoughtfully shared spaces. A place where home extends far beyond the front door.



ONLY STEPS FROM WESTSHORE WOODS TO BELMONT MARKET



Belmont is undeniably one of the most walkable communities in Langford, and proudly continues to enhance pedestrian and cycling routes. Abundant green spaces, playgrounds, water parks, sports fields and serene lakes are all connected by an award-winning network of sidewalks and trails.

NESTLED IN NATURE



With southern exposure on the Galloping Goose Trail, a quick hop to local lakes and more, West Coast recreation is accessible to all. Breathe in the fresh ocean air and bask in nature on the commute to school, work or downtown via the plentiful network of trails connecting to Belmont Residences.

SHOP AND DINE AT BELMONT MARKET



Belmont Market boasts approximately 200,000 square feet of shops and services, anchored by a signature Thrifty Foods. Find everything you need in the adjacent neighbourhood shops and say hello to friends and neighbours in the local restaurants.

THE BELMONT CLUB



Surpassing the standard perception of a common area, the Belmont Club connects residents with thoughtful spaces and original amenities. A true community hub, its communal spaces are abound with something for everyone, from play areas to work spaces. Host a family gathering or participate in a variety of hobbies, Belmont Club has features for all to enjoy.

ARCHITECTURE + DESIGN SUSTAINED BY NATURE



From architecture to landscaping to interior design, well thought out details inspired by nature can be found throughout Belmont. Feel connected to the environment both inside and outside your home with earthy yet sophisticated tones and materials.

URBAN CORE OF THE WESTSHORE



Live in charming Langford and explore its unique businesses and rich history. Nestled between the vast ocean and lush island woods, every necessity is just a walk or bike ride away, while trips to Victoria are quick and effortless.

TRUSTED DEVELOPER



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Ledcor Properties has been involved in the acquisition, investment and management of new and existing properties since 1996. Through select joint ventures, the company has owned, operated and developed a diverse mix of income producing and development properties. The mix spans a variety of real estate sectors including multi-family residential projects, resort properties, office buildings, retail centers, institutional facilities and industrial buildings.

INCREDIBLE URBAN LIVING,
Naturally

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belmontresidences.com

LEDCOR PROPERTY DEVELOPMENT

In our continuing effort to improve and maintain the high standard of the Belmont Residences development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials and equipment (including appliances) may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on preliminary architectural measurements. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans if this is material to your decision to purchase. Renderings and images provided are an artist's conception and are intended only as a general reference and are not to be relied upon. Please see disclosure statement for specific offering details. E&O.E.

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