

## Five-star Resort to get first residential units

Looking to leverage its oceanfront views, the developer of Brentwood Bay Lodge & Spa will break ground in the coming months on the five-star resort's first residential phase. The six villas will deliver in late spring 2009, opening the door to a marketing blitz for a 24-condo phase two.

The resort's OceanVillas development is expected to be one of the first multi-unit projects to deliver in Canada with LEED for Home certification. The two three-story buildings will have two-bedroom units, with dens and great rooms, averaging 1,850 sf at prices ranging from nearly \$1.4 million to \$1.79 million. The amenity package includes a private 40-foot boat slip in the resort's full-service marina.

The two residential phases will add a combined \$22 million of sales value to the \$20-million resort, which opened in May 2004, says Dan Behune, managing director and developer of the two-acre Brentwood Bay Lodge & Spa. He tells GlobeSt.com that ground will break "as soon as we get our permits," estimating the milestone will be marked within 50 days. He confides the permit request will go into the city before this week ends.

Behune says a contract is in hand for one OceanVilla and a second could be inked by the end of this week.

"The level of finishes will be commensurate with our five-star boutique hotel," he says, adding it's the only resort with sunset views of the ocean and facing mountain peaks on the other side of Saanich Inlet. "It's a unique location," he stresses, citing it's positioning as the southernmost fjord in North America.

Ron Lea of Folio Hotel & Resort Architecture in Vancouver designed the master plan, 33-suite lodge and OceanVillas while Calgary's EnerVision has been at the helm of the LEED design work. The project team includes Sandy Nygaard of Nygaard Interior Design in Victoria and Coastal Construction & Development, the city's leading custom-home builder, will be the general contractor.

If all goes as planned, phase two will deliver in spring 2010. A three-story condo building will rise on a one-acre tract across the road from the OceanVillas, but with unobstructed views, according to Behune.

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