

COMMUNITY BULLETIN



MASTER-PLAN INITIATIVES

Bear Mountain Parkway expansion

Construction of the Bear Mountain Parkway from Bear Mountain down to the Leigh Road Interchange and the Trans Canada Highway is proceeding well, with expected completion for fall 2017. The majority of the blasting is now complete, with the mobilization of additional crews to install in-road services, such as water lines and sewer pipes, where necessary. This extra servicing effort was initiated by the City of Langford to help minimize future traffic impact and disruption to the Bear Mountain Parkway once it is operational. At this stage, the lower portion of the Bear Mountain Parkway is starting to see curb and asphalt, while the upper portion has had fill materials relocated to various locations for alternate use, including finishing off the back area of the Bear Mountain driving range. Watch for further updates as they become available this summer.



Environmental stewardship

Ecoasis was born on the foundation to govern and sustain the natural environment, and deliver economically viable, environmentally and socially suitable innovative approaches to land use. Committed to increased sustainability in our operations, Ecoasis is addressing such areas as Greenhouse Gas Emissions (GHGs), energy and water conservation, land use developments, waste reduction, and environmentally aware building construction practices. Our focus is to create habitats, environments and a community in which people, nature, and businesses interact in a mutually beneficial way.

Part of our environmental protocol and long-term planning are the two Sustainably Strategic Action Plans – the 2020 Carbon Neutrality GHG Strategy, and Eco-Smart Oasis 2027 Sustainability Strategic Vision. Their overall mandate is to promote and enhance rich and sustainable resort-living experiences and preserve the natural biodiversity of our lands.

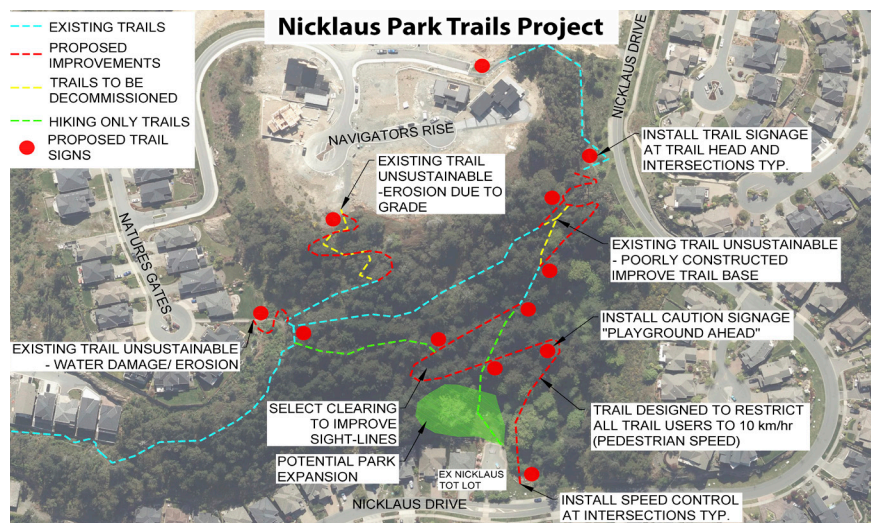
Nature trails shared-use network

Nicklaus Park Project is a collaborative community trail project between the City of Langford, Nature Trails Society and Ecoasis.

The Nature Trails Society builds mixed-use trails using the *Whistler Trail Standard*; a recognized standard that ensures trails are built to protect user safety and preserve ecosystems.



For more information on this project visit:
NatureTrailsSociety.com



REAL ESTATE

Cypress Mews



Bordered on the west by the 5th hole of our prestigious Mountain Course, you'll find Bear Mountain's newest neighbourhood and the resort homes of Cypress Mews.

Discover clean lines and natural materials working together to create stunning residences of exceptional value.

Phase 1 is already sold out and Phase 2 will be coming to market shortly. Homeowners will be moving into our Cypress neighbourhood this Fall!

Cypress Gates

The contemporary design of the villas at Cypress Gates is the perfect complement to the pristine, natural environment of the Mountain Course.

Each of the eighteen villas enjoys stunning views of Mount Finlayson and offers its discerning owners the prestige of living in one of Bear Mountain's most desirable gated communities.

There is only one villa remaining in Phase 1 and Phase 2 homes will be available in the coming weeks.

Cypress Gates owners will be moving in Spring 2018.



Elevate - coming soon



Imagine waking up to the amazing views of the 18th hole on the Valley Course or the 18th hole on the Mountain course. Both will be possible at Elevate.

We wanted to create a building that was not only architecturally significant but a landmark for Bear Mountain. It's a modern approach to condo living, that combines flexible space design with an all-inclusive amenity package.

For more information visit:
ElevateCondos.com

If you would like more information on any of our Real Estate offerings, please call 250-391-6100, visit our Sales Centre in the Westin Hotel or go to BearMountain.ca/LiveHere

RESORT & AMENITIES

Important Safety Message about non-golfers on the golf course

We would like to remind all residents and guests that our beautiful Nicklaus Design golf courses are for the use of golfers only. This means that dog walkers, runners, hikers, and bikers on the golf course at any time are **trespassing** and will be asked to leave the property immediately.

We understand that some residents and guests might have become accustomed to accessing the golf courses over the winter months when conditions resulted in extended periods of closure. However, with the return of seasonable weather, the courses are now busy again with golf traffic. Non-golfers on the golf course are putting themselves at significant risk. We know that an important part of the lifestyle offering at Bear Mountain is being active and outdoors, but for the sake of everyone's safety we would like to reiterate that the golf courses are for the use of golfers only. **Trespassing on the courses is strictly prohibited.**

The return of the PGA TOUR Champions



One of the largest events on Vancouver Island - The Legends of the PGA TOUR Champions - will return to Victoria this fall for the 2017 Pacific Links Bear Mountain Championship. Bear Mountain Golf Resort will once again play host to a global audience September 11-17th, 2017.

This year's field will consist of 78 of the world's premier golfers aged 50 and older, including 2016 Tournament Champion and World Golf Hall of Famer - Colin Montgomerie, vying for a purse of US\$2.5 million.

To learn more about tickets, partnership opportunities, or volunteering, please visit: www.PacificLinksChampionship.com or email McKenzie Clarke at mclarke@sportboxgroup.com.

(Champions Clubhouse passes are almost SOLD OUT!)



Cycling



Effective Monday, April 24th we will be re-locating our cycling retail presence to the North Langford Recreation Centre (NLRC). Please see the NLRC front desk staff for all bike rentals and trail maps. We will no longer be offering bike servicing, but would be happy to recommend you to one of our cycling partners. For our Westin guests, Bear Mountain residents and cycling enthusiasts who frequent our trails, the trails are open and maintained and everyone is welcome to come out and enjoy.

Bear Mountain is the High Performance Training Centre for Cycling Canada and we are looking forward to holding the Cycling Canada Gala this fall and the Canada Cup in March 2018.

Tennis

Bear Mountain is currently gearing up for the opening of Phase 1 of our world-class 8 red clay tennis court facility. With the weather cooperating over the coming weeks, official inaugural play will commence in June. We are looking forward to an amazing summer of tennis ahead. For more information about tennis programming, please contact:

Tennis Director Russ Hartley at
russ.hartley@westinbearmountain.com



Welcome new Chef Mahesh Bhambure

Chef Mahesh Bhambure has joined the award-winning Westin Bear Mountain hotel as the new Restaurant Chef. With over a decade of international experience presiding in the kitchens of some of North America's finest four and five star dining establishments, Chef Bhambure's distinguished culinary craft infuses local fare with the influence of multiple cultures and nationalities. Working with Executive Chef Mark Wadsworth, Chef Bhambure will oversee Bella and the Masters Lounge.



Chef Wadsworth and Chef Bhambure are currently working on a new menu which will be available May 1.

For more information visit:
BearMountain.ca/Dining

Homeowners Card



Did you know that all Bear Mountain homeowners can receive a complimentary Homeowner Card that entitles them to a minimum 10% discount* at select Resort venues?

Visit the Concierge Desk at The Westin Bear Mountain Golf Resort & Spa to register and discover the card that works for you. Drop by daily between 9:00am - 5:00pm or call the Concierge at 250.391.7171 or email concierge@westinbearmountain.com.

What to bring: Photo Identification AND Property Tax Notice OR BC Assessment and completed membership application available at BearMountain.ca/Homeowner.

Community Bulletin sign up

We are currently updating our email list to ensure that Bear Mountain residents are getting the most up-to-date information. Be sure to sign up to receive important details about events, activities and developments happening in your neighbourhood.

To add your name to our communication list, please email: Properties@BearMountain.ca with your contact information and address.

Navigator's Rise - Phase 2

Development has recently started on the land parcel on Navigator Rise Road with site preparation down to Spirit Ridge Drive. A number of questions are being asked with respect to the details on this particular site, which was previously owned by Canadian Horizons. The new Vancouver-based owner has received municipal approval to subdivide up to 19 lots, and has set up the following website providing details regarding the development: <https://www.navigatorrisephase2.com>.

The company is not affiliated with Ecoasis Developments LLP, nor has Ecoasis received plans or information about the project. Any inquiries specific to this site should be addressed to the landowner or the City of Langford.

BEARMOUNTAIN.CA

