



Tuscany Village Residences, in the 1600-block of McKenzie Avenue in Saanich, will feature condominiums with Juliet balconies, tiled roofs, cobblestone, a roof-top garden and piazza.

European-style community comes to Gordon Head

THINK OF TUSCANY and the word evokes images of relaxing summer days outdoors, under a warm sun, surrounded by lush greenery.

Tuscany Village Residences, the latest project from developer Doug Foord, will highlight the character of this favourite region in west-central Italy. Foord opted for a Tuscan-style village theme following visits to Tuscany, an area that he described simply as "beautiful."

The heart of Tuscany Village Residences, located in the 1600-block of McKenzie Avenue, will be a high-end shopping centre, similar to a downtown Tuscan village where residents will be mere steps from their shopping.

"You can walk out your front door and a range of amenities are within a few steps," said Foord, president and CEO of Bond Development Corporation.

Foord, an international developer, has completed 16 successful projects, including many commercial projects in the U.S. Most recently, he was responsible for Shawnigan Beach Resorts in Cobble Hill.

The development's anchor tenant is Thrifty Foods, which expects the new store to be one of its most successful locations, together with Milestone's restaurant, Starbucks, IDA Pharmacy, a boutique liquor store and medical-



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dentil offices. "It's one-stop shopping. You don't have to leave the site to meet your daily needs," Foord said.

Even the public library is only a block away.

Tuscany Village Residences' residential component of 59 condominiums will encompass 90,000 square feet, with the commercial element comprising 75,000 square feet.

Condominiums will be a mix of different construction materials, such as rock and granite. Most suites will have a Juliet balcony with European-style sliding door that will allow for light and fresh air. Roofs will be tile while a ton of cobblestone will be utilized in the courtyard.

A roof-top garden, with benches, trellises, landscaping, water features

and a BBQ area, will be shared by all residents. "It will be very European," Foord said.

In addition, the interior finishing will be "extremely well appointed."

Construction will be backed by National Home Warranty Program.

In keeping with the Tuscan theme, the Gordon Head shopping centre will feature a large piazza with fountain where residents will be able to sit outside at Starbucks and enjoy a coffee. "It will be a meet-and-greet area for the neighbourhood."

The entire complex will have a village feel. It won't look as if the buildings were constructed at the same time, as different businesses will have different facades, said sales director Peter Gaby, of DFH Real Estate. Most shops will have hardwood floors.

More than 400 different flower pots and planters, individually irrigated, will be situated throughout the property, delivering colour year-round. "The site will be festive and bright," Gaby said.

Foord and Gaby expect a wide range of people to be interested in Tuscany Village, where the ground breaking is expected to occur within the month.

The development should appeal to professional couples or to those in their 50s whose children have left home. They want to downsize but stay in the neighbourhood. As well, the proximity to the University of Victoria should make it popular with parents who prefer to buy a condo for their children rather than fork out money for rent.

Two bus interchanges are located at the doorstep. Furthermore, residents will have access to two cars on site, property of the Victoria Car Share Co-operative. Each condo will have a pre-paid membership in the co-op, with the right to use a vehicle. Thus residents either won't need a care or will be able to do with one.

Tuscany Village should also interest seniors who no longer care to drive so need amenities close by. Seniors will probably interact with The Kensington retirement community, a "huge supporter" of the development as their own residents won't have to cross busy Shelbourne Street to shop.

The Gordon Head Residents Association also backed Tuscany Village, because it adds to Saanich's commercial infrastructure while bringing a commercial component to the area, Foord said.

Foord is excited about Tuscany Village, describing it as a major

NEED TO KNOW

What: Tuscany Village Residences

Where: 1600-Block of McKenzie Avenue

Financing: Royal Bank will offer one percentage point off posted rates on mortgages of one to seven years; also pay legal fees.

Residential: Spacious one- and two-bedroom condominiums, one- and two-bedroom condominiums with dens. Square footage from approx. 650 to 1,250 sq. ft.

Price: Start at less than \$200,000

Architect: Well-known Victoria architect Eric Barker. His condominium projects have included Marina Bay on Beach Drive and Harborside on Quebec Street; office projects include Langford Town Centre and Bank of Montreal in Sidney.

Interior Designer: Sandy Nygaard of Nygaard Interior Design specializes in both commercial and residential. Her projects have included Hugo's Bar and Grill and the recently opened Brentwood Bay Lodge and Spa.

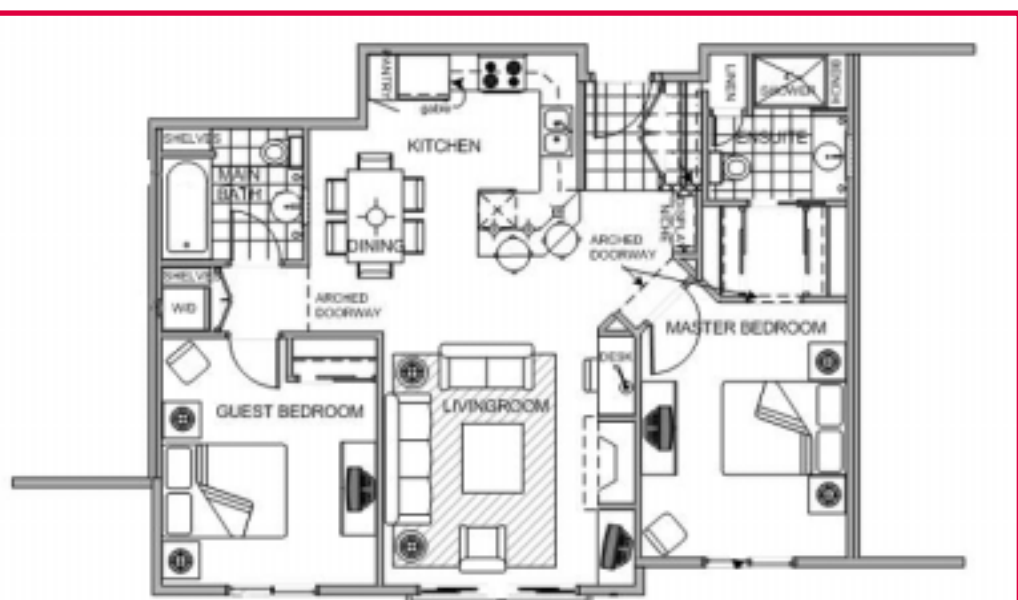
When: Completion by late summer of 2005.

To Register: Online at www.tuscanyvillage.ca or call (250) 360-2606

Contact: Peter Gaby (250) 477-7291

undertaking. More than 25 plans were drawn up before one was fully embraced by Saanich, GHRA, neighbours and the village retailers.

A construction model should be ready for viewing by Aug. 20 at DFH, 3914 Shelbourne St. A computerized 3-D walk-through of a suite will be on the Web site at a later date.



TUSCANY VILLAGE FEATURES

- * Stainless steel appliances
- * Granite countertops
- * Under mount sinks
- * Wood kitchen cabinets
- * Designer faucets
- * Designer lighting
- * Built-in wine rack
- * Soaker tubs; Vessel sink
- * Tiled floors
- * Wood vanity, tiled countertops
- * Pre-wired for security and high speed Internet
- * Wood floors through out (except bathrooms, bedrooms and entry)
- * Tiled entries
- * Three-inch crown moldings in living area
- * European style sliding balcony doors
- * Fireplace w/designer mantle
- * Nine-foot ceilings
- * 10-foot ceilings, skylights on top floor
- * Designer dining fixture



Registered guests only are invited to a presale event Saturday, Sept. 11 from Noon to 5 p.m. at Uplands Golf Club, 3300 Cadboro Bay Rd. Register online at www.tuscanyvillage.ca