

Above and Beyond

Perched above the city of Victoria is a community created beyond expectations.

Rainbow Hill is a comprehensively planned residential development designed to integrate cutting edge green building principals, with the existing diversity of a challenging, environmentally sensitive site.

The unprecedented success of Rainbow Hill's initial release of 12 single-family homes is now nearing completion. The architectural design intent, now well established, ensuring the esthetic continuity of the development in its entirety.

The next phase will realize 27 stunning high-end units, with configurations ranging from fully detached to clustered town homes in groupings of 2 through 6 (interest in these units now being entertained – register on web page for more information). As well, two condominium residences housing 77 total additional units represents the next evolution of this beautiful development. You'll find this community perched atop one of the highest points in Greater Victoria, boasting a panoramic of stunning views of the city, the Strait of Juan de Fuca, and the Olympic Mountains beyond.

The natural dynamic of the site, paired with the clean modern architectural build form promises an esthetic unparalleled on the island. Rainbow Hill's distinctive quality and sense of place is founded on attention to detail and an uncompromising pursuit of excellence. This pursuit carries far beyond the homes themselves, as the native flora of the area are under the strictest protective measures to ensure that a significant Garry Oak meadow and supporting ecosystem, unique to Vancouver Island, will continue to thrive and be enjoyed for generations to come.

- A place as unique as the homes themselves...

[Explore Site](#)

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Location, Location, Location

Rainbow Hill offers an unparalleled location with its' stunning hilltop views and central location, being minutes from downtown Victoria to the south and the Victoria International Airport and Swartz Bay Ferry Terminal to the north.

The location offers excellent access to transit service and is within a 1 km walk to a diverse range of amenities including elementary and secondary schools, playgrounds, retail and professional offices, restaurants and a supermarket.

Outdoor enthusiasts will appreciate being adjacent to the [Swan Lake Christmas Hill Nature Sanctuary](#). A planned bicycle path will connect the neighborhood to the abundant network of local existing bicycle trails.

www.gallopinggoosetrail.com
www.crd.bc.ca/parks/lochside/index.htm

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B C C O N D O S . N E T



Rainbow Street Homes

Twelve single family lots are west-facing, located on the east side of Rainbow Road. All lots have exceptional views of the city, the Strait of Georgia, and the Saanich Peninsula.



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Hillside Homes

Accessed by a private driveway, these lots are arranged to preserve and enhance ecologically significant Garry Oak trees and meadow areas. Roads, pathways and driveways arch through the landscape following as much as possible the natural topography of the land. The woodland and meadow character of the open spaces and the informal network of pedestrian paths are critical elements of the design. Low impact site development, along with strict tree retention policies ensure that the existing natural environment and its special character will be repaired, retained and enhanced.



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Overview:

- Incredible modern architecture seamlessly designed to blend with natural surroundings and local West Coast vernacular.
- Entire Rainbow Hill development to Built Green Standards.
- Select-harvest first-growth forest salvage cedar siding, milled locally in association with the Lambrick Park Wood Product Manufacturing Technology program. This nationally-recognized program offers credit for the first two years of an apprenticeship to the students.
- Natural stain cedar soffits.
- Standing seam metal roofing system.
- Geostar Geothermal heating system, complete with [Hot Water Assist](#)
- Double-wide garages some with storage.
- Sound separation on interior party walls and acoustic insulation in floors.
- Heat and smoke detectors hardwired.
- Energy efficient, contemporary light fixtures.
- Pella double-glazed, argon-filled windows with aluminum clad wood, with pine interior.
- Horizontal roller blinds with motor option.
- Interior doors are stain-grade fir with full-height satin-etch glass, complete with Emtek interior lever sets.

Grand Room:

- Modern, high, sloped, 12 to 10 foot painted ceilings.
- Premium engineered Riverside Natural Maple wood flooring, with acoustic foam underlay.
- 18 foot by 9 ½ foot feature window in most units.

Kitchen:

- Premium engineered Riverside Natural Maple wood flooring, with acoustic foam underlay.
- Custom hand-crafted cabinets in horizontal white oak with "Silver Lining" paint accents, and soft-close hardware.
- Stunning modern honed Nero Impala Quartz countertops.
- Large horizontal format etched-glass tiled backsplash.
- Stainless steel over-mount large double sink with Kohler faucet and pullout spray.
- In-counter waterproof plunger plug to operate garburator, with LED indicator light.
- Energy-efficient appliances:
 - [Jenn-Air stainless steel gas slide-in range with convection](#)
 - [Jenn-Air stainless steel french door refrigerator](#)
 - [Jenn-Air Trifecta stainless steel dishwasher](#)
 - [Panasonic Genius Prestige Inverter stainless steel microwave](#)
 - [\(Laundry\) Samsung front load 4.0 cu. Ft. HE washer](#)
 - [\(Laundry\) Samsung front load 7.3 cu. Ft. dryer](#)

Master Bath:

- Copper coil radiant in-floor heat.
- Oriental series Light Pepper ceramic floor tile.
- Custom hand-crafted cabinets in horizontal white oak with "Silver Lining" paint accents, and soft-close hardware.
- Caesarstone countertops.
- Deep 5 foot bathtub with separate shower. Full-height glass shower enclosure.

Main Bath:

- Copper coil radiant in-floor heat.
- Oriental series Light Pepper ceramic floor tile.
- Custom hand-crafted cabinets in horizontal white oak with "Silver Lining" paint accents, and soft-close hardware.
- Caesarstone countertops in Eggshell.
- Deep 5 foot bathtub with shower, with Oriental series Light Pepper tile and inlaid accent tiles.

Master Bedroom:

- Full Walk-In closet featuring custom cabinet-grade closet organizer.
- Direct access to deck via 8' sliding glass door.

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