



# MUNROE

REDEFINING ISLAND LIVING

A STANDOUT COMMUNITY BY  
**LANDVISION**

IMMERSE YOURSELF IN  
BREATHTAKING SURROUNDINGS.

WELCOME HOME.



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# DISCOVER A FRESH TAKE ON ISLAND LIVING.

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The first opportunity to be part of a landmark community in Langford has arrived.

With a sophisticated exterior abounding with glass and natural wood, Munroe is an intuitive yet expressive addition to the Westshore cityscape.

Enjoy world-class amenities and easy access to shopping, parks and recreation at Munroe. Crafted for a modern world of balance and healthy living, it is yours to proudly call home.



# INTRODUCTION



**EXPERIENCE URBAN  
ENERGY WITH ROOM TO  
PLAY. YOUR VERY OWN  
STOMPING GROUND.**

The best of Langford is right outside Munroe's doors. Discover the authentic charm of the West Shore: a community supportive of wellbeing, meaningful connection, and growth.

It is a neighbourhood that evolves: offering all the ease and convenience of urban living, with plenty to nourish the mind, body, and soul.



## A CULTURE OF WELLBEING.

Experience the art of a balanced lifestyle in Langford's West Shore.

Start your morning off with a walk along the Galloping Goose Trail or Glen Lake Park; play tennis with your friends at the Centennial Tennis Courts; for a challenge, try a class at Crossfit LoLo or Oxygen Yoga.

The possibilities are endless.

## AMENITIES AT YOUR FINGERTIPS.

Enjoy shopping at Belmont Market and the West Shore Town Centre.

Dine out at one of the area's many family-friendly restaurants, including Liberty Kitchen and Brown's Social House. Pick up your coffee from the local favourite, Origin Bakery, or visit Starbucks nearby for your usual.

Whatever your preference, essential conveniences are all within your grasp at Munroe.





# LIVE IN THE WEST SHORE: A VIBRANT NEIGHBOURHOOD THAT GROWS WITH YOU.

- DINING & ENTERTAINMENT ●
- PARKS & RECREATION ●
- EDUCATION ●

- SHOPPING ●
- SERVICES ●
- NEW UNIVERSITY CAMPUS ●



## DINING & ENTERTAINMENT

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1. Bucky's Taphouse
2. Starbucks
3. MOD Pizza
4. Liberty Kitchen
5. Origin Gluten-Free Bakery & Cafe
6. KFC
7. Sushi Belmont
8. Little Caesars
9. Subway
10. Freshii
11. Original Joe's
12. Tim Hortons
13. Cineplex Odeon
14. White Spot
15. Browns Social House

## PARKS & RECREATION

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16. Galloping Goose Trail
17. Glen Lake Park
18. Anytime Fitness
19. Oxygen Yoga and Fitness Westshore
20. Club Phoenix Fitness
21. Crossfit LoLo
22. Colwood Creek Park
23. Afriston Park
24. Langford Lanes
25. Boulderhouse Climbing Langford
26. Langford Lake Beach Park
27. Centennial Tennis Courts
28. Paisley Park
29. YMCA-YWCA Westhills
30. Luxton Baseball Park

## EDUCATION

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31. Alphabet Zoo Early Learning Centre
32. Happy Valley Elementary
33. Langford Montessori Junior Kindergarden
34. David Cameron Elementary
35. Belmont Secondary School
36. Spencer Middle School
37. Lighthouse Christian Academy

## SHOPPING

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38. Circle K Convenience and Fuel
39. Willow Wind Feed and Pet Food
40. Kal Tire
41. Thrifty Foods Belmont
42. Belmont Market
43. Westshore Town Centre
44. Shopper's Drug Mart
45. Bulk Barn
46. Bosley's
47. Sport Chek
48. Real Canadian Superstore
49. Canadian Tire
50. Lowe's Home Improvement
51. Walmart

## SERVICES

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52. Doggy Style Dog Walking
53. Parkway Physiotherapy
54. Langford Fire Hall #2
55. Service Canada Centre
56. Glenview Animal Hospital
57. Driftwood Sport and Wellness
58. Parkway Dental
59. Chargepoint Charging Station
60. Scotiabank
61. TD Canada Trust
62. Coast Capital Savings
63. RBC
64. CIBC
65. Vancity
66. Canada Post
67. Victoria Public Library

## UNIVERSITY CAMPUS

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68. West Shore University Campus

Coming 2024. Offering classes from the University of Victoria, Camosun College, Royal Roads University, and the Justice Institute of B.C.

## CHANGE ON THE HORIZON: THE #1 FASTEST GROWING CITY IN WESTERN CANADA.

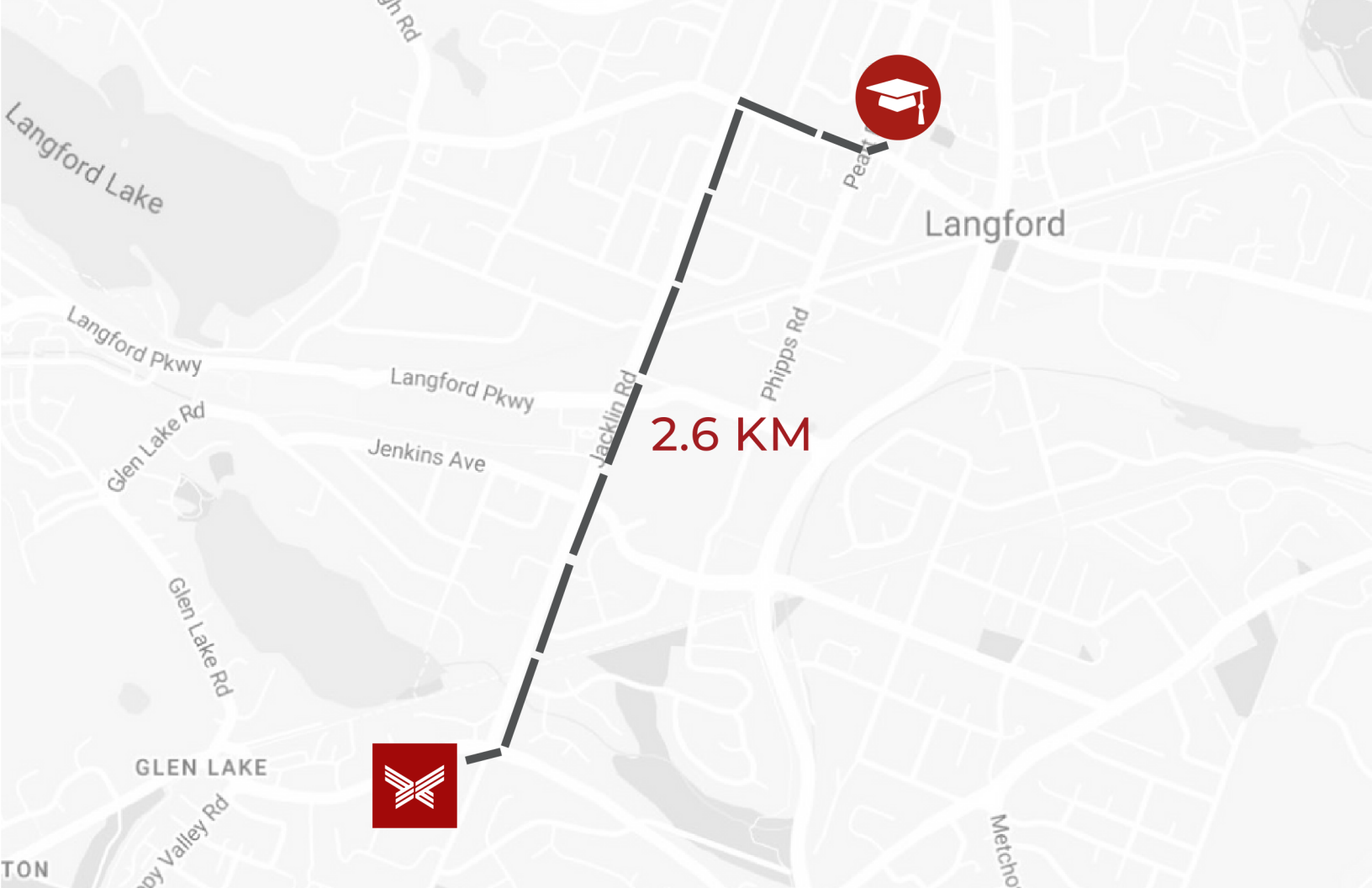
When you live at Munroe, you are at the centre of it all. According to Statistics Canada, Langford is the #1 fastest growing municipality in Western Canada, and among the Top 3 in all of Canada\*.

The West Shore is one of the fastest growing regions in Canada, with a population growth of nearly 50 per cent between 2001 and 2016, and that growth is projected to continue by another 33 per cent over the next decade.



RENDERING OF POST-SECONDARY CAMPUS COMING TO LANGFORD BY BOFORM, COURTESY OF HCMA.

\*BASED ON "CANADA'S FASTEST GROWING AND DECREASING MUNICIPALITIES FROM 2016 TO 2021" BY STATISTICS CANADA



## A NEW UNIVERSITY: JUST 2.6 KM TO MUNROE APARTMENTS

The City of Langford has been recognized as top community based on factors such as affordability, population growth, taxes, crime, amenities, health, and weather. Maclean's Magazine called it the "Best Community in B.C.". To better serve its growing community, Langford has committed to offering a new post-secondary campus in the heart of the city.

Expected to welcome students in 2024, this \$98 million mixed-use university campus will include classes from the University of Victoria, Camosun College, Royal Roads University, and the Justice Institute of B.C. It will eventually serve 1,300 full-time students.



THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, MODIFICATIONS OR SUBSTITUTES TO THE BUILDING DESIGN, SPECIFICATIONS AND FLOORPLANS SHOULD THEY BE NECESSARY. RENDERINGS, VIEWS, AND LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.

# AN EXEMPLARY COLLECTION OF LUXURIOUS CONDOS.

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Bright, intuitive interiors curated with your needs in mind. With its large windows, high ceilings and open space layouts, Homes at Munroe are well lit and spacious - with a modern design that you can truly make your own.





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## **A DISTINCTIVE STYLE**

With thoughtful touches and premium finishes throughout, you can experience life in a fresh, exciting way at Munroe.

# ULTRAMODERN AMENITY SPACES. DESIGNED FOR THE GOOD LIFE.

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Amenity spaces at Munroe are state-of-the-art. These intentional communal areas are built to support genuine connections and personal growth.

Whether it be fitness, relaxation, work, or play, find your centre at Munroe.



## AMENITIES



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# MONARCH HEALTH CLUB

A modern fitness centre providing everything you need to have a great workout. Includes yoga/flex room, weight station and multiple cardio machines.

AMENITIES

A modern fitness studio with a dark wood ceiling and a light-colored wall. A large black screen in the center displays the 'MUNROE' logo. Several exercise bikes are arranged in the room. A long black shelf with green plants is mounted on the wall above the screen.

**MUNROE**

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# FRITALLARY CO-WORK SPACE

Inspiring space to foster your creative spirit, do research, and connect with clients.

# CRESCENT ROOM

Enjoy time with friends in the Crescent Room: a resident's lounge with well-appointed demonstration kitchen, ample seating, and a grand terrace offering a special vantage point on the growing city.



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## SITE MAP

Convenient access to Munroe Apartments' exclusive underground parkade is via Sooke Road. Indoor amenities including health club, resident's lounge, co-work space are located within the building while the outdoor terrace is on the building's east side.







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# LANDVISION GROUP

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ENVISION. DESIGN. BUILD.

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Landvision Group creates places for sharing the little moments, stories and successes of happy homeowners. We look at Langford as a partner, supporting initiatives that give back to the local community and utilizing forward-thinking business practices to honour Langford's progress and legacy.

# COMMUNITIES



**THE HEIGHTS, LANGFORD**



**MILLSTREAM, LANGFORD**



**HALVÖ, SOUTH SURREY**



**VOGUE II, RICHMOND**



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**MARKETING & SALES TEAM**



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