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Vancouver

PUBLISHER: LIV MAGAZINE **EDITOR-IN-CHIEF:** HELEN SIWAK **CONTRIBUTOR:** HELEN SIWAK

PHOTOGRAPHERS: LEILA KWOK; MATTHEW CHEN; LIA CROWE

COVER: COURTESY OF MISSION HILL FAMILY ESTATE

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Pop Culture, Luxury, and a Little Neon Magic

It begins with an elevator ride that feels like a quiet ascent into another world. The doors open, and you step into Suite X at the Fairmont Pacific Rim — a space where the familiar elegance of a luxury hotel merges with the creative spirit of Douglas Coupland. Suddenly, you are not simply a guest checking in for a staycation. You are stepping into a living artwork, one that hums with energy, nostalgia, and humour. Every corner, every colour, and every curious object seems to whisper a story about who we are and the times we live in.

Blurring the lines between art, design, and hospitality, Suite X is a vivid expression of Coupland's world.

It is an immersive experience that reflects his fascination with contemporary culture, technology, and the Canadian identity. The suite offers the kind of sensory encounter that cannot be replicated. It is bold, thoughtful, and filled with the eccentricities that have made Coupland one of Canada's most compelling creative voices. The walls are alive with saturated colour and playful imagery. The space hums with his signature pop-art aesthetic, yet it still manages to feel like a comfortable refuge — a place where you can kick off your shoes, sink into the couch, and simply be.



A stay in Suite X is not just about luxury; it is about immersion. It invites you to think differently about what a hotel stay can be.

Within the suite, Coupland's personal touches are everywhere. There are original artworks adorning the walls, custom-designed furniture pieces that surprise with their balance of function and form, and a curated selection of literature drawn from the artist's own collection. The TASCHEN library rests near vintage treasures — a rotary phone, a worn-in Pepsi cooler, a few Warhol references — each one a nod to the past and a reminder of the cultural landscape that shaped modern identity. The in-suite bar adds another layer of indulgence, blending Coupland's love for conversation with the Fairmont's impeccable sense of hospitality. Every element has been carefully considered, not only for visual effect but also for emotional resonance. The result is a suite that feels deeply personal, as though you have been invited to stay in the artist's private retreat.

Suite X also represents a natural evolution in the Fairmont Pacific Rim's ongoing mission to celebrate local art and culture. The hotel has long positioned itself as a canvas for creativity, from its striking public art installations to its partnerships with Canadian and international artists. Suite X continues this tradition but takes it a step further, transforming an overnight stay into a museum-worthy experience. It is a dialogue between guest and environment, between the comfort of luxury and the curiosity of art.

To complement the suite this holiday season, Fairmont Pacific Rim has launched *X DOUGLAS COUPLAND*, a limited-edition hardcover collector's book that awaits as a welcome amenity for those checking in for the holiday season. Wrapped in a vibrant poppy red linen cover, the book feels like an artwork in its own right. Embossed text and images command your imagination before you even turn a page. Inside, the story of the suite and its creation unfolds through photography, narrative, and Coupland's unmistakable visual language. It is both a memento and a manifesto — a tangible way to bring a piece of the experience home. For art enthusiasts, design aficionados, and those who simply appreciate thoughtful beauty, it is the perfect holiday gift.

A stay in Suite X is not just about luxury; it is about immersion. It invites you to think differently about what a hotel stay can be. It challenges you to look closely, to find meaning in the details, and to rediscover the joy of curiosity. Here, every object has intention, and every surface has something to say. The space makes you feel simultaneously grounded and inspired, as if you are part of something larger — a reflection of culture itself, filtered through the eyes of one of Canada's most original thinkers.

www.fairmontpacificrim.com/stay/suite-x/ **LIV**

The suite is part of the hotel's reimagined Fairmont Gold experience, which has recently undergone an inspired transformation. While Fairmont Gold is celebrated for its serene luxury and personalized service, Suite X pushes that idea further. It becomes an invitation to live inside Coupland's imagination, to touch and feel his design language, and to exist momentarily in the overlap between reality and concept. Located on the Gold floor with sweeping views of Vancouver's waterfront and mountains, Suite X captures the essence of both the city's natural beauty and its artistic pulse. It is Vancouver — vivid, clever, and quietly self-aware — brought to life in one remarkable space.



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The Evolution of Coastal Luxury Through Food

At first glance, a grounded ease and quiet confidence define the way Chef Harris Sakalis' story unfolds, shaped by years of experience across Europe, the Middle East, and North America, and refined by the rhythms of life he has built in Vancouver.

He speaks about the menu as a reflection of the world he inhabits, drawing seamlessly from cultural traditions and personal memories. "When you look at our menu, you can immediately see those global influences," he says. Flavours from his Greek upbringing appear in the mezze-inspired appetizer, while touches of miso and harissa reflect both his travels and the Japanese heritage woven into his family life. Rather than fusing cuisines for effect, he honours the way these flavours coexist in his own story.

"Seasonality is really the starting point for everything on the new Province to Plate menu," he explains, noting that around ninety percent of the ingredients are sourced within BC. For him, this is not simply a commitment to local food — it is a commitment to the people behind it. The menu is shaped as much by relationships as by recipes, each producer offering a distinct sense of place.

One of these connections began serendipitously at his daughter's birthday party, where he met Natty of Hazelmere Organic Farms. A storage room "filled floor-to-ceiling with squash and pumpkins" sparked the idea for a honey-nut squash crème caramel, a dish that would not exist without that unexpected meeting. It exemplifies how creativity is often born from human connection, grounding the Province to Plate concept in lived experience rather than abstraction.

This season, Chef Harris brings together an array of producers who define BC's agricultural and coastal identity. From the sea come Chinook salmon and Salt Spring Island mussels, ingredients he prepares with the kind of restraint that allows their natural character to shine. From the land, he highlights Rosstown Farms organic chicken, as well as the vibrant, earthy vegetables sourced from various local producers. Each name is integral to the narrative, situating ARC's dishes firmly within the province's food landscape.

Sustainability is woven directly into his creative process. Ingredient cross-utilization provides both culinary depth and environmental intention. His vegetarian dashi illustrates this approach — crafted from surplus vegetable trimmings and kombu, it becomes a layered, aromatic broth poured over foraged mushrooms and finished with a Fraser Valley poached egg. It is a dish that shows how mindful technique can elevate what might otherwise be overlooked.



Balancing evolution with guest expectations is central to his leadership. ARC's beloved staples, like the signature grilled cheese, remain untouched, offering familiarity amid innovation. At the same time, he refines the seasonal structure of the menus to better align with guests' needs. The refreshed ARC 39 lunch menu introduces health-forward, quickly executed dishes that make use of surplus ingredients, while the winter Province to Plate dinner menu expands its options "ensuring guests with dietary preferences feel fully accommodated." Innovation, for him, is purposeful and guest-centric.

What truly distinguishes Chef Harris is the way he articulates the essence of BC's culinary identity. His definition of luxury is quiet, rooted in connection to land and sea rather than opulence. "Luxury is not about complexity, it is about purity," he says. Purity means wild mushrooms and truffles gathered from local forests, Chinook salmon from cold coastal waters, vegetables grown within the province, and dishes crafted with care rather than excess.

For Chef Harris, cooking in BC is a privilege defined by relationships — with producers, with nature, and with the stories behind each ingredient. Through the Province to Plate menu, he invites guests to experience the region as he does: through the people who shape it, the seasons that guide it, and the honest, grounded flavours that make BC's culinary landscape unlike anywhere else.

www.arcdining.com **LIV**



The Art of Showing Up

Where Modern Style Meets Old-World Mastery

The late afternoon sun filters through the windows of The Sartorial Shop, catching the quiet sheen of carefully organized swatch books lined neatly along the wall. Fabrics from Dormeuil, Holland & Sherry, Loro Piana, and Zegna rest within their pages — a curated library that speaks to a commitment to longevity, refinement, and craft. It is calm inside the downtown atelier, the kind of calm that feels intentional. Zahir Rajani sits across from me in one of the low-slung chairs, relaxed,

thoughtful, surrounded by the world he has built with such precision. His wife and partner, Anastasia Besiou, joins us, her laptop still open from a design meeting earlier in the day.

“This place always feels like a conversation waiting to happen,” she says, settling in with a small smile. Zahir nods. “That is exactly what I wanted. Tailoring should feel personal. It should feel like sitting down and deciding how you want to show up in the world.”

For those who know The Sartorial Shop, that philosophy comes through in every detail. The atelier works by appointment only, offering a quiet alternative to the bustle of traditional men's and ladies wear retail. Over thirty-five body measurements, posture analysis, sleeve pitch, and shoulder slope are all studied before a suit even begins to take shape. The result is not a garment adjusted to you, but one built around you — a distinctly modern take on traditional European craft.

And now, the experience has expanded.

Zahir leans forward, the energy shifting as he begins to talk about shoes. "It started as a thought," he says. "Adi from Cappelleria Bertacchi and I were planning our first Negroni Night. We had the hats, we had the tailoring, but we were missing the shoes." He pauses. "And when you know Mario's story, when you have seen his work, you do not forget it."

The partnership was born almost instantly. "I reached out, and soon we were talking," Zahir says. "Next thing I know, Mario and Sandra are on a plane to Vancouver. What began as an idea became Canada's first Italian shoemaker trunk show."

Anastasia laughs softly. "I remember that night. Everyone was completely captivated."

It is no wonder. Mario Bemer is widely considered one of the world's greatest shoemakers. A founding member of Stefano Bemer, he went on to open his own namesake label, crafting only around two hundred shoes a year in Florence. Every pair is made entirely by hand. Every piece of leather is personally selected at the tannery. His made-to-order line delivers bespoke-level customisation within 90 to 120 days, while his true bespoke work can take six to nine months and requires multiple fittings. Even Daniel Day-Lewis famously apprenticed under him prior to filming for *Gangs of New York*.

Since that first Negroni Night, The Sartorial Shop has hosted its second annual event with Mario as chief guest, alongside a second trunk show. And there is much more ahead. The Sartorial Shop recently welcomed Canadian actor Angelo Agalou as its brand ambassador, styled the cast of *Sugarcane* for the Oscars red carpet, expanded manufacturing services for boutiques worldwide, and is preparing to launch remote bespoke offerings before year-end.

As Anastasia flips through her designs for the forthcoming women's wear collection — set to debut in early 2026 — she looks up thoughtfully. "This next chapter feels right," she says. "We are building something intentional. Something elevated."

Zahir nods. "Craft, connection, and care. That is the core. Mario understood that immediately."

Inside the atelier, it is clear; The Sartorial Shop is not merely expanding. It is redefining the very art of showing up.

www.thesartorialshop.com **LIV**



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The Shape of Refinement

The Sartorial Shop







Hidden Languages of Motion and Memory

There is a moment, when standing before a work by Mark Ollinger, when the eye stops trying to follow the line and begins to feel it instead. What starts as a simple curve becomes a cascade of bends, folds, and returns, mirroring the emotional loops that shape a life. His practice, rooted in wood, fibres, and intricately constructed forms, invites viewers to consider how consciousness travels through time, building meaning through repetition and renewal. The line, in Ollinger's hands, becomes language, memory, and sensation at once.

Vancouver audiences have witnessed this unfolding through works that do more than occupy space. Gateway, his 2023 public art project for PC Urban on Ontario Street, created a pause within the city's movement. Pathways, shown at Patron Fine Art in 2020, drew viewers into its layered surfaces, revealing hidden messages that reward patience and presence. Even earlier, in 2019's *In the Corner of the Carpenters Shop* at Cityscape Gallery, his visual language was already gesturing toward the emotional weight of symmetry, rhythm, and coded meaning. Most recently, the 2024 installation on loan at the Vancouver Club encouraged a quieter kind of engagement, inviting members to slow down and interpret the balance within the engineered chaos.

Graffiti was his first teacher in how a single word can carry entire worlds. That influence echoes through the phrases embedded in his sculptures, where language becomes something felt rather than read. His work has resonated far beyond Vancouver, with images published in the *New York Times* and *Cultured Magazine* in 2022.

Living and creating in Chemainus, BC, Ollinger continues to refine a practice that blends precision with intuition. His multidimensional works, also exhibited in New York City, ask viewers not only to observe time, but to experience it — folded, intertwined, and alive.

www.markollinger.com **LIV**



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The fall and winter season invites a gentler pace, encouraging reflection, restoration, and an appreciation for quiet moments. As the year draws to a close, this slower rhythm becomes an opportunity to take stock of everything that has shaped us. We look back on the experiences that strengthened us, the people who supported us, and the work that moved us forward. It is a time to acknowledge growth, honour resilience, and recognize the balance between ambition and rest.

As the holidays approach, we are reminded of the value of slowing down, reconnecting, and finding clarity before stepping into a new year. Issue 04 embraces this spirit. Across Vancouver, the Okanagan, and Vancouver Island, our stories reflect the beauty of the season and the meaningful pause it provides.

May these pages offer warmth, presence, and inspiration as you reflect on the year behind you. **LIV**

All my best,

Helen Siwak

Editor-in-Chief, LIV Magazine

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PHOTOGRAPHERS: COLIN SMITH TAKES PICS; HELEN SIWAK
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The Moment You Step Inside

Discovering Connection Through Canadian Art



I AM THE BIRD; YOU ARE THE BIRD
BY TAMARA BOND
Mixed Media on Board, 16" x 16"



KWETLAL (GARRY OAK) SQUIRREL
BY CAROLLYNE YARDLEY
Oil on Panel, 36" Dia.

There is a particular hush that greets you when you step through the door of an elegant art gallery — a silence that feels alive. Light softens, footsteps fade, and the world outside dissolves. It is the beginning of a quiet adventure, one that invites you to slow down, look closely, and enter into a private dialogue with art. This is the atmosphere that Michael Warren has crafted at Madrona Gallery in Victoria, a space designed to welcome everyone — from the first-time visitor drawn by curiosity to the seasoned collector shaping a family legacy.

Situated in the heart of the city, Madrona Gallery showcases an exceptional range of Canadian art, from the enduring influence of Emily Carr and the Group of Seven to emerging contemporary voices and world-class Inuit carvings and drawings by artists such as Shuvinai Ashoona, Ningiukulu Teevee, and Oviloo Tunnillie. Warren's academic foundation in the History of Art, paired with his experience across institutional and commercial sectors, forms the backbone of a gallery that is as refined as it is inviting.

When asked how Madrona maintains this balance, Warren explains, "It comes down to the team's genuine love of art... they have a distinct lens they bring that is rooted in that love of art and a pursuit of knowledge around it. It creates a starting point of curiosity and enthusiasm"

This thoughtful approach extends to introducing new collectors. "I look at this through a generational perspective. All of the famous artists we know like Emily Carr were emerging artists at some point," he notes. Pairing historic and contemporary work "connects lines of influence between artists and opens the door for a wider range of collectors."



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For Warren, collecting is innate. “Connection with art is so personal. Art that stays with collectors for decades or generations often carries a significance that goes beyond the object — it comes to symbolize a moment or memory in addition to being an object of beauty.” He encourages individuals to build collections slowly and meaningfully: “Building a meaningful collection should take a lifetime... Collecting art should be based around the joy of discovery, discernment of quality, and finding things that you irrationally connect with.”

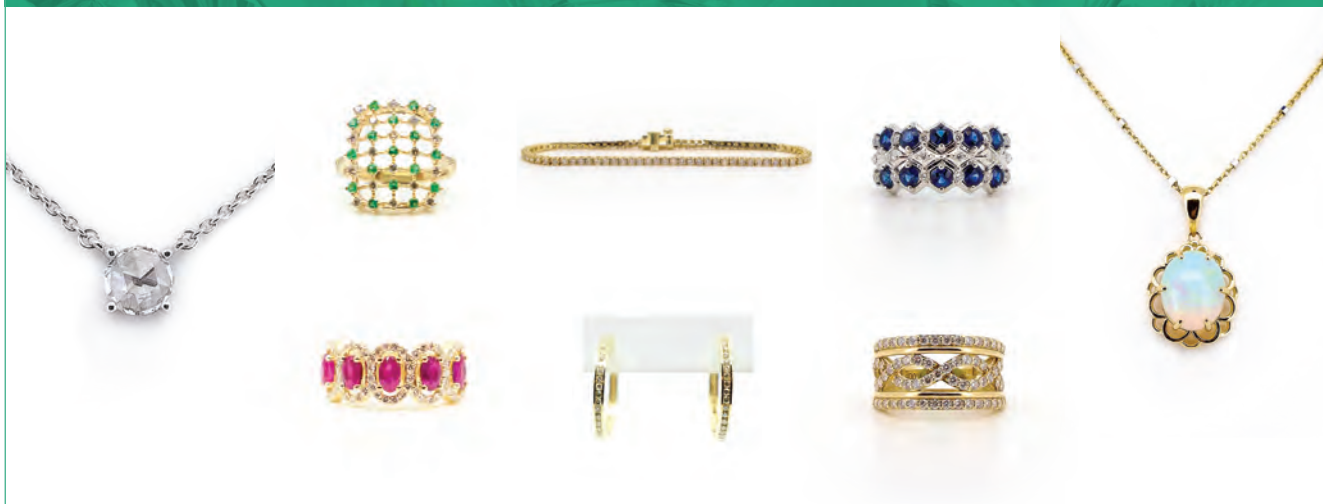
He adds that while the artworks Madrona exhibits are rare, culturally significant, and one of a kind, “there is always more art out there, and your taste will change over time.” The strongest collections balance instinct with intention, perhaps through a focus — such as oil paintings by BC artists between 1900 and 1945 — while still leaving room for evolution. Warren offers one final personal gauge: “I ask myself, could I let anyone else live with this? And if I immediately answer no, then I know it is meant for me.”

www.madronagallery.com **LIV**



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Some rooms are lived in, but the kitchen is lived with — a place where people naturally come together, shaping the heartbeat of a home. It is the place where families gather without thinking, where stories are exchanged between simmering pots, and where the rituals of daily life take shape. Even in the most contemporary architecture, the kitchen remains the anchor, a space that radiates warmth, purpose, and connection. On Vancouver Island, where nature is woven into every facet of daily living, this truth feels even more profound. It is here that the work of David Coulson has, for four decades, embraced the notion that a kitchen is not merely a functional space, but a living expression of how people inhabit their homes and their surroundings.

David Coulson Design offers a complete design-build service that brings all stages of a project under one coordinated team. This integrated approach streamlines communication, strengthens planning, and ensures a cohesive vision from initial concept to final completion. This approach is strengthened and informed by decades of commercial and restoration experience, including the Wharfside Restaurant and Starfish Glassworks, as well as work on Emily Carr House and Craigflower Manor. These varied projects continue to inform the firm's ability to balance functionality, character, and longevity in every home they create.



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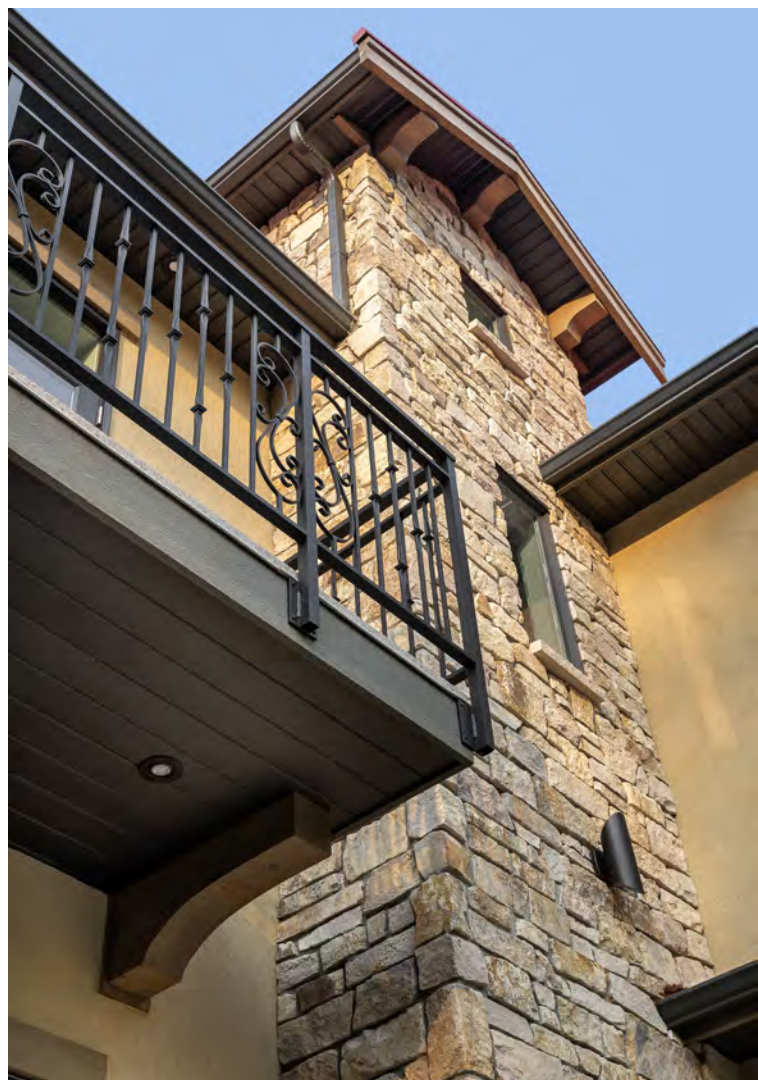


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This philosophy comes into sharp focus in Tuscany Villa, a David Coulson Design project that embodies his long-held ideals with clarity. Inspired by Tuscan architecture, the home unfolds with arms surrounding a central courtyard, positioning the kitchen at the true heart of the residence. The layout reflects his lifelong belief that the kitchen serves as the emotional and functional centre of a home. While his European travels enriched the design language, it was his instinct for creating private wings for children and guests — each with direct access to the outdoors — that anchored the concept in everyday livability.

The kitchen's horizontal orientation allows the owners to look directly into the courtyard as they cook, reinforcing a continuous connection between indoors and out. This shaped a long, uninterrupted workspace wrapped in cabinetry on three sides, supporting movement while allowing guests to pass through without entering the galley. The couple loved cooking together, and with stacked wall ovens, dedicated fridge and freezer zones, and ample worktops, the space was designed to support both pleasure and precision. The wife's passion for vegetable gardening inspired an indoor nursery just off the kitchen, where seedlings could flourish before moving outdoors each spring. This intimate relationship between food, land, and home became one of the project's most soulful elements.

Materiality and craftsmanship elevate every detail. Marble from Matrix Marble and Stone flows throughout the home, including a marble shelf added after completion — a reflection of David's belief that good design evolves as a home evolves. Cabinet colours were inspired by the painted shutters of Italy, subtly continuing the Tuscan narrative. Woodworking played an essential role, with ergonomics guiding all decisions to create the seamless efficiency of a well-run restaurant. The vaulted ceiling posed a challenge, but a false boxed-beam treatment introduced warmth and visually connected the space to the coffered ceiling in the adjacent living room. All cabinetry was crafted by Curtis Neufeld of Neufeld Furniture, including panel-ready appliances, a custom range hood, and a walnut L-shaped corner for the island — a hand-finished, tactile detail that deepens the room's warmth.

As Tuscany Villa illustrates, the kitchen is where these influences converge. It is where craftsmanship supports daily ritual, where decades of experience shape present comfort, and where a home reveals its truest character. For David Coulson, the kitchen is never just a functional room. It is the heartbeat of the home — a place where connection, creativity, and legacy continue to grow.

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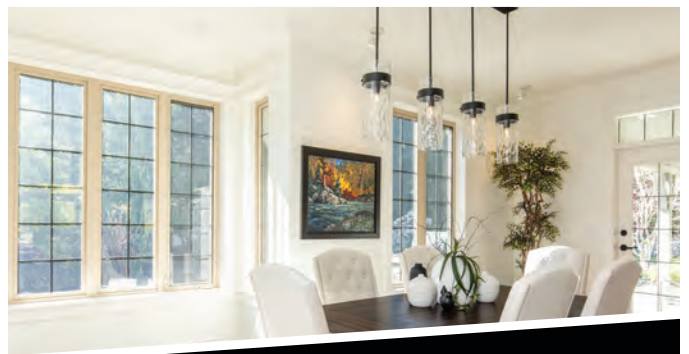


Living Free, Living Confident

The beginnings of UROSPOT were not marked by a grand announcement or a business strategy session. They began quietly, in the ordinary moments of Erin Craven's life. After more than twenty years working in healthcare, she was doing what many women do every day — carrying the weight of a demanding career, caring for four children, and building a life with the husband she adores. Beneath all of that, she was dealing with something she rarely spoke about: bladder leaks and urgency that chipped away at her confidence and sense of freedom.

In those moments, Erin realized something powerful. If she, with all her knowledge and experience, felt alone and unsure of where to turn, then countless others must feel the same. "I had a desire to change the narrative from silent epidemic — living with these issues — to solutions that help you live without it," she explains. Instead of ignoring the discomfort, she listened to it. The silence surrounding pelvic health felt heavy, and she knew she wanted to help lift it.

UROSPOT grew from that desire — a place where people could talk openly, be treated with dignity, and learn how to trust their bodies again. At its centre is a simple yet transformative experience: sitting in a chair that uses electromagnetic energy to strengthen the pelvic floor. Clients remain fully clothed, supported by Pelvic Health Experts, including physiotherapists, who guide care with sensitivity and skill. Each care plan is created with intention, blending world-class education, health coaching, and innovative technology.



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Erin's vision soon expanded beyond treatment. She wanted women to shape the future of this care, not just receive it. "I also wanted to build a company that helps women become entrepreneurs," she says. "Each location is owned by a woman in her community who is as passionate as I am about improving women's healthcare." Today, all 25 locations across Canada are owned and operated by women who took a leap of faith to bring better pelvic health to others.

The transformation clients experience is profound and deeply personal. "It is so rewarding to see people regain their freedom and confidence," Erin shares. "Getting to witness someone's quality of life change before our eyes never gets old." She often reminds clients to choose their care thoughtfully. "It is vitally important you work with experts in pelvic health and not a Botox clinic who happens to have a piece of equipment. Pelvic health is nuanced and individual. Your care must be as well."

When Erin describes what living confidently means, she paints a picture of a full and joyful life. "Think about where you experience joy — hiking with friends, playing with your kids or grandkids, intimacy," she says. "Living confidently is getting that joy back in those areas of your life with total trust in your body again."

Her journey shows that entrepreneurship can grow from vulnerability, and that meaningful change can begin with a single honest moment. Through her work, Erin offers an invitation — to live free, live confident, and rediscover joy in the everyday moments where life feels full.

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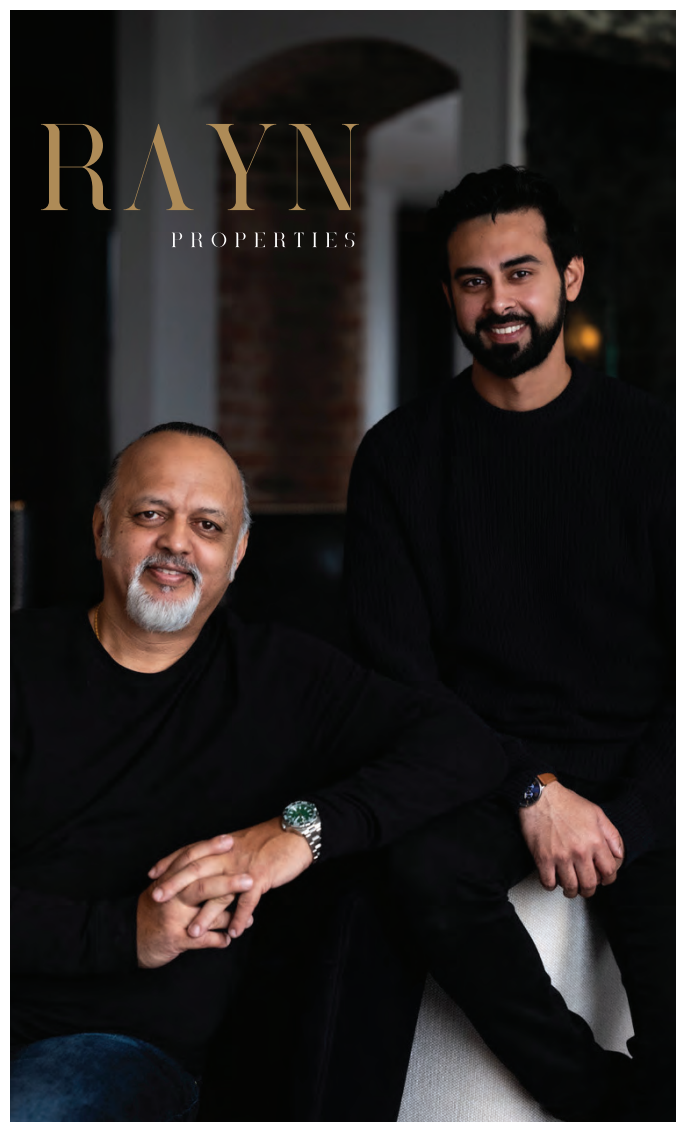




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There is something quietly captivating about arriving somewhere by water. The hum of the motor fades, the dock sways beneath your feet, and before you stretches a coastal escape unlike any other. The Prestige Oceanfront Resort in Sooke welcomes you with the grace of an old-world seaside retreat, where palm trees line wide verandas, sunlight glimmers across the harbour, and time itself seems to slow.

Here, the luxury is subtle. It appears in the way each room catches the ocean light, the warm greeting of staff who genuinely seem pleased to see you, and the soft salt air that threads itself through every moment. Whether you arrive by car or enjoy the rare pleasure of docking your boat at the property, the experience unfolds with an easy rhythm. Step ashore, settle into a spa treatment, and let the sound of the waves guide you into sleep before setting out to sea again at sunrise.



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Dining at West Coast Grill deepens the sense of place. Sooke's signature destination for fresh seafood, elevated comfort dishes, and thoughtful plant-based fare, the restaurant encourages guests to savour coastal flavours in a newly refreshed, relaxed, and sophisticated setting. The menu honours the region's bounty with expertly crafted plates complemented by BC wines, signature cocktails, and local craft beers. Just steps away, Coastal Tides Day Spa offers an additional layer of relaxation, with a beautiful waterfront setting and a full range of wellness services, including guest favourites, RMT treatments, couples packages, and aesthetics.

Prestige Oceanfront Resort also provides an exceptional setting for weddings. From rehearsal dinners to oceanfront ceremonies and customized receptions, the resort supports celebrations of any scale with attentive service and seamless hospitality. The seaside pavilion, framed by Sooke Harbour, the Juan de Fuca Strait, and the Olympic Mountains, creates an unforgettable backdrop, while the Pacific Penthouse offers a luxurious option for honeymoon stays or intimate gatherings.

Rising above the Pacific Ocean, the resort embodies the beauty and unhurried spirit of the West Coast. It may not be ski-in, ski-out, but boat-in, boat-out luxury feels far more alluring.

IG: @prestigeoceanfrontresortsooke **LIV**



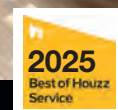
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Liv a Little on the Island





It always begins with the little things — the perfect cup of coffee in hand as sunlight pours through a window, or a dish so comforting it lingers in your mind long after the last bite. That is the spirit of Liv Café and Bistro in Oak Bay — a place where love, flavour, and creativity come together in the most beautiful way.

For Chefs Milton Rebello and Louise Lu, Liv Café and Bistro represents more than a restaurant — it is the realization of a lifelong dream. When they opened the doors in May 2025, they brought with them decades of global experience and a shared vision to create something deeply personal. Milton's culinary journey began at the Institute of Hotel Management in Mumbai, followed by studies at Johnson and Wales University in Miami, and advanced with a Journeyman Red Seal and Certified Chef de Cuisine from N.A.I.T. in Edmonton. Along the way, there were proud milestones, including 2013's Canadian Culinary Championships — a two-day fundraiser for Canadian Olympic athletes — where Regina's own Milton became the first-ever Saskatchewan chef to reach the podium.






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Today, on the Island, Milton and Louise have created something extraordinary. Their Saanich property, Liv's Edible Gardens, supplies the restaurant with seasonal produce and blossoms, while Louise's artistry shines in the bright, welcoming design and the handmade pottery that graces each table. The menu — offered for bistro lunch, weekend brunch, and dinner — is diverse and international, pairing global inspiration with ethically sourced, sustainable ingredients from the Island and beyond. With thoughtful options for gluten-free, vegetarian, and vegan diners, there is always something delightful to discover as the seasons turn.

More than a destination, Liv Café and Bistro is a cocoon for the soul — a place to slow down, connect, and savour what truly matters. It is an invitation to live a little, as often as possible, and to celebrate the journey that brought Milton and Louise home to Greater Victoria.

www.livcafeandbistro.ca **LIV**



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Walking in the Sky

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From the summit of the Malahat SkyWalk, the world expands in every direction — an endless panorama of ocean, islands, and mountain peaks that stirs both awe and exhilaration. It is a place where perspective shifts, where the sweep of coastal British Columbia reminds visitors of the beauty and vastness that define this land. The experience is at once grounding and transcendent, blending the thrill of height with the serenity of nature.

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The journey begins along Luke's Lane, an 800-metre gravel path that meanders through a coastal rainforest rich with Arbutus and Douglas Fir. Here, the air feels charged with stillness and possibility. Visitors are invited to wander slowly, pausing to take in driftwood sculptures by Vancouver Island artist Tanya Bub, whose creatures appear to have stepped out of myth and into the moss.

The TreeWalk extends the wonder, lifting guests twenty metres above the forest floor on a winding elevated boardwalk. The canopy unfolds around you, the light shifting in ribbons through the branches. From this vantage, the forest reveals its many layers — lichen trembling in the breeze, ferns unfurling below, and the faint scent of cedar carried on the air. It is an immersive, almost meditative experience that blurs the line between human and habitat.

At the heart of it all stands the Spiral Tower, an architectural marvel designed by Whistler-based architect Brent Murdoch. Built from glue-laminated Douglas Fir sourced just six kilometres away and secured with steel rods by engineering firm Aspect, the tower feels as though it grew directly from the land — strong, graceful, and deeply rooted. Its elegant spiral rises ten storeys high, offering an effortless ascent that culminates in one of the most breathtaking panoramic views on Vancouver Island. From the top platform, the world unfolds in every direction: the shimmer of Finlayson Arm, the distant peaks of Mt. Baker, the Saanich Peninsula, and the scattered islands of two nations.

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From the top platform, the world unfolds in every direction: the shimmer of Finlayson Arm, the distant peaks of Mt. Baker, the Saanich Peninsula, and the scattered islands of two nations.

For those seeking an even greater thrill, the Adventure Net at the summit offers a vertigo-inducing view straight through the centre of the tower — a daring invitation to literally walk above the forest. Whether you choose to slide down the legendary 20-metre Spiral Slide or linger in quiet awe, the Malahat SkyWalk reminds every visitor that some perspectives can only be gained by rising above.

Located on the traditional lands of the Malahat Nation, this extraordinary destination stands as both a celebration of place and a reflection of the enduring connection between people and the natural world that sustains them.

www.malahatskywalk.com **LIV**



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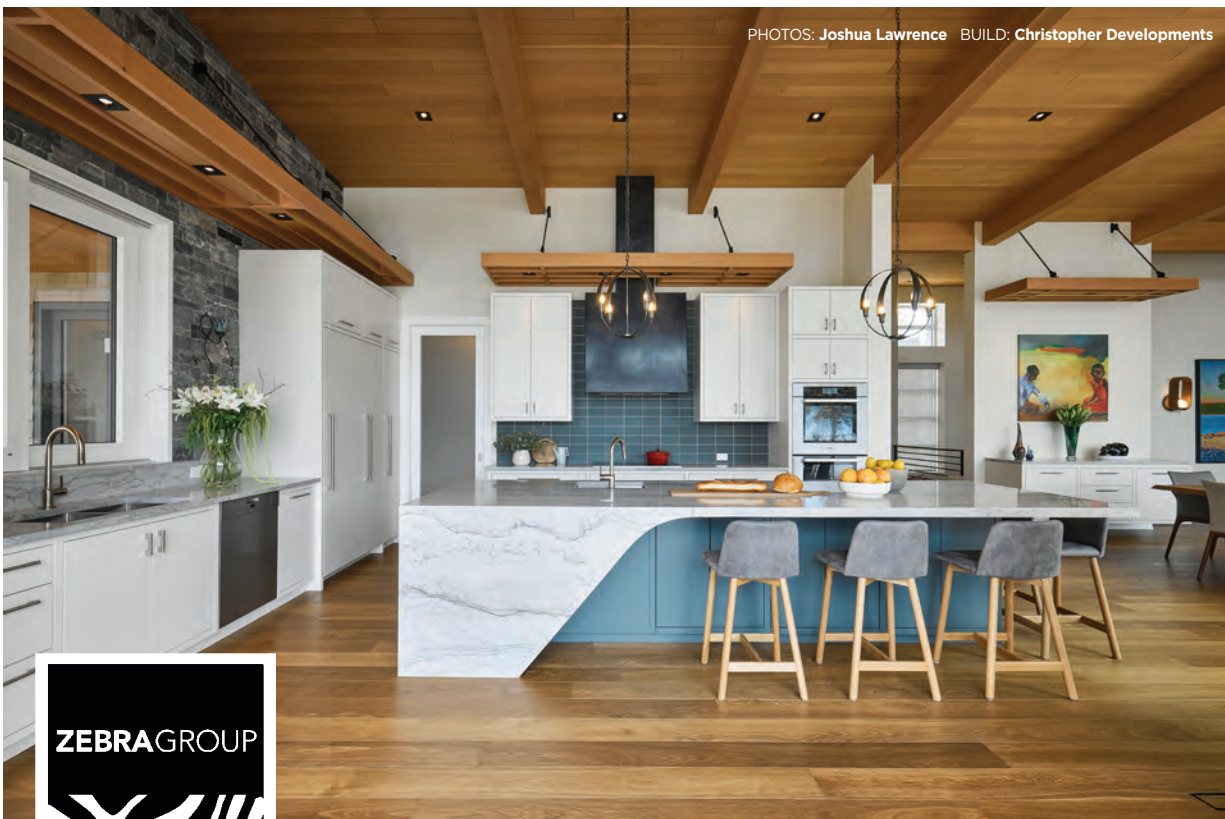


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The background of the cover features a repeating pattern of overlapping, semi-transparent squares in shades of light gray and white, creating a geometric, quilt-like effect. Thin, gold-colored lines crisscross the entire page, forming a grid that intersects with the square pattern. In the center, there is a dark gray square with a thin white border. Inside this square, the word "LIV" is written in a large, bold, gold-colored serif font. Below it, the words "STYLE.TASTE.SPACE" are written in a smaller, white, sans-serif font.

LIV

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Okanagan

PUBLISHER: LIV MAGAZINE **EDITOR-IN-CHIEF:** HELEN SIWAK **CONTRIBUTOR:** HELEN SIWAK

PHOTOGRAPHERS: DARREN HULL; HELEN SIWAK; AVA REDPATH PHOTOGRAPHY; IGOR KARIMOV PHOTOGRAPHY

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A Curated Journey
Through Timeless
Craftsmanship



Captivating visitors with award-winning wines, architectural grandeur, and immersive cultural programming, Mission Hill Family Estate offers experiences that linger long after each visit. Yet, tucked within its stone passages lies an unexpected destination: The Boutique. More than a retail space, it is a curated world where craftsmanship, heritage, and beauty come together, reshaped each year through the thoughtful vision of David Amos. His work transforms what could be a traditional gift shop into a sensory journey that encourages guests to pause, explore, and experience the estate in an entirely new way.

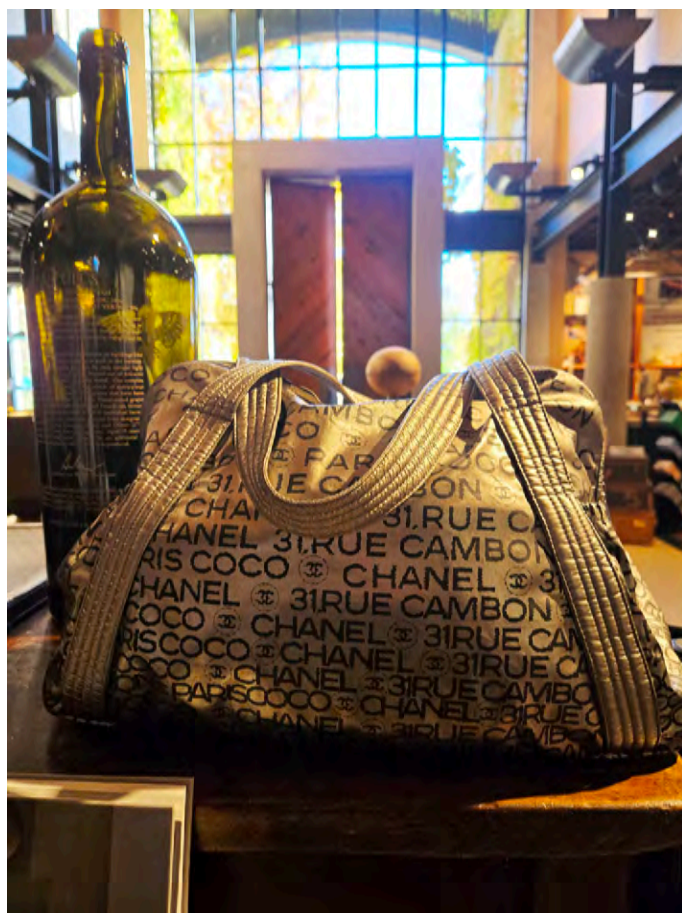
David's path to Mission Hill is as layered as the collections he assembles. With decades of experience in luxury goods, fashion, and the wine and spirits sectors, he brings a refined understanding of craftsmanship and narrative to every selection. Now guiding the curation of The Boutique for the Mission Hill Family Estate, he channels this experience into seasonal reinventions that honour the estate's legacy and enhance the guest's journey, approaching each choice with purpose and reverence.

Within The Boutique, everything holds meaning, and each detail engages more than the eye. The moment visitors step inside, textures become storytellers. Fingers brush over the softness of Chanel tweed, its meticulous weave echoing the Parisian ateliers from which it emerged. Nearby, the weather-worn leather of historic trunks carries the patina of time. One can imagine salt-soaked sea crossings, train platforms, and the quiet glamour of voyages from another era. Rare vintages, curated home goods, and handcrafted preserves are selected with equal intention, each contributing to an evolving narrative rooted in discovery. The estate's annual theme, *The High Life – La Belle Vie*, further embraces the romance of luxury vintage travel and elevated living.

Among the most enchanting elements of The Boutique is its extraordinary collection of globally sourced vintage trunks from revered maisons such as Louis Vuitton, Goyard, Bottega Veneta, Hermes, Harrods, Cartier, and Gucci. Many pieces boast remarkable provenance, and all reflect a reverence for artistry that parallels the craftsmanship of Mission Hill's wines.

More than a retail space, it is a curated world where craftsmanship, heritage, and beauty come together, reshaped each year through the thoughtful vision of David Amos.





Their metal hardware carries the cool weight of age, while their interiors reveal linens and compartments designed for a world where travel was ritual, not convenience.

For David, sourcing these treasures is an act of devotion. His approach is guided by a desire to find “what is most beautiful and unique,” and pieces must “seamlessly complement our estate and wines.” While he searches internationally, he notes that “on occasion I find remarkable items close to home,” reflecting his openness to discovery.

One of the most captivating pieces he has brought into the collection is a Louis Vuitton Courier trunk from 1895 once owned by Gertrude Vanderbilt Whitney.

The trunk began its journey in Vancouver as she set off on her honeymoon voyage to Japan, entwining global heritage with local history. Reflecting on rare finds such as this, David shares, “Some pieces are so rare that selling them is bittersweet for me, knowing I probably will not find another like it.”

Beyond The Boutique, Mission Hill leads guests into another expression of artistry within The Chagall Room, revealed by towering 24-foot wooden doors.

At its centre hangs a monumental tapestry crafted by master weaver Yvette Cauquil Prince, completed in 1991 and inspired by Marc Chagall’s 1969 painting *Animals and Music*. Known as *Animal Tales* or *Le Bestiaire*, the piece fills the room with vivid storytelling, embodying the estate’s dedication to cultural depth and preservation.

Beneath this striking work stands a Yamaha Grand Piano once owned by David Foster. Acquired at the David Foster and Friends Charity Gala in 2006. Signed by more than sixty legendary performers, including Barbra Streisand, Celine Dion, Andrea Bocelli, and Robin Williams, the piano stands as a testament to generosity, artistry, and shared history.

The room now welcomes guests for the exclusive Iconic Oculus Experience, a guided journey into Mission Hill’s most celebrated wines. The experience begins in the underground barrel cellar before transitioning to a seated tasting of rare vintages, including the acclaimed 2020 Oculus. Paired with elevated dishes from the estate’s award-winning culinary program.

This holiday season, step into The Boutique, explore its ever-evolving treasures, and find a piece of history to bring home as part of your own story.

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Redefining Real Estate Through Connection, Care, and Expertise

Moments of true alignment in real estate are rare — when landscape, lifestyle, and long-term vision converge to create a setting that feels effortless yet exceptional. In the Interior of British Columbia, buyers are discovering exactly that. From the Okanagan's vineyard-studded hills and pristine lakes to Whistler's world-class mountain vistas, the region offers properties that reflect every interpretation of luxury. While definitions may differ, one constant remains: given the scale and significance of these investments, each home deserves a level of service and expertise that matches its value — a standard that has been in the making at Unison Real Estate Brokerages for nearly a decade.



The allure begins with the land itself. Sweeping lakefronts, rolling vineyards, and four-season recreation create a backdrop that inspires relaxation, aspiration, and a sense of freedom rare in urban environments. For buyers, this connection is not simply desirable — it is central to the lifestyle they are choosing.

The homes that rise from this landscape are equally diverse, each reflecting the tastes and ambitions of their owners. Architectural sophistication, bespoke details, and resort-calibre amenities transform residences into sanctuaries that balance comfort, seclusion, and personal expression. Expansive terraces, outdoor living, private docks, wine rooms, and advanced technologies ensure that luxury is felt as much as it is seen. Privacy is inherent, supporting lives of refinement and intention.

Beyond their beauty, these properties carry significant financial weight, often representing a substantial portion of a buyer's portfolio. The Interior's enduring appeal, high demand, and low vacancies in key communities like Kelowna make it a strategic and rewarding choice. Combined with favourable pricing compared with major metropolitans, the region is increasingly chosen not just as a seasonal escape but as a place to build a life — where thoughtful, high-level service is not a luxury but an expectation.

Within this evolving landscape, Kelowna is the birthplace of Unison Real Estate Brokerages — created from a need for a progressive model that reflects the changing expectations of today's buyers and sellers. Founded on Jane Hoffman's decades of deep-rooted experience in the Okanagan, Unison's approach has been shaped by an intimate understanding of how to best serve the luxury market. Today, Unison is home to Whistler's The Ryan Group Realty and its founding affiliate, Jane Hoffman Realty. Each brokerage carries its own legacy, yet they are aligned in their conviction that real estate is not just about transactions — it is about prioritizing people and relationships first — before, during, and long after the transaction is complete.

This philosophy is embodied by Unison's Managing Partner and Legal Counsel, Angela Coupal, a long-time advocate for treating real estate with the same sophistication as other high-value assets. Under her guidance, Unison elevates operations by having the right people in the right roles — bringing together a dedicated administrative team, in-house marketing, accounting, and committed management. By ensuring each team member operates in their area of expertise, clients receive strategic, detail-oriented guidance, while real estate agents dedicate themselves to cultivating meaningful client relationships that elevate the entire client experience.



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Guided by principles of care and intentionality, the team at Jane Hoffman is encouraged to bring thoughtfulness, attentiveness, and genuine warmth to every person they serve. The service model is designed to support this approach, ensuring agents guide clients through their real estate journey with confidence, clarity, and a true sense of being cared for — where every detail, from the smallest touchpoint to the most significant decision, contributes to an elevated and meaningful experience.

Luxury real estate is evolving, and so are the expectations of buyers and sellers — understandably so, given the significant investment a home represents in both lifestyle and portfolio. Meeting these expectations requires innovation, foresight, and a model built to anticipate what clients truly need. Since 2017, when Jane Hoffman Realty established itself as an independent brokerage, the organization has grown into what is now Unison Real Estate Brokerages — an eight-year evolution shaped by a deliberate journey of engaging top-tier advisors and professionals to design a service model that meets today's market and continues to adapt as it evolves. Positioned to serve regions like the Okanagan and Whistler, Unison brings together exceptional expertise across every facet of real estate, ensuring clients experience service and guidance aligned with what should rightly be expected in today's landscape.

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Craft, Comfort, and the Art of a Cozy Retreat



Fall at Muse & Merchant arrives with a quiet shift, guided not by the calendar but by the way the showroom begins to glow with deeper colours, layered textures, and small pockets of inviting comfort. At the core of this transformation is Head Buyer Anita Tiernan, whose eye for global craftsmanship and love of storytelling through design shape every corner. Her seasonal vision brings together pieces that inspire connection, spark imagination, and encourage everyone to embrace a more intentional kind of cozy.

Walking beside her through the Coquitlam showroom feels like stepping into a creative retreat. Every corner is rich with burgundies, earthy browns, and the incoming 2026 favourite, forest green. “Winter is when people crave comfort and joy,” she says, her hand grazing a tufted armchair in a lush wool blend. “My goal is always to help you get lost in wonder the moment you walk into a room.”

Muse & Merchant has long been grounded in style, not trend. The brand’s commitment to sustainable craftsmanship, reclaimed woods, recycled metals, and globally sourced textiles is evident throughout the season’s displays. “When you create a home that feels collected and intentional, it becomes a sanctuary,” Anita notes. “Especially during the holidays, we all want that little hideaway where we can truly unwind.”





This ethos shines in Muse & Merchant's Made To Order Canadian Custom Collection, hand-crafted by Stylus in Burnaby. With over twenty sofa styles and 150 fabrics, Anita encourages customers to play with materiality. "Texture is everything right now," she says. "Deep-pile carpeting, embroidered cushions, coloured glass, and warm woods bring depth and soul to a space. They invite touch, and they invite people to stay awhile."

As she guides visitors through the showroom's winter vignettes, her eye lands on a reclaimed elm dining table from China, its grain glowing beneath soft ambient light. "Pieces like this hold stories," she explains. "They remind us that design is not just decorative. It is emotional. When you surround yourself with materials that have lived before, your home gains a heartbeat."

Her practical advice for a seasonal refresh blends function and artistry. She suggests layering decorative throw pillows and blankets in complementary tones to instantly warm a room. Earthy linens, chunky knits, and touches of forest green set the stage for evenings spent by candle glow. Entryway décor, she adds, should never be overlooked. "It is the first whisper of your home's personality," she says. "A handcrafted ladder, a sculptural object, or a textured runner sets the tone effortlessly."



For those preparing for holiday hosting, Anita recommends building small moments of coziness in overlooked spaces. A soft throw across a bedroom bench, a trio of coloured glass accents on a sideboard, or a reclaimed wood stool by the hearth. “Cozy is not clutter,” she smiles. “Cozy is intention. It is choosing pieces that soothe the senses.”

This season, Muse & Merchant invites everyone to escape the ordinary through collections that blend craft, comfort, and imagination. And with Anita’s steady, artful hand shaping every corner, winter never felt more welcoming.

www.museandmerchant.com **LIV**



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Fall by Design

Cozy, Stylish Holiday Season



As the holidays approach, media personality and style expert Toby Tannas is embracing the art of slowing down — infusing her home with warmth, intention, and a little self-care. For Toby, the season is not just about entertaining or decorating; it is about creating an atmosphere that feels comforting, elegant, and authentically her. From cozy textures to indulgent moments of pampering, she shares how she is preparing herself and her home for the festive months ahead.

LIV LIFESTYLE SIGNATURE SCENT CANDLE

Hand-poured in British Columbia, this candle fills Toby's home with her favourite scent — soft, sophisticated, and perfectly seasonal. "Lighting a candle each evening is my way of unwinding," she says. "It makes everything feel instantly calm and welcoming."

LUXE TEXTURES AND LAYERS

As temperatures dip, Toby reaches for soft pillows and layered throws to create depth and comfort. "I love when a room feels like it is giving you a hug," she adds.

LIV LIFESTYLE SIGNATURE SCENT REED DIFFUSER

Also crafted in British Columbia, the diffuser offers a lasting, low-maintenance way to scent the home. Toby places one in her entryway so guests are greeted with a warm, elegant fragrance the moment they arrive.

SEASONAL GREENERY

Orchids, olive branches, and eucalyptus are Toby's seasonal staples. "Natural elements make a home feel alive, even in the quiet months," she shares.

Discover more of Toby's seasonal favourites at LIVLifestyle.ca — because feeling good in your space begins with how you choose to live in it. **LIV**

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A Fresh Perspective on Wealth and Well-Being

PHOTOS BY DARREN HULL

From the first conversation, it becomes clear that Trevor Michalkow is not the typical finance professional. Yes, he has spent nearly three decades helping individuals and families build wealth, protect assets, and make decisions that support long-term security. Yes, he possesses the technical knowledge expected of a certified financial planner who evaluates retirement, estate, and corporate planning options with precision. Yet the element that defines his work is an unwavering commitment to those in his community.

Trevor's work is rooted in clarity, relationships, and the belief that understanding a person's life is essential to guiding their financial future. He works closely with clients to help them understand how to protect their wealth across retirement, estate, and corporate planning decisions. His holistic approach keeps every conversation personal rather than procedural, shaped by respect for individual needs and long-term goals. It is a style that has helped him build lasting relationships across nearly three decades.

This people-first perspective aligns naturally with the philosophy behind Wellington-Altus. The firm's independence allows advisors freedom from large corporate constraints. Its unconstrained structure ensures clients come first — not sales targets or timelines. Its entrepreneurial culture provides agility and the best platforms to serve clients. Trevor thrives in this environment because it reflects his belief that financial planning must be grounded in trust, guided by integrity, and centred on what is genuinely best for each client.

His personal life has shaped this perspective. As a single father raising two daughters while managing a demanding profession, he has learned to navigate pressure with intention. "My profession can bring anxiety, but over the years I have learned that we can not control our environment, so I do not sweat the small stuff. It is because of this my personal life has flourished by being able to understand this." His daughters have taught him resilience and emotional depth. "Being from a separated family, my daughters have endured challenges most children do not experience. They never gave up trying to understand the whys and how's. I love their resilience. It has made them into the beautiful young women they are today."



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"We live in a blessed community and I'm proud to say I'm from Kelowna, British Columbia."

This appreciation for resilience inspired his cycling journey across Manitoba for charity. "I have a friend that is cycling across Canada one province each year. He asked if I wanted to join. I'm trying to inspire my children that at any age you can do anything you set your mind to. It was a tough journey with many ups and downs. Just like financial planning, the road is plagued with its own types of challenges and it's my responsibility to manage those bumps." For Trevor, endurance — physical or financial — requires preparation, courage, and the willingness to keep moving forward.

Kelowna and the Okanagan have shaped his values. "We live in a blessed community and I'm proud to say I'm from Kelowna, British Columbia. Although it is growing at a rapid pace it still offers endless activities of choice and its out our back door. Clients here are mostly of the same mindset and live the 'Okanagan way.' This aligns myself and my clients to be able to maintain lasting relationships." The region's lifestyle influences his approach to work and relationships.

He lives this balance fully. His free time is spent golfing, hiking, mountain biking, skiing, socializing, and, more recently, gold panning. These activities sharpen his clarity and focus. "Maintaining health is the key to business, prosperity and life in general. Sports of any kind teaches discipline and focus. These two factors are also essential in wealth management. They help in approaching challenges and decision making both personal and business."

What distinguishes Trevor in finance is not only experience but his understanding that financial planning is rarely just about money. It is emotional, personal, and often tied to life transitions. Clients turn to him not only for technical expertise but for reassurance and clarity, trusting his steadiness and belief that financial decisions should always support a meaningful, well-lived life.

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Winter Quiet, Mountain Light, and the Promise of Home

In the Canadian landscape, luxury unfolds through snowy quiet, rugged mountains, and the serene pull of lakefront living. For those who dream of a getaway that reflects their lifestyle, values, and aspirations, Alair Homes has emerged as the premier creator of custom vacation residences across North America. With each project, the company brings together thoughtful design, local expertise, and a commitment to craftsmanship that ensures every home is a lasting investment in both comfort and long-term value.



Alair began with a simple belief: everyone deserves a home that reflects who they are and how they want to live. Its story started with British Columbia-based builder Blair McDaniel, who understood that great building requires more than tools and plans. It requires trust, transparency, and a team that listens with intention. As the company grew, Blair surrounded himself with other builders and creators who shared that philosophy, forming a network of skilled professionals who prioritize connection and collaboration. Founded in 2007, Alair has since expanded to more than 100 locations across North America, empowering homeowners to imagine a retreat in whatever landscape inspires them, guided by knowledgeable local teams at every step.


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Yet the most compelling chapter of the Alair story is written in the living spaces they bring to life. In the snowy pockets of Canada's winter playgrounds, families retreat to ski-in, ski-out chalets at the base of Big White, where timber framing recalls Interior forests and wood-burning saunas offer warmth after long days carving through fresh powder. These homes do more than host the perfect après-ski gathering. They become generational hideaways, places where memories are layered year after year and where value grows with time.

Along the Okanagan's glassy lakeshores, Alair Kelowna builds retreats that embrace a different rhythm entirely. Here, warm breezes drift across private docks, mornings begin on the water, and evenings soften into the glow of winery sunsets. Whether created for long weekends with friends or extended summer stays, these homes are designed for presence, comfort, and longevity. Starlit hot tubs, expansive decks, and open-concept great rooms allow life to unfold effortlessly, while still capturing the natural beauty that defines the region.

For those seeking seclusion and adventure, Alair's mountain and backcountry builds offer immersion in the rugged landscapes of British Columbia and Alberta. These homes might be tucked into thick forest, perched above panoramic valleys, or positioned near world-renowned biking and hiking trails. Their design blends modern ease with natural elements, allowing owners to experience the wilderness without sacrificing the comforts of home.

Along the Okanagan's glassy lakeshores, Alair Kelowna builds retreats that embrace a different rhythm entirely.

As remote work reshapes the way people live, more Canadians are investing in secondary homes that offer both sanctuary and smart financial growth. Vacation properties in sought-after destinations show strong appreciation, and many owners offset costs through mindful rental strategies. With its consistent approach across all locations and deep local knowledge in every region, Alair removes uncertainties and simplifies the journey of building in new terrain.

The lasting value of an Alair-crafted vacation home goes far beyond its materials or its location. These homes are designed to evolve with their owners, offering comfort, purpose, and a sense of belonging in every season. In the quiet of winter snowfalls, the calm of lakefront mornings, and the peaceful expanse of the mountains, an Alair build becomes more than a getaway. It becomes a place that reflects how its owners want to live, now and for decades to come — a retreat that welcomes them back, time and time again, to exactly where they feel most at home.

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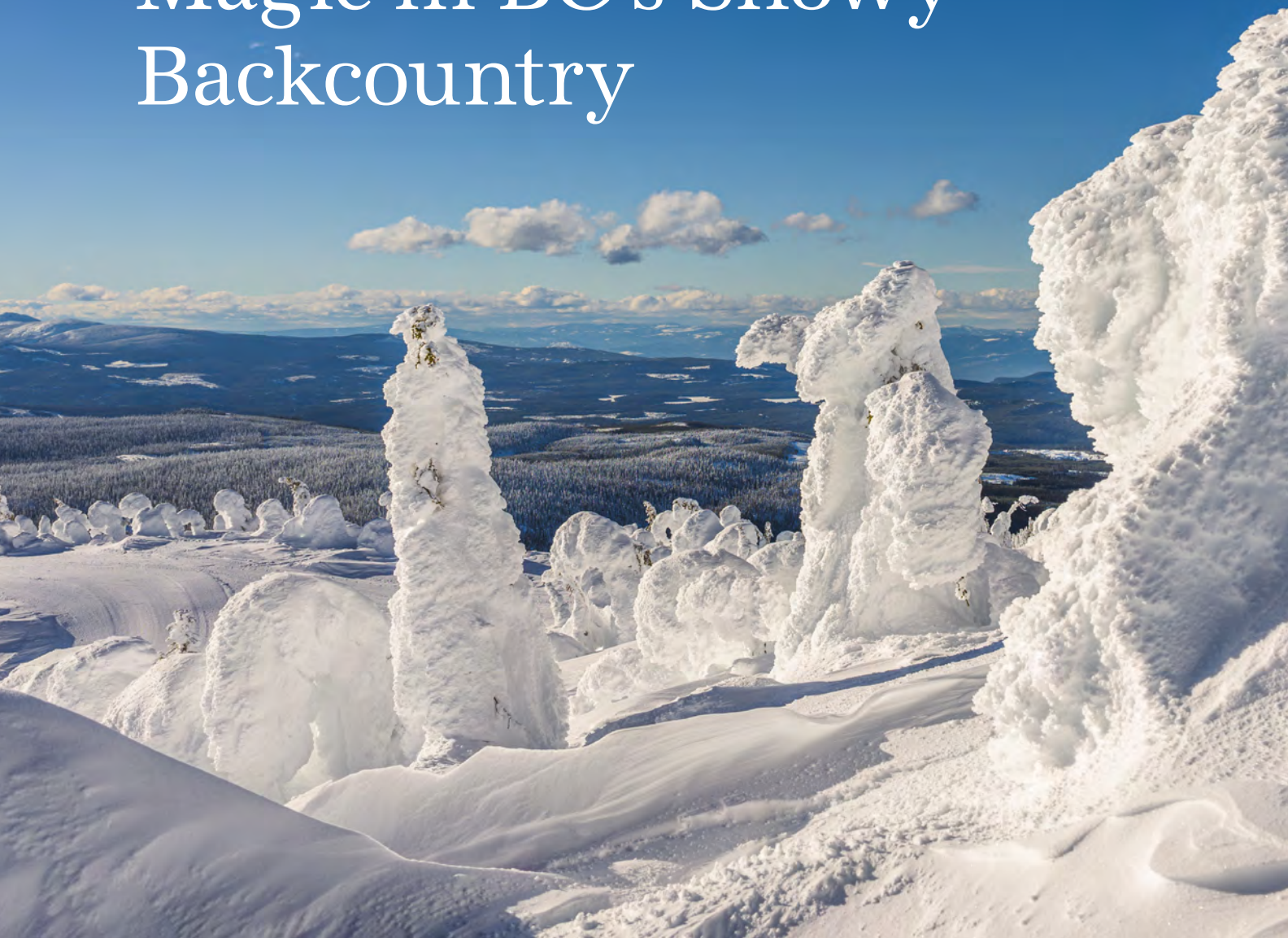
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If you crave a hands-on adventure, dog sledding delivers a thrilling 1.5-hour excursion through Big White's legendary backcountry. With powerful Canadian Sled Dogs leading the way, this experience is an unforgettable blend of speed, scenery, and pure winter joy.

And for those looking to step off the beaten trail, snowshoeing offers a chance to discover the quieter side of the mountain. Choose between a guided interpretive tour for ages sixteen and up, or a private family adventure perfect for kids eight and older. No experience is needed — just curiosity and an adventurous spirit.

At Big White Resort, winter is not just a season. It is a chance to feel alive in the snow, to chase adventure, and to create stories that will warm you long after the cold has passed.

www.bigwhite.com **LIV**



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3045 McAnally Road
Victoria, BC | \$7,995,000

South-facing oceanfront masterpiece, originally built in 1938 and exquisitely updated throughout, set on 1.3 acres in prestigious 10 Mile Point. This grand residence offers a guest cottage, boathouse, and private beach, with expansive lawns leading to the water. A sun-drenched private patio provides the ultimate setting for outdoor entertaining. Combining timeless elegance with modern comforts, this exceptional estate captures breathtaking ocean views and unparalleled coastal living.



209 - 521 Courtney Street
Victoria, BC | \$1,999,000

Welcome to Suite 209 at the prestigious Customs House! Located within the original heritage sandstone façade, this unit offers an expansive living area with large windows that capture sweeping views of the Inner Harbour. Both bedrooms are located on separate wings of the home, each including their own 5-pc ensuite. A sizable den provides additional office or guest space. This unique unit includes 2 secure parking stalls, New Home Warranty, and GST is included.



675 Towner Park Road
North Saanich, BC | \$2,495,000

Welcome to Towner Bay Country Club—an exclusive oceanfront sanctuary. Nestled on a flat 1 acre lot in sought-after Towner Bay, this rare low-bank property features breathtaking west-facing ocean views & private access to a serene, sandy cove. This 3 bed, 3 bath home is surrounded by mature trees & coastal beauty, offering unmatched peace & privacy. Direct access to your own protected beach - perfect for paddle boarding or swimming!



821 - 21 Dallas Road
Victoria, BC | \$2,989,000

Experience luxury living at Shoal Point—Victoria's premier waterfront address. This nearly 3,000 sq ft 2-bed, 3-bath residence is one of the few units that extends the whole building offering sweeping views of both the Inner Harbour and Olympic Mountains from two private balconies. Enjoy world-class amenities: concierge, indoor pool, hot tub, fitness centre, guest suites, putting green, wifi in common room, kayak storage, car wash bay & a workshop.



11406 Sycamore Drive
North Saanich, BC | \$3,499,000

Set in the prestigious Lands End area, this 6,000 sq ft architectural gem offers 5 bedrooms, 5 bathrooms, and exceptional privacy and tranquility. Designed to blend natural beauty with timeless design, this bright & spacious home offers panoramic views of the ocean, valley & mountains from multiple patios that promote indoor/outdoor living. A separate 1-bedroom suite offers space for family, friends or rental opportunities.



928 Claremont Avenue
Cordova Bay, BC | \$3,398,000

Discover refined coastal living in this 3,700 sq ft, 3-level masterpiece with stunning ocean & mountain views. A semi-circular driveway & sculpted rock-wall gardens welcome you. Inside, grand windows & glass doors fill the space with light & frame panoramas from front & rear decks, offering seamless indoor/outdoor living. The back deck opens to a private fenced yard & tranquil garden. A legal 1-bedroom suite with ocean views & a covered deck adds flexibility.



2464 Tryon Road
North Saanich, BC | \$3,995,000

This stunning oceanfront, custom-designed estate embodies West Coast style and architecture. With an open floor plan and soaring ceilings, the interior exudes sophistication. The home offers 4 bedrooms and 5 bathrooms crafted to highlight sweeping ocean, mountains, and island views. The easy-care yard, triple car garage, and landscaped grounds offer direct access to the waterfront, making this a boaters' and kayakers' dream property.



1319 Champions Court
Langford, BC | \$2,750,000

Architecturally crafted residence commanding stunning fairway views. Sophisticated interiors showcase the scenic landscape through expansive picture windows. Open-concept design is ideal for entertaining - spacious living/dining areas complete with custom millwork & fireplace. Upper floor is dedicated to the owner's retreat, the lower level offers a home theatre, 2 additional bedrooms & fitness studio. Outdoor areas and amenities complete this country club lifestyle!



5605 Parker Avenue
Cordova Bay, BC | \$5,995,000

Experience unparalleled beachfront living on prestigious Parker Avenue, where sweeping views of Mount Baker and stunning sunrises define this exceptional 2.85-acre waterfront estate. Completely updated in 2012, the residence boasts 7 bedrooms, 5 1/2 bathrooms, and breathtaking ocean vistas from every principal room. A private 1-bedroom studio provides versatile living options. Expansive rolling lawns lead to 250 feet of private beachfront.

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382 Judges Row

Qualicum Beach, BC | \$14,800,000

Nestled on the sandy shores of iconic Judges Row in Qualicum Beach, this extraordinary estate captures the essence of refined coastal luxury. Reimagined by designer Juli Hodgson, the 4,000 sq ft main home showcases wood-clad cathedral ceilings, double glass doors, and open-plan interiors. The living room flows into a formal dining area with a striking fireplace shared with the chef's kitchen, opening to a sunlit patio and pool. A bright conservatory leads to a grand ocean-view veranda. The 1,600 sq ft Carriage House offers 3 bedrooms, 2 bathrooms, and charming deep-gabled rooflines. A private oceanfront pavilion provides access to one of Vancouver Island's finest beaches. Manicured grounds feature a pool with cabana, tennis courts, 4-car garage, workshop, and flagstone walkways. Dine al fresco as the sun sets over the Georgia Strait—once enjoyed by the Queen and Duke of Edinburgh in 1959. A rare opportunity to own a true West Coast legacy.



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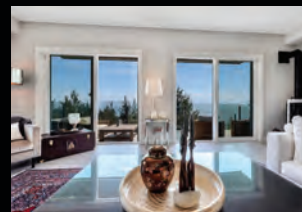
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Modern Masterpiece with Suite Appeal

This Ryan Hoyt Custom Design embodies contemporary sophistication on a .4 acre lot in beautiful Dean Park. A spacious living room features vaulted ceiling and expansive window wall and Douglas fir elements. Open-concept dining is perfect for hosting large gatherings. The kitchen delights with sleek gloss-white & rift-cut oak cabinetry, waterfall island, and custom nook. The main level provides an office, guest bedroom, music room, chic mudroom, & 3-pc bath. Here You will find the epitome of exclusive Executive living! MLS 1015431. \$2,678,000



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418 Lands End Road, North Saanich | **\$5,950,000**
3 Bedrooms, Oceanfront, 3,908 sq.ft., 1.08 acres



1527 Mount Newton X Road, Central Saanich | **\$5,499,000**
5 Bedrooms, Pristine Acreage, 4,796 sq. ft., 61.80 acres



9775 West Saanich Road, North Saanich | **\$3,975,000**
8 Bedrooms, Ocean view farm, 3,273 sq.ft., 25.92 acres



9600 Ardmore Drive, North Saanich | **\$2,995,000**
4 Bedrooms, Oceanfront, 3,109 sq.ft., 0.69 acres



201-2270 Harbour Road, Sidney | **\$2,799,000**
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927 Beckwith Ave, Saanich, BC V8X 3S2

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This Immaculate 2022 Custom Built home has a long list of upgrades that were added in the last couple years and needs to be seen in person to appreciate. This unique floorplan was purpose built as a multi-generational family home. No expenses were spared when this home was built for the builder's own family. The main house is pre-wired for an external camera system, has electric car charge plug, underground sprinkling, garden lighting, greenhouse and storage shed. Each bathroom in the house has a bidet and tiled showers to the ceiling. The in-law suite has its own: entrance, electrical panel, heat pump, baseboard heat, heated tile floor in bathroom, bidet and separate kitchen. The 2 bedroom suite offers inside access to the home if family members are occupying the suite and outside access for separation. Both suites have plywood on the walls partitioning the suite from the house for extra soundproofing. Located in one of Saanich's most sought after family neighbourhoods, this home provides exceptional value!



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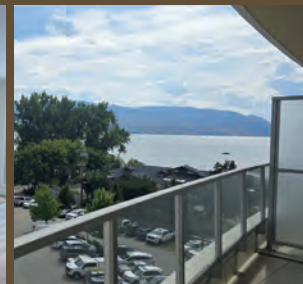
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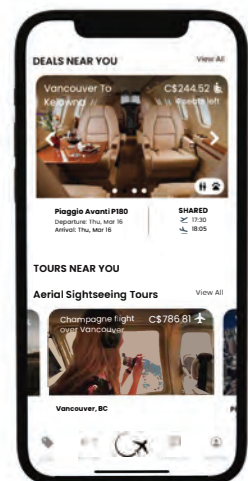
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Featured Listings



Custom Home in Kettle Valley

374 Trumpeter Court, Kelowna, BC \$1,199,000

Exceptional 6-Bed, 4-Bath Custom Home with Legal Suite in Kettle Valley. Nestled in a quiet cul-de-sac in the highly desirable Kettle Valley neighborhood, this exquisite 3,129 sq. ft. custom-built home combines timeless design, modern amenities, and versatile living spaces. MLS 10360035



Brand new home in West Kelowna

830 Westview Way Unit# 30, West Kelowna, BC \$1,389,000

This stunning modern home features high ceilings and an open concept kitchen with a massive island, perfect for entertaining. The second level has 4 bedrooms and 3 bathrooms, including a luxurious primary suite. The lower level includes a legal 2-bedroom suite and a studio suite. MLS 10366242

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