

Condo project hits the final stages

Last bucket of concrete poured at 834, slated for fall completion

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The final bucket of concrete was poured Friday at the 834 Johnson St. condominium development — a downtown symbol of hope during the recession. It was followed by the groundbreaking for the luxury Sovereign project, also in the downtown core.

These two buildings are the latest by Chard Developments of Vancouver, which has been active in downtown Victoria in recent years.

Developer David Chard built the 96-unit Juliet at the corner of Blanshard and Johnson streets, in 2008 and the 12-storey Corazon at 732 Cormorant St. in 2006.

“Over the past several years and through working on our four downtown projects, we have seen many positive changes in the community as new residents and businesses make the decision to put down roots and become part of



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The final bucket of concrete was poured Friday at the \$18-million, 834 Johnson St. condominium development, one of the few Victoria projects that started during the 2008 recession.

this lively and vibrant urban core,” Chard said.

When other developers pulled back during the global economic crisis, Chard started construction in 2009 on the 14-storey, 115-unit project on Johnson Street. More than 90 per cent of the units in the \$28-

million building, built by Ledcor Construction Ltd., have been sold. It is expected to be finished this fall.

The \$23-million Sovereign with its 36 high-end units will bring something new to Victoria condo projects — a car elevator. That

project is 45 per cent sold, Chard said.

Farmer Construction of Victoria is building the Sovereign and is expected to be finished in 2013.

Like the 834, the Sovereign will have about 100 workers on site during the peak of its construction, the

developer said.

Ken Kelly, Downtown Victoria Business Association general manager, said projects such as Chard’s “re-define the very nature of downtown” by helping develop a residential foundation.

Other downtown developments include Anthem Properties’ five-storey Union at 517 Fisgard St., with close to 130 units, which has been approved by Victoria city council. Retired Vancouver Canucks star Trevor Linden and Airey Group building are teaming up on a four-storey, 27-unit condo project, valued at \$5 million, at 601 Herald St.

Le Fevre and Co. is planning a nine-unit condo building in Waddington Alley, along with another 20 condo units in a redevelopment of the 1892 New England Hotel at 1312 Government St. and 32 condo units at the historic Oriental Hotel building and its neighbour to the east on Yates Street.

Finished projects include the \$80-million Hudson by Townline developers of Vancouver, which turned the former Bay building on Douglas Street into condominiums with ground-floor commercial space.

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