

FROM J13

# VICTORIA: Seascape sales soar

## Dockside Green

This project is in the same neighbourhood as that of the Bayside project — it's north of Johnson Bridge just off Tyee Road — and it covers six hectares of inner harbour land.

The Windmill Development Group project has already garnered international attention for its green building practices, construction, housing components and techniques.

The first phase, Synergy, consisted of two buildings. All units are sold, with 26 per cent of the buyers from Alberta, says Windmill president Joe Van Belleghem.

Construction has started on the first phase, with the first people expected to move in by December.

The second phase is Balance, consisting of two buildings.

The first building has 90 units and is currently 60 per cent sold out. Units are priced from \$280,900 to \$1.2 million.

The second building will have 81 units, for a combined 1,000 units with Dockside Green, when completed.

For more information, visit [www.docksidegreen.ca](http://www.docksidegreen.ca).

## The Falls

The development involves a grand-looking highrise condo tower that has what looks like a single, cascading waterfall run-

ning down the side of the building.

It appears to drop 100 feet from the 19th floor to the ground, but there are really a series of smaller falls that make up the whole. Still, it's impressive.

The project consists of two towers developed by luxury residential developer Westbank with architect James KM Cheng — the team behind such projects as the Fairmont Pacific Rim and Living Shangri-La in Vancouver.

The Falls will be built directly behind the Fairmont Empress hotel so location is premium. The first floor will consist of retail space.

Construction has started, with the first move-ins slated for spring 2009.

The project includes such amenities as an outdoor pool, lush landscaping, select suites with outdoor fireplaces on terraces, and an in-house fitness centre and amenity room.

A total of 155 one- to three-bedroom suites will cover 18 terraced floors. They are 70 per cent sold out, says Peter Gaby, who heads up sales for The Falls.

"The Calgary market has been very



Next week: Greater Victoria area



From left, Angela Wakefield, Peter Gaby, Bob Pearce and Alan Lowe turn the sod at the Falls condominium project on Douglas Street in Victoria, B.C.



Courtesy, Chard Development Ltd.

## A suite in the Juliet, a 96-apartment, 15-storey condo project in downtown Victoria.

good, with roughly a two-to-one split between Edmonton and Calgary for approximately 40 per cent of the sales," he says.

Prices are from \$389,000 to \$2.5 million. Four, two-level penthouses are at the top.

For more information, visit [www.thefallsvictoria.com](http://www.thefallsvictoria.com).

## Juliet

This project is on the site of the old Romeo's Pizza parlour, a renowned downtown Victoria site that's been closed for several years.

The first phase sold out the day it opened and construction has started on a 96-unit, 15-storey tower.

The whole condominium is currently almost half sold, including the larger penthouse units.

Along with local buyers, purchasers come from Calgary, Edmonton and Vancouver, says Dave Chard of Chard Development Ltd.

The complex includes a Sky Terrace rooftop garden and barbecue area, with a private outdoor movie theatre for residents.

The area also has an outdoor kitchen area and hot tub, as well as green space.

The suites are priced from \$264,900 to

nearly \$1 million for the penthouse unit that's still available.

For more information, visit [www.julietliving.com](http://www.julietliving.com).

## Radius Living

This project is in the heart of uptown Victoria on the corner of Blanshard and Caledonia.

The mixed-use development is currently in the rezoning stage, says Peter Gaby of DFH Real Estate, who is marketing the project.

"It will have four towers connected by a bridge and most of the 17 suites are corner units," he says. "We don't have prices yet, but we estimate that the units will go from \$240,000 to \$1 million."

The project is a co-effort between the father-and-son team of John and Scott Schucht. John has had a noteworthy career that includes his current position on the board of construction giant EllisDon.

Besides the residences, Radius Living will include an office tower that is already 80 per cent leased. Retail will be at street level.

Plans include shops, an upscale gym, restaurant, day care and uptown university site.

For more information, visit [www.radiusvictoria.com](http://www.radiusvictoria.com).

## Richmond Gate

The development is close to the University of Victoria in the Oak Bay area.

Because of its location, it is drawing some of the younger crowd, says Gaby.

"Some people from out of town are buying and their kids are using the homes while they are at the university," he says.

Still, a number of "downsizers" are buying, says Gaby.

"It's convenient to the highway and ferry or airport, there are three to five golf courses in the area, and it's five minutes to the ocean," he says. "As well, prices are more attractive than they are downtown."

The complex consists of 48 suites in two buildings, plus six townhouses and it's about 60 per cent sold.

Prices range from \$339,000 to \$469,000 for the apartment units, and \$639,000 for the townhouses.

The developer is Richmond Gate Properties, a partnership of Homewood Construction Ltd. and Magellan Holdings Ltd.

Check out the website at [www.richmondgatevictoria.com](http://www.richmondgatevictoria.com).

## Other projects

Two other projects that are both in preliminary stages are by Townline Homes (the developer is in the process of obtaining development permits).

These include The Hudson, which is located on an old Hudson Bay building site and adjoining parkade.

The development will consist of two half storeys added to the existing Bay building, along with three residential highrises on the parkade site, for a total of 148 homes.

Details are still being determined and sales have not yet started.

The project is between Herald and Fisgard Streets in uptown Victoria on Douglas Street.

In the neighbouring uptown location, Centro will consist of two 14-storey towers totalling about 220 homes.

With the project at the development permit stage, no details have yet been announced and construction has not yet been started.

The project is on Douglas and Blanshard Streets between Cormorant Street and Pandora Avenue.

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- Condo Xtra
- Mortgages
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