

current & past projects

The Sovereign

The Sovereign, located at 608 Broughton Street, is a landmark development site in the historic center of Old Town Victoria just blocks from the Inner Harbour, Empress Hotel, seaplane terminal and steps from Government Street. Chard Development acquired the site in 2008 and received a development permit in Spring 2009. A new development permit was granted in April 2010 and construction is now underway by Farmer Construction for a planned Spring 2013 completion. The project features 36 boutique suites with contemporary and rich interior design, individual suite heat-pump/air conditioning and premium appliances and fixtures and is now 50% sold.

LOCATION: 608 Broughton Street. Broughton at Gordon
DETAILS: Approximately 55,000 Sq.Ft. mixed-use
TEAM: Musson Cattell Mackey Partnership, BBA Design Consultants & Farmer Construction
STATUS: Under construction and now 50% Sold.

www.thesovereign.ca



HOME
WHY CHARD?
PROJECTS
ENVIRONMENT
NEWS
CUSTOMER CARE

current & past
future
consulting



CHARD DEVELOPMENT LTD.

CONTACT US

[PRIVACY POLICY](#)



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



Now Under Construction
Completion Summer 2013



THE SOVEREIGN

A new downtown culture

36 BOUTIQUE CITY HOMES
on BROUGHTON STREET at GORDON

In Victoria
British Columbia

New Presentation Centre Now Open

615 BROUGHTON STREET
VICTORIA, BC
Open Daily Noon-5pm

[» MAP](#)

News

GROUNDBREAKING
June 10, 2011 - Mayor
Fortin & Dave Chard
celebrate Farmer
Construction breaking
ground on The
Sovereign...

[READ MORE](#)

Suites from \$429,000

REGISTER NOW

Another quality project by

CHARD

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement. E. & O.E. [PRIVACY POLICY](#)



BC CONDOS.NET



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[exterior](#) [location](#) [the view](#) [sovereign commons](#) [club 36](#)



MEET DOWNTOWN'S SERENE HIGHNESS

The Sovereign makes a subtle, yet striking statement in the architecture of Old Town.

It's artfully distinctive pattern of expansive windows are most expressive, managing to be both striking and timeless at once.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BC CONDOS.NET



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[exterior](#) [location](#) [the view](#) [sovereign commons](#) [club 36](#)



A ONE AND ONLY LOCATION IN OLD TOWN

Just two blocks from the water, in the Old Town neighbourhood of The Empress, the Parliament Buildings, Union Club and Customs House, The Sovereign is the sophisticated future of downtown living.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BCCONDOS.NET



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[exterior](#) [location](#) [the view](#) [sovereign commons](#) [club 36](#)



SOUTH

WEST

NORTH

THE VIEW FROM HERE

Eleven stories above Victoria's Inner Harbour, overlooking the Sooke Hills, Olympic Peninsula, Beacon Hill Park and the Legislature, The Sovereign is the big city heart of Victoria – 36 New York-style residences for people who relish the cosmopolitan music, dining, art and festivals that are the richness of urban life.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BC CONDOS.NET



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[exterior](#) [location](#) [the view](#) [sovereign commons](#) [club 36](#)



12 Storeys above Old Town, Sovereign Commons is a rooftop terrace re-imagined as an open-flame fireplace outdoor living room, with bountiful greenery, cushy seating and an outdoor kitchen with a built-in stainless steel barbeque.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BC CONDOS . NET





Owners have convenient access to a luxurious guest suite that's ready for unexpected drop-ins or spur-of-the-moment meetings. Equipped, efficient and comfortable, it's The Sovereign to share.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



AN EXPERIENCED TEAM

In addition to our architects and interior designers Chard Development has brought together a select team of trusted and experienced designers and consultants to ensure that The Sovereign has been designed and will be constructed to the highest standards.

- STRUCTURAL CONSULTANT - REED JONES CHRISTOFFERSEN LTD.
- ELECTRICAL CONSULTANT - APPLIED ENGINEERING SOLUTIONS LTD.
- MECHANICAL CONSULTANT - HIRSCHFIELD WILLIAMS TIMMINS LTD.
- BUILDING ENVELOPE - RDH BUILDING ENGINEERING LTD.
- SURVEYOR - BRAD CUNNIN LAND SURVEYING
- LANDSCAPING - LADR LANDSCAPE ARCHITECTS INC.
- GEOTECHNICAL ENGINEERING - C.N. RYZUK & ASSOCIATES LIMITED
- WARRANTY PROVIDER - TRAVELERS GUARANTEE COMPANY OF CANADA

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



CURATED DECOR

The Sovereign's interiors are a masterful mix of the modern with a warmth and character that befits the City's most storied neighbourhood. Finishes include walnut and rosewood millwork, granite countertops, backpainted glass backsplashes, deep soaker tubs and thick glass shower enclosures. Hanover, with deeper darker tones, and Windsor, a lighter shade of worldly give The Sovereign's 36 suites a refined and elegant comfort that will be luxurious forever.



PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[curated decor](#) [hanover](#) [windsor](#) [suite amenities](#)



HANOVER's deep tones and finishes are classic and tailored, with a luminous, modern drama. Rich walnut hardwood floors are the perfect foil for elegant rosewood kitchen cabinets that have all the elegance of custom furniture. Bianco Antico granite covers countertops, the backsplash is of linear glass tile, and the Faber pull-out hood fan is wonderfully sleek. Spa-inspired bathrooms have soothing heated floors, large tiles and handsome ensuite cabinets with pull-out drawers. And at The Sovereign, second bathrooms are as well-appointed as the master.



HANOVER

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BCCNCONDOS.NET



Urban glamour with cosmopolitan finishes, wideplank hardwood flooring and 100% pure wool carpeting, among much else.



GE if a single appliance can express the character of a home, it's the stove –which is why the top-flight GE Monogram Dual-Fuel Professional Range was chosen for The Sovereign. it is a feast for the eyes, with a continuous grate gas top and an electric convection oven, and it offers the qualities of sophisticated, sensual practicality that is demanded of everything at The Sovereign.

The Developer reserves the right to make changes and modifications to floorplans, project design, specifications and features.

CREATURE COMFORTS

The Sovereign's many luxuries include bathrooms with heated floors and programmable thermostats to personalize the warmth; sleekly Euro-style fixtures; concealed roller-blinds in all windows and thick glass shower enclosures.

Highlights

- Building and suites pre-wired for high-speed communications & internet with fibre-optic building backbone
- Video interphone security system
- Efficient central natural gas fired domestic hot water system
- Opening windows in all suites for fresh air and natural ventilation
- Heating & air conditioning by a central gas-fired boiler and individual suite-controlled heat pump units for personal comfort and control
- Open-concept floor plans with high ceilings and expansive windows
- Entertainment sized terraces and covered balconies for weather protection
- Recessed pot lighting in entries, kitchens and bathrooms
- Solid core interior doors and swing closet doors

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[curated decor](#) [hanover](#) [windsor](#) [suite amenities](#)



WINDSOR is light and subdued – elegantly chic and thoroughly urban. Modern maple hardwood floor is juxtaposed with the walnut cabinetry. Brown antique granite finishes countertops and the backsplash is an of-the-moment glass mosaic. The master ensuite has thoughtful, efficient storage and a custom-mirrored wall cabinet with integrated lighting, storage shelving and open wood display shelving.



WINDSOR

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



BCCONDOS.NET



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[neighbourhood highlights](#) [old town gallery](#) [destinations](#)

[THE EMPRESS](#) - 2 Blocks, 5 minute walk

[SEAPLANES](#) - 2 Blocks, 5 minute walk

[VICTORIA to VANCOUVER](#) - 30 minute flight on Harbour Air

[VICTORIA INTERNATIONAL AIRPORT](#) - Pat Bay Highway, 25 minute drive

[VICTORIA to CALGARY](#) - 1.5 hour flight from VIA

[VICTORIA to SAN FRANCISCO](#) - 2 hour flight from VIA

[CHINATOWN](#) - 4 Blocks, 10 minute walk

[SWARTZ BAY FERRY TERMINAL](#) - Pat Bay Highway, 35 minute drive

[VICTORIA to TORONTO](#) - 5 hour flight from VIA

[SWARTZ BAY to TSWASSWEN](#) - 1.5 hour ferry trip

[MV CLIPPER TO SEATTLE](#) - 2.5 hour scenic trip through the San Juans

[VIA RAIL TO COURTNEY](#) - 4 hour scenic trip by rail, up island, daily

[LOW JO](#) - 3 Blocks, 12 minute walk, great fashion finds!

[BRASSERIE lecole](#) - 4 Blocks, 10 minute walk

[BEACON HILL PARK](#) - 5 Blocks, 15 minute walk

[VICTORIA to TOFINO](#) - 4 hour drive, up island, on HWY 1

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



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



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[neighbourhood highlights](#) [old town gallery](#) [destinations](#)



CLICK ON THE THUMBNAILS ABOVE TO EXPLORE OUR NEIGHBOURHOOD



THE UNION CLUB

Since 1879 (and since 1913 at its current location at the foot of Gordon Street) The Union Club is a daily reminder Victoria's storied past.

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



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



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[neighbourhood highlights](#) [old town gallery](#) [destinations](#)



PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)

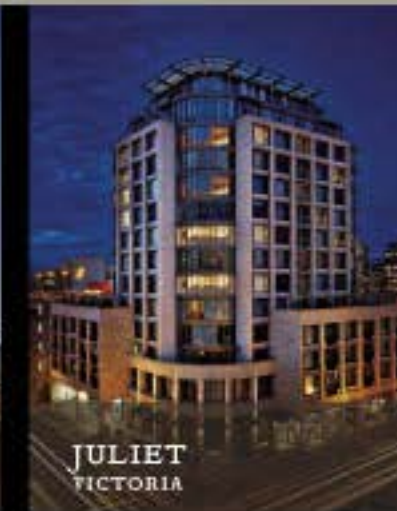
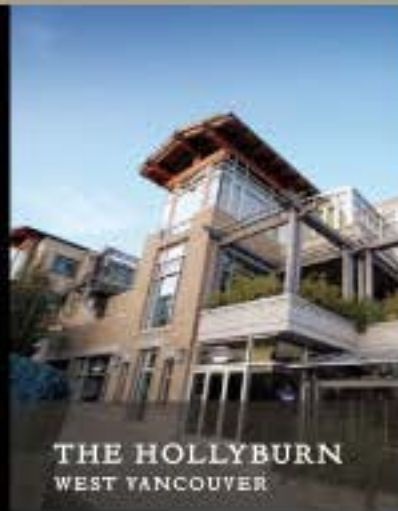
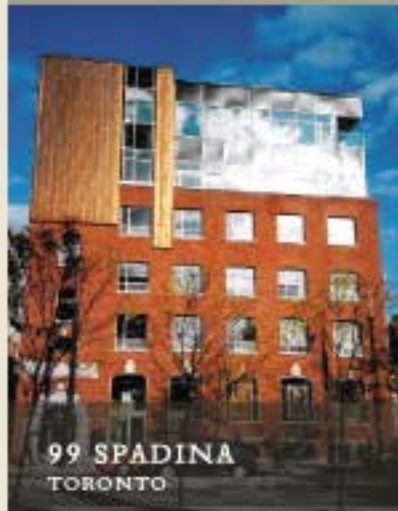


BC CONDOS.NET



HOME BUILDING FLOORPLANS INTERIORS NEIGHBOURHOOD TEAM CONTACT & REGISTRATION

developer architect interior designer consultants



CHARD DEVELOPMENT

CHARD IS AN EXPERIENCED TEAM OF DEVELOPERS THAT IS SMALL ENOUGH TO TAKE EVERY DETAIL PERSONALLY AND BIG ENOUGH TO MAKE AN IMPACT ON THE LIVABILITY OF A NEIGHBOURHOOD. Founded by Dave Chard in 1994, our company is hands-on and craftsmanlike: we are developers of relationships, kickstarters of community, builders of, and believers in downtown Victoria. We work with a master builder mentality to consistently build distinctive, architecturally successful projects, and we are accountable to their owners and residents. The Sovereign is our fourth major project in downtown Victoria and we are confident that it will offer as much value and pride of ownership as Corazon, Juliet and The 834. [VISIT OUR WEBSITE](#)

CHARD

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



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





MUSSON CATTELL MACKEY PARTNERSHIP - MCMP

MUSSON CATTELL MACKEY PARTNERSHIP HAS BEEN SHAPING THE BUILT ENVIRONMENT FOR OVER 40 YEARS. While the company's portfolio spans commercial, retail, residential, health care and hospitality industries, MCMP's longstanding relationship with Chard has consistently resulted in the design of buildings in downtown Victoria that are as appropriate to their environments as they are compatible to their many owners. With Corazon, Juliet, The 834 and now The Sovereign, MCMP and Chard have helped grow downtown, bringing more residents to the city core and expanding the architectural vocabulary of one of the country's most dynamic cities.

M C M

PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



[HOME](#) [BUILDING](#) [FLOORPLANS](#) [INTERIORS](#) [NEIGHBOURHOOD](#) [TEAM](#) [CONTACT & REGISTRATION](#)

[developer](#) [architect](#) [interior designer](#) [consultants](#)



BBA Interiors

SINCE 1985, BBA DESIGN CONSULTANTS HAVE BEEN A REGULAR IN NORTH AMERICA'S MOST PRESTIGIOUS DESIGN PUBLICATIONS AND A WINNER OF THE INDUSTRY'S MOST ENVIABLE AWARDS. With a portfolio that spans resorts, retail, corporate offices and residences, BBA draws from a deep well of experience and design expertise, balancing dazzling creativity with superlative technical skill to find unique solutions.



PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



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





THE SOVEREIGN

New Presentation Centre
Now Open

615 Broughton Street, Victoria
BC
We are open daily Noon-5pm

tel 250-383-2999
fax 250-383-7999
email info@thesovereign.ca

CHARD

REGISTER NOW!

Register here to become a Sovereign VIP.
You will receive exclusive updates on
The Sovereign.

First Name

Last Name

Email

Phone

Postal Code

Do you currently live in a...

please select

SUBMIT

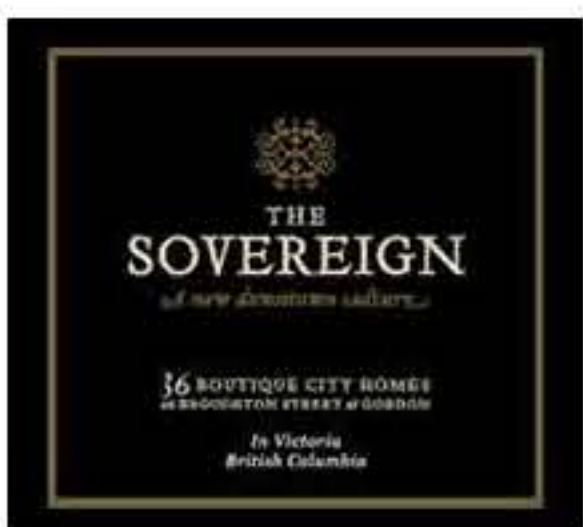
PRESENTATION CENTRE :: 615 BROUGHTON STREET, VICTORIA BC TEL: 250.383.2999 FAX: 250.383.7999 info@thesovereign.ca

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement, E & O E [PRIVACY POLICY](#)



[Featured Condos](#) | [All Listings](#) | [Studios](#) | [Townhomes](#) | [Vacation Condos](#) | [Downtown](#) | [Waterfront](#) | [Green Homes](#)

The Sovereign



Prices

\$429,000 – \$3.9 Million

Sales Status

50% SOLD

Move in Date

Summer 2013

Contact The Sales Team

Name*

Email*

Phone*

I would like more info*

☐ 1 Bedroom

☐ 2 Bedroom

☐ Penthouse

Submit

Location

608 Broughton Street
Victoria British Columbia

Contact Info

250.383.2999

Website

www.TheSovereign.ca

Sales Centre

615 Broughton Street, Victoria BC
Open Daily Noon-5pm.

Specifications

Type: Condos
Height: 11 Storeys
Number of Units: 36
Sizes: 656 sq.ft. to 3,080 sq.ft.
Construction: Steel & Concrete
Parking: Secure/Elevator

Project Team

Architect: Musson Cattell Mackey
Interior Design: BBA Design
Developer: Chard Development Ltd.

About The Sovereign

Chard Development's latest project, The Sovereign, brings New York-style living to downtown Victoria. Located in the heart of 'Old Town', this 11-storey, 36-suite boutique condominium development represents 'smart luxury' for the discerning purchaser.

"The Sovereign is a rare offering of luxury homes in a remarkable location," says Dave Chard of Chard Development. "Just up the street from The Empress and Union Club and with both city and harbour views it is a truly unique project within Victoria."

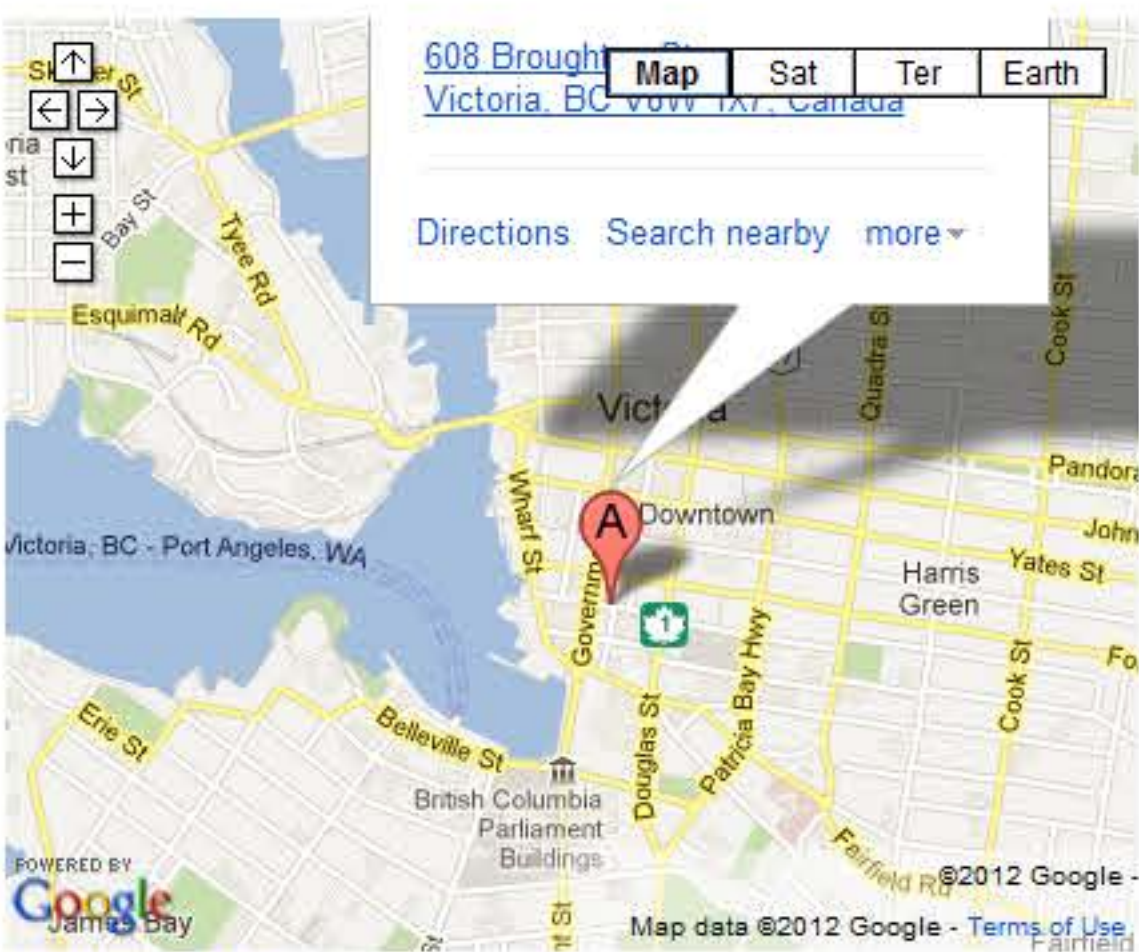
The Sovereign is a mix of one bedroom, one bedroom plus den, two bedroom, sub-penthouse and penthouses, with floorplans ranging from 656 to 1,621 square feet. Interior design by BBA Design Consultants features wide plank hardwood flooring, 100 per cent wool carpeting in bedrooms, full-height pantries with contemporary-style frosted glass doors, GE Monogram® professional ranges, granite countertops and luxurious bathrooms. Each suite will also have it's own personally controlled energy efficient hybrid heat-pump for heating and air-conditioning.

The Sovereign will be the first residential building on Vancouver Island to include dual car elevators. The two elevators will be accessed from the garage entrance and transport vehicles to four levels of parking, providing a secure, space-efficient system for residents.

"Car elevators are more typical in highly populated cities like Toronto and New York City, where parking space is at a premium," says Dave Chard. "We felt that The Sovereign was the perfect opportunity to introduce this innovative system to Victoria. It allows us to use a more efficient building design on this small downtown site while meeting all the parking requirements set out by the City of Victoria."

The Sovereign, Chard's fourth major residential development in the city centre in five years will also include two commercial premises on the ground level. The company has been a catalyst in revitalizing downtown Victoria with Corazon completed in 2006, Juliet completed in 2008 and The 834 currently under construction. When The Sovereign is complete, Chard projects will have brought more than 300 new homes to downtown Victoria.

"We've maintained a great track record with our projects because we've always followed through on our promises," adds Chard. "Our whole team has a hands-on approach in everything we do which consistently delivers unique and quality projects."



[View Larger Map](#)

[Like](#) Be the first of your friends to like this.

Previous Post
[Oak Bay Beach Hotel](#)

Next Post
[The Oriental](#)

No related posts.

Share this article

- [Tweet this](#)
- [Digg it](#)
- [Add to Delicious](#)
- [Share on Facebook](#)
- [Stumble it](#)
- [Subscribe by RSS](#)

Submit your comment

Your name

Your name is required

Your email

An email address is required

Website

Message

Submit comment

FIND NEW CONDOS & TOWN HOMES

Access the latest condo and town home listings in Victoria, British Columbia. This website features new projects on Vancouver Island and provides construction updates, condo sales, market trends and news articles on condo living.

TWITTER →

June 18, 2012 19:05 <http://t.co/cfi4enwg> Moss Street Market. One of the great things for the downtown community.

June 12, 2012 23:00 <http://t.co/llaPiFm4> Reliance Properties have purchased the Janion Hotel. Check out the micro lofts that may be considered.

June 12, 2012 01:03 [@CHBA_Victoria](#) will do. Thank you.

LATEST NEWS

[Reliance Properties to Restore The Janion Hotel](#)
[Chard Development Launches Duet Condos in James Bay](#)
[Condo Tour Bus Introduces a New Way to Shop for Condos](#)

The Sovereign is coming to downtown Victoria

By [Dylan Leblanc](#) • Published on Monday, May 10, 2010 • Categorized as [Construction & Land Development](#), [Local News](#), [Real-estate](#)



Chard Development is furthering its dedication to revitalize and enhance Downtown Victoria by launching a boutique condominium project complete with the city's first ever residential building dual car elevators. Introducing a taste of New York-style living to the Old Town district, The Sovereign will feature two remote-controlled car elevators that will be accessed from the garage entrance and transport vehicles to four levels of parking.

The 11-story concrete and steel building will be composed of 36 luxury suites as well as two commercial premises on the ground level. The Sovereign features upscale finishes and high end décor, such as wide plank flooring, 100 per cent wool carpeting in bedrooms, full-height pantries with contemporary-style frosted glass doors, GE Monogram® ranges and granite countertops to list a few.

Located at 608 Broughton Street in Old Town Victoria, where Gordon meets Broughton Street, The Sovereign is Chard's fourth major residential development in the city centre and one of the only luxury projects currently moving forward. The Sovereign is being built to help enhance the cultural livelihood of the area, attracting more people to live, work and socialize in one of the city's historic neighbourhoods.

"The Sovereign is next door to many urban attractions - eclectic shopping, theatres, restaurants, galleries and many other experiences that enrich city living," says developer Dave Chard. "The location is unique given the neighbourhood's heritage roots, proximity to the Empress, Union Club and Inner Harbour and with only 36 homes, it is an exclusive and rare residential opportunity."



Internationally renowned architects Musson Cattell Mackey Partnership have been selected to design The Sovereign. Interiors are being designed by award-winning BBA Design Consultants. Chard has worked with Musson Cattell Mackey Partnership for all four of its Victoria projects - Corazon, Juliet, The 834 and now The Sovereign. Together, the two companies have helped grow Victoria's downtown and attract more residents to the city core.

"Victoria is one of the country's most dynamic cities. From the beginning, our goal has been to enhance it by building consistently distinctive and architecturally successful projects," says Chard. "The Sovereign represents positive change for Victoria because it endorses the City's goal of supporting a culturally-rich downtown. The Sovereign is our fourth major project in the city and we are confident that it will offer as much value and pride as our past projects have."

The Sovereign will be a mix of one bedroom, one bedroom plus den, two bedrooms and sub penthouses and penthouses. Sizes range from 656 to 1,621 square feet. Residents will have access to Club 36, a guest suite available to all owners for unexpected drop-ins or spur-of-the moment meetings; and Sovereign Commons, a shared rooftop terrace with an open-flame fireplace, cushy seating and a built-in stainless steel barbeque. Prices will start at around \$400,000.

A handful of suites at The 834, located at 834 Johnson Street, are also available at this time. The 834 was designed to feature a great number of space-savvy homes with more affordable price points. The building is 70 per cent sold and under construction for completion in Fall 2011. Prices for remaining units start at \$211,000.

Chard Development has been a catalyst in revitalizing downtown Victoria. In 2006, Chard Development completed Corazon, a 12-storey tower at 732 Cormorant Street. In 2008, the developer delivered Juliet, a 96-suite building, located at the corner of Blanshard and Johnson Streets. In 2009, Chard introduced The 834 to the market. When The Sovereign is complete, Chard projects will have brought more than 300 new homes to the downtown core.

For more information visit www.thesovereign.ca and www.charddevelopment.com





The Sovereign - Project Update

April 1st, 2011

Chard Development Ltd., the developer of Victoria's boutique condominium project *The Sovereign*, is pleased to announce that Victoria's Farmer Construction Ltd. has been selected as the general contractor for the project.

"My team and I are very pleased to have the opportunity to work with Farmer Construction once again, having built both our *Corazon* and *Juliet* projects with them," says Dave Chard - president of Chard Development. "The Farmer organization will bring both experience and proven quality to *The Sovereign*, ensuring that the building will live up to the high expectations my company and our purchasers have for the project."

The Building Permit has been issued by the City of Victoria and preparations for site excavation will be commencing over the next few months.

"Farmer Construction is excited to be working with Dave and his group again," says Barry Scroggs, President of Farmer Construction Ltd. "*The Sovereign* is currently one of the more unique projects in Victoria, requiring great attention to detail, and we are excited to be part of the team that will build it."

The 36 unit project is located at 608 Broughton Street (at Gordon) in Downtown Victoria's heritage neighbourhood. *The Sovereign* is currently 40 per cent sold with remaining suites ranging in price from \$429,000 to \$2,350,000 (including net HST). Pre-construction pricing is available until April 30th, 2011.

The Sovereign, Chard's fourth major residential development in the city centre in five years will also include commercial premises for exclusive retail shops and services. The company has been a catalyst in revitalizing downtown Victoria with *Corazon* completed in 2006, *Juliet* completed in 2008 and *The 834* currently under construction for completion this fall and over 80 per cent sold. When *The Sovereign* is complete, Chard projects will have brought more than 300 new homes to downtown Victoria.

Project information is available at www.thesovereign.ca

Presentation Centre

606 Trounce Alley, Victoria BC - Open daily noon-5pm (except Fridays)

Further Information

Dave Chard - Chard Development Ltd.

Email - dave@charddevelopment.com

Phone - 604-682-6092

CHARD





NEWS RELEASE

Chard Brings Manhattan-Style Living to Downtown Victoria

Victoria, B.C. – (May 5, 2010) Chard Development is furthering its dedication to revitalize and enhance Downtown Victoria by launching a boutique condominium project complete with the city's first ever residential building dual car elevators. Introducing a taste of New York-style living to the Old Town district, *The Sovereign* will feature two remote-controlled car elevators that will be accessed from the garage entrance and transport vehicles to four levels of parking.

The 11-story concrete and steel building will be composed of 36 luxury suites as well as two commercial premises on the ground level. *The Sovereign* features upscale finishes and high end décor, such as wide plank flooring, 100 per cent wool carpeting in bedrooms, full-height pantries with contemporary-style frosted glass doors, GE Monogram® ranges and granite countertops to list a few.

Located at 608 Broughton Street in Old Town Victoria, where Gordon meets Broughton Street, *The Sovereign* is Chard's fourth major residential development in the city centre and one of the only luxury projects currently moving forward. *The Sovereign* is being built to help enhance the cultural livelihood of the area, attracting more people to live, work and socialize in one of the city's historic neighbourhoods.

"*The Sovereign* is next door to many urban attractions – eclectic shopping, theatres, restaurants, galleries and many other experiences that enrich city living," says developer Dave Chard. "The location is unique given the neighbourhood's heritage roots, proximity to the Empress, Union Club and Inner Harbour and with only 36 homes, it is an exclusive and rare residential opportunity."

Internationally renowned architects Musson Cattell Mackey Partnership have been selected to design *The Sovereign*. Interiors are being designed by award-winning BBA Design Consultants. Chard has worked with Musson Cattell Mackey Partnership for all four of its Victoria projects – *Corazon*, *Juliet*, *The 834* and now *The Sovereign*. Together, the two companies have helped grow Victoria's downtown and attract more residents to the city core.

"Victoria is one of the country's most dynamic cities. From the beginning, our goal has been to enhance it by building consistently distinctive and architecturally successful projects," says Chard. "*The Sovereign* represents positive change for Victoria because it endorses the City's goal of supporting a culturally-rich downtown. *The Sovereign* is our fourth major project in the city and we are confident that it will offer as much value and pride as our past projects have."



The Sovereign will be a mix of one bedroom, one bedroom plus den, two bedrooms and sub penthouses and penthouses. Sizes range from 656 to 1,621 square feet. Residents will have access to *Club 36*, a guest suite available to all owners for unexpected drop-ins or spur-of-the moment meetings; and *Sovereign Commons*, a shared rooftop terrace with an open-flame fireplace, cushy seating and a built-in stainless steel barbeque. Prices will start at around \$400,000.

A handful of suites at *The 834*, located at 834 Johnson Street, are also available at this time. *The 834* was designed to feature a great number of space-savvy homes with more affordable price points. The building is 70 per cent sold and under construction for completion in Fall 2011. Prices for remaining units start at \$211,000.

Chard Development has been a catalyst in revitalizing downtown Victoria. In 2006, Chard Development completed *Corazon*, a 12-storey tower at 732 Cormorant Street. In 2008, the developer delivered *Juliet*, a 96-suite building, located at the corner of Blanshard and Johnson Streets. In 2009, Chard introduced *The 834* to the market. When *The Sovereign* is complete, Chard projects will have brought more than 300 new homes to the downtown core.

For more information visit www.thesovereign.ca and www.charddevelopment.com or contact:

Dave Chard
Chard Development Ltd.
Phone (604) 682-6092
E-mail dave@charddevelopment.com

Lindsay Marett/Julia Smith
Peak Communicators
Phone (604) 689-5559
Email: lmarett@peakco.com / jsmith@peakco.com

The Sovereign is coming to downtown Victoria

By [Dylan Leblanc](#) • Published on Monday, May 10, 2010 • Categorized as [Construction & Land Development](#), [Local News](#), [Real-estate](#)



Chard Development is furthering its dedication to revitalize and enhance Downtown Victoria by launching a boutique condominium project complete with the city's first ever residential building dual car elevators. Introducing a taste of New York-style living to the Old Town district, The Sovereign will feature two remote-controlled car elevators that will be accessed from the garage entrance and transport vehicles to four levels of parking.

The 11-story concrete and steel building will be composed of 36 luxury suites as well as two commercial premises on the ground level. The Sovereign features upscale finishes and high end décor, such as wide plank flooring, 100 per cent wool carpeting in bedrooms, full-height pantries with contemporary-style frosted glass doors, GE Monogram® ranges and granite countertops to list a few.

Located at 608 Broughton Street in Old Town Victoria, where Gordon meets Broughton Street, The Sovereign is Chard's fourth major residential development in the city centre and one of the only luxury projects currently moving forward. The Sovereign is being built to help enhance the cultural livelihood of the area, attracting more people to live, work and socialize in one of the city's historic neighbourhoods.

"The Sovereign is next door to many urban attractions - eclectic shopping, theatres, restaurants, galleries and many other experiences that enrich city living," says developer Dave Chard. "The location is unique given the neighbourhood's heritage roots, proximity to the Empress, Union Club and Inner Harbour and with only 36 homes, it is an exclusive and rare residential opportunity."



Internationally renowned architects Musson Cattell Mackey Partnership have been selected to design The Sovereign. Interiors are being designed by award-winning BBA Design Consultants. Chard has worked with Musson Cattell Mackey Partnership for all four of its Victoria projects - Corazon, Juliet, The 834 and now The Sovereign. Together, the two companies have helped grow Victoria's downtown and attract more residents to the city core.

"Victoria is one of the country's most dynamic cities. From the beginning, our goal has been to enhance it by building consistently distinctive and architecturally successful projects," says Chard. "The Sovereign represents positive change for Victoria because it endorses the City's goal of supporting a culturally-rich downtown. The Sovereign is our fourth major project in the city and we are confident that it will offer as much value and pride as our past projects have."

The Sovereign will be a mix of one bedroom, one bedroom plus den, two bedrooms and sub penthouses and penthouses. Sizes range from 656 to 1,621 square feet. Residents will have access to Club 36, a guest suite available to all owners for unexpected drop-ins or spur-of-the moment meetings; and Sovereign Commons, a shared rooftop terrace with an open-flame fireplace, cushy seating and a built-in stainless steel barbeque. Prices will start at around \$400,000.

A handful of suites at The 834, located at 834 Johnson Street, are also available at this time. The 834 was designed to feature a great number of space-savvy homes with more affordable price points. The building is 70 per cent sold and under construction for completion in Fall 2011. Prices for remaining units start at \$211,000.

Chard Development has been a catalyst in revitalizing downtown Victoria. In 2006, Chard Development completed Corazon, a 12-storey tower at 732 Cormorant Street. In 2008, the developer delivered Juliet, a 96-suite building, located at the corner of Blanshard and Johnson Streets. In 2009, Chard introduced The 834 to the market. When The Sovereign is complete, Chard projects will have brought more than 300 new homes to the downtown core.

For more information visit www.thesovereign.ca and www.charddevelopment.com



Condo project hits the final stages

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

CARLA WILSON
Times Colonist

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



LYLE STAFFORD, TIMES COLONIST

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. “We’re 99 per cent of

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

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

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.

cjwilson@timescolonist.com

Lifestyle

ALBERTA

LIVING LIFE WITH STYLE™
www.lifestylemagazine.ca

DONALD TRUMP

REAL ESTATE ICON
HEADING NORTH

+ STAY AT
THESE
LUXURY HOTELS
AROUND THE
WORLD

THE
CANADIAN
TENORS
GO INTERNATIONAL

PLÉTHORE
RACING INTO THE
FAST LANE



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



environmentally conscious living in the heart of victoria

BY ARTA GHANBARI

EFFICIENTLY DESIGNED RESIDENTIAL DEVELOPMENTS REFLECT THE CHANGING TIMES

New residential projects in the heart of downtown Victoria are as modern as they come. With a green approach, Chard Development Ltd., a British Columbia-based developer, is creating spaces with the future in mind.

As young professionals shoot for independence and look to buy their first piece of real estate, they look for places that are easily accessible by public transit, energy-efficient and located in neighbourhoods surrounded by restaurants, coffee shops and retail. That's where The 834 comes in, providing affordable spaces for first-time buyers without sacrificing quality and attractive presentation.

Chard Development president Dave Chard says he strongly markets

environmentally conscious features carefully built into each project. The company's "Bright Green" approach integrates the latest technologies with common sense like the location of the developments and accessibility. The 834 development, for example, has parking built only for 60 per cent of its units in order to push buyers to think twice about owning a car. "People have to ask themselves, 'Do I really need a parking space, do I really need a car?' We were very positively surprised at the number of people who bought into the program," says Chard. Other green instalments like Energy Star appliances and grey water heat exchange systems make it easy for buyers to understand how they're saving their money and the environment.

Located in the city's north end, The 834 project is a 14-storey, concrete, steel and glass building to be completed in fall 2011. With a modern interior and exterior, the building truly demonstrates the best in value and looks. The project was launched at the depth of the recession in 2009, timing that emphasized cost and energy efficiency in unit designs. Now 75 per cent sold, remaining suites are priced from \$245,000 with penthouses from \$469,000. Units are smartly designed to allow residents to see how much energy they're consuming. "It's been a neighbourhood in transition and we like to think that we have been a major catalyst for this transition," says Chard about the emerging hot spot. ➤



» On the other end of the spectrum is The Sovereign, a smaller project located two blocks from Victoria's Inner Harbour and the iconic Empress Hotel in a prestigious area of the downtown core. The building is targeted to higher-end consumers looking to downsize from a house to a comfortable condominium. Besides a prominent address at 608 Broughton St. in the city's historic district, the 11-storey development maintains a luxurious state of mind with 36 contemporary, boutique suites that feature rich finishes, luxury GE appliances and innovative elements such as a rooftop kitchen, fireplace, garden and lounge overlooking the harbour, and a one-bedroom guest suite for the use of all residents. The Sovereign was launched in Spring 2010 and is now 35 per cent sold and on-track for completion in fall 2012.

Recently, the company completed two Victoria buildings sprucing up the city's north-end neighbourhood and paving the way for future projects – both Chard's and those from other developers. Juliet is a 14-storey, mixed-use building located at the corner of Johnson and Blanshard Streets. With a curved glass face, rooftop patio, BBQ kitchen and an outdoor movie theatre, the building freshened the area upon its completion in 2008. Located just two blocks

north, Corazon is a smaller, 12-storey residential building completed in 2006. Due to their successes, several other residential developments have been built surrounding Juliet and Corazon, proving that the city's core is worth investing into and ideal to live in.

The company is heavily involved in the revitalization of downtown Victoria with two major projects completed, two on the way and one just launching. The next step for Chard is the 640 Michigan St. project, to be located in Victoria near the beautiful landmarks of the Provincial Legislature and Beacon Hill Park. The building is set to hold approximately 80 units within two buildings. Chard wants residents living in their developments to be able to take a stroll and easily come across shops, dining and entertainment. With a large demographic ranging from recent graduates buying their first home to retired couples looking to downsize, building locations are in touch with the finest in cuisine, art, culture, nature and history.

But leading the future of condominiums is not the only thing that the company does best. About two decades ago, Chard Development started off by designing shopping centres and office spaces across Canada before focusing on projects in Victoria in 2004. With clients like the Hudson's Bay

Company, Mountain Equipment Co-op and Zellers under their belt, in 2003 they expanded to incorporate residential developments. As members of the Canadian Green Building Council, the company works with the community and nearby businesses when designing their projects. Chard takes the time to listen to the experience and ideas of locals, nearby businesses and the community in order to satisfy residents. "We really like to work with the community that we're in. We work very closely with the City of Victoria to make sure we're providing the type of products that people living there want to live in," says Chard. **LM**

Contact the Chard Development staff at 604-682-6046 or visit their website for more information, charddevelopment.com.

For information on The 834, visit the834.com or call 250-382-6001. Prices from \$245,000 and up.

For information on The Sovereign, visit thesovereign.ca or call 250-383-2999. Prices from \$389,000 and up.