

PROJECT SPECIFICATIONS



GENERAL

Building designs by multi-award winning architects Musson Cattell Mackey Partnership (MCMP) and de Hoog & Kierulf architects (dHKA).

Interior design by Proscenium architecture + interiors.

Construction by Victoria's Farmer Construction Ltd.

8 Storey Building (Duet East)
Concrete and steel construction featuring cutting-edge building technologies.

4 Storey Building (Duet West)
Wood-frame construction, concrete floor topping, rain-screen system and quality construction throughout.

Exterior finishes include brick, concrete and Hardi panel with metal and wood detailing.

Welcoming front lobbies with custom millwork, feature artwork, lighting and seating.

Both Duet buildings feature a high-speed network for communications, entertainment and internet.

Secure building access with remote/fob operating system and video enterphone security system for lobbies and parking garage with access from residents' televisions.

Video camera monitoring in lobbies, bike room and parkade entrance.

In-suite security systems for ground-floor suites in both buildings and all suites on floors 6-8 in Duet East.

State of the art fire protection and building safety systems.

Passenger elevators with contemporary interiors and keycard/fob private floor access.

On-site manager to assist residents, enhance security and care for the buildings.

SUITE INTERIORS

All suites available in your choice of the Gershwin Duet or Porter Duet colour palettes.

Open-concept floor plans with floor to ceiling windows and numerous venting windows.

Solid, wood veneer suite entry doors with integral mortise lock sets.

Modern roller-shades with integrated valence on all exterior windows.

Ceilings finished in either smooth finished drywall or spraytek product on concrete ceilings. 7th & 8th floor suites in Duet East and all suites in Duet West have smooth finished drywall ceilings throughout.

Duet East Ceiling Heights

Floors 1 - 7 8'6"
Floor 8 9'

Duet West Ceiling Heights

Floors 1 - 3 8'7"
Floor 4 12'6" ceilings in living areas and 9'4" in bedrooms

Wide plank laminate flooring throughout living areas. Engineered hardwood flooring upgrade available; hardwood standard on floors 7 & 8 of Duet East.

High-quality designer-chosen carpet in bedrooms. Laminate hardwood style flooring or engineered hardwood flooring upgrade available.

Brushed nickel lever-style interior door handles with privacy sets on bathrooms.

Sliding pocket doors - wood, glass or frosted in various locations.

Recessed pot lighting in entry halls, kitchens and bathrooms. Lights are dimmable in kitchens.

Dimmer controlled recessed electrical boxes in ceilings for owner supplied dining chandeliers and fans or lights in bedrooms.

Electric baseboard heating with individual room-zoned thermostats.

Exterior hose bib and natural gas connection for ground floor suites in both buildings and floors 7 & 8 of Duet East.

KITCHENS

Full-height vertical grain natural wood cabinets with integrated brushed steel finish pulls on lower cabinets and on full-height pantries in select suites.

Select suites feature wrapping upper cabinets with showcase open shelving.

Soft-closing drawers and doors with european hardware.

Thick profile engineered quartz slab countertops.

Full height natural marble and limestone tile backsplashes.

Recessed under-cabinet LED lighting.

Double square-profile undermount stainless steel sinks with insink garburator system.

Polished chrome dual-spray faucet with integrated pull down spray head and in-sink garburator system.

Linear hand laid porcelain floor tiles.

GE Profile Appliance Package:

Range - Stainless Steel 30" Slide-In Electric Self Cleaning Range. Features glass touch oven controls, full-glass oven door liner, GE's VersaCook System and lower warming drawer.

Floors 7 and 8 in Duet East feature the GE Profile dual fuel natural gas range.

Fridge - Stainless Steel 30" French Door Bottom Mount refrigerator. 19.5 cubic feet of storage with adjustable slide-out shelving, integrated icemaker and GE Reveal LED interior lighting.

The Developer reserves the right to make changes and modifications to floorplans, project design, specifications and features. Actual dimensions, square footage and floorplans may vary. VS4.

duetvictoria.com



B C C N D O S . N E T



Hood Fans - Select Duet suites feature the stainless steel GE Profile 36" chimney-style hoodfan with halogen lighting and dishwasher-safe filters.

Microwaves - Suites with the 36" hoodfan include a below-counter built-in Panasonic Genius microwave.

All other suites feature the GE Profile stainless steel Over-The-Range 1.8 cubic foot microwave with integrated ventilation and downlighting.

Dishwasher - Stainless Steel Built-in 24" Tall Tub Energy Star® Dishwasher. Feature stainless steel tub and hidden door top controls.

Laundry - Front loading Energy Star® GE stacking washer and dryer with electronic controls and hand-wash setting for delicate items.

BATHROOMS

Vertical grain natural wood veneer vanities with pull-out drawers and integrated brushed steel pulls.

Thick profile engineered quartz slab countertops with matching backsplash.

Custom framed feature mirrors in all bathrooms

Brushed chrome and frosted glass designer vanity light fixtures and recessed pot lighting in all bathrooms.

Heated bathroom floors in master ensuite or primary bathroom in suites with one bathroom.

Rectangular undermount porcelain sinks with polished chrome faucet.

Water conserving dual-flush toilets with soft-closing seat.

Select bathrooms feature linen closets.

Walk-in showers and tub/showers include chrome corner soap holders

Specific bathrooms at Duet feature a variety of the following tub, shower and tub & shower combinations:

5 foot walk-in showers with thick glass frameless enclosures with center-mounted rain-head shower head.

5 foot deep soaker tub with porcelain tile apron front featuring a sliding/removable shower head and curved shower curtain rod.

32" walk-in showers with thick glass frameless enclosures and center-mounted rain-head shower head.

Bathrooms with both tub and walk-in shower feature a 5 foot deep soaker tub and 32" square shower with thick glass frameless door with rain-head shower head.

LANDSCAPING

Extensive exterior landscaping and central courtyard by Victoria's LADR landscape architects.

Gardens and landscaping extend around both Duet buildings.

Terrace Suites feature walk-out terraces and access to common landscaped courtyard. Privacy is created through freestanding wood screens and attractive obscured glass panels.

Entry Plaza between the two buildings off Michigan Street includes landscaping and bike racks conveniently located next to each building's entrance.

Akebono cherry trees spread through the property are a quintessential symbol of spring in and around Victoria.

AMENITIES

9th floor rooftop terrace and outdoor kitchen with dining and lounge seating for the use of ALL Duet residents. Secure elevator access and washroom.

Central landscaped park-like courtyard with sitting and play area for Duet's youngest residents and visitors.

Meeting room with contemporary furnishings and bar-style kitchen. For strata use and bookings by individual residents.

Resident manager to enhance security and assist residents.

STORAGE & TRANSPORTATION

Individual storage lockers - 1 locker included per suite.

Suites each have one designated parking stall unless otherwise noted.

8 visitor parking stalls for the use of guests of both buildings.

Two secure bike storage rooms with one bike rack spot per suite.

Shared bicycle maintenance bench.

Common scooter storage area on P1 Level.

Common electrical vehicle plugins.

Alternative transportation options including proximity to transit, secure bicycle and scooter storage.

Walkable location in proximity to Beacon Hill Park, downtown, James Bay Village and Cook Street Village.

ENVIRONMENTAL

Energy efficient central natural gas fired domestic hot water boilers. Project wastewater attenuation system for reducing greywater loads on the City of Victoria sewer system.

Low-E double glazed thermally separated windows.

Common areas use LED and fluorescent lighting.

Public space, parkade and storage lighting controlled by time clock and occupancy sensors.

Drought tolerant landscaping and drip irrigation systems.

Low VOC carpet, flooring, cabinets and paints.

Select EnergyStar® appliances.

Construction waste recycling program and MDF products made from lumber milling by-products.

Garbage and waste facilities including a recycling and composting program.

WARRANTY

2-5-10 home warranty provided by Travelers Insurance of Canada.

Purchaser Handbook and online suite information portal with detailed suite finish, maintenance and operations information.

Chard Customer Care Program with web-based reporting system ensures that suite issues are promptly and effectively dealt with by Farmer Construction with the assistance of a Chard Development representative.

ROOFTOP TERRACE & KITCHEN



The signature amenity at Duet is a 9th floor, landscaped, rooftop terrace complete with an outdoor BBQ kitchen and dining and lounge seating. Residents of BOTH Duet buildings are welcome to use the terrace and enjoy the views of downtown Victoria, the Inner Harbour and the Sooke Hills. Secure elevator access from Duet East's main lobby.



Interior and exterior renderings are graphic impressions of building and suite designs. Actual finished buildings and suites may vary from renderings. V51.



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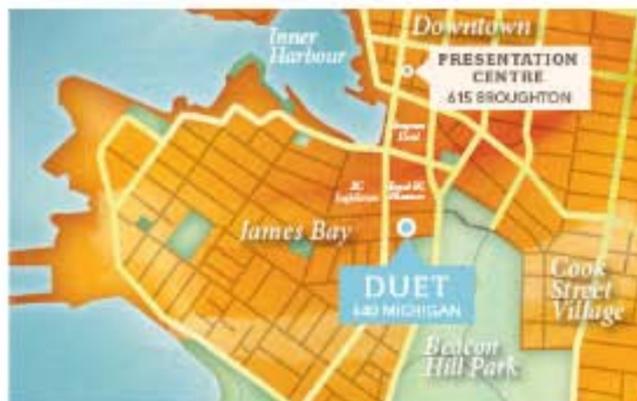
[CONTACT US](#)[REGISTER](#)[NEIGHBOURHOOD](#)[BUILDINGS](#)[FLOORPLANS](#)[TEAM](#)

Duet is 90 new Victoria condos in two thoughtfully-composed buildings in James Bay. Duet is perfectly located between Beacon Hill Park, downtown and James Bay Village. Duet Phase I now selling!



The Duet of Ocean and Hilltop.

NEIGHBOURHOOD



Duet is located at 640 Michigan Street in James Bay, a quintessential Victoria neighbourhood with parks, a wonderful local school, two villages, and effortless pedestrian access to downtown Victoria. [READ MORE...](#)

NEWS



STARTING FROM \$219,000

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BUILDINGS



Firmly rooted in the neighbourhood, Duet's new condos are also tied to one another with a central courtyard of cherry trees and natural plantings inspired by the gardens, flowers and trees that are at the heart James Bay's appeal. [READ MORE...](#)

Presentation Centre :: 615 Broughton Street, Victoria BC V8W 1C8 Phone 250.383.2999 Facsimile 250.383.7999 info@duetvictoria.ca

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CHARD



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A Duet of Contemporary and Classic Duet's decor walks a fine line with grace, making everyone feel at home with two interior design palettes to choose from that reflect the natural surroundings.



Duet's architects de Hoog & Kierulf of Victoria and Musson Cattell Mackey Partnership of Vancouver had a single aim for the design of Duet's 4 story and 8 story buildings: to create a pleasing complex that complements the street with homes that nestle into and nurture the neighbourhood.

[VIEW DETAILS](#)


Duet's courtyard, planted between the two buildings, is a green, serene proposition for both residents and pedestrians on Michigan Street. The courtyard begins at the street, rooting it into the neighbourhood and inviting the eye to enter.

[VIEW COURTYARD](#)


Two interior design palettes, light and dark, reflect the natural surroundings of James Bay. The darker tones in Porter Duet have a rich, elegant earthiness. The lighter shades of Gershwin Duet are a soft sea breeze.

[VIEW INTERIORS](#)

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1. Large energy efficient low E Glazing provides maximum light into each suite. All windows have modern roller-blinds with integrated valences

2. Both Duet buildings feature signature entrance lobby's with original artwork, feature lighting and seating.

3. Building finishes include traditional brick, pre-cast concrete and metal and glass balconies.

4. High-speed passenger elevators with beautifully finished interiors and secure keycard and fob floor access.

5. Secure Parking for your ride...Whether it's a car or a bicycle. Remote control access for both cars and bicycles.

6. Duet is situated just a half block away from Beacon Hill Park which features serene running and walking paths, sports fields and cultivated and wild gardens and groves.

7. Street-front chestnut trees tie the Duet street presence to the traditional tree-lined streets of James Bay

8. Duet features many eco-friendly features including a greywater heat exchange system to lower energy usage for hot water and LED and fluorescent lighting throughout all public areas of the buildings.

9. The project will have a resident manager to assist residents and maintain the buildings.

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Features. Two interior design palettes, light and dark, reflect the natural surroundings of James Bay. The darker tones in Porter Duet have a rich, elegant earthiness. The lighter shades of Gershwin Duet are a soft sea breeze. Suites are well appointed with modern amenities mixed with well-considered design features.

[VIEW FEATURES](#)


Gershwin Duet The Gershwin Duet is as natural, easy and pleasing as the master's music, light and irresistible. Designed, of course, with elements like graphically-veined quartz that stands the test of time.

[VIEW SLIDESHOW](#)


Porter Duet. Like a rich and complex Cole Porter Duet, the deeper interior colour palette offers uncommon appeal, with limestone backsplashes, sophisticated flecked quartz countertops and quarter- sawn cabinetry. Intelligent and inviting, Porter Duet is in perfect balance.

[VIEW SLIDESHOW](#)

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VIEW EXTERIOR COURTYARD RENDERING

- 1.** Exterior bike racks provide a great place for your pedal-friendly visitors to lock up when they come to visit. Racks located near each building entrance.
- 2.** The Landscaped Courtyard has a secure entry gate from the Michigan Street entrance plaza with access just for Duet residents.
- 3.** Three levels of underground secure parking concealed under Duet's two buildings and the landscaped courtyard feature parking for both cars and bicycles and access to your storage locker.
- 4.** Private garden terraces receive privacy from frosted glass and wood screens along with carefully positioned and diverse plantings.
- 5.** Seating and play area for residents of both Duet buildings.
- 6.** street-front suites in Duet West feature gated street entrances and a townhome-like feel.
- 7.** Diverse plantings include - dwarf roses, fragrant azaleas, heathers, native shrubs and, of course, the signature Akebono cherry trees.

Duet has been designed for many different neighbours: families, singles and couples of all sorts. There are spaces for people who like living on the ground floor and also for those who like to live above, with views of the urban cityscape.

[CHOOSE FLOOR NUMBER](#)[BY SUITE TYPE](#)

1 2 3 4 5 6 7 8

[YOUR FAVOURITES](#)

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CHARD



The Duet of Here and There. Duet is located at 640 Michigan Street in James Bay, a quintessentially Victorian neighbourhood with parks, a wonderful local school, two villages, and effortless pedestrian access to downtown.



2 Blocks to South Park Family School The respected, historic school is two doors from Duet down Michigan Street. If you have a family, this is about as good as it gets. And even if you don't, the building's character is pure James Bay.

1/2 Block to Beacon Hill Park. Duet is virtually within the park, with its landscapes of contrasts, from gnarled Garry Oak to calculated English garden, broad ocean vista to intimate leafy trail. Victoria's premier park space leads you wonderfully astray.

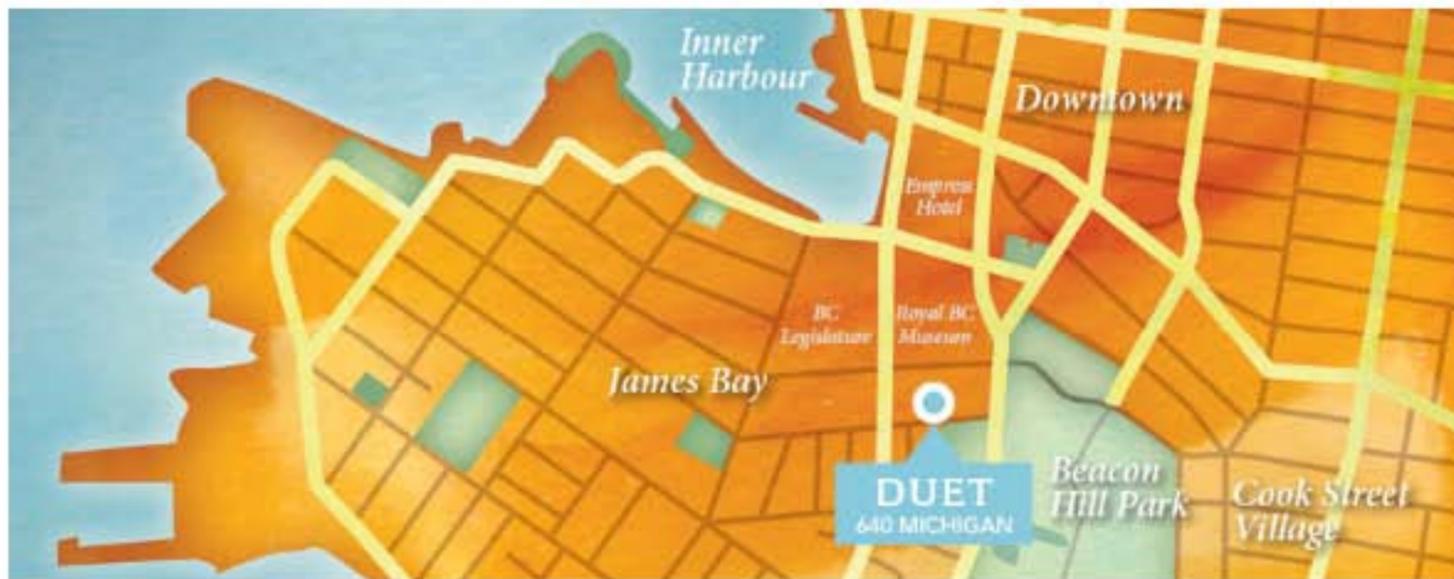
5 Minutes to the Wild Side Bike from Duet to the top of Beacon Hill Park and down to the Pacific on Dallas Road. Suddenly, there is no city, no village...nothing but you and a vast expanse of ocean and shoreline.

6 Blocks to Village Life. Head east or west, and you'll find yourself on the streets of shops that have grown up with their neighbourhoods. In the James Bay and Cook Street villages, local purveyors of necessities and nice-to-haves await.

10 Blocks to Fresh Fish. Piping hot fish and chips at Fisherman's Wharf. (Malt vinegar! Fresh lemon!) Strolling along the water, rain or shine. Buying fresh fish to take home with you for dinner tonight.

4 Blocks to Downtown. Victoria's downtown is conveniently condensed, with offices and theatres, galleries and cafés, fine dining and shopping all clustered up from the harbour for your meandering pleasure.

The Duet of Here and There. Duet is located at 640 Michigan Street in James Bay, a quintessentially Victorian neighbourhood with parks, a wonderful local school, two villages, and effortless pedestrian access to downtown.



From Duet, there's nowhere you can't go... on foot, on a bike, onward! Click to explore some of the uniquely Victorian places you can go from a home base at Duet. You'll make quite a pair.

[VIEW MAP](#)

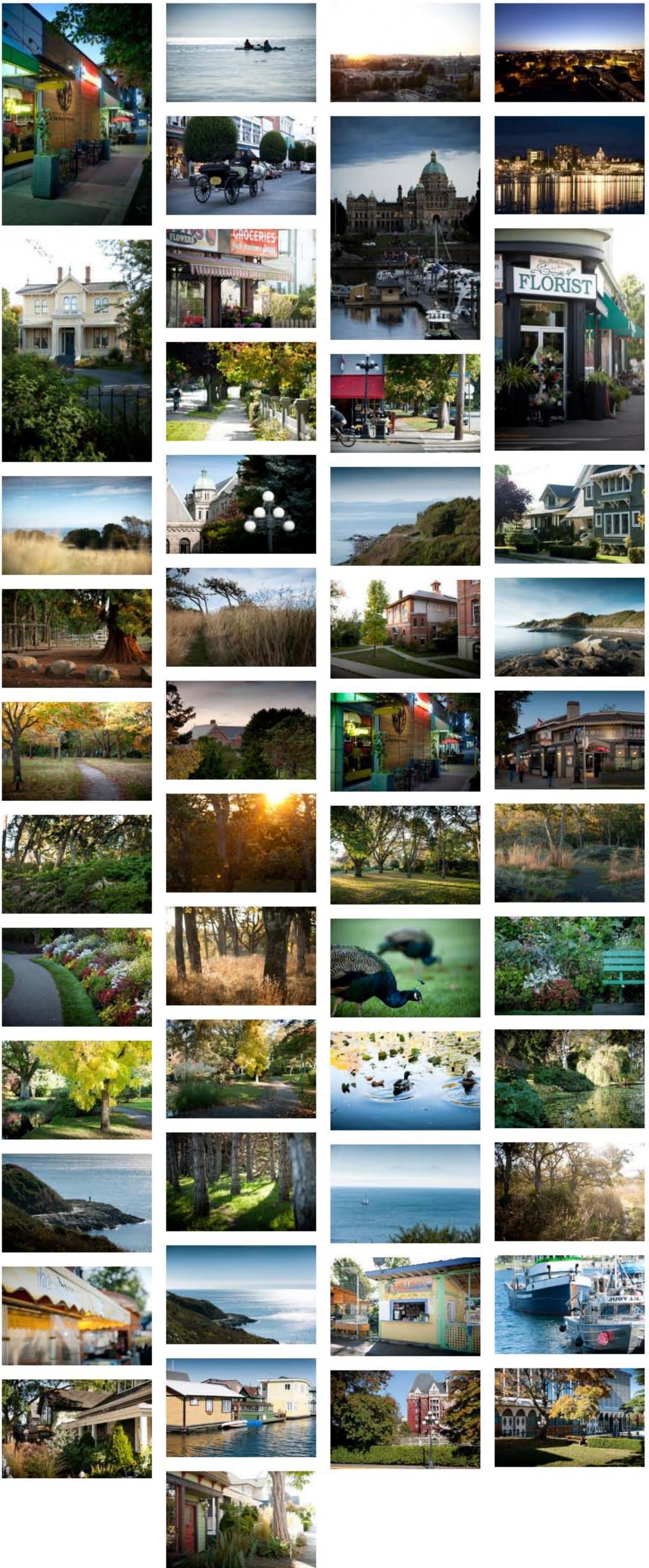

It's the quintessential Victoria neighbourhood, an eclectic mix of Edwardian architecture, woodframe houses and carefully tended gardens. Walk to its heart, the iconic Five Corners of James Bay Village, have a coffee and watch the world go by or stroll to Downtown and enjoy some of BC's finest restaurants.



Duet's location in James Bay puts it between nature and city, between historic and modern. It's a picturesque neighbourhood that's constantly changing, blooming and growing. Click to visit our gallery and discover the many moods of our neighbourhood.

[VIEW GALLERY](#)

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GALLERY

A Duet of Time and Trust. There is nothing more precious to us than our collaborations with companies that share our goal of making Victoria ever more livable and enjoyable. Meet the team.



Corazon



The 834



The Sovereign



Juliet

DEVELOPER

Chard Development Ltd.

Chard has built four successful projects in downtown Victoria: Corazon, Juliet, The 834, and The Sovereign, which is currently under construction. We pride ourselves on being both kickstarters of community – we have made downtown home for hundreds of people – and we're also stewards of the city, working to maintain the essential character that's makes Victoria so appealing to so many. Chard is a tight, experienced team that's small enough to take everything personally and big enough to make an impact in the livability of a neighbourhood. Duet is our first project in James Bay, and we are proud to contribute to this quintessentially Victorian neighbourhood.

charddevelopment.com

NEXT

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ARCHITECT
de Hoog & Kierulf architects

The Victoria firm de Hoog & Kierulf architects has worked on projects ranging from the Royal BC Museum to the Selkirk Waterfront with a wide variety of multi-family residential projects, including Mattick's Green and Sayward Hill. dHKA's collaborative, hands-on style suits the team at Chard while their deep Victoria roots give them a valuable local perspective. Both principals, Peter de Hoog and Charles Kierulf, participated on Duet, working closely with MCMP throughout the design process to ensure that the two buildings that make up the project work together for the benefit of both residents and the James Bay neighbourhood.

dhk.ca



ARCHITECT
Musson Cattell Mackey Partnership

Musson Cattell Mackey Partnership has become one of British Columbia's most respected architectural practices over the last 45 years, with an extensive portfolio of complex and acclaimed projects from the acclaimed new convention centre in Vancouver to a host of major office complexes and head offices. They've also been our architectural firm of record for all our residential projects, bringing a sure hand, smart design and decades of expertise to everything they do.

mcmparchitects.com



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Key Consultants

Structural Engineers	RJC - Read Jones Christoffersen	Geotechnical Engineers	Ryzuk Geotechnical Engineering
Electrical Engineers	Applied Engineering Solutions	Civil Consultant	Associated Engineering
Mechanical Engineers	AME Group	Surveyor	Brad Cunnin Land Surveying
Building Envelope	RDH Group	Warranty Provider	Travelers Guarantee Company of Canada

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Juliet



The Sovereign

GENERAL CONTRACTOR
Farmer Construction Ltd.

Chard's collaboration with Farmer, our general contractor on Duet, dates from our very first downtown Victoria project, Corazon, nearly a decade ago and Juliet, completed in 2008. Currently, Farmer is the General Contractor on The Sovereign. A privately owned and family run organization for three generations, Farmer values its relationships in the city and has made transparency, teamwork, quality work and associations with top-tier trades the cornerstone of its success. Chard is proud to be working with Farmer on Duet.

farmer-ltd.com

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INTERIOR DESIGN

Proscenium Architecture + Interiors

Proscenium Architecture + Interiors strives to create spaces that people truly want to live and work in. Modernist-based and sensitive to comfort, Proscenium works with Chard to create an enjoyable and aesthetic balance of form and function. Proscenium has worked with Chard for the past 20 years including the first Victoria residential project, Corazon. The ongoing relationship and understanding have matured through Juliet, The 834 and now Duet.

proscenium.ca

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LANDSCAPE ARCHITECT LADR

Longtime Victoria landscape architects LADR work in a wide range of creative and sustainable design initiatives for the private sector, governments and not for profits. They have been the landscape architects for Chard's The Sovereign and now for Duet. With the most complex landscaping of any Chard project by far, Duet has challenged LADR to design a comprehensive landscape plan integrating lush plantings, walkways, garden seating, attractive outdoor lighting, and privacy and security features for building residents.

ladrla.ca

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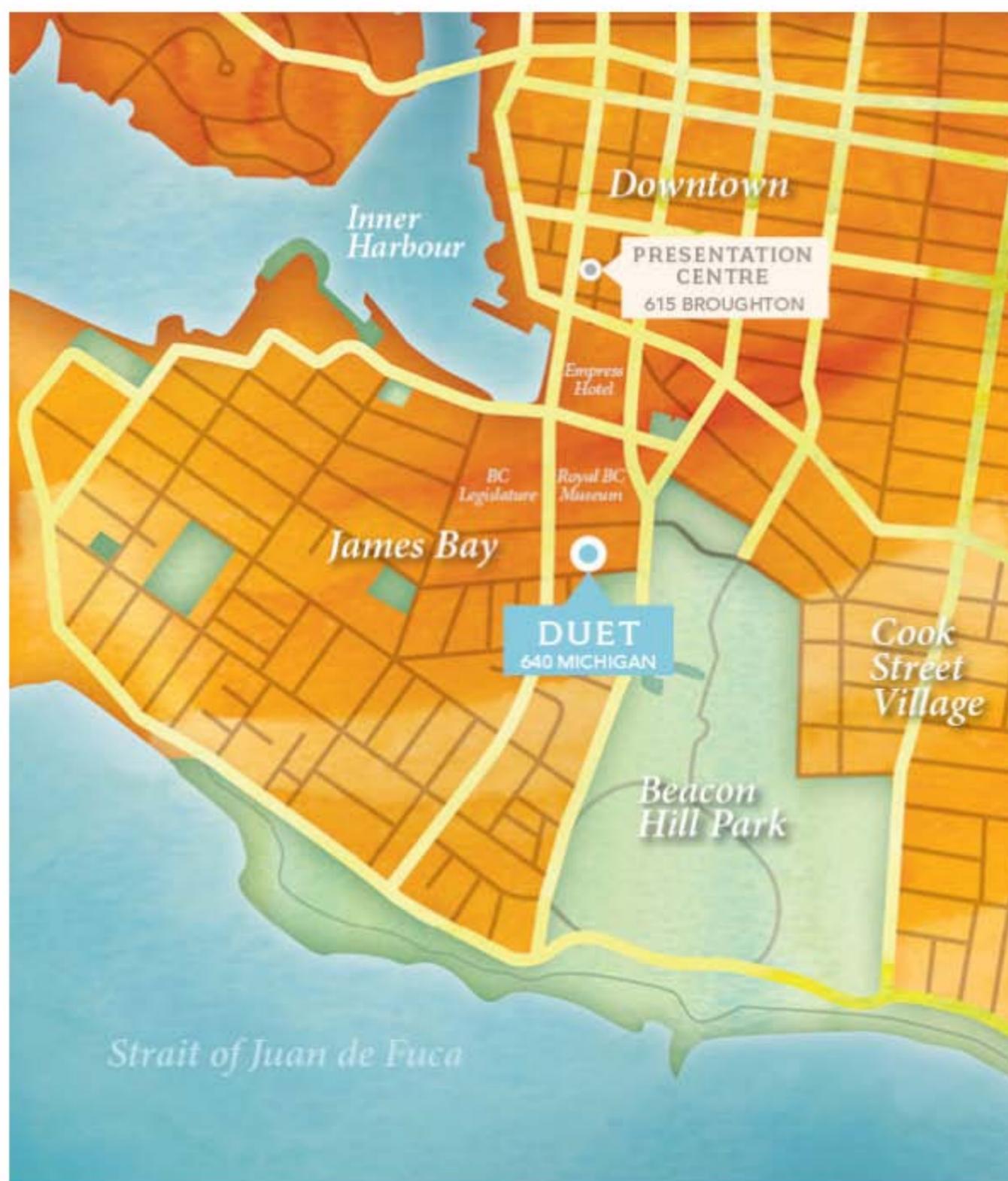
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Duet Presentation Centre

NOW OPEN

615 Broughton Street
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[Google Map](#)

hours

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A Blog About Duet, James Bay & Downtown Victoria



DESIGNING GREEN: LADR LANDSCAPE ARCHITECTS

Duet symbolizes a partnership in many forms: village and nature, new and old, contemporary and classic. Finding new ways to celebrate those partnerships so that everyone in the community can benefit has always been our goal—one that’s been instrumental in building our vision of Duet over the past eight years to what it is today.

One of the most important partnerships we’ve had to consider, and one that’s been at the forefront of our minds and in our meetings with the James Bay Neighbourhood Association from day one, is the joining of Duet to the neighbourhood around it. Culturally and architecturally, certainly. But also when it comes to the surrounding landscape. And this last part—the landscape—is where the expert team at LADR Landscape Architects comes in.

A local, homegrown operation run by Principal Bev Windjack, LADR is an award-winning consulting firm that specializes in sustainable design and masterplanning. Since opening their doors in 1994, Windjack and her team have worked on countless projects around Victoria and Vancouver Island, designing green spaces for everything from schools, parks, and campuses, to developments like Duet.

“At the start of my career,” Windjack says, “we were often given a project and stuck a landscape on it after the fact. But now we’re able to drive the design. It’s a much more integrated approach and you get better results because of it.”





And Duet, she says, is a great example of this. Looking out on the lush garden terraces will give the space more of a private residential atmosphere, she says, referencing the internal courtyard that sits at the heart of the development. And then there are the views from the rooftop terrace, looking out over Beacon Hill Park and the Sooke Hills to the south and west, and downtown and the inner harbour to the north and east.

Around and among the buildings themselves, Windjack's plans call for a large variety of plants and trees, including dwarf roses, azaleas, heathers, native shrubs, and of course Duet's signature Akebono cherry trees. "I think that when the site comes alive with pink blooms," she says, "those cherry trees will really help lift people's spirits up."

The cherry trees will complement the new chestnut trees that will be planted along Michigan Street in front of Duet, replacing the unhealthy existing trees (which had structural problems due to poor pruning) that had to be removed when development of the building began. "The City of Victoria was happy for us to remove them and replace them with healthy trees," Windjack says.

With development now underway, Windjack and her team are counting down the months until they can see the landscaping component of the project take shape. And excitement is building: "I think Duet's going to fit in really well with the area. Having more young families and young people will bring some new energy to the neighbourhood."

But it's not just the landscaping that has Windjack wound up: she was so impressed with Duet that she purchased a ground floor suite for her son, Chris.

For more information about Windjack and her work with LADR, check out their website [here](#). View the Duet landscape plan [here](#).





UPCOMING EVENT: WINE TASTING

If you're thirsty and looking for the chance to sample some of the best wines, ciders and meads from Vancouver Island and the Gulf Islands, circle March 29th on your calendar. The Wine Islands Spring Tasting is taking place at the [Fairmont Empress Hotel](#) and will feature more than 30 winemakers, cidermakers, meadmakers and distilleries. Organized by the Wine Islands Vintners Association (WIVA), this is the fifth year the event has taken place and the evening has become known as a fantastic opportunity to discover some of the best beverages that the region has to offer.

The event takes place from 6:00 to 8:30. Tickets are just \$25 and can be bought online, at a number of retailers in town, or at the door (space permitting). For full event listings, check out [the WIVA website](#).



WILDLIFE PHOTOGRAPHER OF THE YEAR

ON NOW: WILDLIFE PHOTOGRAPHER OF THE YEAR

If you're looking for an escape from spring showers and feel like getting up-close and personal with animals in their natural habitats, make sure to check out the Wildlife Photographer of the Year exhibition currently taking place at the Royal BC Museum.

The travelling show, now in its 48th year, is organized by the Natural History Museum in London and BBC Worldwide. A panel of judges waded through more than 48,000 entries from around the world and picked the 100 most striking and memorable images, several of which capture the stark beauty of the Canadian wilderness.

The Museum is also featuring a number of related photography-themed events and programs, including a Young Photographer Contest for any budding shutterbugs who want to send along their own pics of beautiful British Columbia before the March 25 deadline.

The Photographer of the Year exhibition will be moving on to its next stop as of April 1st, so now's the time to catch it before it's gone. For more details, including museum hours and rates, visit the [Royal BC Museum website](#).





WEST COAST DINING WITH A TWIST: O BISTRO

Located at [500 Oswego Street](#), just a few blocks up from the inner harbour in James Bay, the O Bistro is without question one of the city's hidden gems. Offering classic West Coast dining in a tastefully modern atmosphere (a classic West Coast combination in itself), the restaurant/lounge has firmly established itself as a neighbourhood—and city—favourite.

Now, Victoria isn't short on great places to grab a bite, and not a few of the options out there make the most of their West Coast locale when crafting their menus. Why wouldn't you, when you live in a place known around the world for its land- and sea-bounty?

At a glance, then, you might think O, with its promises of outstanding West Coast cuisine, is, well, a bit *ordinary*. Just another great restaurant in a city brimming with great restaurants. Ho hum.

But all it takes is a few minutes inside the dining room, perhaps with a hard-won martini resting firmly in one hand, to realize the O Bistro is far from ordinary.

For a start, there's the decor, which is modern and chic in a well thought-out sort of way, one that doesn't forfeit that cozy coastal vibe we all know and love.





Then there's the menu, which takes those "west coast cuisine" dishes you were expecting and turns them out just a bit differently, breathing new life into old flavours. Take their salmon entree, for example, daringly braised with Blue Buck Ale (a city favourite from local micro-brewer [Phillips](#)), or the Crispy Panko Crabcakes, served up with savoy and red cabbage slaw and avacado-lime aioli.

And if all you're in the mood for is that martini, well that's fine too. The O manages to straddle that lounge/restaurant line flawlessly, so you're comfortable in your seat with or without a plate in front of you.

The O Bistro is open year-round, and it truly is good in any season. But if you do pay them a call this spring, make sure you follow it up with another this summer when the patio is open. Nothing goes better with crab cakes than a breath of salty sea air.

For more information on O Bistro, including their menu and upcoming special events, visit [their website](#).



RESOLUTION #1: GET OUT MORE

Living near the ocean definitely has its benefits: the sounds, the smell, the view, the easy access to the great outdoors. It's the first thing visitors notice when they walk around Victoria for the first time, and all of it contributes to what makes the city, and James Bay in particular, such an incredible place to live.

But however gorgeous the views, it's not all just scenery and backdrop. Not according to the staff at Ogden Point Dive Centre, anyway.

If you've ever taken a walk along Dallas Road, chances are you've walked past (or on top of) the OPDC. Nestled beneath a cafe at the entrance to the Ogden Point breakwater, it's long been a favourite of both beginner and professional divers seeking access to one of the world's top dive spots.

Officially opened in 1997 by Erin Bradley and just a 10-minute walk from Victoria's inner harbour, the OPDC is all about uniting city (and city-dweller) with the sea. "The Breakwater is right outside the door," says Erin Herder, manager and diving instructor at OPDC, "and there's a ton more dive sites that are less than 30 minutes away. So the location alone is pretty perfect."

But it isn't just locals who drop by to take the plunge: listed as the #1 shore diving spot in North America by Scuba Diving Magazine, the waters around Victoria attract enthusiasts from all around the world.

The OPDC offers courses for all levels of divers aged 10 and up and runs their schedule year-round, making them a perfect fit for anyone looking to fulfill that "get out more" New Year's resolution with something a little more interesting than a membership at the gym. If you're already a seasoned pro, you can join them on one of many location-specific trips to wrecks and reefs around the island.

And if the idea of submerging in the Pacific mid-January leaves you a little frosty, Herder says not to worry: "Most people don't realize that the water temperature doesn't really change where we dive, so in the winter, it's really just the wind you have to steel yourself against. But that's why we installed hot showers."

Individual dive experiences start from \$80. For more information on the Ogden Point Dive Centre, including course schedules and upcoming trips, visit their website at <http://www.divevictoria.com/>





DUET OFFICIAL GROUNDBREAKING

Yesterday morning the Official Groundbreaking of Duet was celebrated at 640 Michigan Street!

We were joined by over 30 guests including Duet homeowners, Mayor Fortin and Councillor Pam Madoff from the City of Victoria as well as other VIPs, project designers and consultants, Chard staff and Farmer's construction team. The rain held-off and the sun even peaked out as the first shovels of dirt were turned over by developer Dave Chard, Mayor Fortin, Councillor Madoff and Barry Scroggs of Farmer Construction.

For a second consecutive Chard Development groundbreaking, Mayor Fortin jumped behind the controls of the excavator to really get things underway, expertly digging up a huge chunk of asphalt and soil.

As much fun as it was seeing Mayor Fortin use the heavy machinery though, we all agree that the highlight of the event was talking to so many of our Duet purchasers and seeing them have their pictures taken complete with hardhats, golden-shovels and big smiles on their faces. We are very proud to be building this new James Bay project for them and are glad they could join us at this special event.

The groundbreaking ceremony begins the 20-22 month construction by Farmer Construction of Duet's two buildings for a planned completion in late 2014. Over that time we hope you will check back to our website and blog to view construction photos and explore the project or register to receive email updates.



Duet dwellings will be at home in James Bay, Victoria's oldest residential area

Respect for the past marks new beginning **Suzanne Morphet**

Sun

Saturday, June, 16, 2012



DUET

Location: Victoria's James Bay neighbourhood

Project size/ scope: A 90-unit residential project consisting of an eight-storey building (Phase 1) and a four-storey building (Phase 2).

Price: \$219,000 - \$999,000

Monthly Strata fees: TBD

Telephone: 250-383-2999



Email: www.duetvictoria.com

Developers: Chard Development

Builder: Farmer Construction Ltd.

Architect: Victoria's de Hoog & Kierulf architects and Vancouver's Musson Cattell Mackey Partnership

Interiors: Proscenium Architecture + Interiors

Occupancy: Summer 2014

When Dave Chard purchased a large vacant lot in Victoria's oldest residential neighbourhood, his challenge was to not only envision a project that suited the site, but also to satisfy a strong community association in a historically rich neighbourhood.

The president of Chard Developments of Vancouver purchased the property in James Bay. It's the place where Victoria's early elite built their homes, where Emily Carr's parents constructed their English Ginger-bread/San Francisco-style home in 1864 and where, about 100 years later, residents decried the destruction of similar heritage homes. Passionate residents eventually convinced the city to introduce zoning to limit increasing densification and James Bay got its first neighbourhood plan in 1973.

Today, residents are still passionate about protecting their neighbourhood from what they consider to be inappropriate development. As such, the James Bay Neighbourhood Association reviews all land-use proposals.

"We did find them challenging," admits Chard, whose first effort to please the association - a single U-shaped building - failed. "We basically went to them and said, 'what would you like to see on this site?' because it seemed like everything we had proposed wasn't of interest to them."



In addition to their sleek design, the residences will feature high- efficiency appliances and use of recycled materials in construction.



Chard wasn't the first developer to try to build on the middle-of-the-block site directly behind the B.C. Legislature on Michigan Street. He purchased the property from a developer who had abandoned his earlier plans. "We weren't there to say we want a black and white building or a pink and blue building," says Marg Gardiner, president of the association. "We were there to make sure that certain quality of life measures were respected for the community."

That meant four things in particular: The development couldn't box in the townhouse-style social housing on its north side; each of the 90 units would require its own underground parking spot so neighbouring streets wouldn't need to absorb more parked vehicles; the project couldn't dwarf the adjacent and historic South Park elementary school - "We wanted its presence to be respected," is how Gardiner puts it; and the development needed to suit a variety of people, including families.

"The project that's been designed really did come out of that consultation," says Chard, adding that a few members of the association's executive attended a recent reception to launch the project - called Duet - and were pleased.

"What they saw there in the model and the plans is what they were hoping we would develop and I think they were quite excited about it."

"When we did the visioning, they were obviously very much listening," says Gardiner.

The design - a collaboration of ideas between two architects, one in Vancouver, the other in Victoria - calls for two buildings; an eight-storey concrete tower and a four-storey wood-frame building, with a landscaped courtyard in the middle. Both buildings will be constructed at the same time, but they're being marketed in two phases. The first phase is the tower with 62 units and about 35 different floor plans.

"It's a building that's going to offer a lot to a wide variety of people," says Chard, who says the large number of plans is due to the building's shape, which is highly articulated. All the units have balconies or terraces, but some are recessed.

"The building is not a straight-walled building," he explains.

Unit sizes range widely - from 419 to 1,411 square feet - as do prices - from \$219,000 to just under \$1 million.

While the James Bay community appeals to people of all ages, it has more people 65 and older than any other neighbourhood in the city. To meet the needs of older buyers, the architects for Duet have designed accessibility into the bathrooms, which have wider than normal doors and larger than normal turning radius to accommodate wheelchairs, as well as reinforcement in the bathroom walls so owners can add grab bars if they like.

"What it means is you can basically age in place," says Chard.



Other important features are environmental, including a grey-water heat exchange system in the eight-storey building that will extract heat from waste water to preheat incoming city water. "Working in conjunction with the high-efficiency gas-fired boilers, the system can deliver up to a 15-per-cent reduction in energy use at peak times," says Jeff Griffiths, vice-president of marketing for Chard Development.

Buyers can also look forward to low-VOC paints and finishes, energy-efficient appliances, LED and fluorescent lighting in public spaces and the use of recycled materials in construction, such as the quartz countertops.

The most noticeable feature will be the landscaped courtyard between the buildings, which will be a pleasant green space with a mix of plants and trees for residents to admire, perhaps on their way to nearby Beacon Hill Park, the Dallas Road waterfront, or Victoria's renowned Inner Harbour.

Duet is Chard's fifth development in Victoria. Ten units of the first phase sold during the opening weekend of sales. Sales for Phase two will start in the fall and Chard expects both will be completed by the spring of 2014.

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February 6, 2013



From left, David Chard, President Chard Development, Victoria mayor Dean Fortin, Victoria councillor Pam Madoff and Barry Scroggs, President of Farmers Construction, break ground at the Duet site in James Bay. Photograph by: LYLE STAFFORD, Times Colonist

From left, David Chard, President Chard Development, Victoria mayor Dean Fortin, Victoria councillor Pam Madoff and Barry Scroggs, President of Farmers Construction, break ground at the Duet site in James Bay. Photograph by: LYLE STAFFORD, Times Colonist

Chard Development started ripping up a Michigan Street parking lot in James Bay Tuesday to make way for its two-building Duet condominium project.

Duet, which features a eight-storey and four-storey buildings with a total of 90 suites, is Chard's fifth residential project in Victoria

Developer David Chard said the project, beside the James Bay fire hall at 640 Michigan St., has been in the works for seven years. He bought the parking lot in 2005 and worked with the James Bay Neighbourhood Association for several years on the design and scope of the project. He said the delay in bringing it to the market came down to that process and the weakness of the condo market in 2008 and 2009.

"We remain strong believers in Victoria, as we have been for the past decade," said Chard. "We launched our third downtown project, The 834, in 2009 when there was great uncertainty in the market. While these are times of nervousness and hesitation, we continue to see an ongoing demand and desire for new, quality housing in the city, especially in unique locations like Duet."

Duet is slated to be completed in the fall of 2014. The 90-unit project, designed by local architecture firm, de Hoog and Kierulf Architects and Vancouver's Musson Cattell Mackey Partnership, is 30 per cent sold. Suites in both buildings are available starting from \$219,000, with suite sizes ranging from 419 to 1,411 square feet.

"The opportunity to live in a new condo in a quiet residential neighbourhood with access to 200 acres of park at the end of your street, nearby transit and so close to downtown has really resonated with our purchasers," says Jeff Griffiths, vice-president of marketing for Chard.

Duet's signature amenity is a rooftop terrace complete with lounge and dining seating, and an outdoor BBQ kitchen.

Chard, which is also bringing its Sovereign project out of the ground in the downtown core, is also in the planning stages for the parking lot at 819 Yates St., a site the company bought in 2011.

The lot, next to the Empire Capitol 6 movie theatre complex, had been held by Dubai-based Emaar Properties, the group that built the world's tallest building — the 828-metre Burj Khalifa in Dubai — at a cost of \$1.5 billion.

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