

70% sold status for View Royal's Skyeview condo dev a reflection of demand for West Shore pre-sales

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October 29, 2021



Home sales at View Royal's Skyeview condominium project along the Old Island Highway have been brisk as purchasers flock to attainably priced offerings in the Capital's western suburbs.

Skyeview, now underway at 242-244 Old Island Highway west of Admirals Road, is approaching 70% sold-out status as developer TLA Developments completes excavation and readies to construct the 37-suite, four-storey complex. "TLA made a conscious decision to focus our development projects on the 'missing-middle' price points that are sought after throughout

Greater Victoria, but too often lacking in supply," said Chris Bradley, TLA Developments co-founder. "The strong interest in projects like Skyeview is proof of a demand for TLA's attainable housing product among the demographics we've targeted such as families, young couples and first-time homebuyers."

Comprised of one and two-bedroom homes sized from over 500 square feet to 933 square feet, Skyeview's inventory has been well received given the project's central location close to CFB Esquimalt, its proximity to shopping centres and schools, and its alternative transportation options like the Galloping Goose Regional Trail and high-frequency transit servicing two hospitals, downtown Victoria, UVic, and Camosun College's Saanich campus.

Although inventory has been absorbed quickly, Bradley says highly desirable layouts (ranging in size from 744 to 890 square feet) remain available with approximately a dozen one and two-bedroom options to choose from, including homes overlooking the city, View Royal's natural surrounds, and landmarks like the Sooke Hills, Portage Inlet, Mount Douglas and Mount Baker. Pricing starts at \$549,900.

In terms of finishings, TLA co-founder and Bradley's partner Troy Grant says Skyeview's interiors offer high quality materials and workmanship, with modern comforts and new-build flair homebuyers have come to expect among Victoria's pre-sale projects.

"Attainable price point certainly doesn't mean forgoing luxuries or up-market materials," Grant said. "Our goal with Skyeview has been to help bridge the gap between renting and homeownership, and to do so without compromising on space and function, durable flooring and surfaces, energy efficiency and high-grade interior design details."

Each unit comes with a parking stall, with parking capacity allocated between a convenient surface lot and an underground parkade. Homes also include storage, access to a bicycle locker and the building is pet-friendly.

Grant, meanwhile, says support from the View Royal community for densification efforts has been strong, and the municipality has played a key role in helping deliver more housing to one of the most popular districts of the south Island.

"We find View Royal to be very supportive of our projects and the overall transition towards higher density residential developments," Grant says, adding that "neighbours, elected officials and View Royal's administration recognize the need for attainable housing projects like Skyeview, especially in an area where so many Victorians are looking to situate to raise a family, be close to work and to access alternative transportation options."

With over 20 years of experience in the real-estate development industry, Grant and Bradley have been involved in numerous development undertakings, including high-profile proposals in Esquimalt (one scheduled for completion in 2023, and another nearing its construction start). In 2019, Grant and Bradley formed TLA as a progression of their decades-long partnership and experience in land development. In the company's project pipeline are Sterling, Hylands and Ferrell, three condominiums planned for Esquimalt's desirable Selkirk community and Saanich's Uptown precinct, respectively. The trio of new-builds are currently making their way through the municipal planning phases. TLA is also selling Summerside Village, a collection of eight single-family-dwellings and four duplex residences, on Salt Spring Island. Summerside, situated along Atkins Road in the village of Ganges, is a walkable community close to shopping, arts and culture amenities, markets and one of Salt Spring Island's busiest harbours. View Summerside's website here to learn more about new homeownership options on Salt Spring Island. **C**

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