

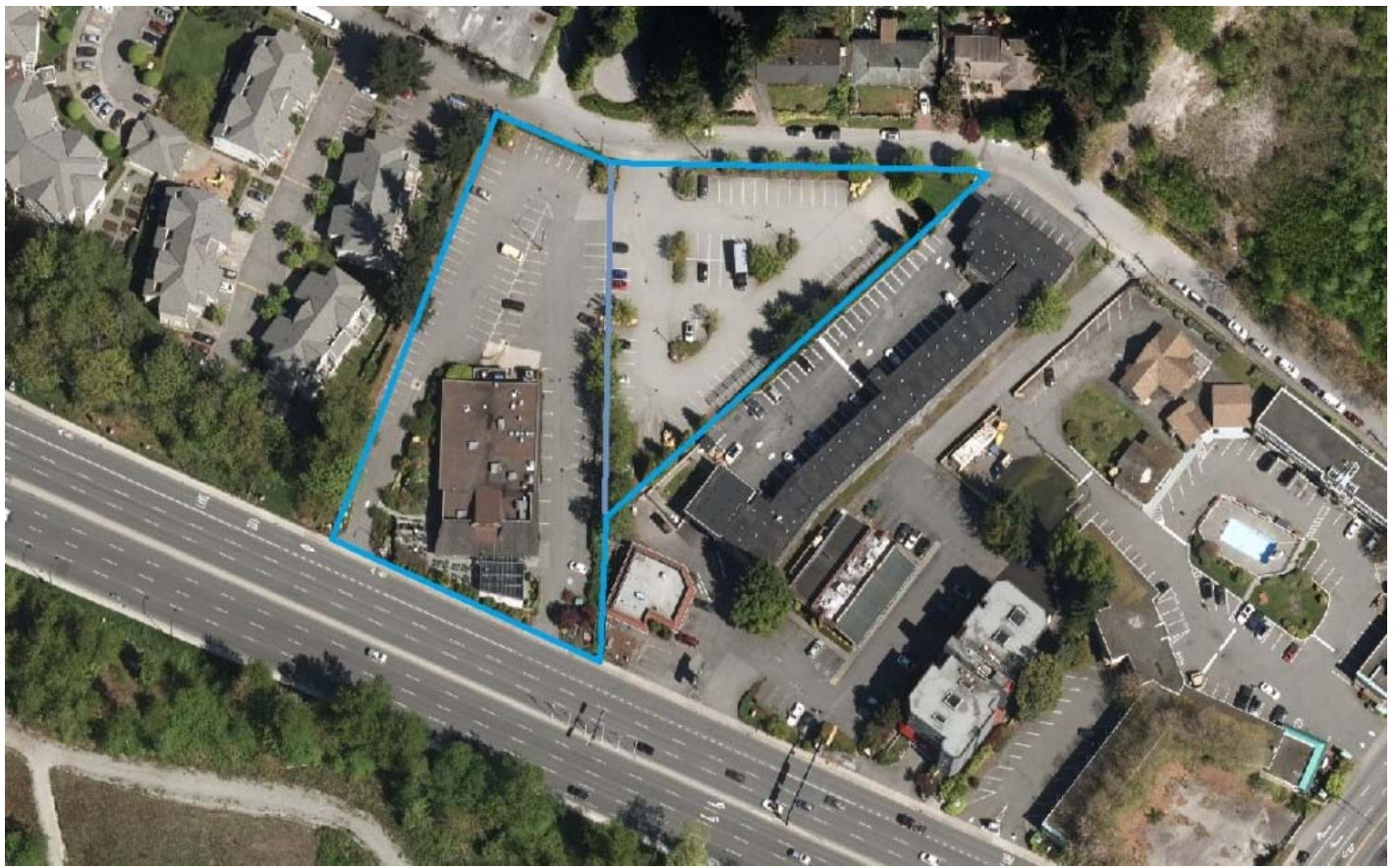
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TAG ARCHIVES: NORTH VANCOUVER

Earls Tin Palace Site Sells

Posted on [August 8, 2014](#)

Earls has sold its long-held property on Marine Drive to a development group led by [Darwin Construction](#) for \$20,000,000. The 2.06 acre site is currently built out with the restaurant itself, which Earls has occupied since 1984, and surface parking. No word on redevelopment plans yet, though based on the purchase price, redevelopment is surely on the horizon.



Interestingly, the site straddles two municipalities, with one legal lot located in West Vancouver, and the other located in the District of North Vancouver. The lot on the North Vancouver side is designated for 1.75 FSR.

The site appears to have excellent development potential with [recent rezoning approval for two residential towers with 262 units at the Grouse Inn site](#) further down the block at Capilano Road.

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North Shore Kia Moves for New Condos

Posted on [July 22, 2014](#)

It was a game of musical developments at City of North Vancouver council Monday night as council members voted to approve a new home for North Shore Kia dealership and a condo building to go in its place.

The joint bid between the Dick Irwin Group, which owns North Shore Kia, and Darwin Properties will see the dealership moved to a 43,500-square-foot home at 843-855 West First St., just above the Northshore Auto Mall.

The land is currently home to an auto shop and overflow parking for auto dealerships. Making the move would allow the company to better serve clients as well as hire more staff, the owners said in their pitch to council.

Once the Korean autos are moved out, the building at 725 Marine Dr. will be demolished for a five-storey, 92-unit mixed-used building with commercial space on the ground floor.

Read more: <http://www.nsnews.com/news/north-shore-kia-moves-for-new-condos-1.1213315>



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City of North Vancouver Council Divided Over OCP

Posted on [July 14, 2014](#)

As City of North Vancouver council painstakingly scrutinized the document that will dictate the next 30 years of planning and development for the municipality, one thing was certain: there was hardly a consensus on what should be done.

Council plodded through each neighbourhood in the draft official community plan, during the 90-minute debate Monday night, targeting mainly density.

Perhaps the most contentious piece of the planning puzzle is the East Third Street area. A group of Moodyville residents joined neighbour Trevor Gorety, who lives on the north side of the 700-block of East Third Street, to support six-storey midrises with commercial storefronts at ground level.

But Coun. Guy Heywood moved a wholesale change for East Third – suggesting density only take the form of townhouses.

"It's unfortunate, but most of our OCP process seems to be taken up with the periphery of our concern, which is really the kind of style of housing in the Third Street area – as opposed to the core, where we are accomplishing the city's main goals for affordability, density, potential amenity," said Heywood.

He further explained, it would not be prudent for the city to allow a 350 per cent increase in density along that stretch of East Third Street, without first seeing how the area takes shape after the Low Level Road construction is completed and traffic patterns are normalized.

Read more: <http://www.nsnews.com/news/city-of-north-vancouver-council-divided-over-ocp-1.1202176>

Posted in [Development](#) | Tagged [City of North Vancouver](#), [City Shaping](#), [Lonsdale](#), [North Vancouver](#), [OCP](#) | [Leave a reply](#)

108 Unit Apartment Building Proposed for Central Lonsdale

Posted on [July 4, 2014](#)

The owner of two rental apartment buildings at 141 & 147 East 21st Street in North Vancouver has [applied to rezone the properties to allow a new 6-storey rental apartment building](#). The application for the site, which is located behind the London Drugs on Lonsdale, proposes to demolish and replace the existing buildings on site with a new building. The redevelopment would result in a net increase of 74 units. The site is 27,670 SF in size and the total proposed density is 72,613 SF, resulting in a total density of 2.53 FSR. The provision of rental under a secured agreement is considered the CAC for the rezoning.



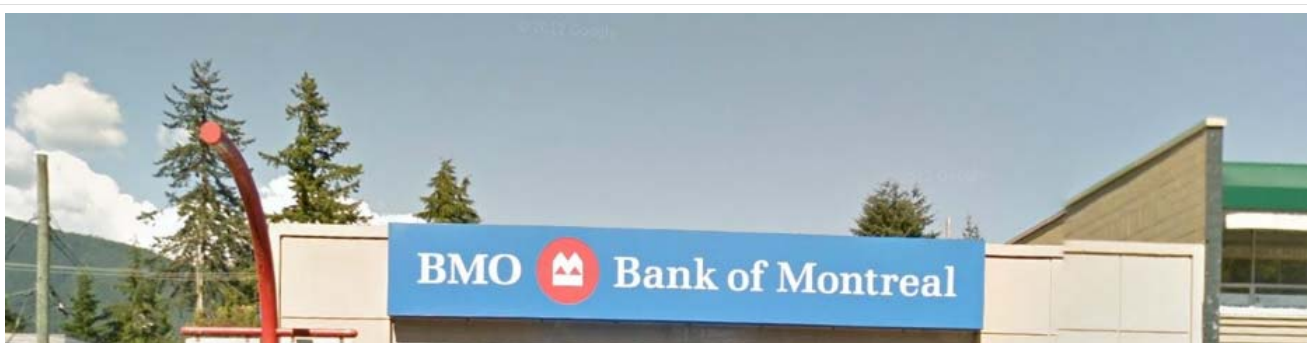


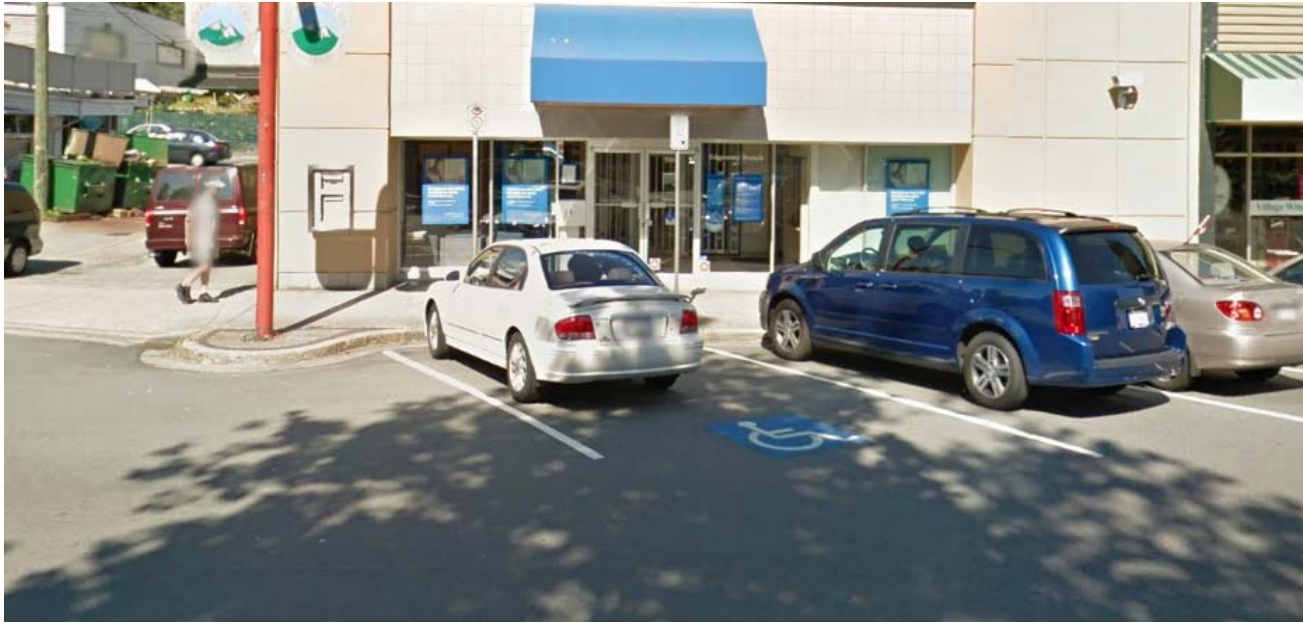
Posted in [Apartment, Development](#) | Tagged [apartment](#), [Lonsdale](#), [North Vancouver](#), [Rezoning](#) | [Leave a reply](#)

SOLD: 3060 Edgemont Boulevard, North Vancouver

Posted on [June 25, 2014](#)

I am pleased to have acted on behalf of the Vendor and Purchaser in the sale of 3060 Edgemont Village. The property is fully leased to the Bank of Montreal on a long-term basis.





Posted in [Investment](#), [Retail](#) | Tagged [3060 Edgemont Boulevard](#), [BMO](#), [North Vancouver](#), [Retail](#), [Sold](#)

Market Spotlight: North Vancouver Residential Stats

Posted on [May 27, 2014](#)

Here is a snapshot of benchmark pricing for single family, townhomes and condos in North Vancouver as of May 2014.

Source: REBGV



Posted in [Market Research](#) | Tagged [hpi](#), [Market Spotlight](#), [North Vancouver](#), [Residential](#), [stats](#) | [Leave a reply](#)