

A prominent shovel-ready, high-density, purpose-built rental development opportunity located in the heart of the City of North Vancouver's sought after Central Lonsdale neighbourhood delivering unmatched rental growth, accessibility, amenities, transit, and lifestyle.



EASTERN AVENUE LANDS

1536 & 1550 EASTERN AVENUE, NORTH VANCOUVER, BC

OFFERING HIGHLIGHTS

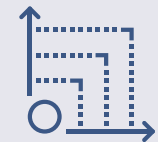
SIGNIFICANT PRESENCE IN ONE OF THE REGION'S MOST SOUGHT-AFTER RENTAL MARKETS

PREMIER LOCATION IN THE HEART OF CENTRAL LONSDALE'S AMENITY RICH NEIGHBOURHOOD

DEMAND FOR RENTAL HOUSING IS FORECASTED TO CONTINUE TO GROW, WHICH WILL APPLY FURTHER UPWARD PRESSURE TO RENTAL RATES

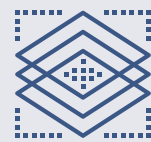
RARELY AVAILABLE DEVELOPMENT SCALE IN ONE OF THE MOST ESTABLISHED NODES ON THE NORTH SHORE

ONE OF METRO VANCOUVER'S MOST DEVELOPMENT FRIENDLY OPERATING ENVIRONMENTS



27,855 SF

Site Area



106,884 SF

Gross Buildable Area



124

Gross Buildable Units



79,946 SF

Net Rentable Area



13,250 SF

Amenity Daycare Area
(Indoor & Outdoor)

DEVELOPMENT OVERVIEW

This centrally located development opportunity is one of the last remaining high-density residential purpose-built rental development sites in the highly coveted and amenity rich Lonsdale Corridor. The Property will facilitate a 13 storey 106,884 square foot purpose built rental project, amenitized with a state-of-the-art daycare facility, which will benefit from surrounding synergies in the North Shore's most attractive and densest neighbourhood.

A unique feature of the proposed development of the Eastern Avenue Lands is the integration of Lumon Balconies. The balconies are large (average over 90 sf) and were designed to encourage many uses for Lumon's enclosed balconies. Lumon is a leading manufacturer of retractable balcony façade systems based in Langley, BC. Lumon brings over 40 years of experience in over 20 countries and has delivered over 5.5 million manufactured glass panels and over 1 million manufactured balustrades & railings.

SUITE MIX

UNIT COUNT	TOTAL UNITS
Studio	29
1 Bedroom	42
1 Bedroom + Den	24
2 Bedroom	16
3 Bedroom	13
TOTAL UNITS	124

NOTABLE ACTIVITY IN THE AREA



NAME	The Bowline
Address	222 East 2nd Street
Leased Units	100
Total Units	143
Avg. Rent PSF PM	\$4.79

Source: Zonda Urban

SALIENT DETAILS

PIDs	007-980-264, 007-980-272 & 010-719-261
Lot Area	27,855 sf
Zoning	RM-1
Land Use	Residential Level 6
Gross Taxes	\$59,043.06

PROPOSED BUILDING STATS

FSR	3.44 (Rezoning Application)
Building Height	121 feet
Lot Coverage	16,226 sf (58.25%)
Gross Buildable Area	106,884 sf
Buildable Units	124
Net Rentable Area (Residential)	79,946 sf
Daycare Area	8,144 sf
Daycare Capacity	81 Children
Parking Stalls	96 / 2 levels below grade
Bicycle Stalls	200
Storage Lockers	124

LOCATION HIGHLIGHTS



1600 EASTERN PARK

As part of the neighbouring project Origin's rezoning application, the City of North Vancouver acquired a 02 hectare parcel of land that will be developed into new park space directly adjacent to the Eastern Avenue Lands. The new community park is slated to open in the Fall of 2022 and will feature a circular covered canopy with hammocks and porch swings along with small playful features including a ground trampoline, water features and climbing boulders. Furthermore, the densely planted trees will form a green canopy and a pollinator meadow at the park entrance along with a fenced dog area making this an enriched greenspace to be accessible by all community members.

LIONS GATE HOSPITAL EXPANSION

Lions Gate Hospital (LGH) is a critical community care facility serving the North Shore and Sea-to-Sky corridor, Sunshine Coast, Powell River, and Central Coast. In 2018, the Provincial Government approved a brand new \$255 million 6 storey acute care facility to be integrated with the existing hospital. The new facility will provide 108 patient beds including 84 singles rooms and 12 semi-private double rooms along with 8 state-of-the-art operating rooms. As a recognized Level 3 Trauma Centre, LGH provides a full range of general and specialized acute care services that will be expanded via reduced wait times, fewer surgery cancellations, optimized outcomes, and patient-centred environments. The project is anticipated for completion in Spring of 2025 and will serve nearly 300,000 residents.

OFFERING PROCESS

Please contact a member of the exclusive property advisors noted below for guidance on the offering process. A Confidential Offering Memorandum ("COM") will be made available to prospective purchasers upon the receipt of a signed Confidentiality Agreement.

ACCESS TO THE DATA ROOM

All prospective purchasers are required to complete and sign a confidentiality agreement.

PRICING GUIDANCE

All inquiries regarding the Property, offer submission and pricing guidelines should be directed to the exclusive listing agent noted below on behalf of the Vendor.

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