

June 2009

A big welcome to the North Shore's newest residents. Amazingly, on May 31 these backyard babies were born in a North Van neighbourhood that's about a 15-minute drive from downtown Vancouver!

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market update

What a difference a few weeks makes. North Shore housing sales picked up considerably last month, especially in North Van where sales surpassed those of May 2008 and almost reached the torrid pace of 2006 and 2007.

Although not at quite the same rate, May sales in West Van also improved over the previous few months, especially apartments and townhouses.

The number of homes for sale on the North Shore at the end of May remains about the same as at the end of April.

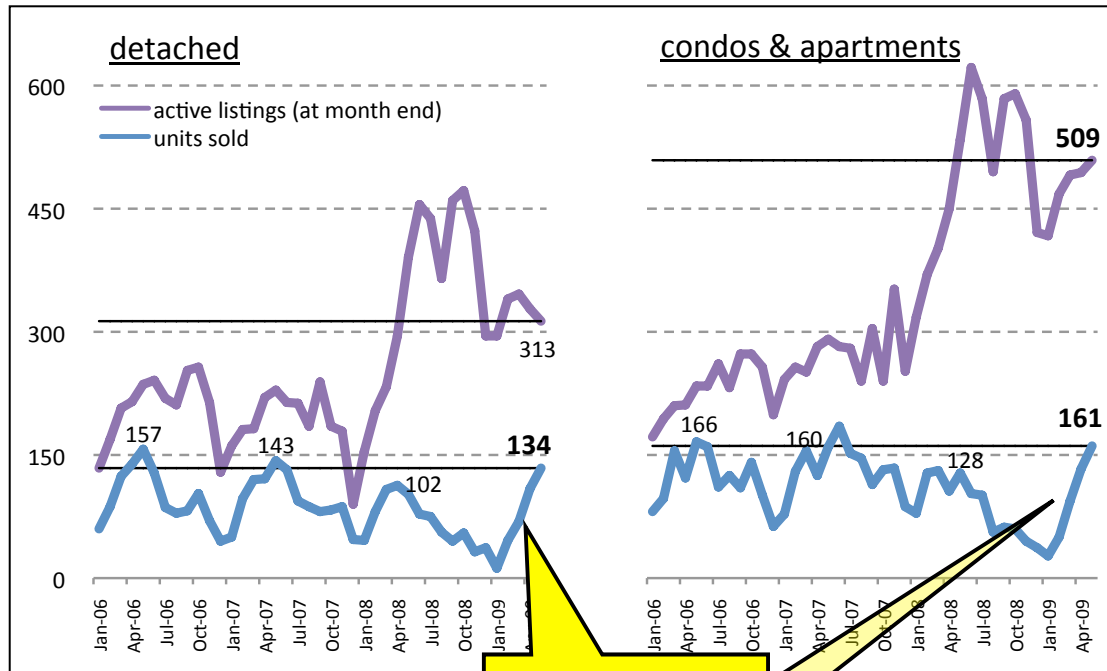
Prices now appear to have stabilized in most North Shore neighbourhoods, as greater demand is more in balance with supply. In fact, there have been several instances of competing offers enjoyed by sellers offering well-priced properties!

The complete Real Estate Board of Greater Vancouver monthly report can be found on my website at www.danmuzzin.com/news.html, click *Market Results – May 2009*.



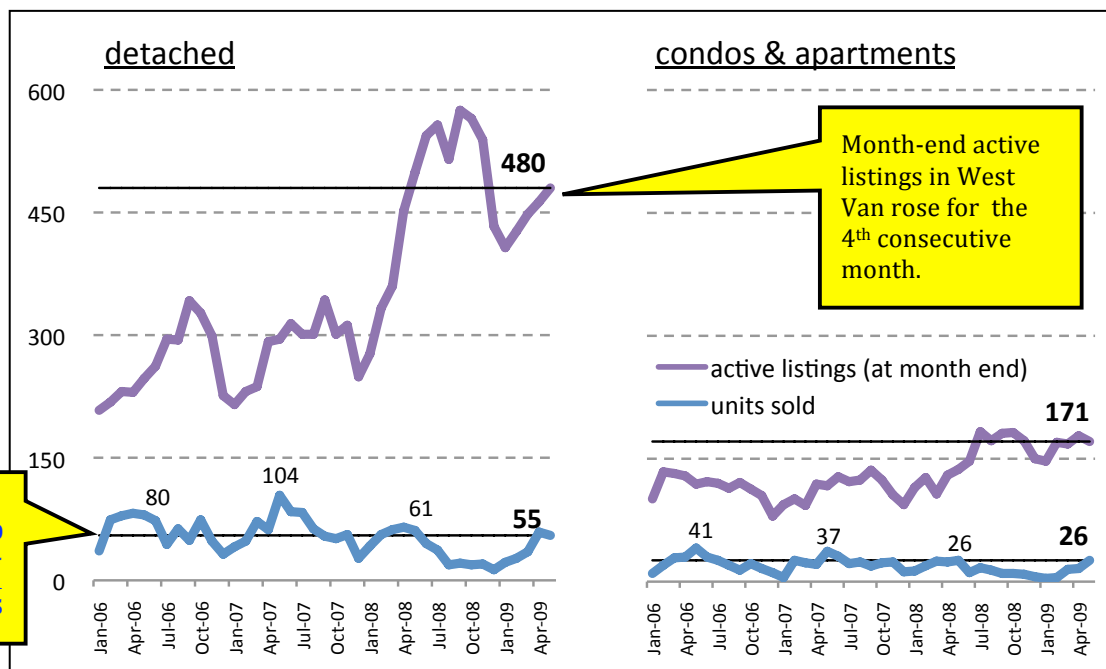
The following charts show the inventory of active listings at the end of each month from Jan 2006 to May 2009, and the number of properties that sold each month.

North Vancouver



Sales volumes continued to rise sharply in North Van.

West Vancouver



Month-end active listings in West Van rose for the 4th consecutive month.

Units Sold
May 2006 - 80
May 2007 - 104
May 2008 - 61
May 2009 - 55

my latest transactions

listing



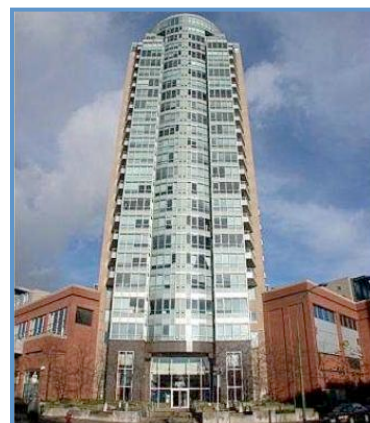
#26 – 888 W. 16th Street
North Vancouver
-1,250 sq. ft. townhouse
-3BR, 3BTH
-completely remodeled in 2008
\$485,000

sales



5065 Pinetree Crescent
West Vancouver

#2506 – 63 Keefer Street
Vancouver



referral to an out-of-town REALTOR®

163 Williams Road
Fort McMurray, AB



zoning bylaws

If you've ever wondered what RS1 or RS5 means, or how big that addition to your house could be, or whether height restrictions might prevent you from raising your roof, then you might consider checking your municipal zoning bylaw.

The zoning bylaw as defined by the District of West Vancouver is, "A bylaw to regulate the location and use of buildings and the use of land within the District of West Vancouver; to regulate the height of structures; to prescribe requirements for building lines and the area of yards and other open spaces; and for these purposes to divide the municipality into zones." West Van is in the process of rewriting its zoning bylaw.

For more information on North Shore municipal zoning bylaws, go to one of the following websites and enter "zoning" in the Search box:

- www.westvancouver.net -West Van District
- www.dnv.org -North Van District
- www.cnv.org -North Van City

And, by the way, in West Van, RS1 refers to Single Family Zone 1. The site area in this zone shall be not less than 2 acres and have a minimum site width of 200 feet, as compared to RS5 which shall be not less than 6,000 sq ft and have a minimum site width of 50 feet ...and there's much, much more!

great value

If you skipped over the comments above because you really have little interest in zoning bylaws, here's another "have you ever wondered...?". Have you ever wondered what Lynn Valley has in common with Kitsilano and Canmore, Alberta?



Right ...healthy food that tastes great. Rocky Mountain Flatbread Co. recently opened its third location at 1255 Lynn Valley Road, in the new mall across from VanCity Savings and near the Library.

Along with its signature flatbread pizzas, including creative-combination toppings of certified organic veggies, herbs, fruits, meats and seafood, it offers soups, salads and pastas. The restaurant is well-equipped to host children's birthday parties, and even invites children to make their own pizzas after 5:00 pm every Sunday and Monday evening.

The organization is dedicated to simple changes in our daily routines that can have a positive effect on the health of our environment.

For more, go to www.rockymountainflatbread.ca or call 778.340.3282.