

# Dan Muzzin CA

604 813 3795

www.danmuzzin.com  
dan@danmuzzin.com



## A Fresh Perspective

### June 2010

Thank you to Mark Powell for introducing me to his daughter and her husband. With a well thought-out understanding of their search priorities and financial means, Caroline and Scott purchased their wonderful new home in Lynn Valley.



#### In this issue:

- market update
- listings by neighbourhood
- coach houses
- great value - **brazza**

### market update

While the number of homes for sale on the North Shore continued to climb rather steeply, the upward trend in housing sales experienced in the first four months of 2010 has reversed, as May sales lagged those of April. However, despite falling short of the previous month, May 2010 sales remain in line with May sales of previous years.

The high inventory of available housing has resulted in buyers feeling little pressure to make quick purchasing decisions and thus extends the length of time homes remain unsold.

New more limiting mortgage rules introduced in April and gradually increasing rates of interest have combined to reduce the funds available to many buyers, especially those intending to finance purchases with high ratio mortgages. These factors combined are having a dampening impact on prices.

Similarly the looming HST may influence the sales and prices of newly constructed homes.

For a copy of the complete May 2010 Real Estate Board of Greater Vancouver report, visit [www.danmuzzin.com/news.html](http://www.danmuzzin.com/news.html).

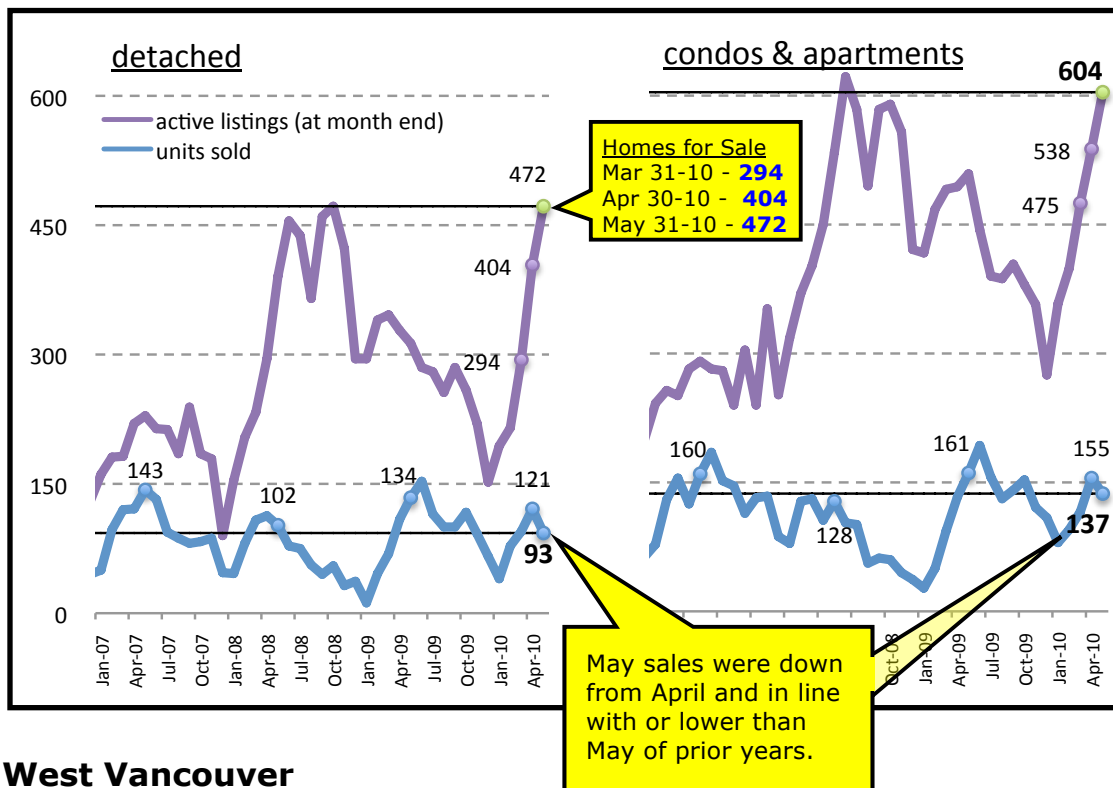


1575 Marine Drive  
West Vancouver BC  
Canada V7V 1H9

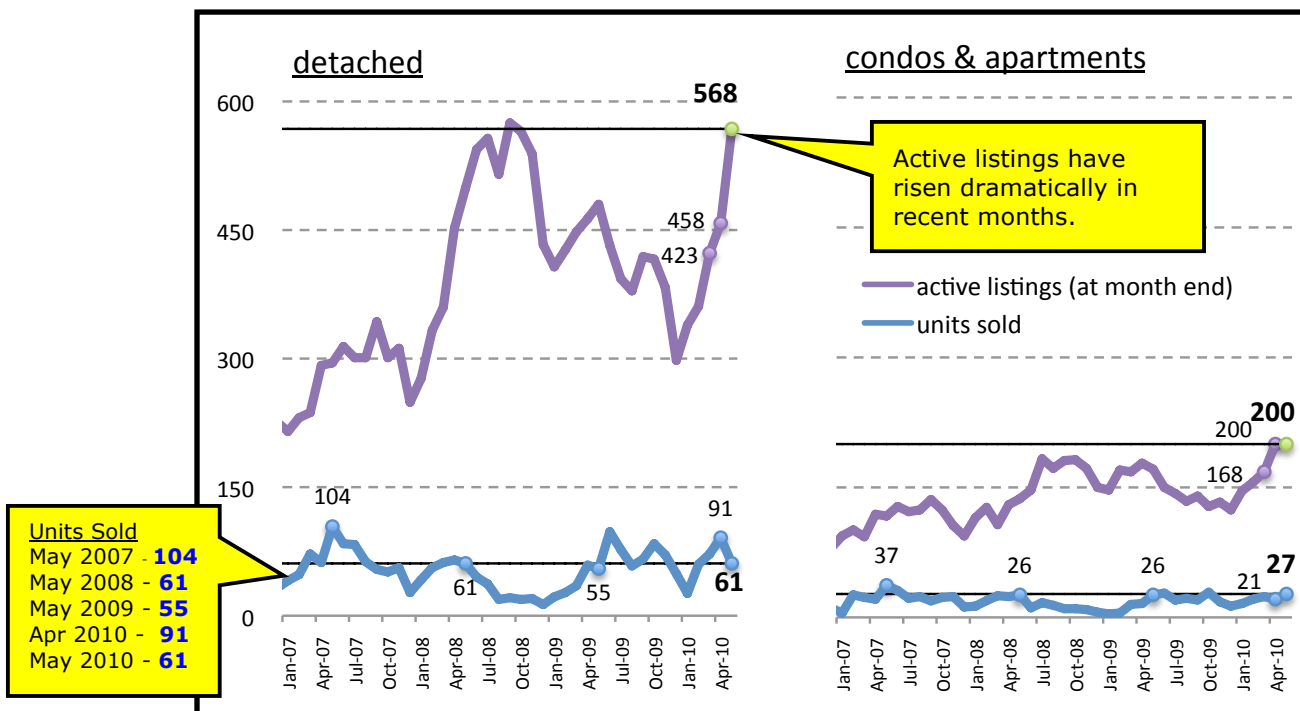


The following charts show the inventory of properties for sale on the last day of each month from Jan 2007 to May 2010, and sales each month.

### North Vancouver



### West Vancouver



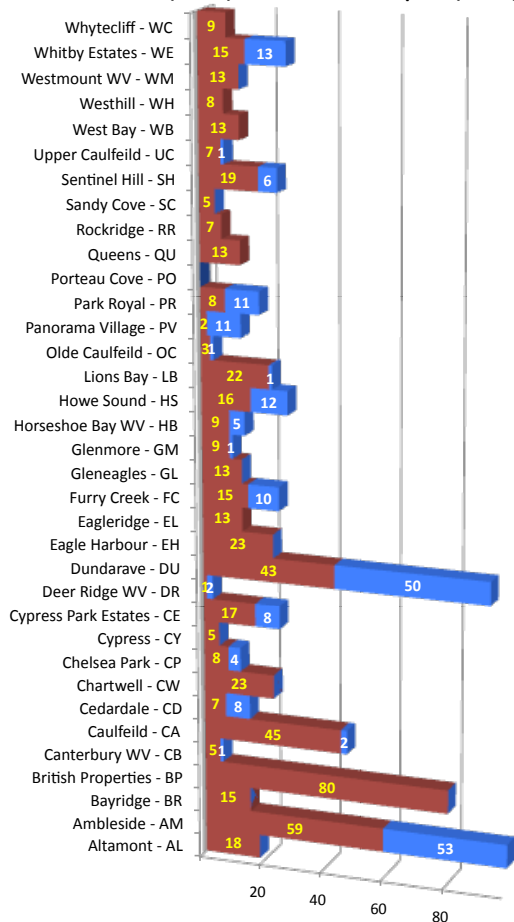


## listings at May 31-10 by neighbourhood

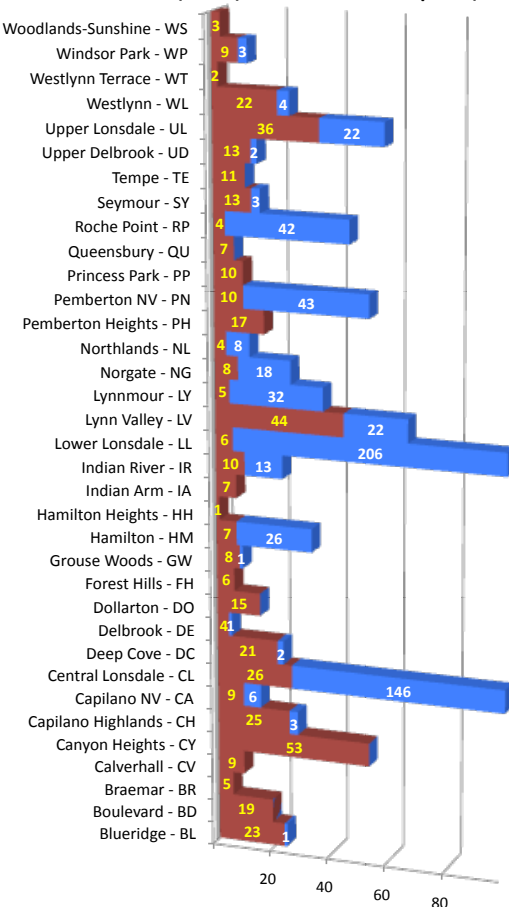


The tables below show in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps on the left.

### ■ detached (568) ■ condos/apts (200)



### ■ detached (472) ■ condos/apts (604)





## coach houses

Most commonly known as coach houses or carriage houses, the City of North Vancouver ("NV City") Council has agreed that homeowners can build one in their back yard provided they comply with new regulations.

In NV City, a coach house is a small, detached secondary residence located on an alley or lane behind an existing detached home. Homeowners have two options if they plan to build a new unit or replace their garage, Level A and B.

	Level A Coach House	Level B Coach House
Maximum floor area	Lesser of 0.15 x lot area and 800 sq ft	Lesser of 0.15 x lot area and 1,000 sq ft
Maximum height	Lesser of 1 storey and 15 ft	Lesser of 1.6 storeys and 22 ft
Public consultation	Evidence of consultation required	Council public process
Development process	Development permit issued by NV City staff	Zoning Amendment granted by Council and Development permit issued by NV City staff

Call me for more information, or visit [www.cnv.org/server.aspx?c=2&i=320](http://www.cnv.org/server.aspx?c=2&i=320).

## great value



three -1846 Lonsdale Avenue  
North Van -120 West 14th Street  
Locations -879 Marine Drive

From the opening game on June 11 to the championship final game on July 11, every game of the 2010 World Cup Soccer tournament in South Africa can be viewed on big screen TVs at **brazza's** Lonsdale and (new) Marine Drive locations.

To help celebrate, Tony and Lino Mastrangelo have agreed to present a buy-one-get-one-free offer from any of their 3 **brazza gelato & coffee** locations in North Vancouver. Their third shop was just opened a few weeks ago and can be found at 879 Marine Drive, just east of Capilano Mall.

To sample their wonderful coffees or delicious gelati, clip this page at the dotted line above and present it to the cashier at any of the 3 locations.

**Purchase a coffee or gelato,  
and receive one of equal or lesser value for free!**

note: this offer has no monetary value and is valid until Friday, July 9, 2010.