

▶ SEE EVERYTHING ▶

## 20 Stories of Inspired Neighbourhood Living

Local is designed to make brilliant North Van living even better. On the natural ridge on Central Lonsdale, these thoughtful high-rise homes enjoy authentic North Shore views. Just downstairs this mixed use development integrates with the friendly, vital neighbourhood along Lonsdale, adding to it, new shops and public spaces anchored by a new 42,000 square foot grocery store. Local helps you see everything better – from endless skylines to the neighbourhood at your front door. It's the next step up in North Vancouver Condo living.

**CONSTRUCTION  
STARTS  
THIS SEPTEMBER**

REGISTER NOW ▶



## A Thoughtful Architectural Profile

A 20-storey tower, a 6 storey podium, an extensive grocery store, and street front shops are part of what makes Local on Lonsdale a neighbourhood building. Include a public plaza, art and a green roof, this architecture becomes part of the Central Lonsdale community; it was not designed to define it. Perched on the natural Lonsdale ridge, the tower was conceptualized to capture the views and mountainous skyline of this natural landscape while creating functional living spaces. The landscaped one acre green rooftop is the largest in North Vancouver, and surrounds residents in an enviable urban outlook while enhancing the sea of green that defines North Shore living.

[REGISTER NOW](#) 



## A Neighbourhood Outlook

We called this place Local for a reason – your neighbourhood is everything. Easily accessible, getting to your destination couldn't be smoother and the storied West Coast adventure of this area makes for one of the best, biggest backyards in the world that defines North Vancouver Real Estate. Just downstairs, the strip along Central Lonsdale is the most culturally diverse streetscape in North Van. This neighbourhood mingles friendly cafes, long-standing family businesses, pharmacies, restaurants, and a wide mix of shops and services. Best of all, Lonsdale has real heart and real warmth. Now this is a neighb





Map



BCCONDOS.NET



REGISTER NOW >

## Amenities + Security

### Building

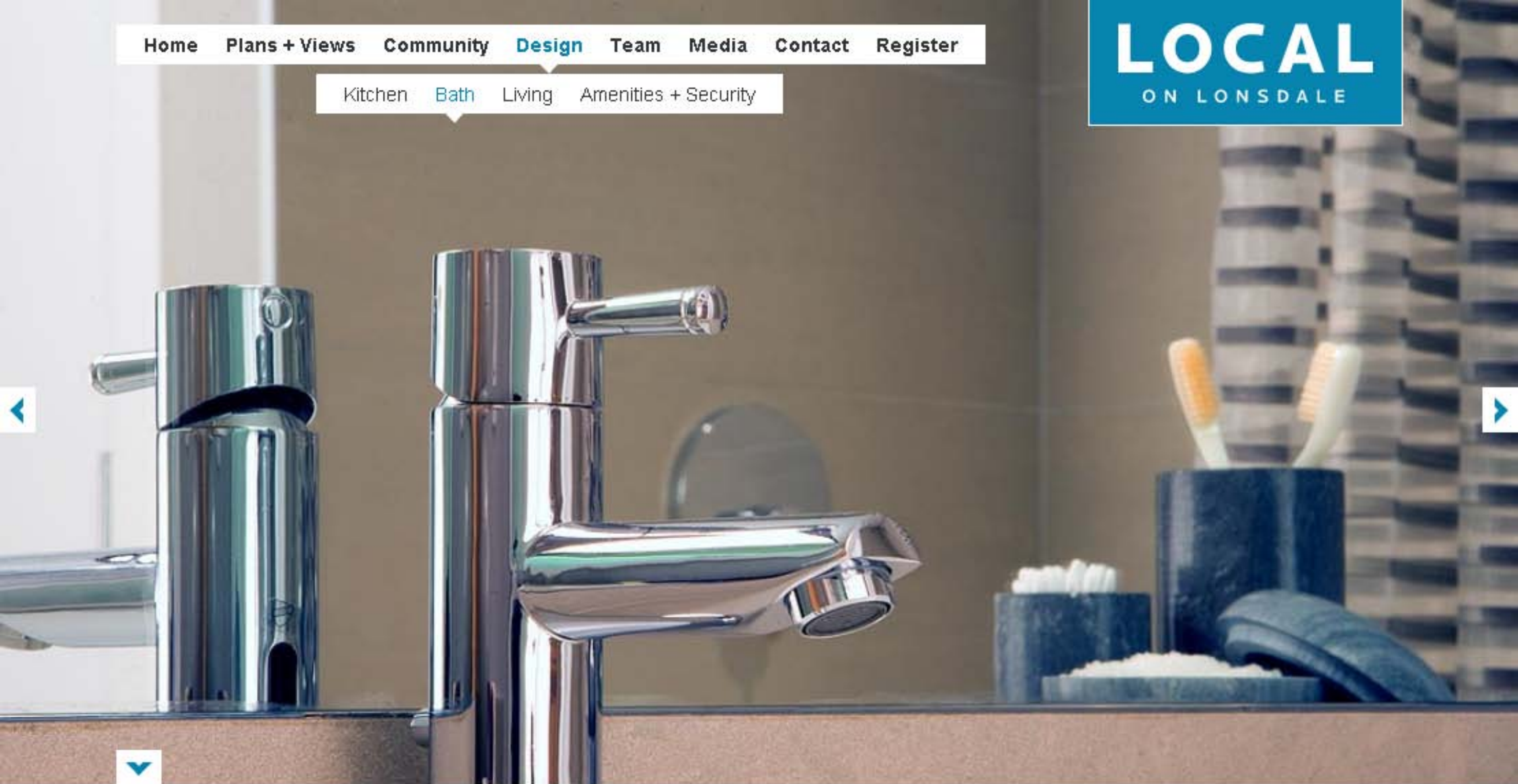
- Landscaped 1 acre green roof
- 7th floor roof terrace with gardening pots
- Fully equipped fitness centre
- Guest suite
- Workshop /hobby room
- Storage lockers
- Visitor parking
- Bike storage
- Dog wash
- Lonsdale plaza
- Public art

### Security

- Travelers 2-5-10 home warranty
- Lobby video enterphone
- Roughed in alarm systems for ground level and level 3 units
- Hard wired smoke detectors
- Sprinklers

**CONSTRUCTION  
STARTS  
THIS SEPTEMBER**

**REGISTER NOW** ➤



## Bath

- Contemporary flat panel wood veneer vanities
- Soft-close cabinets
- Luxurious limestone countertops
- Under-mount or semi-recessed sinks
- American Standard fixtures
- Kohler dual flush lavatory
- Relaxing American Standard soaker tub
- Frameless glass shower surround in select bathrooms
- Engineered wood laminate in living areas
- Porcelain tile surrounds and flooring

**CONSTRUCTION  
STARTS  
THIS SEPTEMBER**

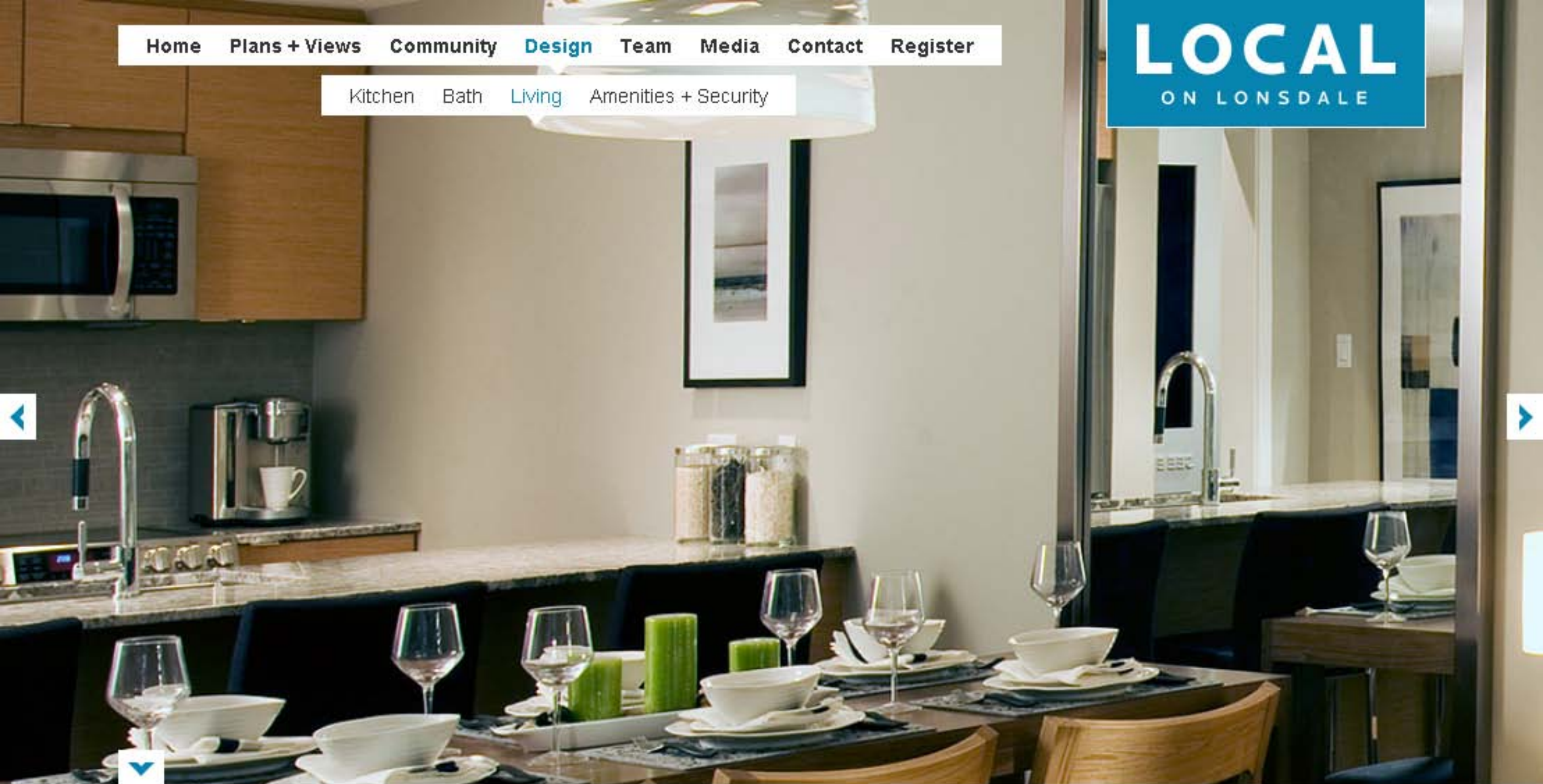
**REGISTER NOW** ➤

## Kitchen

- Contemporary flat panel wood veneer cabinets
- Soft-close cabinets
- Polished chrome hardware
- Under cabinet – recessed puck lights
- Luxurious granite counters
- Porcelain mosaic tile backsplashes
- Under-mount stainless steel double sink
- American Standard polished chrome faucet with pullout spray
- Stainless Steel LG Appliance package:
  - 11.6cu ft refrigerator with bottom mount freezer
  - Premium Lodecibel™ Dishwasher
  - Over the range 1000 watt microwave
  - Electric slide-in range with 5 element glass cook top

**CONSTRUCTION  
STARTS  
THIS SEPTEMBER**

REGISTER NOW ➤



## Living

- Grand 2 story lobby
- 2 colour schemes:
  - Cascade (white oak) or
  - Garibaldi (walnut)
- Efficient hydronic baseboard heating
- 1 inch horizontal blinds
- Polished chrome finish hardware
- Engineered wood laminate in living areas
- Plush carpet in bedrooms and enclosed dens
- Sleek sliding doors in select homes
- Stacked front loading washer/dryer

**CONSTRUCTION  
STARTS  
THIS SEPTEMBER**

**REGISTER NOW** ➔

## Architect

Since 1983, Vancouver-based **RAFI ARCHITECTS INC.** has designed a great number of trend-setting buildings, and is particularly active in the design of high-end, mixed-use, and high-rise residential projects. RAFI believes in designing innovative yet practical projects, which are timeless, and always contextually sensitive to their environment. RAFI has won numerous awards for their designs and has been credited to as "one of the architectural firms that shaped today's Vancouver". They take great pride in being able to inject new energy and vitality into various neighborhoods with their projects.

**RAFI ARCHITECTS INC.**

REGISTER NOW >



## Creating Real Estate That Works

That is what Anthem Properties has been doing successfully since 1991 with over 90 projects under our belt valued at over \$1 billion. It is both our goal and our purpose.

Creating Real Estate that Works requires a clearly defined vision based on our core values of creativity and straightforward communication. We judge our efforts to be successful only when we have satisfied the needs of our homeowners and neighbours in the communities where we develop, as well as our desire to create great space.

[anthemproperties.com](http://anthemproperties.com)



REGISTER NOW >



The developer reser  
design materials an



B C C O N D O S . N E T



Vancouver, BC Canada. +1.604.998.0219



## Interior Design

**BYU Design** (Bob's Your Uncle Design Ltd) was founded in 2003 by its principals, Cheryl Broadhead and Ada Bonini. Since inception, their energy and fresh approach to interior design has created successful results for a wide variety of projects both locally and internationally. BYU's reputation is built on a solid portfolio of multi-unit residential projects ranging in scale from condo conversions, townhouses and low-rise construction, to multi-tower high-rise projects. BYU creates timeless designs where function meets comfort and harmonious spaces excite.

**BYU**Design

REGISTER NOW ➔

## Landscape

**Durante Kreuk** (DKL) is an award winning landscape architectural firm with over thirty years experience in the private and public realm of design and development. Their broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban outdoor spaces. DKL multiplies their thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and themselves. Over the years the firm has developed a keen sense of clarity and practicality, which helps them reliably deliver the most challenging and unique solutions.



REGISTER NOW >

## Rentals

EasyRent is one of Vancouver's fastest growing Property Management firms. They specialize in managing various types of properties with a portfolio including character homes, waterfront properties and upscale condominiums. From Downtown Vancouver to the North Shore and Richmond, they have over 500 clients and have located over 1600 tenants in the past 5 years. With an approach characterized by expertise, personal service and a commitment to customer care, EasyRent focuses on delivering high quality service at a competitive price.

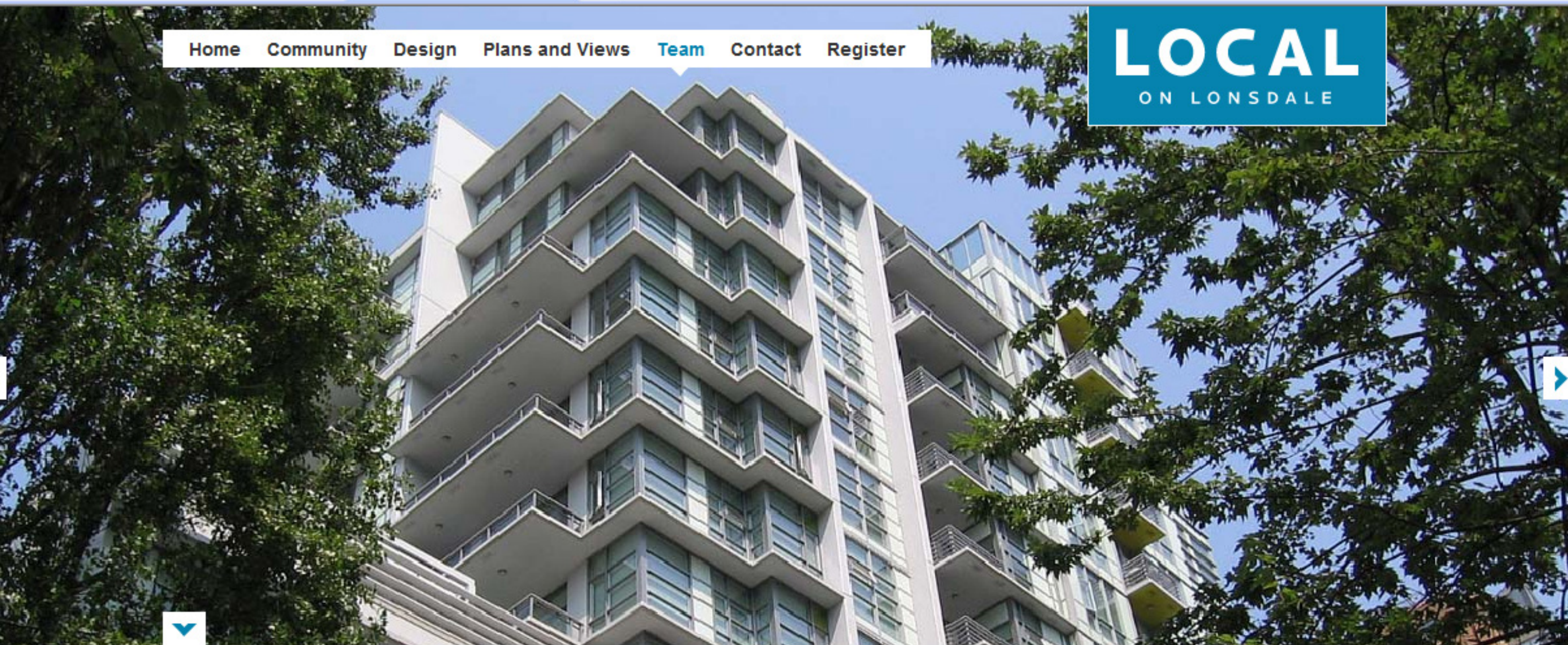
EasyRent stand alone from their competitors with their vast experience. The members of EasyRent's Board of Directors, alone, have amassed over 50 cumulative years in rental and property management. Each property manager possesses a thorough knowledge of the Real Estate Act, Residential Tenancy Act and Strata Property Act, which allows them to educate, assist and protect you the owner, on the possible challenges of renting in a market where the laws are more favourable toward the tenant.

Uncompromising excellence in customer care, quality service, backed by an unmatched reputation for satisfaction are the hallmarks of EasyRent.

[Ask about EasyRent's promotion for Local on Lonsdale Purchasers.](#)



REGISTER NOW >



# Creating Real Estate That Works

That is what Anthem Properties has been doing successfully since 1991 with over 120 projects under our belt valued at over \$1 billion. It is both our goal and our purpose.

Creating Real Estate that Works requires a clearly defined vision based on our core values of creativity and straightforward communication. We judge our efforts to be successful only when we have satisfied the needs of our as well as our desire to create great spaces.



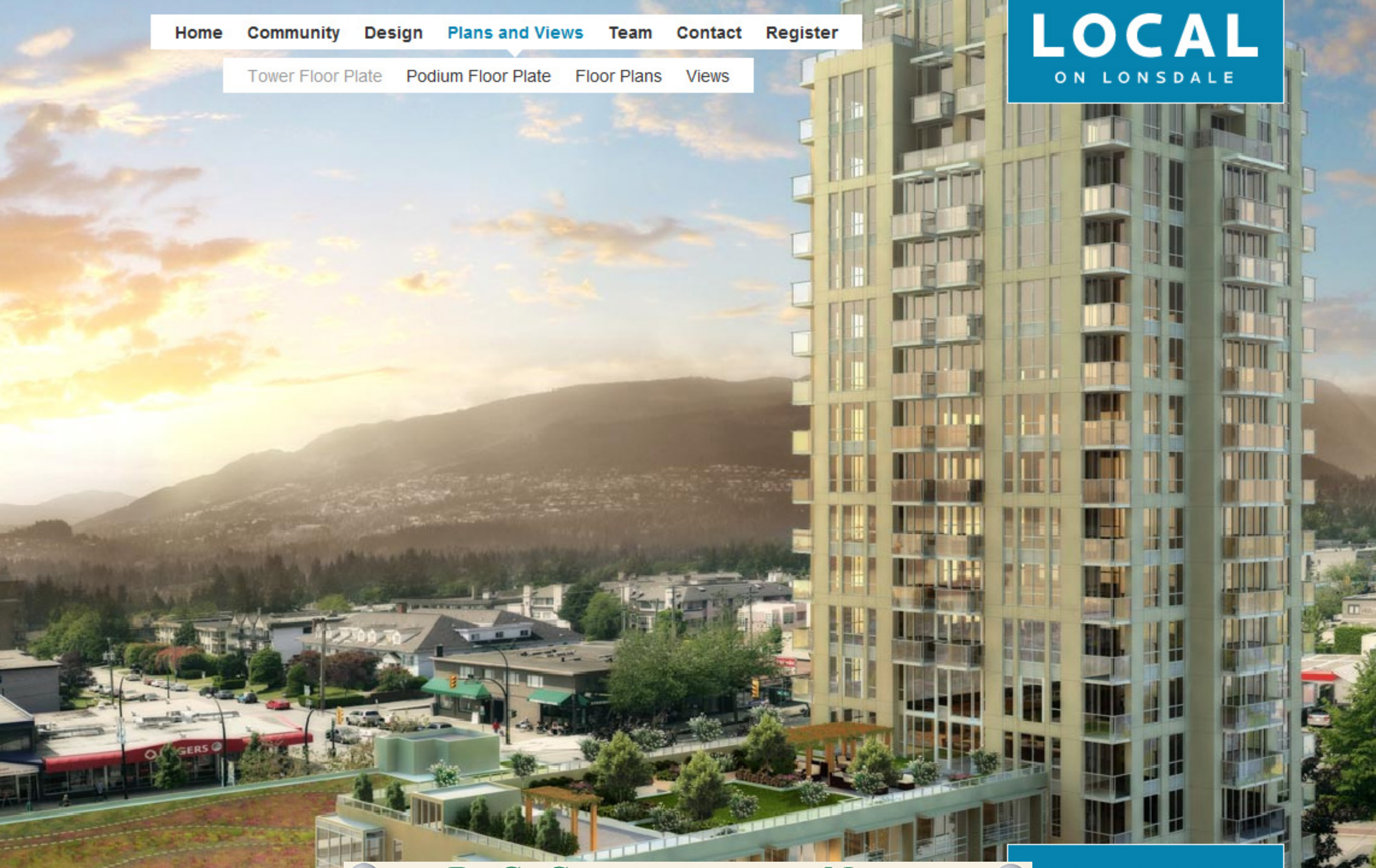
BC CONDOS . NET



[Home](#) [Community](#) [Design](#) [Plans and Views](#) [Team](#) [Contact](#) [Register](#)

[Tower Floor Plate](#) [Podium Floor Plate](#) [Floor Plans](#) [Views](#)

**LOCAL**  
ON LONSDALE



BCCONDOS.NET



**REGISTER NOW** ➔



NEW-HOME PROJECT PROFILE

# No excuse for an empty Local on Lonsdale larder

Loblaw's, Anthem Properties selling 175 highrise homes with a grocery store below



## Local on Lonsdale

**Location:** North Vancouver  
**Project size:** 175 apartments and townhouses, 20-storey building  
**Residence size:** 1 bed, 1 bed +den, 2 bed; 516 sq. ft— 1,200 sq. ft.  
**Prices:** From \$299,000  
**Developer:** Anthem Properties Group  
**Architect:** Rafii Architects  
**Interior design:** BYU Design  
**Sales centre:** 17th Street at Eastern Avenue, North Vancouver  
**Hours:** noon — 5 p.m. Sat — Thu  
**Telephone:** 604-998-0219  
**E-mail:** info@localonlonsdale.com  
**Web:** localonlonsdale.com  
**Construction completion:** summer 2013

### BY FELICITY STONE

Local on Lonsdale is an invitation from a property developer and a national grocer to the new-home shopper to embrace the think-and-shop-local zeitgeist.

The 175 Local households will reside above a long-established suburban “High Street” and all its shops and services. Additionally, they will reside above a replacement for the supermarket that has been on the Local property for more than half a century.

Local is a co-venture between Loblaw's, which was looking to replace the existing Lonsdale store, and Vancouver-based Anthem, which develops and owns retail, industrial, commercial and residential properties throughout western North America, including malls in which Loblaw stores

are located.

The partnership developed its plans for the property with the locals very much in mind. “North Vancouver is a very established community,” Anthem Properties’ Greg Zayadi says. “Most locals don’t want change. Local on Lonsdale is not designed to define the neighbourhood, but to become part of the neighbourhood.”

Anthem worked with the community and neighbourhood groups to determine locally acceptable density and architecture and to demonstrate that the re-purposing of the property would be a demonstration of the social and environmental consciousness of the partners.

A residential highrise put where there was never one before is certain to generate local comment.

CONTINUED ON NEXT PAGE



PHOTOS BY GLENN BAGLO/PNG

## NEW-HOME PROJECT PROFILE | FROM PREVIOUS PAGE

A highrise that includes a landscaped roof over the replacement grocery store is equally certain to generate comment — even bragging rights. That roof will be the largest green roof in North Vancouver (until a larger one comes along) and one of the largest in Metro Vancouver (again, until another one comes along).

Heat and hot water for the building will be generated in the local Lonsdale Energy Corp., which uses natural gas to power its plants and pipe-heated water into buildings.

LEC is also exploring ways to switch to alternative/renewable fuels such as hydrogen, geothermal or solar to support a network of buildings throughout the City of North Vancouver.

The partners expect most buyers will have a local connection. One prospect e-mailed that he’d lived in Chilliwack for five years, but misses North Vancouver.

Another wrote that he was born and raised in North Vancouver and though temporarily residing elsewhere, expected to move back to North Vancouver soon and raise his family there.

Residents will likely be diverse in age and income. Zayadi has heard from downsizers, singles and family investors, the latter planning to purchase a unit to rent in the short term with the expectation that someone in the family will use it for a retirement or starter home down the road.

Thanks to the low-rise nature of the neighbourhood and Rafii Architects’ contemporary design featuring floor-to-ceiling windows, most homes will have a mountain, water or city view or combination thereof. At the sales centre, a view-finding device selects and projects the view from each floor onto a 21-by-10-foot screen to eliminate the guesswork for buyers.

The interior design by BYU is an authentic expression of the North Shore esthetic with earth tones and natural products: granite, limestone, wood and stainless steel.

Kitchens and baths will feature flat-panel wood-veneer cabinetry, with granite countertops and top-of-the-line LG stainless steel appliances in the kitchen and limestone counters, undermount or semi-recessed sinks, dual-flush toilets and in-suite laundry in the bath.

Flooring is porcelain tile in the bath with wood-veneer cabinetry and wall accents. Thoughtful touches include nooks in the living room for a desk or shelving and access to the bath from



Greg Zayadi at the Local on Lonsdale model, a demonstration of what the largest green roof in North Vancouver would look like.

both the bedroom and living area.

Apart from the roof terrace and lounge, amenities include a fitness centre, workshop/hobby room, bike storage,

public art. The retail area fronting on both Lonsdale and 17th Street will include a restaurant and, if all goes well, a pub, as well as the grocery and

Parks, the new City of North Vancouver library, recreation centre and Lions Gate Hospital are all within blocks. There is regular bus service

access to the SeaBus and North Shore beaches and ski hills.

*Special to The Sun*  
homes@vancouversun.com

## Condo Sales Commence at \$100 Million Mixed-Use North Vancouver Development

Local on Lonsdale, one of the largest mixed use developments on the North Shore is set to launch sales of its 175 condominium residences and townhouses on Saturday, November 13th.

"We've had many enthusiastic purchasers – both homeowners and investors – who viewed our Presentation Centre this week. Many have earmarked their choices in order to make their purchase this Saturday," says Eric Carlson, CEO of Anthem Properties. "We were stymied by the economic downturn in the Fall of 2008," adds Carlson, "but the time is right to bring this project to the market now."

Local residents have been looking forward to the replacement of the ageing Extra Foods store which will be rebuilt as part of the Anthem / Loblaw co-venture. The food store will occupy the second floor of the new building with retail shops fronting Lonsdale and 17th Avenue at street level. Shoppers will enjoy undercover parking and a new format 40,000 square foot grocery shopping experience that will continue to offer value-priced options.

"It was imperative, both from our perspective and that of City Council, that we maintain a value-based shopping experience for the residents of Central Lonsdale," says Dallas Wingerak, Loblaw's Senior Director, Real Estate. "We have many loyal customers who are looking forward to a new store. Now we will have even a larger customer base living right on site."

The residential tower will be located at the eastern portion of the existing parking lot at 17th Street with townhomes and podium fronting Eastern Avenue. "Rafii Architects did a great job in designing highly functional floor plans," says Greg Zayadi, Anthem's Director, Sales & Marketing. "The well-designed floor plans allow for ease of movement throughout each room from the kitchen, living and dining area, den, bedroom to the patio space. The exterior architecture is very attractive with floor to ceiling windows to capture those incredible views of the Lions and Burrard Inlet. The podium units facing Lonsdale have a fabulous view of the food store's one acre green roof – the largest on the North Shore," says Zayadi.

Aside from being visually pleasing, the green roof will reduce heat transfer between the building and the outside environment. Reduction in heat transfer results in lower energy costs.

Local on Lonsdale will be connected to the award-winning Lonsdale Energy Corporation which provides a sustainable energy source - heated water to a network of buildings throughout the City of North Vancouver. Other sustainability features include low-E windows, storm water management and garden plots



The contemporary interiors by BYU Design attract both downsizers and young singles to this very diverse and inclusive development. "There is a new buyer group we call the 'Family Investor'," says Zayadi. "This is the individual or family who have been on the North Shore for a long time and appreciate the great location and quality that this development offers. They may see themselves as downsizing into their condo sometime in the future or plan to hold it for their children. In the meantime, they plan to rent it out until they need it for their own use."

The location is also very attractive to seniors who will benefit from being close

to shops, professional and medical services and Lions Gate Hospital. Public transit on Lonsdale makes it easy for commuters locally and to downtown.

The Presentation Centre is open daily this week for preview from 9 a.m. to 5 p.m. with sales to commence at 9:00 a.m. on Saturday, November 13th. The big blue 3,200 square foot Presentation Centre is prominently located in the parking lot of Extra Foods.

For more information about the project and Presentation Centre hours, visit [www.localonlonsdale.com](http://www.localonlonsdale.com)

Local on Lonsdale Presentation Centre: 604.998.0219

**EMERGENCY**

**McCOMB WITTEN**  
Personal Injury Lawyers

[www.injuredbc.com](http://www.injuredbc.com)

Article by Jeff Witten

### Cars Are From Venus, Bikes Are From Mars

Every year in Canada, we estimate 20,000 children suffer serious injuries. And approximately 20,000 children are treated in hospital emergency rooms for head injury-related trauma. Not surprisingly, the city of the most dangerous playgrounds in the world, Canada, has the highest playground injury rate.

What are the primary risk factors in playground injury? In Canada, 75% of playground injuries occur during the hours of 10 a.m. to 4 p.m. and 75% of injuries involve children who were running or playing rough house. 50% of injuries involve some sort of unsafe design or unsafe equipment.

1. A single population is increasing their risk of injury while riding?
2. Always wear a helmet.
3. Use a light (front and back) at night.
4. When riding on reflective clothing, especially at night.
5. Listen to your helmet as headphones can help you stay alert & aware of your helmet.
6. Be especially vigilant at intersections.
7. Never assume that a motorist will yield, even if you have the right-of-way.

Cycling can be a good form of exercise and an environmentally-friendly form of transportation. However, riding a bike on the streets of the Lower Mainland can be a risky proposition unless you make safety a priority.

Remember, no matter who's at



# LOCAL ON LONSDALE

*See Everything* — by Susan M Boyce —



**D**id you know people who live in North Vancouver are the happiest in the Lower Mainland? Yup, that's what a recent Vancouver Foundation survey of Metro Vancouver residents discovered. Which makes it even more exciting that Local on Lonsdale is just about to begin sales.

Situated, you guessed it, on Lonsdale at 17th Ave. in North Vancouver, this 20-storey highrise tower will offer a combination of panoramic views of downtown Vancouver and clear across to the Gulf Islands, a great location in one of The Shore's best-loved neighbourhoods, plus features and finishings designed to turn heads.

#### CHARACTER AND CONVENIENCE

"Central Lonsdale is an amazing neighbourhood," says Anthem sales and marketing director, Greg Zayadi. "In addition to its diverse population, you've got an almost unbelievable amount of boutique retail — mostly the mom'n'pop shops that create the unique character this area's known for. For example, in the three blocks surrounding Local on Lonsdale there are over 130 retail outlets — almost none of them big box, brand names. Plus there's Lower Lonsdale and the Lonsdale Quay just a short stroll away — so your choices seem endless."

Mind you, I'm still enamoured with the restaurant scene. From East Indian to Texas barbeque, sushi to candlelight Italian pasta to some of the best pub-style Teriyaki wings going (no wonder North

Shore residents are happy folks), you'll find it all within easy walking distance.

And when you feel like whipping up your own culinary extravaganza, the anchor tenant for Local on Lonsdale's commercial is going to be a 42,000-sq.-ft. grocery store. How's that for convenience?

#### GREAT OUTLOOK

Now the best part. A great neighbourhood needs great homes, right? Well Local on Lonsdale is poised to shake up the way you live with outstanding attention to detail and decidedly upscale finishings. "We started with plenty of natural accents — wood, marble, limestone — to mirror the outdoor North Shore lifestyle," Greg explains. "Then we incorporated features like an innovative, new laminate flooring that looks just like genuine wood plus an all-LG appliance package to give a fresh, youthful look." Life is good.

Then add in the seventh-floor podium garden, a 43,000-sq.-ft. green roof, and floor plans of up to 1,100 sq. ft., and it's no wonder North Shore homebuyers are smiling. This is one smart deal for savvy homebuyers looking for a local lifestyle.

Local on Lonsdale is found on Eastern Ave. at 17th St. Previews run November 6-12 for priority registrants. Beginning November 13, viewing is available by appointment. For more information and to priority register, call 604.998.0219 or visit [localonlonsdale.com](http://localonlonsdale.com).





## Local on Lonsdale 現正公開發售

Anthem Properties 投資 1 億元，在北溫哥華興建 20 層高柏文 Local on Lonsdale，地點在 Lonsdale 區中心臟地段，為保持北溫居民美好的生活模式，Anthem Properties 現正計劃投資在北溫哥華 Lonsdale，建設一個持續發展的地產項目，將會在一畝土地上展現出最大的綠化屋頂，此項工程聯合 Lonsdale Energy Corporation (LEC) 共同合作，在這 Anthem Properties 投資 Lonsdale 社區中心的計劃中，Loblaws 公司將設立一間嶄新佔地 40,000 平方呎的最大型超級市場，這一英畝的綠色屋頂在 Loblaws 超市的上面，這將有助於冷暖氣的調節而達致節省能源和減低成本效益。

這龐大投資計劃預計耗資達 1 億元，將為北溫帶來 175 個高質素的居住單位及 139 家零售商號。全新雜貨店、商店及各項設施因而促進 Lonsdale 整個社區商業經濟及專業服務的繁榮。

Local on Lonsdale 現正公開發售，展銷中心在 Eastern Ave. at 17th St., North Vancouver。每日中午 12 時至下午 5 時開放（周五除外）。





## REAL ESTATE ROUNDUP

## PETER MITHAM

*Condo king touts Vancouver housing affordability for the rich, and the rest*

**Housing outlook challenging** Canada Mortgage and Housing Corp.'s (CMHC) annual housing outlook conference was a low-key affair this year, despite reports of strong fundamentals in a volatile market.

The CMHC is forecasting 15,000 starts for the Vancouver metropolitan area in 2011, up 7% from its forecast of 14,000 starts this year. Starts will be mitigated by the presence of close to 3,000 completed but unabsorbed units on the market, said **Robyn Adamache**, CMHC's senior market analyst for Metro Vancouver.

"We are looking at well below what demographic demand would suggest," Adamache remarked.

On the other hand, with a 15-month supply of product available, assuming no pre-sales, she didn't consider the situation too unusual.

What garnered attention from many speakers was the question of affordability.



**Something Extra:** Loblaw is ramping up investing in B.C. through a partnership with Anthem Properties in North Vancouver, new stores and new brands

While topping the country in the realm of home prices and rental rates, Vancouver also boasts a relatively high number of buyers placing more than 20% down on home purchases, Adamache said, citing **TD Bank Financial Group** analyses. The conundrum of affordability led keynote speaker **Bob Rennie** to push for the recognition of two segments to the Vancouver market – by investors, w

be affordable by conventional measures, and the segment where conventional measures remain in force.

"[More than] 60% of all sales west of Granville Street are to mainland China," Rennie said, suggesting that they're not relevant to calculations of what average homebuyers dependent on their income are likely to buy. They're simply out of reach, and the

the numbers.

"I think we should start building some fences around communities and isolate them if they have nothing to do with local incomes and affordability," Rennie said.

"We have to understand housing stock that is being built for local incomes, local buyers, local culture and tolerances, and then understand housing being built for external forces not reliant solely on local incomes."

**Turn, turn, turn**

With apologies to the **Byrds** (and perhaps lyricists **Pete Seeger** and the author of *Ecclésiastes*), the **Arthur Erickson** tower once advertised as "Vancouver's Turn" will soon be in season again.

Reiterating his commitment to getting an Erickson tower on Vancouver's skyline, Rennie told the CMHC housing outlook conference on November 10 that he expected the project to relaunch in fall 2011 or spring 2012.

Acknowledging that **Holborn Group** returned "close to \$20 million in deposits" on its planned **Ritz-Carlton** tower at 1133 West Georgia

Rennie explained that the project has been rejigged to reflect the new financial realities and tighter financing conditions developers now have to meet.

While the project was more than half sold – and at an average price of \$2,300 a square foot – Rennie said the turmoil roiling financial

**"Our strength became our weakness"**

– Bob Rennie,  
principal,  
Rennie Marketing Systems

markets left financiers skeptical that would-be buyers would complete on the sales when it completed.

Moreover, the high price left little room for the price drops that occurred at other developments.

"Our strength became our weakness," Rennie said.

A change of season in financial markets has given the project a new twist.

"The hotel will be rebranded – no more Ritz-Carlton – there's been a complete

condominiums with approximately 220 luxury city suites replacing those three to four units a floor with seven units a floor."

**Loblaw ramps up developments**

**Loblaw Companies Ltd.** is quietly ramping up investment in the Lower Mainland, making over its existing holdings and adding new stores.

The latest project is a joint venture with **Anthem Properties Group** that will see a 40,000-square-foot grocery store anchoring a \$100 million development at 17th and Lonsdale in North Vancouver, now home to an **Extra Foods** store. Christened "Local on Lonsdale," the proposed project includes 175 residential units.

The project joins other investments in B.C., including redevelopment of the former **Office Depot** site in the 300-block of West Broadway for a **No Frills** location, as well as the opening of the **Joe Fresh** clothing store on Granville Street a few doors down from **Holt Renfrew**, a sister company to Loblaw through the **Weston** clan, which controls both. ■

pmitham@telus.net



# SUNDAY HOMES

RENNIE

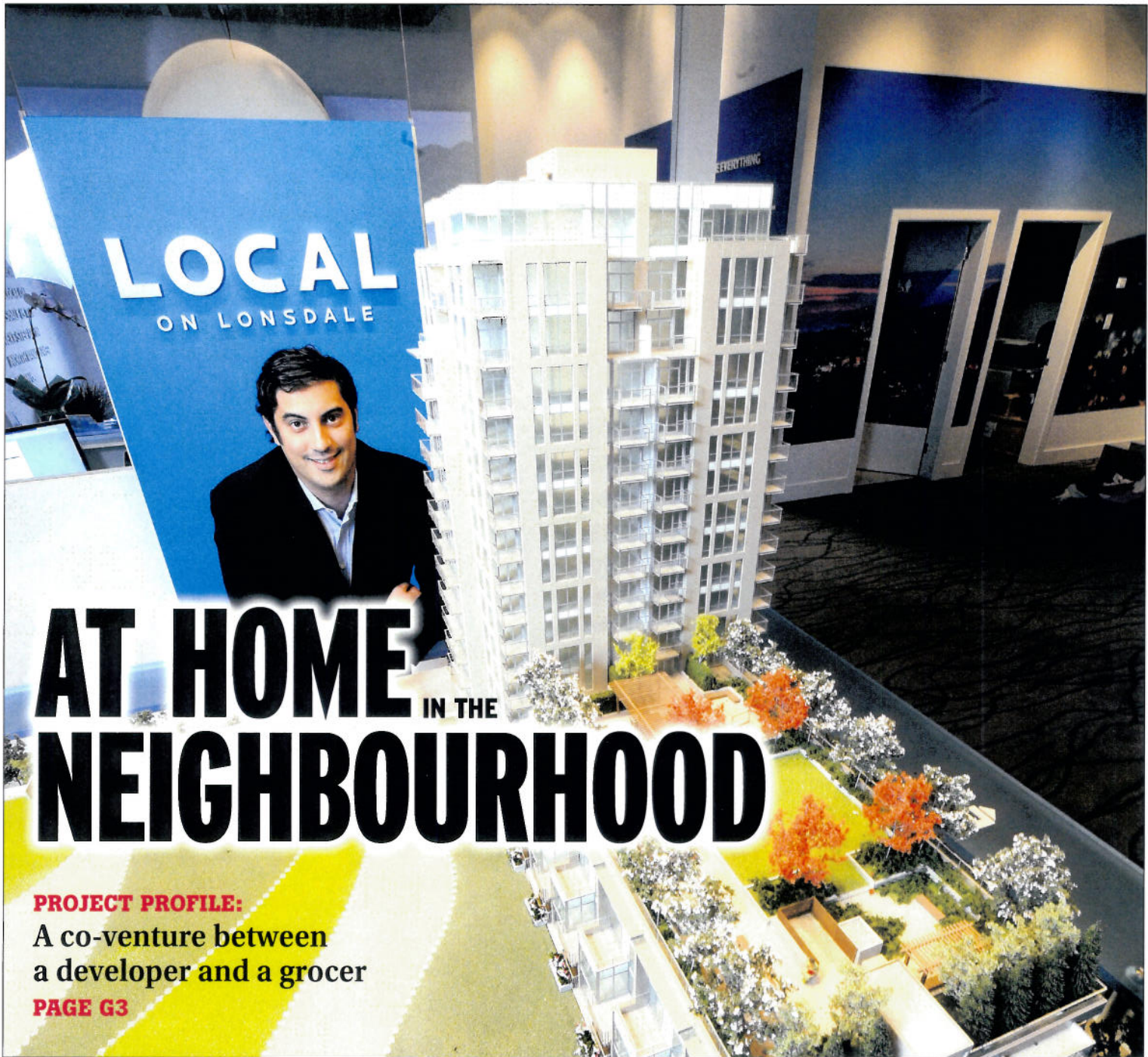
MARKETING  
SYSTEMS

WESTCOASTLIVING

MICHAEL SASGES (EDITOR) • 604-605-2467 • msasges@sunprovince.com ||

SUNDAY, NOVEMBER 28, 2010

SECTION G



**LOCAL**  
ON LONSDALE

**AT HOME** IN THE  
**NEIGHBOURHOOD**

**PROJECT PROFILE:**  
A co-venture between  
a developer and a grocer  
**PAGE G3**

Anthem Properties' Greg Zayadi at the Local on Lonsdale presentation centre in North Vancouver. The project is a joint undertaking of Anthem and Loblaw's. — GLENN BAGLO/PNG





A model of the Local on Lonsdale project, a residential highrise that will have the largest 'green' roof in North Vancouver and plenty of other ecologically friendly ideas.



Due to the low-rise nature of the neighbourhood, most units will have a mountain, water or city view courtesy of the floor-to-ceiling windows.



All the Local on Lonsdale kitchen appliances will be LG products. Cabinets will be flat-panel wood veneer, and countertops granite.

# The grocery store that grew up

**PARTNERSHIP:** Loblaw's, Anthem Properties joining forces to build residential property

## The Facts

### Local on Lonsdale

**WHAT:** 175 apartments and townhouses, 20-storey building  
**WHERE:** North Vancouver  
**DEVELOPER:** Anthem Properties Group  
**SIZE:** 1 bed, 1 bed + den, 2 bed; 516 sq. ft — 1,200 sq. ft.  
**PRICE:** From \$304,900  
**OPEN:** Sales centre: 17th Street at Eastern Ave., North Vancouver;  
**HOURS:** noon — 5 p.m. Sat — Thu

When a property developer and a national grocer formed a rare partnership to install a new-home project in North Vancouver, they kept the local population uppermost in mind.

"North Vancouver is a very established community," says Greg Zayadi of developer Anthem Properties.

"Most locals don't want change."

To that end, says Zayadi, the project known as Local on Lonsdale was designed, not to define the neighbourhood, "but to become part of the neighbourhood."

Local on Lonsdale is a co-venture between Loblaw's, which was looking to replace its existing Lonsdale store, and Vancouver-based Anthem, which

develops and owns retail, industrial, commercial and residential properties throughout western North America, including malls in which Loblaw stores are located. The Local on Lonsdale residents will live above a replacement for the supermarket.

Anthem worked with the community to determine locally acceptable density and architecture and to demonstrate that the re-purposing of the property would be a demonstration of the social and environmental consciousness of the partners.

The highrise's roof will be the largest green roof in North Vancouver, and one of the largest in Metro Vancouver. Heat and hot water for the build-

ing will be generated in the local Lonsdale Energy Corp., which uses natural gas to power its plants and pipe heated water into buildings.

The partners expect most buyers will have a local connection, but residents will likely be diverse in age and income. Zayadi has heard from downsizers, singles and family investors.

Thanks to the low-rise nature of the neighbourhood and the homes' floor-to-ceiling windows, most units will have a mountain, water or city view or a combination of them.

The interior design includes earth tones and natural products: granite, limestone, wood and stainless steel. Kitchens and baths will feature flat-

panel wood-veneer cabinetry, with granite countertops and top-of-the-line LG stainless steel appliances in the kitchen and limestone counters, undermount or semi-recessed sinks, dual-flush toilets and in-suite laundry in the bath.

Flooring is porcelain tile in the bath with wood-veneer cabinetry and wall accents.

Apart from the roof terrace and lounge, amenities include a fitness centre, workshop/hobby room, bike storage, guest suite, dogwash and public art. The retail area fronting on both Lonsdale and 17th Street will include a restaurant and, if all goes well, a pub, as well as the grocery and other stores.



Free

Metro Vancouver Edition

Mar 25 - Apr 8, 2011 Volume 01 Issue 03

# NEW CONDO GUIDE

home**TRADER**.ca

Your Best Source for New Condos

**LOCAL**  
ON LONSDALE

**50 HOMES UNDER \$350,000**

Presentation Center: Lonsdale Ave. at E 17th St., North Vancouver  
**604.998.0219 • [localonlonsdale.com](http://localonlonsdale.com)**

**Anthem**  
PROPERTIES

## INSIDE THIS ISSUE

**HOT TOPIC:**  
BUYING YOUR  
FIRST CONDO

**STRATA CORPORATION  
& COUNCIL: ROLES AND  
RESPONSIBILITIES**

**THE PRE-SALE:**  
BUY EARLY, IT'S  
WORTH THE WAIT



**B C C O N D O S . N E T**



# Local *on* Lonsdale

## SEE EVERYTHING

BY SUSAN M BOYCE



**North Vancouver.** Incredible outdoor recreation, a mouth-watering array of restaurants, retail to satisfy the most ardent shop-a-holic plus live theatre, intriguing art galleries, and easy access to everywhere. And now there's one more reason to celebrate this North Shore community: Local on Lonsdale.

Soaring 20-storeys above the vibrant streetscape of Central Lonsdale, Local boasts an articulated architecture the brochure describes as thoughtful but I prefer to think of as dramatically urban. Windows are big and bright, balconies and terraces are generous. Plus there's a seventh-floor podium garden with paths, garden plots, and plenty of park bench seating so you can take in the sunsets or views of downtown Vancouver. And while you're admiring the views, you'll also be able to enjoy the innovative, one-



acre green roof above Local's adjacent commercial. Here multi-coloured grasses and groundcover form an undulating pattern that absorbs sound and heat while creating an ever changing, living piece of art for upper floor residents to admire.

### LIVE IN STYLE

"People love how spacious our floor plans feel," says sales manager Gail Leport opening the display home door. No kidding. This one-bedroom has the sense of open, casual welcome that's such an integral part of our West Coast lifestyle. The dining table looks perfectly comfortable set for six, and there's plenty of room for chilling out in the living room after dinner.

Mind you, the kitchen is so inviting it's likely going to be the favourite gather place during most parties. I check the drawers — yes, they're soft close. Appliances are stainless steel LG, but Gail points out two extras I'd have missed: the oven's lower drawer actually doubles as warming oven and the dishwasher has an adjustable top shelf for tall wine glasses or really big pots.

Wandering through, I find other luxuries — a limestone counter in the bathroom, a frosted sliding glass door separating living room and bedroom, and engineered hardwood laminate flooring for great looks and better air quality.

### AMAZING OPPORTUNITY

"Right now Local's one-bedrooms offer the most affordable price per sq. ft. of any development with these views, features, and proximity to downtown," Gail says. "We are, quite simply, the best value in Metro Vancouver — we're priced for today, for your gain tomorrow."

And she has one final surprise. "We understand how challenging it can be to buy a home, especially if it's your first. So for a limited time we're offering a five per cent cashback on deposit for our purchasers who choose a one-bedroom. That means they can earn up to \$3,600 that could be used to cover closing costs or maybe buy some

### CHARACTER AND CONVENIENCE

"Central Lonsdale is such a diverse neighbourhood," says Anthem Properties' sales and marketing director, Greg Zayadi. "You've got an almost unbelievable amount of boutique retail — mostly the mom'n'pop shops that create the unique character this area's known for. For example, in the three blocks surrounding Local there are over 130 retail outlets — and that's not counting the restaurants and pubs."

Greg's also excited that the anchor tenant for Local's retail is now confirmed to be one of Loblaw's upscale, new brand of city-chic grocery stores. Translation: 42,000 sq. ft. of fresh produce, bakery goods, deli offerings, and so much more will be right outside your front door — literally. Culinary heaven.

**The Local on Lonsdale presentation centre and display suite are open noon to 5 p.m. daily except Fridays at Lonsdale and 17th Ave. in North Vancouver. Priced from \$304,900. More information at 604.998.0219 or [localonlonsdale.com](http://localonlonsdale.com).**



BC CONDOS.NET



**From:** Anthem Properties [mailto:Anthem\_Properties@mkt.localonlonsdale.com]

**Sent:** October 8, 2011 10:06 AM

**To:** Les Twarog

**Subject:** Construction Starts at Local On Lonsdale



## Construction Starts at Local On Lonsdale - Move In Fall 2013

The ground breaking for Local On Lonsdale is days away with site preparation already underway. The construction team is forging ahead with decommissioning Extra Foods. Keep your eye on all the action taking place on site.

**Join us Thursday, October 13th at 11am for the Ground Breaking Ceremony!** Witness the first shovel in the ground and the ribbon cutting ceremony with City of North Vancouver Mayor, Darrell Mussatto.

### Did You Know? – Local Demolition and Construction

- During construction, a total of **40,000 cubic yards of soil** will be removed from the development site, which can fill over 12 Olympic size pools!
- **50,000 square feet of windows** will be installed to allow you to 'SEE EVERYTHING'. That is enough windows to cover an entire football field!
- 2,375 trucks full of concrete will be needed throughout construction (**19,000 cubic yards of concrete**)!
- **3.2 million pounds of reinforcing steel** will be used in the structure of Local. In perspective that is the weight of over 800 average size cars!
- Local's 1 acre green roof will be landscaped with approximately **142,000 sedums**, creating a visual masterpiece!

### New Presentation Centre Opening October 22nd.

We are relocating the Local presentation centre across the street to 1709 Lonsdale Ave (right next door to Starbucks). Come in Saturday, October 22nd for information about the construction progress. **This is your**



last chance to purchase at pre-construction pricing.

## A Fantastic Selection of Homes Still Available Priced from \$309,900

| Type               | Area (sq. ft) | View | Priced From* |
|--------------------|---------------|------|--------------|
| JR 1 Bedroom       | 516           | N    | \$ 309,900   |
| 1 Bedroom          | 581           | E    | \$ 329,900   |
| 1 Bedroom + Den    | 620           | W    | \$ 353,900   |
| 2 Bedroom          | 969           | SE   | \$ 569,900   |
| 2 Bedroom Townhome | 1,211         | E    | \$ 699,900   |
| 2 Bedroom          | 1,094         | SW   | \$ 719,900   |

Don't miss out on Local's **central location**, **unbeatable value** and **outstanding quality**. Call us today.

See you soon,

[Christina Sutton](#) 778.773.1610 | [Michelle Lanthier](#) 604.313.4228 | [Rana Mofidi](#) (Farsi) 778.839.7262



### New Presentation Centre - Opens October 22nd

1709 Lonsdale Avenue

North Vancouver, BC

t. 604.998.0219

w. [localonlonsdale.com](http://localonlonsdale.com) e. [info@localonlonsdale.com](mailto:info@localonlonsdale.com)



Local on Lonsdale. 1709 Lonsdale Ave., North Vancouver, BC, Canada. +1.604.998.0219

\*See a sales representative for details. Restrictions apply. The developer reserves the right to make modifications on offers, prices, availability, materials and specifications without notice. Please see a sales representative for more information. E.&O.E. Anthem Properties is committed to respecting your privacy and will not sell, rent, or lease your email address to third parties.

Site by [Cowie and Fox](#)



B C C O N D O S . N E T



# Introducing the LOCAL on Lonsdale North Vancouver Condos for Sale - Central Lonsdale High-Rise Tower Residences & Podium Apartments at Extra Foods Site Coming Soon!



**ALERT:** NOW UNDER CONSTRUCTION! LOCAL on Lonsdale Previews start Saturday November 6th. Visit the interactive presentation centre with a fully furnished 591 square foot 1 bedroom display suite in the heart of Central Lonsdale North Vancouver real estate market. The LOCAL on Lonsdale presentation centre is located on site at Eastern Avenue and 17th Street in North Vancouver. Presales start Saturday, November 13th.

## LOCAL on Lonsdale North Vancouver Condos

Prime Location at the Right Time. The newest Central Lonsdale North Vancouver real estate development is about to launch sales and marketing. Aptly named LOCAL on Lonsdale, these Central Lonsdale condos are located just seconds away from all the amenities, services and facilities that this beautiful and iconic neighbourhood is well known for. Brought to you by Anthem Properties, the LOCAL on Lonsdale North Vancouver condos will be situated between Eastern Avenue and Lonsdale Avenue along West 17th Street (East) and will be built on the current Loblaws Extra Foods site. A combination of a fabulous 20 storey high-rise tower along with a low-rise



6 floor residential building will make up the residential component of the North Vancouver LOCAL condos on Lonsdale Avenue. Featuring true North Shore living, the LOCAL on Lonsdale is not only a residential development by Anthem Properties, but it will also give rise to a mixed use property that integrates new shops, boutiques, public spaces and much more. Not only that, but there will be a brand new 52,000 square ft grocery store as the anchor to this entire block. The future of North Shore condo living is now here at the Central Lonsdale LOCAL North Vancouver condo development at 1575 Eastern Avenue. Some of the initial marketing states that many of the suites will have gorgeous mountain views to the north as well as beautiful city views to the south. Located right in the heart of Central Lonsdale, the residential suites will allow many of the homeowners and residents to walk to everything they need, making true North Shore condo living convenient and smart. LOCAL on Lonsdale, the future of Central Lonsdale North Vancouver real estate market will be launching sales in the Fall of 2010. Stay tuned for more information and the launch of the presentation centre on site. Call 604.998.0218 for additional details or visit [www.localonlonsdale.com](http://www.localonlonsdale.com) as more info is released by the developer. The development team for LOCAL North Shore is Anthem Properties who have been building master planned communities since 1991 and have completed over ninety projects throughout the Lower Mainland.

## Local On Lonsdale North Vancouver- Previews

### Start November 6 & Presales Start November 13

The wait is over! Local On Lonsdale Condos Sales Centre to Start Previews November 6! Preview Anthem Properties' latest community Local On Lonsdale in Central Lonsdale North Vancouver real estate market. Take this opportunity to explore our fully interactive state-of-the-art 3,200 sf presentation centre with a full 591 sf 1 bedroom display suite right here at the pre-construction North Vancouver Local On Lonsdale condo tower and garden townhomes.

#### LOCAL on Lonsdale Price Ranges

- Jr. One Bedrooms Floorplans - 516 sf priced between \$299,900 - \$335,900
- One Bedrooms Floor Plans - 541-620 sf priced between \$324,900 - \$389,900
- One Bedroom + Dens Layouts - 739 sf priced between \$435,900 - \$479,900
- Two Bedrooms Floorplans - 898 - 1,194 sf priced between \$564,900 - \$779,900
- LOCAL on Lonsdale Townhomes - 1,211 sf priced between \$669,900 -



\$699,900

- LOCAL on Lonsdale Sub Penthouses/Penthouses - 1,230 - 1,349 sf  
between \$1.1 - 1.3 Million

#### **LOCAL on Lonsdale North Vancouver Condo Purchase Deposit Schedule**

- 10 % deposit upon contract + 5% in 9 months + 5% in 18 months = Total 20%

- The first 85 buyers will receive \$3,000 credit upon closing\*

#### **The North Vancouver LOCAL Condo Features**

In terms of the building, the high-rise LOCAL on Lonsdale North Vancouver condo tower will have an impressive two story grand lobby entrance and the architecture will be striking. The tower itself will become a landmark high-rise in the Central Lonsdale neighbourhood of the North Vancouver real estate market. In addition, the suites at the LOCAL North Shore condos will have two colour schemes for homebuyers that includes Garibaldi (walnut) and Cascade (white oak). There is efficient hydronic baseboard heating throughout the homes in addition to one inch horizontal blinds, polished chrome finish hardware, stacked front loading washer/dryer and sleek sliding doors in select homes. Also, the new North Vancouver LOCAL condos in Central Lonsdale will present plush carpets in the bedrooms and enclosed dens, engineered wood laminate in the living room and large windows. The kitchens at LOCAL on Lonsdale North Vancouver condos for sale will introduce luxurious granite counters, contemporary flat panel wood veneer cabinetry, soft closing cabinets, polished chrome hardware, under cabinet recessed puck lighting and undermount stainless steel double bowl sink. Also, the presales North Van LOCAL on Lonsdale condos for sale will also have American Standard polished chrome faucet with pullout spray, porcelain mosaic tiled backsplashes, garbage disposal and an LG stainless steel appliance set with fridge/freezer, dishwasher, microwave and glass cook top. The bathrooms at the North Shore LOCAL condos for sale will have porcelain tiled surrounds and floors, Kohler dual flush toilet, frameless glass shower surround in select floorplans and relaxing American Standard soaker tub. The ensuite bathrooms at the new LOCAL North Vancouver condos in Central Lonsdale neighbourhood will also have undermount or semi-recessed basins, luxurious granite counters, contemporary flat panel wood veneer vanities and soft closing cabinetry.

The Local on Lonsdale North Vancouver condo Previews start Saturday, November 6. Sales by appointment start Saturday November 13. Call 604.998.0219 now to speak with our sales team or book a sales appointment for November 13th. Visit [localonlonsdale.com](http://localonlonsdale.com) to explore this exciting community and register today! See you soon, The Local North Vancouver Condo Sales Team

**North Shore Local On Lonsdale - Sales Start Saturday, November 13th at 9am**



The following is a selection of the LOCAL North Vancouver condo project sales team's favorite homes at Local On Lonsdale (floorplan, layout type, unit area in square feet, price and view/exposure):

- > T-F - Jr 1 BR (LOCAL North Van Condo #904) 516sf \$317,900 N
- > P-A4 - 1 BR (LOCAL Suite #517) 543sf \$324,900 E
- > T-B - 1 BR (North Van LOCAL #1508) 559sf \$352,900 S
- > P-E - 1 BR + DEN (Floorplan for #318) 620sf \$346,900 W
- > T-D - 1 BR (LOCAL on Lonsdale #1506) 587sf \$357,900 E
- > T-E - 1 BR + DEN (Unit #1005) 739sf \$456,900 NE
- > T-G - 2 BR (North Shore LOCAL #903) 955sf \$626,900 NW
- > TH-C - 2 BR TH (LOCAL Townhome #1569) 1,211sf \$699,900 E
- > T-A - 2 BR (Suite #1501) 1,094sf \$734,900 SW

\* Prices and availability of LOCAL on Lonsdale North Shore condos and townhouses are subject to change without notice. **This weekend only, the first 50 purchasers will receive up to a \$15,000 discount on their purchase at the presales North Vancouver LOCAL on Lonsdale condos and townhouses.** \*\* Visit the Local North Shore condo presentation centre located at Eastern Avenue at 17th Street (off Lonsdale) or call today for more information about our special offers for early purchasers. The presentation centre is open for previews today to Friday from 12 - 5pm and sales this weekend from 9am - 5pm. Explore our fully launched LOCAL on Lonsdale real estate development web site [localonlonsdale.com](http://localonlonsdale.com) to learn more about this exciting community or call us at 604.998.0219 for more information. \*The developer of the North Shore LOCAL on Lonsdale condos and townhomes reserves the right to make modifications and changes to building design, specifications, features, floorplans, promotions and prices without notice. All LOCAL on Lonsdale North Vancouver real estate development renderings are approximate illustrations only and are subject to change without notice. E.&O.E. \*\*This offer will be shown as a decorating allowance on the statement of adjustments and is based on unit type.





## You Can' t Get Any More Central Than This

If you are looking for affordability and convenience, nothing beats the new project at the North Vancouver LOCAL on Lonsdale Avenue condos. Choose from high-rise tower suites to podium level homes, but whichever floorplans you like most, LOCAL on Lonsdale North Vancouver condos are the most ideally situated new residences in this booming neighbourhood. Close to Lower Lonsdale and the Lonsdale Quay, in addition to the local mountains to the north, Central Lonsdale has become a haven for all lifestyles and age groups. From singles and professional couples who work on the North Shore, or who enjoy a short seabus ride into work in downtown Vancouver, the North Shore condo market has been gradually booming because of its affordability, close proximity to recreational activities and facilities and because of the North Shore mountains. Not only that, but the Central Lonsdale North Vancouver real estate corridor is also a hot item for growing families. Here at the Central Lonsdale LOCAL North Vancouver condos, you will find a huge range of floor plans to choose from that are all functional and more spacious than any other project. Anthem Properties has carefully selected the best layouts for you that are designed specifically for low maintenance lifestyles and spacious living. Here at LOCAL on Lonsdale Avenue, you will have the convenience of a 50,000 square foot grocery store, boutique shops and services right below you. Not only that, but community centres, neighbourhood parks, boutique shops, dining, cafes, services, banks, hospitals and clinics are all within a short radius of your new home. In addition, top rated elementary and secondary schools are nearby, as is Capilano College. LOCAL North



Vancouver condos are located in the Central Lonsdale strip that is within a few steps of local transportation routes and is only a 20 minute drive into downtown Vancouver via Second Narrows or Lions Gate Bridge. There are more than 4 green spaces and parks surrounding you, in addition to numerous public recreational facilities. With everything so close to you, who needs a car? This is the best project in the most ideal location in Central Lonsdale real estate market. Enjoy North Shore condo living as it was meant to be. Live at LOCAL on Lonsdale.

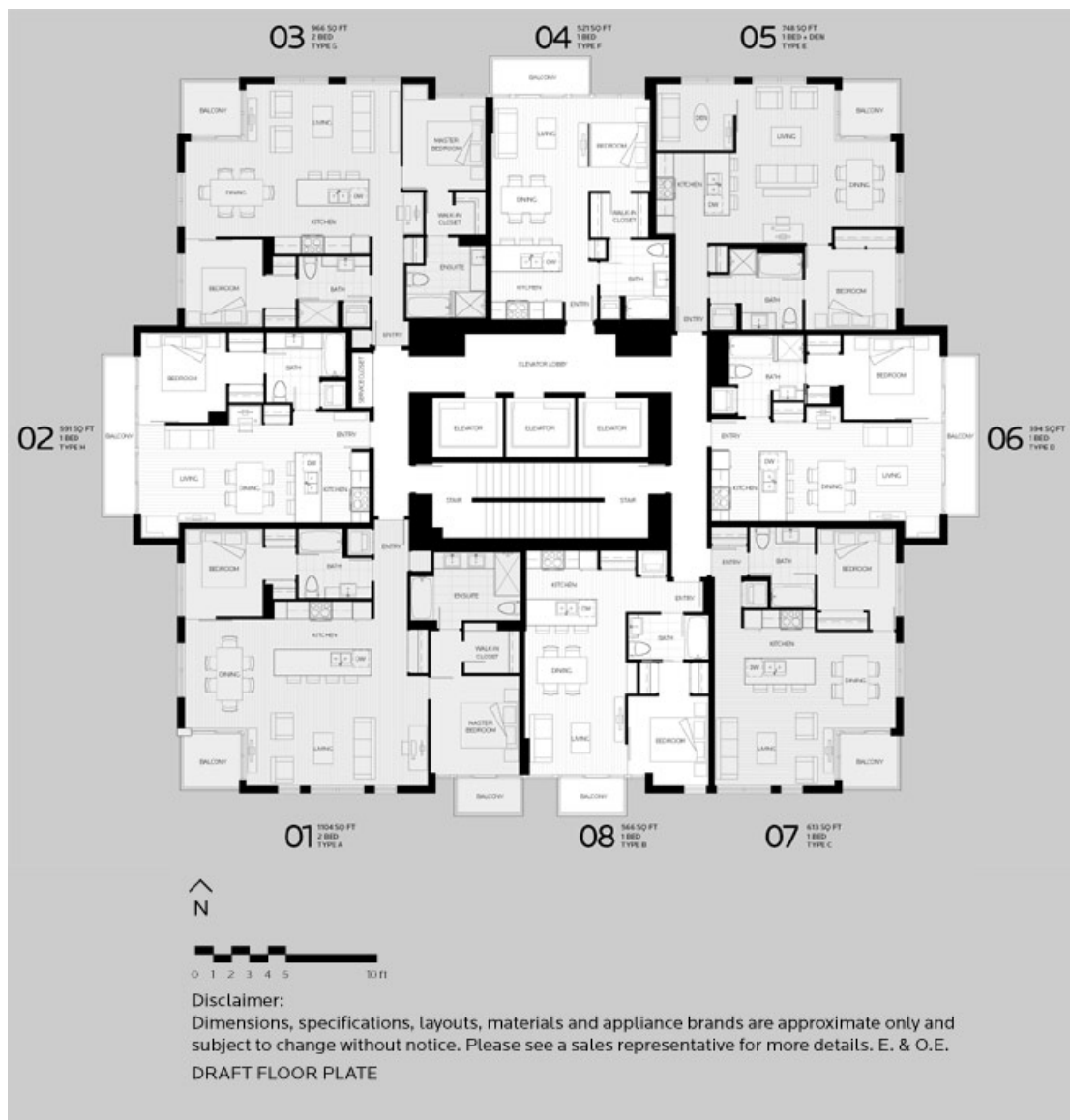
## The Spectacular Architecture

As mentioned above, the Central Lonsdale Extra Foods site will be re-developed into a mixed use development that will incorporate a 6 storey podium and a 20 storey high-rise tower. With street front shops and a large grocery store, LOCAL on Lonsdale will become the centrepiece for the Central Lonsdale North Vancouver real estate community for generations to come and will make a huge step in the re-development of the entire corridor into a state of the art neighbourhood. The condominium tower is designed to capture the ultimate views of the cityscape and North Shore mountains. The one acre rooftop garden will be the largest in all of North Vancouver and will redefine North Shore condo living at its best.

## The LOCAL North Vancouver Tower Floor Plate

The North Vancouver LOCAL tower floorplate consists of Floor Plan 01 which is a 1104 square foot two bedroom and two full bathroom unit (Type A) which features a large walk in closet and master ensuite with double vanities, walk in shower and separate deep soaker tub. The open style kitchen features a centre island and there are two balconies facing south and west in addition to a beautiful fireplace in the living room. Floor Plan B in the Tower of LOCAL on Lonsdale North Vancouver condos for sale is a 591 sf one bedroom (Type H) plan which features a very long west facing balcony, in suite laundry closet and space for an office niche and a dining area. The north facing Floorplan 03 (Type G) is 966 square footage and features 2 bedrooms and 2 baths with a centre island and northwest facing balcony. Also facing north is Floor Plan 04 at North Shore LOCAL on Lonsdale tower with 521 sf studio plan (Type F) with 1 bathroom and compact kitchen. The northeast facing 05 layout (Type E) is 748 sqft and features a 1 bed + den layout in addition to an ensuite with separate tub from shower. The North Vancouver LOCAL tower floor plan 06 is 594 sf and features 1 bed (Type D) with a large living space and east facing balcony. Unit 07 in the LOCAL tower is east and south facing with 613 sf and 1 bedroom (Type C). Last but not least is the south facing bright 08 suite at 566 sf with 1 bedroom, 1 bathroom (with tub/shower combo) and a decent sized kitchen. PLEASE NOTE THAT THESE ARE DRAFTS and not final floorplans.

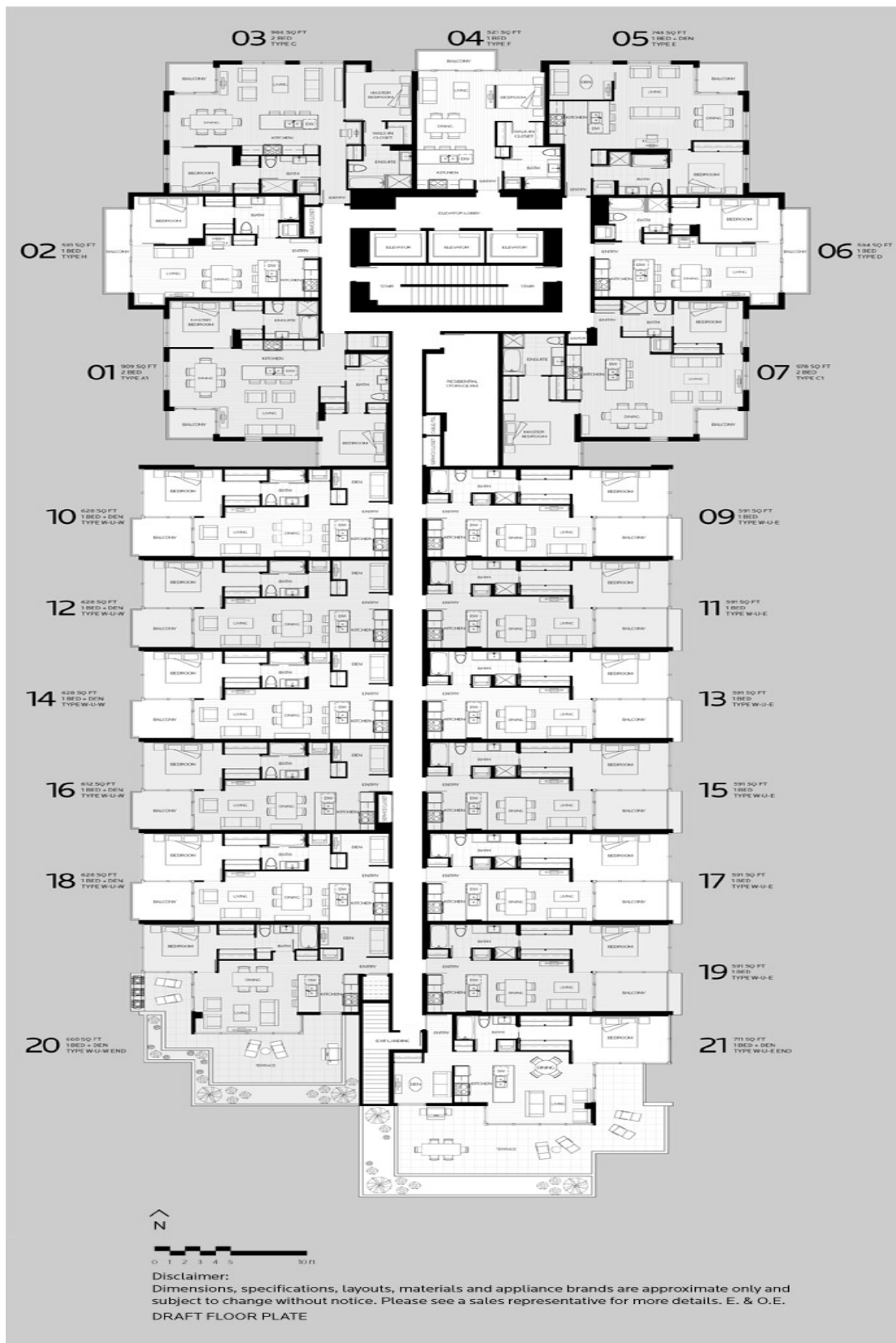




## The North Shore LOCAL Podium Floor Plate

There are actually 21 different floor plans in the podium building here at LOCAL on Lonsdale, giving homebuyers ample choices for all lifestyles. In addition, the layouts are very spacious and range from a five hundred and twenty one square foot studio facing north, to an east facing two bedroom and two bathroom layout close to one thousand square feet. There are 3 elevators in the North Shore LOCAL podium building that is only 6 storeys tall. Our favourite floorplans are 20 and 21 (the southeast and southwest facing floor plans with huge terrace decks). Here is a quick breakdown of the DRAFT floor plans for the Podium Homes:





- 01 - Type A1 - 909 square feet - 2 Bed/2 Bath - West
- 02 - Type H - 591 square feet - 1 Bed/1 Bath - West
- 03 - Type G - 966 square feet - 2 Bed/2 Bath - North West
- 04 - Type F - 521 square feet - 1 Bed/1 Bath - North
- 05 - Type E - 748 square feet - 1 Bed+Den/1 Bath - North East



- 06 - Type D - 594 square feet - 1 Bed/1 Bath - East
- 07 - Type C1 - 978 square feet - 2 Bed/2 Bath - East
- 09 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 10 - Type W-U-W - 628 square feet - 1 Bed+Den/1 Bath - West
- 11 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 12 - Type W-U-W - 628 square feet - 1 Bed+Den/1 Bath - West
- 13 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 14 - Type W-U-W - 628 square feet - 1 Bed+Den - West
- 15 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 16 - Type W-U-W - 612 square feet - 1 Bed+Den - West
- 17 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 18 - Type W-U-W - 628 square feet - 1 Bed+Den - West
- 19 - Type W-U-E - 591 square feet - 1 Bed/1 Bath - East
- 20 - Type W-U-W END - 660 square feet - 1 Bed+Den (with HUGE terrace)  
- South West
- 21 - Type W-U-E END - 711 square feet - 1 Bed+Den (with HUGE terrace)  
- South East

### **LOCAL North Van Apartments!**

Mark this one on your home buying radar! Twenty storeys of inspired, urban savvy living in one of North Van real estate's most popular neighbourhoods is the LOCAL on Lonsdale high-rise tower apartments. Situated in Central Lonsdale North Van's natural ridge, these thoughtfully designed high-rise condominium homes feature enviable views and a location that's close to all the things that matter to you - boutique shops, dining, arts and cultural amenities, as well as public transportation routes. Plus, just downstairs at the North Van LOCAL apartments will be new shops and public spaces anchored by a brand new forty two thousand square foot grocery store. LOCAL North Van apartments will be found at 1575 Eastern Avenue, North Vancouver. For more information, you can priority register by calling either 604.988.0219 or 1.888.998.0219 or visit [localonlonsdale.com](http://localonlonsdale.com) for more details.

### **Local On Lonsdale - An Upcoming Anthem Community in North Vancouver**

Thank you for your continuous interest in Anthem communities. We'd like to offer you a sneak peek into North Vancouver Local on Lonsdale, 20 stories of inspired neighbourhood living in Central Lonsdale. Local North Vancouver condos is designed to make brilliant North Shore living even better. On the natural ridge of Central Lonsdale North Vancouver real estate market, these thoughtful high-rise homes enjoy authentic North Shore views. Just downstairs this mixed use development integrates with the friendly, vital neighbourhood along Lonsdale. Local North Shore condos will enhance the neighbourhood with new shops and public spaces anchored by a new 42,000 square foot grocery store topped with a one acre green roof. Local on Lonsdale North Shore condos helps you see everything better - from endless skylines to the neighbourhood at your front door.



It's the next step up in North Vancouver Condo living. 175 homes from \$299,000. Sales start Fall 2010. Register today. Visit [localonlonsdale.com](http://localonlonsdale.com) to explore this exciting community and watch our presentation centre evolve on Lonsdale & 17th. See you soon, The North Vancouver Local on Lonsdale Condo Sales Team

## See Everything in Central Lonsdale

The last study indicated that people who live in North Vancouver are the happiest in the entire Lower Mainland. Well, more people will be even happier as the marketing and sales launch for the new LOCAL North Vancouver condos in Central Lonsdale real estate market starts! Located at Lonsdale Avenue and 17th Street at the site of the Extra Foods grocery store, LOCAL on Lonsdale North Vancouver features a 20 storey high-rise tower and podium that allow for panoramic views of the city, mountains and surrounding community in addition to being centrally located to everything an urban walkable community has to offer. The diverse population that calls Central Lonsdale home can vouch for the more than 130 boutique stores, cafes and dining options that dot the Central Lonsdale North Vancouver real estate corridor, that is very close to both bridges, downtown Vancouver, the Seabus and all of the local mountains for awesome recreational pursuits and facilities. The anchor tenant for the new North Vancouver LOCAL on Lonsdale condos is a 42,000 square foot grocery store on the ground floor that will also feature a select number of other boutique retail stores. Local on Lonsdale North Vancouver condos for sale is poised to shake up the way you live with outstanding attention to detail and upscale finishes. The marble, limestone, granites and innovative new laminate flooring features a list of high-end finishes that homebuyers can expect to see. The North Vancouver LOCAL on Lonsdale condos also feature an all LG appliance package. Then you add a 7th floor podium garden for residents in addition to a 43,000 green roof, and you can an urban condominium community full of vitality. Also, the North Vancouver LOCAL condo floorplans range up to 1100 square feet and there is a great selection of two level boutique townhouses too. Smart North Shore homebuyers will be flocking to this new Central Lonsdale condo project because of the affordability and the location. The presentation centre is located at Eastern Avenue and 17th Street.

