



PROPERTY REPORT

474 MONTROYAL BV
North Vancouver District BC
V7N 3E1
Canada

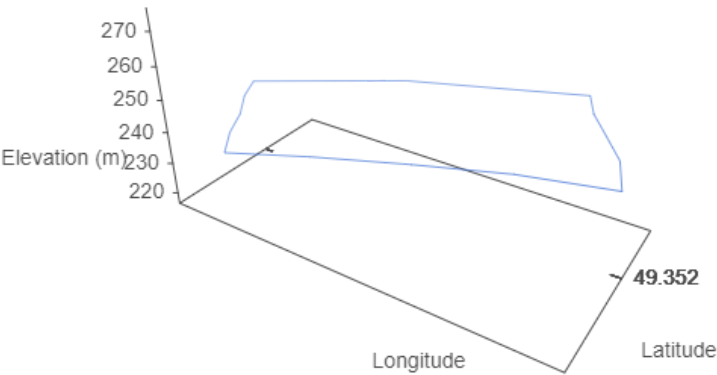
PID: 009-977-422

JULY 20, 2020

Grant Gardner PREC*
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North Vancouver
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info@grantgardner.com
<http://www.grantgardner.com>



Property Boundary and Topography



Max Elevation: 252.25 m | Min Elevation: 240.56 m | Difference: 11.70 m

Detailed Tax Report

Property Information

Prop Address	474 MONTROYAL BV	Jurisdiction	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	Neighborhood	DELBROOK
Area	NORTH VANCOUVER	SubAreaCode	VNVUD
PropertyID	009-977-422	BoardCode	V
PostalCode	V7N 3E1		

Property Tax Information

TaxRoll Number	030021163006	Gross Taxes	\$5,637.44
Tax Year	2019	Tax Amount Updated	07/16/2019
More PIDS			

009-977-422

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAP8683	26	6	578	36				

Legal FullDescription

LOT 26, BLOCK 6, PLAN VAP8683, DISTRICT LOT 578, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	7540 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1959		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms	2	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3		Stories	1
Pool Flg		Carport	1
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,162,000.00	\$66,300.00	\$1,228,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,162,000.00	\$66,300.00	\$0.00	\$0.00	\$1,228,300.00

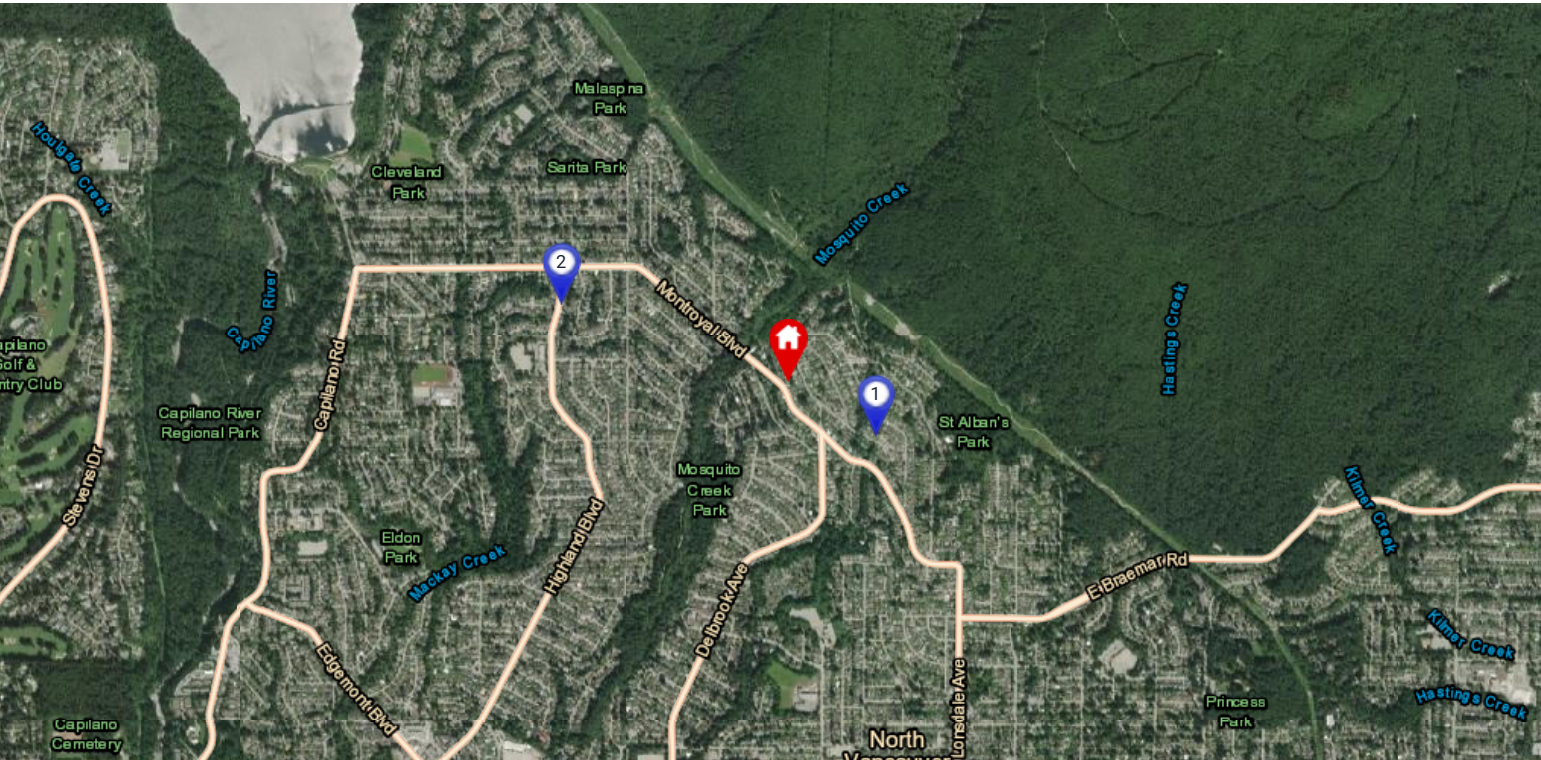
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,162,000.00	\$66,300.00	\$0.00	\$0.00	\$1,228,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/22/1991	\$232,000.00	GE4642	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/25/1959	\$0.00	406594	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Paragon Residential Comparables



Legend: Active For Approval Sold Collapsed Expired Hold All Action Terminated Cancel Protected Leased

#	ML#	Property Type	Status	Address	Sold Price	Sold Date	List Price	List Date	Lot Size (Sq.Ft.)	Lot Size (Acres)	Age	Days on Market	Floor Area Fin - Total	Frontage - Feet	Sub-Area / Community	Total Bedrooms	Total Baths	Price Per Lot Size (Sq.Ft.)	Price Per Floor Area (Sq.Ft.)
1	R2374518	Residential Detached	Sold	304 MONTERAY AVENUE	\$1,385,000	25/07/2019	\$1,398,000	29/05/2019	9,640.00	0.22	49	57	2,271.00	88.00	Upper Delbrook	4	3	\$143.67	\$609.86
2	R2404343	Residential Detached	Sold	4640 HIGHLAND BOULEVARD	\$1,280,000	17/09/2019	\$1,299,000	10/09/2019	7,200.00	0.17	64	7	2,120.00	0.00	Canyon Heights NV	4	2	\$177.78	\$603.77
Averages					\$1,332,500		\$1,348,500					32						\$160.72	\$606.82

Surroundings

The map shows...

- [Transmission Lines](#)
- Building Outlines
- [Development Permit Areas - Creek Hazard](#)
- [Development Permit Areas - Energy & Water Conservation & GHG Reduction](#)
- [Development Permit Areas - Form and Character](#)
- [Development Permit Areas - Natural Environment](#)
- [Development Permit Areas - Slope Hazards](#)
- [Development Permit Areas - Streamside Protection](#)
- [Development Permit Areas - Wildfire Hazard](#)

If a feature is not displayed it does not apply or you have to zoom out.

Zoning Information

Zoning	RS3
Zoning Description	SINGLE-FAMILY RESIDENTIAL 7200 ZONE (660 SQ.M.)

Official Community Plan (OCP)

Description	RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL
OCP Class	RES2

Neighbourhood

Neighbourhood	UPPER DELBROOK
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Planning Areas

OCP Local Area	NORTH LONSDALE - DELBROOK
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Official Community Plan Town Centres

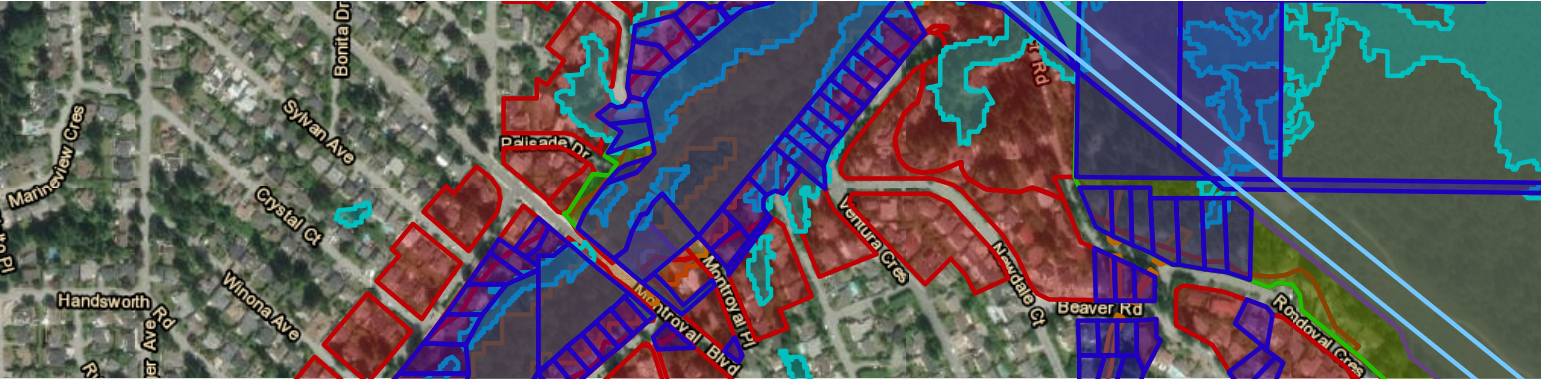
Message	The property is not within an official community plan town centre.
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Boundary for Indian Reservations

Message	The property is not within an indian reservation.
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Surficial Geology

Type	Glacial sediments - Blanket
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North Vancouver District Legal and Engineering

Sanitary Connection

- [F3131 \(1980 ASBUILT\)](#)

Storm Connection

- [F3101-A \(1980 ASBUILT\)](#)

Water Connection

- [WF6032 \(1998 CONSTRUCTION\)](#)
- [WF6032 \(2004 ASBUILT\)](#)

Legal Plans

- [8683 \(LP\)](#)

Jul 20, 2020 03:50:47 PM

Property Info Report

Ref #: 20-Jul-20

Property Information Report

474 MONTROYAL BLVD

Folio: 0211-6300-6

LTO Number: GE4642

PID: 009-977-422

MHR Number:

Status: Active

Property No: 104886

Legal: LOT 26 BLOCK 6 DISTRICT LOT 578 PLAN 8683

Property Tax Levies and Assessments Summary

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2020	May 19, 2020	5,713.69	1	1,162,000	66,300	1,228,300	1,228,300
2019	May 21, 2019	5,637.44	1	1,308,000	58,800	1,366,800	1,366,800

Property Tax Comparison

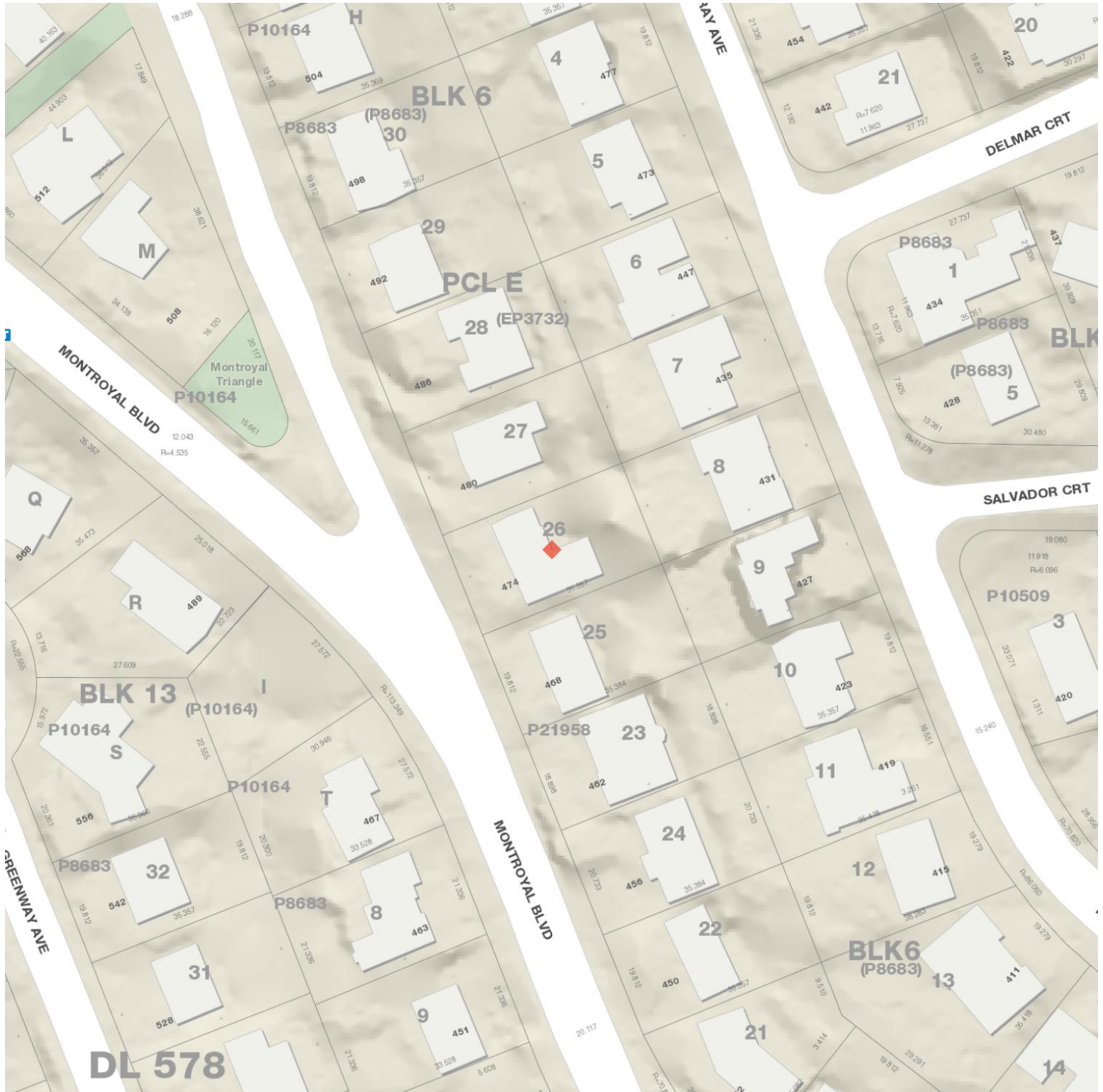
Taxes	2020	2019	Difference	Percentage Change
Gross Taxes	5,713.69	5,637.44	76.25	1.35
Gen. Assess: Class 1: Land	1,162,000.00	1,308,000.00	-146,000.00	-11.16
Gen. Assess: Class 1: Improvements	66,300.00	58,800.00	7,500.00	12.76
Gen. Assess: Class 1: Net	1,228,300.00	1,366,800.00	-138,500.00	-10.13
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,293.40	1,315.41	-22.01	-1.67
Tax Levy: 02 - BCAA LEVY	52.33	53.17	-0.84	-1.58
Tax Levy: 03 - GVRD LEVY	63.12	57.97	5.15	8.88
Tax Levy: 04 - TRANSIT LEVY	309.16	302.88	6.28	2.07
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.25	0.27	-0.02	-7.41
Tax Levy: 06 - MUNICIPAL TAX	2,222.36	2,210.84	11.52	0.52
Tax Levy: 07 - DEBT SERVICING	60.37	59.95	0.42	0.70
UB Levy: 08 - SINGLE FAMILY RES - WATER	738.75	703.50	35.25	5.01
UB Levy: 09 - SINGLE FAMILY RES - SEWER	700.75	669.00	31.75	4.75
UB Levy: 10 - 140L - GARBAGE	92.50	90.30	2.20	2.44
UB Levy: 10 - ORGANICS WITH 140L GARBAG	147.65	141.75	5.90	4.16
UB Levy: 11 - RECYCLING SF	33.05	32.40	0.65	2.01

Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Please Note: This information is issued in accordance with the Local Government Act. Under section 383, an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

Legal



Legend

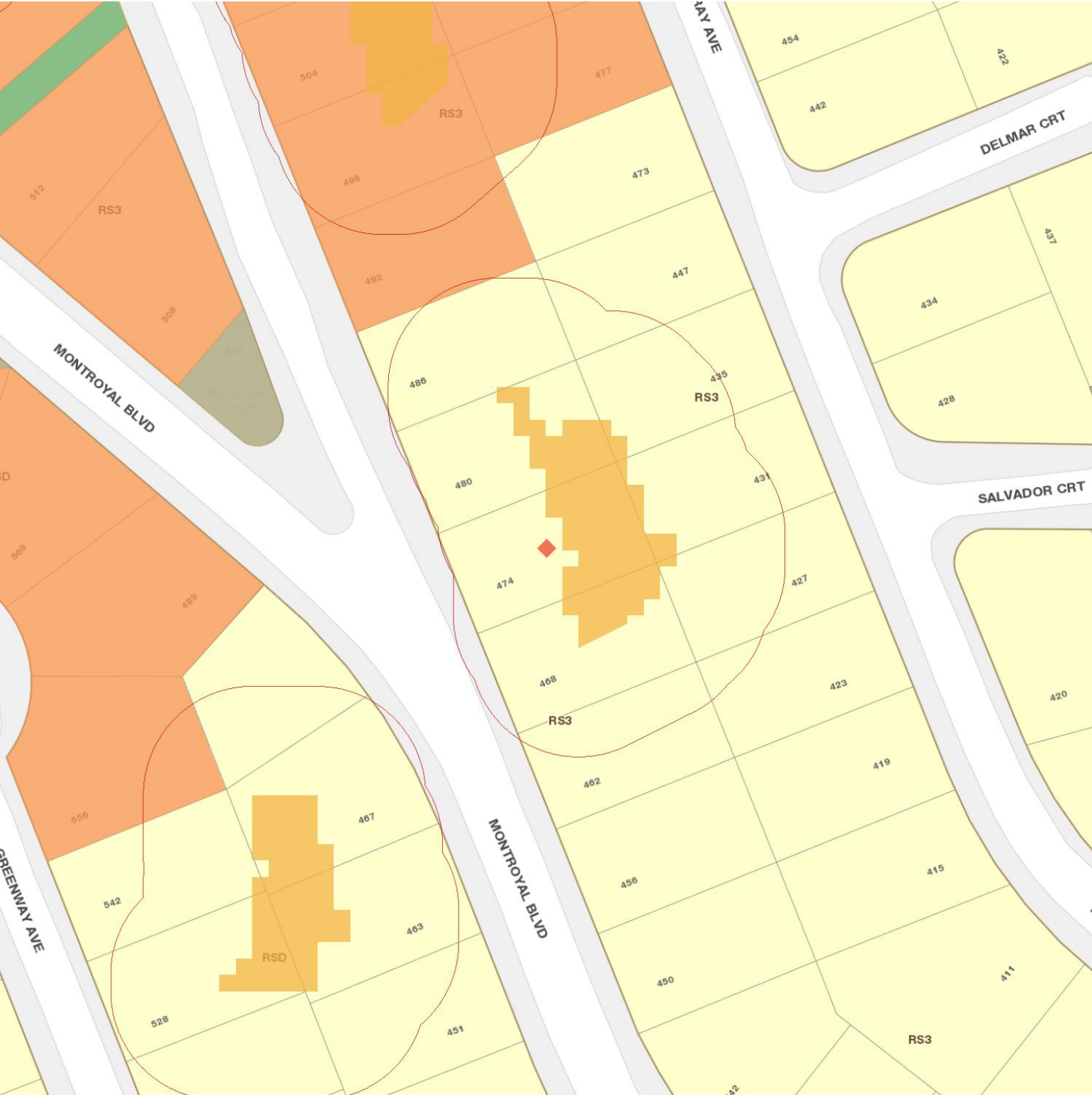
Boundary

The map displays a residential area with the following details:

- Streets:** MONTROYAL BLVD, DELMAR CRT, SALVADOR CRT, GREENWAY AVE, and a partial view of DAY AVE.
- Zoning Designations:** RS3 (appearing on multiple lots), RSD, and NP (located in the Montroyal Triangle).
- Property Lots:** Numerous lots are shown, many with numerical addresses. For example, along Montroyal Blvd, lots are numbered 504, 498, 492, 486, 480, 474 (marked with a red diamond), 468, 462, 456, 450, 442, 434, 428, 420, 412, 404, 398, 392, 386, 380, 374, 368, 362, 356, 350, 344, 338, 332, 326, 320, 314, 308, 302, 296, 290, 284, 278, 272, 266, 260, 254, 248, 242, 236, 230, 224, 218, 212, 206, 200, 194, 188, 182, 176, 170, 164, 158, 152, 146, 140, 134, 128, 122, 116, 110, 104, 98, 92, 86, 80, 74, 68, 62, 56, 50, 44, 38, 32, 26, 20, 14, 8, 2.
- Montroyal Triangle:** A green-shaded area labeled "NP" and "Montroyal Triangle" located near the intersection of Montroyal Blvd and Delmar CRT.
- Marker:** A red diamond is located on lot 474, situated between Montroyal Blvd and Delmar CRT.

 Boundary

OCP Land Use



Legend

Boundary

DPA Energy/Water/GHG

DPA Slope Hazard Reference Extent

Wildfire Interface Area

RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY

COMMERCIAL RESIDENTIAL MIXED USE LEVEL 2

DPA Streamside Protection

DPA Form and Character

Wildfire Risk Area

RESIDENTIAL LEVEL 1: RURAL

RESIDENTIAL LEVEL 5: LOW DENSITY APARTMENT

COMMERCIAL RESIDENTIAL MIXED USE LEVEL 3

Potential Debris Flow, Debris Flood, Hazard Area

DPA Natural Environment

Wildfire Interface Area

RESIDENTIAL LEVEL 2: DETACHED

RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT

INSTITUTIONAL

LIGHT INDUSTRIAL COMMERCIAL

Potential Flood Hazard Area

DPA Creek Hazard Reference Extent

DPA Slope Hazard Area

Wildfire Risk Area

RESIDENTIAL LEVEL 3: ATTACHED

RESIDENTIAL

COMMERCIAL

COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1

INDUSTRIAL

PARKS, OPEN SPACE, AND NATURAL AREAS

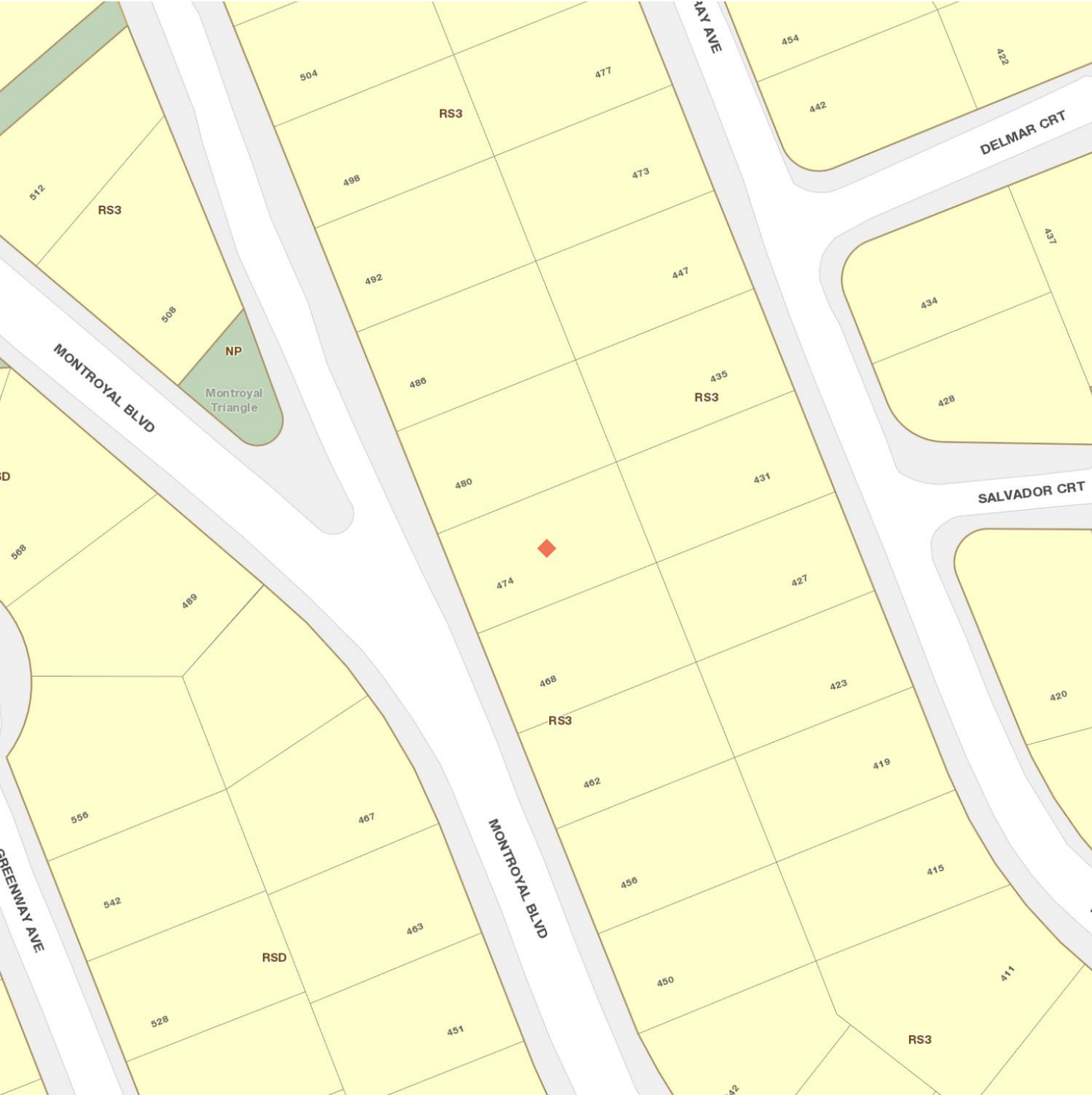
Infrastructure



Legend

- | | | | |
|---------------|------------------|---------------|-------------|
| Boundary | Sanitary Manhole | Sanitary Main | Storm Main |
| Storm Culvert | Storm Drain | Storm Ditch | Storm flume |
| STANDARD MAIN | SUPPLY MAIN | Water Service | |

Fibre-Optic Network

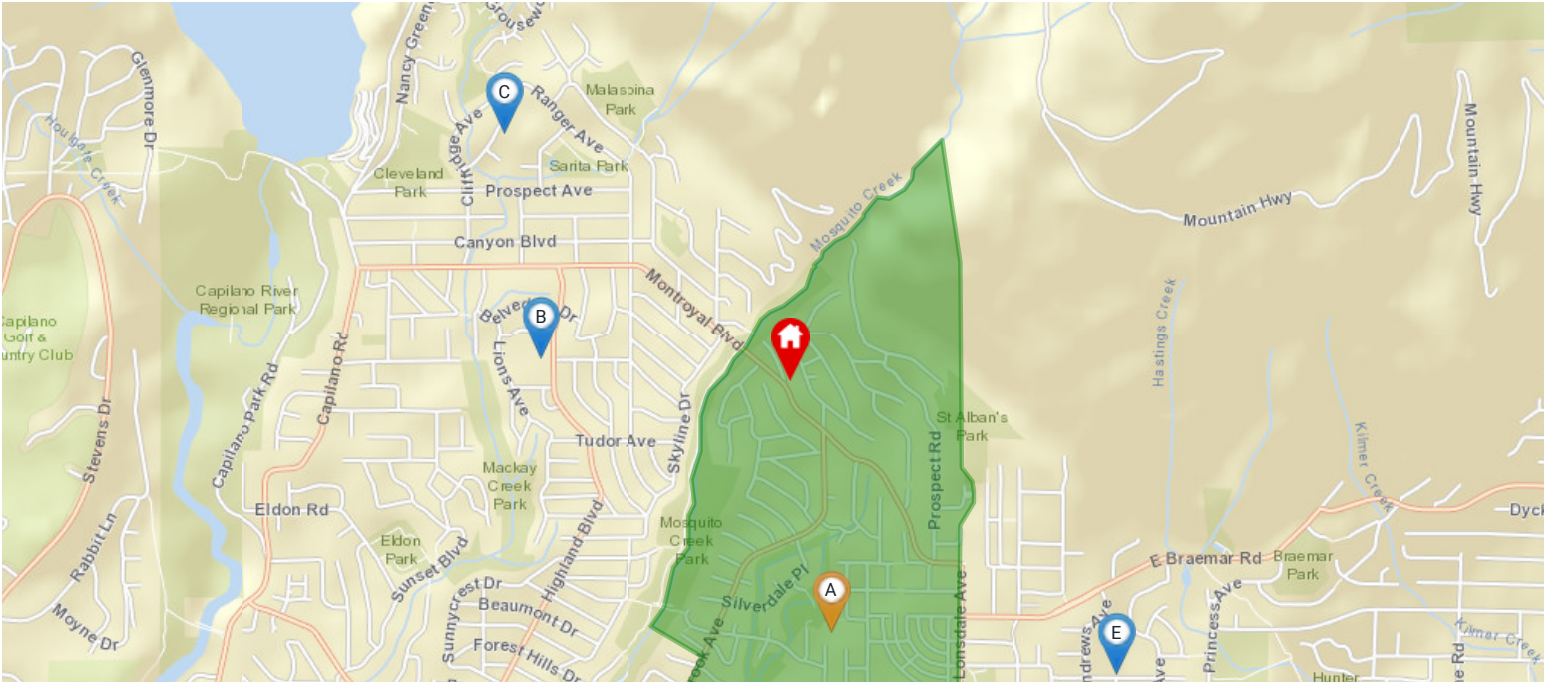


Legend

- Boundary
- DEEP
- SHALLOW

Nearest Schools with Ranking

Nearby Elementary Schools

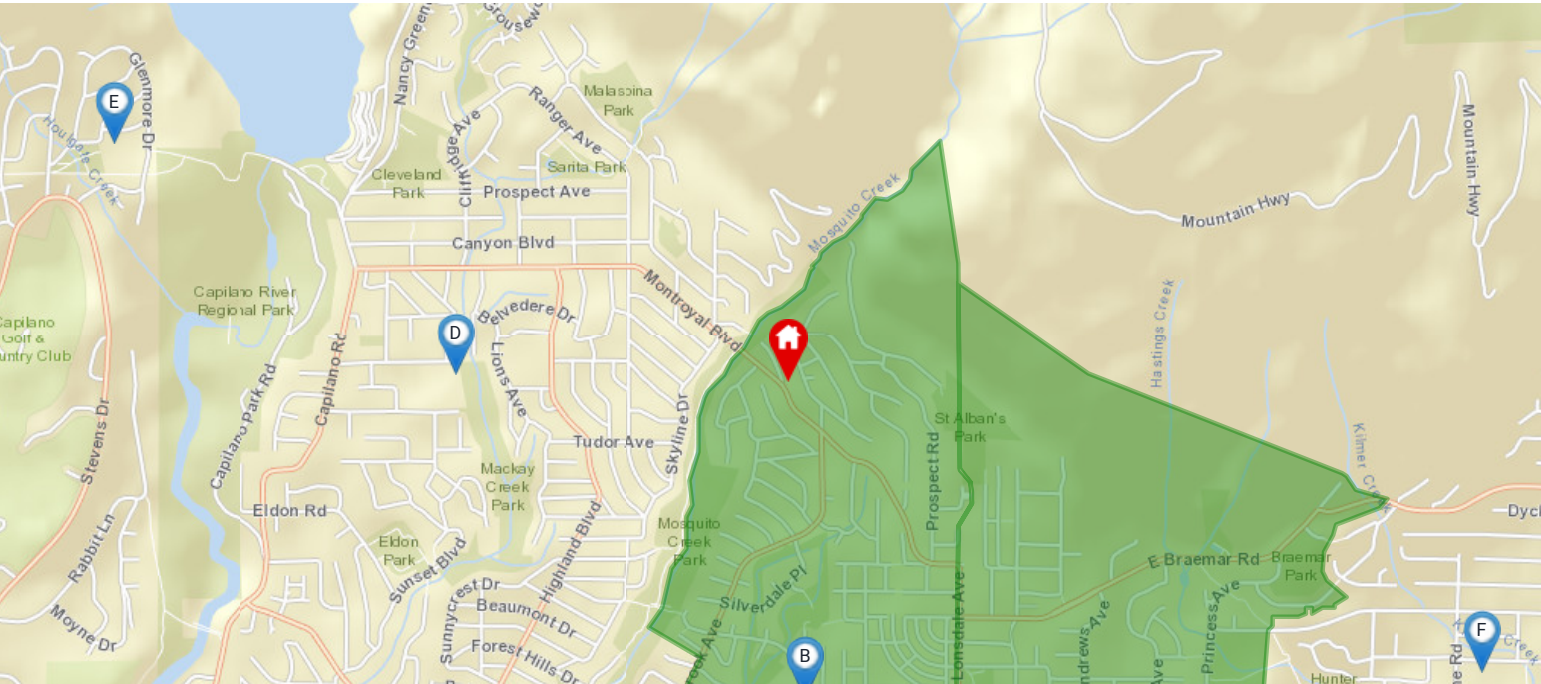


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Braemar -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Braemar	K - 7	7	7	237/955	196/805	North Vancouver	French Immersion	15 mins	1.2 km	4 mins	12 mins
B Canyon Heights	K - 7	7.6	7.4	143/955	149/805	North Vancouver		16 mins	1.3 km	2 mins	6 mins
C Montroyal	K - 7	7.2	7.6	195/955	130/805	North Vancouver		25 mins	2.1 km	4 mins	18 mins
D Andre Piolat	K - 12	6.4	7.5	376/955	140/805	North Vancouver	French Immersion; IB Program (MYP)	23 mins	1.9 km	4 mins	22 mins
E Carisbrooke	K - 7	8.5	7.7	81/955	116/805	North Vancouver		29 mins	2.2 km	4 mins	25 mins
F Highlands	K - 7	7	7.7	237/955	116/805	North Vancouver		30 mins	2.5 km	4 mins	14 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Carson Graham** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Carson Graham	8 - 12	4.8	4.8	198/251	201/246	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	37 mins	3.0 km	6 mins	19 mins
B Mountainside	8 - 12	n/a	n/a	n/a	n/a	North Vancouver		20 mins	1.6 km	4 mins	16 mins
C North Vancouver Distributed Learning	9 - 12	n/a	n/a	n/a	n/a	North Vancouver	Online Learning	20 mins	1.6 km	4 mins	16 mins
D Handsworth	8 - 12	6.8	7.8	70/251	27/246	North Vancouver	French Immersion; AP Program	23 mins	2.0 km	5 mins	13 mins
E Collingwood	8 - 12	9	9.7	13/251	18/805	West Vancouver	Private School; AP Program	1 hour 9 mins	4.5 km	12 mins	1 hour 11 mins
F Argyle	8 - 12	5.8	6.2	143/251	112/246	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	49 mins	3.9 km	7 mins	48 mins

474 MONTROYAL BV North Vancouver District, V7N 3E1



Car-Dependent

Almost all errands require a car



Some Transit

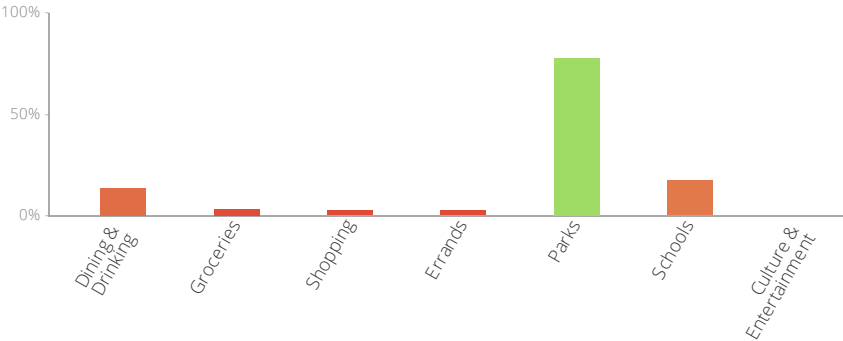
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 11 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

