

705 West 3rd Street – Availability, Plans, Prices

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At a Glance

- located at Marine Drive & Bewicke Avenue
- 6-storey, mixed-use woodframe building
- 55 condominiums
- 6,000 sq ft of retail space
- 1,750 sq ft daycare
- steps from Marine Drive restaurants, shops, services
- close to Capilano Mall
- 8 minutes by bus to Lonsdale Quay & SeaBus
- 5-minute drive to Upper Levels Highway
- 20-minute bike ride via Spirit Trail to Stanley Park



GardenWorks to be Replaced by 55-Unit Mixed-Use Condo
Lotus Capital and Omicron have proposed to redevelop the GardenWorks property at West 3rd Street and Bewicke Avenue into a 6-storey, stratified condominium building with ground-oriented retail space and a 1,750-sq-ft daycare. The new site will feature 6,000 sq ft of commercial retail units and 55 new homes, ranging from one to three bedrooms.

Conveniently, this Marine Drive location is within steps of services such as a dentist, an animal hospital, and a

physiotherapist. Grocery shopping is a breeze with Choices Markets, Save-On Foods, Thrifty Foods, and Walmart nearby, or take care of your household and fashion needs at Capilano Mall. You'll also be next to multiple bus routes that make it easy to visit Lonsdale Quay and Shipyards, or commute to downtown Vancouver.

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Floor Plans for 705 West 3rd Street

Fifty-five condominiums will be built over six commercial units and a daycare. The proposed unit mix is:

- 28 x 1-bedroom
- 21 x 2-bedroom
- 6 x 3-bedroom

As project details can change before plans have been finalized and approved by the City, I recommend signing up to our VIP list above for priority access to 705 West 3rd Street updates.
Amenities at 705 West 3rd Street



In addition to the ground floor commercial uses, such as a restaurant with patio, residents can share a communal office space, a small amenity room, and a sheltered courtyard with seating area, garden plots, and activity spaces. A secondary outdoor patio on the second floor with lounge and dining areas, will overlook the courtyard. There will also be a rental suite with patio available for guests. A daycare is

located at the southeast corner of the building with a semi-private outdoor play area.

Parking and Storage

Three levels of underground parking, storage, and secured bicycle spaces will include 91 vehicle stalls, e-bike and e-car charging stations, and a dog wash.

Maintenance Fees at 705 West 3rd Street

TBA.

Developer Team for 705 West 3rd Street

Headquartered in Vancouver, Lotus Capital is a real estate investment and asset management firm with a reputation for tenaciously pursuing optimal, risk-adjusted returns for investors. Part of an extensive investment and partnership network, Lotus Capital enjoys deep, long-term relationships with private, high net worth family offices and individuals, and established institutional partners. Their investment approach is capital-focused and grounded in a rigorous process tailored to individual markets and asset types. Investing their own capital, together with that of their partners, Lotus Capital executes opportunistic, value-added, and legacy strategies that provide the perfect match between investment attributes and partner capital.

Omicron is one of the largest integrated construction, design, and development services firms in Western Canada, combining the expertise of more than 135 architects, interior designers, engineers, building assessment experts, real estate development strategists, cost estimators, project managers, construction personnel, and corporate support professionals. Omicron creates a better experience for clients in the Retail, Institutional, Renewals, Commercial, Industrial and Residential sectors from offices in Vancouver, Victoria and Calgary. Omicron has a distinctly entrepreneurial culture and is an innovative, sustainable, and award-winning organization focused on success for clients and staff alike. Omicron was a winner of Canada's Best Managed Companies program in 2009 and has requalified every year since.

Ankenman Marchand Architects is experienced in a broad spectrum of architectural, urban design, and community planning projects, including multi-residential developments, commercial projects, heritage restoration, and resort planning. At AMA, fresh ideas are paired with technical skill to produce award-winning results. Their multi-disciplinary team finds thoughtful solutions to clients' needs, using sustainable building practices and building

information modelling. AMA projects featured here include 3000 Henry, EagleView Heights, and The Gables at Nelson Park.

Expected Completion for 705 West 3rd Street
2023.

Are you interested in learning more about other homes in West or North Vancouver?
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