

Evelyn Living sales suspended

BY JANE SEYD, NORTH SHORE NEWS DECEMBER 1, 2010



The Evelyn Living project in West Vancouver has sold 31 of the 109 units in the first phase of development.

Photograph by: Mike Wakefield, NEWS photo

SALES on the troubled Evelyn Living project in West Vancouver have been suspended after financial backers filed to push the developers into receivership last week.

"For the time being, sales are suspended," said Lesli Boldt, a spokeswoman representing Rennie Marketing, the company that has been conducting pre-sales for the luxury development project.

Boldt said the real estate company has got in contact with the 31 buyers who have put down deposits and informed them about the court action. She said the deposits have been kept in a trust account and "are safe."

Last week, financial backers of the project including Peoples Trust Company, bcIMC Construction Fund Corporation and bcIMC Specialty Fund Corporation filed petitions in B.C. Supreme Court seeking a declaration the developers have defaulted on their \$75-million mortgage. In the lawsuit, the backers ask the court to appoint a receiver and grant an order giving the backers control over the property to recoup their loans.

Tsur Sommerville, director of the Centre for Urban Economics and Real Estate at U.B.C.'s Sauder

School of Business, said it's not clear yet what the receivership petition means to the future of the development, but "it's clearly a project that's in trouble."

Typically, a receiver will seek out a company that can take over the project the run it in the interests of the lenders. Usually that will mean proceeding with the project, but often dropping the price on the units to generate sales.

The first phase of the Evelyn project includes 109 units. But sales on the high-end units -- which range in price from \$650,000 to \$1 million -- have stalled in recent months.

Grant McRadu, chief administrative officer for the District of West Vancouver, said on Friday the municipality is aware of the petition filed by Millennium's backers, but hopes to see the development go ahead.

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