

North Vancouver Real Estate

MR. R. THOMPSON TINN is the managing director of the Merchants' Trust & Trading Company, Limited—a company which has its capital almost entirely subscribed by English people. Mr. Tinn is one of the ablest of our young business men and has a well-earned reputation for being enterprising, yet careful and conservative in his business. He has bought and sold large blocks of property in both the city and municipality of North Vancouver and has thoroughly studied the realty values during the last five years. Mr. Tinn expresses himself as follows, in answer to our enquiry as to values in North Vancouver:

"There has been no boom, in the real sense of the word, in any part of North Vancouver city and municipality. The growth of values to their present basis has been governed almost entirely by actual and not projected developments. Its great attractions as a residential suburb lie in its southern slope, the altitude of its benches and the exceptional beauty of its scenery. Now that it is assured of railway communication, North Vancouver will have an independent growth, quite apart from that due to its proximity to Vancouver.

"The V. W. & Y. railway, the Second Narrows bridge and the Imperial Car Construction Company are all receiving subsidies and encouragement from the Provincial and Dominion Governments. These three enterprises will give an astonishing impetus to North Vancouver. Now that it is to have railway communication with Vancouver and the rest of Canada, North Vancouver's valuable waterfrontage on Burrard Inlet will be brought into use.

"As Canada and British Columbia continue to grow, North Vancouver as a seaport will grow. Few, if any, other cities in Canada or the United States have got so large and so rich a hinterland tributary to them as we have.

"Owing to the coast range, British Columbia can have very few ports. Prince Rupert, over 600 miles away, is the only one that gives any sign so far of ever becoming a rival to the cities on Burrard Inlet. So at present Burrard Inlet is the distributing base through which the imports and exports for almost the whole of British Columbia have to come and go. Prince Rupert has no railway communication yet.

"The climate of British Columbia is good, and capital is coming in fast to open up the country. So it is difficult to believe that a city like North Vancouver can do aught else but grow rapidly into a first-class port.

"British Columbia has plenty to offer the outside world, and from the outside world it wants labor and capital.

"The tide of emigration is to Canada, and with the opening of the Panama Canal emigrants can be brought from Europe direct to Burrard Inlet more cheaply than they can be brought overland. This means a more plentiful supply of labor. The proposal that the United States mercantile marine come through the canal free of dues, while ships of other nationalities pay, even if put into force—a thing unlikely—would not affect British Columbia.

"With Premier McBride at the head of our Provincial Government, it is certain that we would so retaliate that the mercantile marine of our Empire would carry our business on terms quite as advantageous as that of the United States.

"I have no doubt that property bought judiciously in North Vancouver will prove to be as profitable as property that was bought in Vancouver fifteen and twenty years ago. Those investors who can afford to hold lots and acreage in North Vancouver will find that present values are decidedly low and that purchases at present prices will be very profitable indeed."