

# LONDON PACIFIC



Old Dollarton Road

Riverside Drive

## MEDIUM DENSITY APARTMENT DEVELOPMENT OPPORTUNITY

2204, 2212 & 2220 OLD DOLLARTON ROAD  
NORTH VANCOUVER BC



# OPPORTUNITY POTENTIAL

## SALIENT FACTS

Address  
2204\*, 2212\*\* & 2220 Old Dollarton Road

PID  
013-881-965, 013-881-604, 013-881-612

Neighbourhood Plan  
Maplewood Village Centre

Net Site Area  
20,618 Sqft

Current Zoning  
RS3

OCP Land Use Designation  
Residential Level 6: Medium Density Apartment

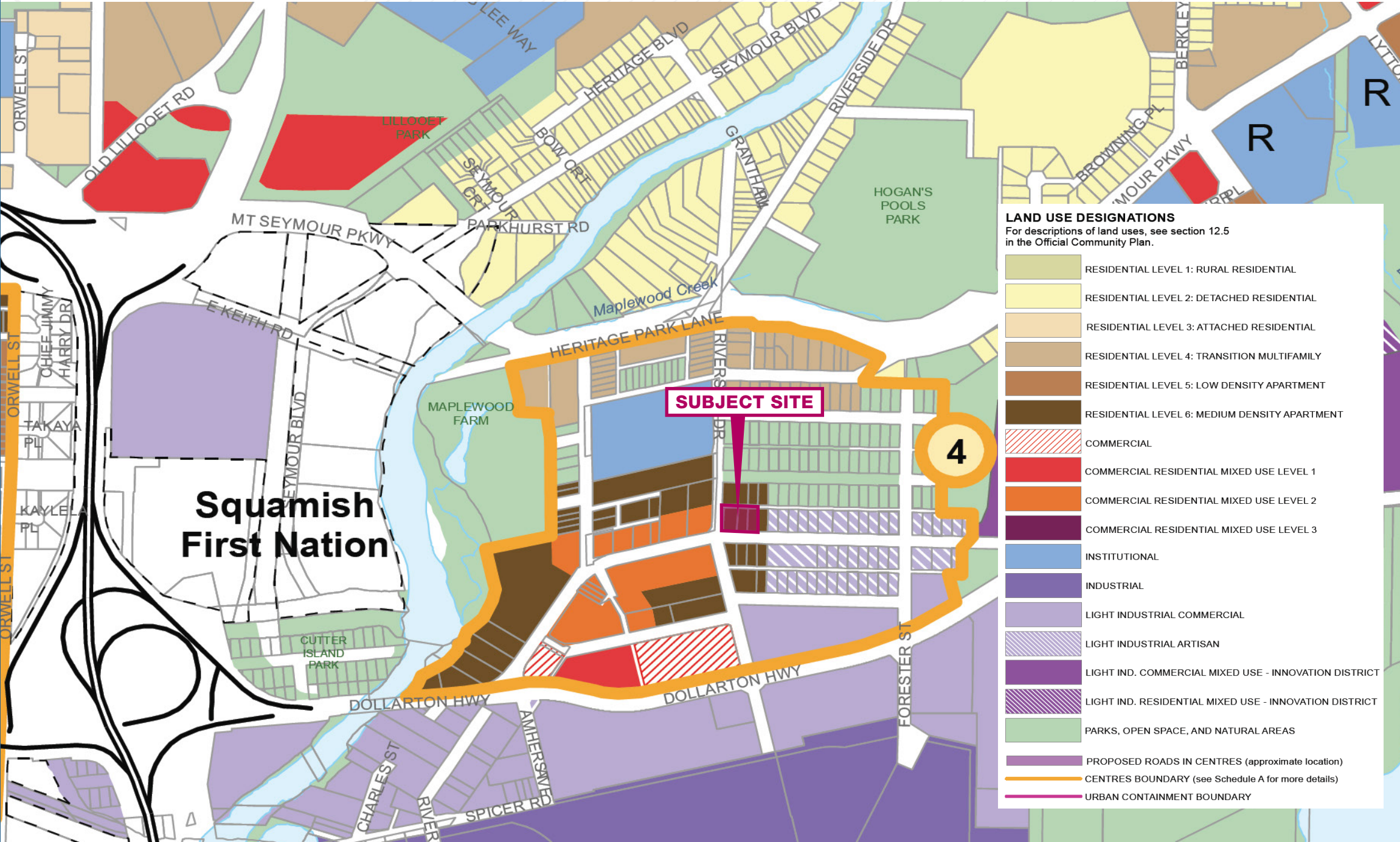
Estimated FAR  
2.5

Potential Buildable  
51,545 Sqft

### RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT

Areas designated for medium density apartment are intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation.

Property	Size (SF)
2204 Old Dollarton Rd	8418
2212 Old Dollarton Rd	6100
2220 Old Dollarton Rd	6100
<b>Total</b>	<b>20,618</b>



\*represented by RoyalLePage Sussex & \*\*represented by RE/MAX Masters Realty

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