LONDON PACIFIC

Old Dollarion Road

MEDIUM DENSITY APARTMENT DEVELOPMENT OPPORTUNITY

side Dri

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

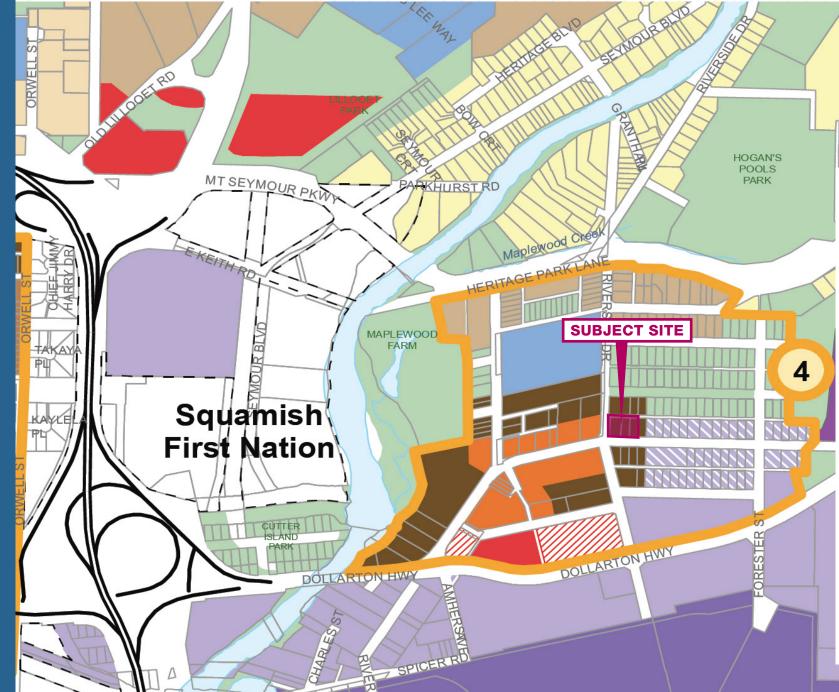
OCP Land Use Designation Residential Level 6: Medium Density Apartment

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
Total	20,618

R

LAND USE DESIGNATIONS For descriptions of land uses, see section 12.5 in the Official Community Plan

> RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL RESIDENTIAL LEVEL 2: DETACHED RESIDENTIA RESIDENTIAL LEVEL 3: ATTACHED RESIDENTIA RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMIL RESIDENTIAL LEVEL 5: LOW DENSITY APARTMENT RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMEN COMMERCIA COMMERCIAL RESIDENTIAL MIXED USE LEVEL COMMERCIAL RESIDENTIAL MIXED USE LEVEL 2 COMMERCIAL RESIDENTIAL MIXED USE LEVEL 3 INSTITUTIONAL NDUSTRIAL LIGHT INDUSTRIAL COMMERCIAL LIGHT INDUSTRIAL ARTISAN IGHT IND. COMMERCIAL MIXED USE - INNOVATION DISTRICT IGHT IND. RESIDENTIAL MIXED USE - INNOVATION DISTRICT ARKS, OPEN SPACE, AND NATURAL AREAS

R

ROPOSED ROADS IN CENTRES (approximate location CENTRES BOUNDARY (see Schedule A for more details) URBAN CONTAINMENT BOUNDARY

ALEXANDER LOUGHEED

604.420.2600 ext.220 604.644.8828 alexander@londonpacific.ca

KEATH WILLIAMS

604.420.2600 ext.202 kwilliams@londonpacific.ca

GRANT GARDNER PREC*

604.420.2600 ext.205 grantgardner@londonpacific.ca

LONDON PACIFIC

London Pacific Property Agents Inc. | T 604 420 2600 F 604 420 2206 | Iondonpacific.ca

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation.

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.