

**LONDON
PACIFIC**



MEDIUM DENSITY APARTMENT DEVELOPMENT OPPORTUNITY

2204, 2212 & 2220 OLD DOLLARTON ROAD & DISTRICT LOT
NORTH VANCOUVER BC

OPPORTUNITY POTENTIAL

SALIENT FACTS

Address
2204*, 2212** & 2220 Old Dollarton Road & District-Owned Lot

PID
013-881-965, 013-881-604, 013-881-612, 013-881-621

Neighbourhood Plan
Maplewood Village Centre

Net Site Area
24,278 Sqft

Current Zoning
RS3

OCP Land Use Designation
Residential Level 6: Medium Density Apartment

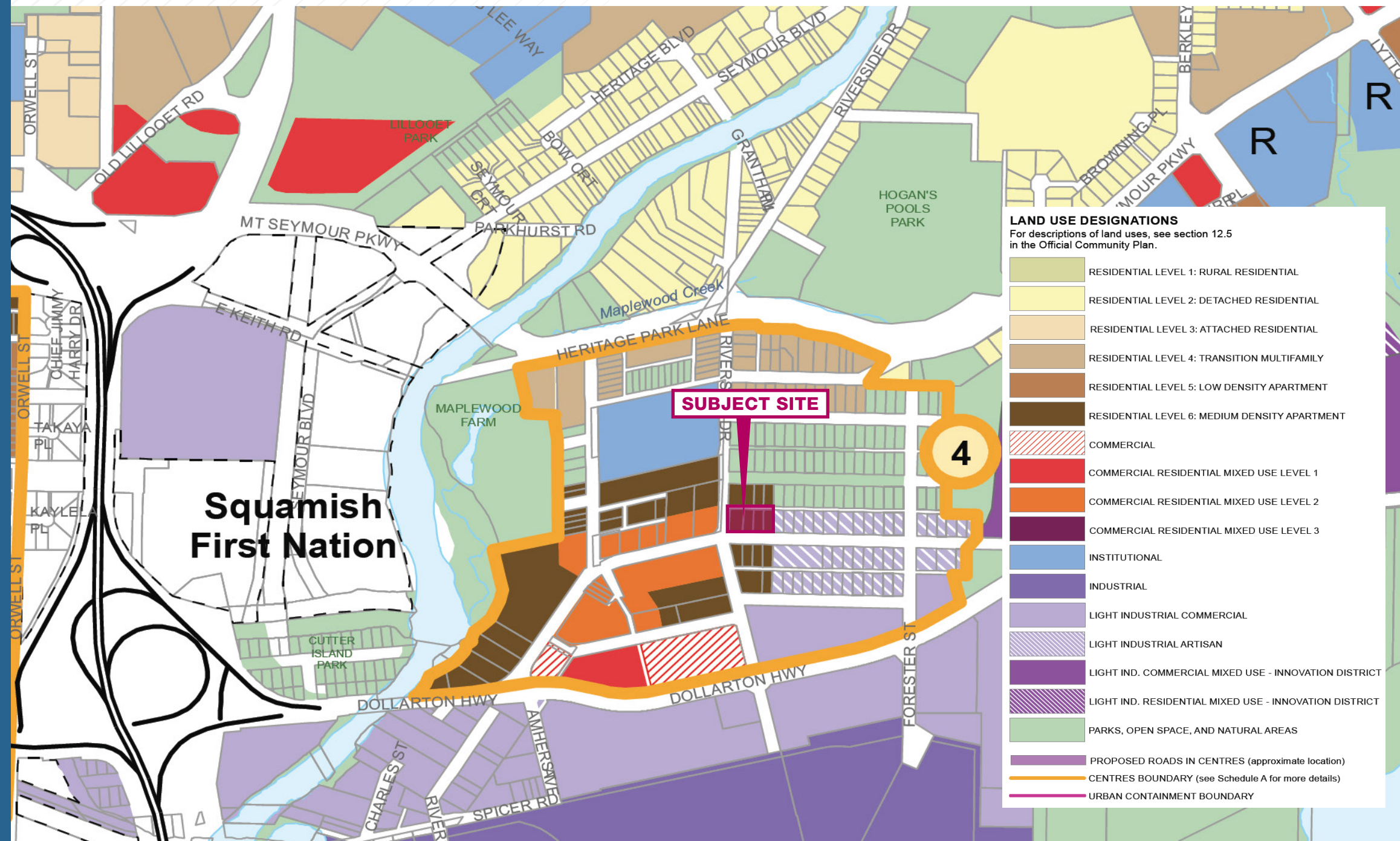
Estimated FAR
2.5

Potential Buildable
60,695 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
District Lot 013-881-621	6100
Total	26,718



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

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