

FOR SALE

TOWNHOUSE DEVELOPMENT SITE



3374-3380 Mt Seymour Pkwy & 3382-3396 Gaspe Pl, North Vancouver

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THE OPPORTUNITY

MULTIFAMILY TOWNHOUSE



This offering totals 36,681 square feet of gross developable land within the Seymour area of North Vancouver. The opportunity consists of a 5 lot assembly currently zoned RS1 single family. The successful applicant can apply to re-zone this site for multifamily use in accordance with The District of North Vancouver's Official Community Plan.

3374 Mt Seymour Parkway | PID: 008-266-484

Legal Description: LOT 15 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866

3380 Mt Seymour Parkway | PID: 010-067-612

Legal Description: LOT 14 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866

3382 Gaspé Place | PID: 005-011-027

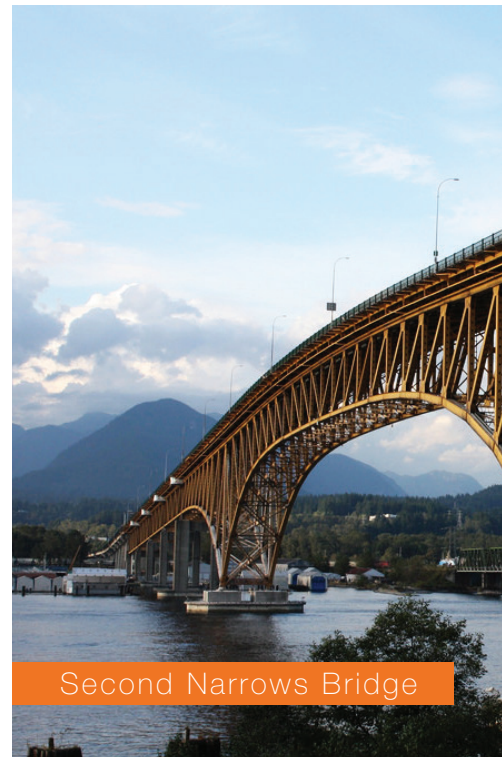
Legal Description: LOT 2 DISTRICT LOT 622 PLAN 20967

3386 Gaspé Place | PID: 005-011-035

Legal Description: LOT 3 DISTRICT LOT 622 PLAN 20967

3396 Gaspé Place | PID: 005-011-051

Legal Description: LOT 4 DISTRICT LOT 622 PLAN 20967



Land Use Designation

Transition Multi-family
Assuming 1.2 FAR

Gross Site Area

Approx. 36,681 SQFT

Gross Buildable Area

Approx. 43,017 SQFT

CAC

\$20 of increased residential
gross floor area

Price

Contact Agent



Deep Cove



Parkgate Community Centre

THE LOCATION

NORTH VANCOUVER

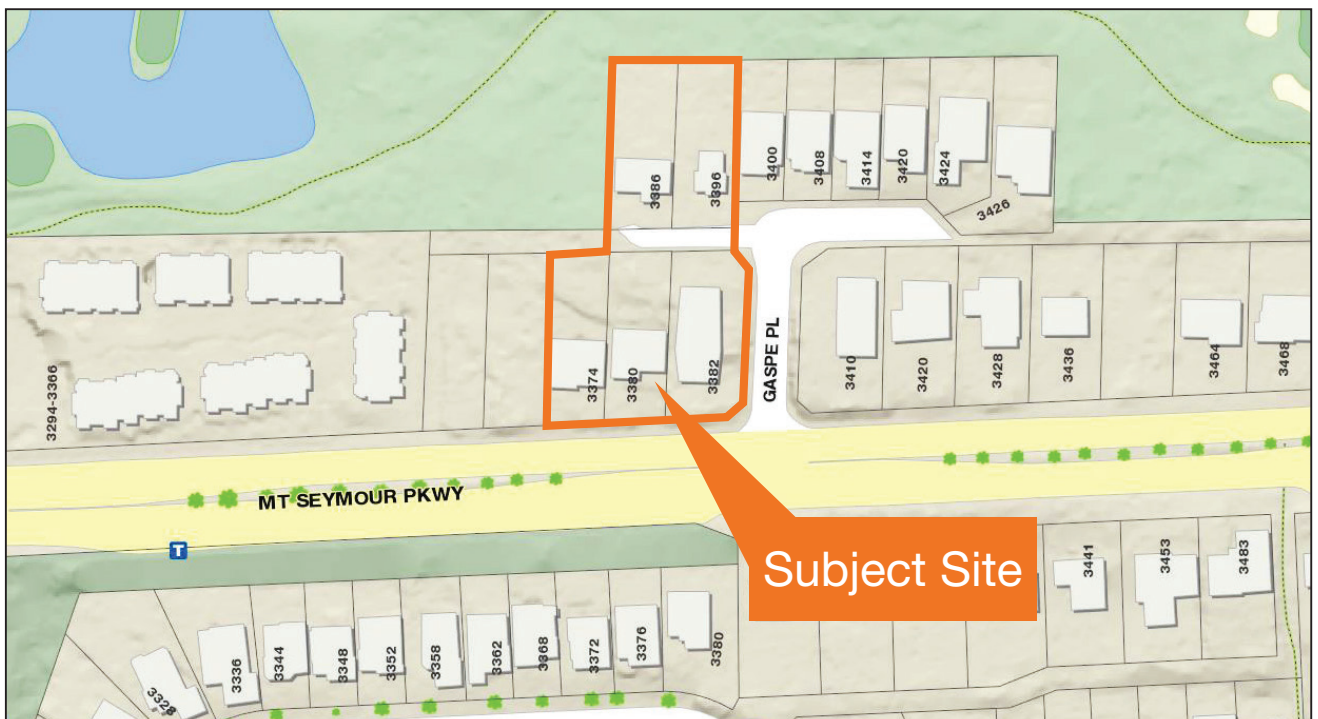
The subject site: 3374-3380 Mt Seymour Parkway and 3382-3396 Gaspé Place, North Vancouver, BC, is located just east of the Second Narrows Bridge onramp. This development opportunity boasts easy access to the Number 1 Highway & nearby amenities such as the Parkgate Village Shopping Centre, Parkgate Community Centre and the North Vancouver District Library. This 5 lot assembly fronts on Mt Seymour Parkway with access off Gaspé Place and is only a minutes' drive to Deep Cove. The location offers great ingress and egress, and is located close to neighbourhood schools and parks. Mt Seymour Parkway acts as a public transit corridor and offers regular bus service for fast and easy commutes.

Address	Lot Size	FAR	Designation	Buildable
3374 Mt Seymour Pkwy	7,000	1.2	Townhome	8,400
3380 Mt Seymour Pkwy	6,900	1.2	Townhome	8,280
3382 Gaspé Place	8,271	1.2	Townhome	8,925
3386 Gaspé Place	7,560	1.2	Townhome	9,072
3396 Gaspé Place	6,950	1.2	Townhome	8,340
Subtotal	36,681			43,017

THE SITE

NORTH VANCOUVER

- Approximately 37,000 square feet of developable land
- OCP multi-family designation
- Preassembled and ready to rezone



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