

FOR SALE

LONDONPACIFIC
REDEFINING LAND



MAHON | CITY OF NORTH VANCOUVER

VACANT LAND | SINGLE-FAMILY SUBDIVISION OPPORTUNITY

2000 Wolfe Street, City of North Vancouver



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*PERSONAL REAL ESTATE CORPORATION

SALIENT DETAILS

PROPERTY OVERVIEW

The subject site represents a rare and one-of-a-kind opportunity to acquire land in the City of North Vancouver. The total site area is 1.17 acres or approximately 51,040.53 SQFT (buildable area will be subject to environmental setbacks). Current RS-1 zoning (OCP designation R1- Level 1) accommodates single family home subdivision. Potential rezoning (CD-633) to allow micro home lot subdivision per adjacent Larson Road and Carson Court could be vetted through the City of North Vancouver’s pre-application process.

2000 WOLFE STREET, NORTH VANCOUVER

Legal Description Lot 11 Block 2
DL 547 Plan 1476
Property ID 014.603.136

Existing Zoning

RS-1 Single Family

OCP Designation

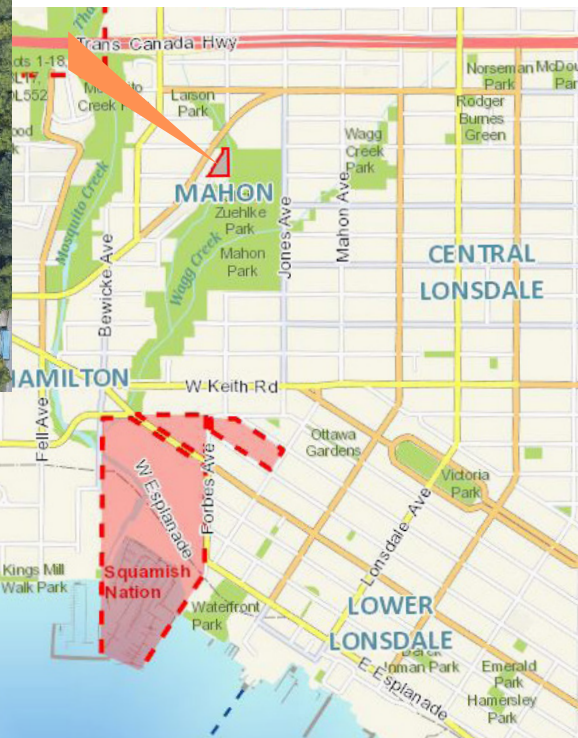
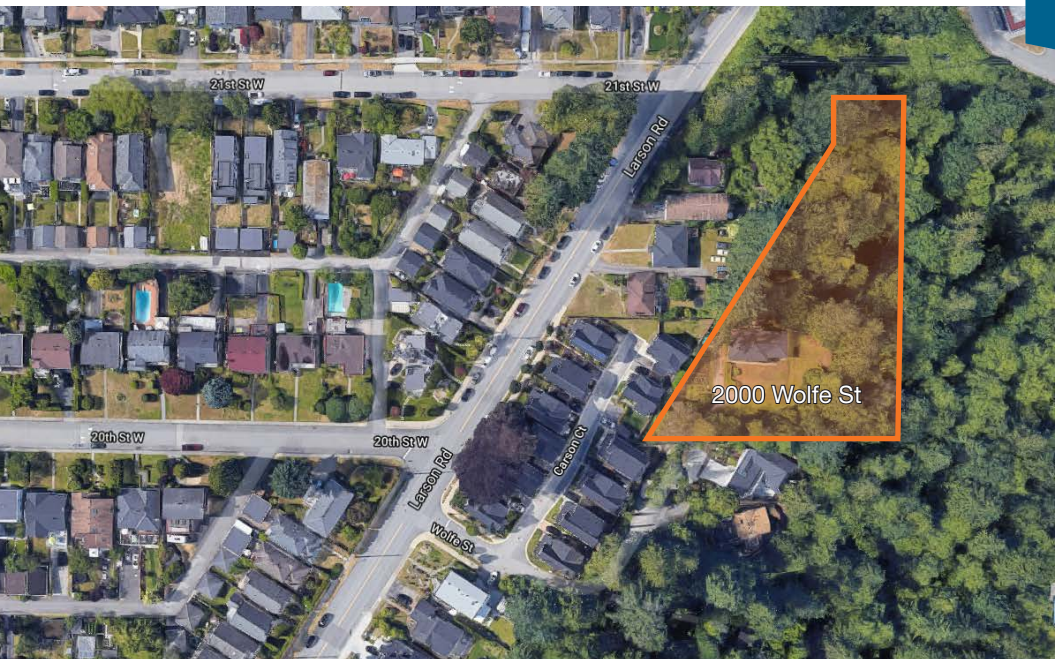
R1-Level 1

FSR

0.5

Gross Site Area

**+/- 51,040.53 SQFT
(1.17 ACRES)**



LAND USE MAP

**RESIDENTIAL
LEVEL 1**

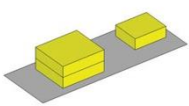
Detached
(Low Density)

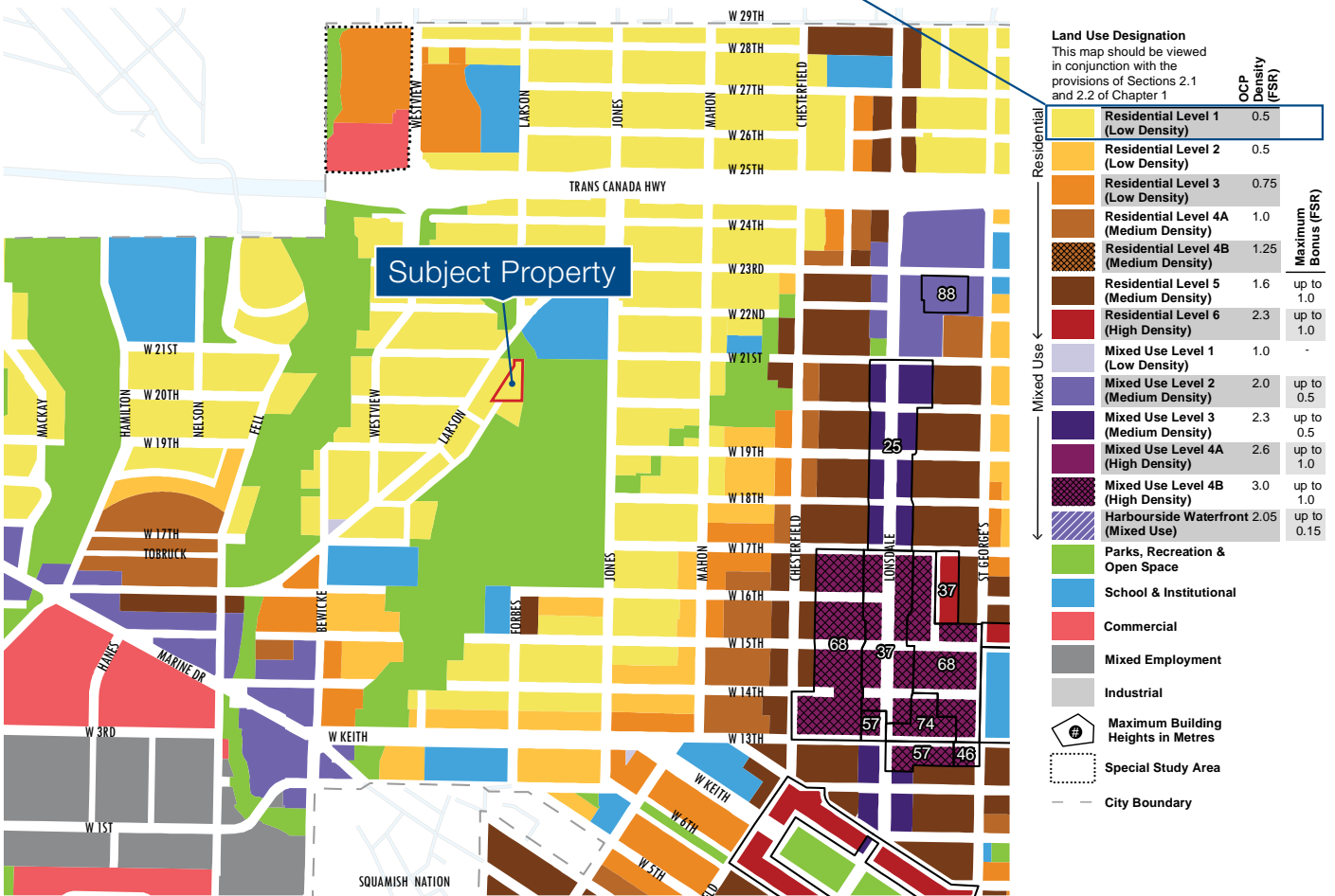
Purpose To provide for ground-oriented housing with non-strata accessory uses. Secondary Suites and Coach Houses may not be stratified as per the *Condominium Act*.

Form Detached single family dwellings with secondary suites/coach houses.

Max Density **0.5 FSR**

Bonus **n/a**





MAHON NEIGHBOURHOOD

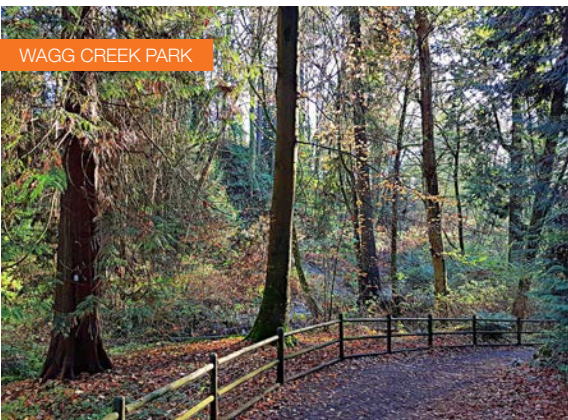
CITY OF NORTH VANCOUVER

The City of North Vancouver is a coveted location for buyers and builders in Metro Vancouver and Wolfe Street represents the merger of traditional North Vancouver with what today has become a vibrant, diverse and highly livable community. Proximity to Lonsdale and Marine Drive for retail, restaurants and services provides convenience and an urban lifestyle while connectivity to nature via adjacent parks and trails is why homes on the North Shore are in such high demand.



Lonsdale Quay Seabus Terminal: 5 minutes
Trans-Canada Highway (#1): 3 minutes
Capilano Mall: less than 5 minutes
North Van City Library: 7 minutes

Lions Gate Hospital: 6 minutes
Carson Graham Secondary: 3 minutes
Downtown Vancouver: 40 minutes



SERVICES

- + Ecole Larson Elementary (French Immersion K-7)
- + Westview Elementary School (K-7)
- + Carson Secondary School (International Baccalaureate 8-12)
- + Hospital / Veterinary / Doctors / Dentists / Notaries
- + City Hall / City Library / Art Galleries / Museums
- + Shopping / Restaurants / Coffee Shops

RECREATION

- + Harry Jerome (skating, gym, swimming)
- + John Braithwaite Community Centre (fitness)
- + Shipyards (water park, outdoor skating, night markets)
- + Green Necklace – urban greenway connecting public spaces and natural habitats
- + Wagg Creek Park, Mahon Park, Mosquito Creek

LONDON PACIFIC

REDEFINING LAND



BEN WILLIAMS*

**Personal Real Estate Corporation*

SENIOR AGENT | DEVELOPMENT LAND & INVESTMENT PROPERTIES

Ben Williams specializes in development, assemblies and investment sales and is a leader in the dynamic Land industry of Metro Vancouver. Ben's insight on market trends, municipal processes and development requirements play a crucial role in his ability to deliver impactful marketing solutions and to negotiate multifaceted development contracts. His extensive experience includes a range of sophisticated acquisitions and dispositions which aids in his ability to successfully navigate a complex and ever-changing market.

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ERIN WILLIAMS

DEVELOPMENT LAND & INVESTMENT PROPERTIES

Erin holds a Bachelor's Degree in Political Science and a post-graduate Professional Certification in Local Government Administration. Her understanding of municipal process and solid community relations with local government staff and elected officials is paramount to providing clients with timely communication and much needed support through the land assembly process. Erin's passion for community vision and commitment to client service is one reason why London Pacific leads in redefining land value throughout Metro Vancouver.

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