



# Approved Woodframe Rental Development Opportunity **for sale**

5-storey rental project with retail in the Maplewood Village area of North Vancouver

**2045 Old Dollarton Road | North Vancouver, BC**

**Morgan Iannone**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 562 0568  
morgan.iannone@colliers.com

**Casey Weeks**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 661 0811  
casey.weeks@colliers.com

**David Taylor**

Personal Real Estate Corporation  
Senior Vice President  
+1 604 761 7044  
david.taylor@colliers.com





# Property Overview



Rezoning and development permit approved for 36 rental units with 5,100 SF of retail space



Substantial design and site due diligence work already completed representing considerable cost savings to buyer



Shared access ramp with neighbouring project and one level of underground parking minimize cost



DCLs and Off-site costs already confirmed with DNV



Project scheduled for BP issuance early 2025, with construction start to follow



Scarce rental inventory in North Vancouver leading to strong rent growth



Desirable location in established and flourishing Maplewood Village area



Highly marketable to North Shore renters—walkable to all amenities, schools, also convenient access to Highway 1, Downtown Vancouver and Burnaby

2045 Old Dollarton Road is a rare opportunity to acquire an **approved and rezoned** development site in North Vancouver. This 13,205 SF site is located at the corner of Old Dollarton Road and Seymour River Place, in the heart of burgeoning Maplewood Village.

**Rezoning and Development Permit Applications for the site were approved** by District of North Vancouver in 2024 for a **36-unit, 5-storey woodframe rental building with ground floor retail space.**

<b>Civic Address</b>	2045 Old Dollarton Road, North Vancouver, BC
<b>PIDs</b>	009-763-406, 009-763-414, 009-763-431, 009-763-465
<b>Site Area</b>	13,205 SF
<b>Approved Density</b>	2.72 FAR
<b>Gross Buildable Area</b>	35,918 SF
<b>Current Zoning</b>	CD -148 - Comprehensive Development Zone
<b>Frontage</b>	Approx. 145 ft. along Old Dollarton Road
<b>Approved Building Height</b>	5-storeys
<b>Existing Improvements</b>	Single storey retail
<b>Existing Tenancies</b>	One remaining month to month tenant
<b>Asking Price</b>	\$7,150,000 (\$199 per BSF)

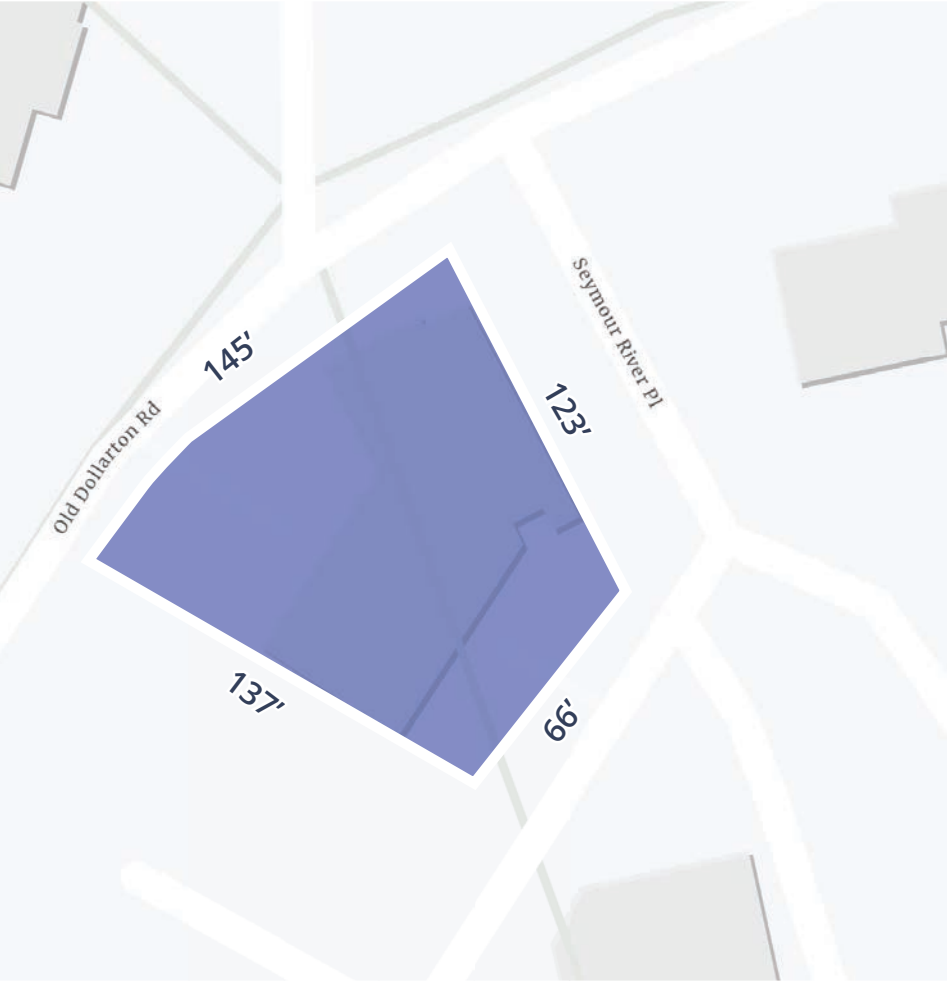


# The Site

Legal Address: LOT 1-4 BLOCK 18 DISTRICT LOT 193 PLAN 1587

PIDs: 009-763-406, 009-763-414, 009-763-431, 009-763-465

Zoning: CD-148



\*Site dimensions are estimated



# Development Summary

In July 2024, the District of North Vancouver approved rezoning and development permit for the site. The proposed development is a mixed-use project with rental, below market rental and retail space. Details include:

<b>Site Area</b>	13,205 SF
<b>Building Form</b>	5-storey woodframe building
<b>Approved Density</b>	2.72 FAR
<b>Gross Buildable</b>	35,918 SF
<b>Residential</b>	29 market rental units 7 below-market rental units
<b>Retail</b>	5,100 SF (5 CRUs)
<b>Parking</b>	One level of underground parking
<b>Parking Stalls</b>	29

## Unit Mix – Market Rentals

<b>1 Bedroom</b>	9
<b>2 Bedroom</b>	16
<b>3 Bedroom</b>	3
<b>4 Bedroom</b>	1

## Unit Mix – Below Market Rentals

<b>1 Bedroom</b>	4
<b>2 Bedroom</b>	3

The project also includes indoor amenity space and a large second floor outdoor amenity area.





# Location Overview

## North Vancouver

The current population of the District of North Vancouver is estimated at around 85,000 residents. Within the District, future development is focused at the town centers of Lynn Valley, Lynn Creek, Maplewood, and Lions Gate Village. Much of the current housing stock consists of detached single-family homes on lots with large yards. The District is a popular destination for tourists and Vancouver residents alike, with Grouse Mountain, Deep Cove, and Lynn Valley offering easily accessible outdoor recreation opportunities that cater to different skill levels. Within the District there is abundant green space, and the boundaries of the District include a sizable portion of uninhabited park space and mountainous terrain. Industrial activity is concentrated within the Norgate and Maplewood areas.

## Maplewood Village

The Maplewood area has emerged as one of the fastest growing village centres on the North Shore. Originally a sawmill location, the area has become an eclectic mix of land uses and buildings of varying styles and ages set amidst significant natural green spaces. In 2018 the District of North Vancouver finalized a plan for the area that will allow for significant growth with over 1,500 new units and over 1,000,000 SF of employment space.





# Neighbourhood Aerials

North



East



South

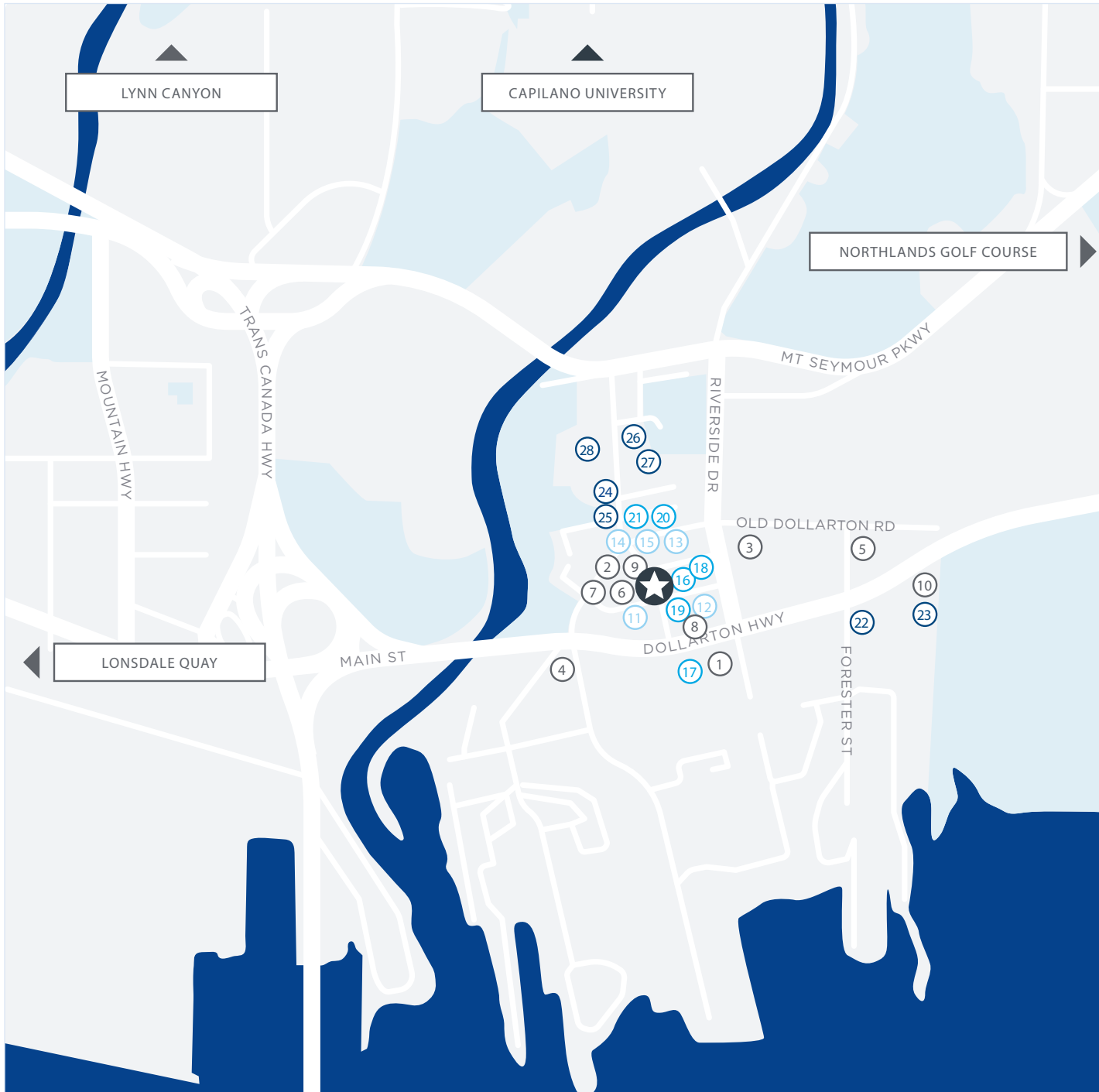


West





# Nearby Amenities



## FOOD

- 1 Tim Hortons
- 2 Belmondo Cafe
- 3 Deep Cove Brewers and Distillers
- 4 The Maplewood Taphouse & Eatery
- 5 Y2 Café
- 6 Panago Pizza
- 7 Buddha-Full Northwoods
- 8 Barcelo's Flame Grilled Chicken
- 9 Stong's Replenish Cafe
- 10 The Crab Shop

## SERVICES

- 11 CIBC
- 12 Esso
- 13 Techniks Hair Studio & Spa
- 14 Seymour Nail & Spa
- 15 Amadeus Family Hair Salon

## RETAIL

- 16 Stong's Market
- 17 Arc'teryx Factory Store
- 18 Dollarton Liquor Store
- 19 Bosley's
- 20 Maplewood Market
- 21 Deep Cove Florist

## AMENITIES & RECREATION

- 22 30 minute Hit
- 23 CrossFit North Vancouver
- 24 Isidora Kingdom Playground
- 25 I hope family Centre
- 26 Kenneth Gordon Maplewood School
- 27 St Simon's Church
- 28 Maplewood Farm

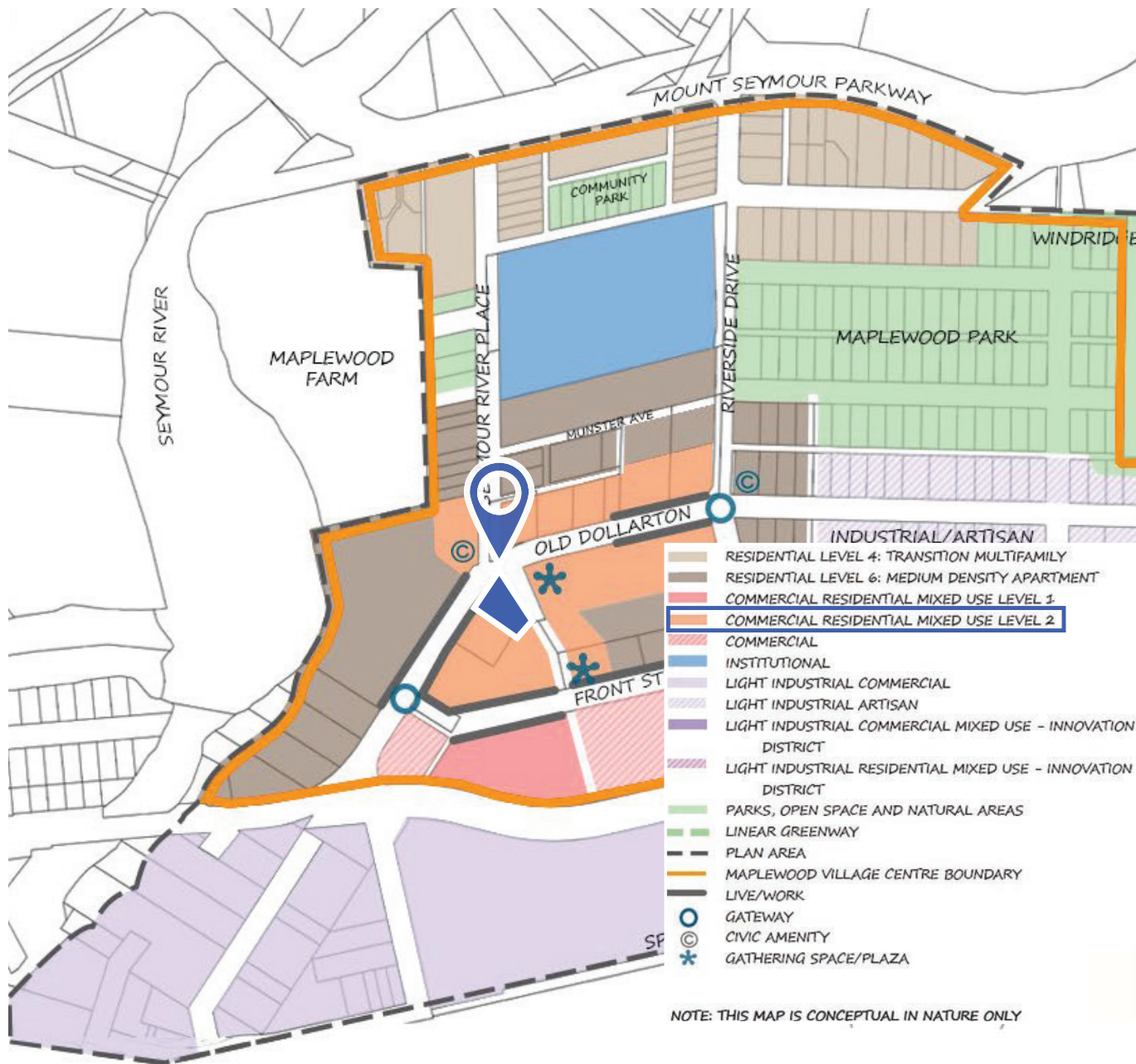


# Neighbourhood Photos





# Land Use Designation



## Land Use

Areas within the Community Residential Mixed Use Level 2 designation of the Official Community Plan (OCP) are primarily intended for medium-density general commercial uses, including retail, services, and office spaces at select sites in the District of North Vancouver. Residential components are typically integrated with these commercial uses. Development in this designation is permitted up to an approximate Floor Space Ratio (FSR) of 2.50.

## Maplewood Village

The property is located within the Maplewood Village Centre area, envisioned as a vibrant, pedestrian-friendly hub offering diverse housing options for various ages and income levels. Maplewood Village Centre, one of the three distinct precincts in Maplewood, serves as the central commercial and community hub. It offers a range of multi-family housing, mixed-use commercial and residential spaces, live/work units, small-scale artisan industrial housing, and institutional uses such as a school and local community services.





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For further information or to request access to the data room, please contact:

**Morgan Iannone**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 562 0568  
morgan.iannone@colliers.com

**Casey Weeks**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 661 0811  
casey.weeks@colliers.com

**David Taylor**

Personal Real Estate Corporation  
Senior Vice President  
+1 604 692 1402  
david.taylor@colliers.com

**Madison Bourgeois**

Licensed  
Transaction Manager  
+1 780 969 3000  
madison.bourgeois@colliers.com

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