



FOR SALE

1628 & 1632 MAHON AVENUE

North Vancouver, BC





OPPORTUNITY

Cushman & Wakefield with Oakwyn Realty is pleased to present a rare chance to acquire two adjacent residential lots in the City of North Vancouver, ideally suited for a multiplex or ground oriented development under current zoning. Located in a highly desirable neighborhood with excellent access to amenities, transit, and schools, these properties offer developers a prime infill site in one of the North Shore's most sought-after communities. With strong demand for multi-family housing and limited supply of land, this is an exceptional opportunity to create a high-value project in a thriving market.



PROPERTY HIGHLIGHTS

SALIENT DETAILS

Addresses	1628 & 1632 Mahon Avenue North Vancouver, BC V7M 2S8
Zoning	Ground Oriented Housing
OCP	Low Rise Neighbourhood 2 (Low Density)
FSR	1.0
Land Area	11,893 SF
Gross Property Taxes (2025)	\$13,686.50
Sale Price	\$3,750,000



Two
adjacent lots



Zoning supports
townhome
development



Deep lots
offering flexible
design options



Close to schools,
parks, transit,
and amenities



Strong demand
for housing on the
North Shore

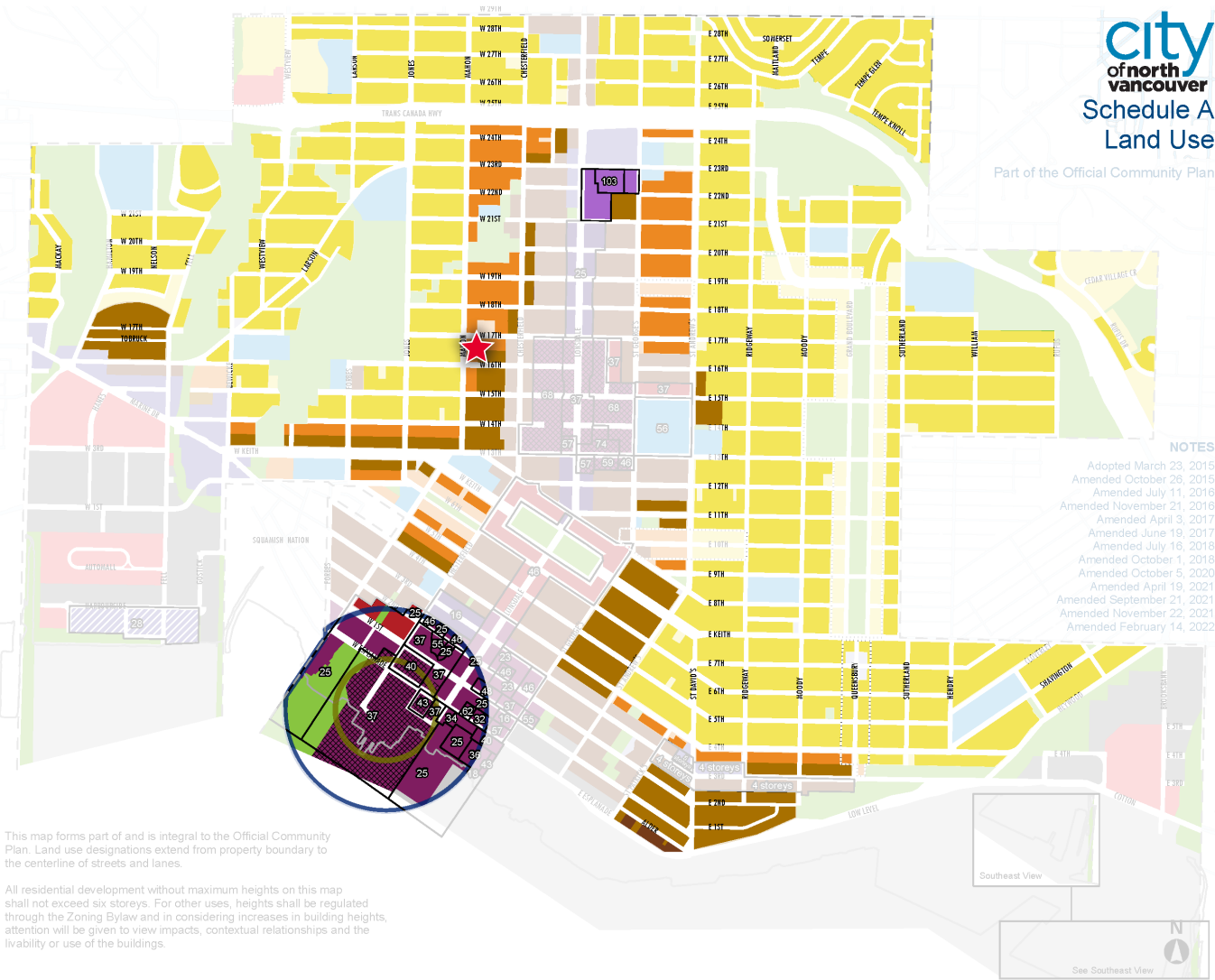
Land Use Designation

This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Category	Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential	Low Rise Neighbourhood 1 (Low Density)	0.85	
	Low Rise Neighbourhood 2 (Low Density)	1.00	
	Residential Level 4 (Medium Density)	1.25	
	Residential Level 5 (Medium Density)	1.60	up to 1.0
	Residential Level 6 (High Density)	2.30	up to 1.0
	Mixed Use	Mixed Use Level 1 (Low Density)	1.00
Mixed Use Level 2 (Medium Density)		2.00	up to 0.5
Mixed Use Level 3 (Medium Density)		2.30	up to 0.5
Mixed Use Level 4A (High Density)		2.60	up to 1.0
Mixed Use Level 4B (High Density)		3.00	up to 1.0
Harbourside Waterfront (Mixed Use)		2.05	up to 0.15
Harry Jerome Neighbourhood 2.90 Lands (Mixed Use)		2.90	
Parks, Recreation & Open Space			
School & Institutional			
Commercial			
Mixed Employment			
Industrial			
Maximum Building Heights in Metres			
Special Study Area			
City Boundary			
<200m TOA catchment			
>200m & <400m TOA catchment			

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22



Part of the Official Community Plan

NOTES

- Adopted March 23, 2015
- Amended October 26, 2015
- Amended July 11, 2016
- Amended November 21, 2016
- Amended April 3, 2017
- Amended June 19, 2017
- Amended July 16, 2018
- Amended October 1, 2018
- Amended October 5, 2020
- Amended April 19, 2021
- Amended September 21, 2021
- Amended November 22, 2021
- Amended February 14, 2022

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.

OCP MAP

Low Rise Neighbourhood 2 (Low Density)

Low Rise Neighbourhood 2 (Low Density) is the City of North Vancouver’s principal OCP designation for delivering provincially mandated housing capacity through incremental, ground-oriented infill. It supports multi-unit housing, typically up to six units per lot, while imposing strict built-form, landscaping, and neighbourhood-character requirements. The designation materially lowers policy risk for rezonings that meet form objectives, but deliberately prevents apartment-style development and large-scale intensification.

Ground Oriented Housing

Ground Oriented Housing is the City of North Vancouver’s principal regulatory tool for implementing gentle density in low-rise neighbourhoods. It permits up to six ground-oriented housing units per lot in forms such as duplexes, fourplexes, and townhouses while controlling height, massing, and streetscape character. The zone enables incremental housing growth consistent with the updated OCP.



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