

FOR SALE

3568 & 3572 MOUNT SEYMOUR PARKWAY NORTH VANCOUVER, BC

Unique opportunity to acquire a shovel ready
boutique townhouse site in North Vancouver



MOUNT SEYMOUR PARKWAY

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**Stuart Wright Personal Real Estate Corporation*

**AVISON
YOUNG**

OPPORTUNITY

Avison Young is pleased to present an exceptional opportunity to acquire a Development Permit ready, eight-unit townhouse development site along Mount Seymour Parkway in North Vancouver. The project has received municipal approval, providing a clear and efficient path to construction with significantly reduced entitlement risk. The development features a boutique collection of 8 family-oriented townhomes, thoughtfully designed for functionality and livability. With site servicing and building permit readiness on the horizon, this offering is ideal for a developer seeking a streamlined, boutique townhouse project in a desirable, supply-constrained market.

Located in a well-established residential area with strong demand, the site offers convenient access to nearby amenities, schools, parks, and recreation. It also benefits from excellent connectivity to Deep Cove, Parkgate Village, and key commuter routes.

This is a compelling opportunity to deliver a boutique, high-quality townhome project in a desirable and undersupplied North Vancouver neighbourhood

PROPERTY HIGHLIGHTS

- 

DP Approved for 8 townhomes
- 

Shovel Ready
- 

Located in the highly sought after Seymour neighbourhood
- 

Above ground parking for 16 vehicles
- 

Suite Mix:

 - Seven (7) 3-bedroom units
 - One (1) 4-bedroom unit

AVAILABLE DOCUMENTATION

- Contact the listing agents for access to the data room of additional information including:
- Architectural drawings
 - Civil drawings
 - Arborist report
 - Landscape plans
 - Engineering report
 - Riparian report
 - Environmental report



PROPERTY DETAILS

- ADDRESS**
3568 & 3572 Mount Seymour Parkway,
North Vancouver
- PIDS**
002-467-984; 007-197-705
- LEGAL DESCRIPTION**
LOT G OF LOT 1 BLOCKS 5 TO 7 DISTRICT
LOT 622 PLAN 18116;
LOT H OF LOT 1 BLOCKS 5 TO 7 DISTRICT
LOT 622 PLAN 18116
- LOT SIZE**
17,558 sf
- ZONING**
CD70 (Comprehensive Development)
- OCP DESIGNATION**
Residential Level 4: Transition Multifamily
- FSR**
1.20
- APPLICATION STATUS**
DP Approved

- 

DP Approved
for **12,167 sf**
Total Floor Area
- 

Plus **3,572 sf**
Garage Area for
16 Vehicles
- 

Three (3)
Buildings
- 

Eight (8)
Townhouse Units



LOCATION

Located along Mount Seymour Parkway, the Property offers a boutique development opportunity in a well-connected and amenity-rich pocket of North Vancouver. The surrounding area blends natural beauty with everyday convenience, making it highly appealing to families and end-users alike. The site is situated near Parkgate Village, providing easy access to grocery stores, cafés, fitness facilities, and community services. It is also just minutes from Deep Cove, Northlands Golf Course, and Mount Seymour, offering year-round recreational opportunities from hiking and biking to skiing and paddleboarding. Well-served by transit and major arterial routes, the location allows for efficient travel across the North Shore and into Downtown Vancouver. A number of respected public and private schools are located within a short drive, contributing to the area's long-standing popularity among families.

With strong demand, limited supply, and a highly livable setting, this is a compelling location for a boutique residential development.

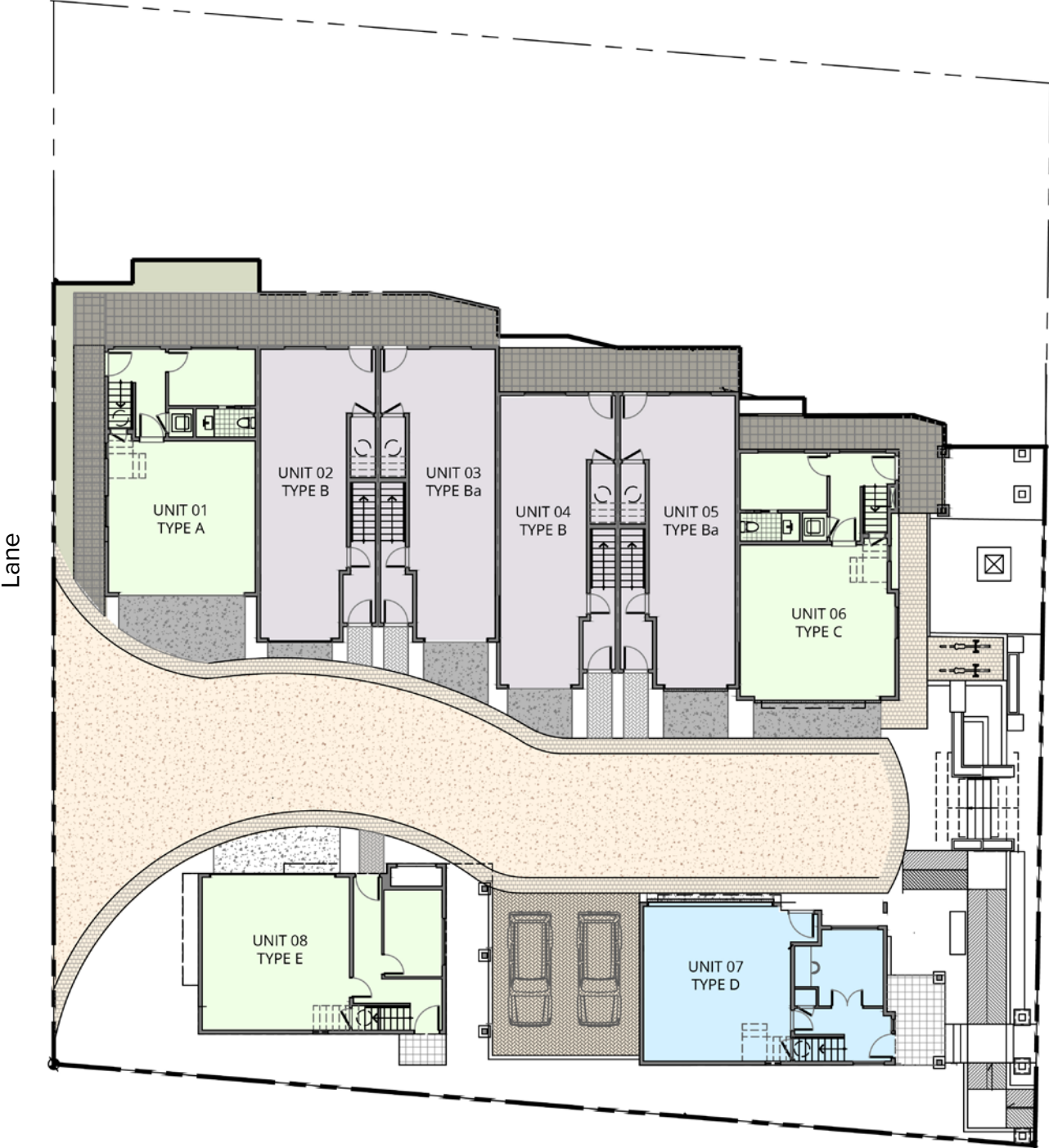
NEARBY BUSINESSES



DEVELOPMENT

Project Specifications

Total building area (including garages)	15,738 sf	Unit size range	1,393 - 1,711 sf	
Net saleable area (excluding garages)	12,167 sf	Unit mix	3-Bed	7
Townhouse units	8		4-Bed	1
		Garage Parking	16 resident stalls + 2 visitor stalls	
		Bicycle storage	2 spaces	



FEATURES AND AMENITIES

- Private decks
- Individual garages
- Rear lane access



Please contact for more information

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