

**FOR SALE**

**Rezoning & DP Approved,  
6-Storey Woodframe 100%  
Market Rental Development  
Site Steps to Lynn Valley Centre**

**1149-1155 Lynn Valley Road,  
North Vancouver**

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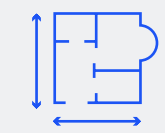
# Property Highlights



BP Application Phase, Rezoning & DP Approved



100% Market Rental in 6-Storeys



16,850 SF Corner Site  
189 ft frontage x 120 ft depth



48,950 SF gross density, 2.88 FSR



66 Rental Units



Steps to Lynn Valley Centre's 160,000+ SF of Retail



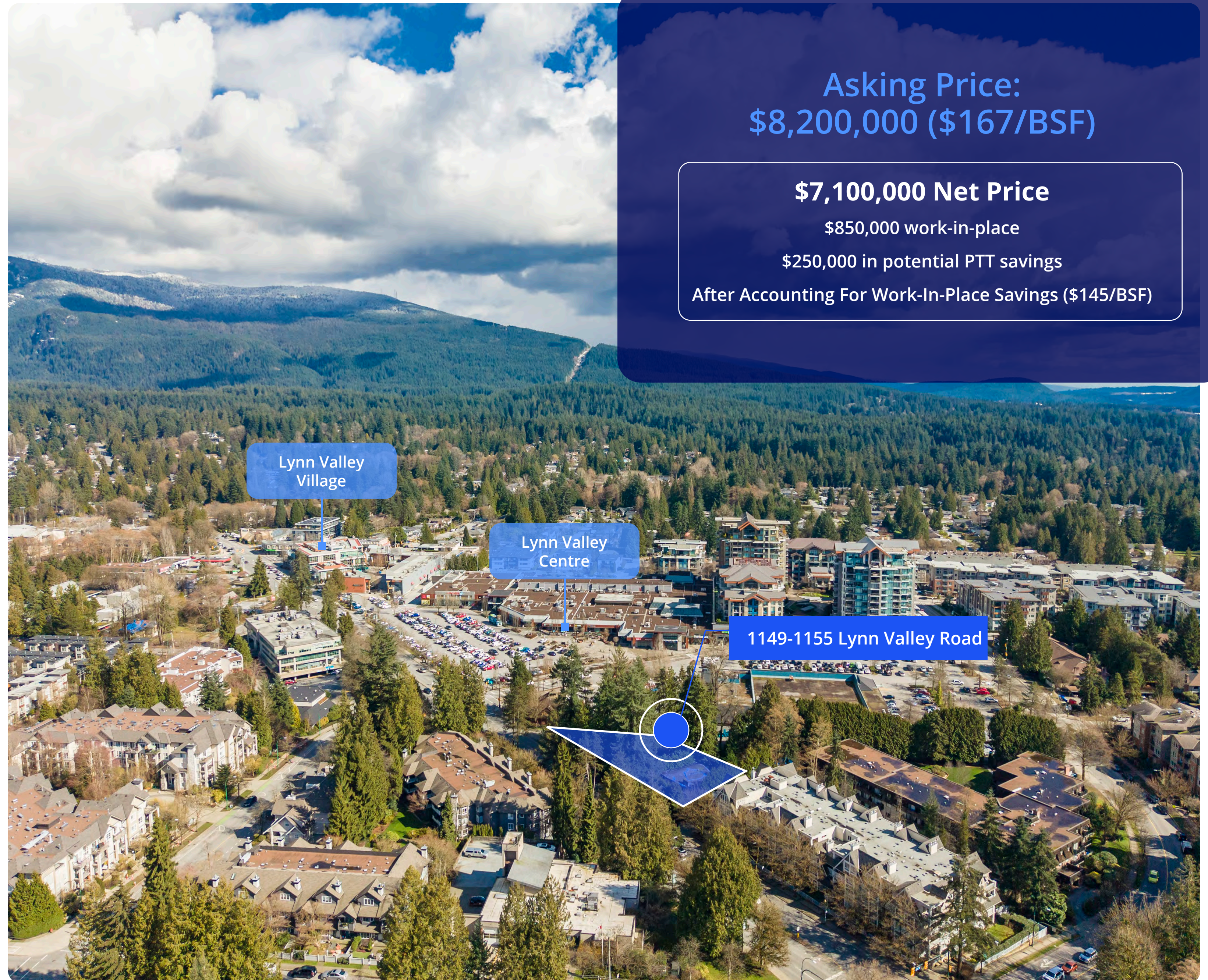
Stunning mountain views- walkable to parks, trails, restaurants and cafes



Very supply constrained sub-area with robust demand



Held in a bare trust  
(potential to save ~\$250k in PTT)



# Property Overview

<b>Civic Addresses</b>	1149-1155 Lynn Valley Road, North Vancouver
<b>PIDs</b>	010-123-547, 008-061-866
<b>Legal Descriptions</b>	LOTS 7-8 BLOCK 51 DISTRICT LOT 2022 PLAN 8319
<b>Current Improvements</b>	Two single family houses
<b>Location</b>	East of Lynn Valley Road, just south of 29th Street East

GIS Image



# Approved Development Overview

<b>Site Area</b>	16,850 SF (189 ft frontage x 120 ft depth)
<b>Density</b>	2.88 FSR; 48,950 BSF
<b>Net Rentable SF</b>	83.3% Efficiency; 40,783 SF net rentable
<b>Rezoning Status</b>	Approved by Council December 8th 2025
<b>DP Status</b>	Approved by Council March 2nd 2026
<b>Tenure</b>	100% Market Rental, All Residential (No Retail at Grade)
<b>CAC's and ACC's</b>	Exempt

## Optimal Suite Mix

**66** Total Suites

<b>Studios</b>	2 x 428 SF avg (3% of total)
<b>1-Bedroom</b>	52 x 573 SF avg (79% of total)
<b>1-Bedroom + Den</b>	1 x 581 SF (1% of total)
<b>2-Bedroom, 2 bath</b>	11 x 865 SF avg (17% of total)
<b>Average Unit Size</b>	618 SF
<b>Parking Ratio</b>	58 stalls (0.88 parking ratio)

## RENDERINGS OF APPROVED DEVELOPMENT



### APPROVED PROJECT HIGHLIGHTS

- Terrific floor plans on large 8,160 SF floor plates
- Efficient, 6-storey built-form with no stepbacks
- Very functional living spaces and bedroom sizes in all units
- Every unit has ample storage, closet space, and covered balcony
- Architecture tastefully reflects mountain village character of Lynn Valley



# Location

## STEPS TO EVERY AMENITY IMAGINABLE

The Property provides everything from extensive food options, health boutiques, cafes, transit access, daily services, expansive parks and tree-lined walking trails in a supply constrained neighborhood below the world-famous North Shore mountains.

### Location Highlights

- Just steps to Lynn Valley Centre's 160,000+ of retail
- Across the street from Save-On-Foods, Safeway, Delany's Coffee, BCL, Westlynn Meats & Seafood, Romer's, Starbucks, Kin's Farm Market and Shopper's Drug Mart
- 6 TransLink bus routes within a block of the Property
- Nearby lifestyle amenities include YYoga, Lynn Canyon Park, Lynn Headwaters Regional Park, and Karen Magnussen Community Recreation Centre which includes a wave pool, skate park, ice rink, fitness centre, and tennis courts
- Parks within 1km include Kay Burrows Park, Kirkstone Park, Viewlynn Park, Princess Park, Greenwood Park, and Hastings Creek Park trailhead
- <1km to Highway 1, 7-minute drive to Central Lonsdale, 12-minutes to Lower Lonsdale, and just 18-minutes to Downtown Vancouver
- Short trips to the North Shore mountains and Capilano University



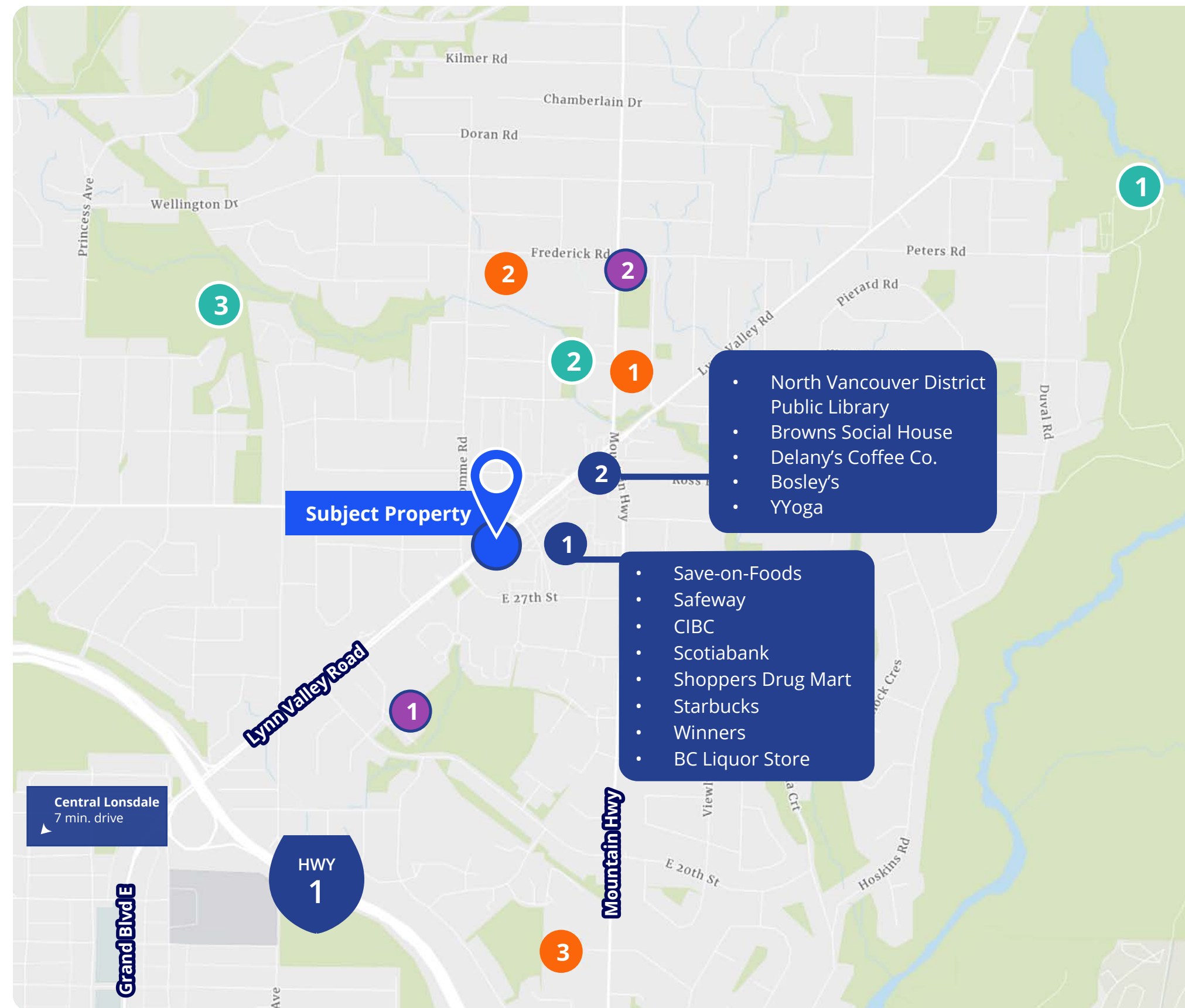
Walk Score

85



Bike Score

82



### Retail and Amenities

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li><b>Lynn Valley Centre</b> <ul style="list-style-type: none"> <li>• Save-on-Foods</li> <li>• Safeway</li> <li>• CIBC</li> <li>• Scotiabank</li> <li>• Shoppers Drug Mart</li> <li>• Starbucks</li> <li>• Winners</li> <li>• BC Liquor Store</li> <li>• Romer's Fresh Kitchen &amp; Bar</li> <li>• plus many more retailers</li> </ul> </li> </ol> | <ol style="list-style-type: none"> <li><b>Lynn Valley Village</b> <ul style="list-style-type: none"> <li>• North Vancouver District Public Library</li> <li>• Browns Social House</li> <li>• Delany's Coffee Co.</li> <li>• Bosley's</li> <li>• YYoga</li> <li>• plus many more retailers</li> </ul> </li> </ol> |
|---|--|

### Schools

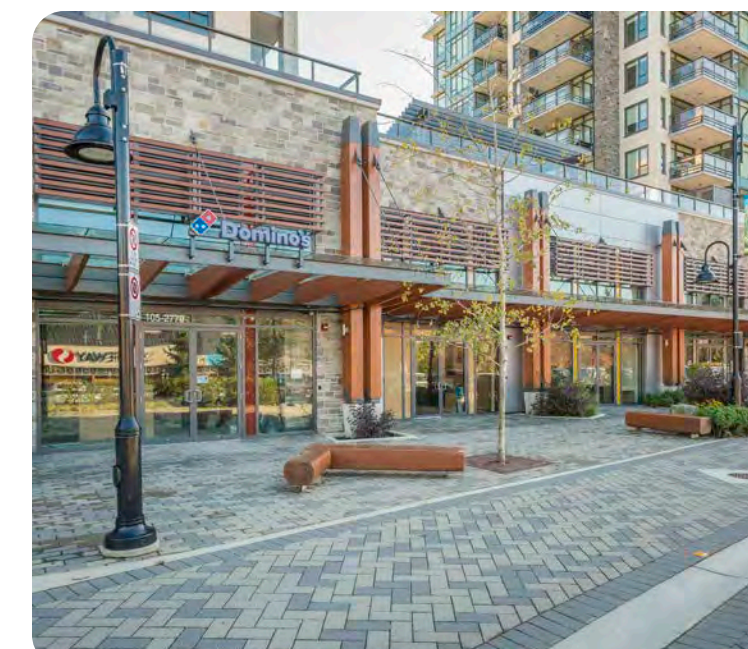
1. Lynn Valley Elementary
2. Argyle Secondary School
3. Eastview Elementary School

### Recreation Centres

1. Karen Magnussen Recreation Centre
2. Lynn Valley Recreation Centre

### Parks

1. Lynn Canyon Park
2. Upper Hastings Creek Park
3. Hunter Park



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