New Reduced Price!

For Sale: Land

~~1628 &~~ 1632 Mahon Avenue

Two Prime Adjacent Residential Lots Available on the North Shore



Lennard: OAKWYN REALTY

~~1628 &~~ 1632 Mahon Avenue

Property Highlights

Lennard with Oakwyn Realty is pleased to present a rare opportunity to acquire two adjacent residential lots in the City of North Vancouver. They are well suited to a multiplex or ground-oriented development under current zoning, and close to amenities, transit and schools. With strong demand for multi-family housing and limited land supply, this is a prime North Shore infill site.

1632 Mahon Avenue

Assessed Value (2026)	$2,049,000
Asking Price	$1,449,000
Lot Size	5,596 SF
Property Taxes (2026)	$7,422.16

Zoning	GO (Ground Oriented Housing)
OCP	Low Rise Neighbourhood 2 (Low Density)
FSR	1.0

Zoning supports townhome development

Deep lot offering flexible design options

Close to schools, parks, transit, and amenities

Strong demand for housing on the North Shore



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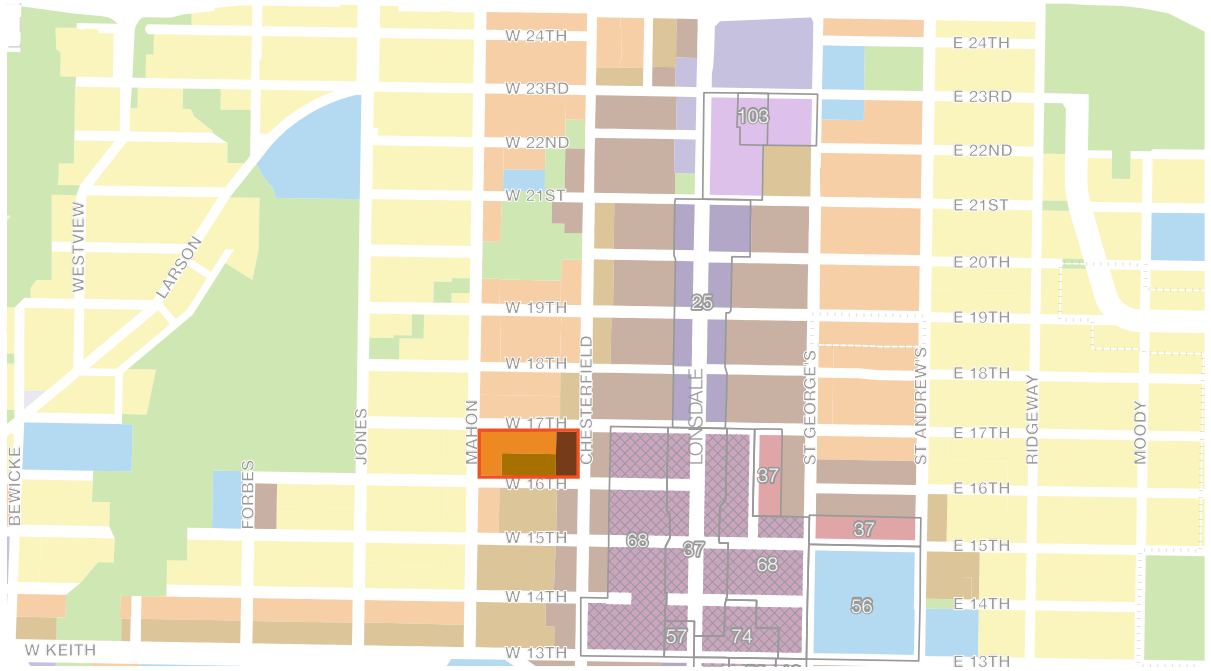
Land Use Map

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.

GO (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.



- Low Rise Neighbourhood 1 (Low Density)
- Low Rise Neighbourhood 2 (Low Density)
- Residential Level 4 (Medium Density)
- Residential Level 5 (Medium Density)
- Residential Level 6 (High Density)
- Mixed Use Level 1 (Low Density)
- Mixed Use Level 2 (Medium Density)
- Mixed Use Level 3 (Medium Density)
- Mixed Use Level 4A (High Density)
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use)
- Harry Jerome Neighbourhood Lands (Mixed Use)
- Parks, Recreation & Open Space
- School & Institutional
- Commercial
- Mixed Employment
- Industrial
- Maximum Building Heights in Metres
- Special Study Area
- <200m TOA catchment
- >200m & <400m TOA catchment
- City Boundary



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