

INFORMATION PROVIDED:

INTRODUCTION & OPPORTUNITY

DEVELOPMENT HIGHLIGHTS

LOCATION HIGHLIGHTS

LOWER LYNN AREA

PROPERTY DESCRIPTION

OFFERING PROCESS & CONTACT



## Rare Large Scale Development Opportunity in a Beautiful North Shore Setting



**COLLIERS INTERNATIONAL**

200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
MAIN +1 604 681 4111  
FAX +1 604 661 0849

[www.colliers.com](http://www.colliers.com)

**Simon Lim\***

EXECUTIVE VICE PRESIDENT  
DIR +1 604 661 0882  
[simon.lim@colliers.com](mailto:simon.lim@colliers.com)

**Avtar Bains**

EXECUTIVE VICE PRESIDENT  
DIR +1 604 662 2619  
[avtar.bainscolliers.com](http://avtar.bainscolliers.com)

### Introduction & Opportunity

#### INTRODUCTION & OPPORTUNITY

#### DEVELOPMENT HIGHLIGHTS

#### LOCATION HIGHLIGHTS

#### LOWER LYNN AREA

#### PROPERTY DESCRIPTION

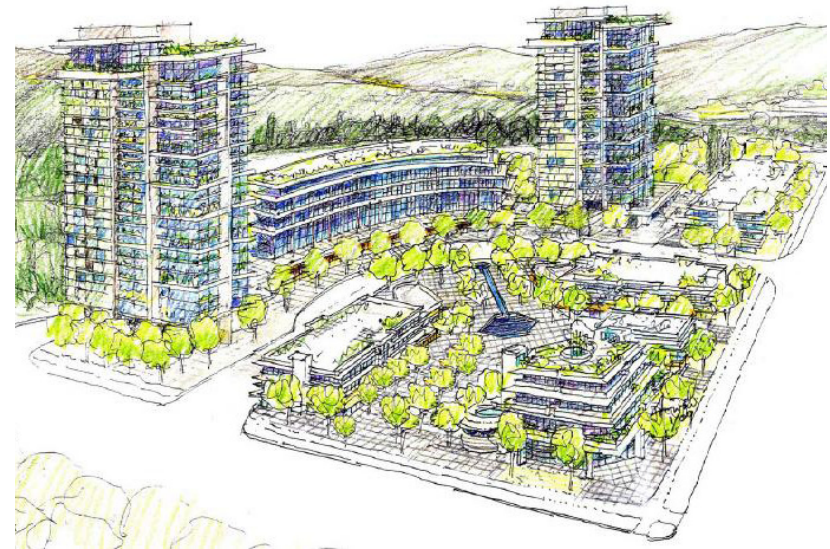
#### OFFERING PROCESS & CONTACT

621 residential units in a remarkable Master Planned Community.

Hynes Development Inc. (the "Vendor") has engaged Colliers International ("Colliers") to facilitate the sale of the lands comprising 'Seylynn Village', North Vancouver, BC (the "Property").

#### DEVELOPMENT HIGHLIGHTS

- > Master planned development including **621 market residential units and 45,000 SF of commercial space.**
- > 5.0 acre site assembled and ready to develop upon permit application. **Zoning is in place.**
- > **Exceptional planning and design** work by IBI Architects creates a modern urban village in a unique North Shore setting.
- > **Potential for additional design work** to achieve **optimal** product for the market.
- > Development concept with **focus on marketability, sustainable design and unparalleled accessibility.**
- > Central and **highly desirable North Vancouver location** easily accessible and located near transit and employment and education centres.
- > **Highly desirable** area of North Vancouver **market without competitive product**; slated to become a centre of residential and employment growth.
- > Surrounding **traffic, infrastructure and amenity improvements** strengthen offering.



### Location Highlights

#### INTRODUCTION & OPPORTUNITY

#### DEVELOPMENT HIGHLIGHTS

#### LOCATION HIGHLIGHTS

#### LOWER LYNN AREA

#### PROPERTY DESCRIPTION

#### OFFERING PROCESS & CONTACT

#### LOCATION HIGHLIGHTS

- › Highly accessible location adjacent to Highway 1 and just 15 minutes from Downtown Vancouver.
- › Within walking distance to the North Shore's largest bus loop and North Vancouver's Main Street.
- › Capilano University, a fully accredited university servicing almost 15,000 students annually, is within close proximity, along with a large number of office and retail employment centre.
- › Neighbourhood has been specifically identified by the municipality for re-development to a suburban village centre comprised of a mix of commercial, institutional, recreational, and residential uses.



Highly desirable and convenient location in the Lower Lynn area.



### Lower Lynn Area

**INTRODUCTION & OPPORTUNITY**

**DEVELOPMENT HIGHLIGHTS**

**LOCATION HIGHLIGHTS**

**LOWER LYNN AREA**

**PROPERTY DESCRIPTION**

**OFFERING PROCESS & CONTACT**

North Vancouver is renowned for its beauty and its superior natural amenities, bordered by Burrard Inlet to the south and the North Shore Mountains. The vision for the Lower Lynn area is that of a transit-oriented mixed use community comprised of a wide range of housing types for people of all stages of life, all incomes, with accessible places of work, convenient shopping and amenities.

The Property is located along the Trans-Canada Highway off-ramp to the east, the main thoroughfare linking West Vancouver to East Vancouver/Burnaby, Fern Street to the south and Mountain Highway to the west. This ideal location is optimally positioned to capitalize on the highly desirable natural attributes of the region, along with the convenience of being in close proximity to the North Shore and downtown Vancouver's urban core.



### Property Description

INTRODUCTION & OPPORTUNITY

DEVELOPMENT HIGHLIGHTS

LOCATION HIGHLIGHTS

LOWER LYNN AREA

PROPERTY DESCRIPTION

OFFERING PROCESS & CONTACT

**Civic Address:** Seylynn Village, District of North Vancouver, BC (652-664 Mountain Highway, 1502-1536 Fern Street, and 1516-1561 Bruce Street)

**Site Area:** 5.0 Acres

**Improvements:** Currently improved with single-family residential lots on the east side of the Mountain Highway, south of the Trans-Canada Highway.

**Zoning:** CD60  
Site specific zoning enacted in 2009.

**Approved Density:**

Use	Gross Area (SF)
Residential	649,952
Commercial	43,330
<b>Total</b>	<b>693,282 (3.24 FSR)</b>

**Built Form:** Two highrise towers (25 storeys)  
One midrise building (9 storeys)  
Three lowrise buildings (4-6 storeys)

**Parking:** Two level secured underground parking (925 stalls)



## Offering Process & Contact

### INTRODUCTION & OPPORTUNITY

### DEVELOPMENT HIGHLIGHTS

### LOCATION HIGHLIGHTS

### LOWER LYNN AREA

### PROPERTY DESCRIPTION

### OFFERING PROCESS & CONTACT

All offers to purchase the Property will be evaluated, among other criteria, on the deal structure proposed by the purchaser, the net proceeds to the Vendors for the Property, the prospective purchaser's ability to complete the transaction, and the timelines and proposed conditions of closing, if any. The Vendors are not obligated to accept the highest price, or any offer, and reserve the right to reject any or all offers that may be received.

**Please submit the attached Confidentiality Agreement via fax or email** to Tanya Neuffer (604 661 0849 or [tanya.neuffer@colliers.com](mailto:tanya.neuffer@colliers.com)), to receive the Confidential Information Memorandum (CIM) on the Property. Prospective purchasers are invited to submit offers on the Property through Colliers for consideration by the Vendors.

Please contact the listing brokers for further information.

#### Simon Lim\*

EXECUTIVE VICE PRESIDENT  
DIR +1 604 661 0882  
[simon.lim@colliers.com](mailto:simon.lim@colliers.com)

#### Avtar Bains

EXECUTIVE VICE PRESIDENT  
DIR +1 604 662 2619  
[avtar.bains@colliers.com](mailto:avtar.bains@colliers.com)

