

FOR SALE

LONDON
PACIFIC



DOWNTOWN MISSION | DEVELOPMENT PROPERTY

EXCLUSIVE LISTING

HIGH-DENSITY DEVELOPMENT OPPORTUNITY

33022 3rd Ave & 7388 Grand St.
Mission, BC



ARI GELMON

PERSONAL REAL ESTATE CORPORATION

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Current Zoning
MD465 (Multi-unit Duplex Zone)

Proposed OCP Designation
Mission City Downtown

Density
4.5 FSR or 5 FSR with bonus

Gross Site Area
± 18,300 SQFT (0.42 Acre)

Total Buildable
± 82,350 SQFT

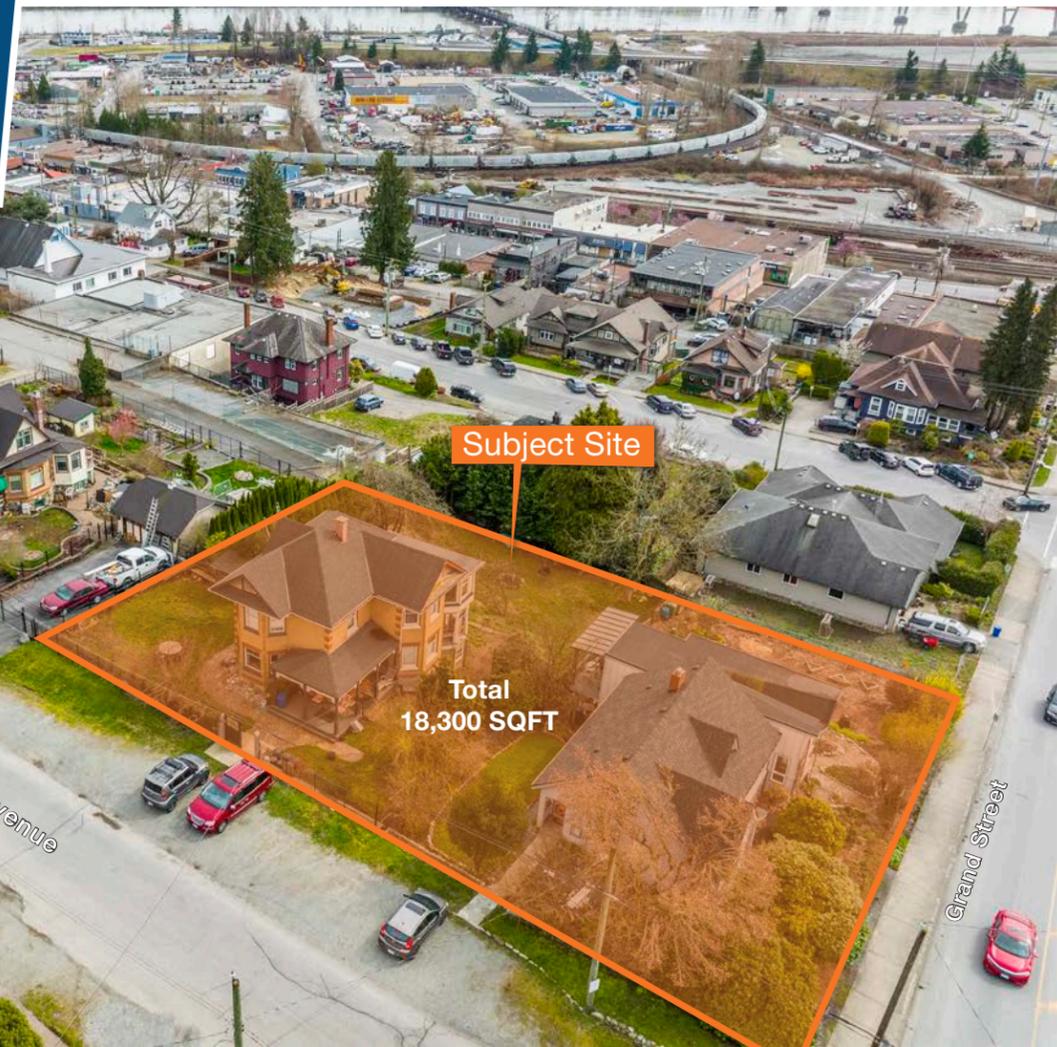
Dimensions
± 150 FT x 122 FT (See Map on P.3)

Price
Contact Agent

THE OPPORTUNITY

PROPERTY SUMMARY

- Tremendous opportunity to develop large multifamily complex in Downtown Mission
- One of the tightest vacancy markets with 0.2% (Oct 2017)
- 6-storey frame or concrete high-rise
- Site is walking distance to amenities
- Near schools, parks and transit
- Strong population growth projected for City of Mission



HIGH-DENSITY DEVELOPMENT SITE

London Pacific is pleased to present the exclusive opportunity to acquire two single-family lots in downtown Mission. The Official Community Plan, implemented in 2018, designates this land for high-density multi-unit residential, commercial, or mixed-use residential and commercial.

The properties civically known as 33022 3rd Avenue and 7388 Grand Street total 18,300 square feet of land with approximately 150 feet of frontage on 3rd Avenue. The corner site is on the south side of the street providing efficiencies for parking.



ADDRESS	PID	SIZE (SQFT)	LEGAL
7388 Grand Street	011-900-857 011-900-881	7,930 SQFT	LOT 1 BLOCK 78 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664 WEST 15 FEET LOT 2 BLOCK 78 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664
33022 3rd Avenue	011-900-890 011-900-911	10,370 SQFT	LOT 2 EXCEPT: WEST 15 FEET, BLOCK 78 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664 LOT 3 BLOCK 78 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT

MISSION CITY DOWNTOWN TWO (DT2)

ZONING INFO

Zone Intent

The intent of the DT2 Zone is to allow mixed-use mid-rise and high-rise Buildings typically associated with a downtown area on a Lot designated Mission City Downtown.

Density

The Density shall not exceed the Floor Space Ratio as listed in the following table:

	Floor Space Ratio	Significant Community Amenity
Base Density	4.5	N/A
Density Bonus Level I	4.75	A Density Bonus up to 4.75 FSR is permitted if the developer enters into a Housing Agreement with the District that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the District's Affordable Housing Policy .
Density Bonus Level II	5.0	A Density Bonus up to 5.0 FSR is permitted if the developer enters into a Housing Agreement with the District that requires that all of the dwelling units in the entire Development are rental Dwelling Units , and 10% of those units are offered in accordance with Section 113 of this Bylaw and the District's Affordable Housing Policy .

Height of Buildings

The Height of the Principal Building and Accessory Buildings shall not exceed the Heights in the following table:

	Principal Building	Accessory Building/Structure
Base Density Height	21.3 m (70.0 m)	4.5 m (14.8 ft)
Density Bonus Height	38.1 m (125.0 ft)	4.5 m (14.8 ft)

Lot Coverage

Lot Coverage shall not exceed the percentage noted in the following table:

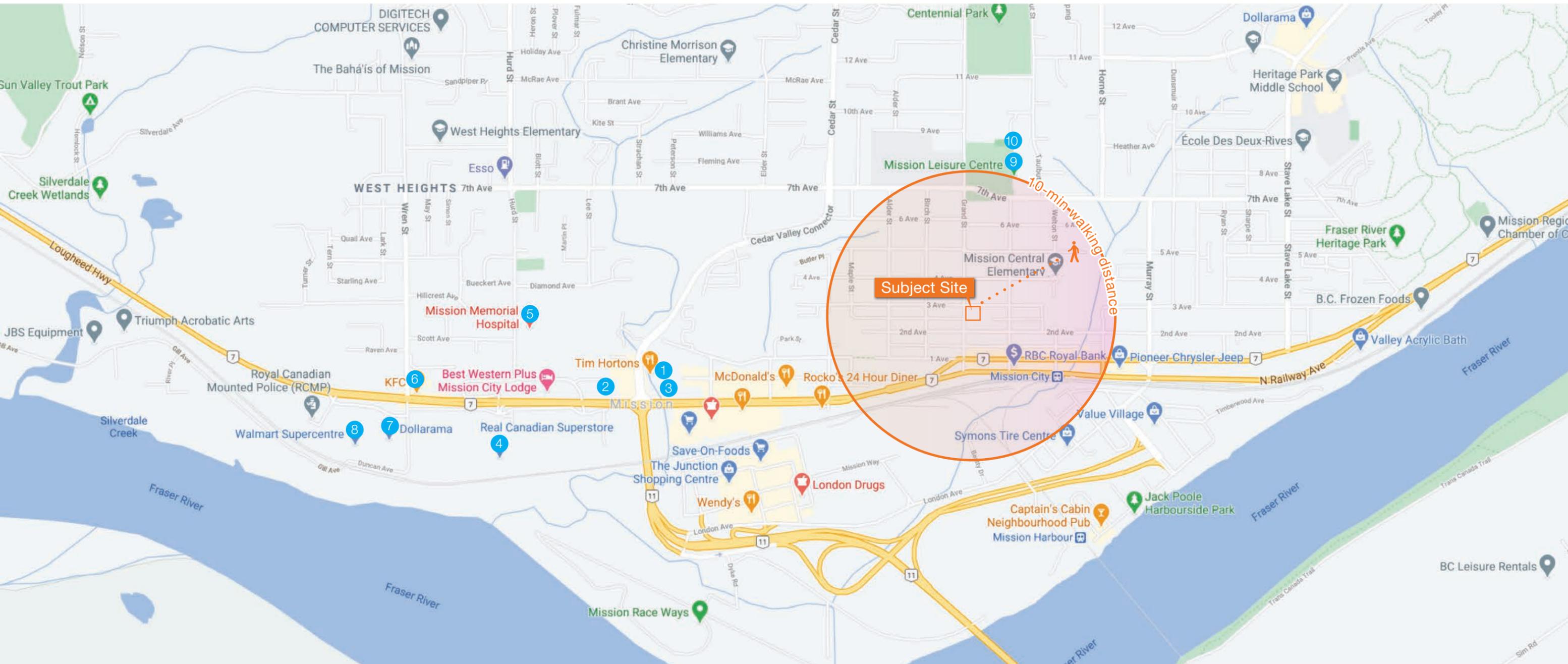
Zone	Lot Coverage
DT2	100%



LOCATION

Located in the heart of downtown Mission, this development site has amenities, shop-ping, and schools within walking distance. The property is a 2-block walk into downtown's 1st Avenue – a street filled with local, boutique style shops. 1st Avenue was recently re-tal-ized with a \$4 million budget to repave the street and sidewalks, helping rejuvenate the core. Apartments and other multi-family units are expected to increase their share of the total households over this period. As of the 2011 census, apartments comprised 25% of the District's households; by 2041 apartments are expected to rise to 31% of households.

THE OPPORTUNITY LOCATION



 Abundant living conveniences are within a 5-minute driving distance

- | | |
|------------------------------|---------------------------|
| 1) Burger King | 6) KFC |
| 2) Starbucks | 7) Dollarama |
| 3) Rexall Pharmacy | 8) Walmart |
| 4) Real Canadian Superstore | 9) Mission Leisure Centre |
| 5) Mission Memorial Hospital | 10) Mission Skatepark |

 Abundant living conveniences are within 5 to 10-minute walking distance

- | | |
|--------------------------------|-------------------------------|
| 1) RBC Bank | 7) Canada Post |
| 2) West Coast Express | 8) Mission Central Elementary |
| 3) CIBC Bank | 9) Dairy Queen |
| 4) Mission City Farmers Market | 10) McDonald's |
| 5) The Mission Museum | 11) Shoppers Drug Mart |
| 6) Mission Library | 12) BC Liquor Store |

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