



**\$564,000 PRICE REDUCTION**

## HIGH-DENSITY DEVELOPMENT OPPORTUNITY

33111, 33119, 33129, 33137,  
33143, 33163, & 33165 3rd  
Avenue, Mission, BC



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# OPPORTUNITY

London Pacific is pleased to present the exclusive opportunity to acquire a development site in Downtown Mission. The Official Community Plan, implemented in 2017, designates this land for high-density multi-unit residential, commercial, or mixed use. The entire block is listed with London Pacific, which is approx. 374 ft of contiguous frontage. The downtown core of Mission is ripe for development with new construction across the street - a 77-unit rental apartment building - and many more working through the rezoning process within close proximity.

# SUMMARY

- Tremendous opportunity to develop large multifamily complex in Downtown Mission
- 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

Address

33111, 33119, 33129, 33137,  
33143, 33163 & 33165 3rd  
Avenue, Mission, BC

Current Zoning

MD 465 Multi-Unit Duplex

Proposed OCP Designation

DT-1 Mission City Downtown

Density

4.5 FSR

Gross Site Area

± 45,661 SQFT

Total Buildable

± 205,474 SQFT

Dimensions

± 374 ft x 122 ft

Asking Price

~~\$9,147,000~~ **\$8,583,000**



## LISTED PROPERTIES

ADDRESS	PID	SIZE (SQFT)	LEGAL	Price
33111 3rd Avenue	001-897-306	7,223	LOT 251 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51356	\$1,395,000 (Reduced Price)
33119 3rd Avenue	002-083-426	4,929	LOT 252 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51356	\$1,150,000
33129 3rd Avenue	002-006-502	6,100	LOT 24 BLOCK 96 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 664	\$1,200,000
33137 3rd Avenue	001-671-189	6,100	LOT 23 BLOCK 96 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664	\$985,000 (Reduced Price)
33143 3rd Avenue	011-625-180	6,100	LOT 22 BLOCK 96 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664	\$1,128,000 (Reduced Price)
33163 3rd Avenue	023-897-996	8,503	LOT 1 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP35134	\$1,500,000 (Reduced Price)
33165 3rd Avenue	023-989-011	6,706	LOT 2 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP35134	\$1,225,000 (Reduced Price)

# DEVELOPMENT POTENTIAL

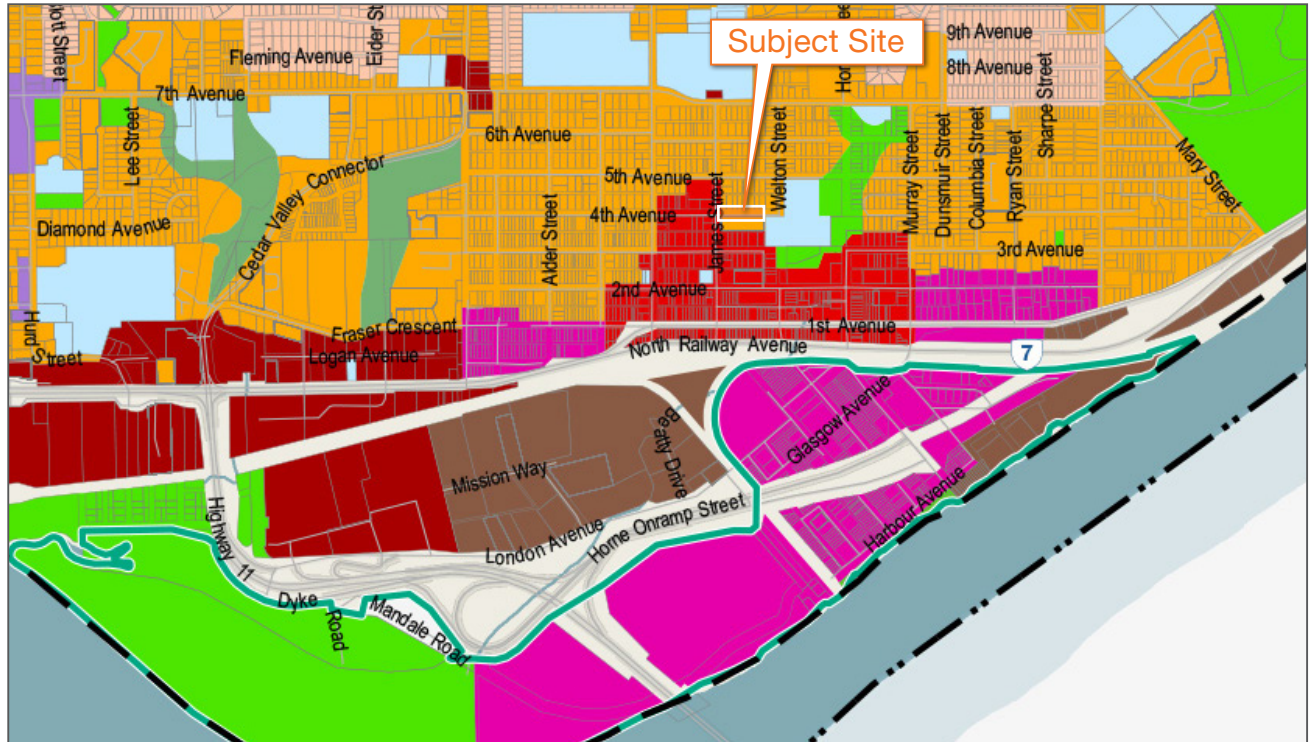
Located in downtown Mission, this multi-lot assembly is a rare opportunity to build a high-density development in the epicentre of the city. Based on the Official Community Plan in Mission, this site is designated for residential or mixed-use in the form of wood-frame or concrete, with examples nearby to support and demonstrate construction form. With an allowable 4.5 FSR through rezoning to DT-1, this site exemplifies the desire for more housing and commercial space in Mission. Provided there is a community benefit, a density of up to 5 FSR can be achieved. DT-1 zoning allows for 100% lot coverage, providing larger floor plates and feasibility to achieve high density. Please contact L.R. to discuss development potential further.



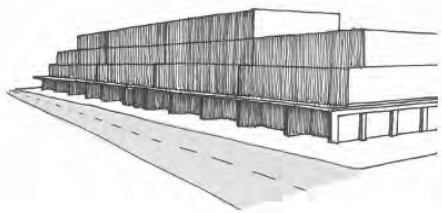
# ZONING INFO

**District of Mission**  
Official Community Plan  
Land Use Designations (Central Mission)

- Municipal Boundary
- Urban Growth Boundary
- First Nation Reserve Land
- Special Study Area
- Waterfront Comprehensive Planning Area
- Cedar Valley Area
- Silverdale Comprehensive Planning Area
- Commercial
- Mixed-Use Commercial/Residential
- Mission City Downtown
- Neighbourhood Centre
- Mid Rise Multi-unit Residential
- Attached Multi-unit Residential
- Urban Compact
- Urban Residential
- Suburban Residential
- Rural Residential



## Zoning info

OCP Designation	Characteristics	Land Uses	Density
Mixed-Use Centres			
Mission City Downtown  	<ul style="list-style-type: none"> <li>Multi-storey mid- and high-rise buildings</li> <li>Ground-oriented commercial uses with entries and glazing oriented to the sidewalk</li> <li>Residential and office spaces on upper floors</li> <li>Service and parking access from the rear of buildings</li> <li>Refer to DPA guideline</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-use residential and commercial</li> <li>Commercial</li> <li>Multi-unit Residential</li> </ul>	<ul style="list-style-type: none"> <li>1.0 to 4.5 FSR</li> <li>Up to a maximum 5.0 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw</li> </ul>

## Lot Coverage

Zone	Lot Coverage
DT1	100%

# LOCATION



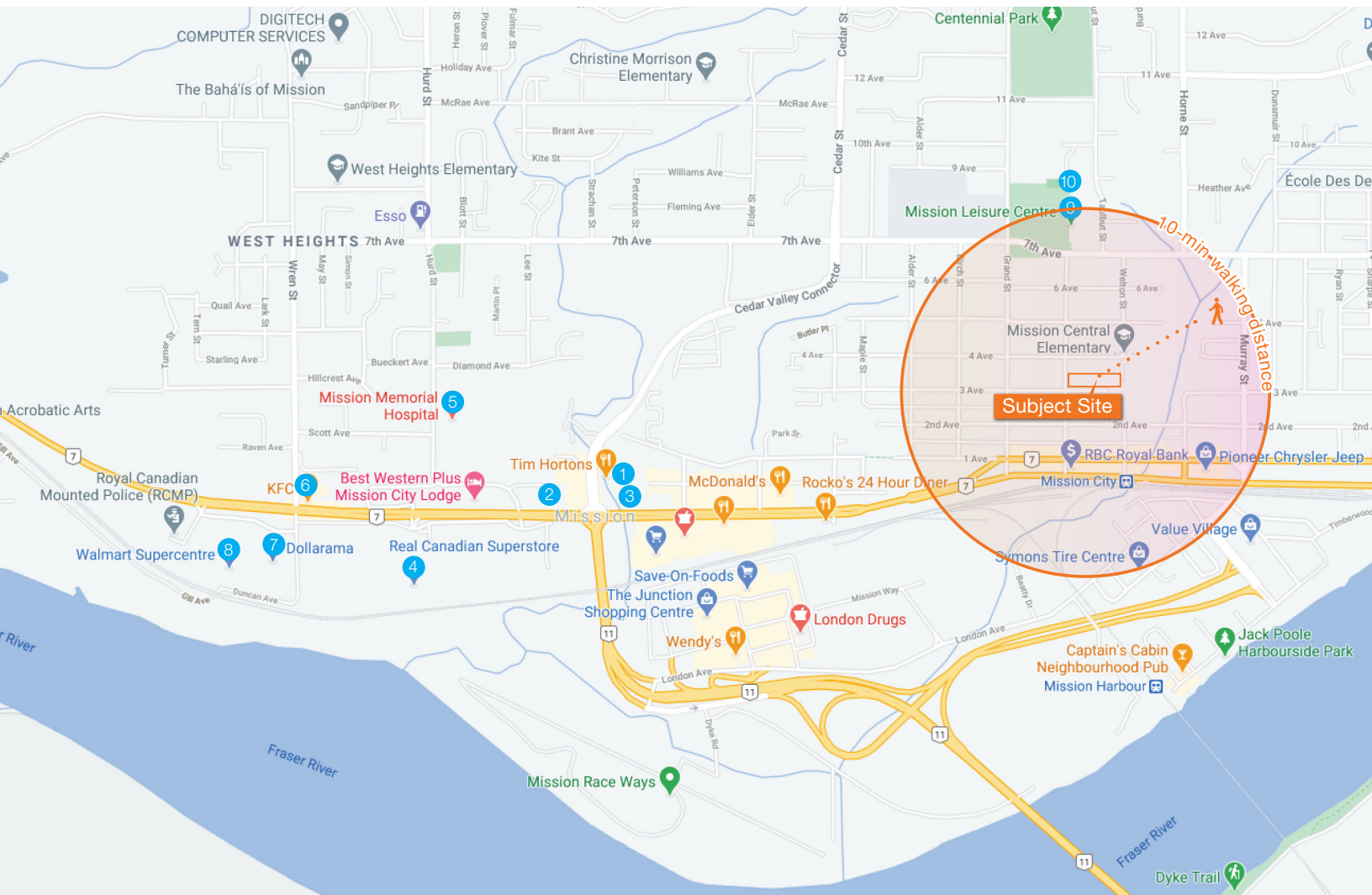
## DRIVING

- 5 minutes to Highway 7
- 15 minutes to US Border
- 75 minutes to Downtown Vancouver



## WALKING

- 4 minutes to Mission Central Elementary
- 6 minutes to Mission City Station, West Coast Express
- 11 minutes to Mission Senior Secondary
- 12 minutes to Mission Leisure Centre



Abundant living conveniences are within a 5-minute driving distance

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

# MISSION



## LOCATION

The District of Mission boasts a rapidly growing, dynamic community and is home to a population of over 41,000 residents (2022). The area is projected to grow at one of the fastest rates in the Fraser Valley over the next 10 years, with major density-increasing policy currently underway. 23% of residents are renters, yet multifamily apartment units account for only 9% of the overall housing market, meaning that there is an excellent opportunity to add highly-demanded housing stock to the area (Mission Housing Needs Assessment). This development opportunity is perfectly situated in the core of Downtown Mission, a 4 minute walk to Mission Central Elementary and an 11 minute walk to Mission Senior Secondary. Necessary amenities can be conventionally accessed by foot on the recently revitalized retail high street of 1st Avenue.



# MISSION DATA

## Census Data

Population of Mission	<b>41,519</b>
Median Household Income	<b>\$78,159</b>
Median Age	<b>40</b>
Rental Vacancy	<b>1.60%</b>
Single Detached Homes	<b>65.1%</b>
Suites / Coach House / Garden Cottage	<b>19.3%</b>
Apartments	<b>9.3%</b>
Townhouse / Rowhouse / Duplex	<b>6.7%</b>
Other	<b>0.6%</b>
Renters	<b>22.7%</b>
Owners	<b>77.3%</b>
Mission residents who work within Mission	<b>29.5%</b>
Mission residents who work within the Fraser Valley (includes Mission)	<b>57.5%</b>

### Resources:

- Mission Housing Needs Report 2020.
- Community Profile Report for District of Mission, 2022



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