



**1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Reading Approved**

**FOR SALE**

# 2.1 Acre Residential Development Site in Tsawwassen

**5360 12<sup>th</sup> Avenue,  
1170, 1156 & 1146 53A Street  
Delta, BC**

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Project Rendering | North East View



## Highlights



- First, Second and Third Reading Approved at Council



- Opportunity to acquire a development site comprised of four contiguous lots totaling 2.1 acres in size



- Strong demand expressed for residential multi-family in Delta



## Location

The Property is located in the commercial and residential area of Tsawwassen in the municipality of Delta. Delta has grown into three thriving communities; Ladner, Tsawwassen and North Delta. Tsawwassen, sometimes referred to as the Beachside town is located close to the US/Canada Border and B.C. Ferries Terminal connecting to Vancouver Island. This location affords convenient access from 56<sup>th</sup> Street to Highway 17 connecting to Highway 99 northbound to Richmond and Vancouver and south to areas of Surrey and White Rock.



Tsawwassen  
Ferry Terminal

12 min



Drive Time to  
Vancouver

1 hr



Walk time to  
Bus Stop

1 min

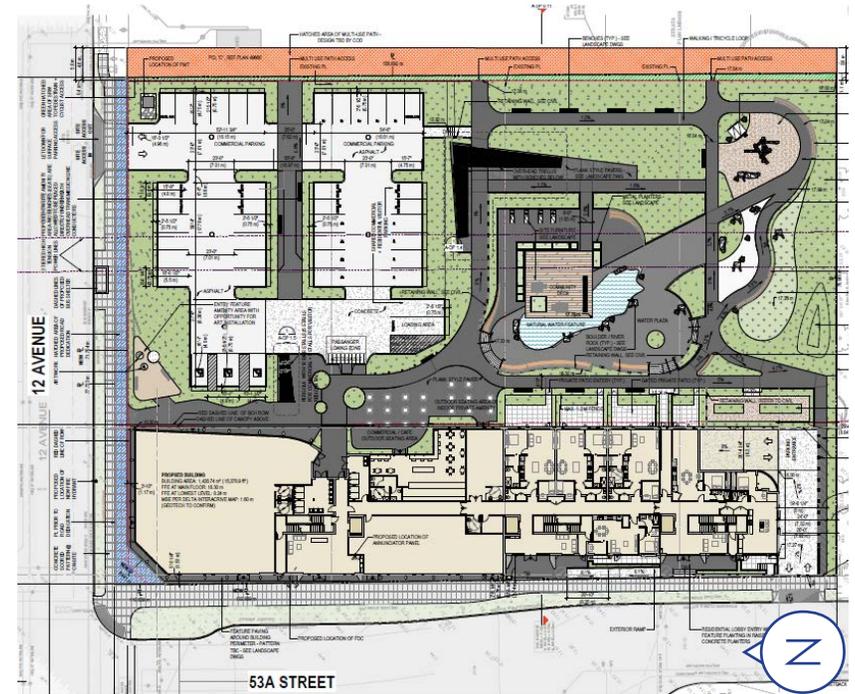
# Property Overview

<b>Civic Address</b>	5360 12 <sup>th</sup> Avenue	1170 53A Street	1156 53A Street	1146 53A Street
<b>Legal Descriptions</b>	013-237-420	008-960-909	008-961-115	008-960-941
<b>Site Size</b>	0.637 Acres	0.510 Acres	0.509 Acres	0.458 Acres
<b>Current Zoning</b>	CD 286 Comprehensive Development	RS1 Single Detached Residential		
<b>Proposed Zoning</b>	Comprehensive Zoning Development Zone No. 29 (CDZ29) under Delta Zoning Bylaw No. 7600			
<b>Proposed Use</b>	Redevelop to accommodate a 125,000 SF, 6-storey mixed-use residential building			
<b>Asking Price</b>	<b>\$10,985,000</b>			



# Proposed Development | The Park

Project Rendering | North West View



## Development Application

The Property is proposed for a 6-storey mixed-use development, The Park, with commercial units on the ground level and residential above.

The Proposed development consists of 67 units ranging from studios to 4-bedrooms.

The unit mix is:

# of Units	Type of Unit
6	Studio
7	1-bedroom
22	1-bedroom + Den
9	2-bedroom
12	2-bedroom + Den
8	3-bedroom
2	4-bedroom
1	4-bedroom + Den

## The Park - Specs at a Glance

<b>Gross Floor Area</b>	125,000 SF
<b>Storeys</b>	6
<b>Dwelling Units</b>	67
<b>Commercial Units</b>	3
<b>Parking</b>	Two levels of secured underground parking 40 - Commercial 103 - Residential 7 - Visitor <b>143 Total</b>

## Development Studies & Reports Available

- City of Delta PDR letter
- Architectural Drawings
- Geotechnical Report
- Environmental Report
- Arborist Report
- BC Hydro RoW Approval

# Renderings

South West View



East View



South West View



West View



South East View



# Preliminary Architectural Drawings

East Elevation



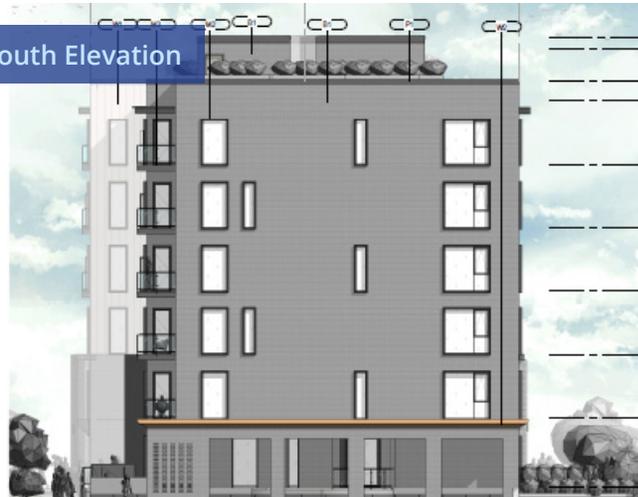
West Elevation



North Elevation



South Elevation





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