

# 33221 Dalke Avenue, Mission

\$2,500,000



Lovely home on .89 of an acre - As per Mission City's OCP, Dalke is in phase II which is currently happening concurrently with phase I. This home is being sold for its current Development Opportunity. The Urban Compact designation in the OCP is characterized by small lot residential and infill residential, with heights being limited to 2 storeys and a density of 0.5 to 0.75 Floor Space Ratio.

## KEY INFORMATION

MLS® R2698933

Residential Detached

Mission

5 Bedrooms

3 Bathrooms

2,869 SF

38,752 SF Lot

## FEATURES

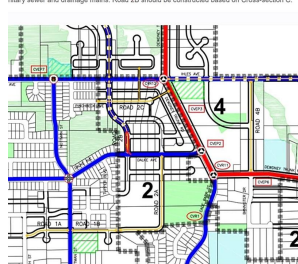
Year Built: 1988

Views: NORTH MOUNTAINS

Listed By: Team 3000 Realty Ltd.



lot 2B is a collector road connecting Dalke Ave to Turbridge Ave that is also a critical route for heavy sewer and drainage mains. Road 2B should be constructed based on Cross-section C.



OCF Designation	Characteristics	Land Use	Density
Attached Multi-unit Residential	<ul style="list-style-type: none"> <li>Multi-story building, near commercial/office activity</li> <li>Includes garages, porches, balconies, terraces, and patios</li> <li>Multi-unit buildings, or buildings with a maximum of 4 units with density housing</li> <li>Refer to OCP guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit Residential</li> <li>Accessory structures associated with a residential unit</li> <li>Home occupations, (not work)</li> </ul>	<ul style="list-style-type: none"> <li>0.5 to 0.75 FSR</li> </ul>
Urban Compact	<ul style="list-style-type: none"> <li>Small lot residential and office residential</li> <li>Height is limited to 2 storeys unless a specific height is permitted within the height</li> <li>Refer to OCP guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Home occupations, (not work)</li> </ul>	<ul style="list-style-type: none"> <li>0.5 to 0.75 FSR</li> <li>20-30 units/ha</li> </ul>
Urban Residential	<ul style="list-style-type: none"> <li>Two-level single detached residential with provision for accessory units</li> <li>Refer to OCP guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Residential with accessory structures (not work)</li> <li>Home occupations, (not work)</li> </ul>	<ul style="list-style-type: none"> <li>0.5 to 0.75 FSR</li> <li>10-20 units/ha</li> </ul>

Figure 2.2: Land Use Designations (continued)

