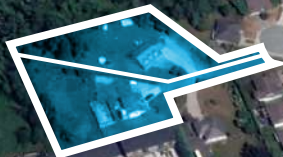




# FOR SALE

**SUBJECTS**



## MULTI UNIT RESIDENTIAL DEVELOPMENT SITE

POTENTIAL FOR UPTO 50 TOWNHOMES

AREA:  
Cedar Valley

ADDRESS:  
8471 + 8467 Jennings St,  
Mission, BC

SIZE:  
1.88 Acres

PRICE:  
\$9,500,000

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.  
**604.565.3478 | info@varinggroup.com**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.



HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.



## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 8471 + 8467 Jennings St, Mission, BC  
PID: 017-555-582 + 017-555-574

**AREA:** Cedar Valley

**SIZE:** 1.88 Acres

### OPPORTUNITY:

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- Designated Attached Multi-Unit Residential – includes apartments, rowhouses, townhouses, or duplexes (1.0 FSR). After the PAR meeting with Mission, planning is receptive to 44 Townhomes & 1 Front – Load Single Family Lot. Application in. Full consultant team available for a meeting, upon request.
- Price: Appx \$210-215K/door + raw lot.
- 2 very well-kept and maintained rental homes. Make it easy to finance/hold till you wait for permits.
- 2 titles. Make it easy to finance/hold till you wait for permits.
- Infill, access from the west. The western neighbor will move forward in due course and bring all required infrastructure to the western PL of the subject.
- Neighboring properties located in Mission's Cedar Valley Plan. In a desirable location – within a 5-minute walk to Edwin S Richard Elementary School and a 5-minute drive to Heritage Park Middle School & Mission Senior Secondary School.
- Amenities such as Centennial Park are located within a quick 3-minute drive.
- Call us for more intel on this.



## AERIAL VIEW

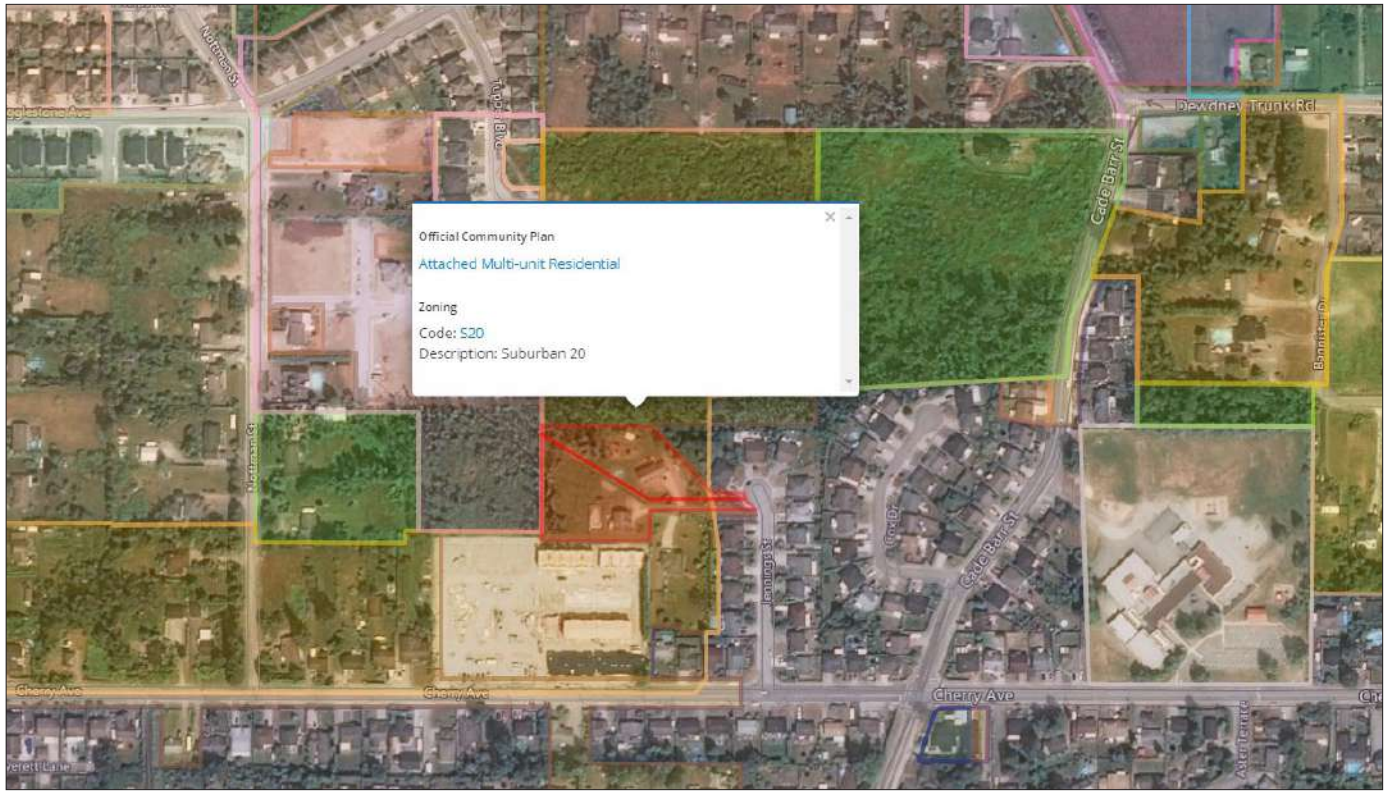


## TOPOGRAPHY



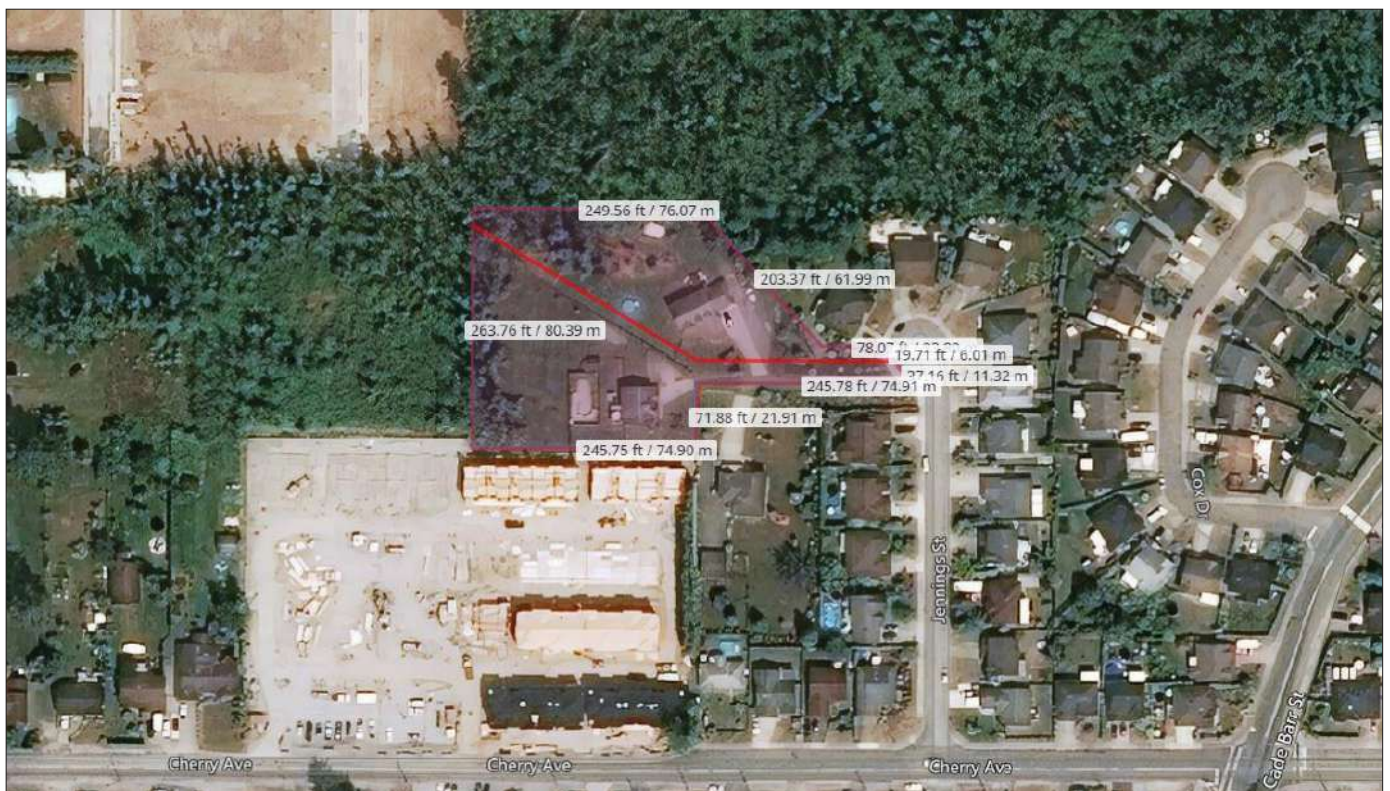


## LEGAL VIEW

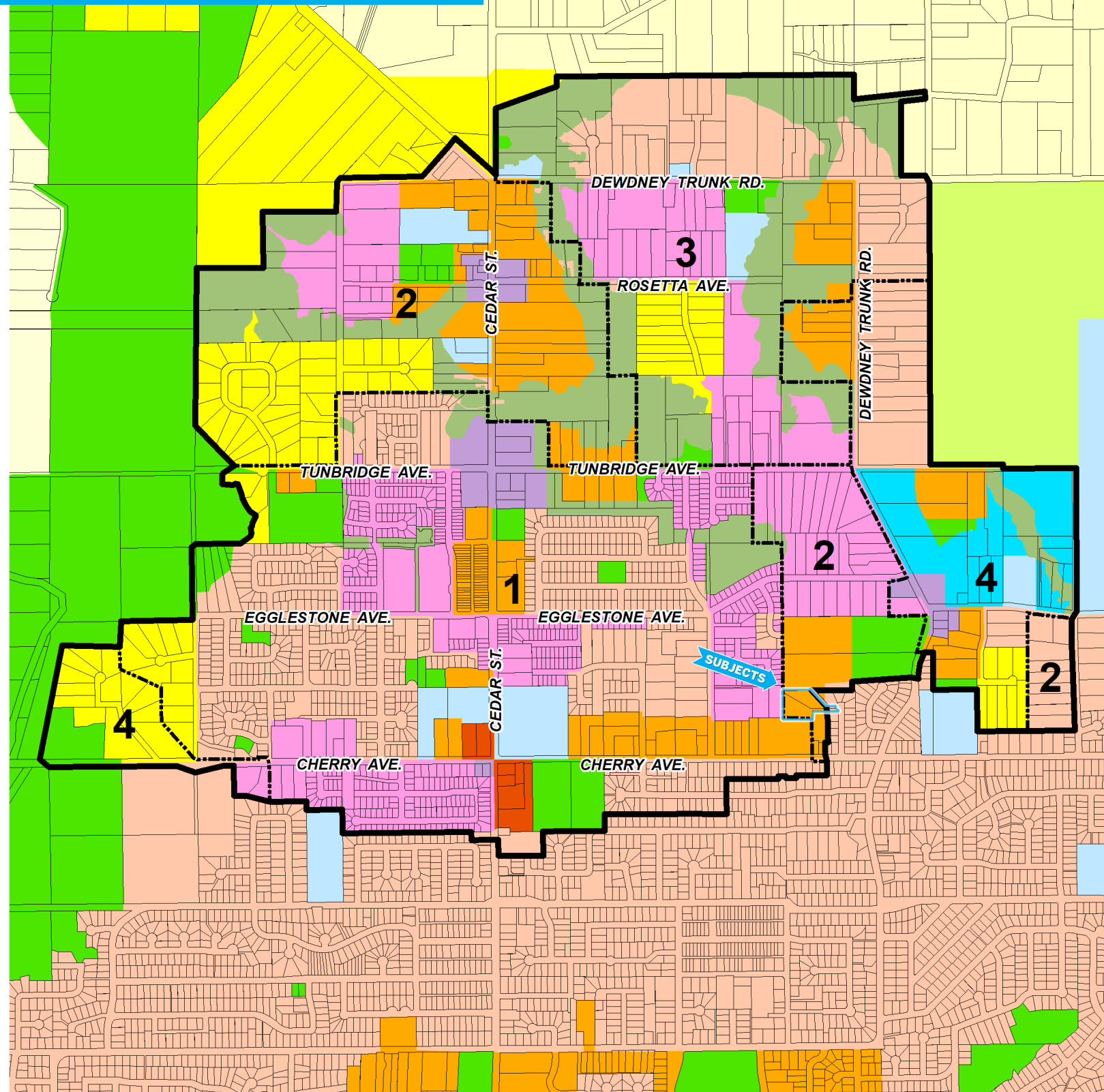


## DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS

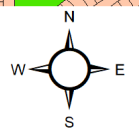


# CEDAR VALLEY LAND USE PLAN

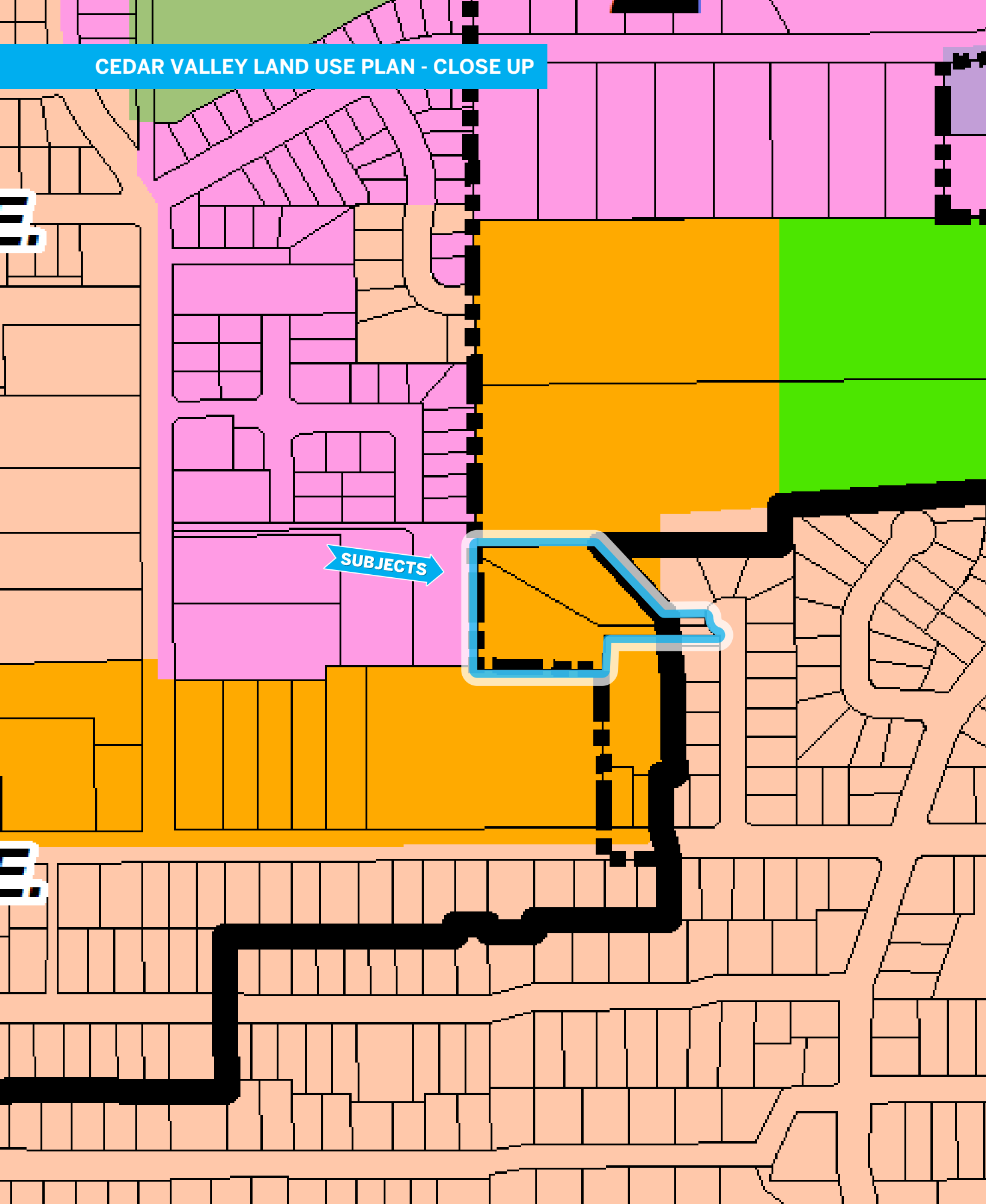


Cedar Valley  
Local Area Plan  
Map 02  
Existing OCP

- |                                 |                      |                          |
|---------------------------------|----------------------|--------------------------|
| Cedar Valley Boundary           | Urban Compact        | Future Employment Lands  |
| Phasing Boundary                | Suburban Residential | Agriculture              |
| Mid Rise Multi-unit Residential | Rural Residential    | Protected Natural Assets |
| Attached Multi-unit Residential | Institutional        | Parks and Open Space     |
| Urban Residential               | Neighbourhood Centre |                          |



0 250 500  
Meters



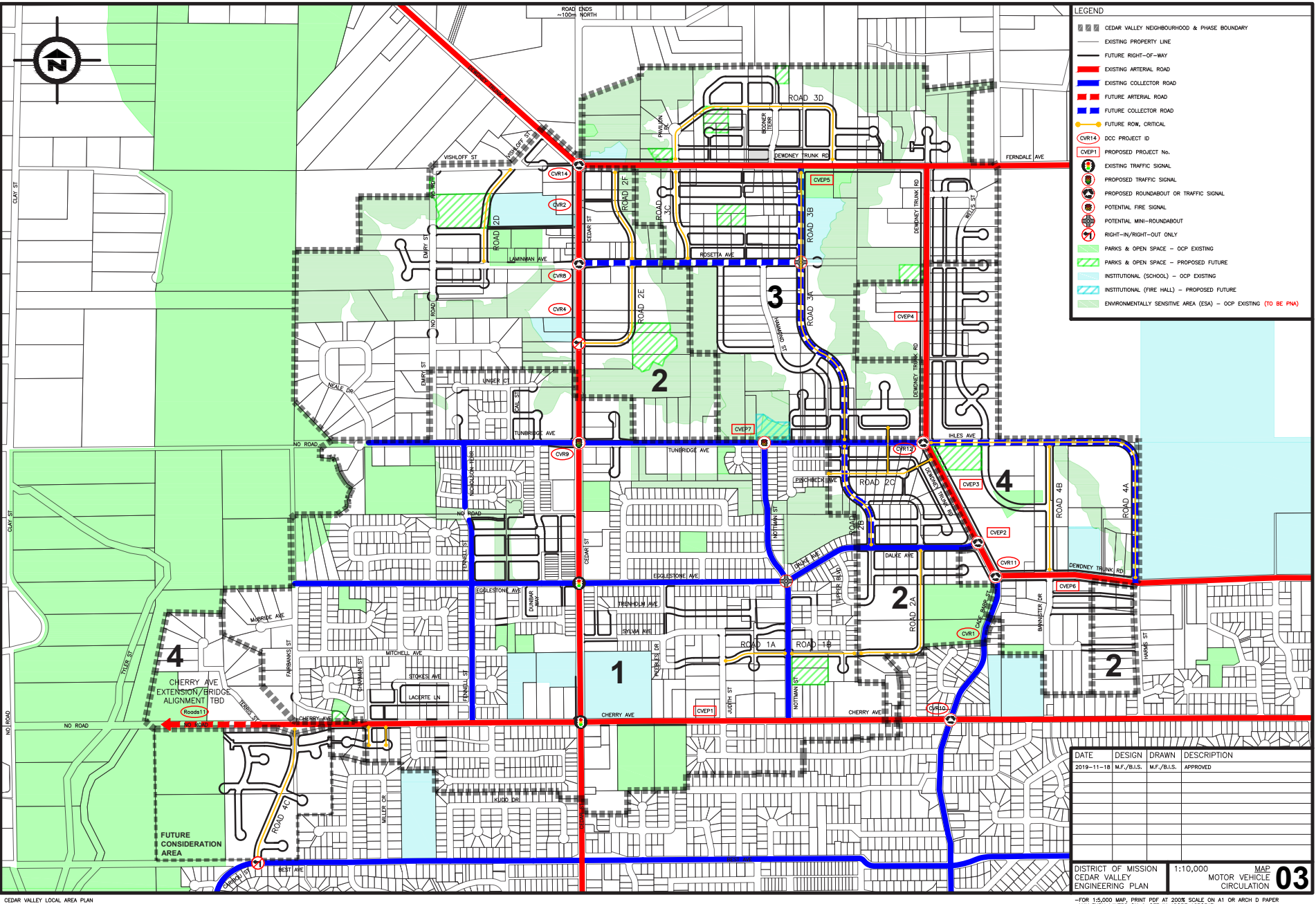


## NEARBY DEVELOPMENT APPLICATIONS





CEDAR VALLEY ROAD NETWORK



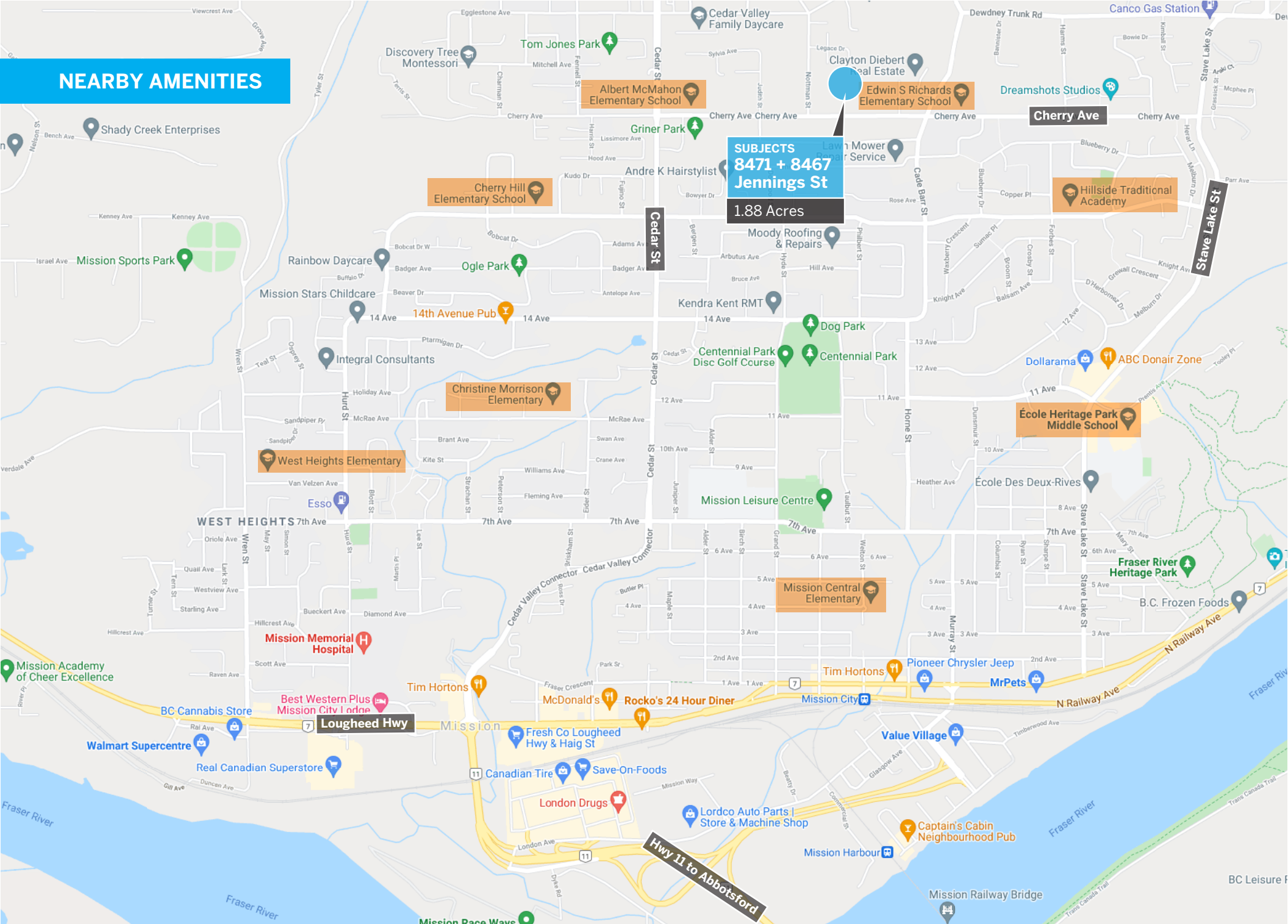
CEDAR VALLEY LOCAL AREA PLAN

-FOR 1:5,000 MAP, PRINT PDF AT 200% SCALE ON A1 OR ARCH D PAPER.  
-MAY TURN LAYERS ON & OFF IN ADOBE ADOBE





## NEARBY AMENITIES







ISSUE TABLE				REVISIONS				ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE			
No.	Rev.	By	Description	No.	Date	By	Description	No.	Date	By	Description
1	1	D.J.	DESIGNED FOR DEVELOPMENT PERMIT								
TRIOARCHITECTURE.CA				TRIO Architecture Inc.				Unit B 33023 Wildwood Drive Abbotsford, BC V2S 1S2 604.854.3740 info@trioarchitecture.ca			
Architectural Seal				Proposed Townhouses 8467 & 8471 Jennings Street Mission, B.C.				Site Plan - Option 2			
Project: March 2023				Drawing: PA-1.2				Project No.: 222148			
Scale: AS NOTED				Drawn: A.F. / A.W.				Sheet No.			
Drawn: A.F. / A.W.				Checked: D.J.				Project No.: 222148			
Checked: D.J.				Project No.: 222148				Sheet No.			
Project No.: 222148				Sheet No.				Project No.: 222148			
Sheet No.				Project No.: 222148				Sheet No.			



## TOPOGRAPHIC SITE PLAN

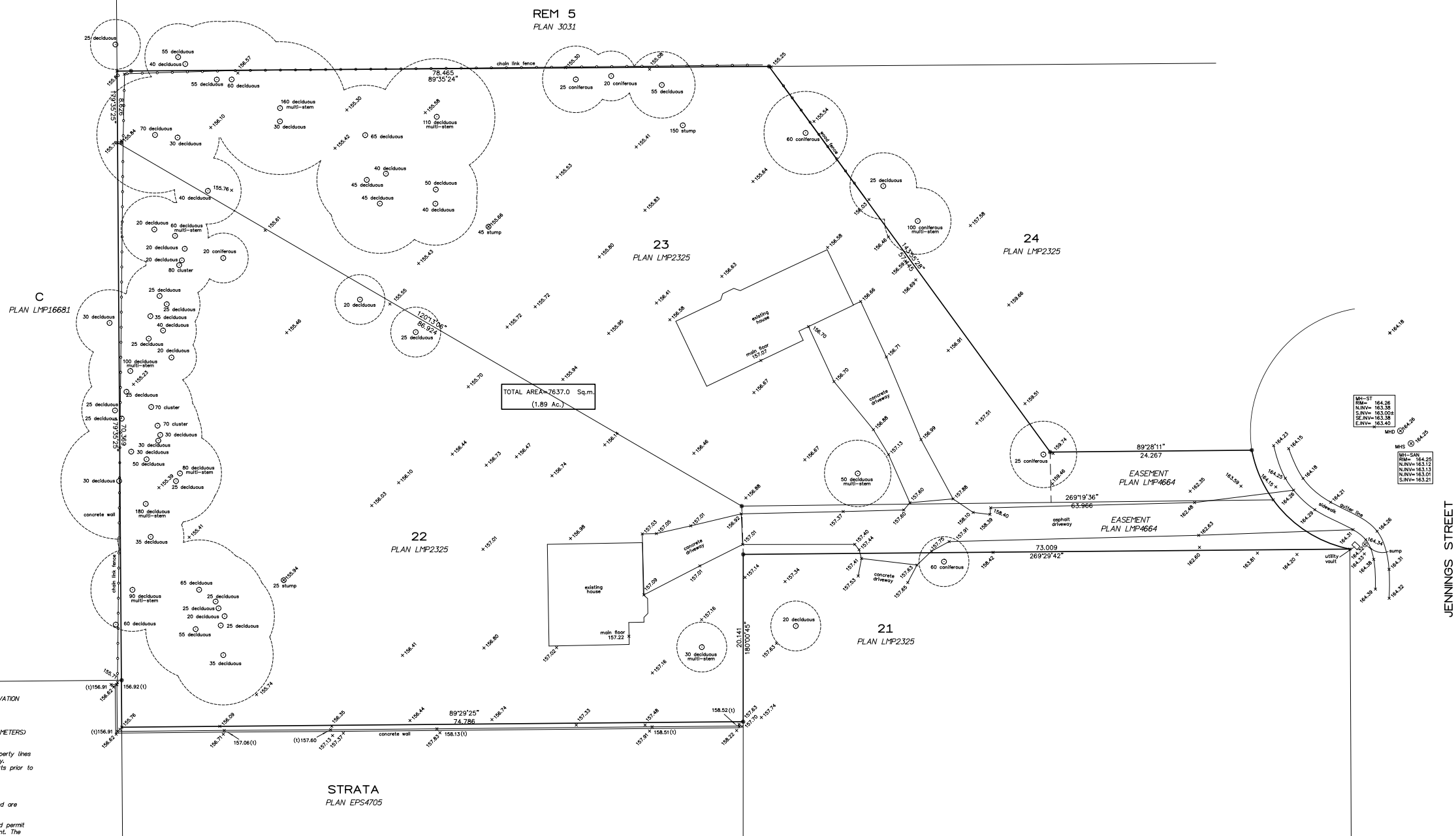
TOPOGRAPHIC SITE PLAN OF LOTS 22 AND 23 BOTH OF SECTION 28  
TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN LMP002325

CIVIC ADDRESS:  
8467 & 8471 Jennings Street, Mission  
P.I.D. 017-555-574  
P.I.D. 017-555-582

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES



LEGEND

● DENOTES CONTROL MONUMENT FOUND  
■ DENOTES LEAD PLUG FOUND  
□ DENOTES LEAD PLUG SET  
● DENOTES STANDARD IRON POST FOUND  
○ DENOTES STANDARD IRON POST SET  
○ MHS DENOTES SANITARY MANHOLE  
○ MHD DENOTES STORM MANHOLE  
⊙ DENOTES TREE AND CANOPY EXTENT  
x DENOTES GROUND ELEVATION  
(1) DENOTES TOP OF RETAINING WALL ELEVATION

Lot dimensions are derived from Field Survey  
Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)  
Derived from RTK GNSS observations.  
Invert elevations and offsets of services from property lines  
are derived from municipal records and field survey.  
Contractor to verify all service locations and inverts prior to  
construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT  
DATED THIS 18TH DAY OF MARCH, 2022

Finny Philip

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*finny@elevatelandssurveying.com*

**ELEVATE**  
LAND SURVEYING  
FILE: 1770-SITE  
604-385-5571