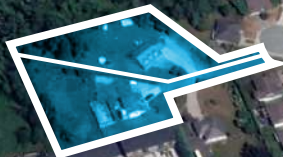


FOR SALE

SUBJECTS



MULTI UNIT RESIDENTIAL DEVELOPMENT SITE

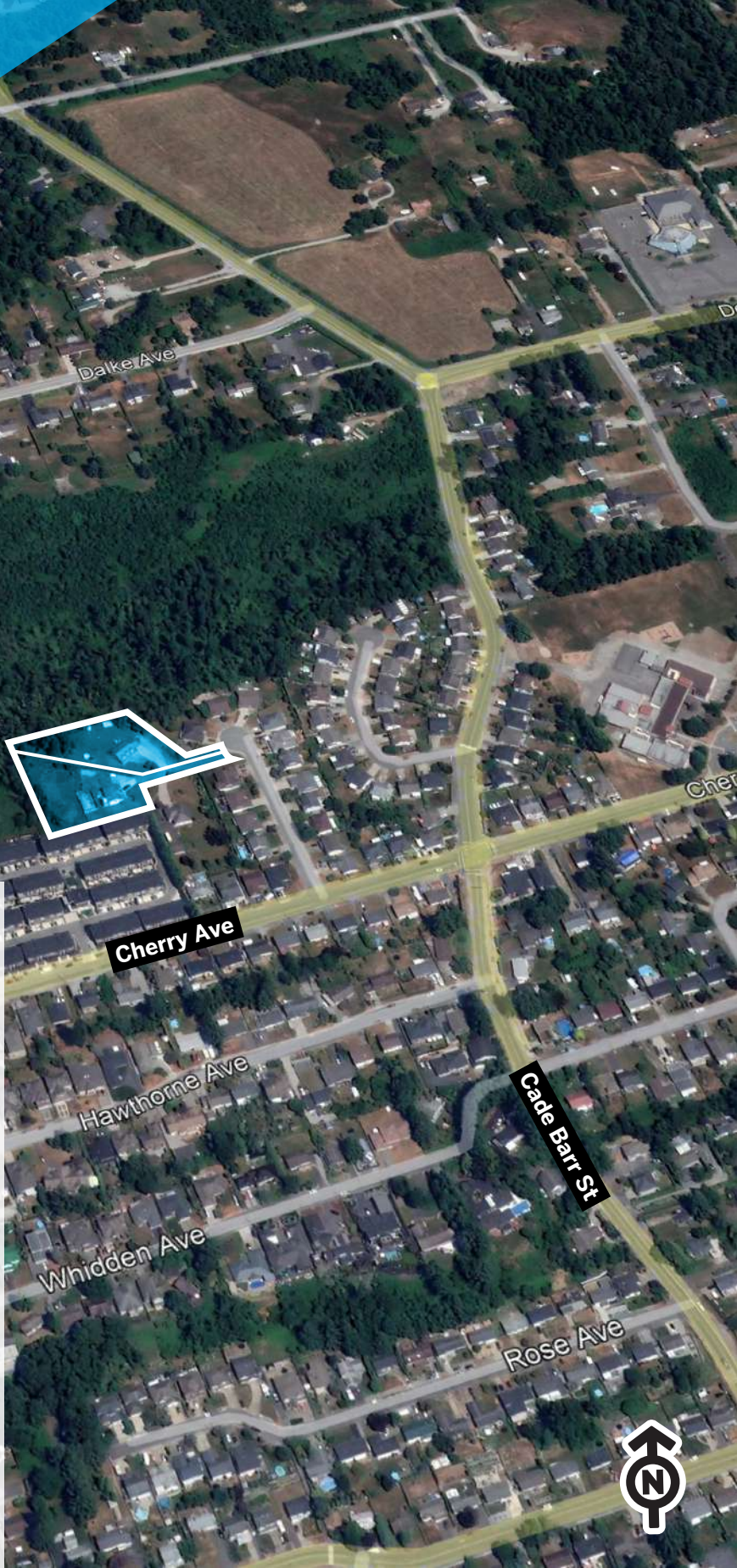
POTENTIAL FOR UPTO 50 TOWNHOMES

AREA:
Cedar Valley

ADDRESS:
8471 + 8467 Jennings St,
Mission, BC

SIZE:
1.88 Acres

PRICE:
\$8,500,000



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

**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.

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:

- 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.

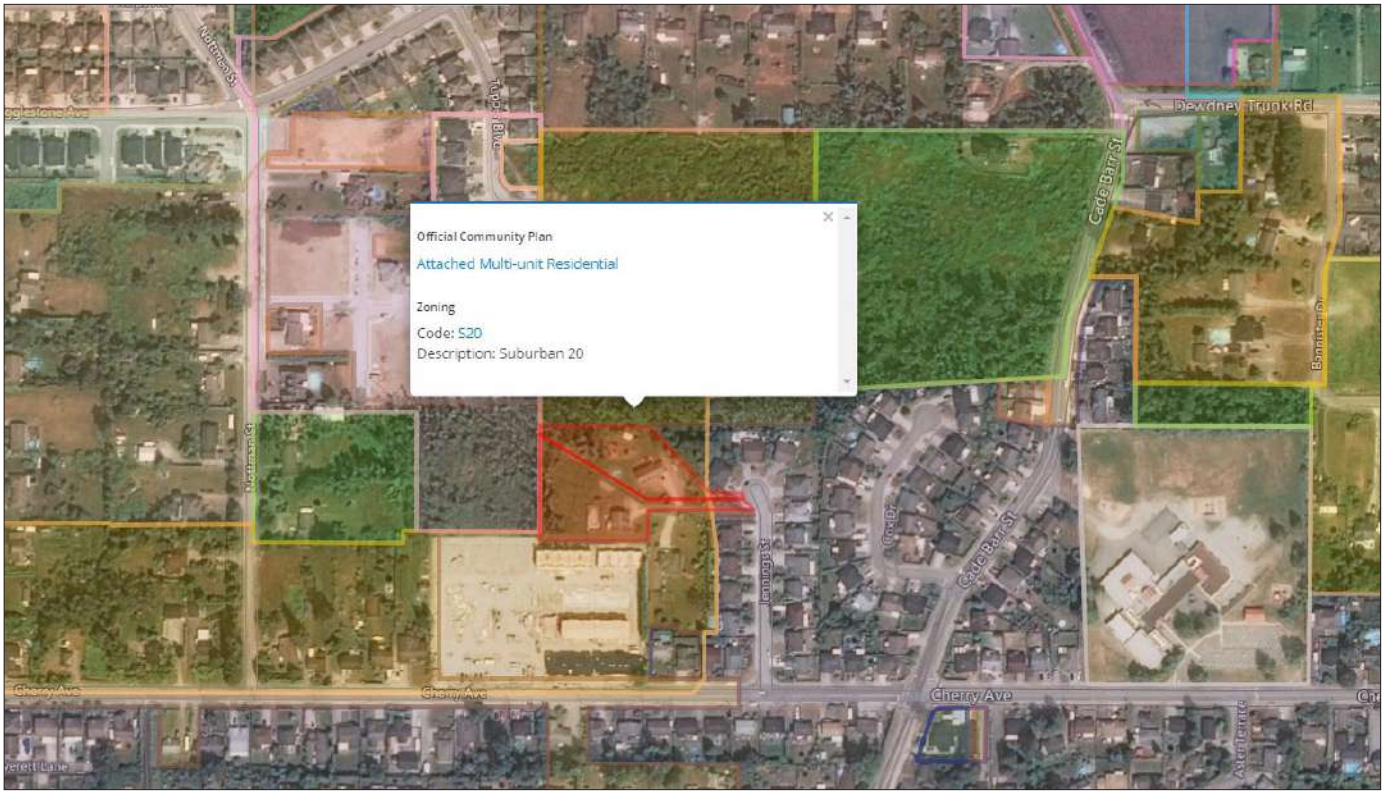
AERIAL VIEW



TOPOGRAPHY

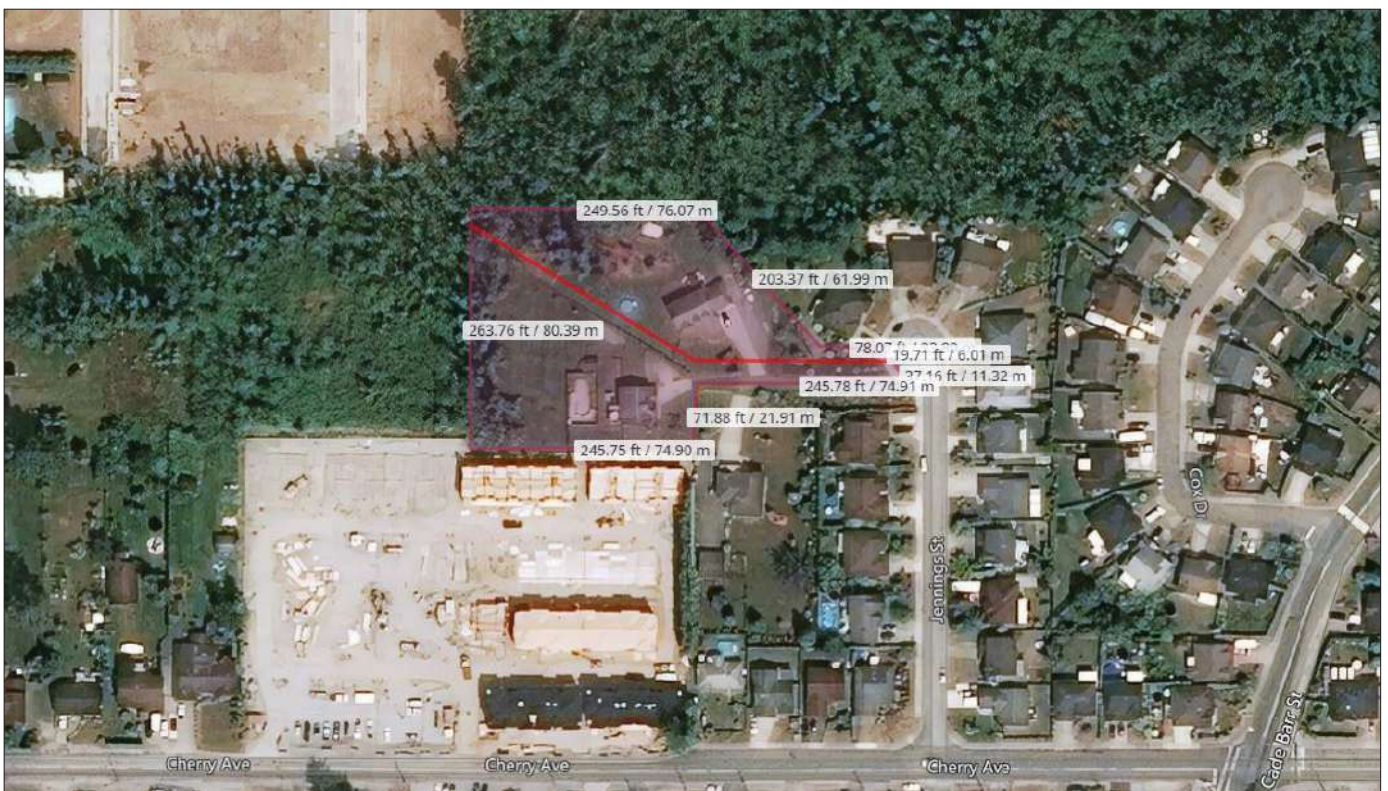


LEGAL VIEW

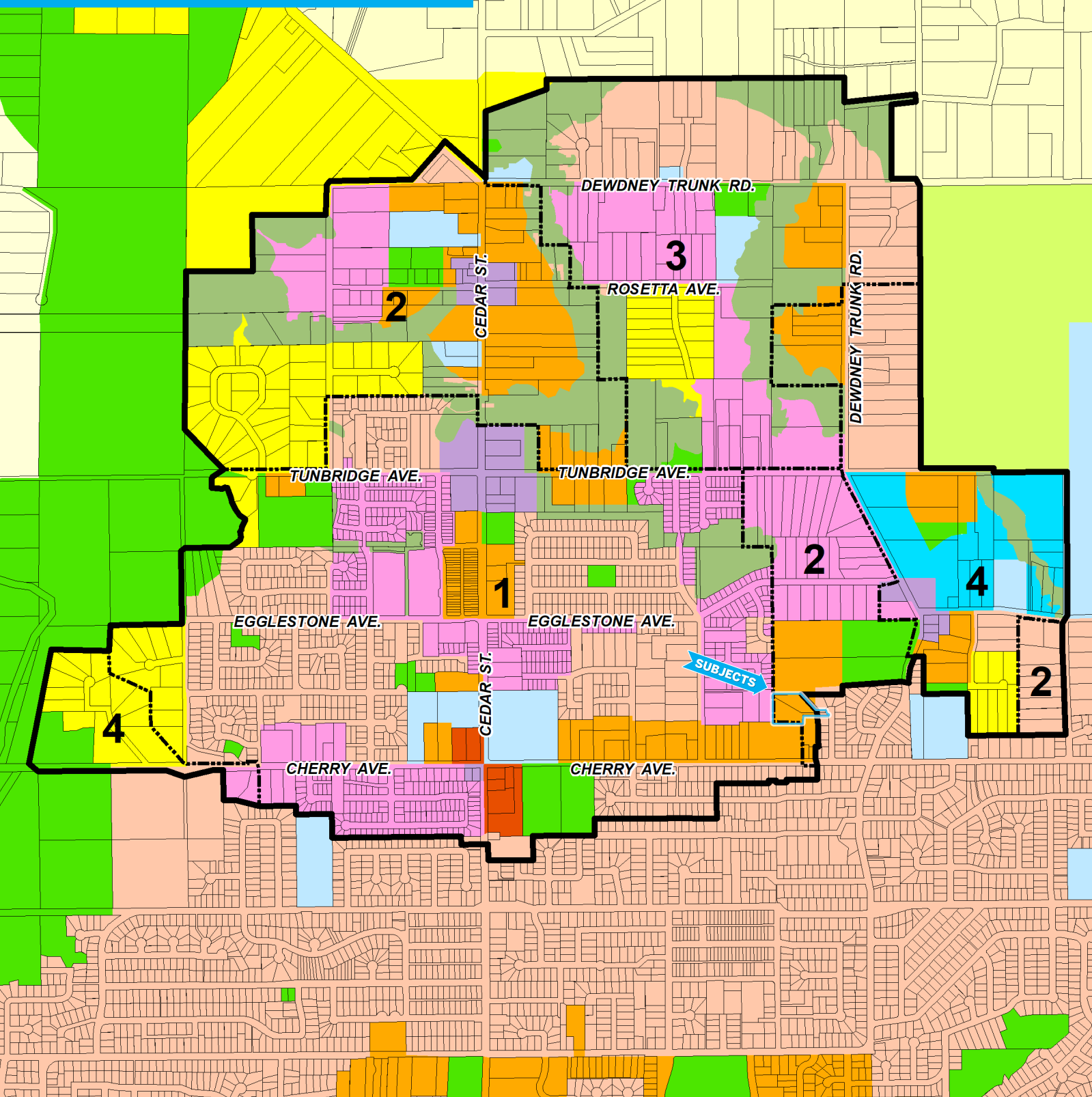



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS

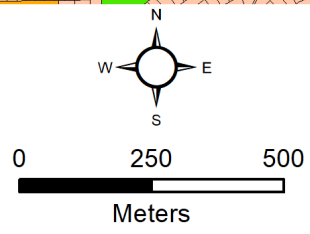


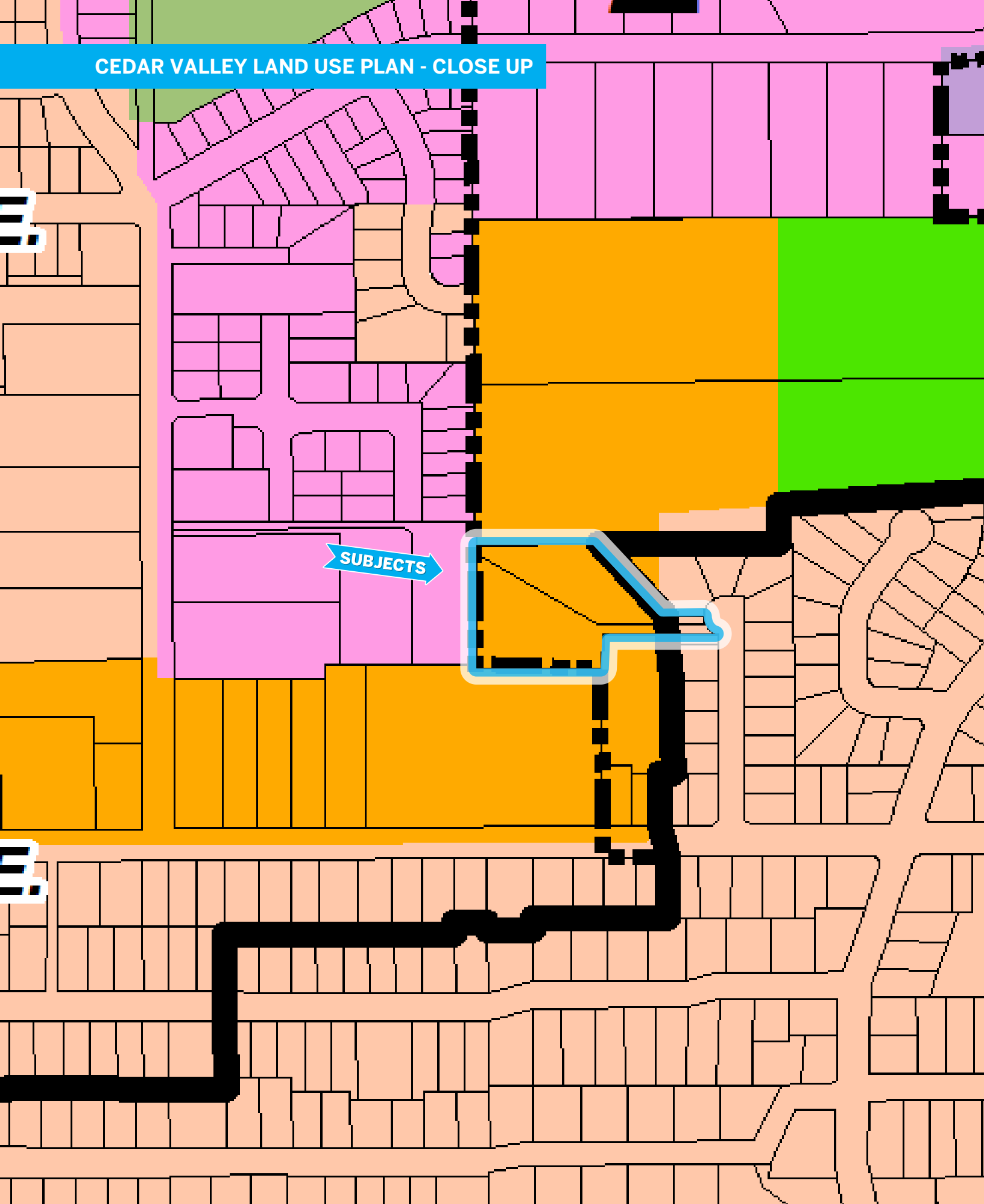
CEDAR VALLEY LAND USE PLAN




Mission
DISTRICT OF
ON THE FRASER
 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 | |



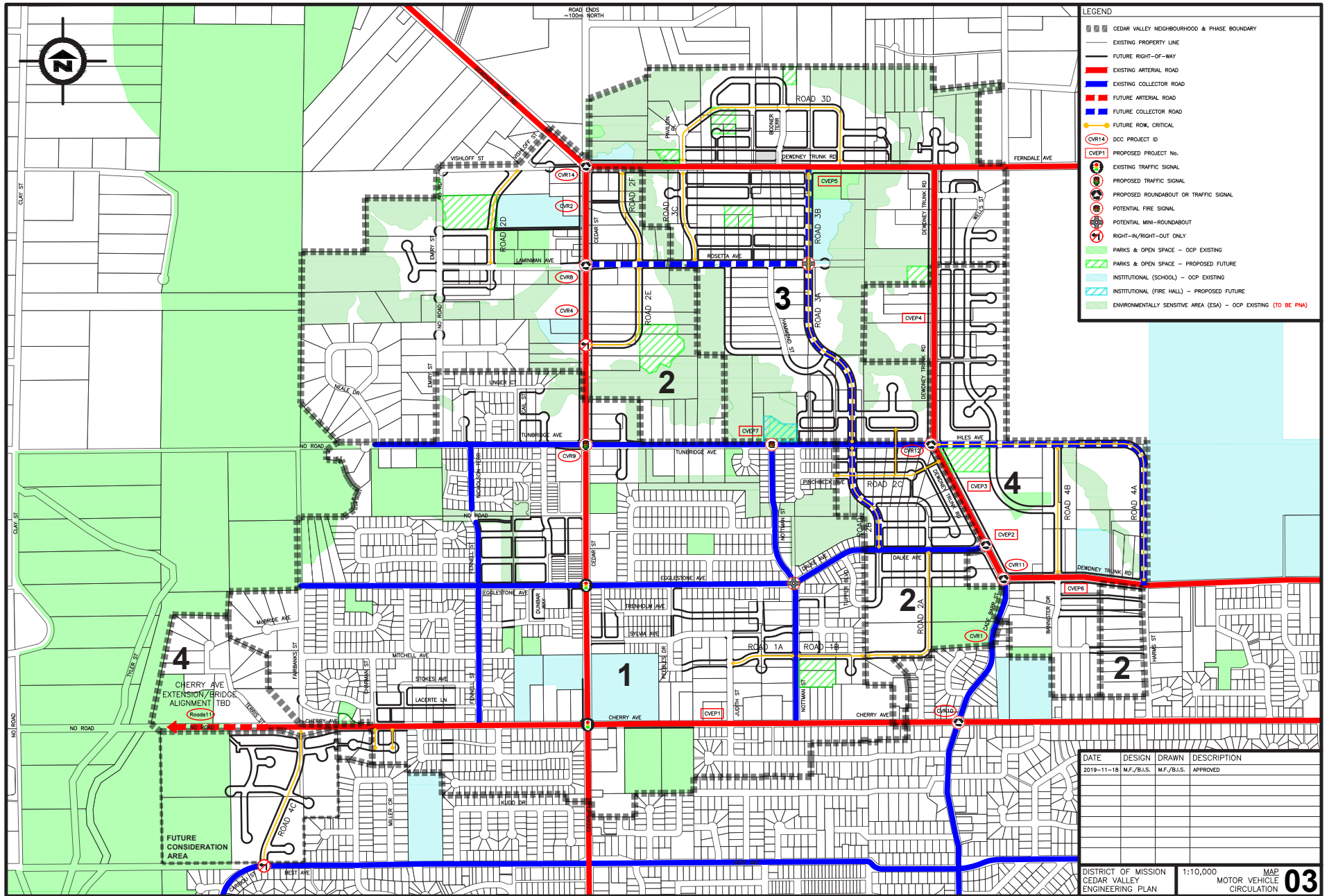


SUBJECTS

NEARBY DEVELOPMENT APPLICATIONS



CEDAR VALLEY ROAD NETWORK



DATE	DESIGN	DRAWN	DESCRIPTION
2019-11-18	M.F./B.S.	M.F./B.S.	APPROVED

DISTRICT OF MISSION
CEDAR VALLEY
ENGINEERING PLAN

1:10,000
MAP
MOTOR VEHICLE
CIRCULATION

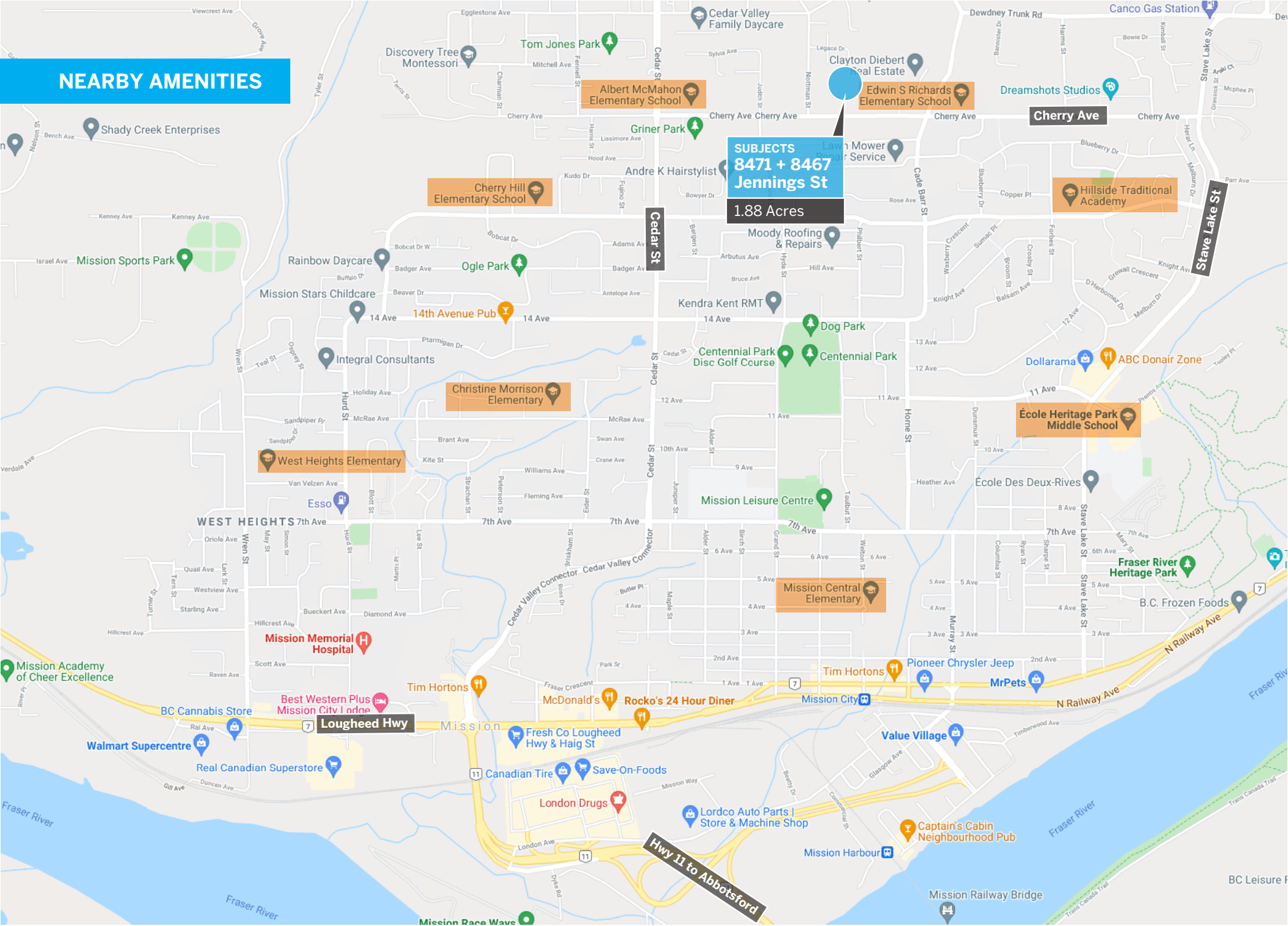
03

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

CEDAR VALLEY LOCAL AREA PLAN



NEARBY AMENITIES





ISSUE TABLE		REVISIONS	
No.	Description	No.	Date
1	ISSUED FOR DEVELOPMENT PERMIT		

TRIO Architecture Inc. info@trioarchitecture.ca 604-854-3340		Unit B 33023 Wildwood Drive Abbotsford, BC V2S 1S2	
---	--	---	--

PROPOSED TOWNHOUSES 8467 & 8471 JENNINGS STREET MISSION, B.C.	SITE PLAN - OPTION 2 PA-1.2
--	---------------------------------------

date: March 2023 scale: AS NOTED drawn: A.F./A.W. checked: D.H. project no.: 222148 sheet no.:	Project: PA-1.2 Architectural Seal:
---	--

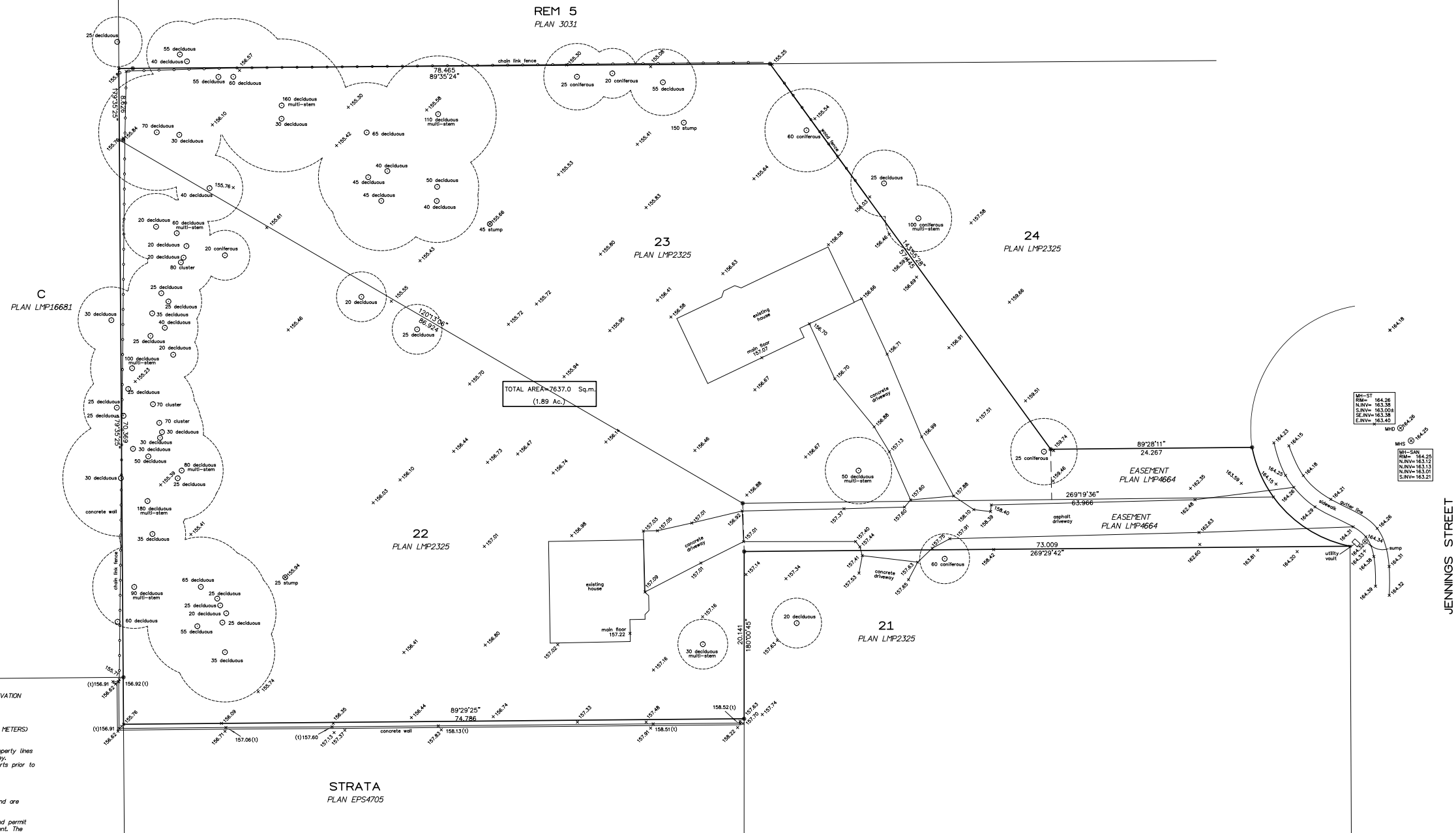
All Dimensions & Conditions
 shall be verified on the site.
 The drawings are not to be used for any other project without the written consent of the architect.

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.O. 017-555-574
P.O. 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
 - MS DENOTES SANITARY MANHOLE
 - MS DENOTES STORM MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - x DENOTES GROUND ELEVATION
 - () DENOTES TOP OF RETAINING WALL ELEVATION

Lot dimensions are derived from Field Survey
Elevations are Geodetic (CVD28 GPRD-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

BCLS
Flinn Philip

© ELEVATE LAND SURVEYING LTD. 2022 www.elevatelandsurveying.com

