



**FOR SALE**

**DEVELOPMENT OPPORTUNITY -  
TOWNHOME DESIGNATED LAND**  
Four properties totaling 4.5 acres!



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# OPPORTUNITY

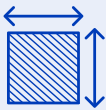
Designated Multi Unit Attached in the Mission OCP - these properties are poised for multifamily development - ideally Townhomes. Within the Cedar Valley neighborhood, this area is undergoing rapid changes. Showcased by two large developments in the immediate area by reputable developers Cedarcoast & Diverse Properties. Both sites are improved with large single family dwellings for short term cash flow in a desirable suburban setting.

Water/Drainage infrastructure already exists along Bannister with Sewer connections coming from developments to the north. (construction underway). With a typical yield of 19-22 UPA on townhome land in the area, both sites offer great value collectively or individually.

## HIGHLIGHTS



**Unique assembly opportunity of 4 properties** which could be phased or potential to purchase independently for smaller development sites



Combined site area of nearly 4.5 Acres



Within the Cedar Valley Neighborhood undergoing significant development



Water & Drainage infrastructure exists along Bannister with sewer construction underway on developments to the north (at the lot line of Dewdney Trunk Rd property)



Multi Unit Attached OCP Designation allows for multifamily development up to mid-rise (6 Storey) with density bonusing

## SALIENT DETAILS

PROPERTY #1  
ADDRESS: 8559 Bannister Drive, Mission  
PID: 016-730-909  
LEGAL: LOT 5, PLAN NWP87347, SECTION 28,  
TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 1.78 Acres  
ZONING: S20 - Suburban 20  
OCP DESIGNATION: Attached Multi-unit Residential



PROPERTY #2  
ADDRESS: 8569 Bannister Drive, Mission  
PID: 016-730-879  
LEGAL: LOT 3, PLAN NWP87347, SECTION 28,  
TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 0.89 Acres  
ZONING: S20 - Suburban 20  
OCP DESIGNATION: Attached Multi-unit Residential



PROPERTY #3  
ADDRESS: 8563 Bannister Drive, Mission  
PID: 016-730-887  
LEGAL: LOT 4, PLAN NWP87347, SECTION 28,  
TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 0.94 Acres  
ZONING: S20 - Suburban 20  
OCP DESIGNATION: Attached Multi-unit Residential



PROPERTY #4  
ADDRESS: 33456 Dewdney Trunk Rd, Mission  
PID: 016-730-852  
LEGAL: LOT 2, PLAN NWP87347, SECTION 28,  
TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 0.89 Acres  
ZONING: S20 - Suburban 20  
OCP DESIGNATION: Attached Multi-unit Residential



# PROPERTY OVERVIEW

## 8559 Bannister Dr, Mission

 Call for details



1.78 Acres



33-39 Units (Estimated Yield)

8559 Bannister offers over 4,000 sf of living space in an original custom build 3-storey home. Property is improved with an inground pool, two bay detached workshop and storage shed. Great holding income for the short term. Situated just north of Edwin Richards Elementary school with the lands between the school and subject property designated for "Parks & Open Space" in the Mission OCP. Making for an ideal stand alone townhome project.



## 8563 BANNISTER DR



## 8563 Bannister Dr, Mission

 Call for details



0.94 Acres



17-21 Units (Estimated Yield)

8563 Bannister offers over 2000 sf of living space. Great holding income for the short term. Tucked between two other parcels designated Multi-Unit Attached this is an integral piece for assembly with either property to the north or south or develop this boutique site on its own.

# PROPERTY OVERVIEW

8569 Bannister Dr, Mission



Call for details



0.89 Acres



16-20 Units (Estimated Yield)

8569 Bannister offers nearly 3500 sf of living space in custom build home with a rental suite. Great holding income for the short term. Tucked between two other parcels designated Multi-Unit Attached this is an integral piece for assembly with either property to the north or south or develop this boutique site on its own.



33456 Dewdney Trunk Rd, Mission



Call for details



0.89 Acres



16-20 Units (Estimated Yield)

33456 Dewdney Trunk Road is a corner property with frontage along Bannister Dr & Dewdney Trunk Road. This site is immediately south of the Cade Barr Business Park and will have sewer infrastructure available along Dewdney. The property is improved with two residences and offers excellent income for the short term. Excellent opportunity to assemble this site with the properties to the south.



# LOCATION

Nestled in the heart of the rapidly growing District of Mission, the Cedar Valley neighborhood offers a prime location for both residential and commercial development. As one of the most sought-after areas in Mission, Cedar Valley is known for its scenic beauty, family-friendly atmosphere, and a strong sense of community. The neighborhood has seen substantial growth over the past decade, driven by a steady influx of new residents and businesses alike.

Cedar Valley is strategically located with easy access to major transportation routes, including the Lougheed Highway and West Coast Express, making it a convenient choice for commuters to both the Fraser Valley and Metro Vancouver. The area is characterized by a mix of residential developments, green spaces, and community amenities, providing an ideal environment for families and professionals seeking a balanced lifestyle.

As the population of Mission continues to expand, Cedar Valley is poised for continued growth and development. With a population of approximately 42,000 residents and a projected growth rate that outpaces many other regions in the Fraser Valley, the demand for both residential and commercial properties in this area is expected to remain strong. This makes Cedar Valley an attractive destination for investors and developers looking to capitalize on the area's potential.

**UNDER CONSTRUCTION:**

**70 LOT SINGLE FAMILY  
SUBDIVISION BY DIVERSE  
PROPERTIES**



**UNDER CONSTRUCTION:  
CADE BARR BUSINESS PARK  
BY CEDAR COST**



**33456 DEWDNEY TRUNK RD**

**8569 BANNISTER DR**

**8563 BANNISTER DR**

**8559 BANNISTER DR**

**24 LOT SUBDIVISION  
UNDER APPLICATION**

**ACTIVE  
DEVELOPMENTS**

# MISSION OCP LAND USE PLAN

NEIGHBORHOOD CENTRE

33456 DEWDNEY TRUNK RD

URBAN RESIDENTIAL

ATTACHED MULTI-UNIT RESIDENTIAL

8569 BANNISTER DR

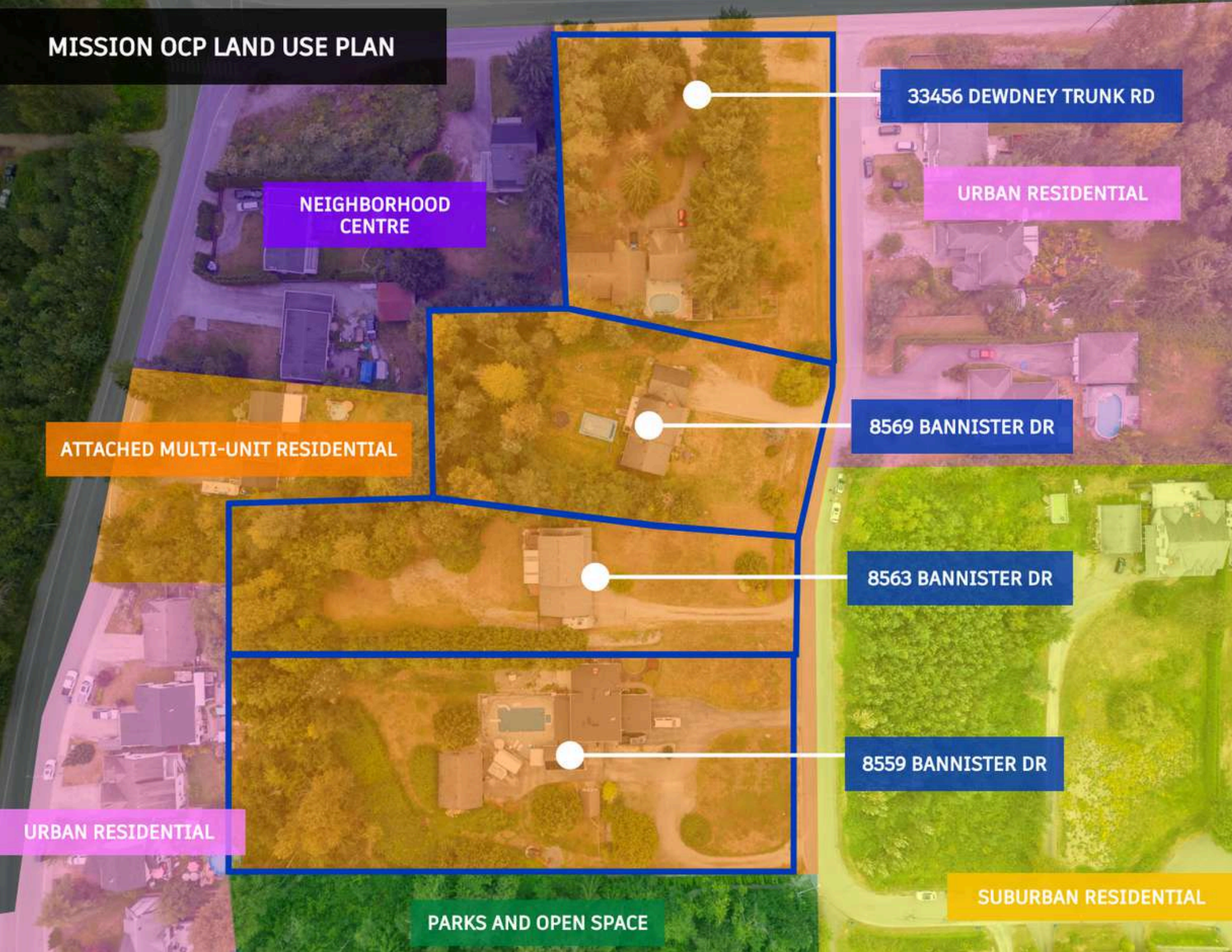
8563 BANNISTER DR

URBAN RESIDENTIAL

8559 BANNISTER DR

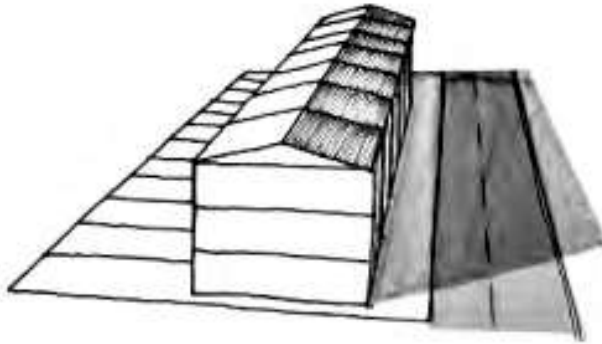
PARKS AND OPEN SPACE

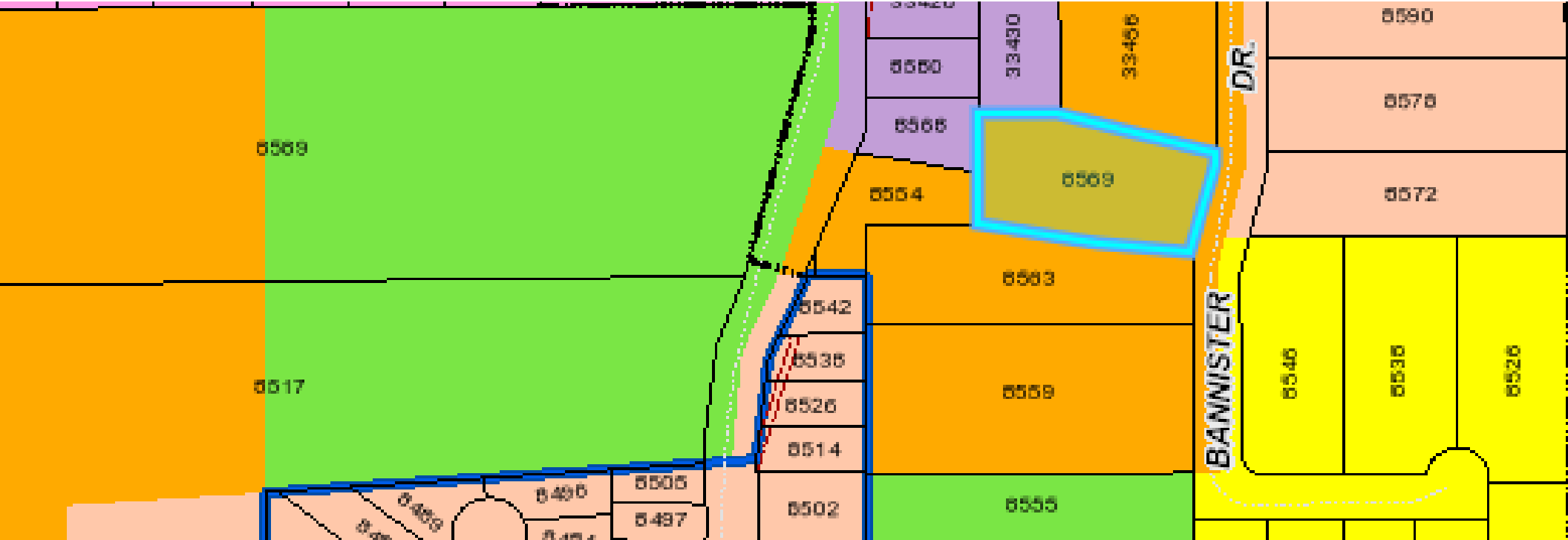
SUBURBAN RESIDENTIAL



# OFFICIAL COMMUNITY PLAN

## Attached Multi-unit Residential

OCP Designation	Characteristics	Land Uses	Density
Attached Multi-unit Residential  	<ul style="list-style-type: none"> <li>Multi storey buildings near commercial nodes and key destinations</li> <li>Includes apartments, townhouses, rowhouses, and duplexes</li> <li>Mid-rise buildings, or buildings up to a maximum of 6 storeys with density bonusing</li> <li>Refer to DPA guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit Residential</li> <li>Accessory commercial (associated with a residential care facility)</li> <li>Home occupation, live/work</li> </ul>	<ul style="list-style-type: none"> <li>0.5 to 1.0 FSR</li> <li>Up to a maximum 1.5 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw</li> </ul>





**SEWER EXTENSION**

An aerial photograph of a large construction site. A prominent red line runs diagonally across the site, representing the sewer extension. The site is mostly cleared and excavated, with some foundation work visible. Surrounding areas include residential houses, trees, and a road.

**SEWER EXTENSION  
APPROVED AND UNDER  
CONSTRUCTION**

**DEWDNEY TRUNK ROAD**



**SAT SWAICH PREC\***

Land Development Specialist

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