



DEVELOPMENT OPPORTUNITY

Townhome Designated Land



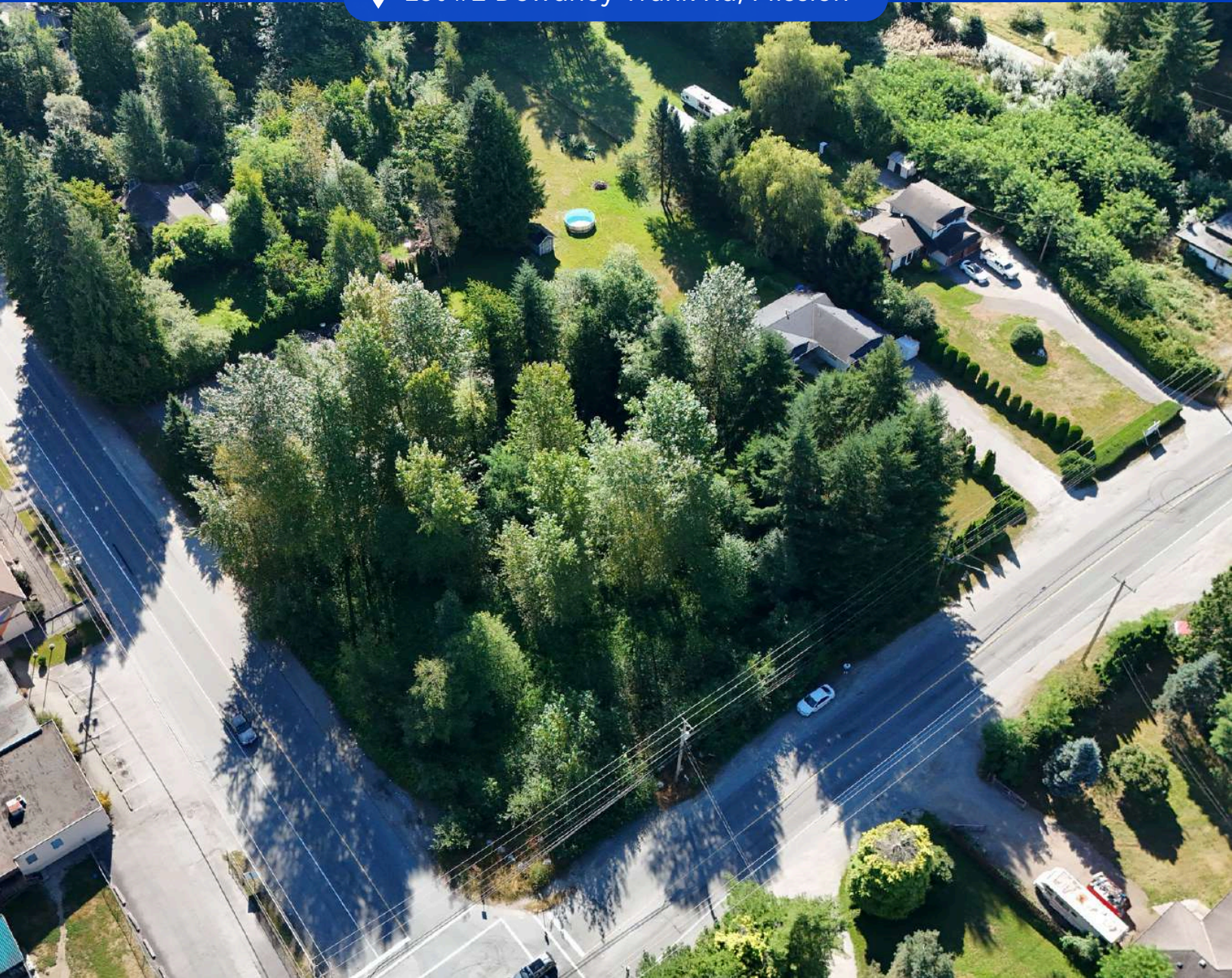
Property Size of 0.85
acres



Development or
Holding Property



Lot #2 Dewdney Trunk Rd, Mission



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real

OPPORTUNITY

TThis 0.85-acre parcel represents a rare chance to secure a development site in one of the Fraser Valley’s fastest-growing markets. Strategically positioned on a prominent corner in Mission’s Cedar Valley community, the property is designated for townhomes under the City of Mission’s updated OCP, aligning it directly with the city’s long-term growth vision.

Cedar Valley has been at the forefront of Mission’s expansion, drawing new families and investment thanks to its blend of suburban lifestyle, improved infrastructure, and proximity to key commuter routes. As population growth and market economics continue to fuel housing demand, this area is well-positioned for sustained appreciation and strong absorption of new projects.

The fundamentals here are clear: a highly visible location, a community on the rise, and supportive city planning. For builders, investors, or long-term planners, this site offers the scale and designation to deliver much-needed housing while capturing the upside of Mission’s future growth.

HIGHLIGHTS



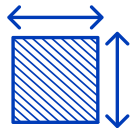
Prime Mission location on a prominent corner



Multi Unit Attached OCP Designation allows for multifamily development

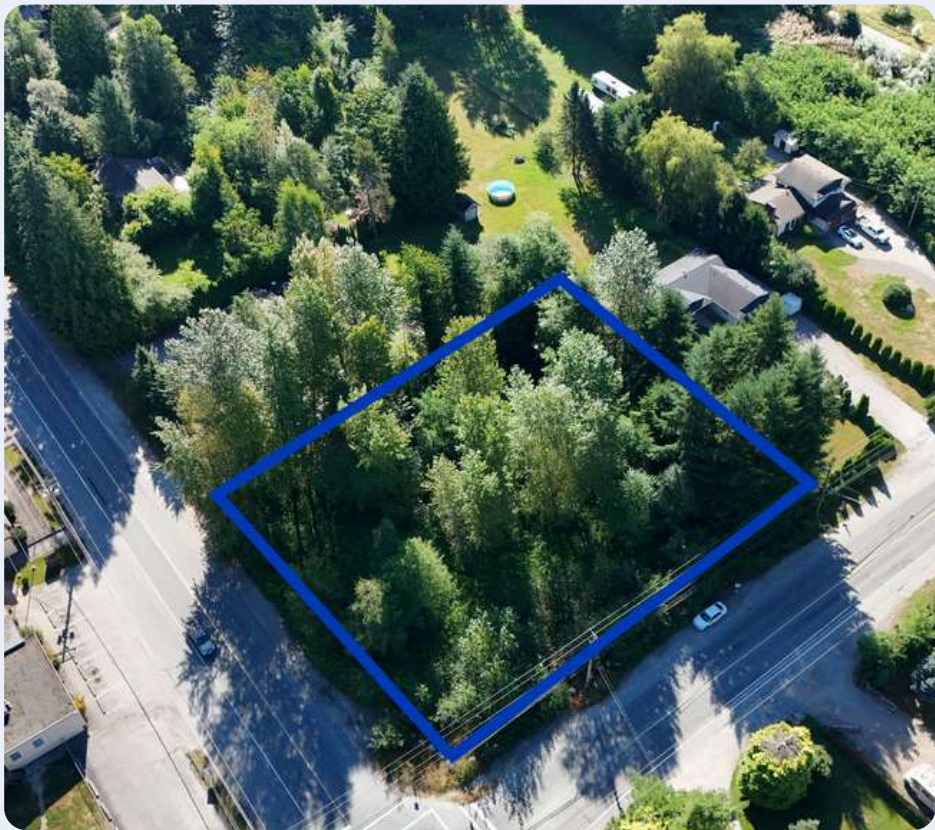


Easy access to West Coast Express + major routes



Lot area of 0.85 Acres

SALIENT DETAILS



Lot #2 Dewdney Trunk Road Mission	
PID:	009-907-777
LEGAL:	LOT 2, PLAN NWP14165 SECTION 33, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
SITE AREA:	0.85 Acres
UNITS:	18-20 Units (Estimated Yield)
ZONING:	S20 – Suburban 20
OCP DESIGNATION:	Urban Residential Townhouse
PRICING GUIDANCE:	\$1,750,000

PROPERTY OVERVIEW



SITE POTENTIAL



0.85 Acres



18-20 Units
(Estimated Yield)

The site benefits from two road frontages, offering extra design and servicing efficiencies. It can also be combined with neighbouring parcels for a larger assembly, creating scale and even greater development potential.

Being in Mission's fastest-growing communities, the property is ideally suited for near-term development or as a long-term hold, with the possibility of achieving higher density as the area continues to grow.

LOCATION

Situated on the prominent corner of Dewdney Trunk Road and Cedar Street, this site offers excellent visibility and accessibility—key advantages for a future townhome community. Residents also benefit from direct access to the West Coast Express, connecting Mission to Metro Vancouver in under an hour, making it highly attractive for commuters seeking a balance of lifestyle and convenience.

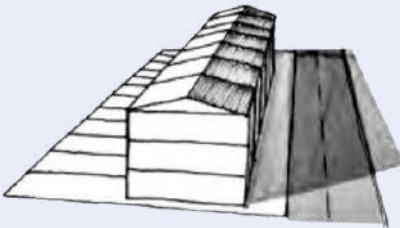
This property is located within Mission's Cedar Valley area—one of the city's fastest-growing communities. Cedar Valley is guided by a robust, long-term vision that includes the Cedar Valley Engineering Plan and updated land use policies in the Official Community Plan. These plans prioritize infrastructure upgrades, improved road networks, and thoughtfully designed neighbourhoods to support sustainable growth. With Mission continuing to experience steady demand for quality housing, this site is ideally suited for a townhome community. It delivers the rare balance of high-visibility location, scenic surroundings, community convenience, and development scale—all within a market poised for significant expansion in the years ahead.



OFFICIAL COMMUNITY PLAN

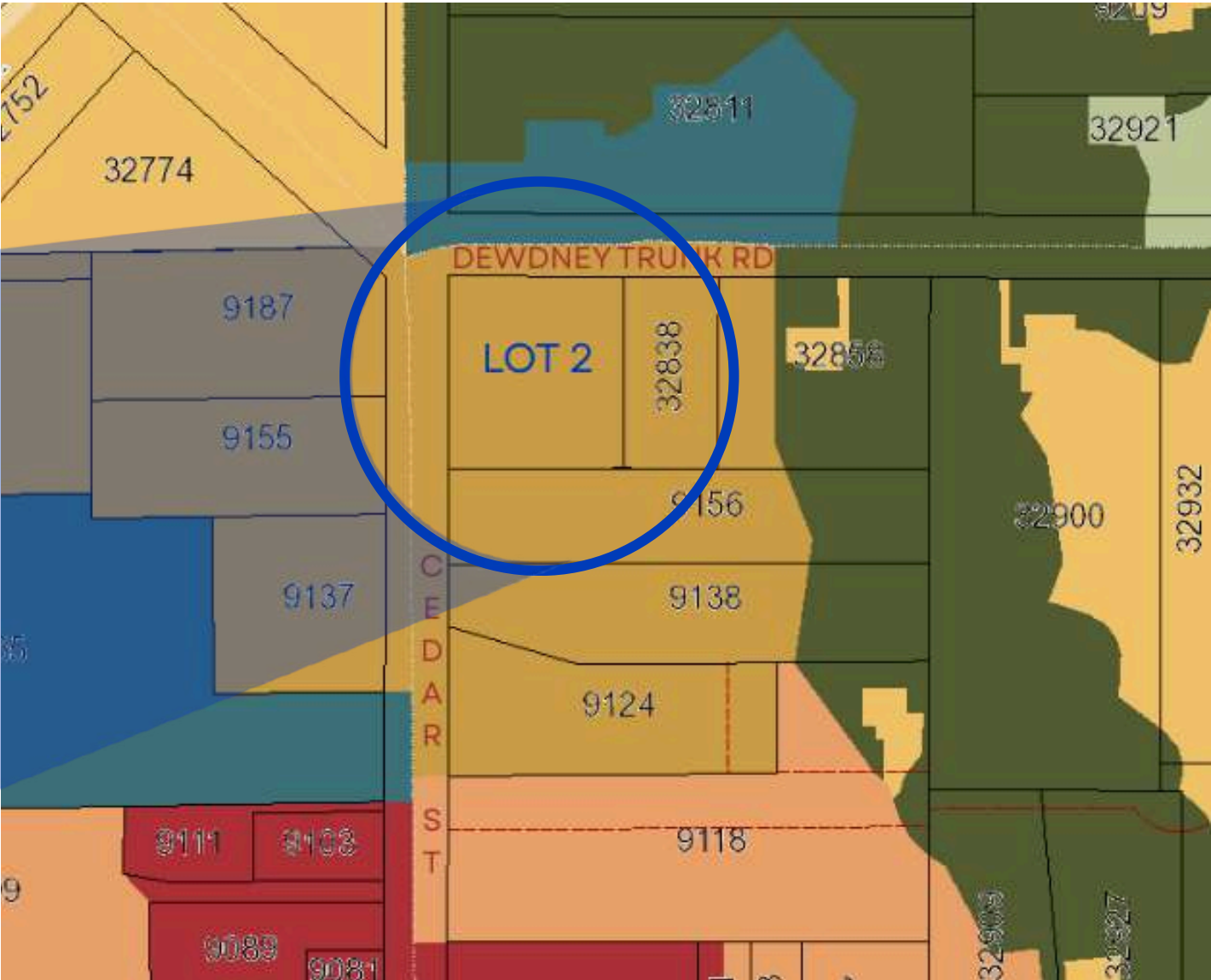
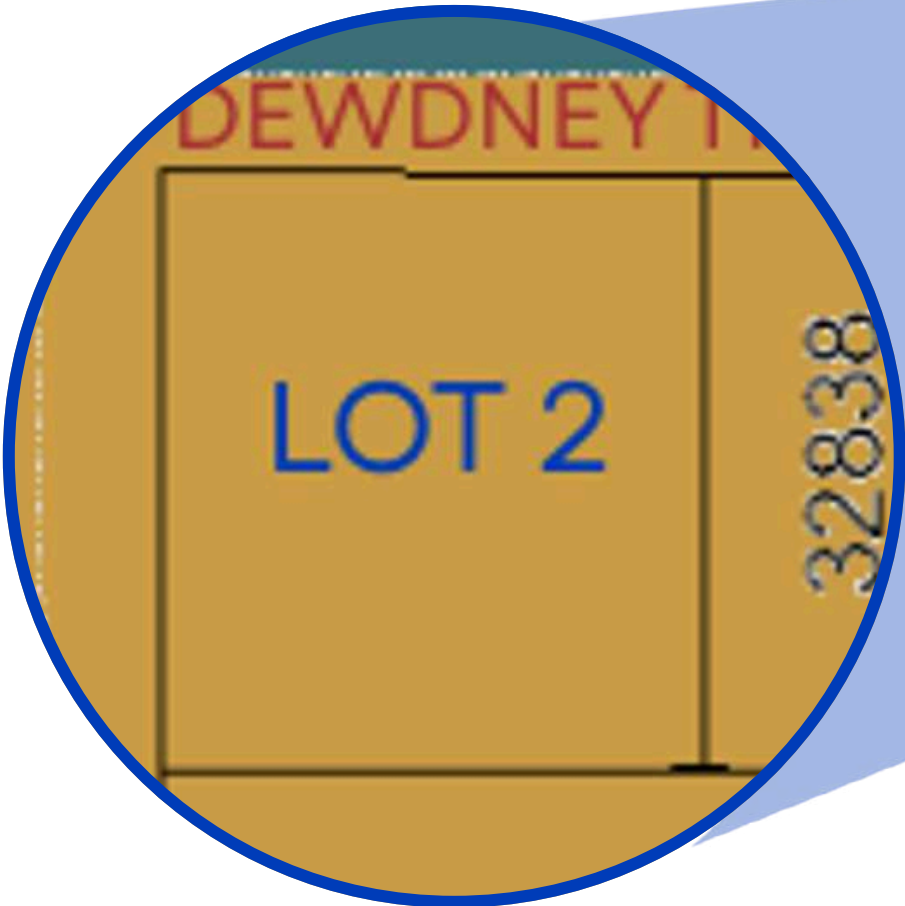
*Urban Residential Townhouse

New Designation to be adopted. Shown below is the previous attached-multi unit designation

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

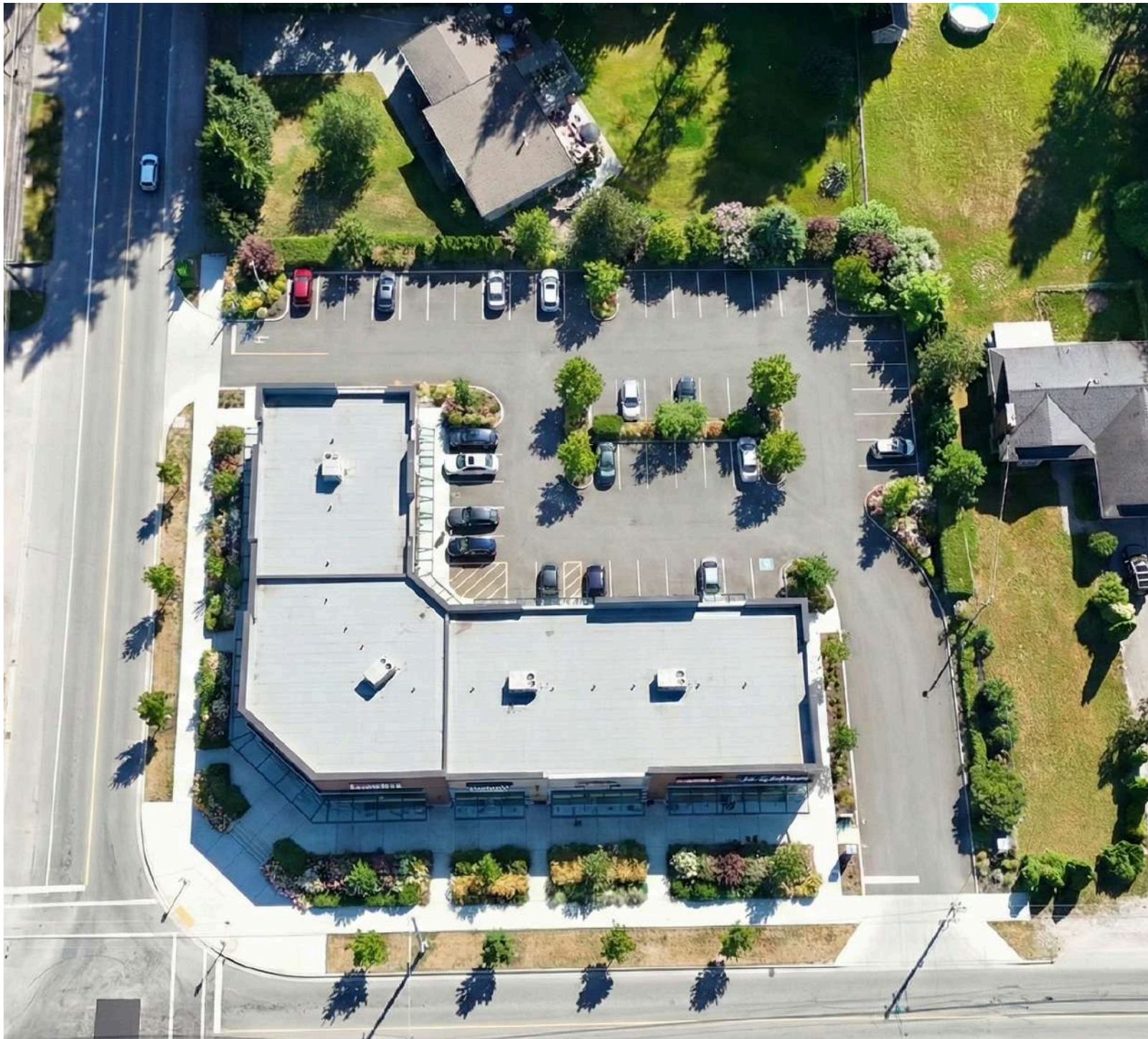
LAND USE

- Urban Residential
-
- Protected Natural Assets

Downtown

DEVELOPMENT POTENTIAL - RENDERINGS

Commercial Development



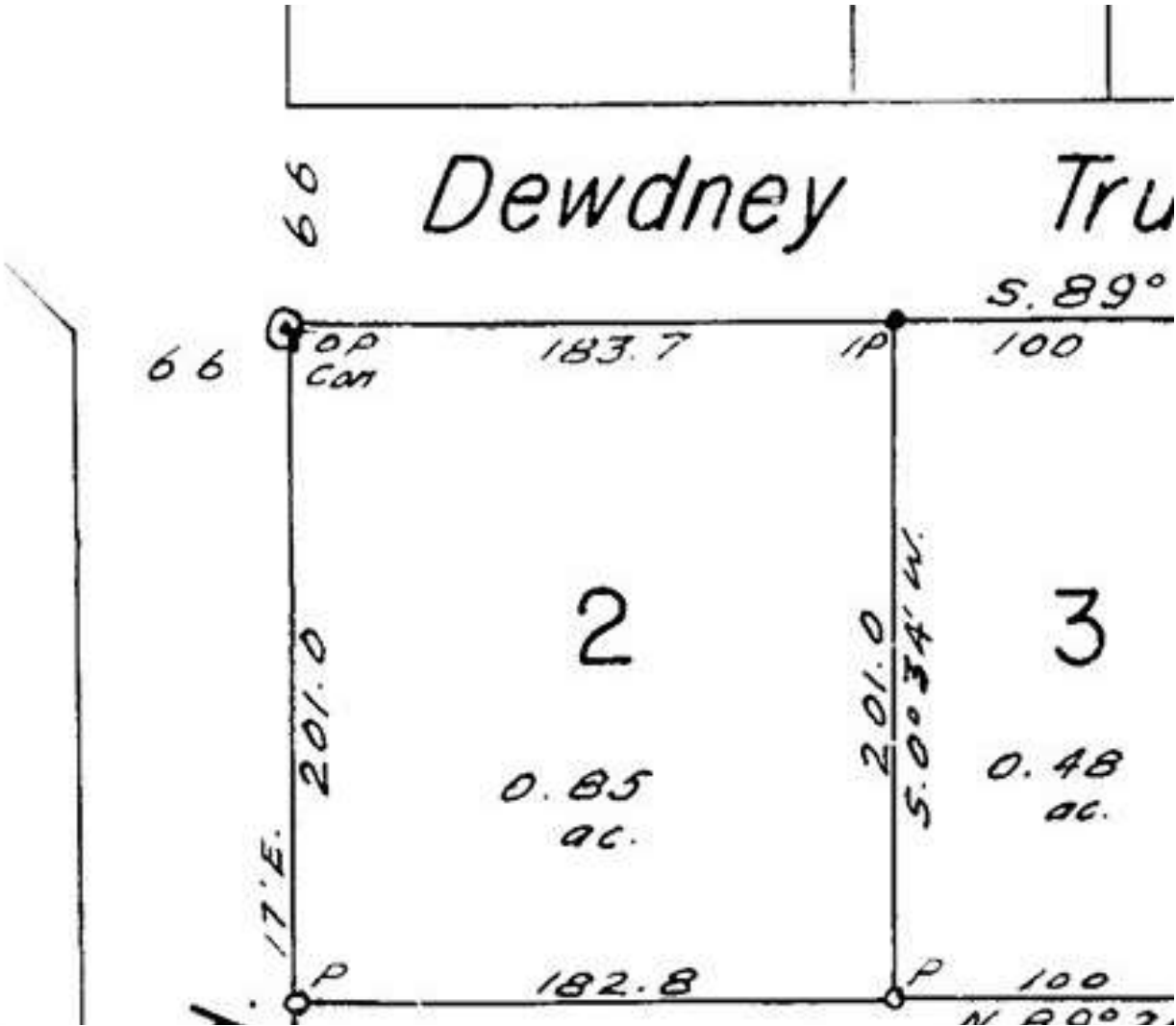
Townhome Development



*Commercial Development would require an OCP amendment from the City of Mission

DEVELOPMENT POTENTIAL

Legal Plan



Topography



Available documentation

- Contact the listing agent for access to the data room of additional information.



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