



# DEVELOPMENT OPPORTUNITY

Townhome Designated Land



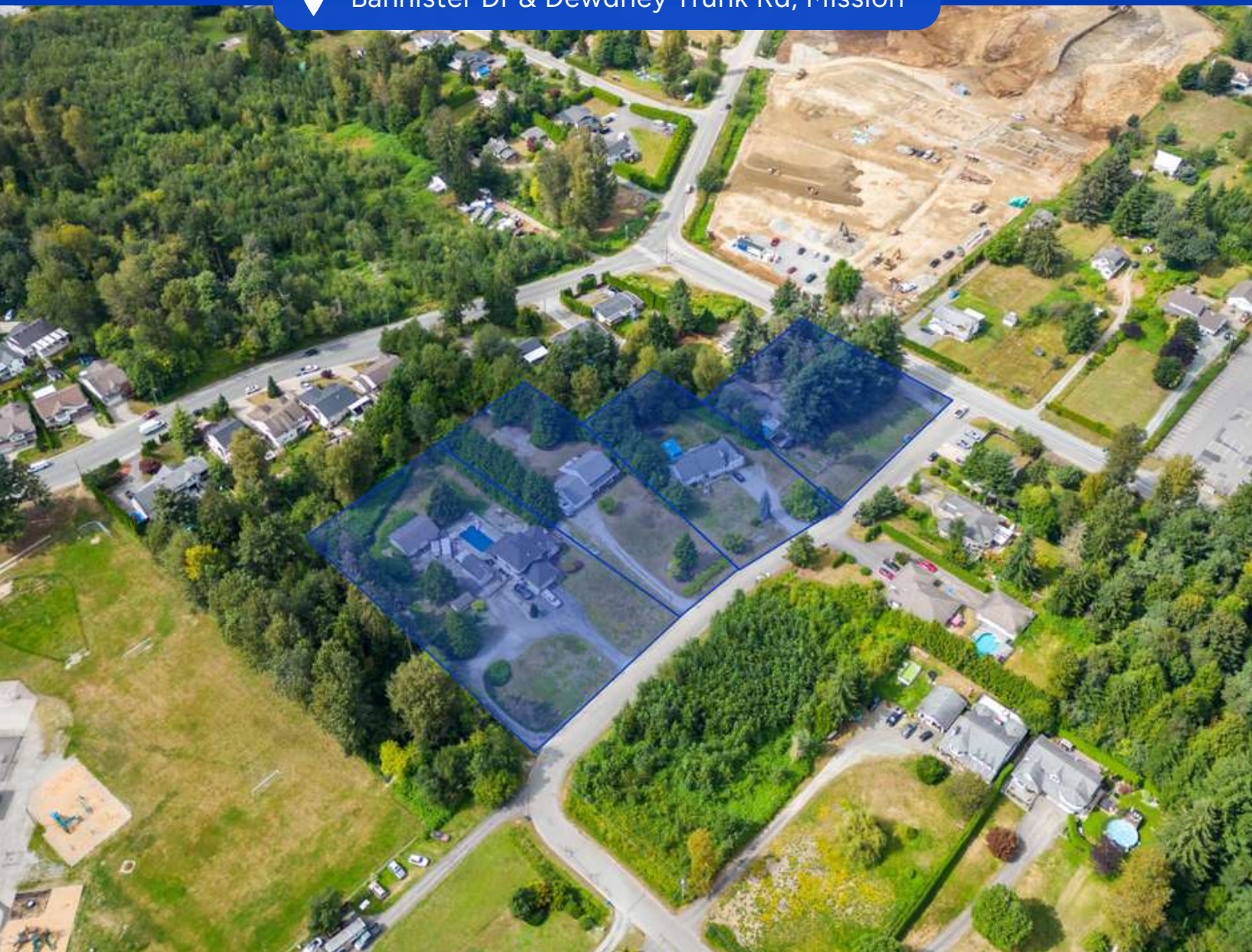
Two properties  
totaling 2.67 acres



Great holding  
income potential



Bannister Dr & Dewdney Trunk Rd, Mission



**Sat Swaich**

Personal Real Estate Corporation

604-832-3325

sat@primepropertygroup.ca



**Alison Stebbings**

Personal Real Estate Corporation

604-302-8442

astebbing@sutton.com

real

# 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
- 

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

Within the Cedar Valley Neighborhood undergoing significant development
- 

Combined site area of nearly 4.5 Acres
- 

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

## SALIENT DETAILS



8559 Bannister Drive, Mission



8569 Bannister Drive, Mission



8563 Bannister Drive, Mission



33456 Dewdney Trunk Rd, Mission

|                   |                                                                              |                                                                              |                                                                              |                                                                              |
|-------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| PID:              | 016-730-909                                                                  | 016-730-879                                                                  | 016-730-887                                                                  | 016-730-852                                                                  |
| LEGAL:            | LOT 5, PLAN NWP87347, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT | LOT 3, PLAN NWP87347, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT | LOT 4, PLAN NWP87347, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT | LOT 2, PLAN NWP87347, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT |
| SITE AREA:        | 1.78 Acres                                                                   | 0.89 Acres                                                                   | 0.94 Acres                                                                   | 0.89 Acres                                                                   |
| UNITS:            | 33–39 Units (Estimated Yield)                                                | 17–21 Units (Estimated Yield)                                                | 16–20 Units (Estimated Yield)                                                | 16–20 Units (Estimated Yield)                                                |
| ZONING:           | S20 – Suburban 20                                                            |                                                                              |                                                                              |                                                                              |
| OCP DESIGNATION:  | Attached Multi-unit Residential                                              |                                                                              |                                                                              |                                                                              |
| PRICING GUIDANCE: | Call for details                                                             |                                                                              |                                                                              |                                                                              |

# PROPERTY OVERVIEW



## PROPERTY#1 8559 Bannister Drive, Mission



1.78 Acres



33-39 Units (Estimated Yield)

8559 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.

## PROPERTY#2 8563 Bannister Dr, Mission



0.89 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#3 8569 Bannister Dr, Mission



0.94 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.



## PROPERTY#4 33456 Dewdney Trunk Rd, Mission



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.



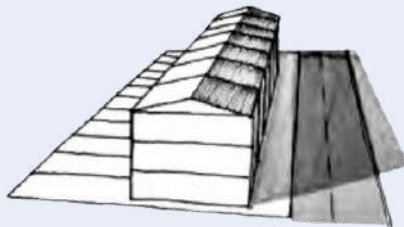
# LOCATION

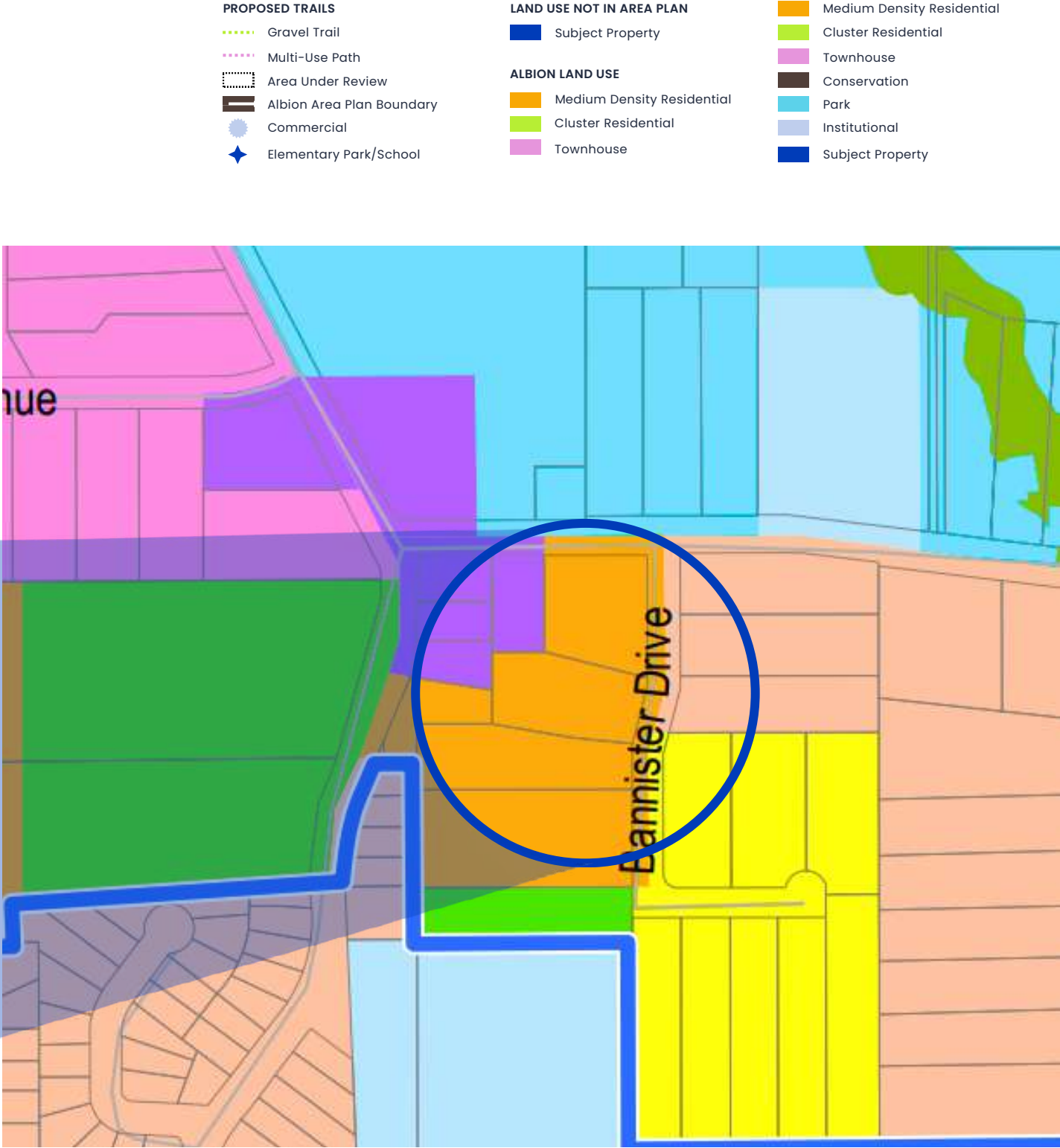
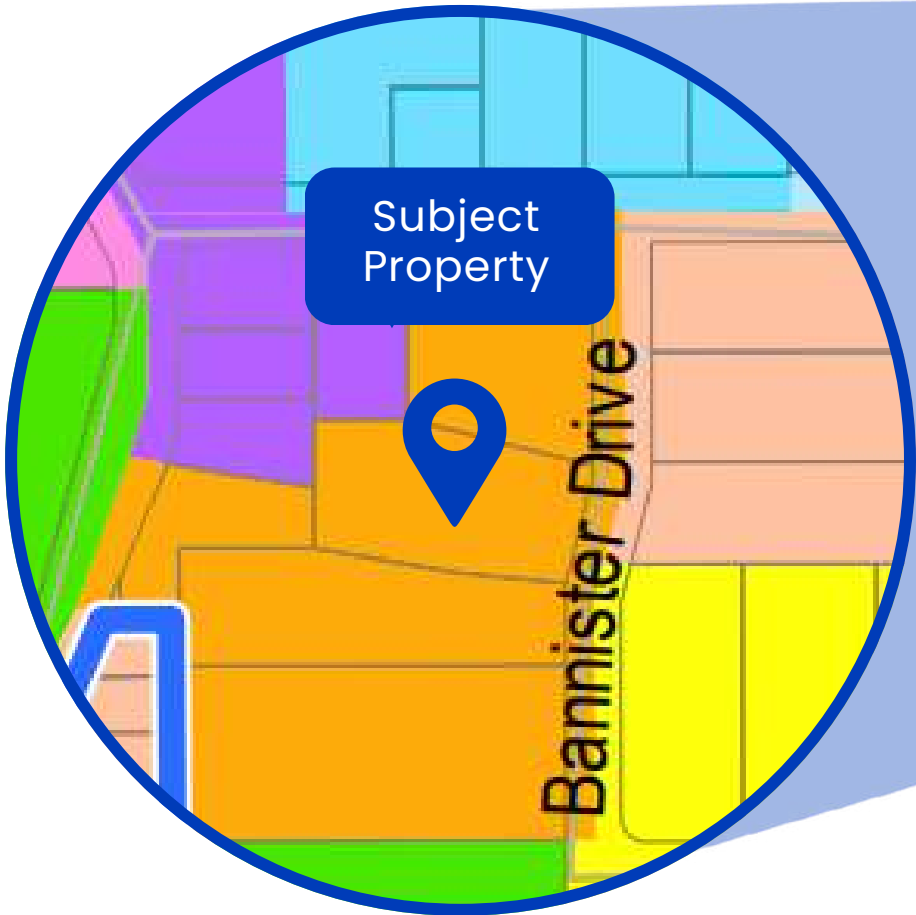
Located in the heart of **Mission, Cedar Valley** is a thriving neighborhood ideal for residential and commercial growth. Known for its scenic beauty, family-friendly atmosphere, and strong community spirit, it offers easy access to the Lougheed Highway and West Coast Express, making commuting convenient. With Mission's population around 42,000 and growing rapidly, Cedar Valley is a prime opportunity for investors and developers to tap into a high-demand market.



# OFFICIAL COMMUNITY PLAN

## Attached Multi-unit Residential

| OCP Designation                                                                   | Characteristics                                                                                                                                                                                                                                                                                                | Land Uses                                                                                                                                                                            | Density                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <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> |



# DEVELOPMENT POTENTIAL

## Active Developments



## Site Plan



## Sewer Extension



### Available documentation

Contact the listing agent for access to the data room of additional information including:

- Site Plan
- Arborist Report
- Geotechnical Report
- Servicing Cost Estimate
- Environmental Impact Assessment

...and more



**SAT SWAICH PREC\***

Land Development Specialist

📞 604-832-3325

✉️ [sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)

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