

30087 SILVERDALE AVENUE, MISSION
3.17 ACRES OF SINGLE FAMILY DESIGNATED LAND

**FOR
SALE**
BY COURT ORDER



WILLIAM | WRIGHT

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OVERVIEW

For Sale by Court Order – William Wright Commercial is pleased to present the opportunity to acquire 3.17 acres of Single Family designated land within Mission’s Silverdale Central Neighbourhood Plan. Located in one of the Fraser Valley’s most significant master-planned communities, the Single Family (SF) designation permits a range of ground-oriented housing forms including single-family homes, duplexes, and lane-accessed lots, with potential densities ranging from 2 to 10 units per acre. This site offers a rare opportunity to secure a well-positioned parcel in an area poised for substantial growth and long-term value creation as development continues throughout Silverdale. The property is being sold “As is, where is” and is subject to court approval.

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- 3.17 ACRES OF SINGLE-FAMILY ZONED LAND
 - LOCATED WITHIN SILVERDALE'S CENTRAL NCP
 - POTENTIAL FOR 2-10 UPA

SALIENT FACTS

SIZE

+/- 3.17 AC (138,085 SF)

ZONING

SF

PROPERTY TAXES

\$6,469.73

PID

016-052-366

LEGAL DESCRIPTION

LOT 1, PLAN NWP85506,
SECTION 26, TOWNSHIP 14, NEW
WESTMINSTER LAND DISTRICT

PRICE

\$1,550,000



SINGLE FAMILY ZONING POLICIES

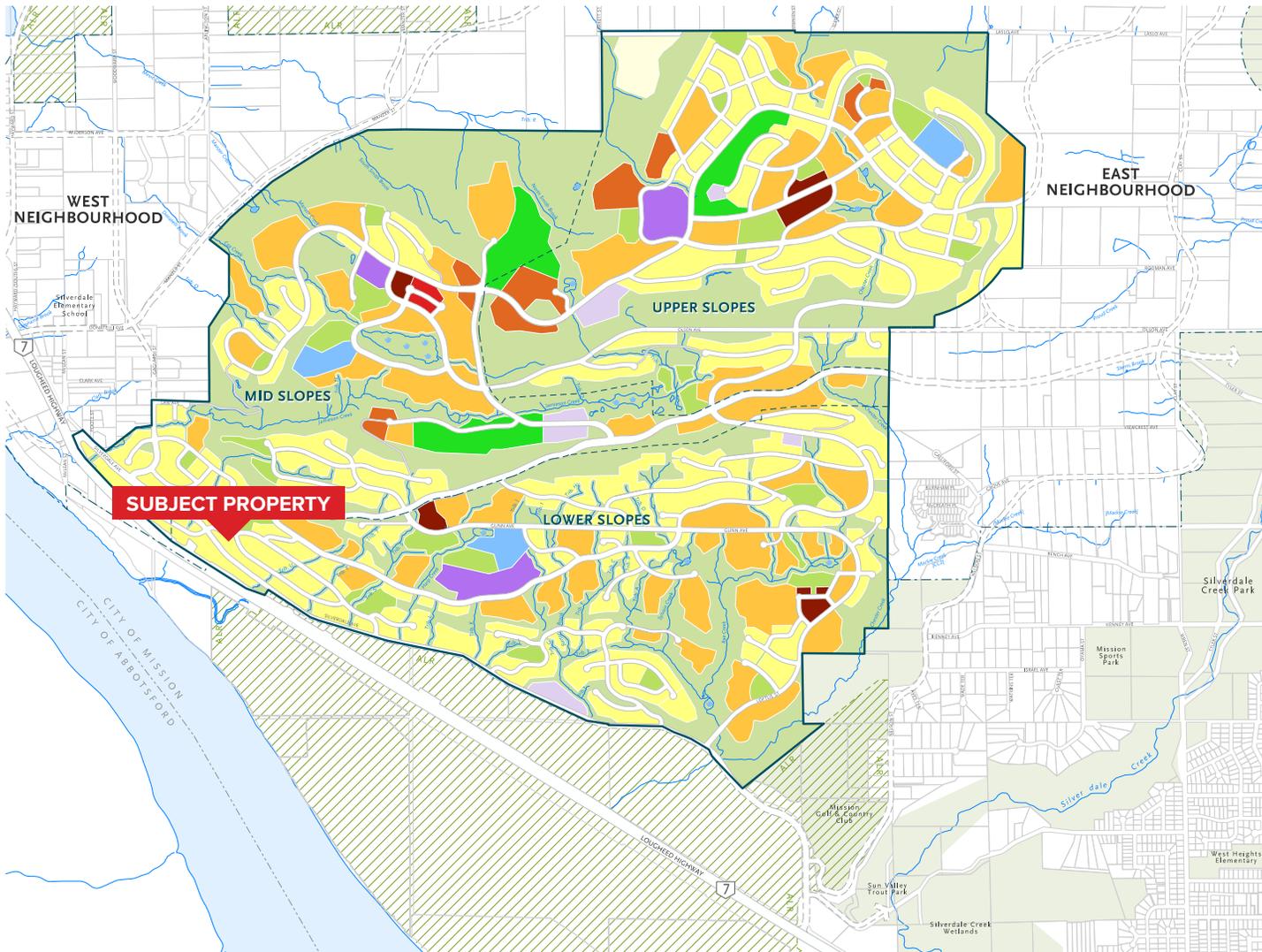
DENSITY | Permitted densities within the Single Family designation range from 5 uph (2 upa) to 25 uph (10 upa), with an expected average density of 12 uph (5 upa). Generally, densities higher than the average shall be permitted on gentler lands and closer to designated walkable Civic Centres with community facilities and commercial shops and services

ZONING | Implementing zones for the Single Family designation shall be in conformance with future Silverdale zones to be prepared, or with existing zones outlined in the following table:

Land Use Designation	Implementing Zone
Single Family	R930- Urban Residential 930 R930s - Urban Residential 930 Secondary Dwelling R558 Urban Residential 558 R558s Urban Residential 558 Secondary Dwelling R465 Urban Residential 465
Single Family Within 10-minute walk (800m) of Commercial Retail/Mixed Use (as above, plus:)	UC465 Urban Compact 465 UC4655 - Urban Compact Secondary Dwelling MD465 Multi Unit Duplex 465 UC372 Urban Compact 372 UC3725 - Urban Compact 365 Secondary Dwelling CD44 - Comprehensive Development 44
Single Family Within 5-minute walk (400m) of Commercial Retail/Mixed Use (as above, plus:)	MR-1 Multi-Unit Row House One (existing Row Home zone)



LAND USE PLAN



LEGEND AUGUST 2022

- Silverdale Comprehensive Planning Area
- Central Neighbourhood Plan Boundary
- Development District Boundary
- Legal Parcel
- Watercourse
- MIS Major Street Alignment
- Agricultural Land Reserve
- Parks + Open Space
- Single Family Rural
- Single Family**
- Townhome
- Apartment
- Mixed Use
- Commercial - Retail
- Institutional - Elementary School
- Institutional - Community Centre
- Institutional - Firehall | Works Yard | Reservoir
- Neighbourhood Park
- Community Park
- Silverdale Urban Forest
- Road + Strata Access ROW

NOTES
 Local street alignments are conceptual and presented for illustrative purposes. Final local street alignments will be determined through the subdivision process.
 Riparian corridors are based on preliminary Riparian Area Protection Regulation (RAP) assessments. Detailed riparian buffers for creeks and environmentally sensitive areas will be determined during the rezoning, subdivision and development permit stages.
 Major Street Network alignments in East and West Neighbourhoods reflect the findings in the SCPA Master Infrastructure Strategy (July 2020). Final alignments will be confirmed through future Neighbourhood Plans.





LOCATION

With its dramatic hillside setting overlooking the Fraser River, the Central Neighbourhood Plan (CNP) represents the first completed Neighbourhood Plan within Silverdale’s designated urban growth area. The Plan reflects the development of a more complete and walkable urban, mixed-use hillside neighbourhood.

FOR MORE INFORMATION CONTACT

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Drive Times

CENTRAL MISSION 10 MINUTES	VANCOUVER 1.3 HOURS
LANGLEY 57 MINUTES	YVR INTL. AIRPORT 1.4 HOURS
SURREY 57 MINUTES	