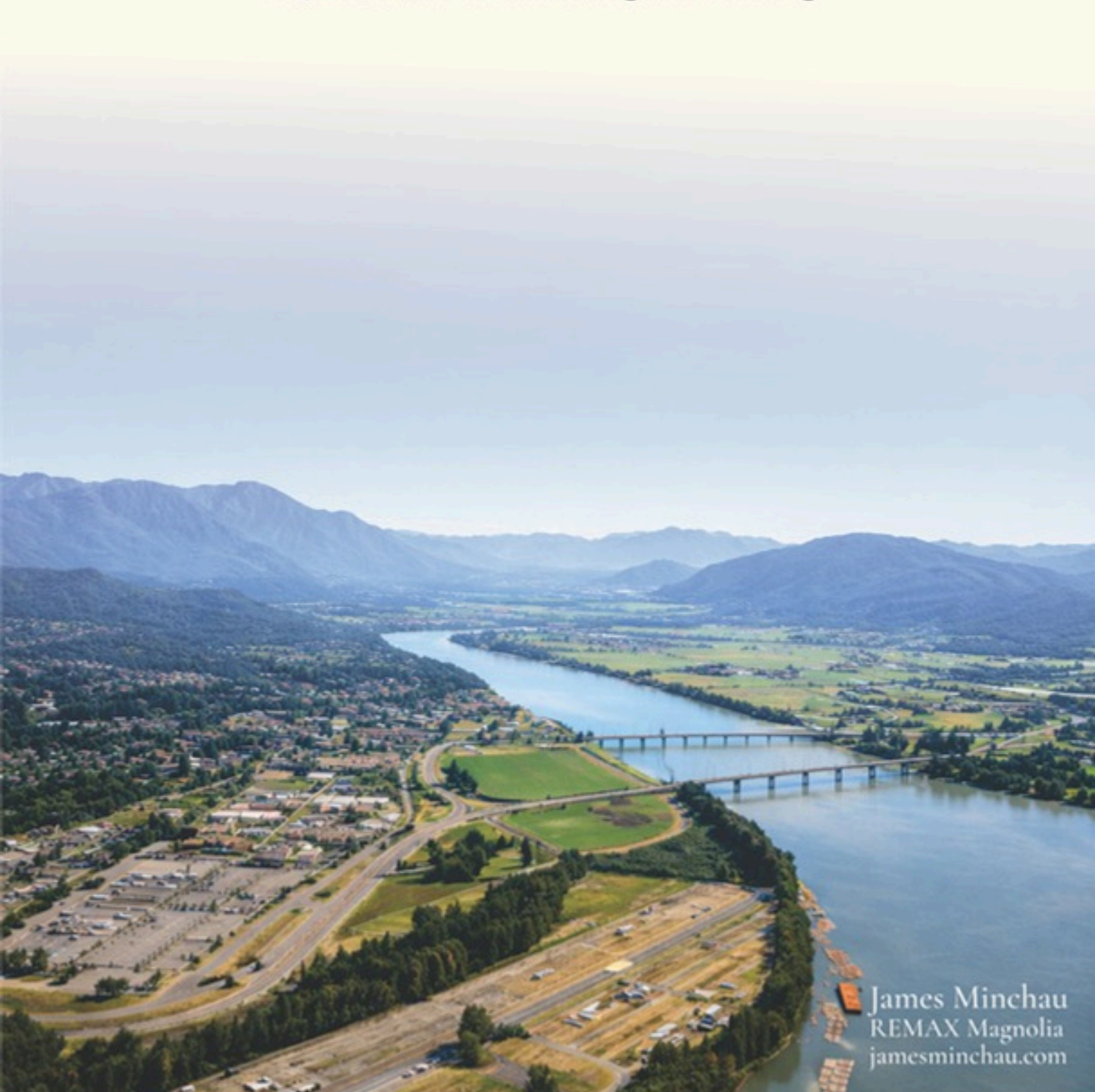


# Moving to Mission

A Quiet Guide to Relocating and Thriving



James Minchau  
REMAX Magnolia  
[jamesminchau.com](http://jamesminchau.com)



## The Moment it Begins

You don't wake up one morning and change your entire life all at once.

It happens slowly.

In the parking lot where you circle for the fourth time.

In the condo hallway where every footstep isn't yours.

In the elevator at 8 a.m.

In the traffic that steals more than it gives.

And then — one quiet moment.

A thought you can't unhear:

"This isn't how I want to live anymore."

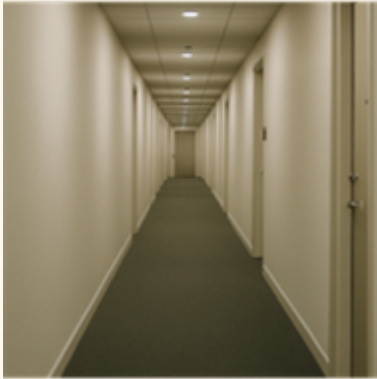
It isn't a meltdown.

It isn't dramatic.

It's clarity.

A single spark.

And that spark is where your story begins.



# The Moment People Realize There's Another Way



When you reach out, you almost always tell the same story.

You love the Lower Mainland.

You love your family, your work, the life you've built there.

But you feel squeezed.

Emotionally.

Financially.

Physically.

You look around your home — a home you once adored — and realize it no longer fits the life you want.

Then another thought appears.

The one that won't leave:

"If I sold this place... I could live better somewhere quieter."

More yard.

More space.

More quiet.

More life.

Not because you're running away from the city...

But because you're finally ready for a life that feels human again.

The Moment You Realize  
There's Another Way

# A Clearer Picture of Mission

Mission isn't far from the world — it's a step away from the noise.

It's a place where prices are lower, water is cleaner, traffic is gentler, and people are genuinely kind.

A community where you breathe a little deeper and life moves at a more human pace.

I work with families making this move every week. Many people like you are leaving Surrey, Coquitlam, and Burnaby because you want more space without losing connection.



# Why this guide exists



**JAMES  
MINCHAU**  
RE/MAX MAGNOLIA

When you start thinking about leaving the city, uncertainty creeps in.

“Can I trust a realtor?”

“Is Mission too far?”

“Do I really know anything about this town?”

This guide exists to replace those doubts with something steadier:

Relief.

Clarity.

A sense of possibility.

If you feel squeezed, overwhelmed, or unsure where to begin, you're in the right place.



## What this guide does for you

Moving from the city isn't just a transaction. It's a full life shift — emotional, financial, and practical.

This guide gives you:

- A clear, honest picture of Mission — and what life here actually feels like
- Honest insight into each neighbourhood
- Commute realities without sugarcoating
- True cost comparisons versus the city
- A roadmap to use your equity wisely and confidently

No pressure.

No tactics.

Just calm, human clarity.

# Why Surrey feels more crowded now

## You're Not Alone in Feeling This

- You feel squeezed, overwhelmed, or unsure where to start.
- Daily life feels heavier than it used to.
- That feeling isn't random — it has a clear cause.

## Surrey Is Growing Fast

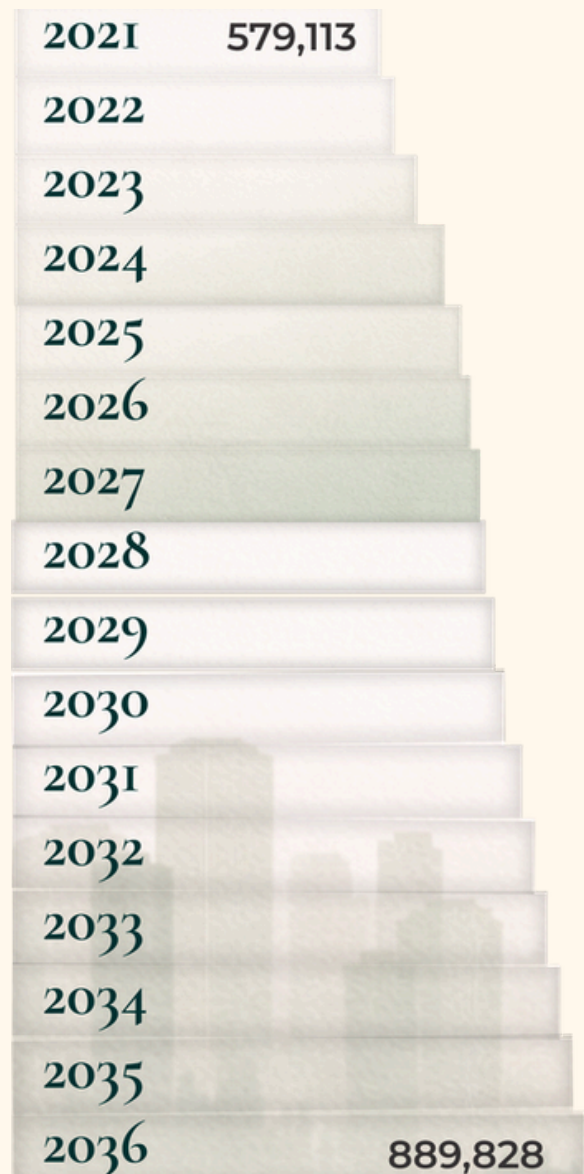
- You've noticed it: Surrey is busier than before.
- Population growth:
  - 2021: 597,133
  - 2025: 726,369
  - Increase: +129,236 people (+22%)
- That's like adding New Westminster and White Rock combined.
- And the growth hasn't slowed.

## What's Coming Next

- Official projections show continued expansion:
  - 2026: 740,838
  - 2031: 818,114
  - 2036: 889,828
- Over the next decade, Surrey adds 150,000–170,000 more people.
- That's the equivalent of adding a city the size of Coquitlam.
- On top of what's already there.

## Why Daily Life Feels Tighter

- The pressure shows up slowly, in everyday systems:
  - Schools stretched thin.
  - Roads more congested.
  - Transit demand outpacing expansion.
  - More strain on healthcare, parks, and recreation.
  - Remaining land turning into condos and townhomes.
- From 2021–2025:
  - About 32,000 new residents per year.
  - Roughly a new Abbotsford every five years.
- By 2036, you're living in a city approaching 900,000 people.



Population growth from 2021 - 2036

Source:

<https://www.surrey.ca/business-economy/business-data/population-estimates-projections>

# The Answer is Mission

## What Makes Mission Unique

Mission is one of the few places where you can choose your environment — not just your home.

- Spaces that feel rural — without leaving the Fraser Valley
- Family communities with parks, schools, and quiet streets
- Scenic viewpoints minutes from downtown
- Waterfront and lake-access areas
- Acreage pockets where privacy still exists
- Established suburbs with a sense of history
- Fast-growing new developments with modern amenities

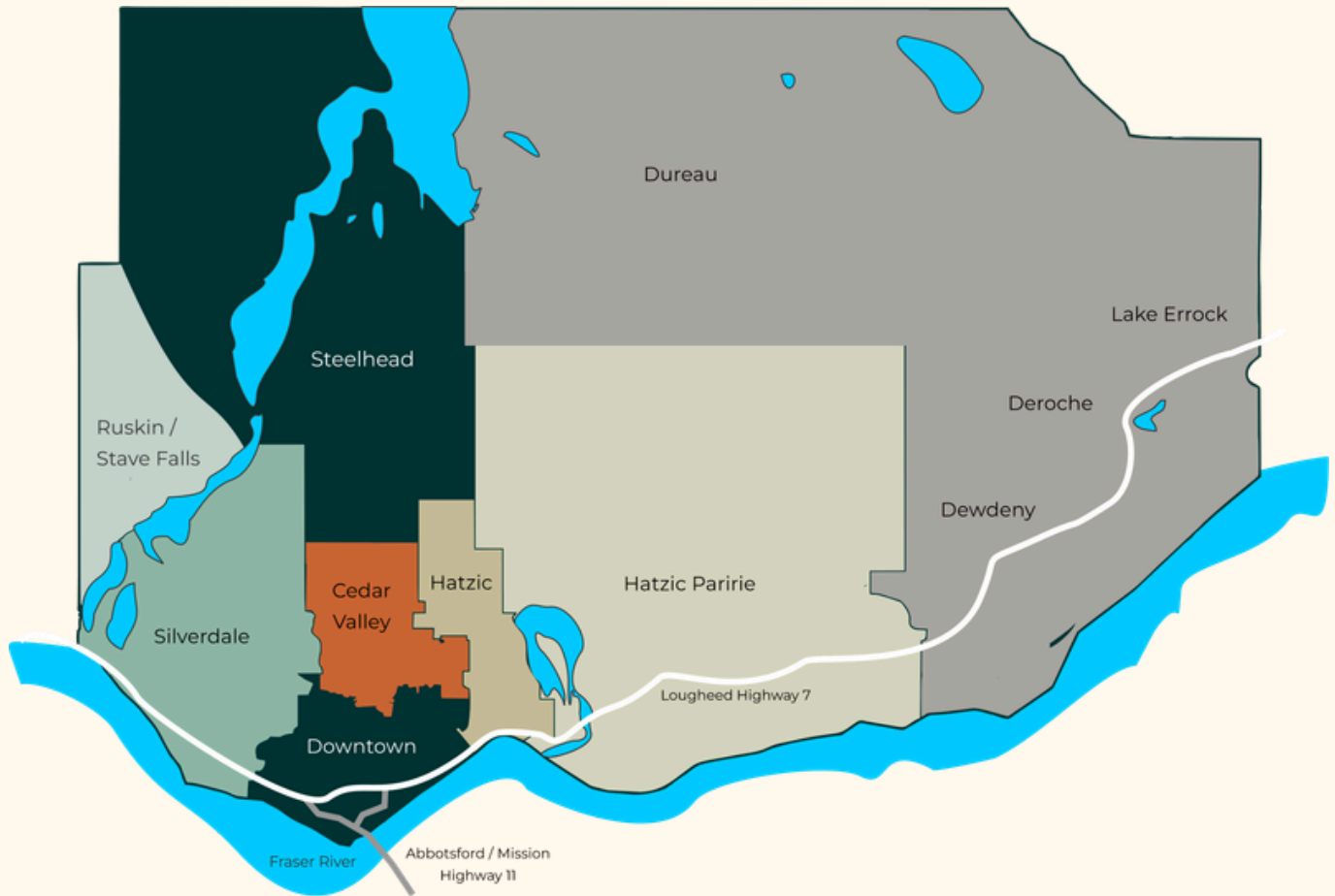
In Mission, lifestyle drives the neighbourhood — not the other way around.

Now, let me show you the neighbourhoods that make Mission unforgettable.

# Neighbourhoods

Your guide to the neighbourhoods of Mission

# Introducing Mission's Neighbourhoods



## How to Use This Section

Over the next pages, you'll get a clear, simple, human overview of each neighbourhood:

- What it feels like
- Who it's right for
- Commute realities
- Space and lifestyle differences
- What makes it special
- What to consider before moving

You won't get jargon.

You won't get hype.

Just honest clarity about where your life might fit best.

Before you explore Mission's neighbourhoods, there's something to know:

Mission isn't one kind of place.

It's many kinds of place.

- One city shaped by rivers, forests, and mountains.
- Neighbourhoods move at their own pace.
- You can choose:
  - Walkable streets or open acreage.
  - Lakeside calm or hillside views.
- This level of lifestyle variety doesn't exist elsewhere in the Lower Mainland.

# Silverdale: The Quiet Hillside Before the Transformation



## The Rural Heart

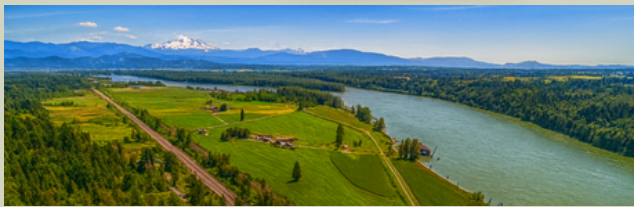
- You're in a quiet, forested hillside community on Mission's west side.
- Silverdale is shaped by country roads, wide lots, and long-standing privacy.
- Long-time families, hobby farmers, and people who want space still define it.
- Change is coming, but the calm remains for now.

## A Calm, Rustic Lifestyle

- Homes sit on large lots and acreages, framed by nature.
- Older farmhouses and custom rural homes create built-in privacy.
- Life moves slower and quieter.
- Your days stay close to lakes, rivers, and forest trails.

## Daily Living

- Amenities are limited by design.
- You drive to Mission or Maple Ridge for services.
- Highway 7 is close.
- The West Coast Express is about 10–15 minutes away for Vancouver trips.



## Real Estate Snapshot

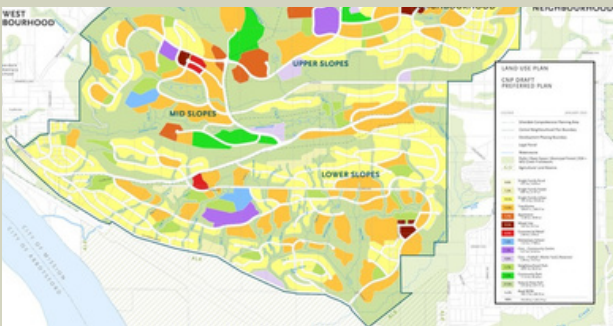
- Average property price: \$2,122,827
- Average rental estimate: \$6,922
- Average sold price per sq ft: \$324
- Market character: Acreages, redevelopment potential, long-term value
- Prices vary by land size, zoning, and development pressure.

## Who Silverdale Is Perfect For Today

- You want land, privacy, and nature.
- You value rural calm and long-term thinking.
- You want to witness transformation before it happens.



# Silverdale Tomorrow: Transforming West Mission



## A Future City in the Making

- You're seeing planning on a scale rarely found in the Fraser Valley.
- Silverdale is one of BC's largest master-planned communities, planned for over 24,000 residents.
- The Silverdale Comprehensive Planning Area is already underway, with the first phase approved.

## What's Being Built

- A complete community designed around nature and walkability.
- Over 10,000 new homes across multiple phases.
- A mix of townhomes, apartments, and single-family homes.
- Neighbourhood centres, protected hillsides, and preserved views.

## Schools, Parks & Amenities

- Everything needed for daily life is planned.
- New schools at all levels.
- Community and recreation centres.
- Large parks, smaller green spaces, and trail networks.
- Local commercial areas within walking distance.

## Why This Matters for Relocators

- You have a rare chance to enter early.
- A family-focused community built for the long term.
- Quiet today, vibrant tomorrow.
- Lifestyle and long-term value growth.

## The Bottom Line

- Silverdale today is calm, rural, and nature-driven.
- Silverdale tomorrow is walkable, connected, and complete.
- Moving here means stepping into the beginning of Mission's next major community.

# Downtown Mission Today



## The Heart of Mission

- Downtown is where Mission's character shows up most.
- Historic storefronts and local cafés line compact, walkable streets.
- This is the city's original core, shaped by people and relationships.

## A Walkable, Local Lifestyle

- Life happens on foot.
- Coffee, dining, and shopping are steps away.
- Local shops, breweries, markets, and heritage buildings surround you.
- Everything feels close and human-scale.

## Daily Living

- Walkable amenities.
- Local and boutique shops.
- Easy transit access.
- Nearby schools, parks, recreation, and the river.
- Regular markets, festivals, and events.
- This is community-focused living.

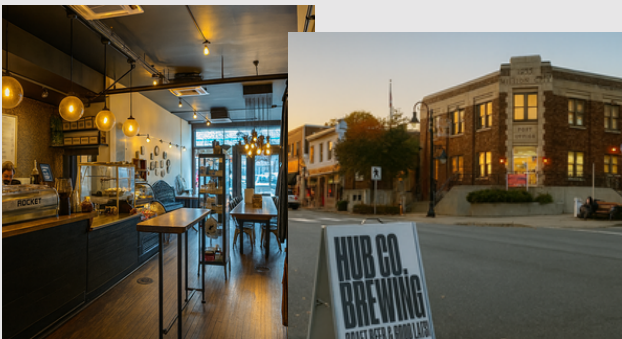
## Real Estate Snapshot

Downtown Mission is one of the Fraser Valley's most accessible urban markets, defined by walkability, character housing, and strong rental demand.

- Condos: ~\$230K–\$750K
- Character homes: \$750K–\$1.2M
- Average condo price: Mid \$460Ks
- Average detached price: ~\$1.05M–\$1.1M
- Rental demand: Strong
- Vacancy: Very low (around 1% or less)

## Who Downtown Is Perfect For

- A young professional or first-time buyer.
- You value walkability and convenience.
- You have a small family or are downsizing.
- You want culture, connection, and simplicity.



# Downtown Mission Tomorrow



## Revitalization & Growth

- Downtown Mission is evolving through careful revitalization.
- Updated streets, new businesses, public art, and better walkability.
- Heritage character is protected as density and dining options grow.
- This is Mission's urban village.

## Development Trends

- You're seeing a clear pattern.
- Early condo planning.
- Steady demand for walkable living.
- Strong pull from the West Coast Express.
- More housing choice.
- Old and new blending together.

## Why This Matters for Relocators

- Walkable daily life.
- Community connection.
- Lower stress and density.
- Easy access to shops, food, and transit.
- Urban convenience without the chaos.

Downtown Mission delivers that at a calmer pace.

## The Bottom Line

- Downtown today:
  - Local, walkable, full of character.
- Downtown tomorrow:
  - More vibrant, more housing, improved streets.

Mission's cultural heart — balanced, connected, and livable.

# Cedar Valley: Mission's Fastest-Growing Community



- This is where Mission has grown the most in the past decade.
- You're in a quiet hillside neighbourhood with newer homes, wide streets, and families who want space, safety, and fresh air.
- You choose Cedar Valley when you want room to live again.

## Lifestyle & Vibe

- Built around family life and community.
- Quiet streets and safe sidewalks.
- Parks woven into every subdivision.
- Life feels slower, calmer, and grounded.
- Kids biking and scooting.
- New parks and playgrounds.
- Green corridors and walkable pockets.
- Neighbours who still say hello.

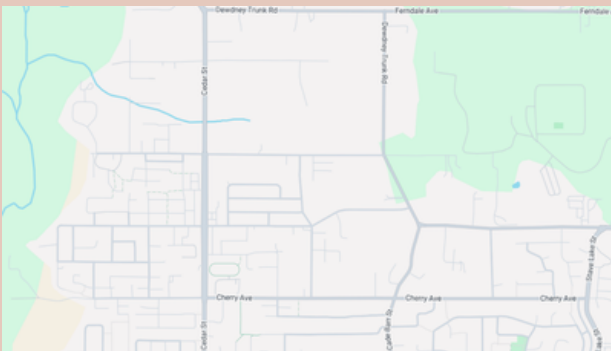


## Parks, Playgrounds & Green Space

- Designed for outdoor families like yours.
- A new park with a spray park, playground, and sports court.
- Connected pathways and green corridors.
- Easy access to forests, lakes, and trails.
- Outdoor space grows with the neighbourhood.

## Everyday Convenience

- Primarily residential, but well connected.
- About 6 minutes to Downtown Mission.
- About 10 minutes to West Coast Express.
- Groceries, restaurants, and services close.
- A future town centre will add walkable shops and services.



## The Feel of Living Here

- Downtown is where you connect.
- Cedar Valley is where you breathe.
- Yard space.
- Home space.
- It's where kids grow up outdoors, neighbours look out for each other, and home life feels calm again.



# Cedar Valley: Real Estate Snapshot

- Cedar Valley is one of Mission's most desirable residential areas.
- You're drawn here for newer construction, modern layouts, and larger homes.
- Modern single-family homes, often four-plus bedrooms on larger lots.
- Newer townhomes in well-planned complexes.
- Average property price: ~\$1.12M
- If you're upsizing from Surrey, Langley, Burnaby, or Coquitlam, this is often where your equity finally stretches.



## Schools

- Albert McMahon Elementary sits right in the neighbourhood.
- Middle and secondary schools minutes away.
- School routines feel simple and low stress.

## Transit & Commuting

- Cedar Valley feels tucked away, but stays practical.
- By car:
  - 25–30 minutes to Langley.
  - 35–45 minutes to Surrey.
  - 55–65 minutes to Burnaby.
  - 70–90 minutes to Vancouver.
- West Coast Express:
  - About 10 minutes to Mission City Station, then ~75 minutes direct to Downtown Vancouver.

## Who Cedar Valley Is Perfect For

- You're raising a family.
- You want to leave the city for comfort and calm.
- You want low noise, low stress

## Why People Choose Cedar Valley

- A modern home with real space.
- Safe, family-focused streets.
- Parks and walkable green areas.
- Easy access to schools, shops, and nature.
- A calmer, more intentional daily life.
- Cedar Valley is where families thrive — and where your equity finally buys the life you're building.

# Hatzic (Hatzic Bench)



You're in one of Mission's most established and scenic neighbourhoods. A quiet, semi-rural community between Hatzic Lake, forested hills, and the Fraser Valley. Homes along Hatzic Bench sit above the valley, offering privacy and some of Mission's most iconic views.



## Lifestyle & Nature

- Nature shapes daily life here.
- You're minutes from the lake, river, and trails.
- Mornings can mean paddleboarding, fog drifting through trees, or quiet time in your yard.

You live with:

- Hatzic Lake access
- Mountain and valley views
- Larger lots and quiet streets
- Easy access to trails and riverside walks

## Real Estate Snapshot

- Hatzic offers character homes, renovated view properties, and rural-style lots.
- Average detached price: ~\$1.06M
- Median list price: ~\$1.2M
- Range: ~\$750K to \$3.7M for acreage or waterfront
- You choose Hatzic for privacy, space, and nature — without being far from town.

## Schools & Community

- Schools anchor the neighbourhood.
- Hatzic Elementary (K–6)
- Hatzic Middle School (7–9)
- With both nearby, daily routines feel simple and connected.

## Who Hatzic is Perfect For

- You want quiet streets and strong schools.
- You want a larger home or lot.

# Ruskin

*Quiet, historic, and tucked along the river — close to town, far from busy.*



- You're on Mission's western edge where the Stave River meets the Fraser.
- Life feels slow, quiet, and grounded, shaped by forest and water.
- Long-time residents, hobby farmers, and outdoor families choose privacy here.
- Deep history blends with nature, dams, and riverside viewpoints.
- Homes sit on larger lots or acreages, with wide price ranges.
- You trade nearby services for peace, driving into town when needed.



# Stave Falls

*Deep forest living for people who choose space, privacy, and nature first.*



- You're in a secluded, forested enclave with winding roads and deep privacy.
- Large lots and acreages surround you with wilderness.
- The historic Stave Falls Powerhouse anchors the area's identity.
- Outdoor life is daily life: hiking, fishing, biking, and exploring.
- Homes are spacious and exclusive, with limited inventory.
- Stave Falls Elementary offers a Forest and Nature Program for families.
- Quiet, historic, and nature-first — close to town, far from busy.





## Hatzic Prairie

*Wide-open acreage living - slow pace*

- You're in one of Mission's quietest, most rural communities between Hatzic Lake and the surrounding mountains.
- With only a few hundred residents, life feels open, spacious, and unmistakably rural.
- Homes sit on large acreage parcels, from modest farmhouses to custom homes with barns or shops.
- Prices vary by land size and infrastructure, but space and privacy define the lifestyle.
- There are no local shops, with short drives to Hatzic or Mission for daily needs and schools.
- Outdoor living surrounds you, from lake access and riding trails to open countryside and quiet roads.



## Steelhead

*A wilderness-anchored community where privacy is the lifestyle.*

- You're in Mission's most remote, wilderness-anchored neighbourhood.
- Steelhead sits high in northern Mission, defined by forest, gravel roads, and deep privacy.
- Homes rest on multi-acre, often custom-built properties surrounded by trees.
- Prices reflect land value and seclusion, not convenience.
- There are no shops or schools, with trips into Mission for services and bussing for students.
- Daily life revolves around trails, waterfalls, fishing, off-roading, and Stave Lake wilderness.
- Wide-open acreage living for people who choose space, independence, and a slower pace.



# Eastern Rural Mission



*Where land replaces neighbourhoods.*

## Durieu

- One of Mission's oldest agricultural areas.
- Fertile soil and multi-acre farmland dominate.
- Agricultural zoning shapes how land is used.
- Land value matters more than suburban services.



## Lake Errock

- A small community built around the lake.
- Homes range from cabins to waterfront estates.
- Outdoor recreation shapes everyday life.
- Nature defines the pace and lifestyle.



## Dewdney & Deroche

- Long-established rural communities along the Fraser River.
- Large lots and older homes are common.
- Some of Mission's more accessible rural pricing.
- Life moves slower, shaped by land and water.



## Living East of Mission

- You choose space over density.
- Homes are spread out and quiet.
- Daily life centres on land and outdoors.
- This is rural living, simple and grounded.



# **Activate in Mission**

Your wishlist becomes your to-do list

# Activities & Everyday Lifestyle in Mission

## Nature & Outdoor Adventure

Your backyard becomes the plan.

### Trails, hikes, and quick forest escapes

Hundreds of kilometres of trails wrap around Mission - from Steelhead Falls to Bear Mountain. Locals swap gym lights for cool air, quiet paths, and scenery that resets you.

### Hayward Lake - calm water days

Soft beaches, mellow water, and an easy shoreline trail. Paddleboard, kayak, or swim - it feels like a getaway, but it's minutes away.

### Rolley Lake - camping made easy

A warm, peaceful spot for weekends or last-minute evenings, with trails around the lake and a short hike to Rolley Falls.

### Fishing, boating, and backcountry access

Between the Fraser, the Stave, and the lakes above, Mission is built for fishing and time on the water - plus Stave West for hiking, off-roading, and big wilderness days.

### Golf without the waitlists

Cedar Ridge and Eighteen Pastures - scenic, relaxed rounds surrounded by trees, not traffic.

A lifestyle you feel in your shoulders before your schedule.



A vertical promotional graphic for outdoor activities in Mission. At the top, the text "Hiking, Trail Running, and Forest Wandering." is written in a white, cursive font. Below this, a wooden sign reads "HUNDREDS OF KILOMETRES OF SCENIC TRAILS IN MISSION". The graphic is divided into several sections: a central image of a waterfall with two hikers in the foreground; a photo of two hikers on a trail labeled "Steelhead Falls"; a photo of two hikers on a trail labeled "Bear Mountain Trails"; and a central text box that says "Trade the Fluorescent Gym Lights for:". Below this text are three icons: a tree for "Cool Air", a footprint for "Quiet Trails", and a mountain for "Scenery That Resets Your Nervous System". At the bottom, there are two more photos: a hiker walking a dog on a forest path, and a hiker standing on a rocky outcrop overlooking a valley. The entire graphic is set against a dark, forested background.

# Activities & Everyday Lifestyle in Mission

## Local Culture & Community

### Mission Leisure Centre

A community hub with ice rinks, pools, curling, fitness, and kids' programs - all without crowds or chaos.



### Mission City Farmers Market

Every Saturday, May through October. Fresh produce, handmade goods, music, and friendly faces who remember your name.



### Heritage & History

Explore the monumental Westminster Abbey, wander Fraser River Heritage Park, or visit the historic Powerhouse at Stave Falls.



### Coffee, Food & Local Hangouts

Cozy cafés, family-run restaurants, and the iconic Mission Springs Brew Pub - all built around community and conversation.



### Commuting Without the Battle

The West Coast Express gives you a calm 75-minute train ride into Vancouver - time to read, work, or decompress instead of fighting highway traffic.



# Events, Seasons & What Life Actually Feels Like Here

## Annual Events That Bring the Community Together

### **Mission Folk Music Festival**

A signature summer event at Heritage Park with world-class folk, blues, and global performers. Relaxed, creative, and family-friendly.



### **Mission Raceway Park**

Spring-to-fall motorsport action - drag racing, national events, and community gatherings.



### **Mission Renaissance Faire**

A quirky fall favourite filled with costumes, performances, food, and imaginative fun.

### **Candlelight Parade & Christmas Market**

One of BC's largest night-time holiday parades, paired with a beloved craft market - pure small-town warmth.

## A Year in Mission — Seasons With Personality

### **Spring — Colour Returns**

Trails open up, markets begin, and the valley comes alive with green. Rain still happens - but nature outweighs it.

### **Summer — Lakes, Music & Family Time**

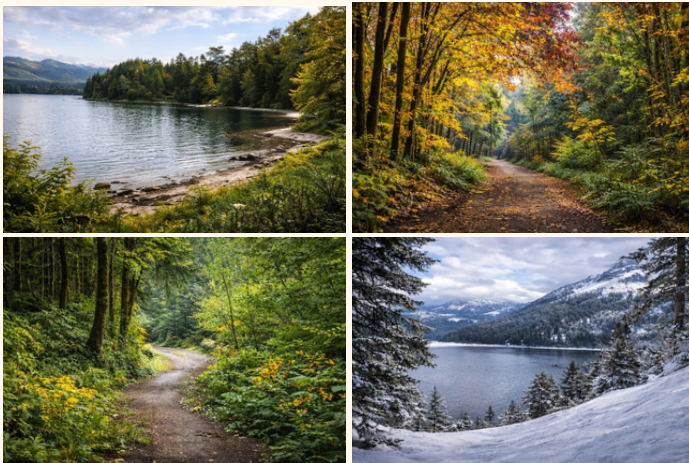
Hayward, Rolley, Stave Lake, plus Heritage Park become the heart of the season. Long days built around simple outdoor pleasures.

### **Fall — Forest Colour & Community**

Trees turn gold, events fill the calendar, and the air gets crisp. Beautiful, active, and deeply local.

### **Winter — Quiet & Cozy**

Less snow than the interior, more calm than the city - with quick access to Sasquatch Mountain Resort for skiing and snowboarding.



# Why City Families Love the Mission Lifestyle

## **More Space for Kids to Play**

Neighbourhoods built for families: parks, trails, quieter streets, and school-centric communities.

## **Nature in Every Direction**

Five minutes to a trailhead, viewpoint, lake, or forest — no planning required.

## **A Calmer Pace Without Losing Connection**

Close to Langley, Maple Ridge, and Abbotsford. Vancouver is accessible by train or car. You stay connected while living peacefully.

## **A Real Community**

Events filled with familiar faces. People who check in. A pace that feels grounded and human.

## **A Lifestyle Built on Peace, Space, and Possibility**

People don't move here for a bigger house — they move here for a bigger life. Mission gives you the space, the calm, and the community to finally exhale.



# Realities & Myths

Here is what Mission is and what it isn't.

# Logistics & Financial Realities: Commute

Mission buyers almost always start here:

“What will my commute look like... and is it worth it?”

Below is a simple, factual breakdown of every commute option and what it means for daily life.

## West Coast Express

- Approximately 75 minutes each way
- Consistent schedule, extremely predictable
- No highway traffic or congestion
- Ideal for traditional 9–5 commuters
- Quiet, structured time to read, work, or decompress
- Best for residents near Mission City Station

Who this works for:

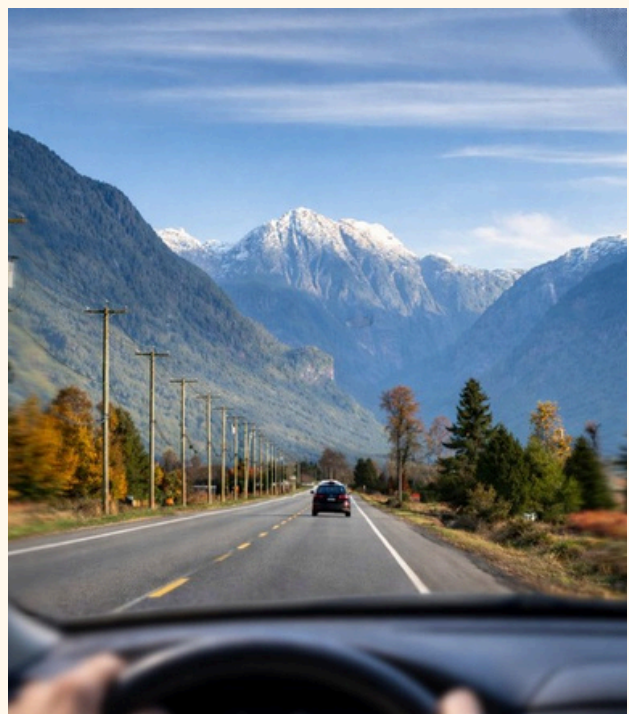
People who want a calm, reliable commute that doesn't drain mental energy.

## Driving to Surrey / Langley / Coquitlam

- Typically 45–75 minutes, depending on time of day
- Flexible for trades, shift workers, or non-downtown jobs
- Scenic highway driving with fewer dense urban bottlenecks
- Most predictable when travelling early or outside peak hours

Who this works for:

People with flexible schedules who value space and affordability over urban proximity.



# Logistics & Financial Realities: Commute

## Driving to Abbotsford

- Approximately 15–25 minutes
- Quick access to major shopping, employment centres, airport, and healthcare
- Easy, open driving without city-style congestion

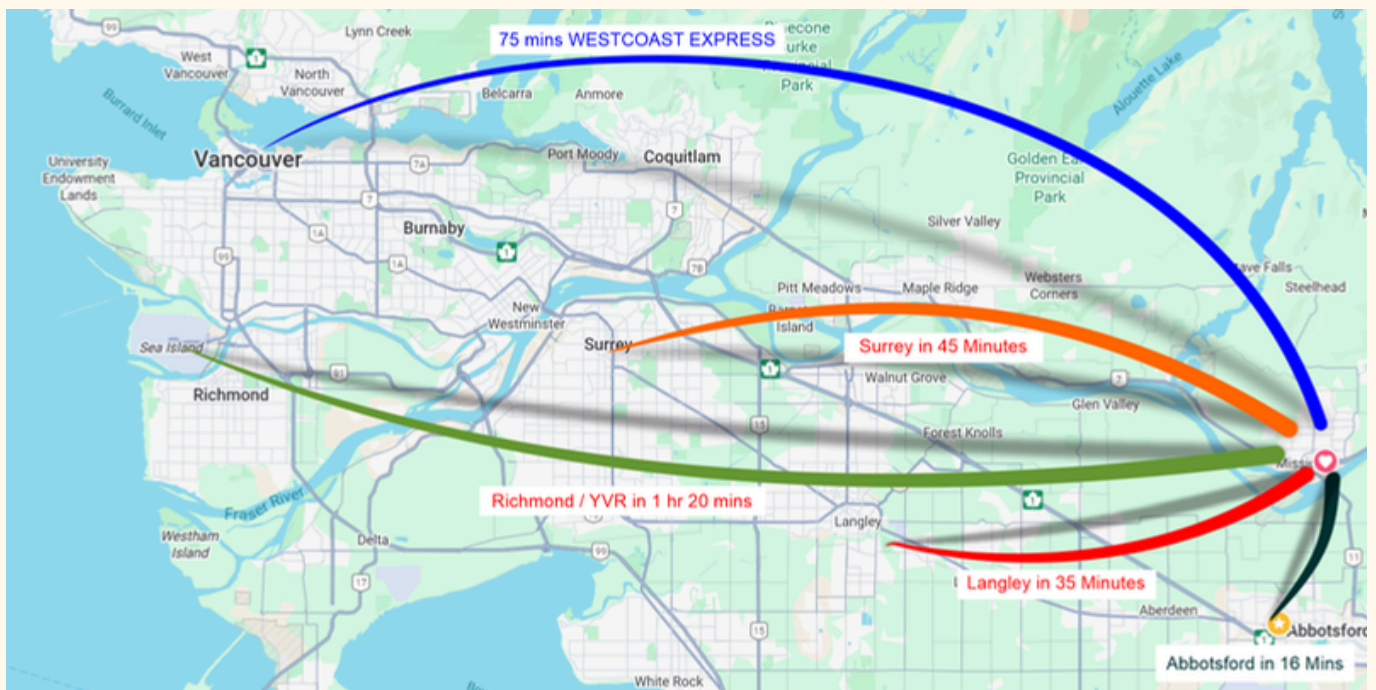
## Commute Summary

Mission requires a longer drive or train ride.

In exchange, residents gain:

- More space
- More peace
- More affordability
- A calmer daily rhythm

For most relocators, the commute becomes *the price of admission* for a far better lifestyle.



# Where Your Money Starts Working for You

Living in Mission costs less and feels like more.

The commute takes time.

The savings give it back.

## What Changes When You Spend Less to Live

- Monthly breathing room returns
- Saving becomes normal again
- Family costs stop escalating
- Recreation feels accessible, not indulgent

On average, Mission households experience lower housing costs, lower insurance and property taxes, and more manageable day-to-day expenses compared to larger Lower Mainland cities.



# Logistics & Financial Realities: Cost of Living

## What This Means for Buyers

- A small condo in the city often becomes a detached home in Mission
- Townhome buyers gain more space, more light, and real yards
- Entry-level buyers find Mission far more attainable and realistic
- Upsizers can dramatically increase their living space for minimal added cost
- Long-term appreciation is strong as Mission remains undervalued and continues expanding eastward

## Why the Math Makes Sense

Mission offers:

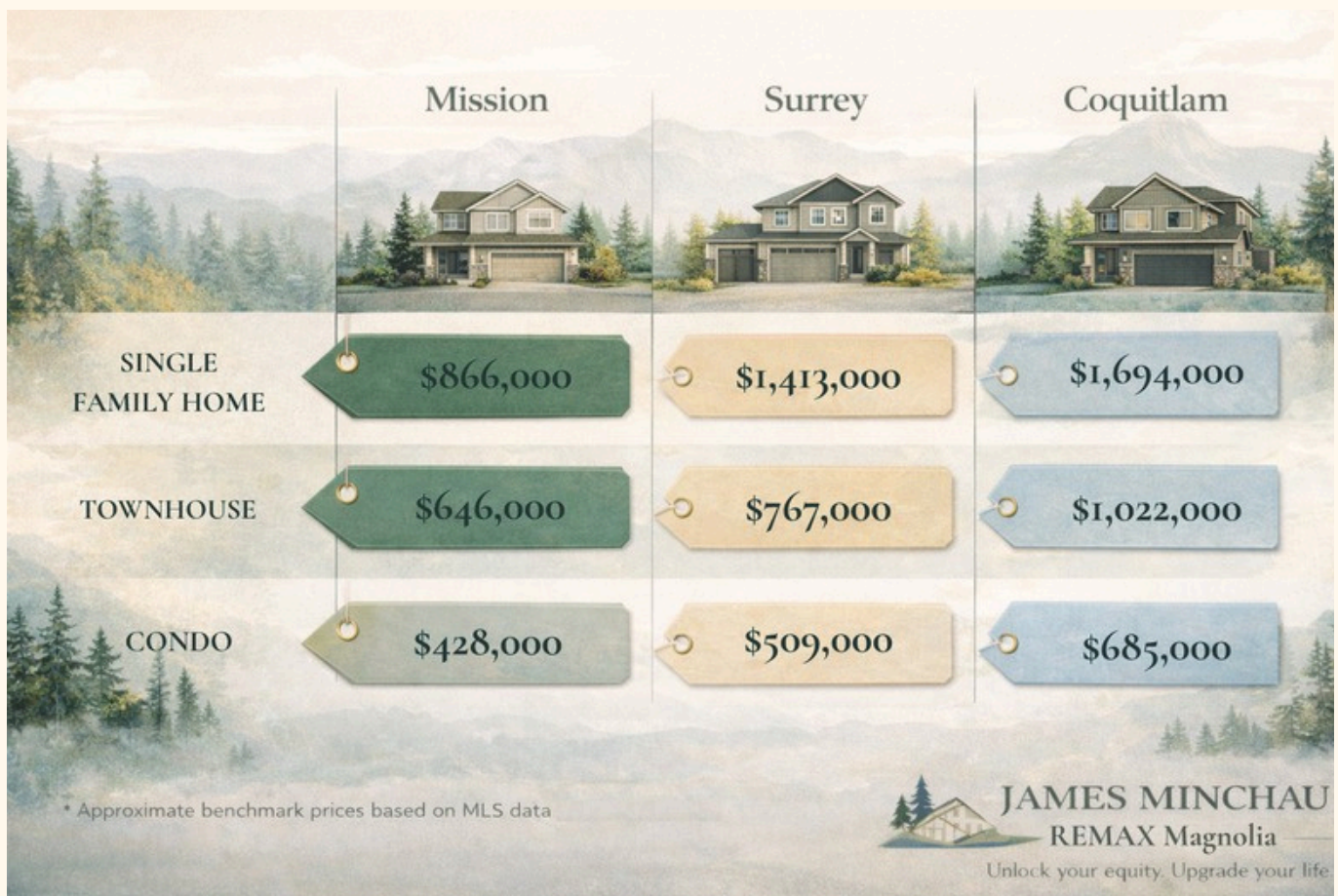
- Massive savings on purchase price
- Strong equity growth potential
- A calmer lifestyle with real outdoor access
- A way for families to buy space again — not just square footage

Mission's value proposition is simple:

You trade minutes for years, but the space gives you back your life.

This is where the numbers become impossible to ignore.

Mission's real estate prices create opportunities that simply don't exist in Surrey, Langley, Burnaby, or Coquitlam anymore.



# The Big Myths

## MYTH #1 — “Mission is too far from everything.”

### THE TRUTH:

Mission feels far only until you look at the numbers. Distance feels far until you measure it.

Actual travel times:

- Downtown Vancouver: ~75 minutes on the West Coast Express
- Surrey / Coquitlam: ~45–75 minutes depending on time of day
- Abbotsford: ~15–25 minutes.

## MYTH #2 — “Mission doesn’t have real amenities.”

THE TRUTH: Mission isn’t missing amenities.  
It’s missing congestion

## MYTH #3 — “Mission is all farmland and nothing else.”

### THE TRUTH:

Mission is one of the most geographically diverse places in the Fraser Valley.

Here, you can choose the lifestyle that fits you:

- Urban & walkable (Downtown)
- Suburban family living (Cedar Valley, Hatzic)
- Waterfront & lake-side homes
- Hobby farms & rural acreages (Steelhead, Stave Falls, Hatzic Prairie)
- Brand-new master-planned communities (Silverdale)

Mission isn’t one lifestyle —  
it’s many versions of peace.

The question isn’t “Is Mission right?”

It’s “Which version fits you?”



# The Big Myths (Continued)

## MYTH #4 — “Mission doesn’t have culture or events.”

### THE TRUTH:

Mission doesn’t “host events.” It shows up for them.

Events include: the Mission Folk Music Festival, Mission Raceway events, the Renaissance Faire, the Candlelight Parade, Christmas Market, farmers markets, brewery nights, and park concerts.

These are major, city-wide traditions — not small-town placeholders.

## MYTH #5 — “Mission schools are limited.”

### THE TRUTH:

Parents don’t talk about test scores here.

They talk about how their kids feel at school.

Mission schools offer:

- Nature-based learning
- French immersion
- Strong arts, athletics, and trades programs
- Supportive, close-knit school communities

## MYTH #6 — “Mission is only for retirees or rural folks.”

Mission attracts:

- Young families needing space
- Professionals commuting via West Coast Express
- Remote workers wanting nature + affordability
- Investors seeking long-term upside
- Downsizers wanting peace with amenities

Mission is for anyone choosing a simpler, more intentional life.

## Summary

Most myths come from people who haven’t visited in years.

The truth is simple: Mission delivers space, peace, nature, affordability, and a lifestyle city families can’t get anymore. It isn’t “far.”

It’s far enough to give you your life back.



# Mission, BC - Who thrives here

## Young Families in Their 30s–40s

Mission is one of the Fraser Valley's strongest destinations for young families. The community skews younger than the provincial average and is built around school zones, parks, playgrounds, and walkable neighbourhood pockets.

Families move here because:

- Kids can play outside in real yards.
- Neighbours still talk to each other.
- Schools feel safer and more community-oriented.
- City townhomes can finally become detached houses — often with money left over.

Mission is where families give their kids the childhood they remember wanting.

## Metro Vancouver Upsizers & Hybrid/Remote Professionals

These are the people who realize they can “sell small and live big.” A condo or townhouse in Surrey, Burnaby, or Vancouver often becomes a full-size home in Mission with a yard, extra bedroom, and proper workspace.

This group includes:

- Commuters who ride the West Coast Express (predictable, quiet, stress-free)
- Hybrid workers who only travel into the city twice a week
- Professionals wanting space, privacy, and financial breathing room

They're not leaving the city behind — they're choosing a life that fits better.

## Nature Lovers & Outdoor Enthusiasts

Mission sits at the edge of true wilderness. For people who feel boxed in by concrete, oxygen.

They move for:

- Waterfalls, lakes, and forest trails
- Fishing, paddling, mountain biking, and hiking
- A lifestyle where nature isn't a weekend trip — it's five minutes away

These buyers love Mission because their outdoor life becomes effortless.

# Mission, BC - Who thrives here

## Artists, Creatives & Purpose-Driven Individuals

Mission's affordability plus its scenery has quietly made it a home for:

- Musicians
- Writers
- Photographers
- Makers and artisans
- Creative entrepreneurs

With cafés, studios, and heritage charm downtown, it offers inspiration and space — without the noise of the city.

## Downsizers & Equity Seekers

These aren't retirees slowing down. They are downsizers who want:

- A nicer home with far less financial pressure
- A quieter lifestyle with access to nature
- A safe, friendly town with everything they need close by

Selling in Burnaby, Vancouver, or Coquitlam often unlocks hundreds of thousands in equity — allowing them to live more comfortably and intentionally.

## People Who Feel “Squeezed” by City Life

Your brand research shows a pattern: many of your ideal clients feel physically, emotionally, or financially compressed by urban life.

They are tired of:

- Noise
- Density
- Traffic
- High housing costs
- Small spaces
- Stressful commutes

They want:

- Peace
- Space
- Nature
- A calmer pace
- A more grounded community

Mission is where they finally exhale.



# The Opportunity

In a nutshell, here is what you are getting from Mission, BC

# The Future of Mission, BC

## A City on the Edge of Becoming Something Big

You can feel it when you stand on a ridge in Mission and look across the valley — this place is on the cusp of something extraordinary.

Not chaotic growth.

Not frantic development.

But a long, steady rising - the kind that rewards the people who arrive early enough to see it.

Mission today is peaceful, green, quiet, and deeply livable.

Mission tomorrow will be one of the last great “I got in before everything changed” stories in the Lower Mainland.

This isn't about stats or blueprints.

This is about the window opening — slowly, then all at once.

## The Hidden Moment Before Momentum

Every great community has a moment where the people who moved early look back and say:

“We saw it before everyone else did.”

Mission is in that moment right now.

The waterfront hasn't transformed yet - but you can feel the potential in the air.

Downtown is still charming and small - but you can already picture what it becomes as young families, creatives, and local businesses take root.

Silverdale is still green and quiet - but the outlines of a future community are already rising on the hillside.

Mission is the kind of place where, twenty years from now, people will say:

“I wish we had moved when homes were still affordable and life was still this calm.”



# The Future of Mission, BC

## The Opportunity for You

Forget the comparisons.

Forget the neighbourhood breakdowns.

This is about what Mission makes possible for your life — opportunities that simply don't exist in the city anymore.

Space.

Time.

Breathing room.

A life that feels expandable again.

## The Chance to Buy Before the Wave Hits

Right now, Mission is still undervalued — like Port Moody before Rocky Point, or Squamish before the renaissance.

The signs aren't loud yet — but they're unmistakable:

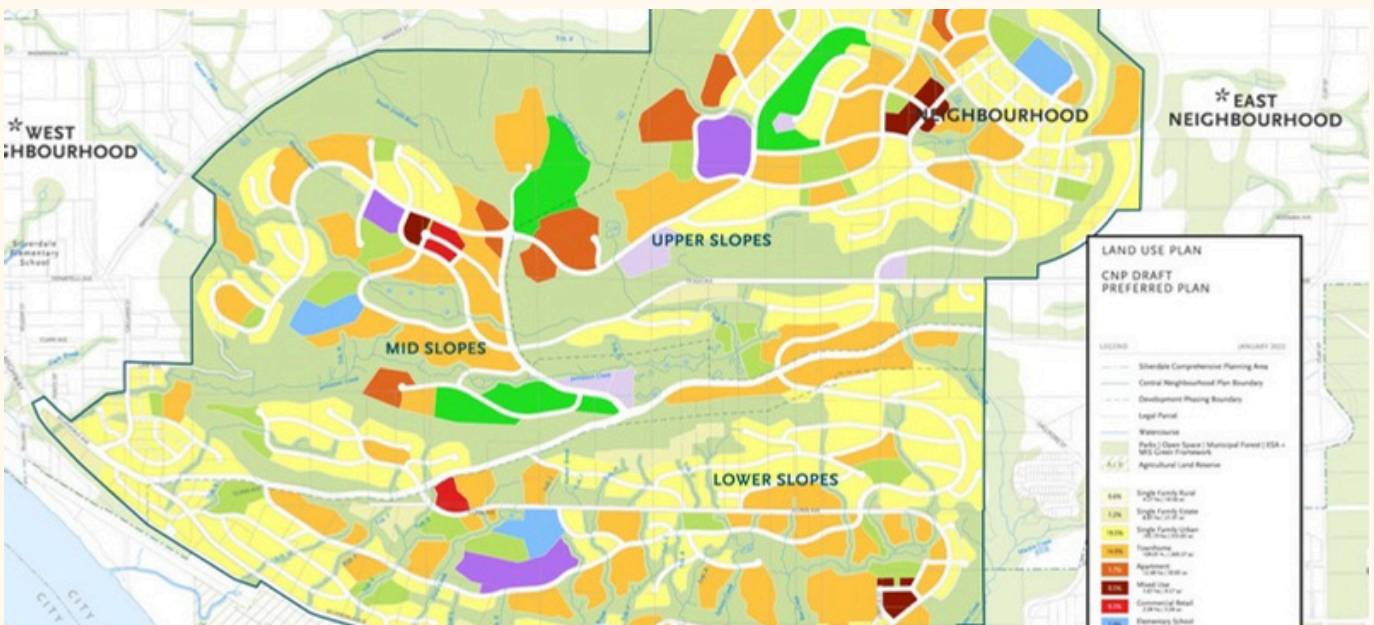
- A future riverfront district
- A master-planned community larger than many small cities
- Inward migration from Surrey, Coquitlam, and Vancouver
- Long-term population growth already underway

For now, Mission is still a place people pass.

That won't last.

You're early.

That matters.



# The Opportunity for You

## The Chance to Build a Life With More Room — Literally and Emotionally

Most people don't leave the city for square footage. They leave because their life feels tight.

Mission gives people:

- Room to breathe
- Room to decompress
- Room to grow a family
- Room to start fresh
- Room to feel like themselves again

This is the kind of lifestyle change that unclenches your shoulders and clears your mind.



## The Chance to Live in a City That Still Has Soul

Urban centres get polished. Then polished again. Then polished until the quirks disappear.

Mission isn't there - and won't be for a long time.

Here, you still get:

- Local shops that know your name
- Real community events
- Forest trails five minutes away
- A downtown with character, not condos
- Neighbourhoods with heart

Mission's charm is not manufactured.

It's lived.



# The Opportunity for You

## The Chance to Stake Your Claim Before the Future Arrives

Twenty years from now, thousands of new residents will call Mission home. But not everyone will get to say they were here before the boom.

There is something powerful about choosing a place in its early chapters - building a life in a community that's rising, evolving, and becoming something meaningful.

You get to watch it unfold.

You get to grow with it.

You get to be part of the story instead of arriving after it's already written.

### The Bottom Line

Mission's future isn't just about development.

It's about opportunity -

the kind that doesn't come around often in the Lower Mainland anymore.

If you've been feeling squeezed, rushed, crowded, or pushed to your limits...

Mission is your chance to step into a life with more space, more peace, and more possibility.

Not someday.

Not when the headlines catch up.

Now - in this rare, quiet window before the world discovers what Mission is becoming.



# Lets do this!

Find out how we are going to make this happen

# Your Relocation Framework

## Step 1 — Lifestyle Discovery

Before talking homes or budgets, we talk about you. What feels missing in your current life? What do you want more of — space, quiet, community, nature, simplicity?

This step reveals something powerful: People aren't searching for a house. They're searching for relief.

## Step 2 — Equity Analysis

Your equity is your gateway to a new lifestyle. Together, we calculate your current value, mortgage position, and purchasing power in Mission.

Most families discover they can:

- Upsize
- Reduce stress
- Improve finances
- And upgrade their lifestyle

All at once... This is the moment hope becomes possibility.

## Step 3 — Neighbourhood Matchmaking

Mission isn't one place - it's many micro-communities.

Each one offers a different lifestyle:

Walkable Downtown. Calm Hatzic. Future-focused Silverdale. Forested Stave Falls. Acreages in Steelhead. Lakeside eastern rural areas.

Instead of overwhelming you with choices, we match your lifestyle with the neighbourhood that feels like home.

## Step 4 — Financial & Logistical Clarity

Here we compare two lives side by side:

The one you have now vs. the one you want next.

We cover:

- Commute realities (WCE, Highway 7, Highway 1)
- Cost of living differences
- School zones & amenities
- Home price comparisons between Mission and the city

This step replaces fear with facts - and why Mission consistently delivers more life for the same money.

# Turning Clarity Into Motion

## Step 5 — Your Buying Strategy

With clarity in place, your search becomes simple.

You receive curated listings, private previews, guided tours, and virtual walkthroughs — all aligned with your lifestyle priorities. No rushing. No sales pressure.

Every offer is strategic, guided, and supported.

Technology runs quietly in the background so the process feels calm.

## Step 6 — Selling Your Current Home

For most people, this is the emotional hurdle.

You're not just selling a property — you're letting go of a chapter of your life.

To make this feel grounded and predictable, you receive:

A complete prep plan

- HDR photography & drone footage
- Data-backed pricing
- Strong marketing that reaches the right buyers
- Constant communication so you always feel in control

The goal: a sale that feels calm, strategic, and controlled.



# Turning Clarity Into Motion

## Step 7 — Transition Support

Moving isn't just logistics — it's life.

You get help with movers, cleaners, utilities, school registration, community connections, and settling in.

Many families receive a Welcome Package and a guided introduction to Mission's favourite spots.

This is where “care first” stops being a slogan and becomes real.

## Step 8 — Your New Life in Mission

By this stage, everything is clear:

- Your equity
- Your neighbourhood fit
- Your commute and finances
- Your ideal home
- Your new daily rhythm

And then the shift happens —

And then the shift happens — small becomes spacious, crowded becomes calm, and equity trapped becomes equity unlocked.

This is where life opens up again.

## The Framework in One Sentence

A relocation should never feel overwhelming — it should feel supported, intentional, and crystal clear.



# Why Work With James Minchau?

Choosing a realtor is more than choosing someone to open doors.

You're choosing the person who will protect your equity, guide your decisions, and help shape the next chapter of your life.

That requires trust — and the right fit.

James brings something rare to real estate: care first, clarity always, and work ethic without ego.

## A People-First Approach

With James, you're never a transaction.

You're a family, a story, and a future being taken seriously.

He listens, understands your goals, and removes pressure from the process so every step feels grounded.

## Modern Marketing, Invisible Technology

Behind the scenes, James builds high-end marketing systems that elevate your home far above typical listings:

- HDR interiors + professional photography
- Aerial drone footage
- Data-driven pricing
- Emotional, story-based marketing

The technology is invisible.

The results are unmistakable.



# Why Work With James Minchau?



## Expert Guidance for City-to-Mission Moves

James specializes in helping families unlock their equity and upgrade their lifestyle.

He knows the neighbourhoods, commutes, schools, and subtle lifestyle differences that matter - turning overwhelm into confidence.

## Honesty and Communication You Can Trust

No surprises.

No vague updates.

No wondering what comes next.

James keeps you informed, protected, and supported from the first conversation to well after you've settled in.

## Relentless Work Ethic

James shows up early, stays late, and does the work others skip.

He advocates fiercely for your outcome and treats your move as if it were his own.

## The Bottom Line

Your relocation deserves more than a sign on the lawn.

It deserves a partner who cares, communicates, and works relentlessly for your best life.

That's what James brings — every time.

# Your Next Step

If you've made it to the end of this guide, you already know something important.

You're imagining a different kind of life — quieter, calmer, and spacious enough to breathe.

Your next step is to turn that clarity into a plan.

When you're ready to explore what life in Mission could look like for your family — with no pressure and no obligation — I'm here to help you take the first step — thoughtfully, and on your terms.

Let's talk about what matters most to you, what you want more of in your days, and how to design a move that feels right.

## **James Minchau**

RE/MAX Magnolia – Mission, BC

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Mission is changing. Opportunities are emerging.

If you want to get ahead of the wave — before the next decade reshapes this region — now is the perfect time to explore your options.

**When you're ready, I'll walk with you — every step of the way.**