

# **Mumineen Township**

## **Mission, British Columbia, Canada**

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<http://www.townshipmission.com>

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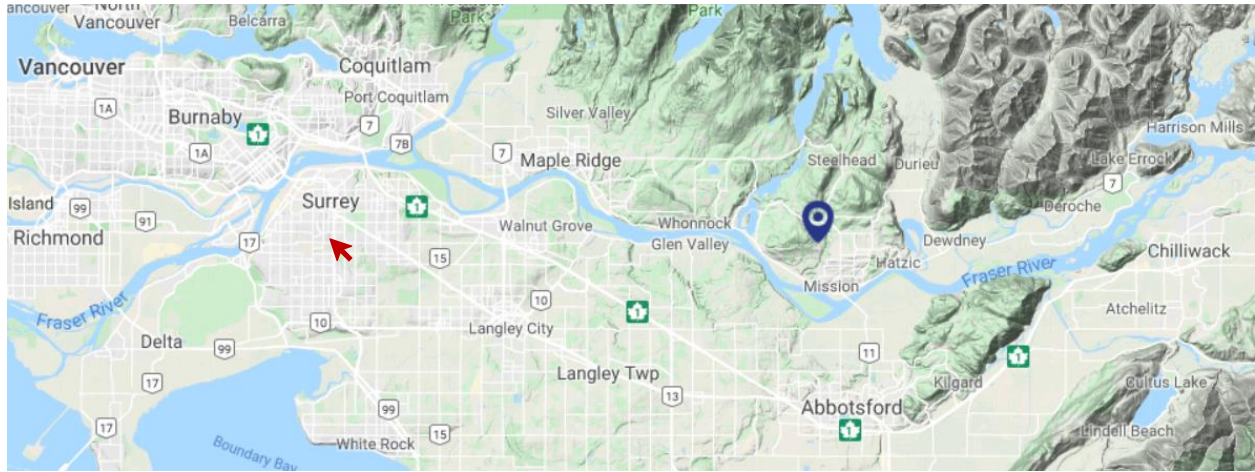
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## PROPOSAL AND RATIONALE

The Vancouver Jamaat (Anjuman-e-Jamali) consists of Mumineen living in 14 different cities spread out across British Columbia's southwest, known as the Lower Mainland. These cities include Vancouver, North Vancouver, Richmond, White Rock, Pitt Meadows, Burnaby, Delta, Coquitlam, Surrey, Maple Ridge, Langley, Abbotsford, Mission, and Chilliwack.



*Figure 1. Cities in the Lower Mainland. Red Arrow indicates current Anjuman-e-Jamali Markaz Location and Blue Marker indicates site of proposed Township.*

Our Markaz is currently located in central Surrey. With an increasing Mumineen population, we have been searching for land to purchase for Vancouver's first masjid.

However, the prices of land and real estate in the Lower Mainland are amongst the highest in North America, making this goal difficult to reach. Additionally, many Mumineen families are unable to afford their own houses, living instead in rental homes.

In 2017, the city of Mission opened 156 acres of land for expansion and urban development (Silverdale Development Project). Under the leadership of Janab Amil Saheb Shk. Huzeifa bhai Hamid (Roker), we have targeted a 6-acre plot that is ideally suited for our needs. We have extensively researched the area and met with realtors, developers, city planners, and contractors to obtain information on the development in-and-around this piece of land.

The vision is to build North America's first Mumineen township, a community modeled on the Mohammedi Park Masjid Complex in England. With the Raza mubarak of Aqa Maula, we initiated discussions with the seller of the property and began approaching Anjuman-e-Jamali Mumineen and also Mumineen elsewhere in Canada and abroad to help fund this project.

The proposed township is located at 31951 Olson Avenue in Mission, British Columbia. It is currently a 6-acre plot of undeveloped land. The objectives are to provide affordable housing for Mumineen and also set aside a large section for Vancouver's first Masjid. The plan also includes construction for Daarul Imarat, Jamaat Offices, Madrassa, Faiz ul Mawaid al Burhaniyah, and Musafir-khana for Mumineen guests.

The Housing Community will include 30 - 40 Residential lots. 20 plots have already been booked by Vancouver Mumineen and 10 others have been opened for National and International purchase.

# LAND DETAILS

## Summary:

We have extensively researched the proposed Township Area to ensure that it is suitable for the Township, including (but not limited to) city services, transit options, road infrastructure, local school proximity, and ease of access. The 6-acre plot is prime property in the Silverdale Development Area. The descriptions and images below are a sample of the information we have collected from discussions with city officials, developers, contractors, and realtors.

## City:

The City of Mission is nestled on gentle mountain slopes overlooking the Fraser Valley. It is only 15 minutes from the US border and is connected via major highways to the cities of Vancouver, Maple Ridge, and Abbotsford. There is also an express train that goes directly to Downtown Vancouver.

## Location of the plot:

The 6-acre plot is a corner lot, bordering on Olson Ave. and Clay Street, two major roads in the Silverdale Development Area. It is on the eastern border of the proposed expansion, close to existing city developments. It is 5 minutes from Downtown Mission, 7 minutes from the existing West Coast Express Train Station, and 5 minutes from Lougheed Highway and Hwy 16, major arterial roadways leading to the city.



*Figure 2. The yellow boundary outlines the Silverdale development area within the city of Mission. The Pink Marker shows the location of the 6-acre plot.*





*Figure 3. The land is prime for development, relatively flat and devoid of any environmentally sensitive formations such as forests or streams.*



*Figure 4. The plot is ideally situated at the corner of Clay Street (east, short face) and Olson Ave (south, wide face). Clay street will be redeveloped as a major arterial corridor and Olson Ave. will remain a smaller city street. This allows multiple entry points and subdivision options.*

### Development Potential:

The plot lies on the eastern slopes on relatively flat land and away from the flood plains of the south-west section. Geological surveys reveal sound bedrock for stable construction.

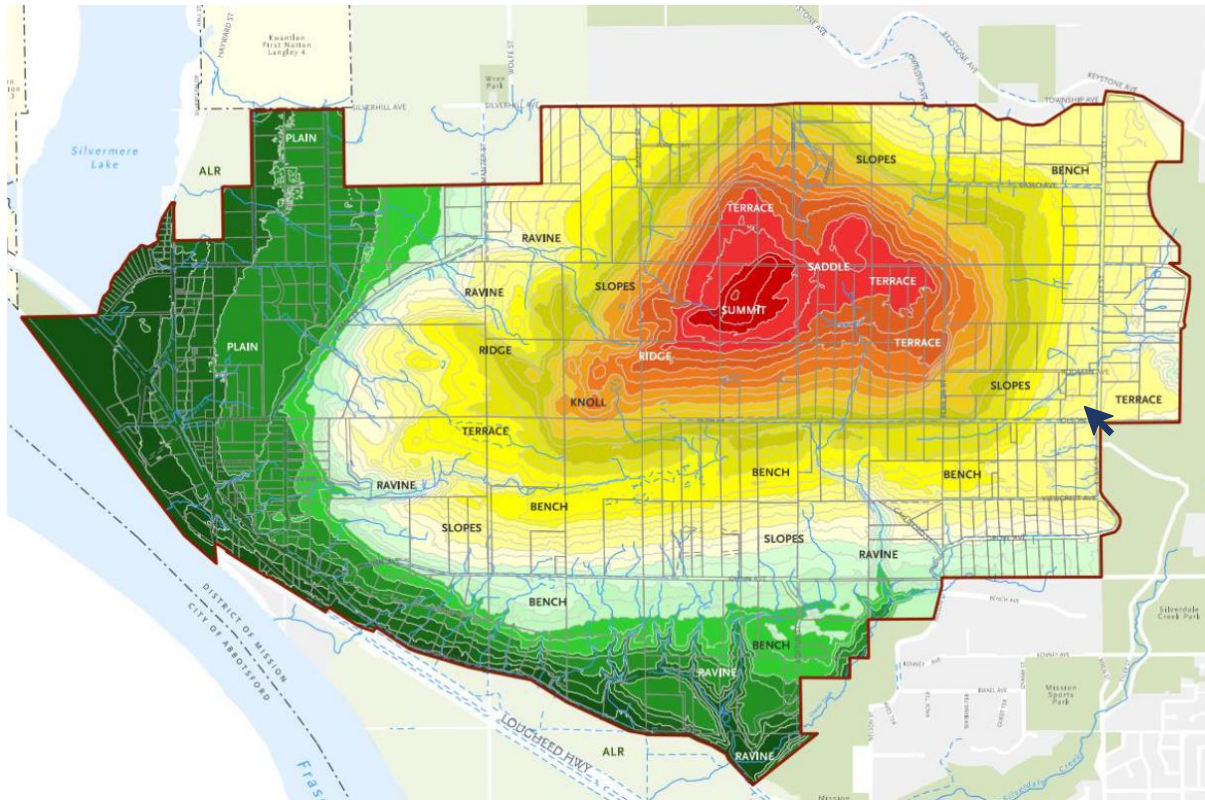


Figure 5. Topographical Survey of Silverdale Development Area. Red areas represent the highest elevation. Dark green areas close to the river are flood plains, unsuitable for development. Arrow marks location of the 6-acre plot.

The city of Mission was home to Native Americans in the 1800s and still has some sites of archaeological value. The plot was researched to ensure that it was away from these potential dig sites to ensure that construction would not be prohibited. Additionally, there are no streams or waterways running through the plot. Typically, provincial environmental regulations prohibit construction close to such streams or other environmentally sensitive areas. This plot does not have any restrictions limiting construction.

### Road Infrastructure:

The Master Infrastructure Plan, released October 7, 2019 by the City of Mission outlines future roadway development in the area, including a new arterial east-west connector that will allow easy access to Lougheed Highway. This route will also have transit bus services. A new West Coast Express train terminal is expected to be built on the western border of the development area.



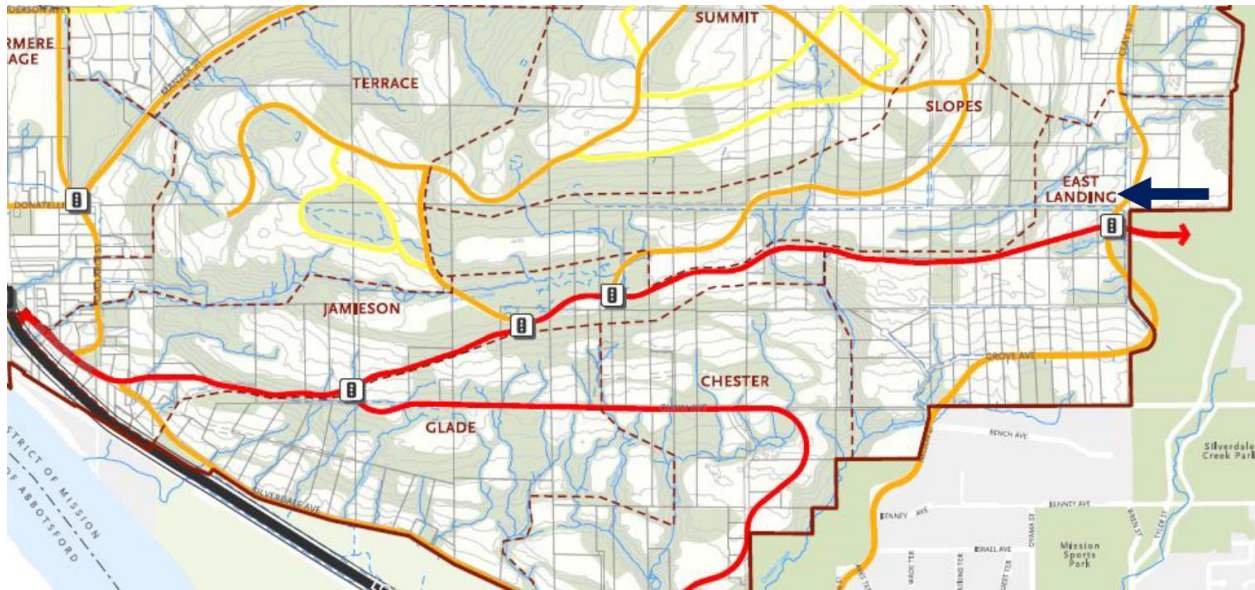


Figure 6. Road infrastructure plan released October 7, 2019. Blue arrow marks the location of the plot.

<https://www.mission.ca/wp-content/uploads/MIS-Final-Optimized.pdf>

#### Services:



All electricity, water, and sewage lines are along Clay Street, adjacent to the property, allowing for decreased cost during construction.

Figure 7. Electricity, water, and sewage services. Blue arrow marks the 6-acre plot.

#### Future schools, Community Centres, parks, and Shopping Centres:



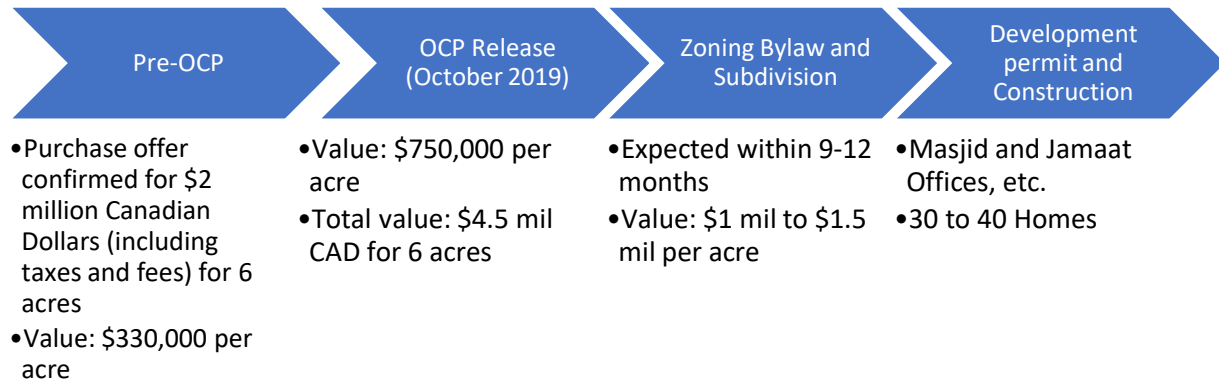
The property is close to schools in the Clay Bench and East Landing districts (within 10-minute walking distance) and is also within walking distance to community parks and shopping centres.

Figure 8. Planned construction for schools, Community Centres, and Parks. Blue arrow marks the 6-acre plot.

## FINANCES

### Costs:

The total purchase cost of the 6-acre plot of land was \$2,000,000 Canadian Dollars. With Raza mubarak of Aqa Maula, we entered into discussions with the seller *before* the Official Community Plan (OCP) release and were able to lock in this price. Following release of the OCP on October 7, 2019, the estimated value of the plot has already doubled. Next steps in development, along with expected increases in land value, are outlined below. The projections are based on existing Real Estate data from surrounding development properties in Mission.





**Conclusion:**

We have a once-in-a-lifetime opportunity to establish our vision of a Mumineen Township—the first such township—in North America for the upliftment of our community and to build the first masjid in the Lower Mainland.

This project represents the culmination of the extensive work by our housing committee led by Janab Shk. Huzeifa bhai Hamid (Roker). Other members of the committee include the following:

Directors: bhai Abbas Rehmanji and Dr. Husain Khambati

Jamaat Advisor: Mulla Ahmed Medina

Steering Committee: bhai Murtuza Kanchwala and bhai Aun Adam

*Khuda apna Maula Syedna Aali Qadar Mufaddal Saifuddin (t.u.s.) ni umar sharif ne ta roze qayamat daraz karjo. Ameen*



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Abde Syedna (t.u.s.)  
Dr. Husain Khambati