

FOR SALE

6721, 6735, 6749 DOW AVENUE
BURNABY, BC

**LARGE SCALE RM4S + RM4R
DESIGNATED HIGHRISE
DEVELOPMENT SITE IN METROTOWN**



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**LONDON
PACIFIC**
REDEFINING LAND

SALIENT DETAILS

Address	6721, 6735, & 6749 Dow Avenue, Burnaby
Legal Description	Lot 8-10 Block 44 Plan NWP1212 District Lot 153 Land District 1 Land District 36
PIDs	002-551-772, 003-309-673, 012-037-915
Site Size	54,555 sf (approximate)
Site Dimensions	225' x 235' (approximate)
Community Plan	Metrotown Downtown Plan
Current Zoning	Multiple Family Residential District (RM-3)
Designated Zoning	High Rise Residential RM4s + RM4r
Environmental	Pre-existing environmental investigations will be provided to qualified prospective purchasers upon execution of a Confidentiality Agreement.
Financing	Treat as Clear Title
Price	Contact Listing Brokers

DEVELOPMENT HIGHLIGHTS



High density development site consisting of three adjacent RM4s + RM4r (as designated per the Metrotown Downtown Plan) properties in the heart of the Maywood neighbourhood in Metrotown. The site has been fully assembled.



Prime AAA location along Dow Avenue; mere steps to Metropolis at Metrotown, BC’s largest shopping mall, and the Metrotown Station, providing Skytrain access throughout Metro Vancouver, with access to downtown Vancouver in 25 minutes.



Three existing 2-storey woodframe apartment buildings with a total of 42 suites currently occupy the site. All tenants are on month-to-month tenancies and annual gross rental income totals approximately \$415,000.



NORTH WEST VIEW



METROPOLIS AT METROTOWN

5 Minute Walk from the Subject Property



BIRDS EYE VIEW



SOUTH WEST VIEW



SOUTH EAST VIEW



METROTOWN LAND USE MAP

DENSITY SCHEDULE

	PERMITTED DENSITY
RM4s Market Strata Residential Density	3.60 FAR (Inclusive of 1.1 FAR bonus)
RM4r Rental Residential Density (approx.)	.7 - 1.70 FAR
Density Offset	0.85 FAR
TOTAL DENSITY RANGE	5.15 - 6.15 FAR

Map Legend

- Plan Boundary
- City Boundary
- SkyTrain
- Station
- Future Road, Lane or Public Access Right-Of-Way (Conceptual only)
- General Land Use Designations

Medium Density Residential (RM3s)
Residential buildings in ground-oriented and low-rise forms

High Density Residential (RM5)
Mid-rise residential buildings with ground-oriented residential

High Density Residential (RM4s)
Mid- to high-rise residential buildings with ground-oriented residential

High Density Residential (RM5s)
Mid- to high-rise residential buildings with ground-oriented residential

High Density Mixed Use (RM4s/C2)
Commercial and office podiums and high-rise residential building forms

High Density Mixed Use (RM4s/C3)
Commercial and office podiums and high-rise office and residential building forms

High Density Mixed Use (RM5s/C2)
Commercial and office podiums and high-rise residential building forms

High Density Mixed Use (RM5s/C3)
Commercial and office podiums and high-rise office and residential building forms

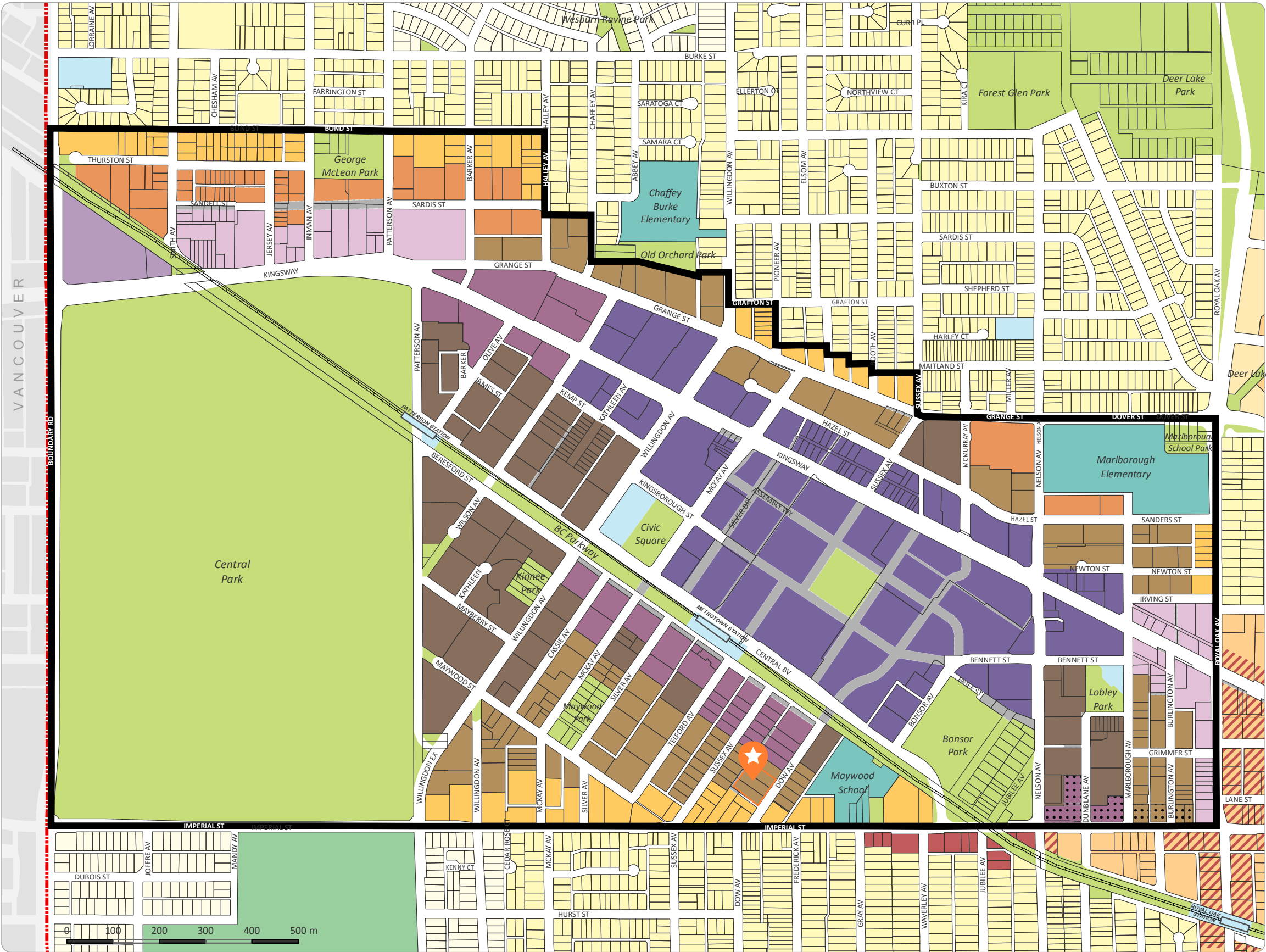
Live/Work Opportunity

Institutional

Public School (P3)

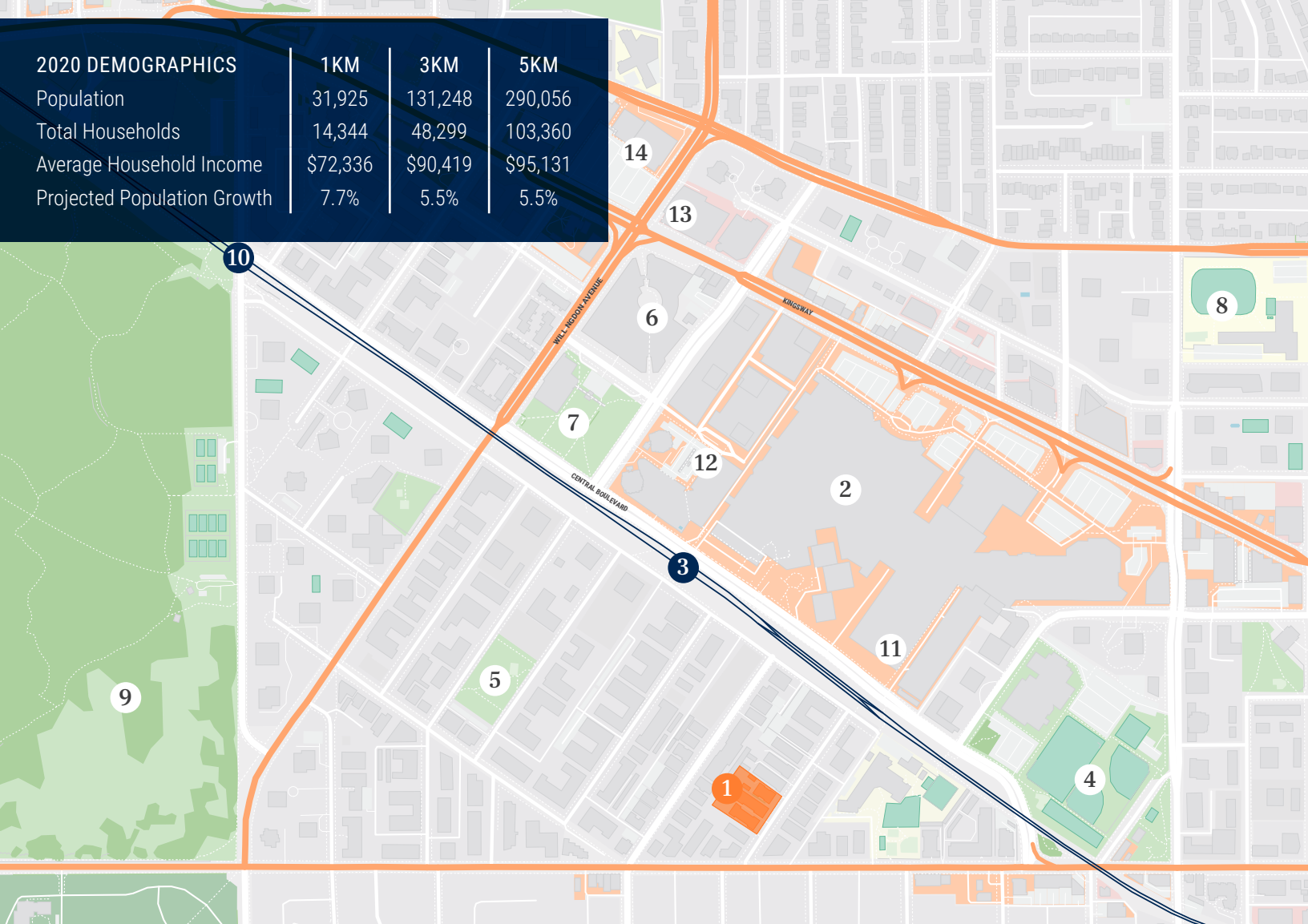
Park and Public Use (P3)

Note: Land uses outside this plan area are not included in the legend.



2020 DEMOGRAPHICS

	1KM	3KM	5KM
Population	31,925	131,248	290,056
Total Households	14,344	48,299	103,360
Average Household Income	\$72,336	\$90,419	\$95,131
Projected Population Growth	7.7%	5.5%	5.5%



1. Subject Site

- 2. Metropolis at Metrotown
- 3. Metrotown Station
- 4. Bonsor Park
- 5. Maywood Park

6. Crystal Mall

- 7. Burnaby Civic Square
- 8. Marlborough Elementary School
- 9. Central Park
- 10. Patterson Station

11. Walmart

- 12. Best Buy
- 13. Element Hotel
- 14. Old Orchard Shopping Centre
 - Safeway • BMO • A&W

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