

STRATA  
WIND-UP 

NWS 1791

# BUCKINGHAM COURT

BAINBRIDGE

FOR SALE

Sperling-Burnaby Lake

Millennium Line

2702 - 2750 Kingsford Avenue, Bainbridge, Burnaby

**LONDON**  
**PACIFIC**

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Sperling-Burnaby Lake



Sperling-Burnaby Lake







NWS 1791  
**BUCKINGHAM  
COURT**  
BAINBRIDGE



London Pacific is pleased to present this large transit-oriented strata wind-up opportunity in the newly adopted Bainbridge Urban Village Plan. Buckingham Court, **Strata Plan NWS 1791** boasts a gross site area of 37,884 sqft. Directly across Lougheed Highway is the Peterson Group Master Plan Burnaby Lake Village, which will form the Village Centre, incorporating large public pedestrian plazas, active storefronts, commercial, office and employment space, restaurants, cafes, and a bus loop. Spierling-Burnaby Lake SkyTrain Station is also adjacent to the subject property with access to BC HWY 1 under a 5-minute drive.



# SALIENT FACTS

Address

2702-2750 Kingsford Avenue

Neighbourhood

Bainbridge, Burnaby

Legal Plan

Strata Plan NWS 1791

Gross Site Area

± 37,884 SQFT

Gross Buildable Area

± 136,175 BSQFT

Current Zoning

CD - Comprehensive Development

OCP Land Use Designation

RM5uv-b & C2

RM4uv-a & RM4r

Dimensions

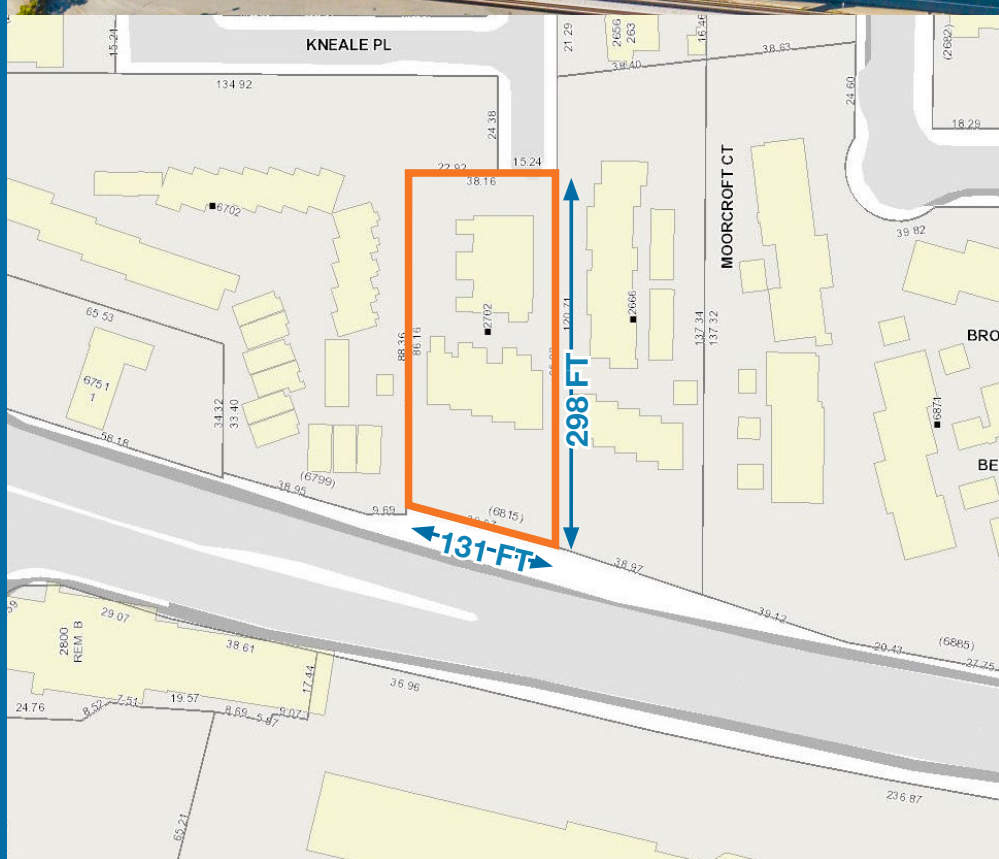
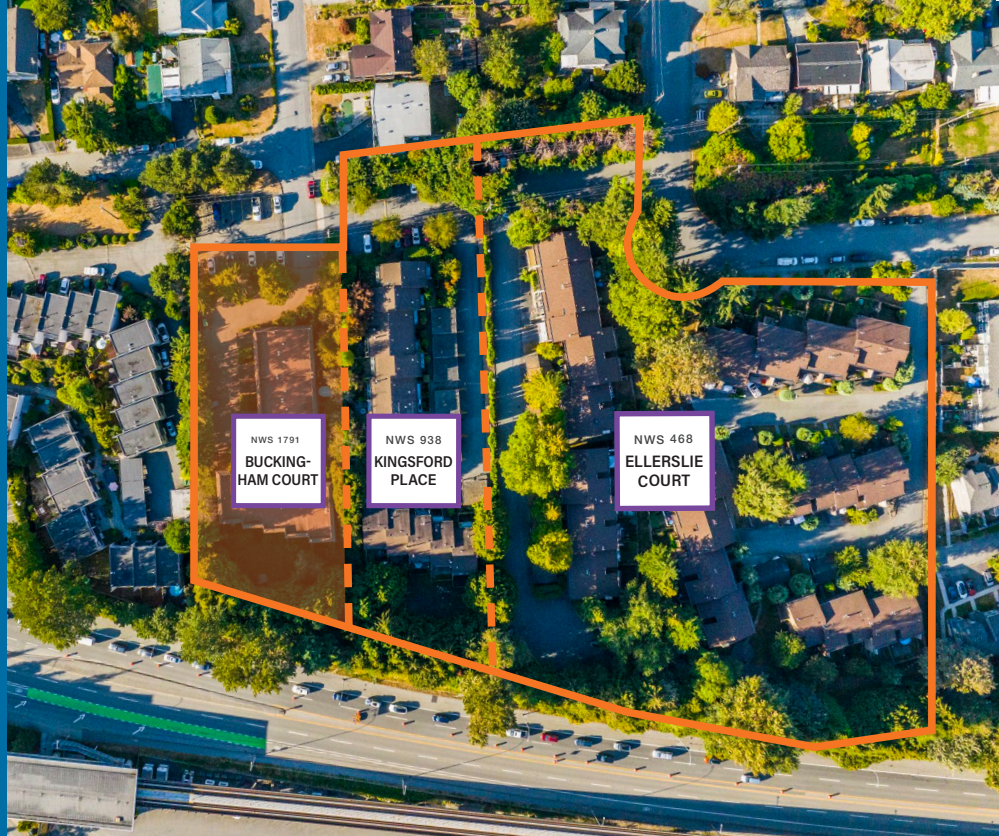
± 131' F x 298' L (irregular)

Improvement

9 Strata Townhouse units

Transit Oriented Area

Pending Bylaw Approval by  
Municipality of Burnaby June 2024

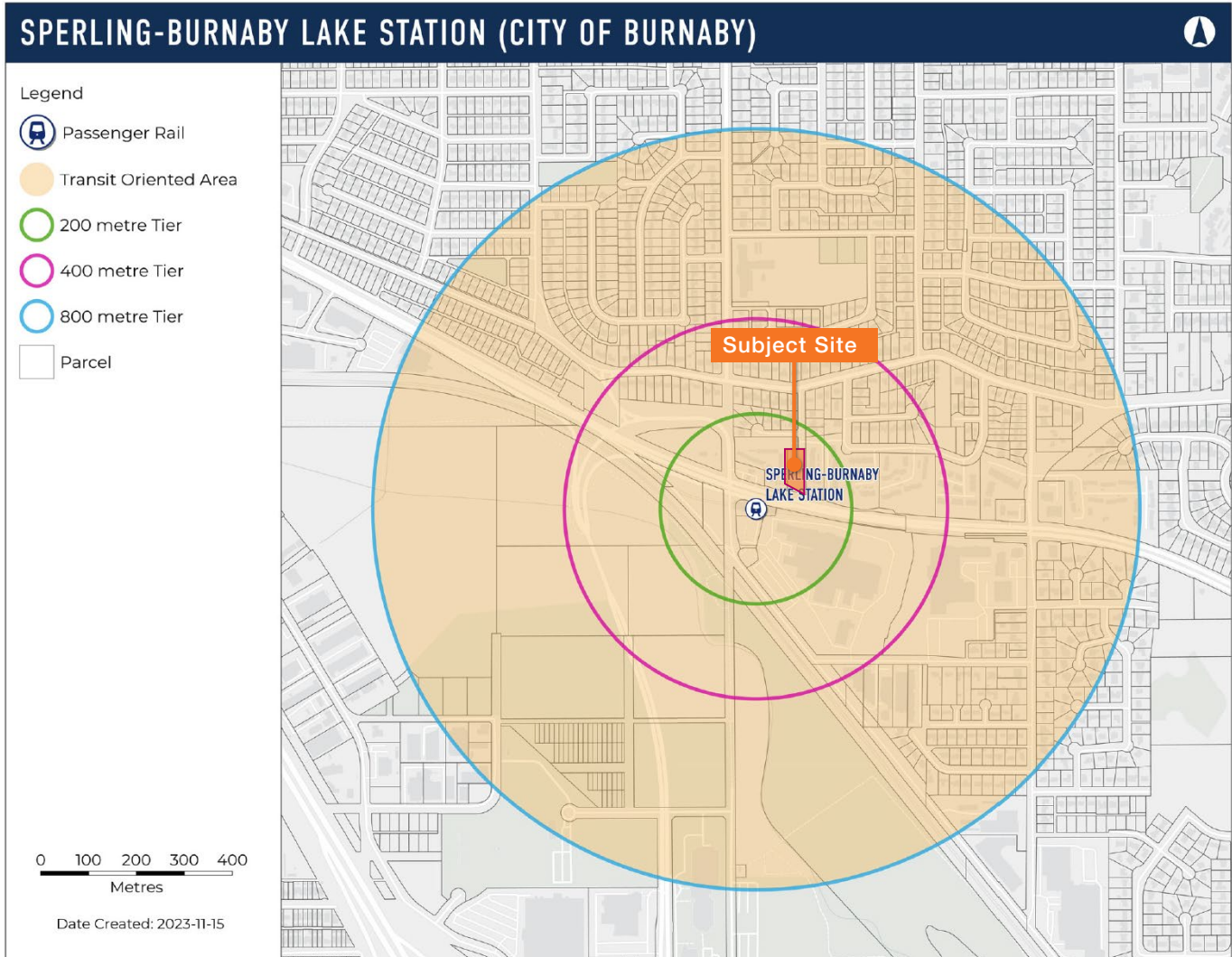




# Provincial Policy Update: Transit Oriented Areas

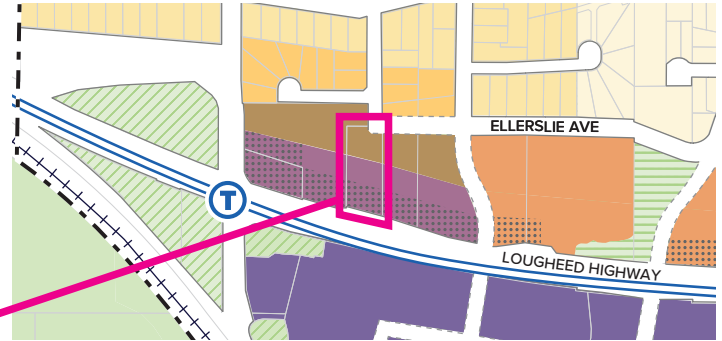
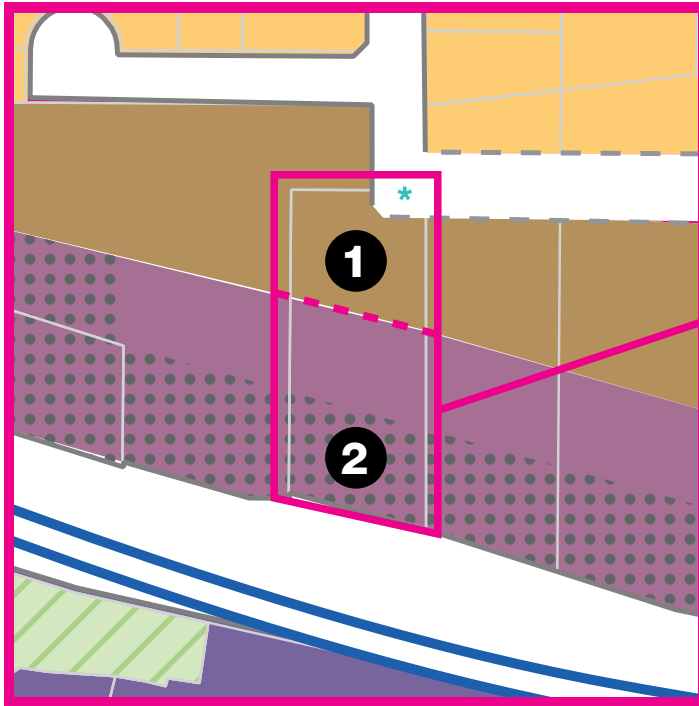
The Province of British Columbia has recently announced new legislation which provides an overarching land use designation for areas surrounding transit stations. This Transit Oriented Areas (TOA) policy, also known as Bill 47, allows properties to be developed into a higher density application when assembled with neighboring properties. These TOAs are designated around transit stations and are within a prescribed distance. These prescribed distances determine the minimum allowable density for the property. This legislation is intended to create complete communities around transit.

TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)	Type of Building
<b>TOA Type 1 (Metro Vancouver)</b>	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High Rise, Mid-Rise
		401m - 800m	Up to 3.0	Up to 8	Mid-Rise





# Land Use Designation



Gross Site Area  
± 37,884 SQFT

Gross Buildable  
± 136,175 BSQFT



\* In cases where the full width of a proposed road is located on a single site with different land use designations fronting either side of the proposed road, the fronting land use designation with the highest density applies to the full width of the proposed road

Density Schedule			
Land use	1	2	Total Area
	Medium Density	High Density	
	RM4uv-a & RM4r	RM5uv-b & C2	
Gross Section Area** ± SQFT	± 14,512 SQFT	± 23,372 SQFT	± 37,884 SQFT
Gross Buildable Area ± BSQFT on MAX FSR	± 39,182 BSQFT	± 96,993 BSQFT	± 136,175 BSQFT
Gross Buildable Area ± BSQFT on BASE FSR	± 24,670 BSQFT	± 51,418 BSQFT	± 76,088 BSQFT
Max FSR	2.70	3.50	
Base Density	1.70	2.20	
Offset	0.61	0.79	
RMr Rental	0.39	0.51	
Commercial (51% Commercial 49% Market Rental)		1.30	

\*\*Section sizes are approximate



# LOCATION

Prime rapid transit location | Located near BC HWY-1 | Easy access to current and future amenities

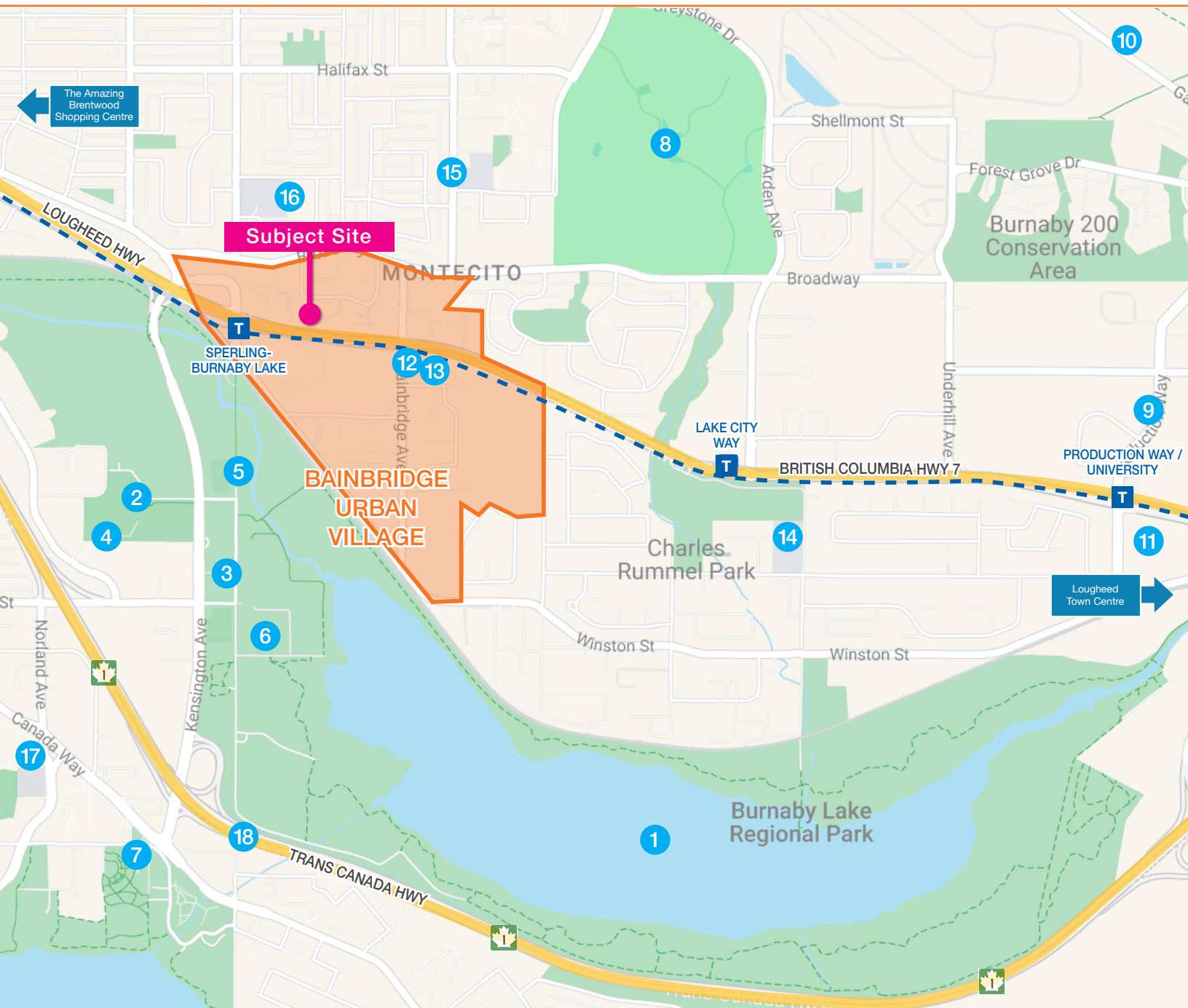
The Bainbridge Urban Village stands out for its exceptional proximity to transit options, with a quick 3-minute stroll to Sperling-Burnaby Lake SkyTrain Station with the added benefit of seamless connectivity to BC Hwy 1. Esteemed schools are within walking distance, including Burnaby Sperling Elementary (5-minute walk) and Montecito Elementary (10-minute walk). Burnaby North Secondary Elementary School is a short 3-minute drive away, while Simon Fraser University can be reached in just 8 minutes.

Grocery shopping is also convenient, with options nearby such as Safeway, Buy-Low Foods, Whole Foods Market, and Save-On-Foods. Outdoor enthusiasts will appreciate the Central Valley Greenway Trail, accessible within a 5-minute walk. This trail provides direct access to Burnaby Lake Regional Park, Burnaby Lake Sports Complex, and Christine Sinclair Community Centre built in 2013. Furthermore, there are plans for the new Burnaby Lake Aquatic and Arena Facility, slated to open by the end of 2026.





# AMENITIES



- 1. Burnaby Lake Regional Park
- 2. Burnaby Lake Sports Complex
- 3. CG Brown Memorial Pool
- 4. Scotia Barn Ice rink
- 5. Burnaby Lake Archery Range
- 6. Burnaby Lake Rugby Club
- 7. Burnaby Winter Club
- 8. Burnaby Mountain Golf Course & Driving Range
- 9. Production Way
- 10. Simon Fraser University
- 11. Costco
- 12. The Rolling Dough
- 13. Gaya Sushi
- 14. Seaforth Elementary
- 15. Montecito Elementary
- 16. Sperling Elementary
- 17. Burnaby Central Secondary
- 18. BC HWY-1





# THE OFFER PROCESS

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

The sale of the Property will be subject to the termination (wind-up) of [Strata NWS 1791](#) in accordance with the applicable provincial legislation. The legislation will require the approval of the offer by 80% of the Strata Owners in a Special General Meeting of the Strata Corporation and subsequent approval by the Supreme Court of British Columbia.

Prospective purchasers are invited to sign a Confidentiality Agreement (available from the Listing Agents) to receive further information about this offering and to gain access to a Confidential Offering Memorandum.



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# BUCKINGHAM COURT

BAINBRIDGE

Ben Williams\*  
604.420.2600 ext 203  
[bwilliams@londonpacific.ca](mailto:bwilliams@londonpacific.ca)

Thomas Trowbridge\* Ret. AACI  
604.420.2600 ext 207  
[thomas@londonpacific.ca](mailto:thomas@londonpacific.ca)

Jerry H. Lee\*  
604.229.5888  
[jerry@londonpacific.ca](mailto:jerry@londonpacific.ca)

Daniel Link  
604.420.2600 ext 210  
[daniel@londonpacific.ca](mailto:daniel@londonpacific.ca)



# LONDON PACIFIC

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | [LONDONPACIFIC.CA](http://LONDONPACIFIC.CA)

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