

STRATA
WIND-UP 

NWS 468

ELLERSLIE COURT

BAINBRIDGE

FOR SALE

Sperling-Burnaby Lake

Millennium Line

2620-2698 Moorcroft Court, 6858-6898 Beechcliffe Drive
6871-6899 Bromley Court, Bainbridge, Burnaby

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Sperling-Burnaby Lake

Metropolitan Line



Sperling-Burnaby Lake

Metropolitan Line



NWS 468
**ELLERSLIE
COURT**
BAINBRIDGE



London Pacific is pleased to present this large transit-oriented strata wind-up opportunity in the newly adopted Bainbridge Urban Village Plan. Ellerslie Court, **Strata Plan NWS 468** boasts a gross site area of 156,312 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. Sperling-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

2620-2698 Moorcroft Court, 6858-6898 Beechcliffe Drive & 6871-6899 Bromley Court

Neighbourhood

Bainbridge, Burnaby

Legal Plan

Strata Plan NWS 468

Gross Site Area

± 156,312 SQFT

Gross Buildable Area

± 483,451 BSQFT

Current Zoning

CD - Comprehensive Development

OCP Land Use Designation

RM5uv-b & C2

RM4uv-a

RM4uv-c & C2

RM3uv & RM3r

Dimensions

± 379' F x 378' L

Improvement

40 Strata Townhouse units

Transit Oriented Area

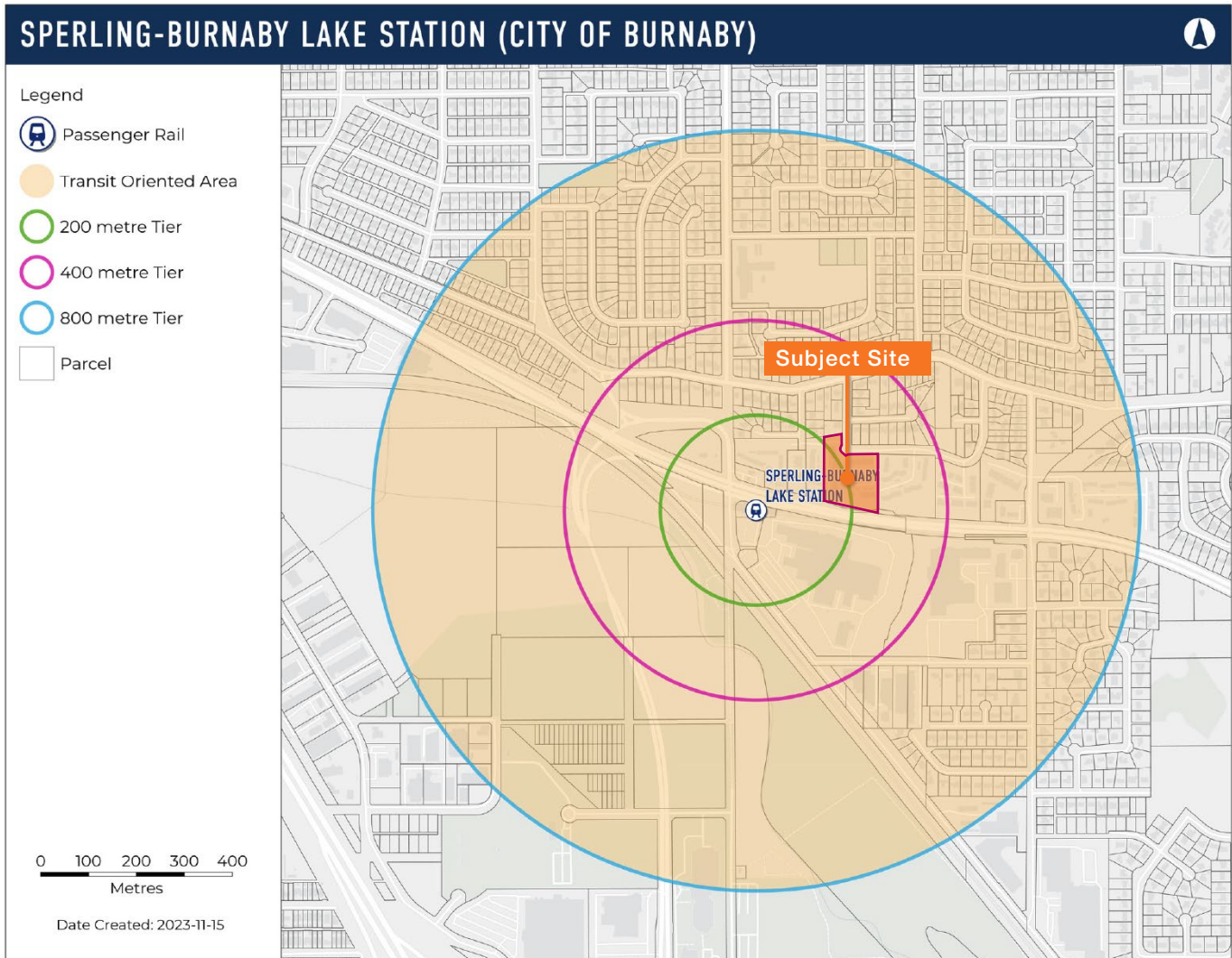
Pending Bylaw Approval by Municipality of Burnaby June 2024



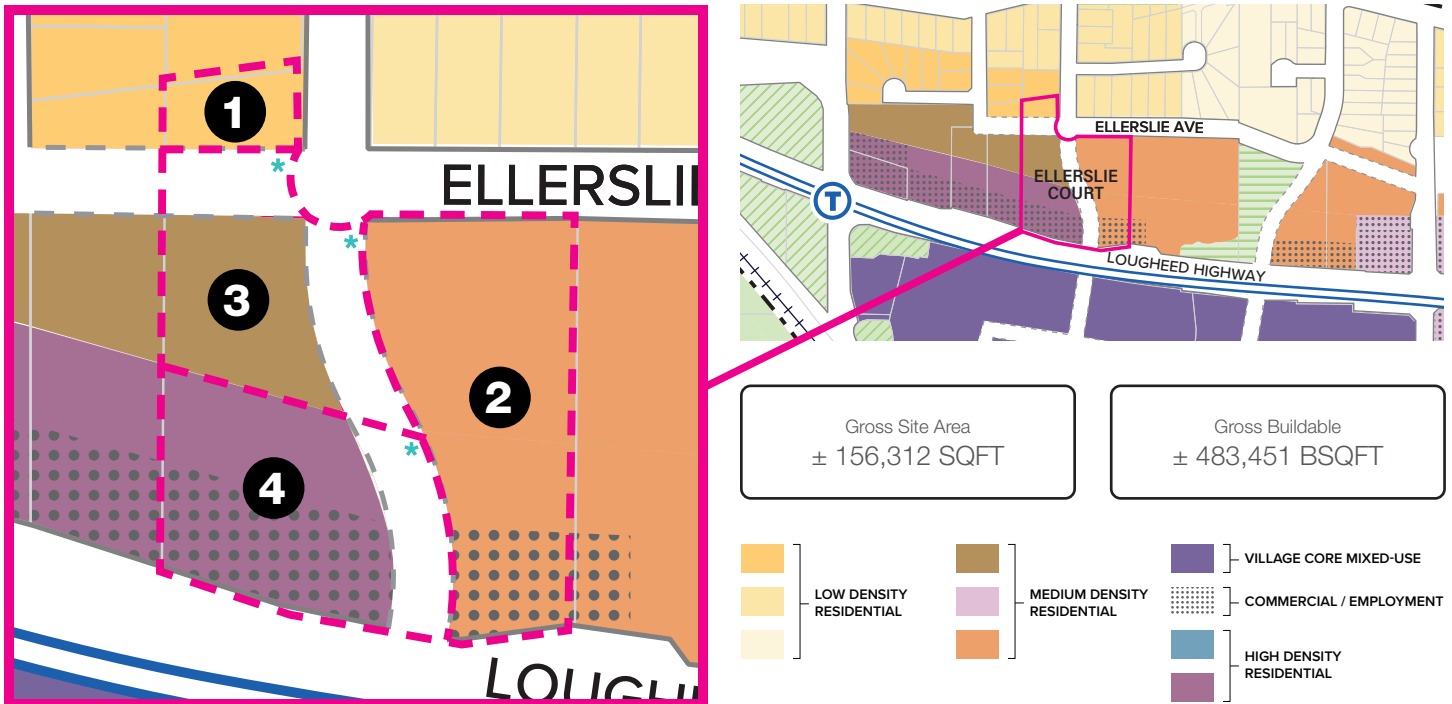
Provincial Policy Update: Transit Oriented Areas

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
TOA Type 1 (Metro Vancouver)	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



*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	3	4	Total Area
	Low Density	Medium Density	Medium Density	High Density	
	RM3uv & RM3r	RM4uv-c & C2	RM4uv-a	RM5uv-b & C2	
Gross Section Area** ± SQFT	± 8,322 SQFT	± 57,711 SQFT	± 35,453 SQFT	± 54,826 SQFT	± 156,312 SQFT
Gross Buildable Area ± BSQFT on MAX FSR	± 14,563 BSQFT	± 141,968 BSQFT	± 95,723 BSQFT	± 231,196 BSQFT	± 483,451 BSQFT
Gross Buildable Area ± BSQFT on BASE FSR	± 9,154 BSQFT	± 80,795 BSQFT	± 60,270 BSQFT	± 120,617 BSQFT	± 270,836 BSQFT
Max FSR	1.75	2.20	2.70	3.50	
Base Density	1.10	1.40	1.70	2.20	
Offset	0.40	0.50	0.61	0.79	
RMr Rental	0.25	0.30	0.39	0.51	
Commercial (51% Commercial 49% Market Rental)		1.30		1.30	

**Section sizes are approximate

LOCATION

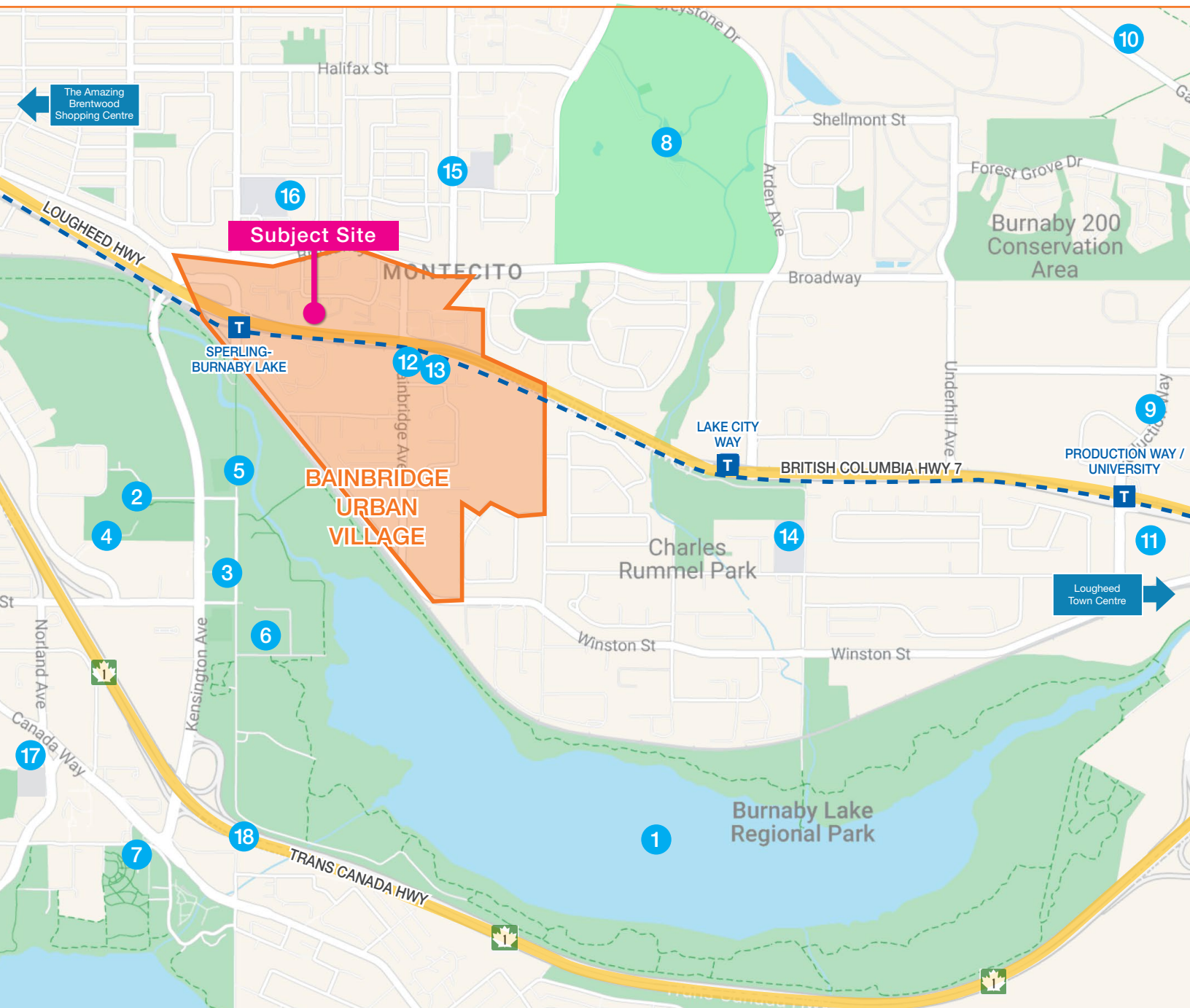
Prime rapid transit location | Located near BC HWY-1 | Easy access to current and future amenities

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 468](#) 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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