

STRATA
WIND-UP 

NWS 938

KINGSFORD PLACE

BAINBRIDGE

FOR SALE

Sperling-Burnaby Lake

Millennium Line

2666 - 2692 Kingsford Avenue, Bainbridge, Burnaby

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Sperling-Burnaby Lake
Millennium Line



Sperling-Burnaby Lake
Millennium Line



London Pacific is pleased to present this large transit-oriented strata wind-up opportunity in the newly adopted Bainbridge Urban Village Plan. Kingsford Place, **Strata Plan NWS 938** boasts a gross site area of 52,377 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

2666 - 2692 Kingsford Avenue

Neighbourhood

Bainbridge, Burnaby

Legal Plan

Strata Plan NWS 938

Gross Site Area

± 52,377 SQFT

Gross Buildable Area

± 169,478 BSQFT

Current Zoning

CD - Comprehensive Development

OCP Land Use Designation

RM5uv-b & C2

RM4uv-a

RM3uv

Dimensions

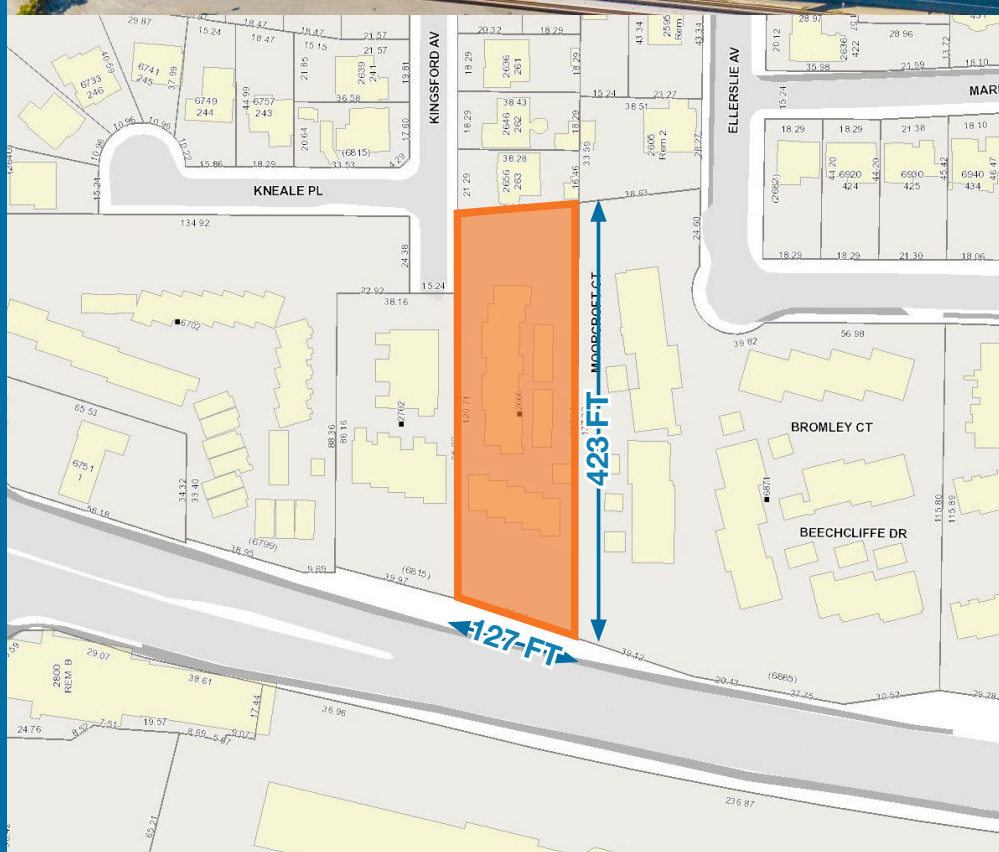
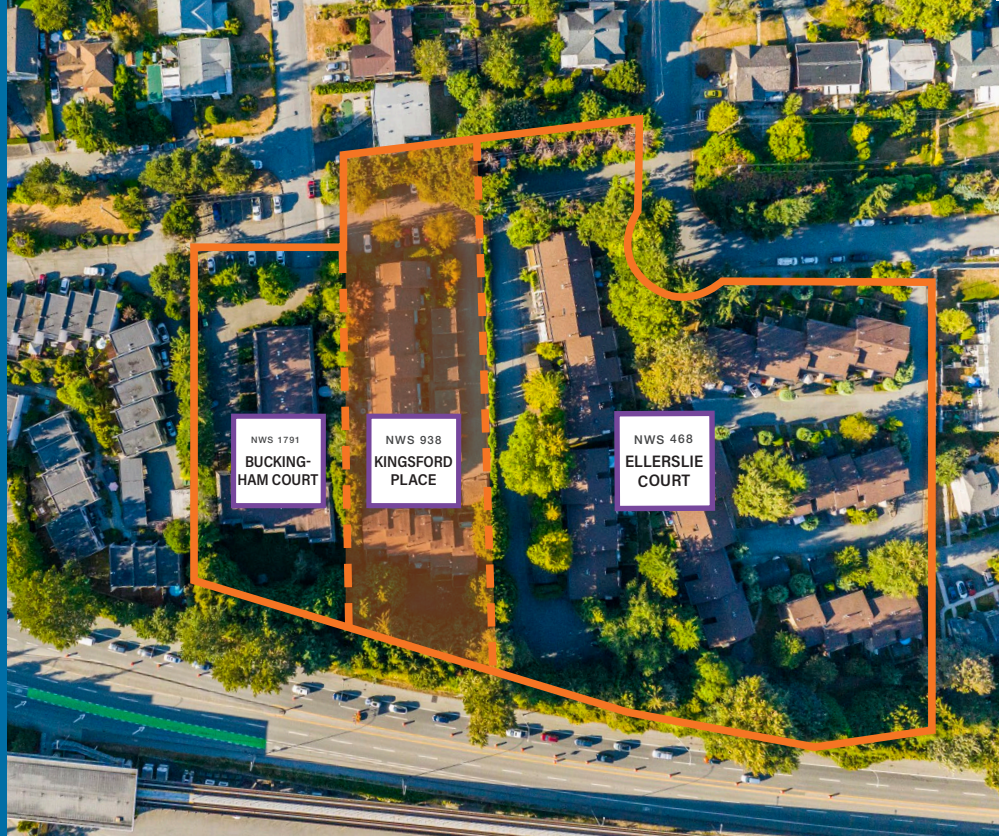
± 127' F x 423' L

Improvement

14 Strata Townhouse units

Transit Oriented Area

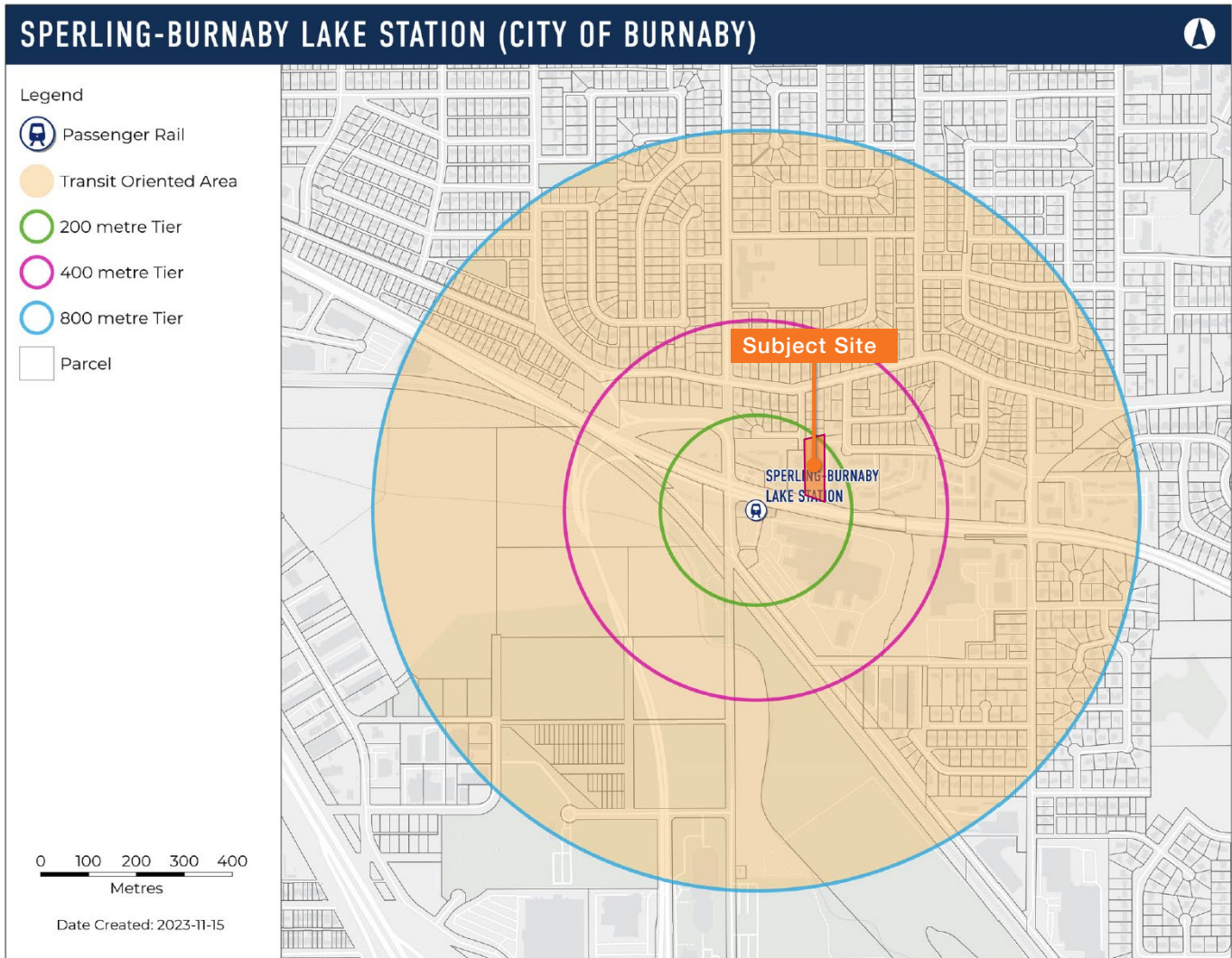
Pending Bylaw Approval by
Municipality of Burnaby June 2024



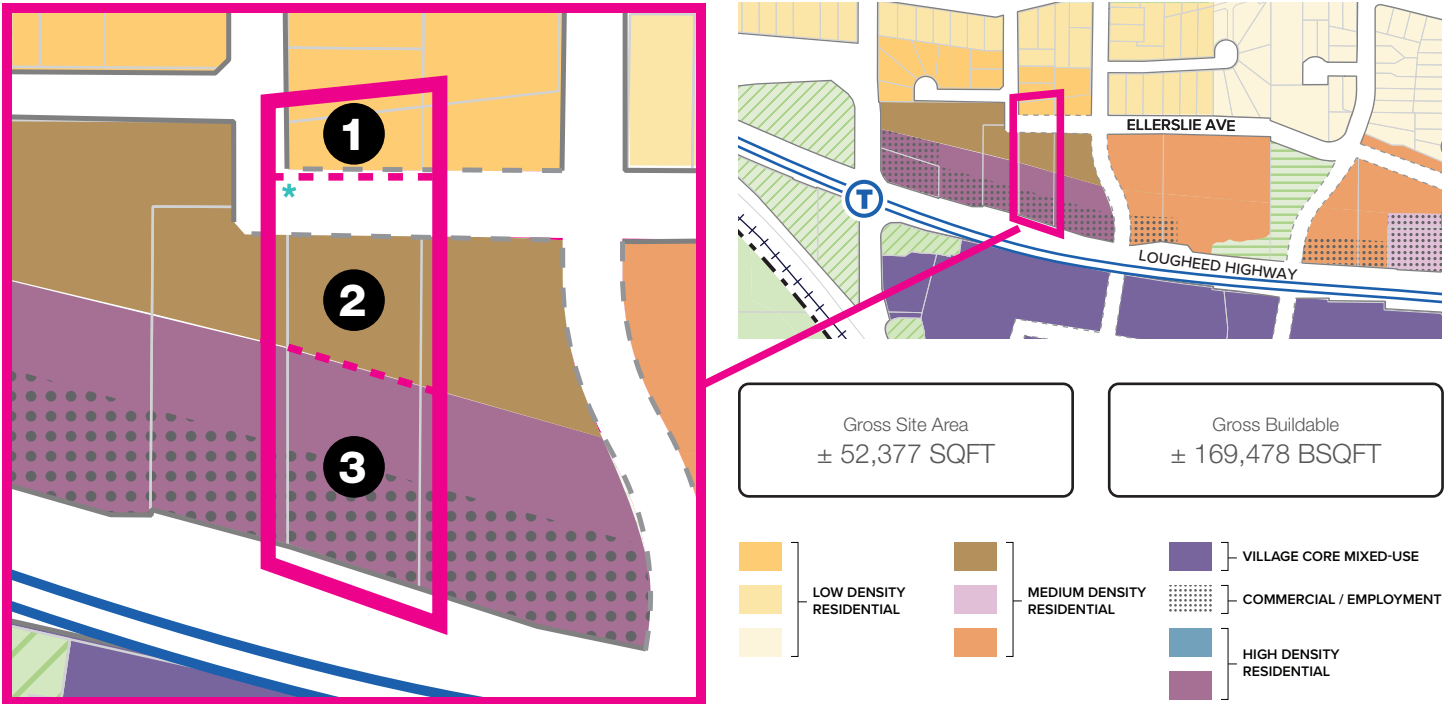
Provincial Policy Update: Transit Oriented Areas

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	Total Area
	Low Density	Medium Density	High Density	
	RM3uv	RM4uv-a	RM5uv-b & C2	
Gross Section Area** ± SQFT	± 5,829 SQFT	± 23,377 SQFT	± 23,171 SQFT	± 52,377 SQFT
Gross Buildable Area ± BSQFT on MAX FSR	± 10,200 BSQFT	± 63,118 BSQFT	± 96,160 BSQFT	± 169,478 BSQFT
Gross Buildable Area ± BSQFT on BASE FSR	± 6,411 BSQFT	± 39,740 BSQFT	± 50,976 BSQFT	± 97,129 BSQFT
Max FSR	1.75	2.70	3.50	
Base Density	1.10	1.70	2.20	
Offset	0.40	0.61	0.79	
RMr Rental	0.25	0.39	0.51	
Commercial (51% Commercial 49% Market Rental)			1.30	

**Section sizes are approximate

LOCATION

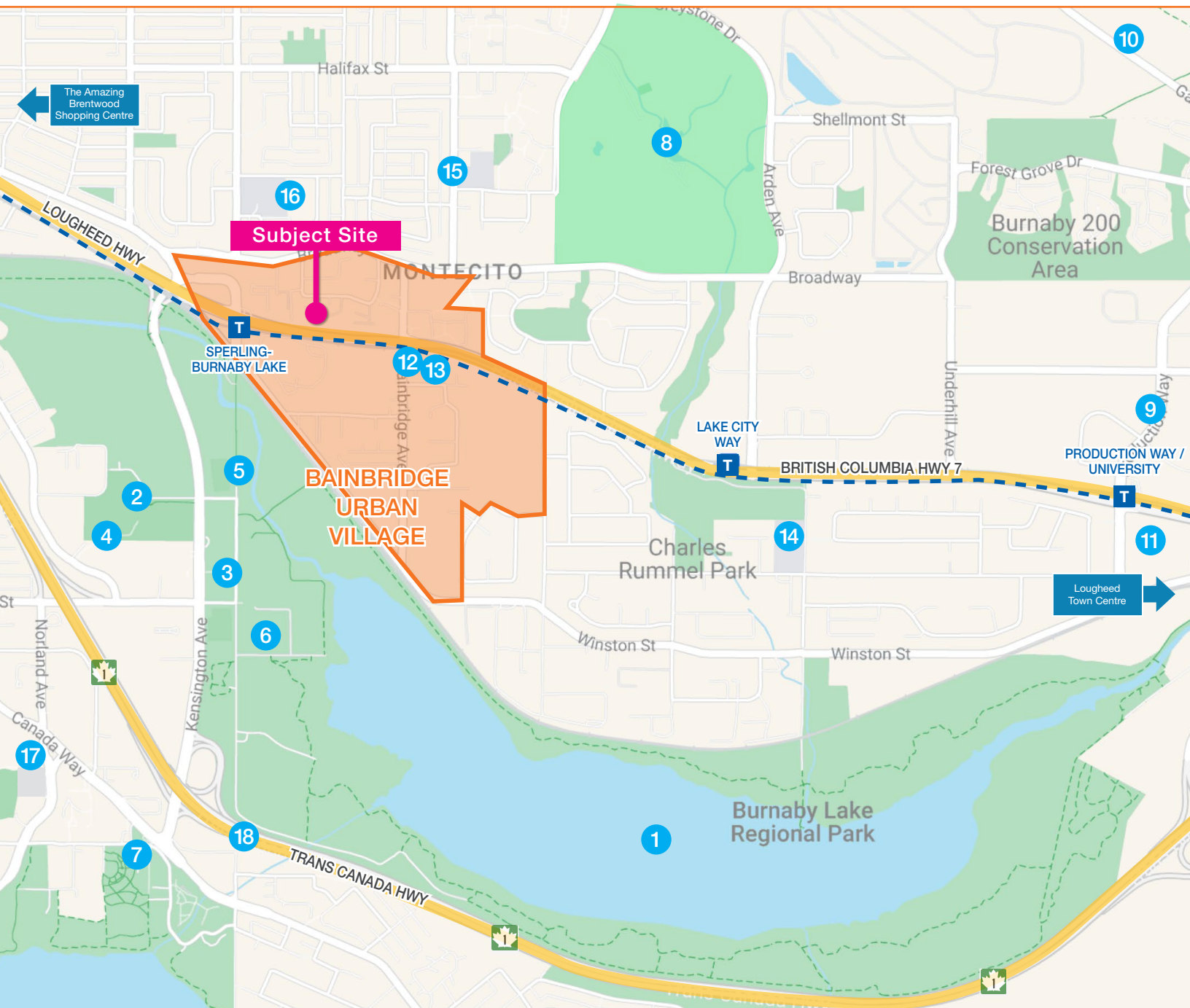
Prime rapid transit location | Located near BC HWY-1 | Easy access to current and future amenities

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 | 10. Simon Fraser University |
| 2. Burnaby Lake Sports Complex | 11. Costco |
| 3. CG Brown Memorial Pool | 12. The Rolling Dough |
| 4. Scotia Barn Ice rink | 13. Gaya Sushi |
| 5. Burnaby Lake Archery Range | 14. Seaforth Elementary |
| 6. Burnaby Lake Rugby Club | 15. Montecito Elementary |
| 7. Burnaby Winter Club | 16. Sperling Elementary |
| 8. Burnaby Mountain Golf Course & Driving Range | 17. Burnaby Central Secondary |
| 9. Production Way | 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 938](#) 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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