



HIGH-DENSITY RESIDENTIAL OPPORTUNITY

BAINBRIDGE URBAN VILLAGE | BURNABY

7008 GREENWOOD STREET
BURNABY BC

**LONDON
PACIFIC**

BAINBRIDGE DEVELOPMENT SITE

SITE SUMMARY

London Pacific is pleased to present this high-density development opportunity in Burnaby's Bainbridge Urban Village. Located in the character area designated "Southern Gateway," the site in conjunction with neighboring properties will provide a progression in residential scale and character between taller buildings in the more central areas of the Urban Village. The Bainbridge Urban Village Community Plan was fully adopted on July 25th, 2022. The plan aims to provide a mix of housing options, community services and amenities. Just a short walk to Sperling-Burnaby Lake Skytrain Station and other amenities such as Burnaby Lake Park and Sports Complex



SALIENT FACTS

Address

7008 Greenwood St, Burnaby

PID

003-026-515

Neighbourhood

Bainbridge

Gross Site Area

26,244 Sqft

Current Zoning

RS-1

OCP Land Use Designation

RM5uv-c

Dimensions

± 262'D x 100' W

Legals

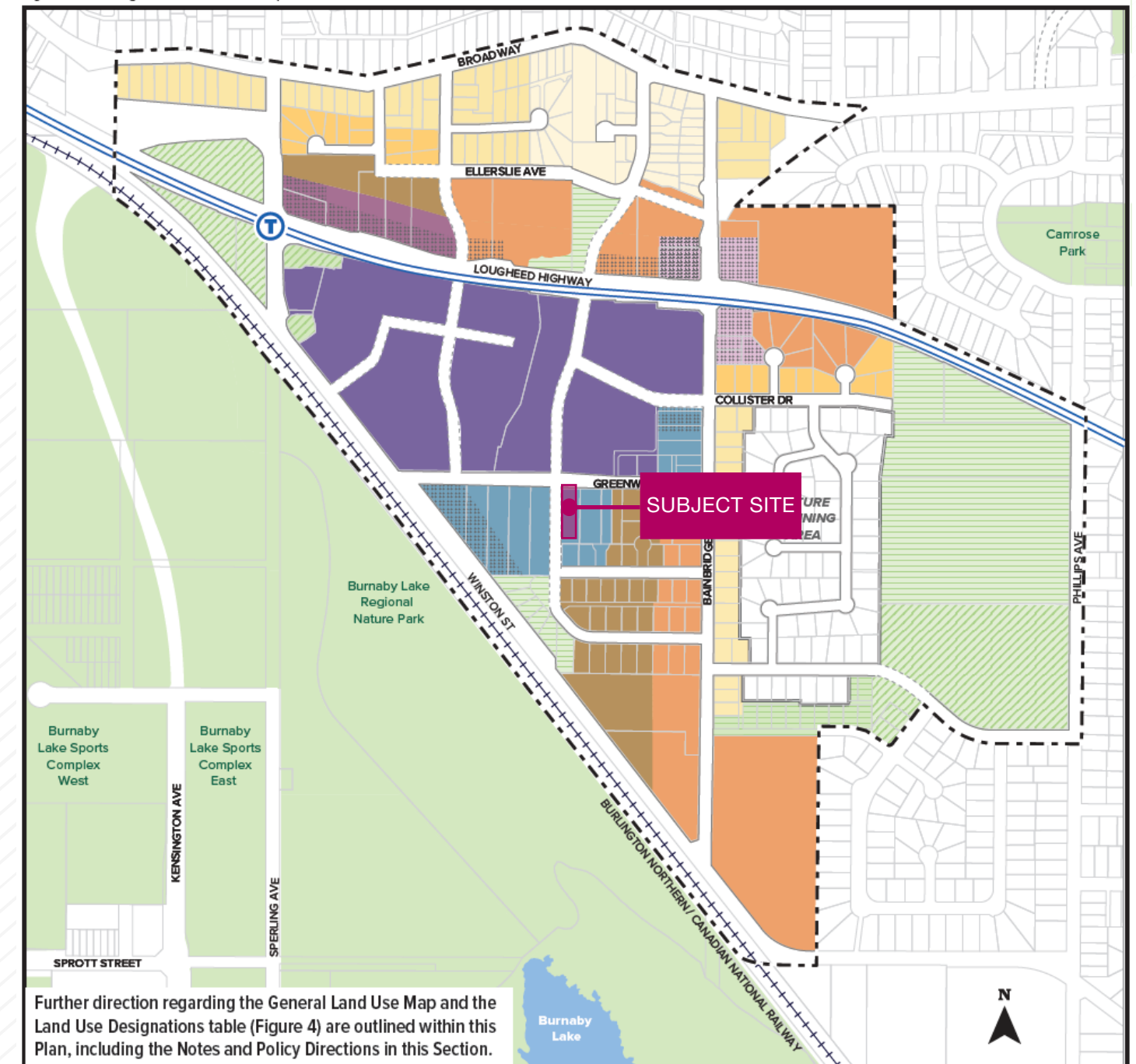
LOT 1, PLAN NWP10319, DISTRICT
 LOT 44/78/131/136, GROUP 1, NEW
 WESTMINSTER LAND DISTRICT

DEVELOPMENT OVERVIEW

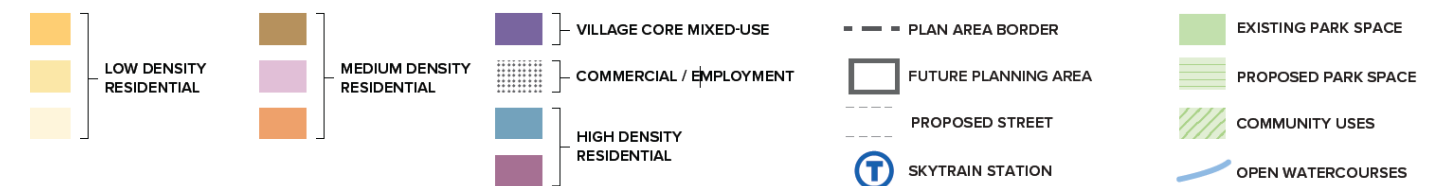
This High-Density Residential Opportunity boasts a ±26,244 sq/ft lot designated for high density residential zoning (RM5uv-c). This property is strategically positioned in the “Southern Gateway” neighborhood and along Greenwood Street which allows the site to accommodate buildings up to 10 storeys. In addition to the high-density designation, this property has assembly potential with neighboring properties allowing for a contiguous ± 82,328 sqft development site.

Land Use	High Density RM5uv-c
Gross Site Area SQFT:	26,244 SQFT
MAX FSR:	3.0
Gross Buildable Area on MAX FSR:	87,732 SQFT
Base Density FSR:	1.9
Gross Buildable Area on BASE FSR:	49,864 SQFT
OFFSET FSR:	0.68
Gross Buildable Area on OFFSET FSR:	17,846 SQFT
RMR RENTAL FSR:	0.42
Gross Buildable Area on RMR RENTAL FSR:	11,022 SQFT

Figure 3: Bainbridge General Land Use Map



Further direction regarding the General Land Use Map and the Land Use Designations table (Figure 4) are outlined within this Plan, including the Notes and Policy Directions in this Section.



BAINBRIDGE URBAN VILLAGE COMMUNITY PLAN

SOUTHERN GATEWAY

The Southern Gateway is a residential neighbourhood that provides a third gateway to the Urban Village via the southern end of Bainbridge Avenue, extending north to Greenwood Street.

KEY CHARACTERISTIC:

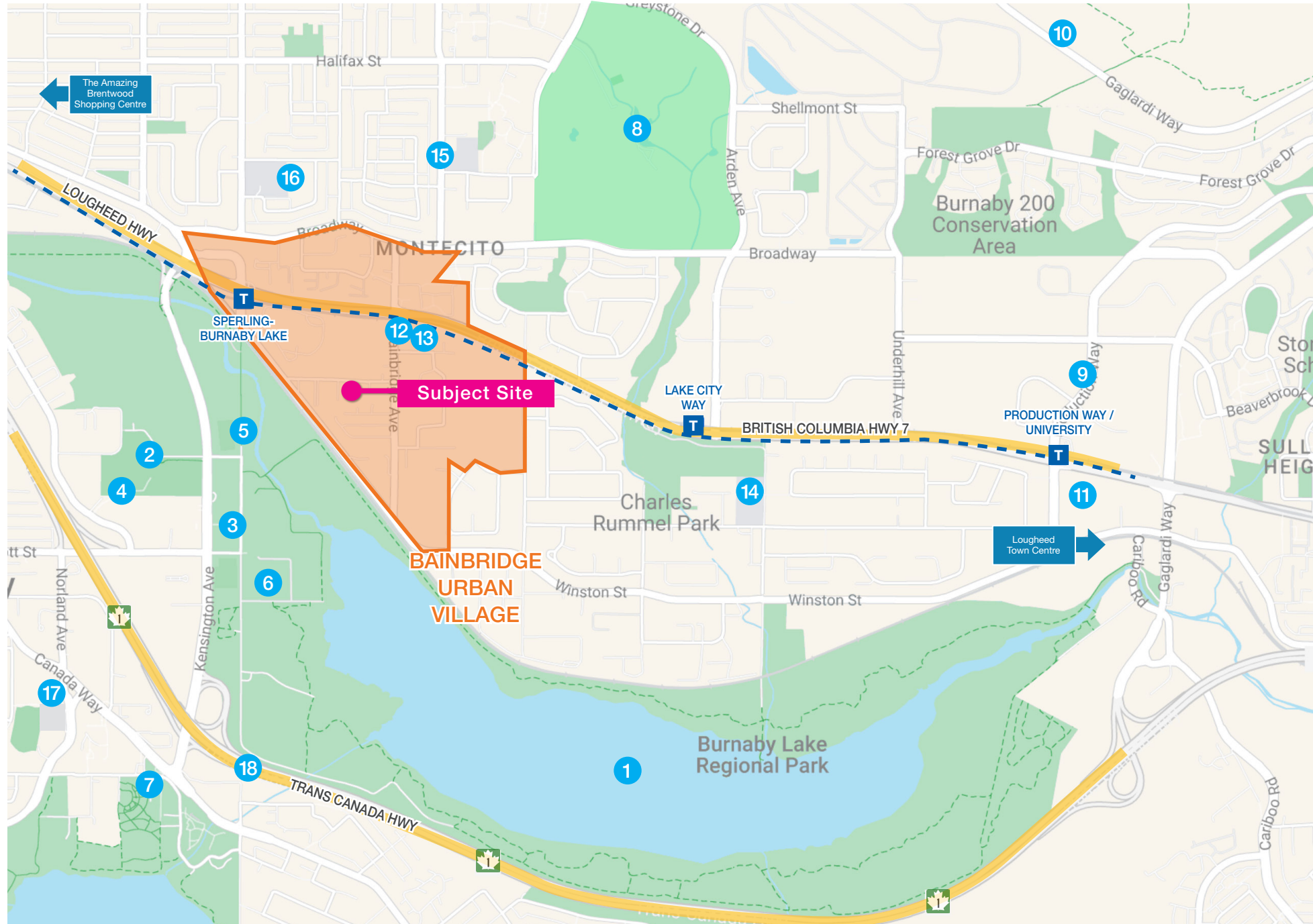
- » Accommodates a range of residential options including low to mid-rise multi-family residential forms and townhouses, all with full underground parking and entry doors fronting the street.
- » Opportunities for small-scale neighbourhood commercial uses and community services to serve the local neighbourhood, particularly at a secondary multi-modal hub at the intersection of Bainbridge Avenue and Winston Street.
- » Local streets in this area would be improved to a high standard with an enhanced tree canopy and convenient connections to the adjacent city-wide pedestrian and cycling network.

Building Forms:

- » Building heights strategically form a “middle ground” between taller forms in the Village Residential Core and the Transition Corridors, and range generally from 6-8 storeys, or up to 10 storeys along Greenwood Street, adjacent to the higher-density Winston Corridor.
- » The site east of Bainbridge Avenue, in addition to 6-8 storeys, will include some areas adjacent to the existing single-family neighbourhoods that step down to low-rise (3-4 storeys) development, unless there are significant buffers or grade changes that mitigate the impacts of additional storeys.



LOCATION HIGHLIGHTS



Bainbridge Urban Village’s proximity to nature, access to transit and detailed city plan make it an incredible area for growth and development. It is conveniently located next to great access points to Metro Vancouver: adjacent to Lougheed Highway with easy connection to Brentwood Town Centre and Lougheed Town Centre; a short walk to Spurling-Burnaby Lake SkyTrain station.

- 5 minute walk to Spurling-Burnaby Lake Skytrain Station
- Immediate access to the Burnaby Lake Regional Park with a 11 KM trail system and wildlife.
- Close proximity to premier sports amenities such as Burnaby lake Sports Complex, rugby club, archery range, golf course , Ice Rink and pool.

- | | |
|---------------------------------|-------------------------------|
| 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. Spurling Elementary |
| 8. Burnaby Mountain Golf Course | 17. Burnaby Central Secondary |
| 9. Production Way | 18. BC HWY-1 |

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