

FOR SALE

14-Acre Development Opportunity

7000 LOUGHEED HIGHWAY
BURNABY, BC

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This is a unique opportunity to be at the forefront of neighbourhood planning to develop a visionary, master-planned urban village featuring an optimized mix of building forms and unit types largely unachievable in the Town Centre areas.

SALIENT FACTS

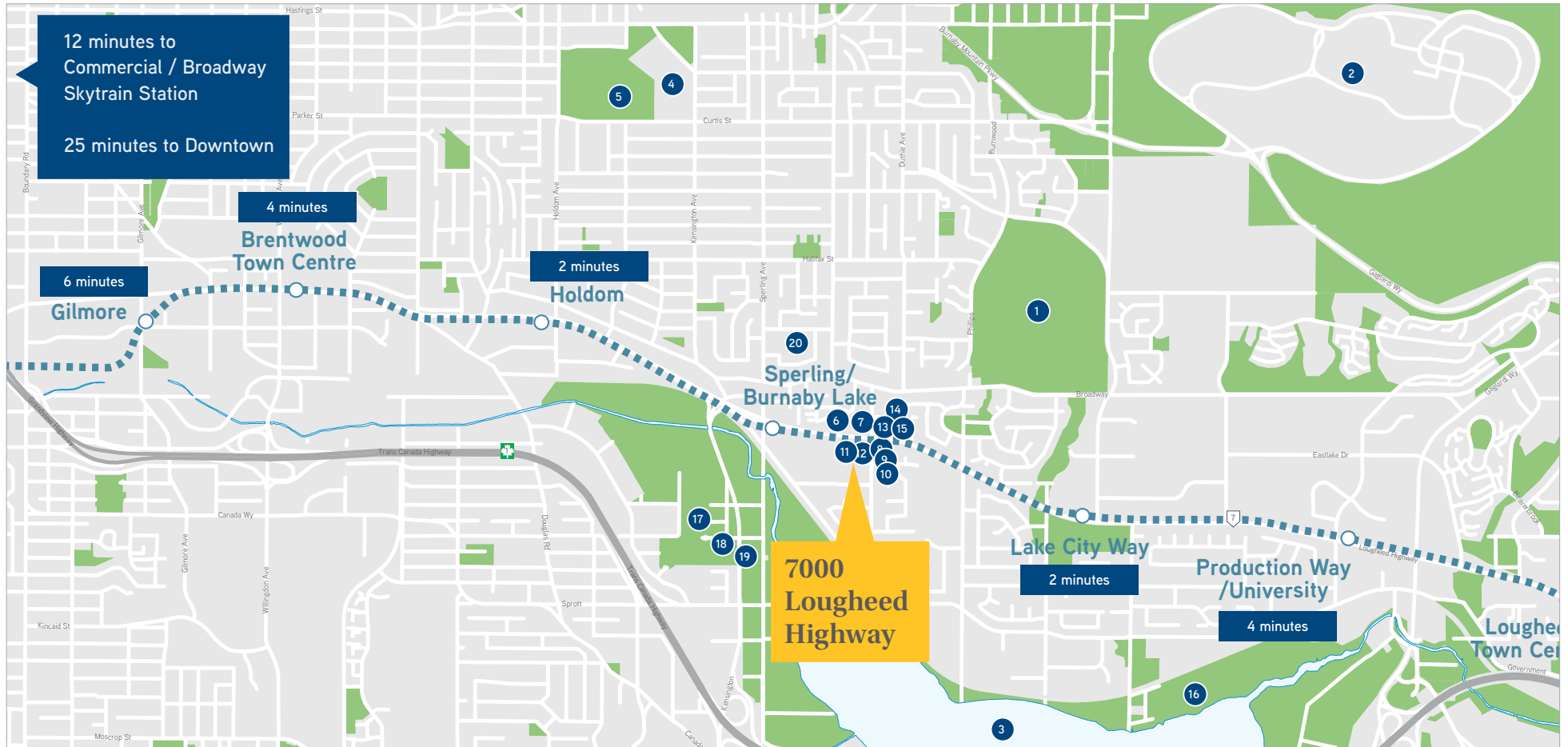
CIVIC ADDRESS:	7000 Lougheed Highway, Burnaby B.C.
LEGAL DESCRIPTION:	Parcel "One" District Lots 59 and 78 Group 1 New Westminster District Reference Plan 78006
CURRENT ZONING:	CD (Comprehensive Development)
OFFICIAL COMMUNITY PLAN:	The site is located in the Bainbridge Village plan. Planning efforts have already commenced, giving a proponent the opportunity to help shape density, use and built form for the site. Contact listing agents for further information.
SITE SIZE:	607,488 SF (13.95 Acres)



DEVELOPMENT HIGHLIGHTS

- Opportunity to develop a 2,000+ unit transit-oriented community
- Envisioned as medium to high-density residential
- Potential for mix of condo, rental and commercial components
- Optimize building types including high rise, low rise and ground-oriented
- Opportunity to be jointly involved in OCP process, with 2020 target for completion
- Initiate master plan process concurrently in 2020
- Ideally laid out for multiple phases
- Potential for site access points from Lougheed Highway

REMARKABLE TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT SITE LOCATED IN THE BAINBRIDGE URBAN VILLAGE AREA OF BURNABY.



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|---|----------------------|--|---------------------------------|
| 1. Burnaby Mountain Golf Course & Driving Range | 6. Tim Hortons | 11. Bainbridge Liquor Store | 16. Burnaby Lake Regional Park |
| 2. Simon Fraser University | 7. Esso | 12. J.Beethoven's Pizza Gourmet Restaurant | 17. Burnaby Lake Sports Complex |
| 3. Burnaby Lake | 8. Subway | 13. RBC Royal Bank | 18. Fortius Sport & Health |
| 4. Burnaby North Secondary School | 9. The Rolling Dough | 14. BrightStart Children's Academy | 19. Burnaby Lake Rugby Club |
| 5. Kensington Park | 10. Gaya Sushi | 15. Canada Post | 20. Sperling Elementary School |

5

minute walk to Sperling-Burnaby Lake
SkyTrain Station



Close proximity to a variety of recreational
and lifestyle amenities including
Burnaby Lake Park, the Central Valley
Greenway, Burnaby Lake Sports Complex,
and Burnaby Mountain Golf Course



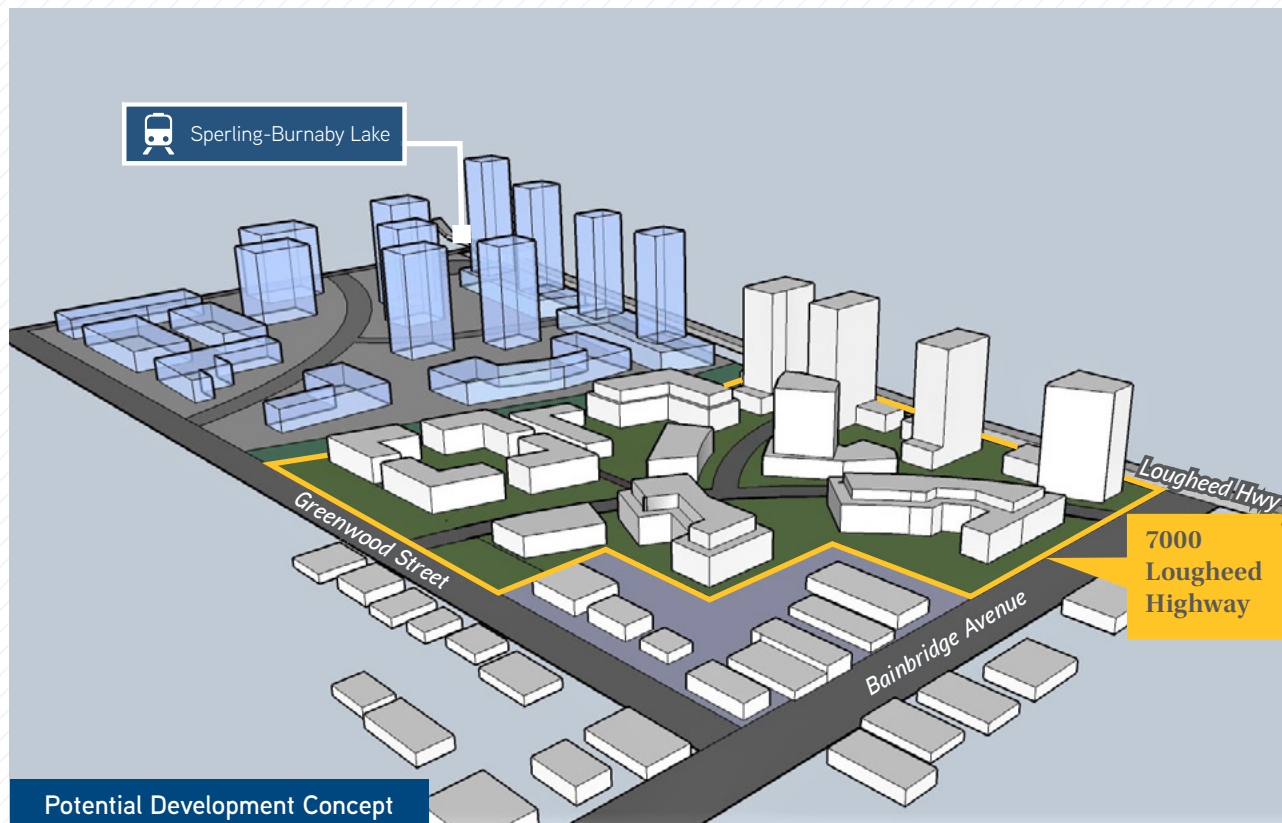
Affluent area with sustained capital
inflow from residents attracted to the
area's superior amenities and schools.



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BURNABY, BRITISH COLUMBIA



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