



Colliers

Metrotown

Edmonds
Skytrain Station

City Owned
Parcel

For Sale

6-Storey Woodframe Development Site in Burnaby

7171-7195 Stride Avenue & 7166-7182 16th Avenue | Burnaby, BC

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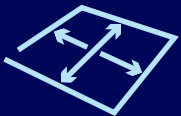
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IW Investment & Land Sales Group

Development Highlights



6-Storey Woodframe Development Site with Scale

Offering flexible optionality for either condo or purpose-built rental, catering to a wide range of development strategies and exit scenarios.



New Edmonds Community Plan

Located within the newly approved Edmonds Community Plan, benefiting from a height-based framework and reduced setbacks that enhance density and design flexibility.



Transit-Oriented Location

Walking distance to Edmonds SkyTrain Station, providing rapid transit connections across Burnaby, New Westminster, and downtown Vancouver.



Prime Location & Amenities

Steps from Highgate Village Shopping Centre, Edmonds Community Centre, local schools, and parks, enhancing future livability and community appeal.



Exceptional Connectivity

Direct access to Kingsway, Marine Way, and Highway 91A ensures seamless travel to major employment and commercial hubs.



Surrounded by New Development

Located in the Edmonds neighbourhood, the Property is surrounded by newly completed and actively selling townhouse and mid-rise projects, demonstrating sustained demand and strong buyer interest.

Property Profile

Civic Addresses	7171, 7177, 7183, 7189, 7195 Stride Avenue & 7166, 7172, 7178, 7182 16th Avenue, Burnaby, BC
PIDs	003-327-566, 002-464-438, 006-688-829, 006-688-781, 006-688-756, 000-951-811, 002-709-767, 003-082-318, 002-640-457
Current Zoning	R1- Residential - Low-Density Suburban
Land Use	Low Rise Apartment 2 *Edmonds Community Plan was approved March 2025
NCP	Edmonds Community Plan
Site Area	61,116 SF (Single Vendor) 6,666 SF (City Owned) 67,782 SF *city owned lot purchased at time of approval
Projected FSR	3.0 *Feasibility study available up to 3.5 FSR in 6 storey form
Gross Floor Area	238,612 SF *includes 6,666 SF City of Burnaby owed lot which would be purchased during the approval process
Setbacks per RM5 Zoning Designation	4.57 m / 15'
City Lot 2025 Assessed Value	\$1,675,100
Gross Taxes	\$42,317.17
Ownership	Held in a bare trust
Asking Price	\$16,500,000 \$270 per SF of land \$90 per Buildable SF on 3 FSR

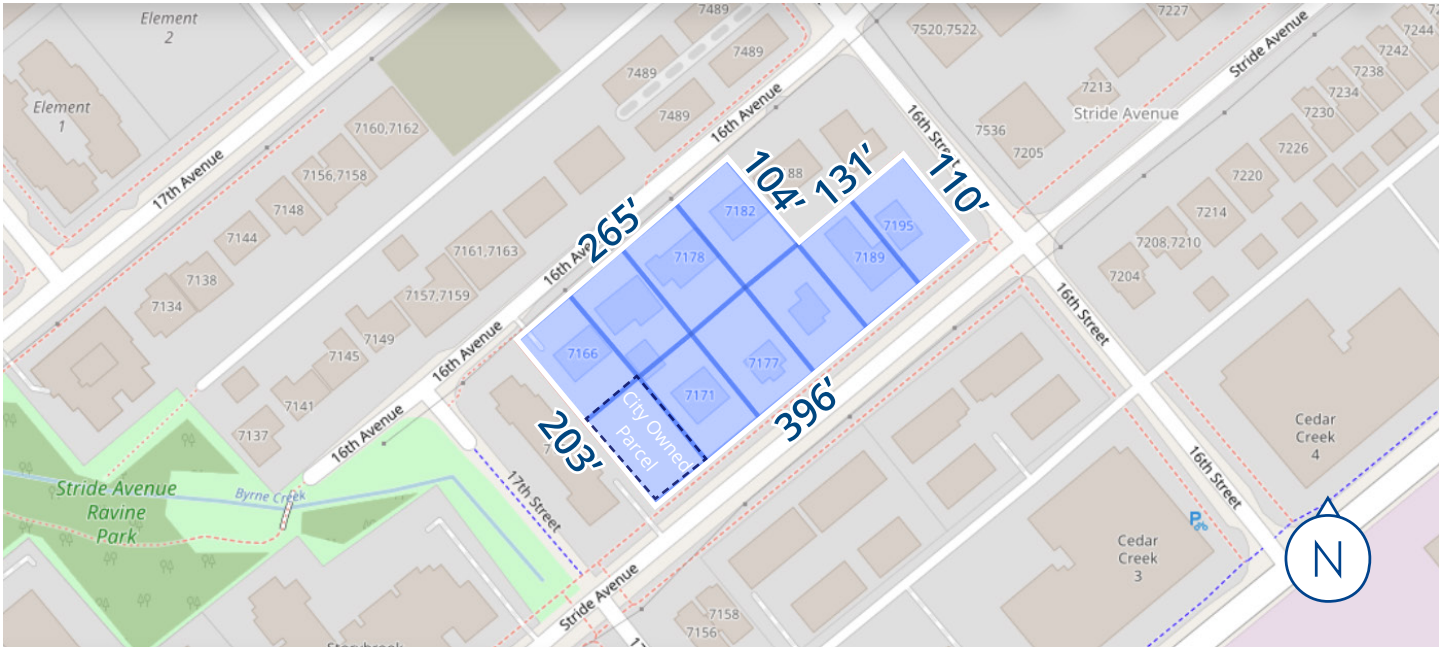
*Architectural feasibility study commissioned September 2025 available in the data room

Location Overview

Situated at the corner of Stride Avenue and 16th Avenue in Burnaby, this consolidated development site is positioned within the Edmonds neighbourhood, one of Burnaby’s fastest-growing residential corridors. Situated just minutes from Kingsway and Marine Way, the site offers seamless regional connectivity to New Westminister, South Burnaby, and Vancouver, while also being within walking distance to the Edmonds SkyTrain Station on the Expo Line.

Supported by the Edmonds Town Centre Plan, the area is experiencing significant redevelopment, with strong demand reflected in nearby townhouse and mid-rise projects. Future residents will benefit from proximity to Highgate Village, Edmonds Town Centre, schools, parks, and community amenities - making this an exceptional transit-oriented redevelopment opportunity.

Site Plan



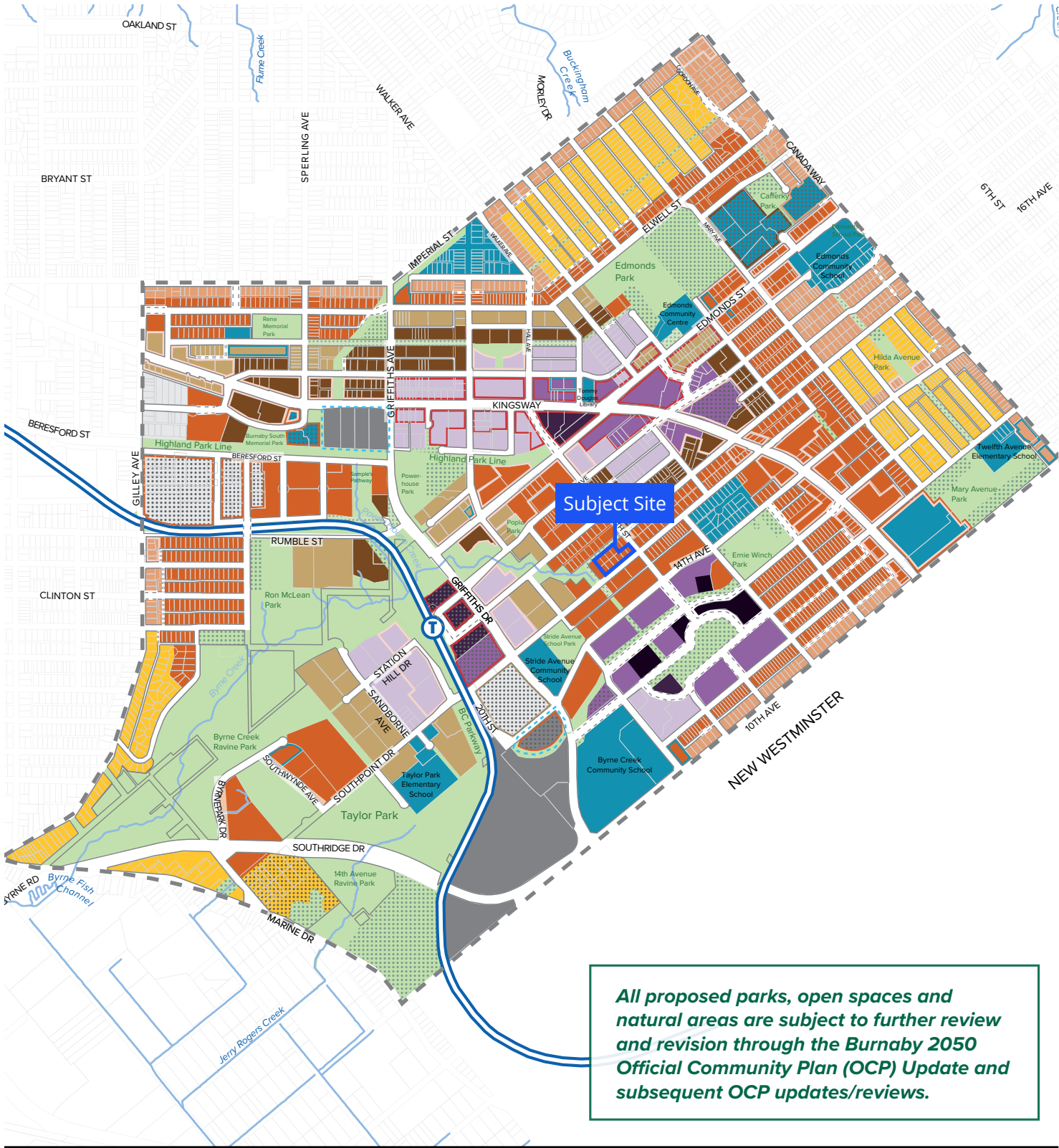
Lot dimensions are estimated



Development Renderings



Edmonds Land Use Designations

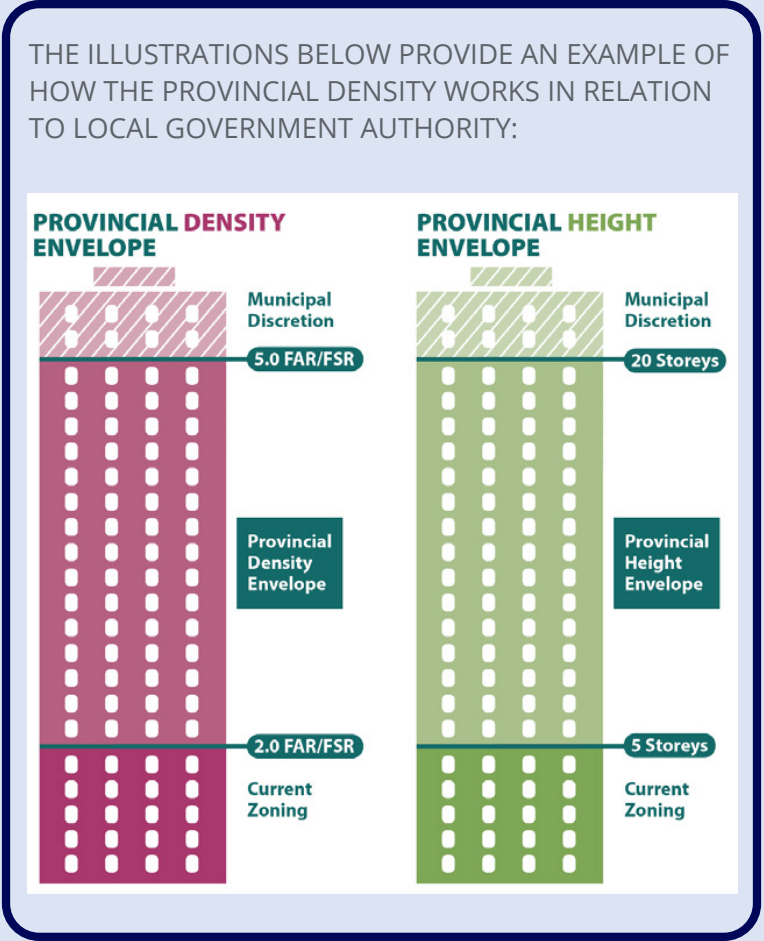
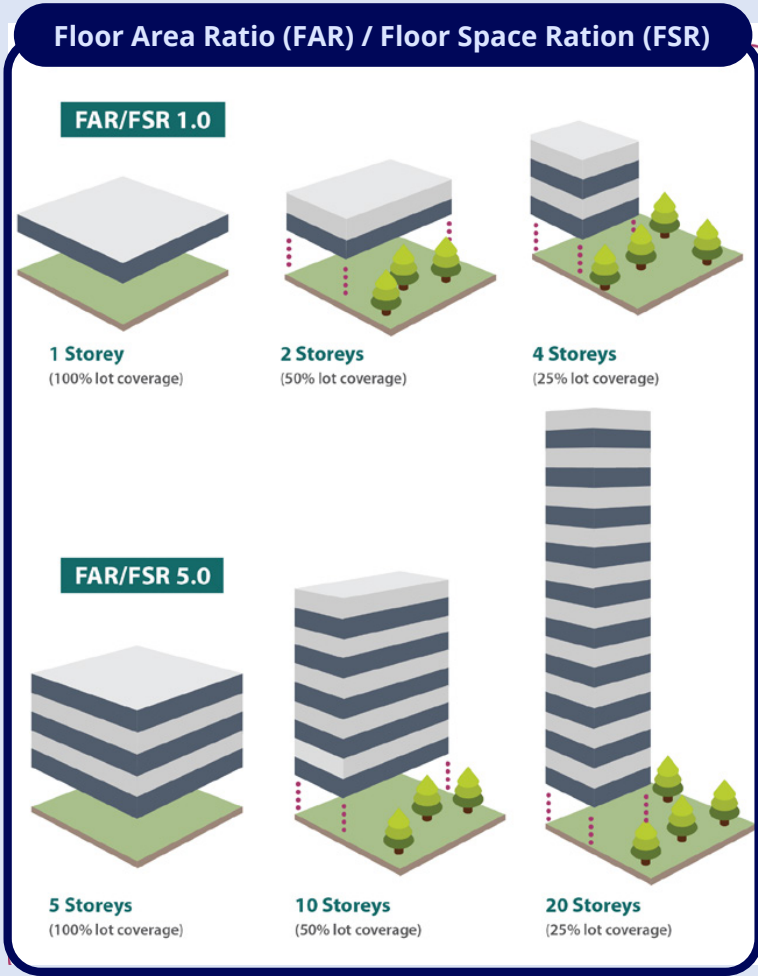
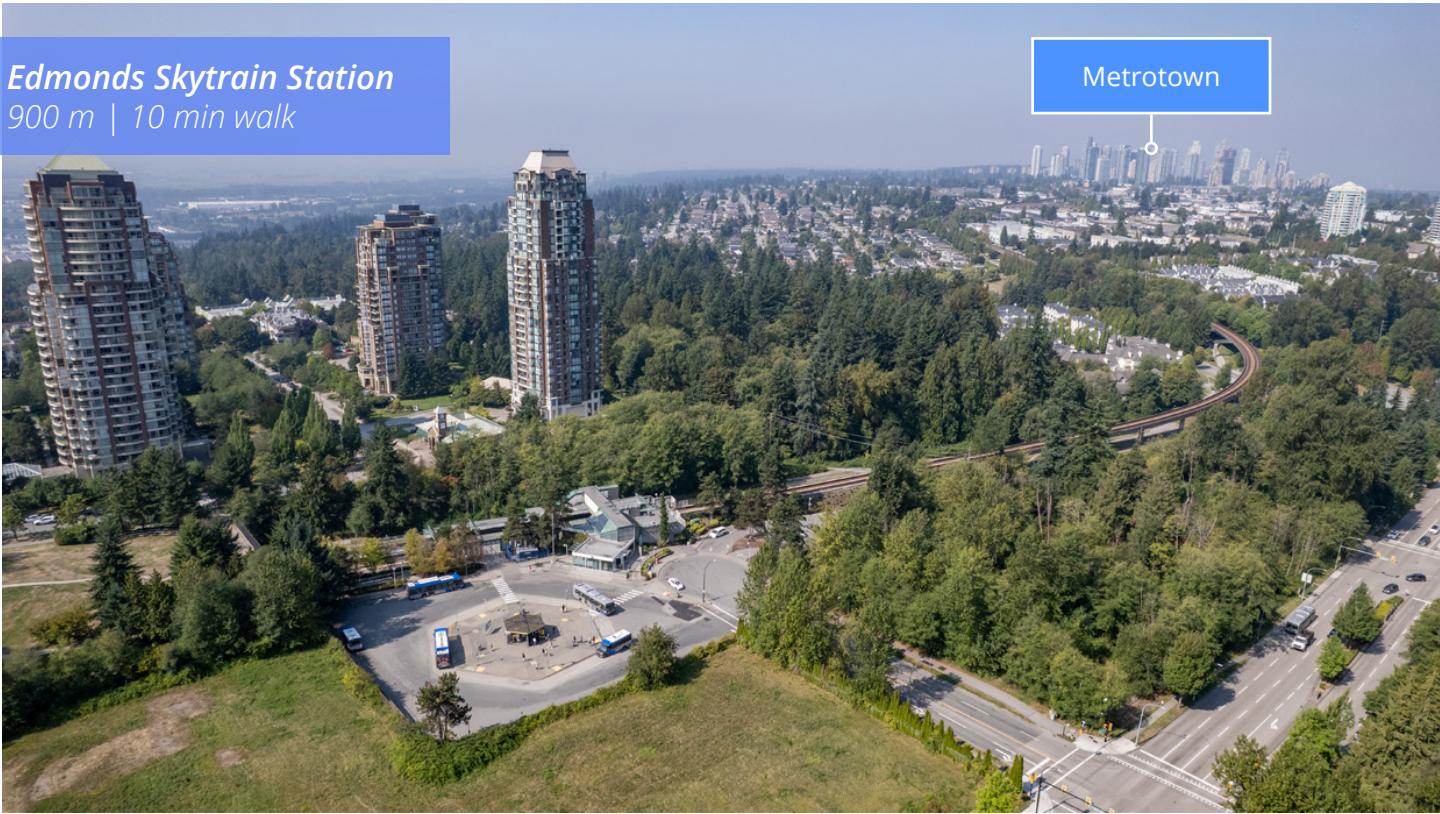


	Land Use Designation	Permitted ¹ Building Height Range	Land Use and Built Form
Residential	Townhouse	4 storeys	Ground-oriented residential townhouse form
	Low-Rise Apartment 1	4 storeys	Low-rise residential apartment form with ground-oriented residential ²
	Low-Rise Apartment 2	6-8 storeys	Low-rise residential apartment form with ground-oriented residential ²
	Mid-Rise Apartment 1	12 storeys	Mid-rise residential apartment form with ground-oriented residential ²
	Mid-Rise Apartment 2	20 storeys	Mid-rise residential apartment form with ground-oriented residential ²
	High-Rise Apartment 1	30 storeys	High-rise residential apartment use - may accommodate larger, terraced podiums dependent on location and context, with ground-oriented residential ²
	High-Rise Apartment 2	40 storeys	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential
	High-Rise Apartment 3	50+ storeys	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential
	Rental Only	Variable	Market and non-market rental housing uses only (height range and built form in accordance with base residential designation)
	Future RGS Amendment	Variable	Supplementary rental residential uses located above Employment uses ³
Commercial	Neighbourhood Commercial	Variable	Commercial uses provided at a scale and intensity that meets the day-to-day needs of several blocks ⁴
	General Commercial	Variable	Commercial uses provided at a scale and intensity that meets the needs of multiple communities ⁴
Employment	Employment	Variable	Light industrial and creative employment uses
Industrial	Industrial	Variable	Industrial uses
Institutional	Institutional	Variable	Institutional, cultural and recreation uses at various scales and intensities
Parks, Open Spaces and Natural Areas	Parks, Open Spaces and Natural Areas	Variable	Parks, natural areas, open spaces and related uses provided at various scales

Transit Oriented Legislation

In December 2023, the Province of British Columbia (BC) made amendments to the Local Government Act (LGA) and Vancouver Charter (VC) to establish transit-supportive densities adjacent to transit stations. These areas are referred to as Transit-Oriented Areas (TOAs) in the new legislation. TOAs are designated around prescribed transit stations to help achieve the goals of transit-oriented development such as mode shift and creating complete communities.

Minimum Allowable Density Framework (FAR/FSR and Building Height)				
TOA Type	Tier	Prescribed Distance (Metre)	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
Category 1: SkyTrain in Metro Vancouver	1	Less than 200	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8
Category 2: Bus/WCE in Metro Vancouver	4	Less than 200	Up to 4.0	Up to 12
	5	Greater than 200-400	Up to 3.0	Up to 8
Category 3: Bus/WCE	4	200 or less	Up to 3.5	Up to 10
	5	Greater than 200-400	Up to 2.5	Up to 6
Category 4: Bus	4	200 or less	Up to 2.5	Up to 6
	5	Greater than 200-400	Up to 1.5	Up to 4

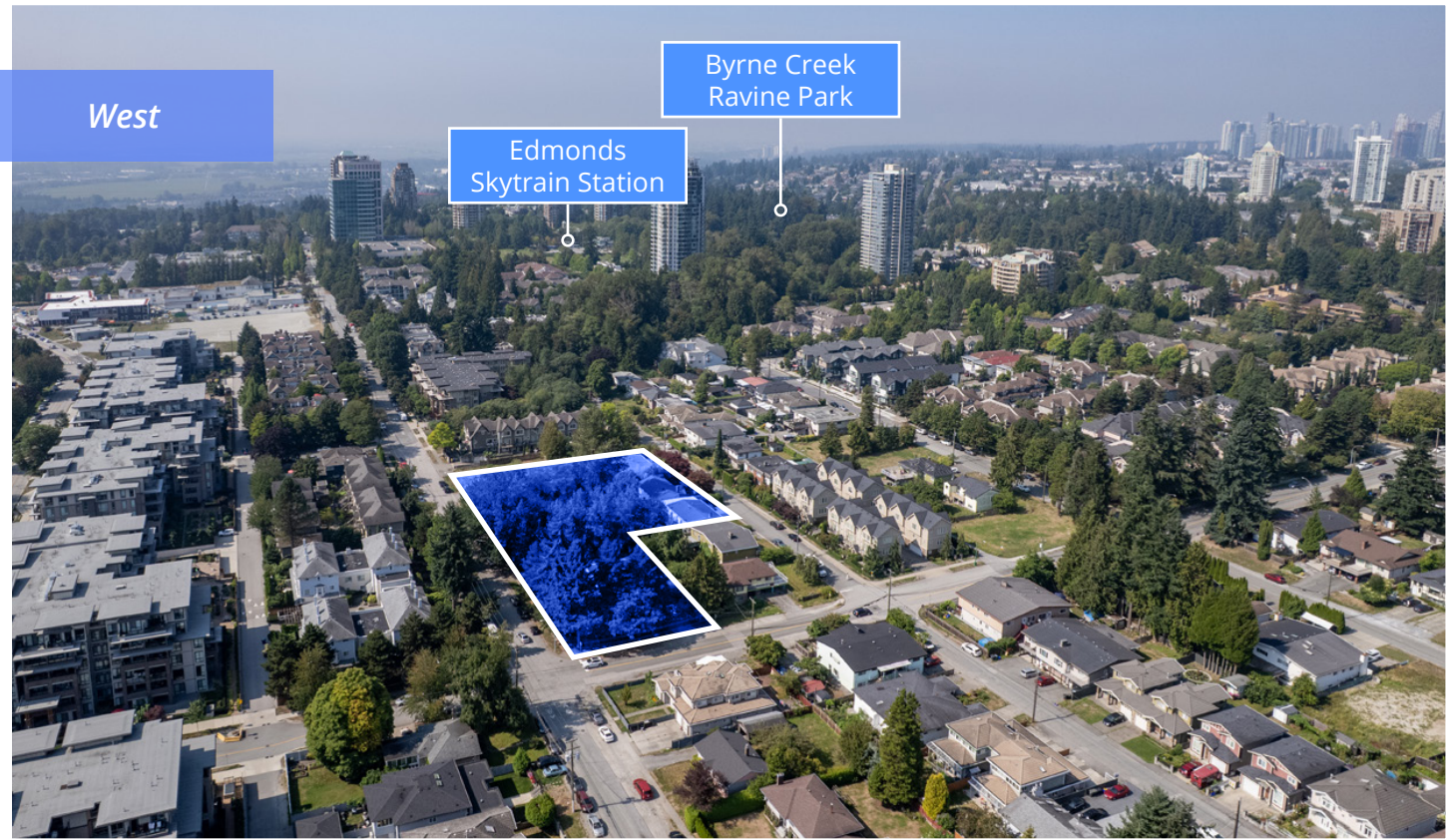
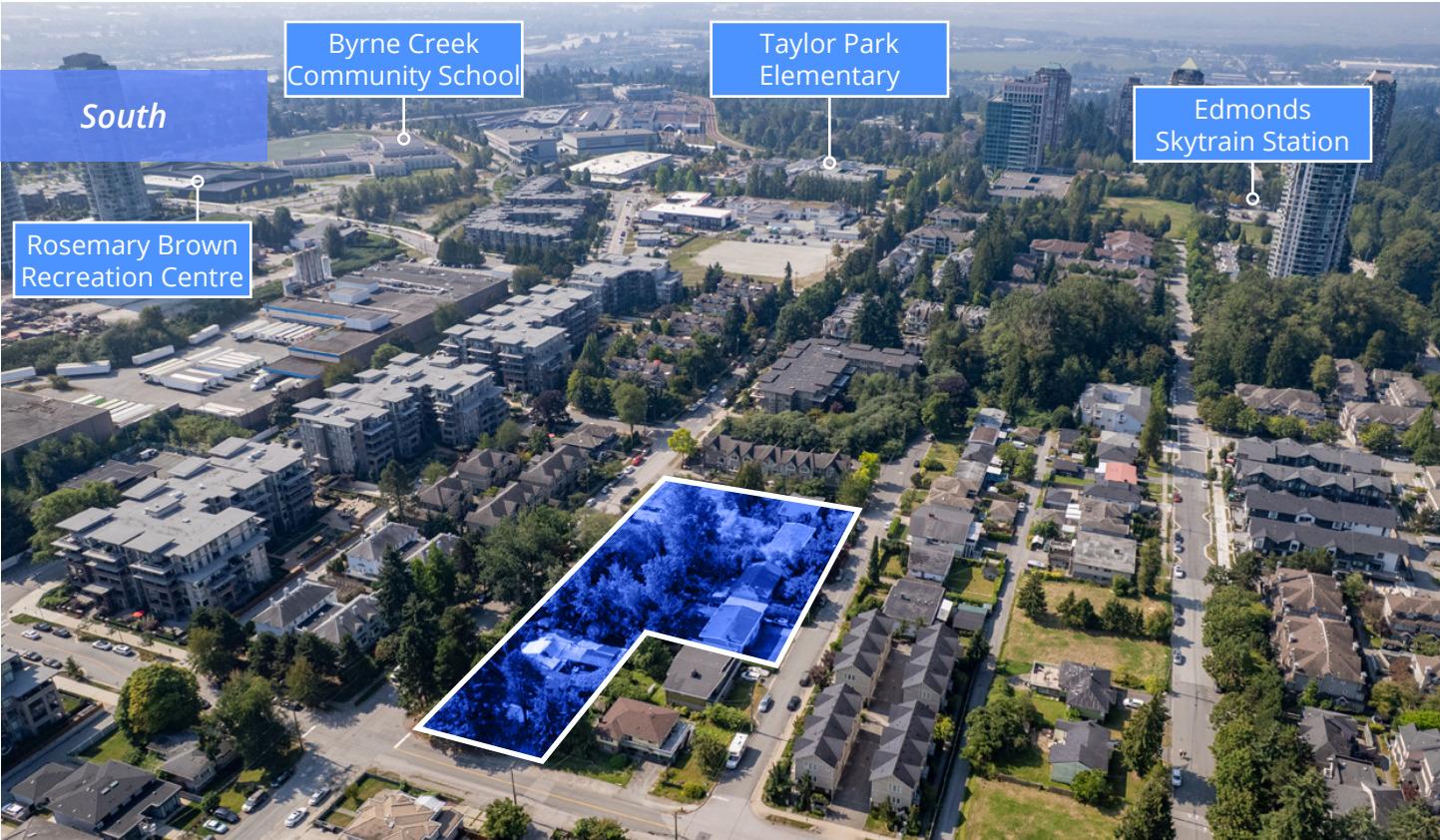
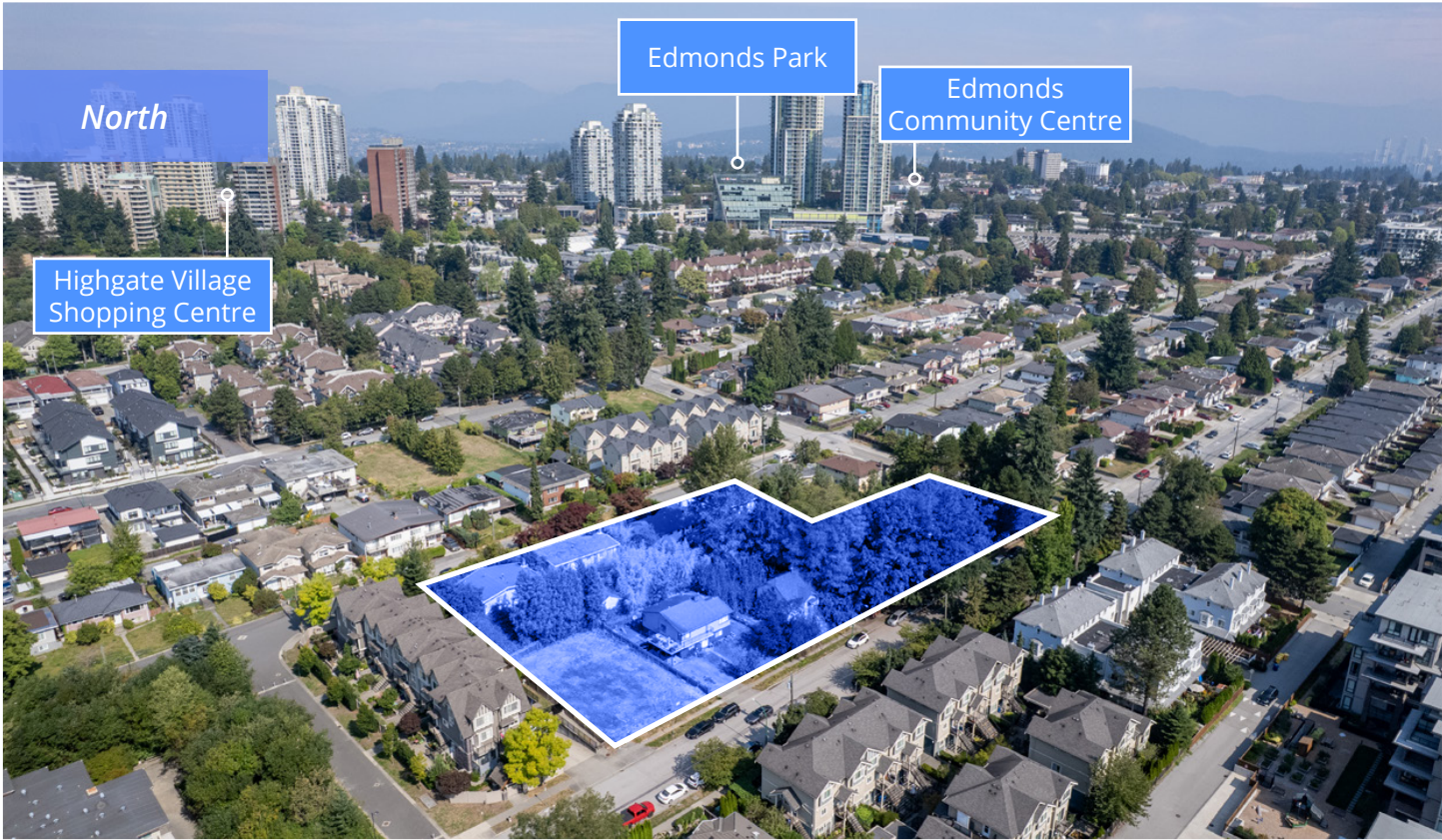


Expo Line Skytrain Travel Times

Travel Time via Expo Line	
Edmonds Station	10 min walk
22nd Street Station	3 mins
Royal Oak Station	3 mins
Metrotown Station	5 mins
Patterson Station	6 mins
New Westminster Station	6 mins
Columbia Station	7 mins
Joyce–Collingwood Station	8 mins
29th Avenue Station	10 mins
Scott Road Station	10 mins
Nanaimo Station	12 mins
Gateway Station	13 mins
Commercial–Broadway Station	15 mins
Surrey Central Station	15 mins
King George Station	16 mins
Main Street–Science World Station	18 mins
Stadium–Chinatown Station	20 mins
Granville Station	21 mins
Burrard Station	23 mins
Waterfront Station	24 mins



Neighbourhood Aerials





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For further information and to access the data room, please contact Colliers to obtain a confidentiality agreement.

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