

54,450 SF Woodframe Development Site

**6229 – 6311 Denbigh Avenue,
Burnaby**

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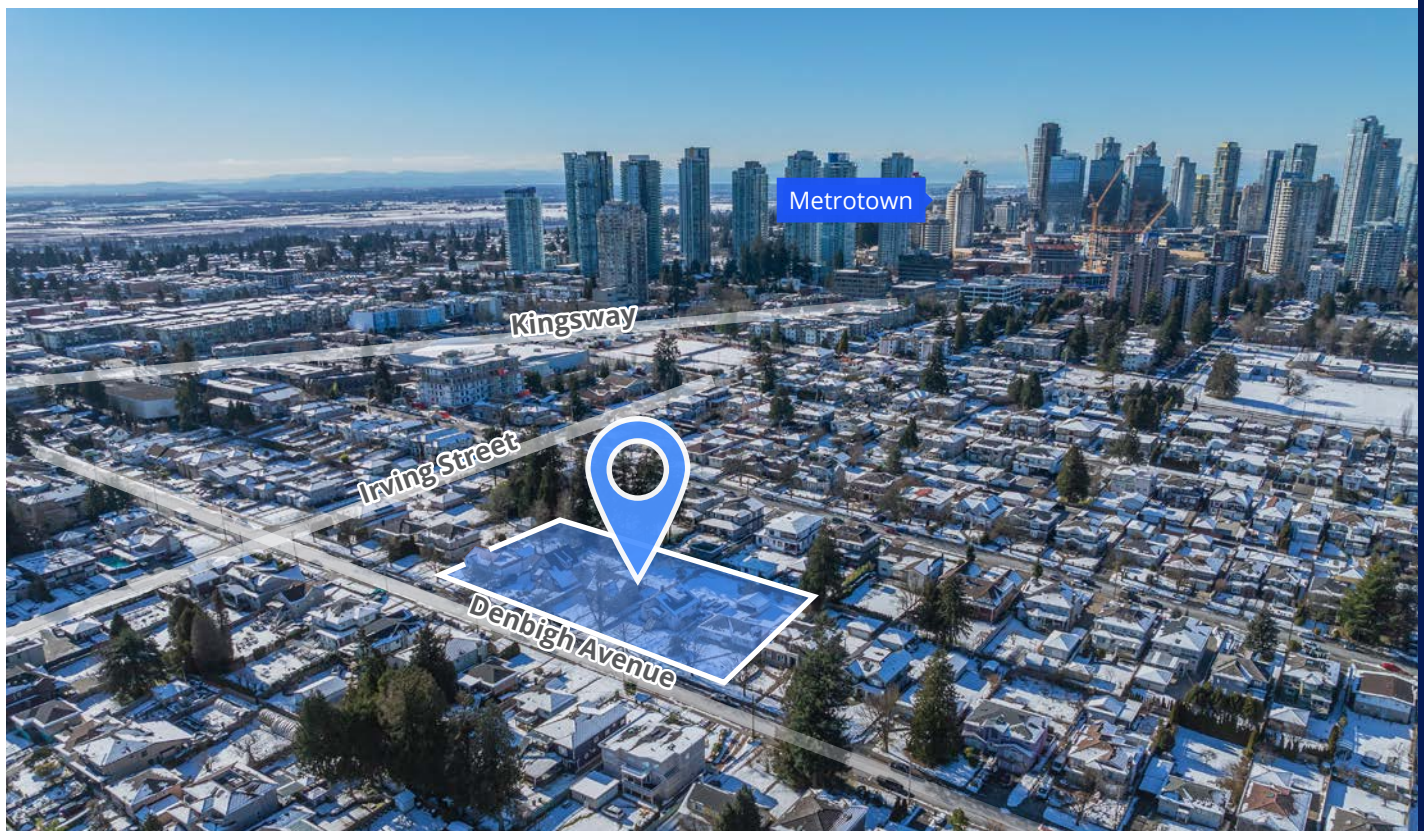
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Development Highlights

Opportunity to acquire a 54,450-SF woodframe development site on a quiet, tree-lined street in the Royal Oak area of Burnaby.

- ✓ 'Top of the hill' location offering mountain and city views even from ground level
- ✓ 54,450 SF site (330' frontage x 165' depth)
- ✓ Royal Oak OCP Designation for 6-8-storeys of 100% condo or 100% rental
- ✓ Estimated 2.50 FSR, 136,000 SF buildable, or approx. 175 units
- ✓ Fantastic location on a quiet, tree-lined street with stunning mountain views
- ✓ Walkable to Marlborough Elementary School (300m), Deer Lake Park (400m), and extensive retail amenities at Metrotown (800m)
- ✓ Asking Price: \$20,500,000 (\$151 per buildable SF based on 2.50 FAR)



Property Profile

Salient Facts

Civic Address	6229, 6249, 6269 ,6289 & 6311 Denbigh Avenue, Burnaby
PID's:	003-312-704; 003-002-748; 000-623-130; 002-693-844; 003-299-201
Site Size:	54,450 SF (330 ft frontage x 165 ft depth)
Current Zoning:	R1 Residential - Low Density Suburban
Current Improvements	Five single family houses (1928-1960)

GIS Map



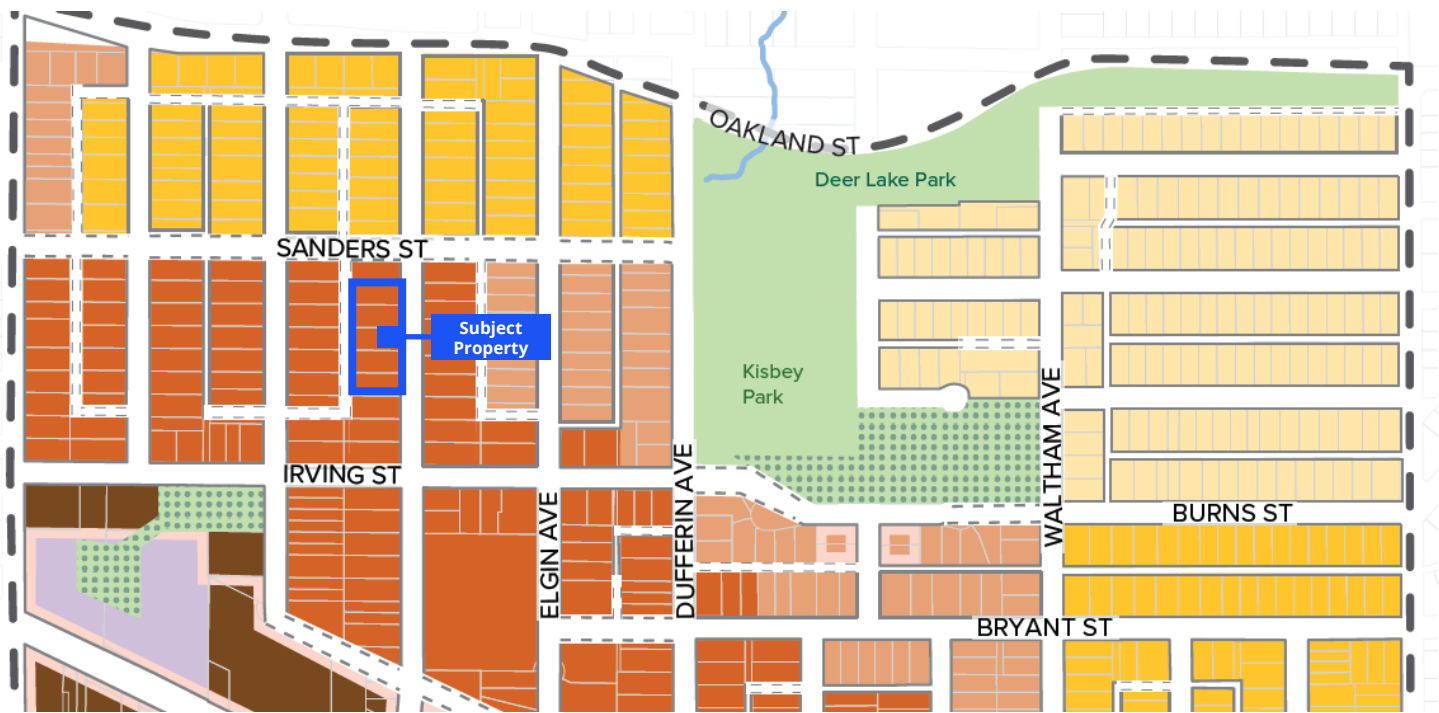
Royal Oak Community Plan

Land Use Designation

The Royal Oak Community Plan is in final draft form and is expected to be adopted by the City of Burnaby in early 2025.

Royal Oak Community Plan

Designation:	Low-Rise Apartment 2
Height Range:	6-8 Storeys
Use/Form:	Low-rise residential with ground-oriented residential
Tenure:	100% condo or 100% rental,, no inclusionary zoning requirements
Rezoning Potential:	The City of Burnaby is implementing a new height-based zoning approach that does not explicitly limit density in terms of a floor space ratio. For the purposes of site analysis, we estimate a realistically achievable density equivalent to 2.50 FAR



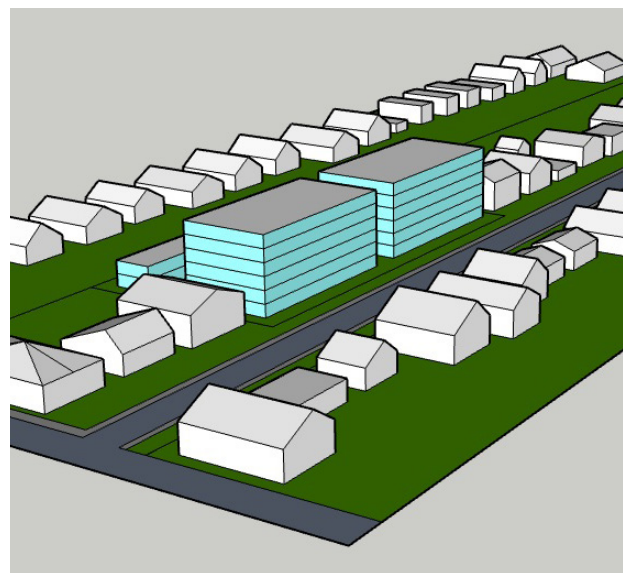
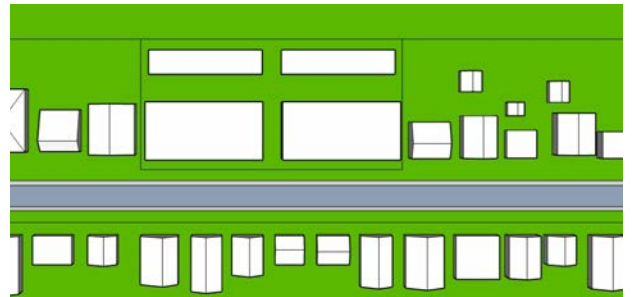
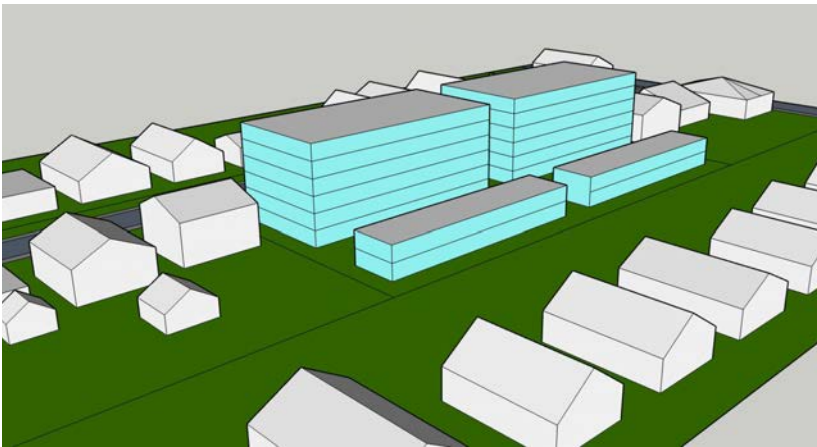
Land Use Designation Table			
Figure 7. Royal Oak Land Use Designations Table			
Land Use Designation		Permitted ¹ Building Height Range	Land Use and Building Form
	 Low-Rise Apartment 2	6-8 storeys	Low-rise residential apartment form with ground-oriented residential ²

Development Concept

Based upon a review of the site dimensions, the Royal Oak OCP, and the new Height Based Zoning Framework, a potential development concept is illustrated below.

Site Area:	54,450 SF
Potential Density:	~2.50 FAR
Gross Buildable:	~136,000 SF
OCP Height:	6-8 storeys
Tenure:	100% market condo -OR- 100% rental apartments
Potential Units:	175 condos or rental apartments (based on 86% efficiency and 675 SF average suite sizes)

Potential Concept*



(*Prepared by Colliers for discussion purposes and has not been reviewed by the City of Burnaby)

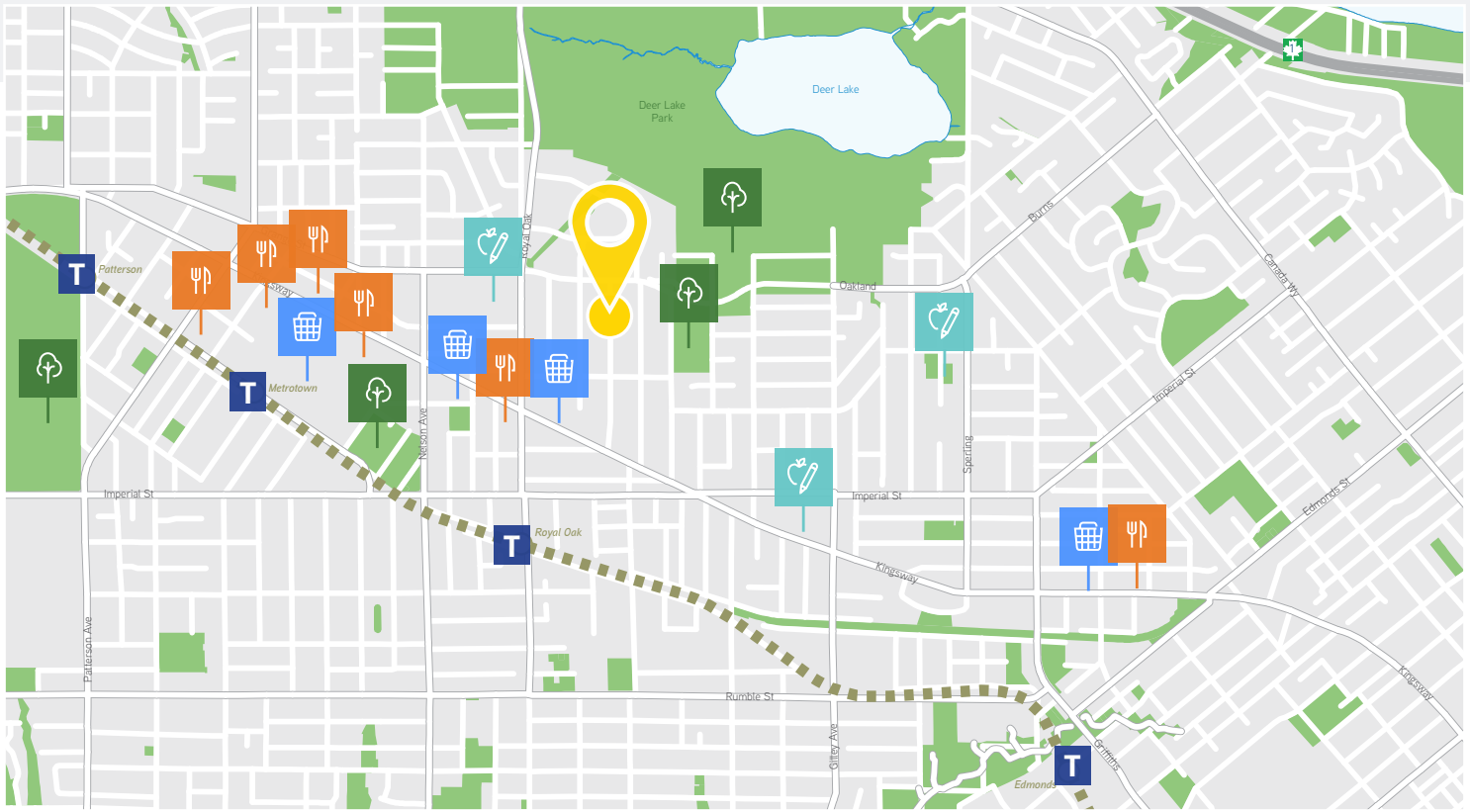
Location Overview

The site is located on the west side of Denbigh Avenue, north of Irving Street in one of the most central and accessible areas of Burnaby. The Property is in a residential pocket of Royal Oak north of Kingsway and just south of the famous Deer Lake Park. Quality retail, schools, transit and parks are all walkable from the site.

It is located within walking distance to numerous locations attractive to condo buyers or renters:

- Metrotown (15 Minutes)
- Marlborough Elementary School (10 minutes)
- Deer Lake Park (5 minutes)
- Royal Oak SkyTrain Station (17 minutes)

Conveniently located adjacent amenity rich Metrotown, Deer Lake Park and Central Park that continues to grow with nearby redevelopment.



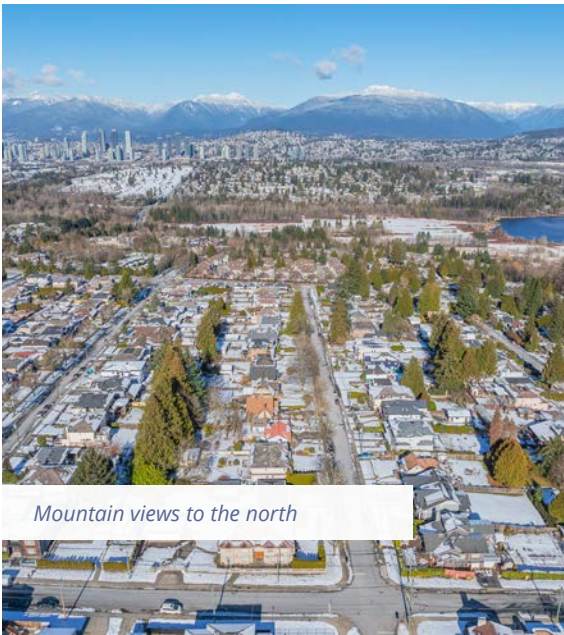
 SHOPPING	 RESTAURANTS/COFFEE	 PARKS & RECREATION	 SCHOOLS
Metrotown	Earls	Central Park	Marlborough Elementary School
Highgate Village	Cactus Club	Deer Lake Park	Windsor Elementary School
London Drugs	White Spot	Bonsor Recreation Centre	École Brantford Elementary School
Real Canadian Superstore	Trattoria by Italian Kitchen	Kisbey Park	
T&T Supermarket	Starbucks		
Save-on-Foods	Ramie's Greek		
BC Liquor Store	Cora Breakfast & Lunch		
Wholesale Club Kingsway	Kamamarui Ramen		



Aerial view of the Property



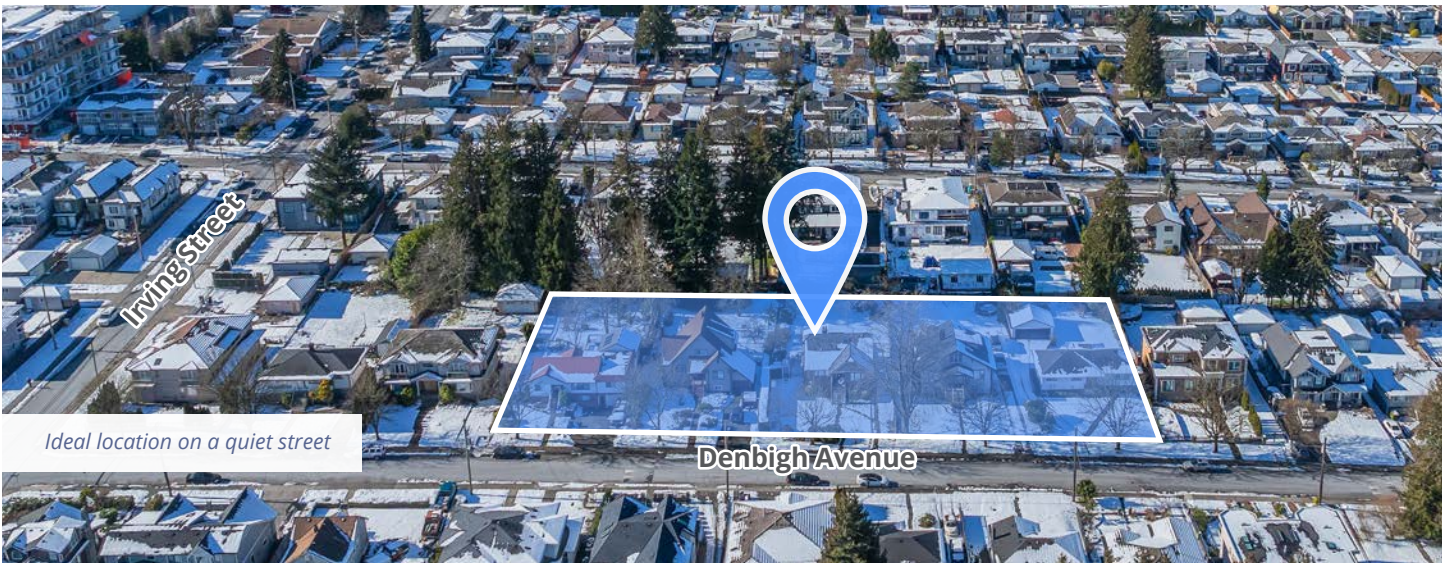
Metropolis at Metrotown Shopping Mall



Mountain views to the north



View to Metrotown



Ideal location on a quiet street

Denbigh Avenue



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