

FOR SALE

NAICommercial

Brentwood — GARDENS —



30-STOREY MULTI-TOWER DEVELOPMENT SITE ACROSS FROM HOLDOM STATION
STRATA WINDUP OF 54 STRATA UNITS

THE OPPORTUNITY

NAI Commercial is pleased to present the rare opportunity to acquire Brentwood Gardens (the “Site” or the “Property”) located at steps across from the Burnaby Holdom Station — an approximate 2.3-acre multi-family development opportunity with value-add potential, located in close proximity to Brentwood Shopping Centre.

- ▶ Situated on a large lot size of 99,701 SF, Brentwood Gardens provides exceptional street frontage (335 feet along Lougheed Hwy and 460 feet along Broadway).
- ▶ The Site is currently improved by 54 Strata Townhouse and apartment Units, approximately 136 Bedrooms and 54 Bathrooms.
- ▶ Additionally, the Site is a 5-minute transit ride to the world-class Amazing Brentwood Shopping Centre, with 1.1 million SF of retail area, and 600,000 SF of office space.



SALIENT DETAILS

CIVIC ADDRESS	Broadway & Holdom Avenue Burnaby, BC
PID	54 Strata Units
SITE AREA	± 99,752 SF (2.29 Acres)
BUILDINGS TOTAL SF	54,244 SF
CURRENT ZONING	RM-1
OCP	Burnaby 2050 - High-Rise Apartment 1 Residential (30 storeys) plus General Commercial
TOA	<200M –(up to 5.0 FAR, Height Up to 20 Storeys)

DEVELOPMENT USE OVERVIEW

Under the new Burnaby 2050 OCP – subject site is designated as **High Rise Apartment 1 (R7)** which allows for 30 storeys, and **General Commercial (CM2)** which requires a minimum of 2 level of commercial storey at the base.

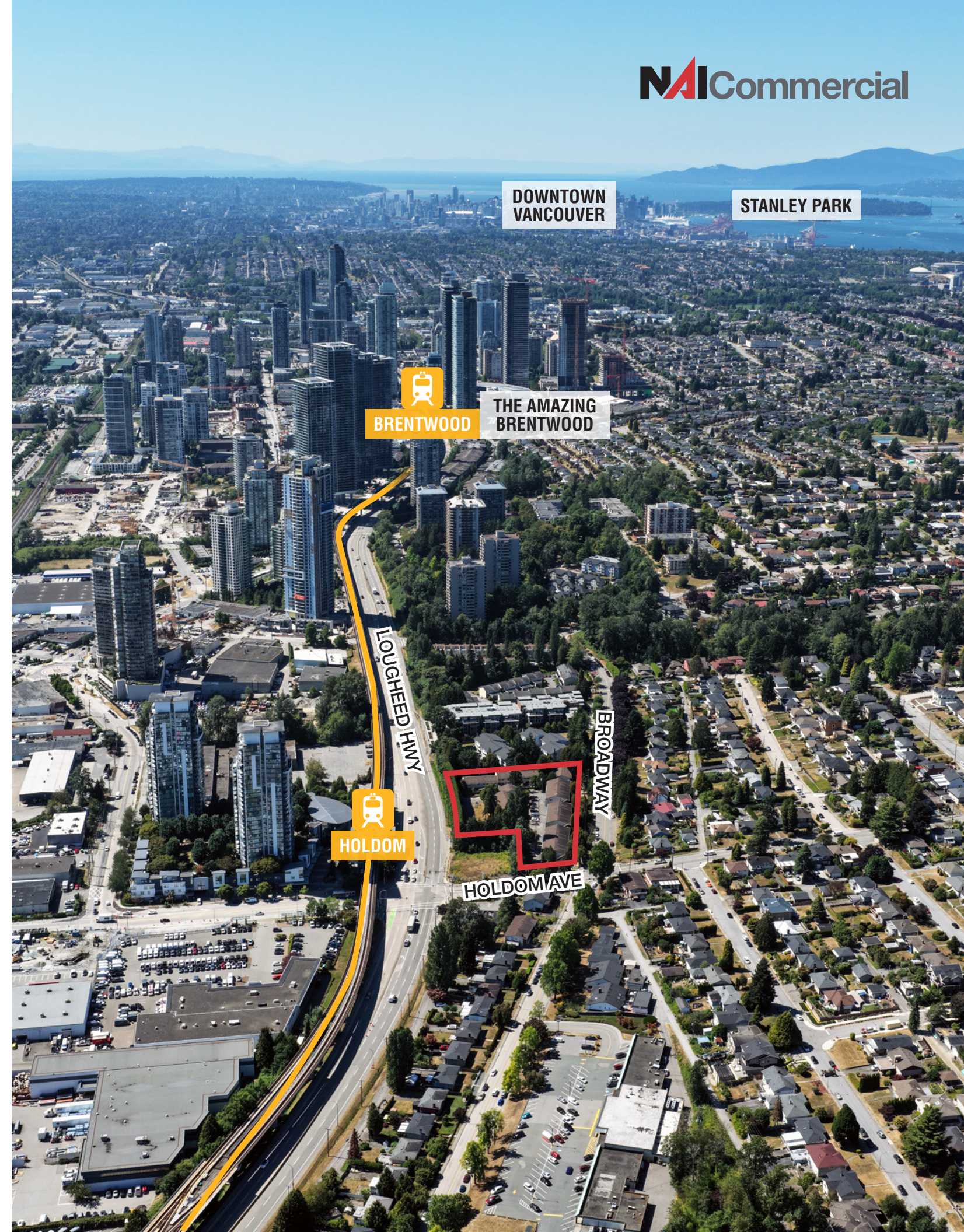
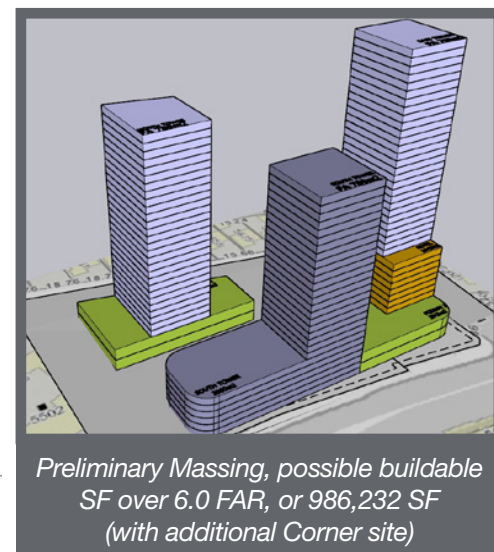
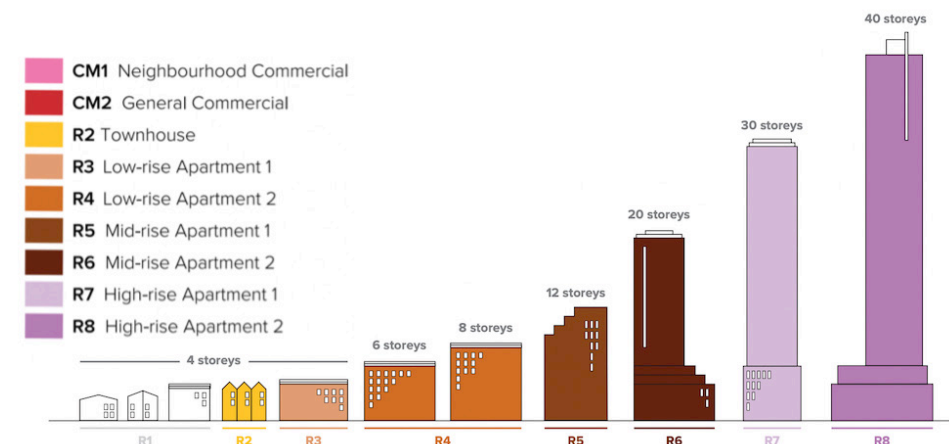
In the December 9, 2025 meeting, Burnaby City Council gave final reading and adoption to the Burnaby 2050 Official Community Plan (OCP).

New Height-Based Development Framework

- ▶ New height-based multi-family residential and commercial zoning districts were adopted and added to the Burnaby Zoning Bylaw on June 10, 2025: Brentwood Gardens fall under R7 (30 Storeys)
- ▶ Height Based Framework proposes base heights regardless of GFA/floor plate.
- ▶ The R7 zoning designation permits building heights of up to 30 storeys. Under the CM2 zoning requirements, a minimum of two storeys of commercial space is required at the base of the development, allowing for up to 28 storeys of residential use above.
- ▶ In accordance with [Section 6.4.1.2](#) of the Zoning Bylaw, this site may be eligible for height averaging of up to 5 storeys, as well as a community benefit bonus of up to 10 storeys.
- ▶ These provisions could allow for a maximum building height of up to 40 storeys, subject to further review and approval.
- ▶ The City of Burnaby Planning Department previously submitted to Council on April 8, 2025 ([available here](#)), among other recommendations, the April report proposed inclusionary housing requirements for multi-family developments. Notably, it included a provision to exempt market rental projects from inclusionary rental obligations.



City of Burnaby – 2050 OCP



Brentwood

— GARDENS —



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