

PRICE IMPROVEMENT

For Sale | Development Land

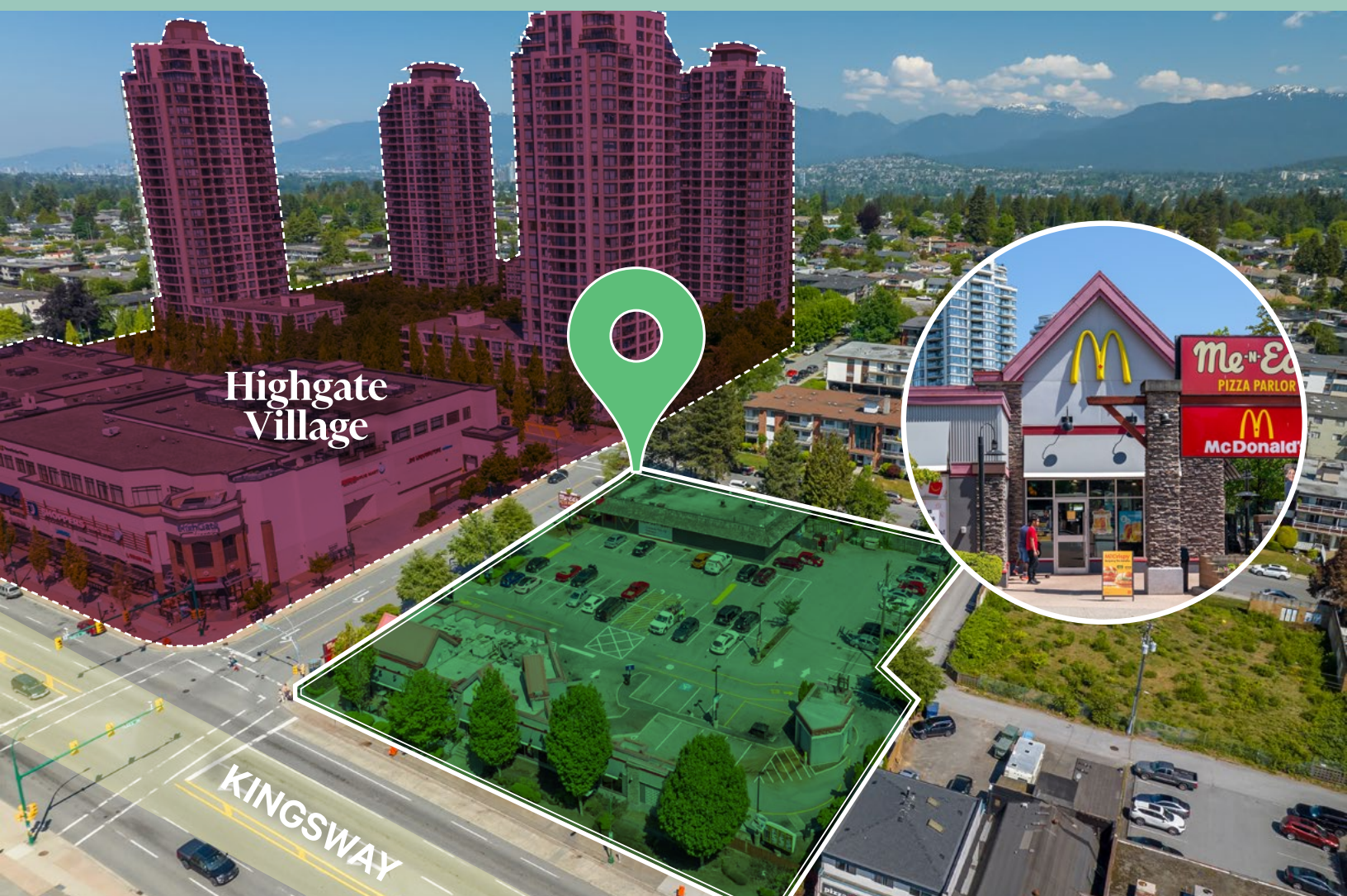
CBRE

# 7229 Kingsway

BURNABY, BC

40-STOREY MIXED-USE HIGH-RISE RESIDENTIAL DEVELOPMENT SITE

EDMONDS COMMUNITY PLAN NOW APPROVED



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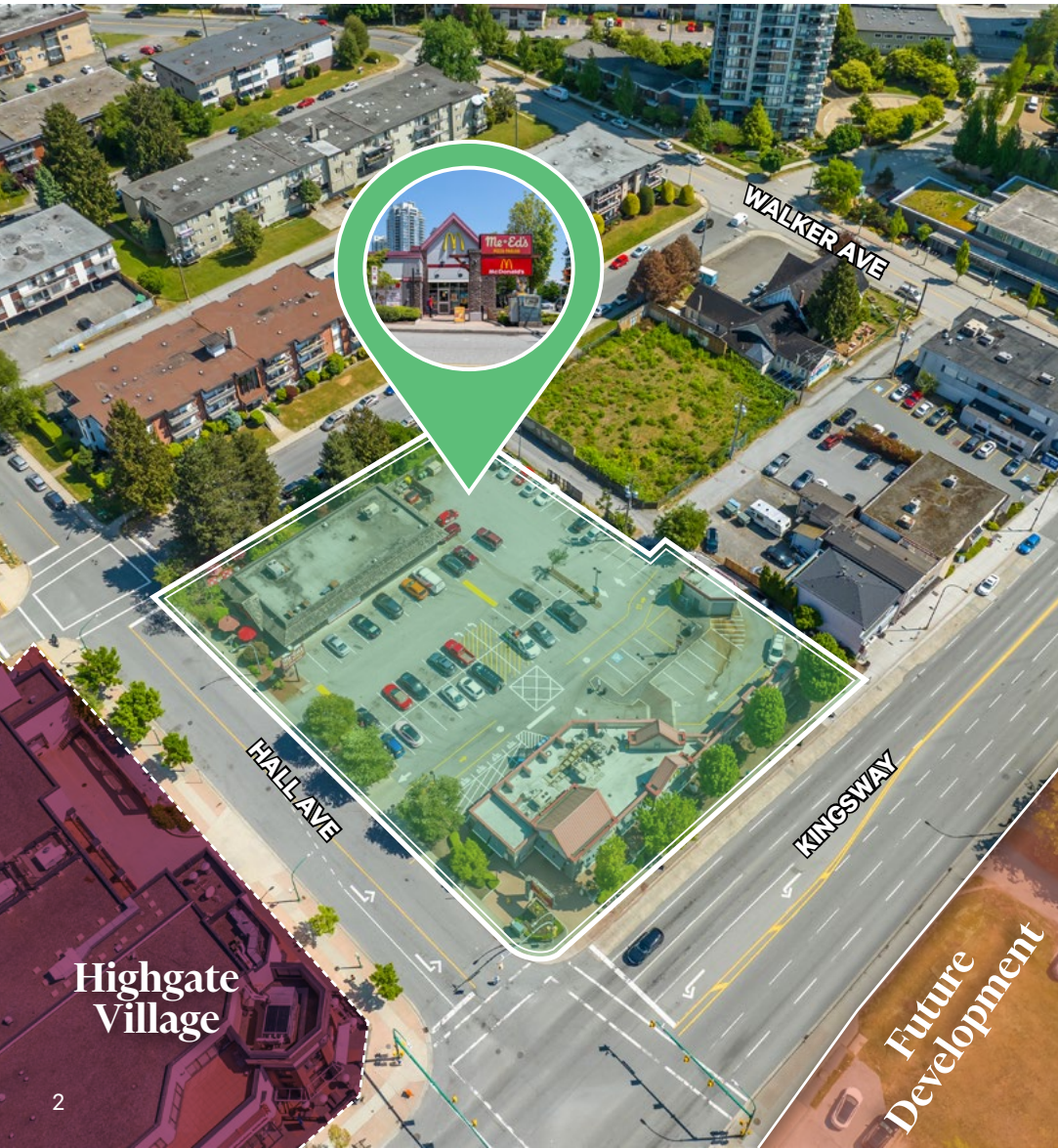









# The Opportunity

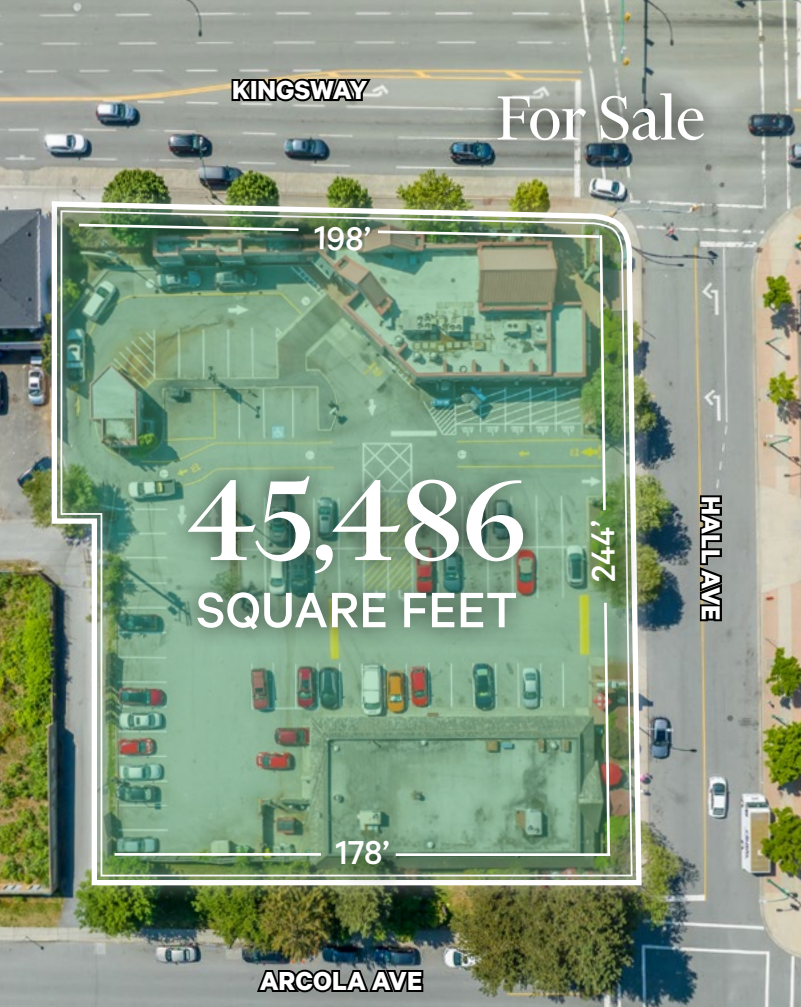
CBRE Limited is pleased to offer an exclusive opportunity to purchase a 1.04 acre redevelopment site with stable holding income located at **7229 Kingsway, Burnaby, BC (the “Subject Site”)**, designated within the approved Edmonds Community Plan as the Town Centre node under the City of Burnaby’s updated and recently approved Official Community Plan, which features some of the highest densities and tallest building forms in Edmonds and serves as the community’s main civic, cultural and commercial mixed-use hub. Suitable for mixed-use residential and commercial development projects with building heights up to 40+ storeys, with potential for two towers on-site, subject to City approval.

This this exceptionally well-located Site has two existing buildings, currently fully leased to McDonald’s and Me-n-Ed’s Pizza Parlor, providing stable holding income during rezoning process.

Located in the neighbourhood of Edmonds, just east of Metrotown, Nestled in a high-traffic area with great exposure along Kingsway and immediate access to hundreds of neighbourhood amenities, grocery stores, retail shops, cafés and restaurants. Situated along a major transit corridor, with only a 13-minute walk to the Edmonds Station (Expo Line). The City of Burnaby and BC Housing have a planned housing development with a future public plaza directly across the street from the Subject Site, enhancing its appeal to both developers and future residents alike.



-  Prime Location
-  Transit Friendly
-  A Shoppers Dream
-  New Town Centre
-  40-Storey Development Potential
-  Fully Leased
-  Parks Nearby



## Salient Details

<b>CIVIC ADDRESS</b> 7229 Kingsway, Burnaby BC	<b>SITE SIZE</b> 45,486 SF (1.04 acres)
<b>LAND DESCRIPTION</b> LOT 183 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 34416	
<b>PROPERTY ID</b> 007-085-541	<b>CURRENT ZONING</b> C-3 General Commercial District C-7 Drive-In Restaurant District
<b>PROPERTY TAXES (2025)</b> \$256,730	<b>NEIGHBOURHOOD</b> Edmonds
<b>OWNERSHIP INTEREST</b> Freehold	<b>LOCAL AREA PLAN</b> Edmonds Community Plan
<b>SALE PRICE</b> Contact Listing Agents	<b>LOCAL AREA PLAN DESIGNATION</b> High-Rise Apartment 2 (mixed-use up to 40 storeys)



# Development Potential

## Edmonds Community Plan

### Central Edmonds & Edmonds Town Centre

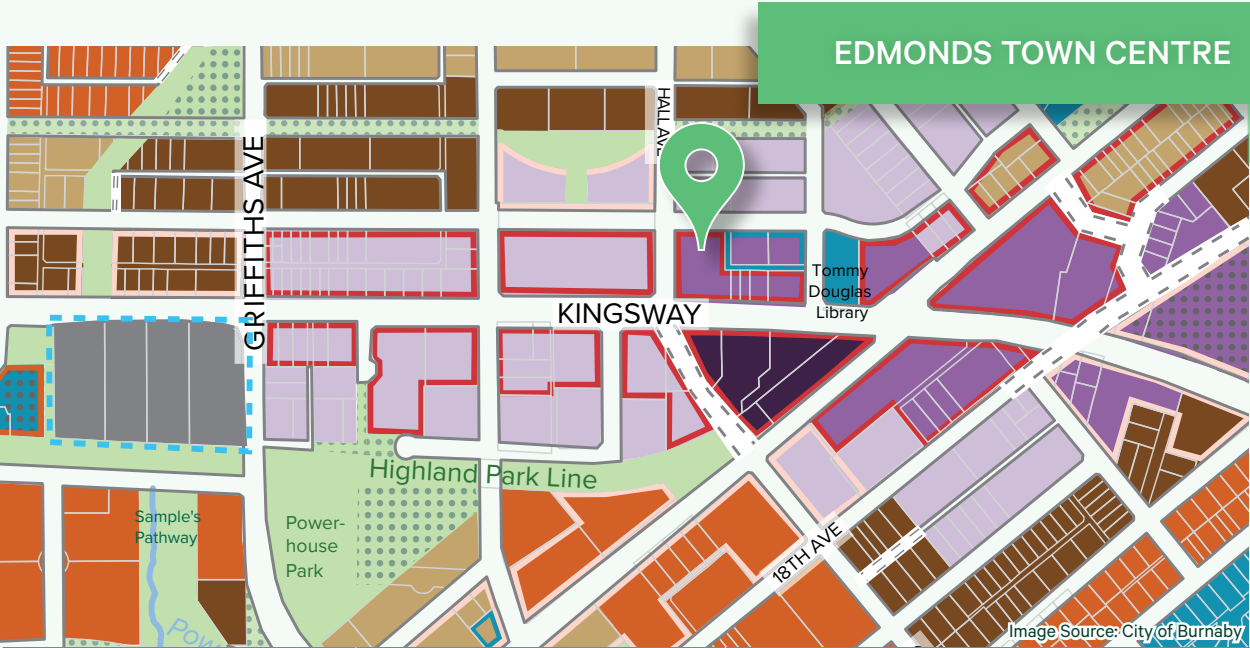
The Subject Site is located in the **Edmonds Community Plan**, approved in March 2025, within the City of Burnaby's recently approved Draft OCP. Within the Edmonds Community plan, the Site is part of **Central Edmonds**, in the **Town Centre Node** ("Edmonds Town Centre").

The Edmonds Town Centre node contains among the highest densities and tallest building heights (see below table) available in Burnaby, and is intended to serve as Edmonds' main cultural and community destination hub.

**Note: affordable housing component not required for Subject Site.**

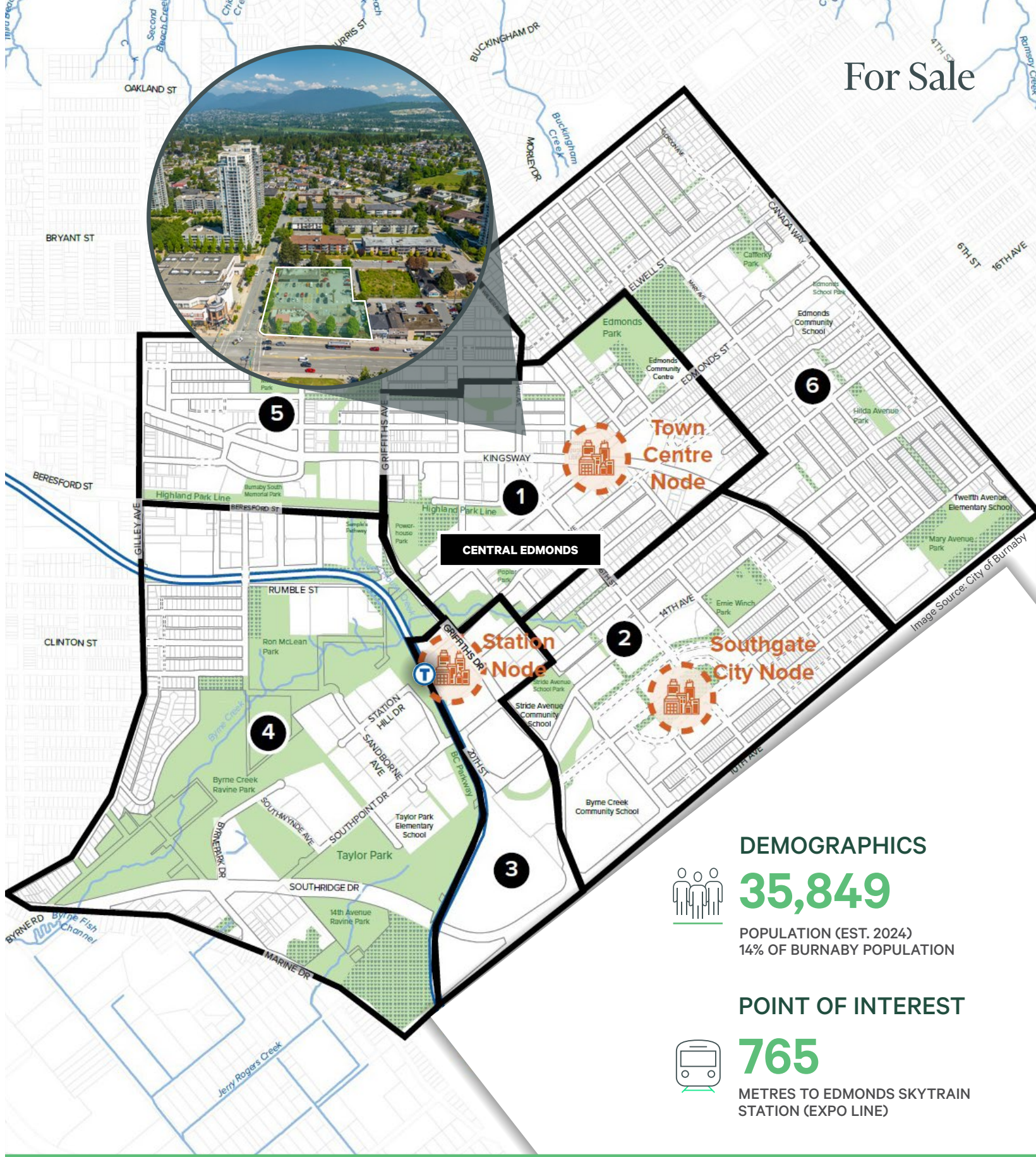
### Town Centre Node

Edmonds is one of three Town Centre Nodes in the Draft Burnaby OCP. These nodes accommodate the tallest building heights and highest densities for mixed-use residential and commercial buildings. They intend to provide a significant concentration of civic and community amenities, services and public improvements to serve residents, visitors and workers.



LAND USE DESIGNATION	PERMITTED BUILDING HEIGHT	LAND USE AND BUILT FORM
High-Rise Apartment 2	40+ Storeys	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential
General Commercial	Variable	Commercial uses provided at a scale and intensity that meets the needs of multiple communities*

Source: City of Burnaby, 2025



### DEMOGRAPHICS

**35,849**

POPULATION (EST. 2024)  
14% OF BURNABY POPULATION

### POINT OF INTEREST

**765**

METRES TO EDMONDS SKYTRAIN STATION (EXPO LINE)

### LEGEND

- Proposed Street / Lane
- Watercourses

- Existing Parks, Open Spaces and Natural Areas\*
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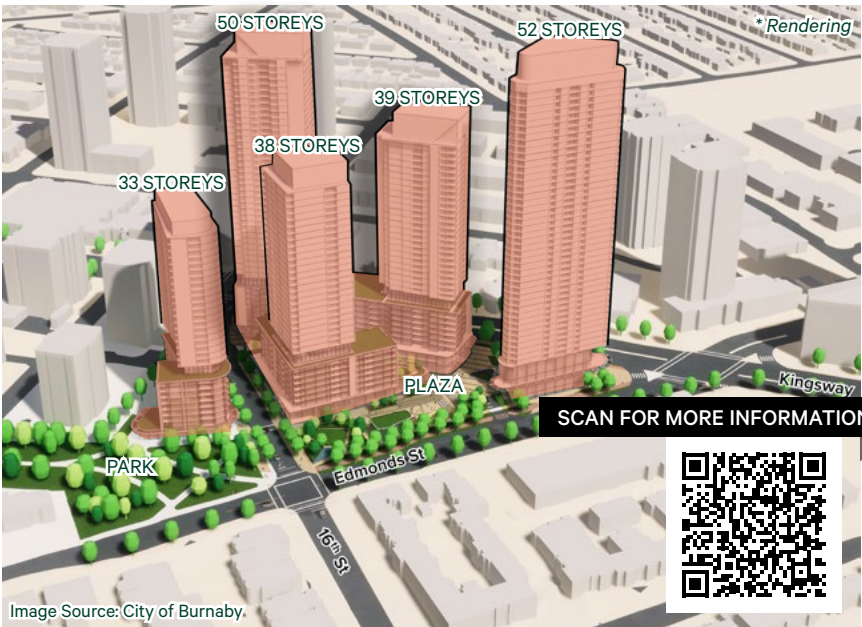
SkyTrain Station



# Nearby Development

## Hall Towers & Kingsway-Edmonds Plaza

BC Housing and The City of Burnaby have worked together to develop a multi-tower development on public-owned land for directly across from the Subject Site, in the heart of Edmonds Town Cetre. The master plan envisions the 4.5 acre site to be a major new landmark and public gathering space, and includes 1,400 purpose-built rental units (“Hall Towers”) with commercial units at grade, a public plaza (“Kingsway-Edmonds Plaza”), improved park space, a new road connecting Kingsway and Edmonds Street. Currently undergoing final approvals, the development plan includes five high-rise towers ranging from 33 to 52 storeys, pictured below, with expected occupancy in 2030.



## LOCATION HIGHLIGHTS

The Subject Site is nestled in a high-traffic area with nearly 200 feet of frontage along Kingsway and immediate access to key everyday amenities including grocery stores, retail shops, cafés and restaurants and more, directly across the street.

### Walk Times

7 MIN  
Edmonds  
Community Centre

13 MIN  
Edmonds Skytrain Station  
(Expo Line)

## HIGHGATE VILLAGE SHOPPING CENTRE

Save-On-Foods	Starbucks Coffee	Hakim Optical	TD Canada Trust
Shoppers Drug Mart	Body Energy Club	Highgate Dental	H&R Block
BC Liquor	Fresh Slice Pizza	Highgate Dry Cleaning	Park Insurance
Canada Post	Fresh Box Sushi	Rogers	& more



For Sale  
7229 Kingsway | Burnaby, BC

CBRE



DEER LAKE PARK



EDMONDS PARK AND  
COMMUNITY CENTRE



Highgate  
Shopping  
Centre

HALL AVENUE



KINGSWAY

BURNABY PUBLIC LIBRARY  
TOMMY DOUGLAS LIBRARY



WALKER AVENUE

Future Redevelopment Site

FOR INFORMATION PLEASE CONTACT:

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