

Goodman:

**FOR SALE**

# METROTOWN HIGH-RISE DEVELOPMENT SITE

with holding income – 1.12 acres (48,569 SF)

6555 Telford Avenue, Burnaby



**Mark Goodman**

Personal Real Estate Corporation  
Direct 604 714 4790  
mark@goodmanreport.com

**Cynthia Jagger**

Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Manraj Dosanjh**

Direct 604 714 4778  
manraj@goodmanreport.com

**G:**

Greater Vancouver's authority on selling  
apartment buildings and development sites  
[www.goodmanreport.com](http://www.goodmanreport.com)



## METROTOWN HIGH-RISE DEVELOPMENT SITE WITH HOLDING INCOME

6555 Telford Avenue, Burnaby

Metrotown (Maywood)

002-996-758

48,569 SF (219.8' x 221.5')

Lot 65 District Lot 153 Group 1 New Westminster  
District Plan 26877

Metrotown Downtown Plan  
(RM4s High Density Residential)

6.15 FSR (2.5 base residential, 1.1 bonus,  
1.7 rental replacement and 0.85 density offset)

Up to 298,699 SF buildable

Call agent

One 2-storey + penthouse rental apartment building totalling 54 suites

**Call for price**



**VALUABLE 220' FRONTAGE  
AFFORDING POTENTIAL FOR TWO-  
BUILDING DEVELOPMENT**

This offering represents the potential to develop a large-scale two-building multi-family development. Located in the heart of Burnaby's transit-orientated Metrotown neighbourhood, the property is situated directly across from Metropolis at Metrotown and the Skytrain station. This site offers steady holding income during the redevelopment process.

Recent changes to Burnaby's rental policy have contributed to a significant increase in density for the subject property. Total achievable buildable – up to to 298,699 SF (based on 6.15 FSR).

## INVESTMENT HIGHLIGHTS

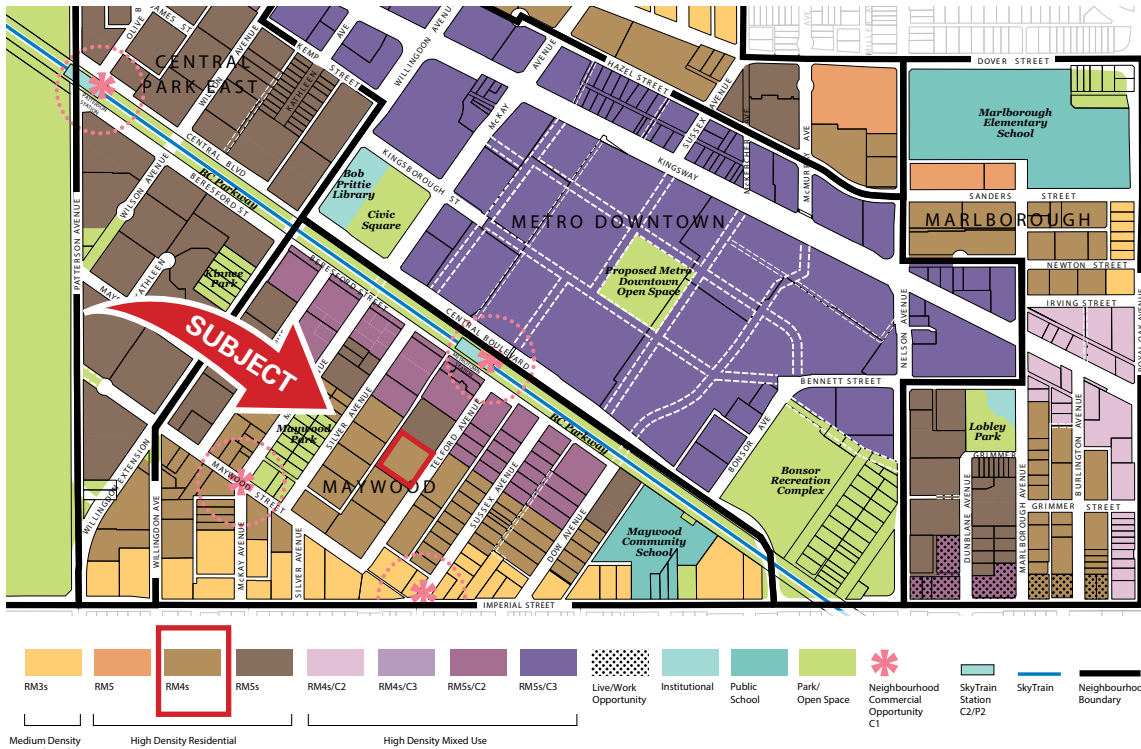
- Situated on the west side of Telford Ave, in between a recently approved high-rise development to the south and Intracorp's Telford on the Walk project currently under construction to the north
- Only 5 minutes walking distance to Metropolis at Metrotown and the Skytrain providing easy access to rapid transit and some of the best shopping in British Columbia
- The site is currently improved with a rental apartment building containing 54 units providing good holding income during the rezoning process

## Density Summary

Maximum	FSR	Density (SF)
RM4s base	2.50	121,423 SF
RM4s bonus	1.10	53,426 SF
RM1r (Below market)	0.90	41,283 SF
RM1r (Market rental)	0.80	41,283 SF
Density offset	0.85	41,283 SF
<b>Total</b>	<b>6.15</b>	<b>298,699 SF</b>

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

# 6555 TELFORD AVENUE, BURNABY



## DEVELOPMENT POTENTIAL

- Designated as RM-4s in the Metrotown Downtown Official Community Plan, providing for high-density residential development
- Site size of 48,569 SF with 219.8' frontage on Telford Ave and 221.5' depth
- Build up to 298,699 SF feet (based on 6.15 FSR)



**1.12 acres**

High-density development site



**RM4s**

OCP designation



**6.15 FSR**

2.50 base residential, 1.10 bonus,  
1.70 rental replacement and 0.85  
density offset



**298,699 SF**

Total achievable buildable

## RECENT AND UPCOMING DEVELOPMENTS IN THE IMMEDIATE AREA



### CENTRAL PARK

By Bosa Properties

335-unit 39-storey high-rise



### TELFORD ON THE WALK

By Intracorp Developments

366-unit 37-storey high-rise



### SKY PARK

By Concord Pacific

429-unit 45-storey high-rise



### HIGHLINE

By Third Properties

327-unit 48-storey high-rise



### 6615 TELFORD AVENUE

By Kingborn Development

31-storey strata + 6-storey  
residential rental



# Goodman:



20 minutes to  
Downtown Vancouver

CENTRAL PARK



4 minutes to Central Park

METROTOWN

SUBJECT



10 minutes to Bonsor

## SHOPPING & AMENITIES

- 01 Maywood Park
- 02 Fondway Cafe, Pharmasave
- 03 Burnaby Public Library
- 04 Crystal Mall
- 05 Old Orchard Shopping Centre
- 06 Metropolis at Metrotown
- 07 Maywood Community School

## RECENT DEVELOPMENTS

- 01 Jewel I & Jewel II by Boffo
- 02 Modello by Boffo
- 03 Gold House by Rize
- 04 Maywood On The Park by Intracorp
- 05 Silver Condos by Intracorp
- 06 Sun Towers by Belford
- 07 Metroplace by Intracorp
- 08 Central Park by Bosa Properties
- 09 Sovereign by Bosa
- 10 Station Square by Anthem & Beedie
- 11 Moda by Polygon
- 12 Telford on the Walk by Intracorp
- 13 Highline By Thind Properties

**Mark Goodman**

Personal Real Estate Corporation  
Direct 604 714 4790  
mark@goodmanreport.com

**Cynthia Jagger**

Personal Real Estate Corporation  
Direct 604 912 9018  
cynthia@goodmanreport.com

**Manraj Dosanjh**

Direct 604 714 4778  
manraj@goodmanreport.com



Greater Vancouver's authority on selling  
apartment buildings and development sites  
[www.goodmanreport.com](http://www.goodmanreport.com)