

For Sale | Development Land

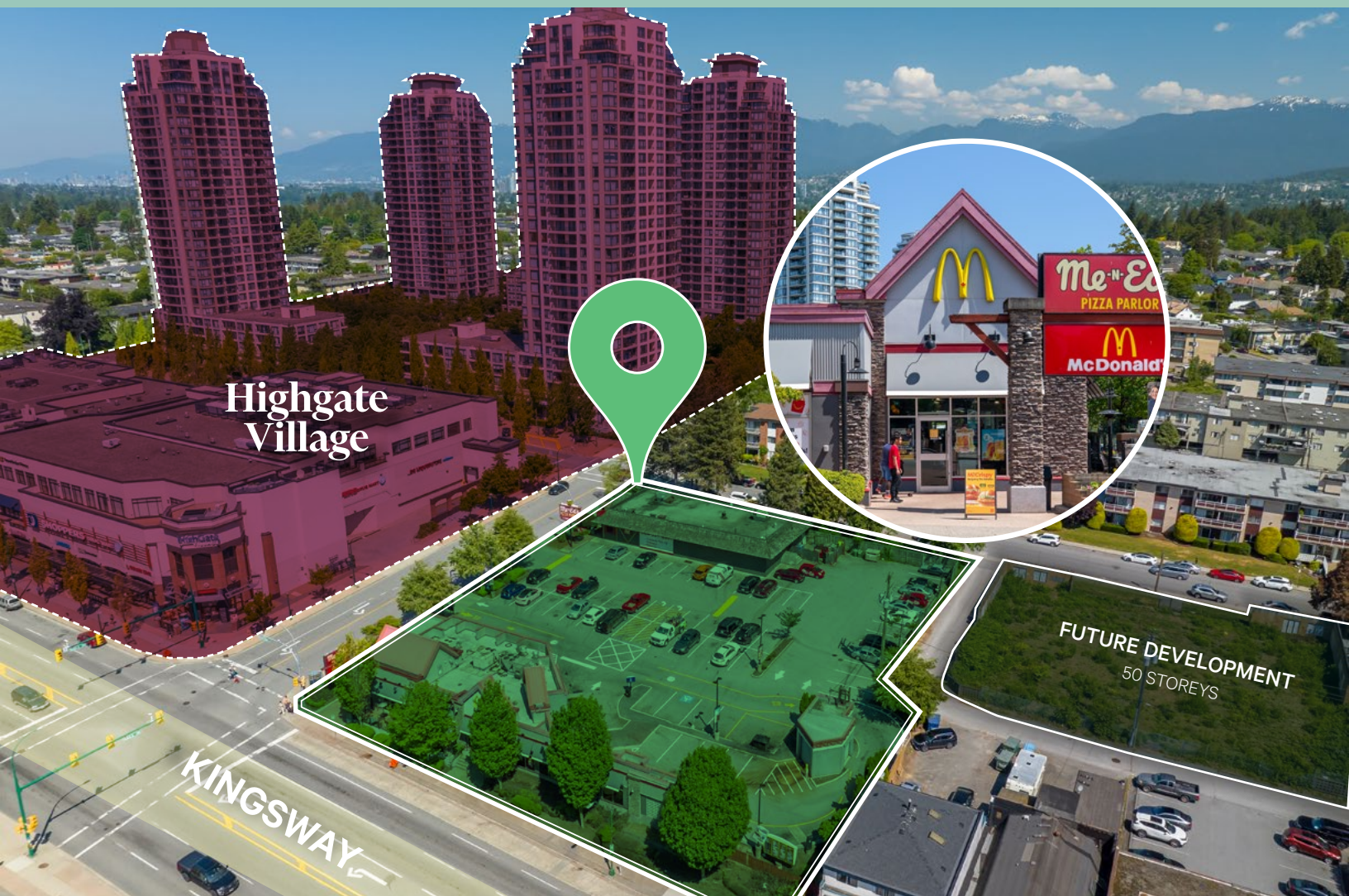
CBRE

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")**. Centrally located in the Edmonds Town Centre node under the approved Edmonds Community Plan, the Site is positioned in one of the area's highest density and tallest building allowances and is envisioned as the nearby community's main civic, cultural and commercial mixed-use hub. The Site is designated for high-density mixed-use development, with potential for 40+ storeys and a two-tower configuration, subject to municipal approval.

Currently improved with two fully leased freestanding buildings tenanted by McDonald's and Me-n-Ed's Pizza Parlor, providing stable holding income throughout the re-zoning process.

Prominently positioned along the high-exposure Kingsway corridor in the Edmonds neighbourhood, just east of Metrotown, the Site benefits from strong transit connectivity, including a 13-minute walk to Edmonds SkyTrain Station, and immediate access hundreds of neighbourhood amenities including grocery stores, retail shops, cafés and restaurants. A planned City of Burnaby and BC Housing development with a future public plaza directly across the street further enhances the Site's long-term redevelopment potential, offering a rare opportunity to capitalize on Burnaby's rapid intensification and evolving urban core.



-  HIGH TRAFFIC AREA WITH FRONTAGE KINGSWAY
-  TRANSIT-FRIENDLY & PROXIMITY TO SKYTRAIN STATION
-  KEY EVERYDAY AMENITIES WITHIN WALKING DISTANCE
-  CENTRE OF APPROVED AREA PLAN-DESIGNATED TOWN CENTRE
-  TWO-TOWER 40-STORY DEVELOPMENT POTENTIAL
-  FULLY LEASED TENANTS ON-SITE
-  NEARBY PARKS & GREEN SPACE

Salient Details

CIVIC ADDRESS

7229 Kingsway, Burnaby BC

SITE SIZE

45,486 SF (1.04 acres)

LAND DESCRIPTION

LOT 183 DISTRICT LOT 95 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 34416

PROPERTY ID

007-085-541

CURRENT ZONING

C-3 General Commercial District
C-7 Drive-In Restaurant District

PROPERTY TAXES

\$256,730 (2025)

NEIGHBOURHOOD

Edmonds

OWNERSHIP INTEREST

Freehold

LOCAL AREA PLAN

Edmonds Community Plan

SALE PRICE

Contact Listing Agents

LOCAL AREA PLAN DESIGNATION

High-Rise Apartment 2 (mixed-use up to 40 storeys)

Development Potential

EDMONDS COMMUNITY PLAN

Central Edmonds & Edmonds Town Centre

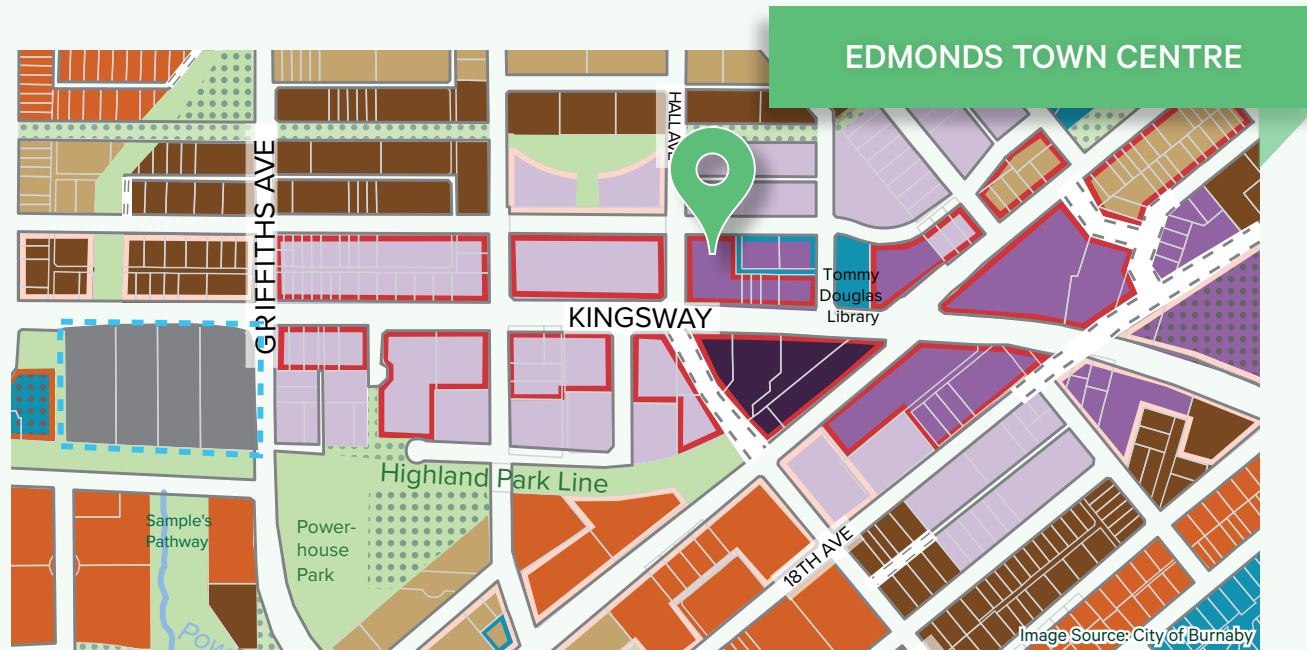
The Subject Site is located in the **Edmonds Community Plan**, approved in March 2025, within the City of Burnaby's recently approved Draft OCP. Within the Edmonds Community plan, the Site is part of **Central Edmonds**, in the **Town Centre Node** ("Edmonds Town Centre").

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.

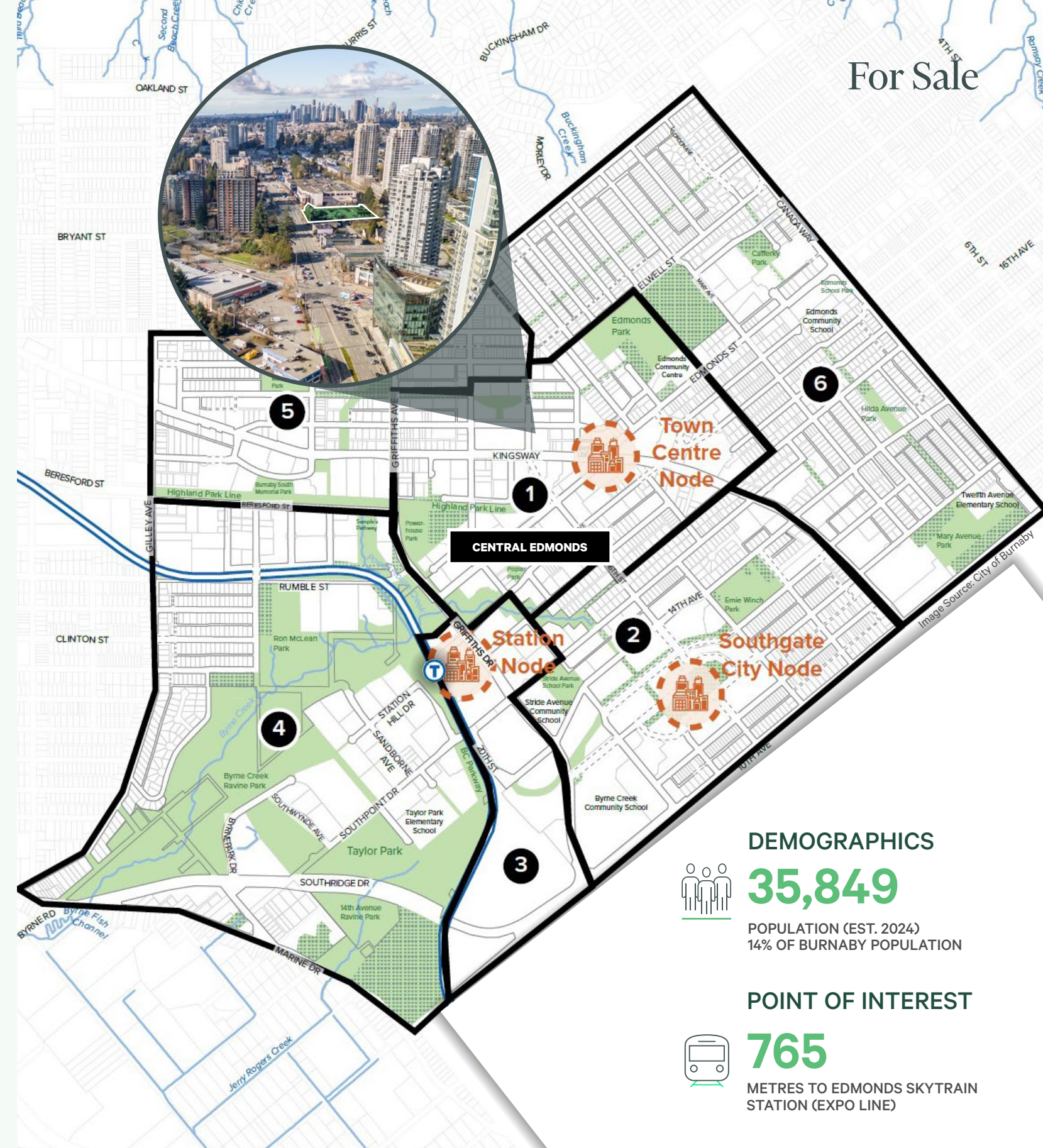
Town Centre Node

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)

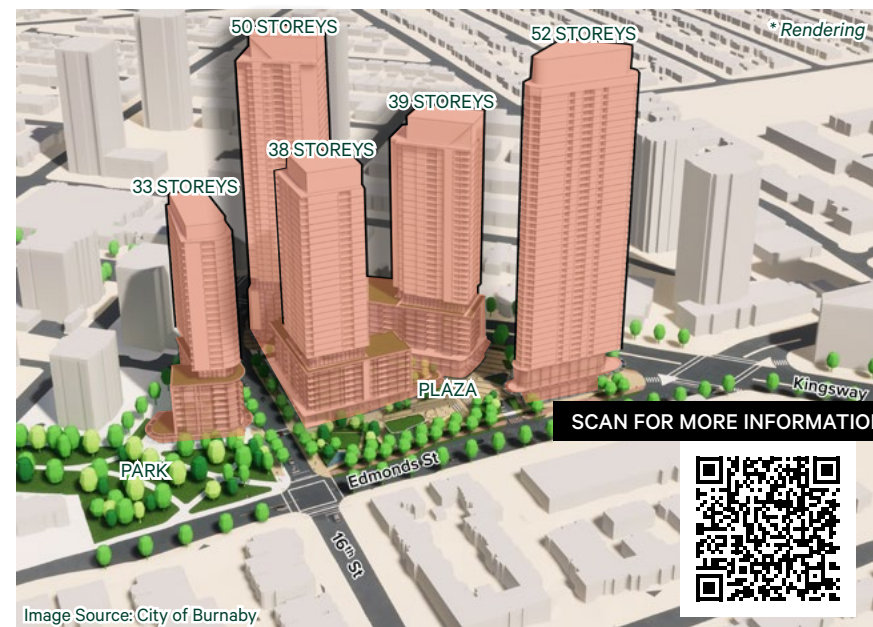
LEGEND

- Proposed Street / Lane
- Watercourses
- Existing Parks, Open Spaces and Natural Areas*
- Proposed Parks, Open Spaces and Natural Areas*
- SkyTrain Station

Nearby Developments

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 Centre. 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
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