

Metrotown

Vancouver

Brentwood

Kingsway

Windsor Elementary School

Colborne Avenue

Imperial Street

Elwell Street



For Sale

# Wood-frame Condo Development Site

6449-6461 Elwell Street, Burnaby

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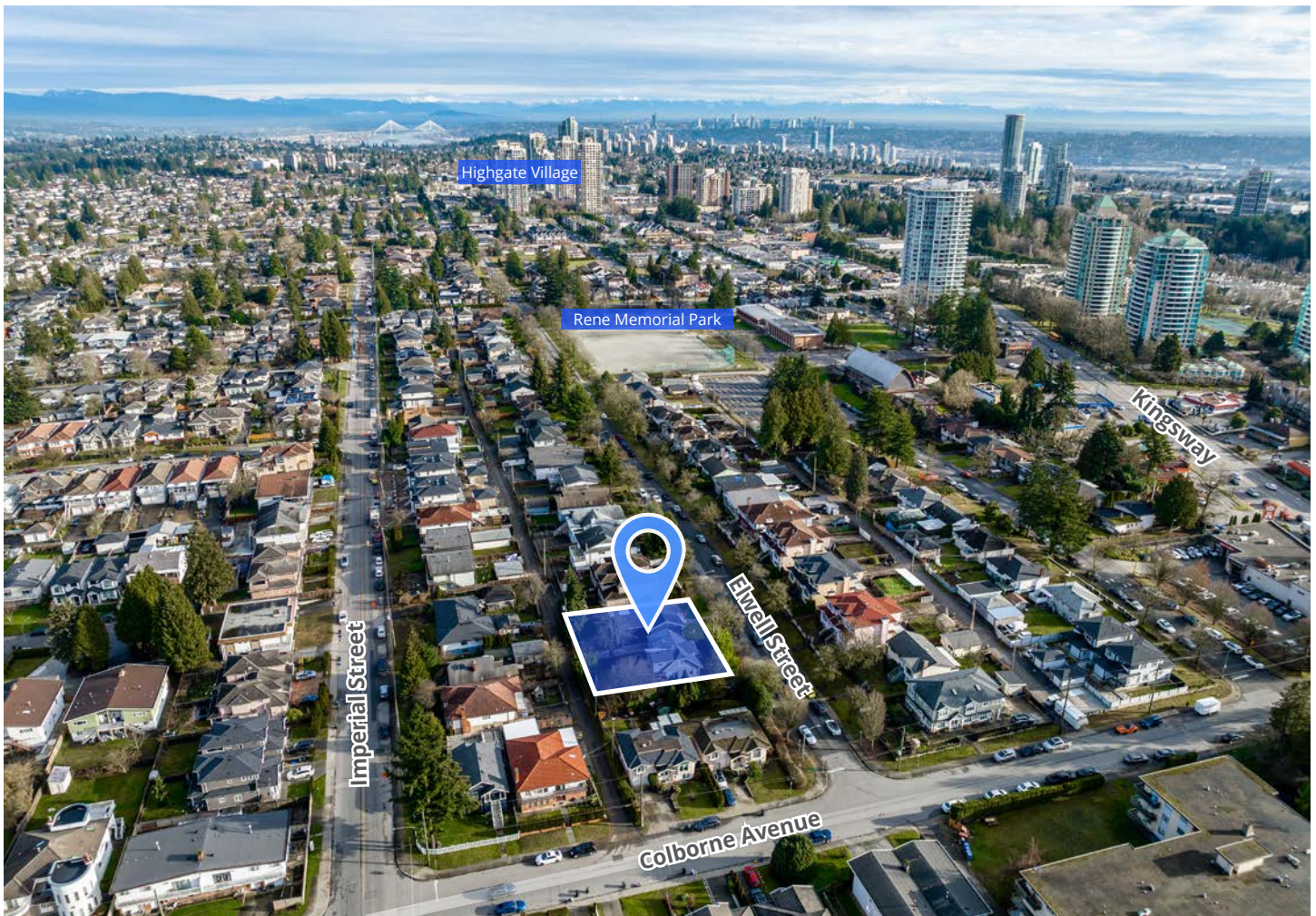


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# Development Highlights

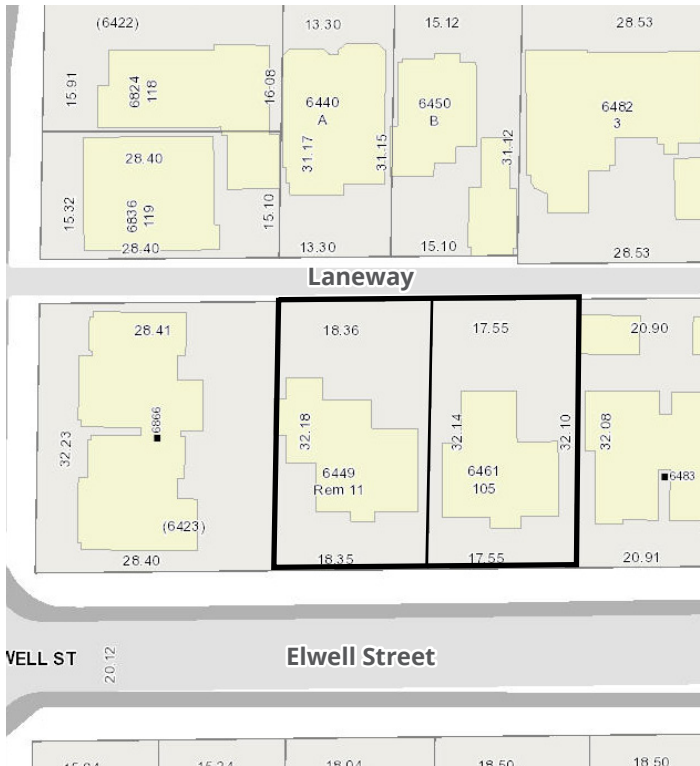
Opportunity to acquire a wood frame condo development site on a quiet, tree lined street in Edmonds.

- 6-storey woodframe condo or rental development opportunity in Edmonds (Burnaby)
- 12,508 SF site (118' frontage x 106' depth) with laneway access
- Edmonds Community Plan Designation for 6-8-storeys
- Estimated 37,500 SF buildable, or approx. 50 units
- Fantastic location on quiet, tree-lined street
- Walkable to Windsor Elementary School (200m), Rene Memorial Park (180m), and extensive retail amenities at Highgate Village Shopping Centre (900m)
- **Asking Price: \$5,300,000 (\$140 per buildable SF based on 3.0 FAR)**



# The Site

## Site Plan



## Salient Details

<b>Civic Address</b>	6449 & 6461 Elwell Street, Burnaby
<b>PID's:</b>	002-729-971, 003-083-616
<b>Site Size:</b>	12,508 SF (118 ft frontage x 106 ft depth)
<b>Current Zoning:</b>	R1
<b>Current Improvements</b>	Two owner-occupier 1940's era single family houses

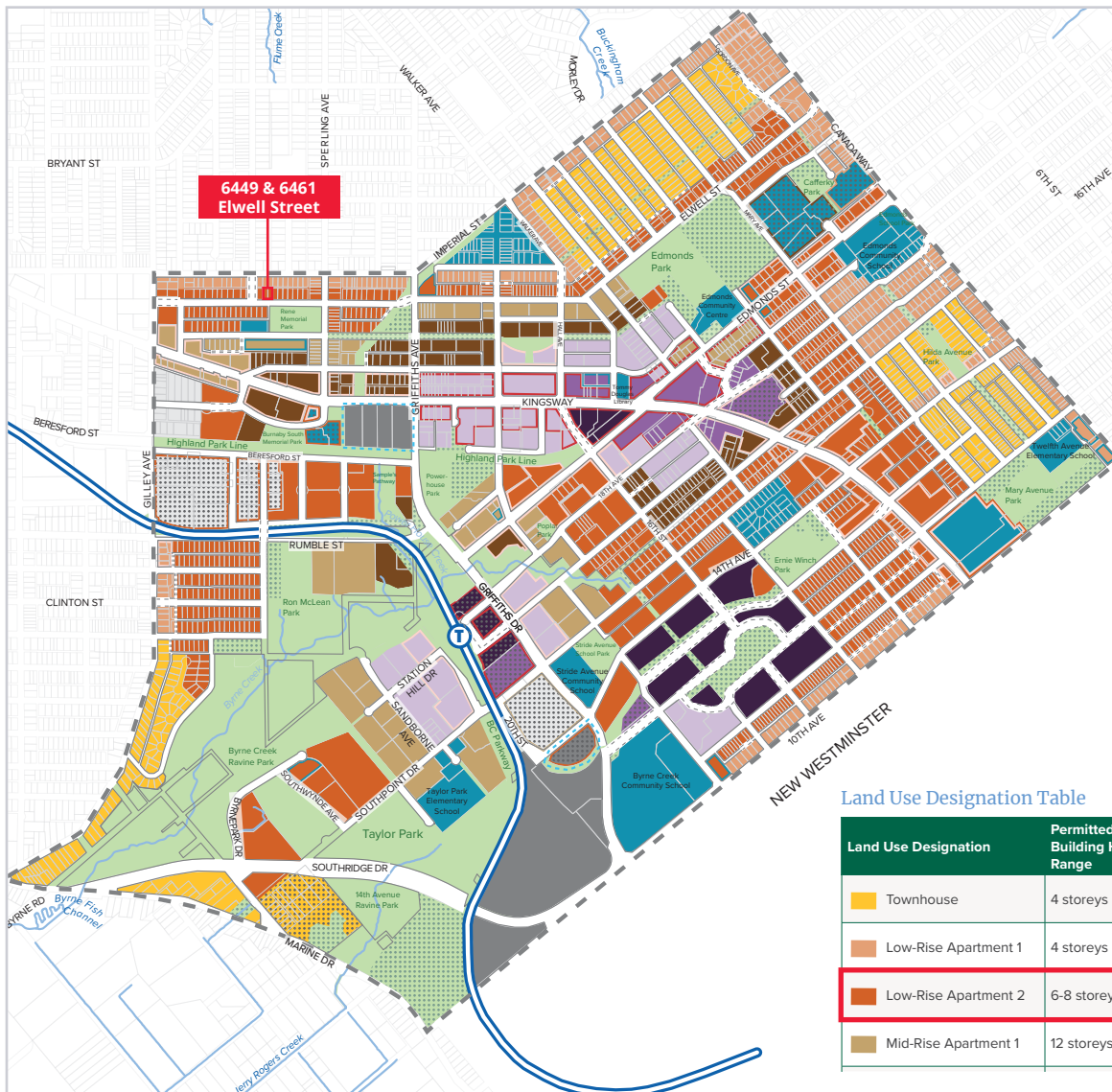
# Edmonds Community Plan

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

## Edmonds Community Plan (2025)

<b>Designation:</b>	Low Rise Apartment 2
<b>Height Range:</b>	6-8 Storeys
<b>Use/Form:</b>	Low-rise residential with ground-oriented residential
<b>Tenure:</b>	Condo or rental permitted, no inclusionary zoning requirements
<b>Rezoning Potential:</b>	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 3.0 FSR

## Land Use Map



Land Use Designation Table

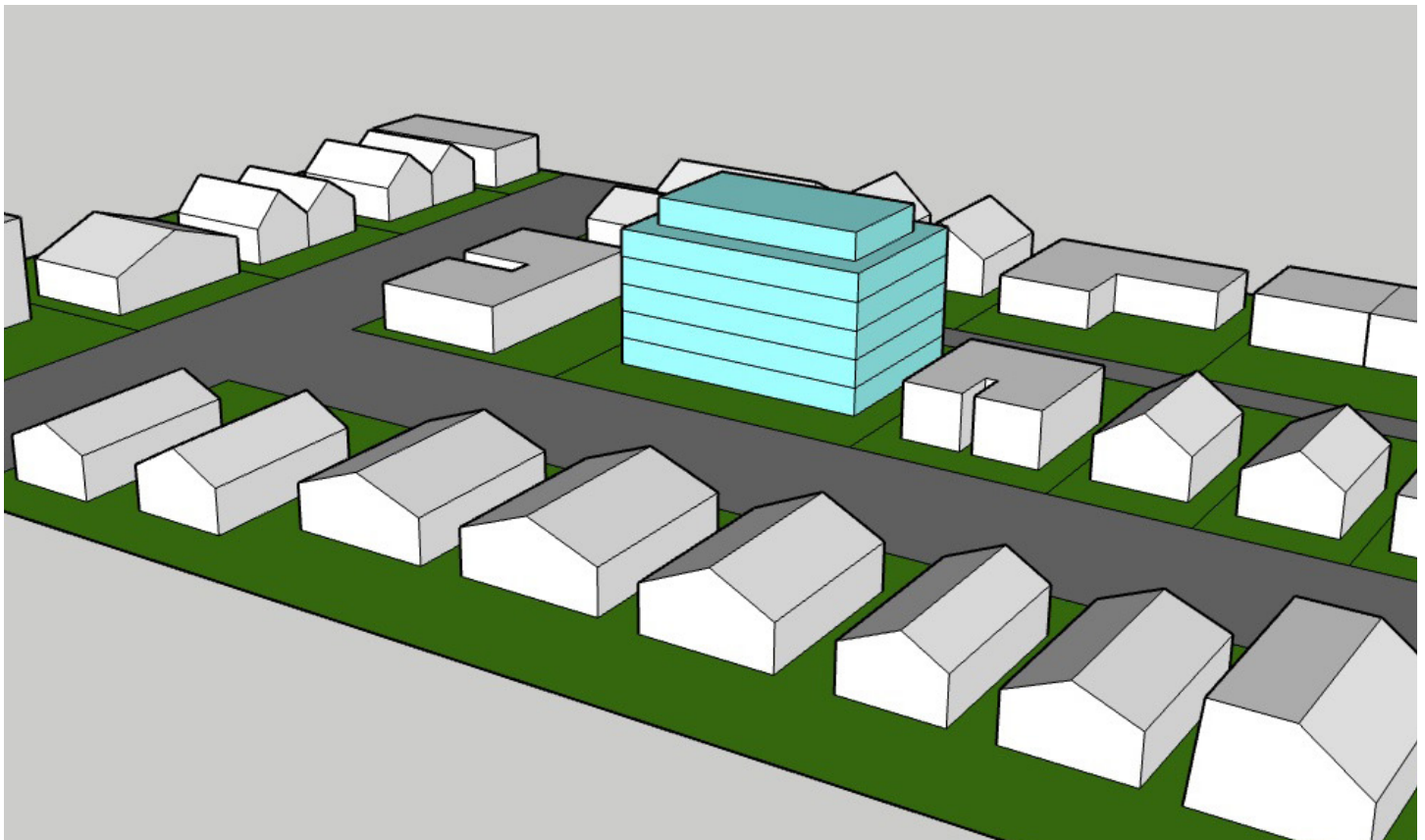
Land Use Designation	Permitted <sup>1</sup> Building Height Range	Land Use and Built Form
Townhouse	4 storeys	Ground-oriented residential townhouse form
Low-Rise Apartment 1	4 storeys	Low-rise residential apartment form with ground-oriented residential <sup>2</sup>
Low-Rise Apartment 2	6-8 storeys	Low-rise residential apartment form with ground-oriented residential <sup>2</sup>
Mid-Rise Apartment 1	12 storeys	Mid-rise residential apartment form with ground-oriented residential <sup>2</sup>

# Development Concept

Based upon a review of the site dimensions, the Edmonds Community Plan Draft, and the new Height Based Zoning Framework, a potential development concept is illustrated below.

<b>Site Area:</b>	12,508 SF
<b>Potential Density:</b>	~ 3.00 FSR
<b>Gross Buildable:</b>	~ 37,500 BSF
<b>OCP Height:</b>	6-8 storeys
<b>Tenure:</b>	100% market condo - OR - 100% rental apartments
<b>Potential Units:</b>	50 condos or rental apartments (based on 85% efficiency and 650 SF average suite sizes)
<b>Parking Access:</b>	Underground parking can be accessed from the existing lane to the north

## Potential Concept\*



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

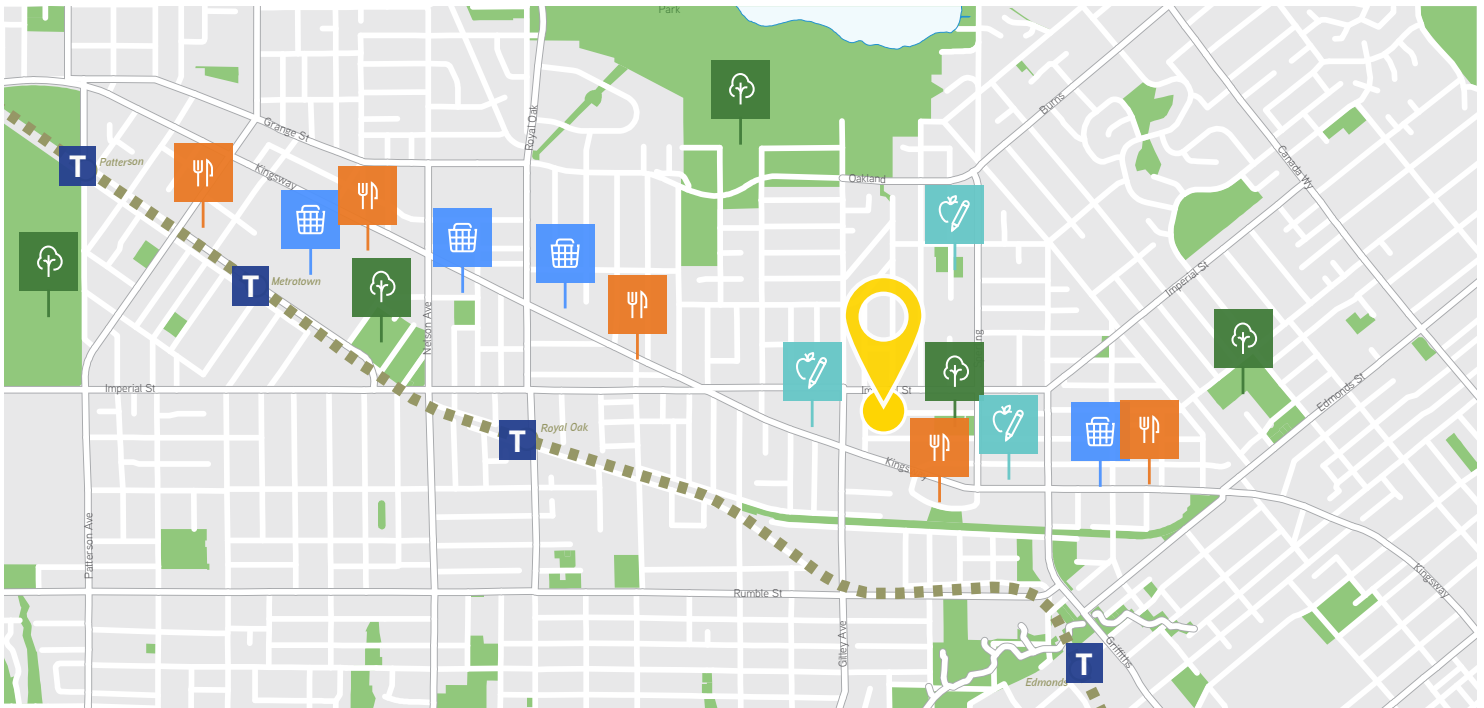
# Location Overview

The site is located on the north side of Elwell Street, east of Colborne Avenue in one of the most central and accessible areas of Burnaby. Vibrant Kingsway is just a couple blocks south.

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

- Rene Memorial Park (1 minute)
- Windsor Elementary School (2 minutes)
- 130k+ SF Highgate Village Shopping Centre Retail (15 minutes)
  - Notable retail includes: Save-On-Foods, Starbucks, Shoppers Drug Mart, TD Bank, BCLiquor, Club16 Fitness, Cora Breakfast
- Edmonds SkyTrain Station (15 minutes)
- Royal Oak SkyTrain Station (23 minutes)
- Edmonds Park & Edmonds Community Centre (28 minutes)

Conveniently located in an amenity rich neighbourhood less than 10-minute drive to Metrotown, Deer Lake Park and Central Park that continues to grow with nearby redevelopment.



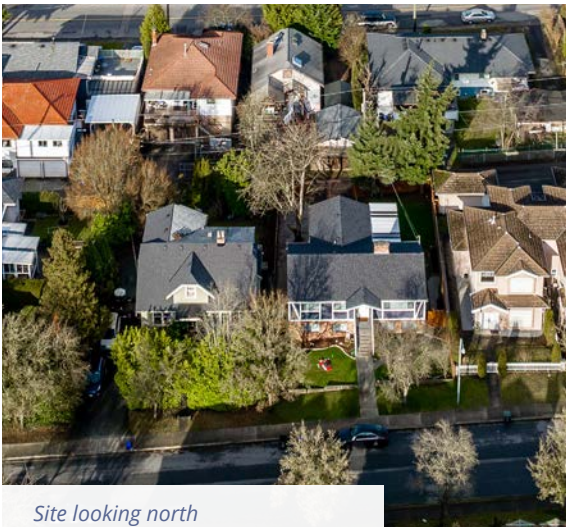
 SHOPPING	 RESTAURANTS/COFFEE	 PARKS & RECREATION	 SCHOOLS
Metrotown	Earls	Central Park	Windsor Elementary School
Highgate Village	Cactus Club	Deer Lake Park	St. Francis de Sales School
London Drugs	Denny's	Bonsor Recreation Centre	École Brantford Elementary School
Real Canadian Superstore	White Spot	Edmonds Community Centre	
T&T Supermarket	Starbucks	Rene Memorial Park	
Save-on-Foods	Tim Hortons		
BC Liquor Store	Cora Breakfast & Lunch		
Wholesale Club Kingsway	Fresh Slice		



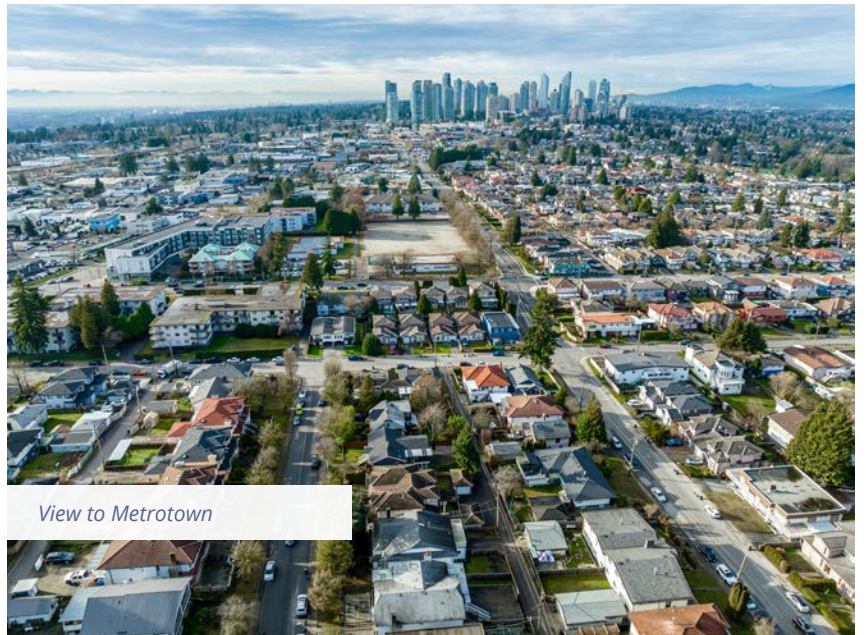
*Aerial view of the Property*



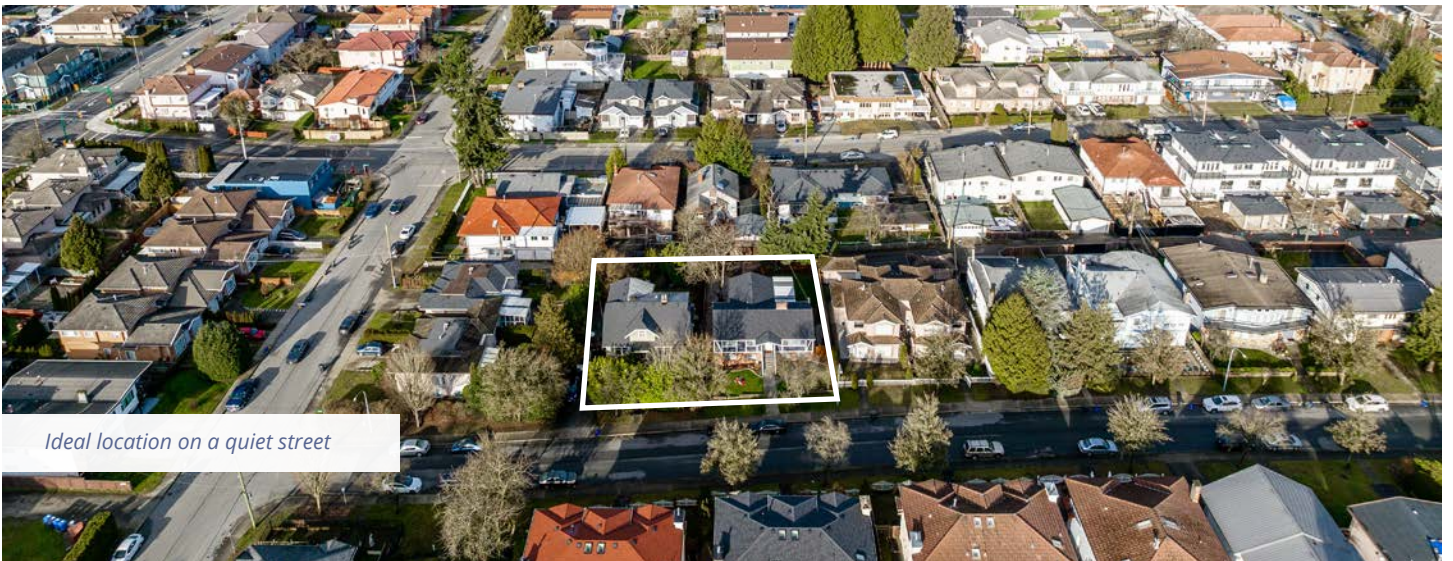
*Highgate Village Shopping Centre*



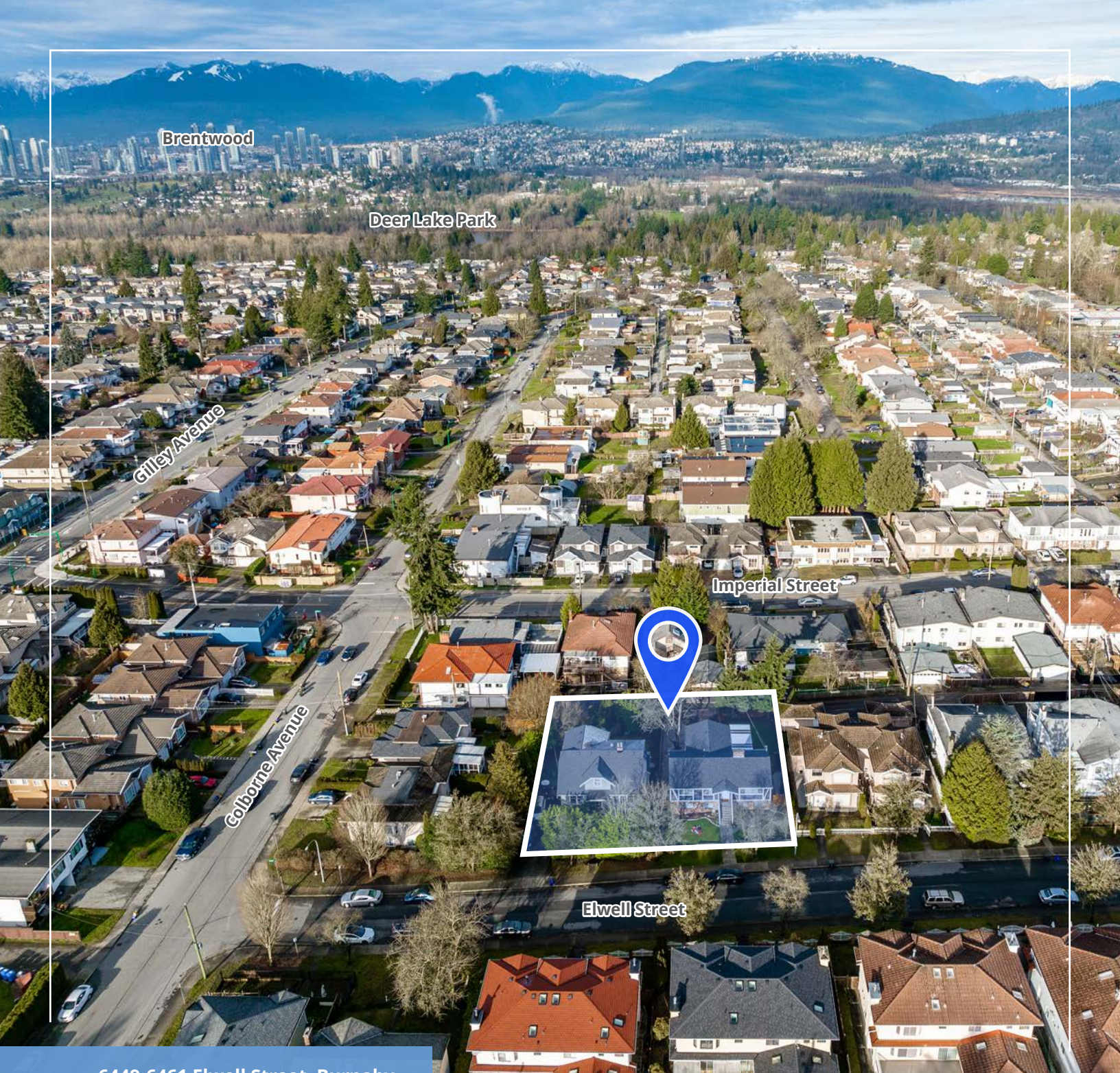
*Site looking north*



*View to Metrotown*



*Ideal location on a quiet street*



Brentwood

Deer Lake Park

Gilley Avenue

Colborne Avenue

Imperial Street

Elwell Street



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