

FOR SALE

METROTOWN TOWNHOUSE SITE

**5483 Barker Avenue
Burnaby, BC**

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OPPORTUNITY

to be in the centre of a vibrant community

Location

The property is located mid-block on Barker Avenue between Sardis Street and Bond Street in Burnaby's Metrotown neighbourhood, just blocks from the Patterson SkyTrain Station.

Improvements

The property is raw land with no improvements.

Current Designation

Low density multi-family residential

Anticipated New Designation

Medium density multi-family residential (RM-3)

Highlights

- > Current zoning permits Single Family or Duplex
- > Anticipated to be rezoned to medium density multifamily in new Metrotown OCP
- > Immediate proximity to Metropolis at Metrotown
- > Short walk to Patterson SkyTrain station, providing 15 minute ride to Downtown Vancouver
- > City of Burnaby has indicated site will be re-designated in the new Metrotown Official Community Plan
- > View potential to the north and northwest

Legal Map





5483 BARKER AVENUE, BURNABY, BC

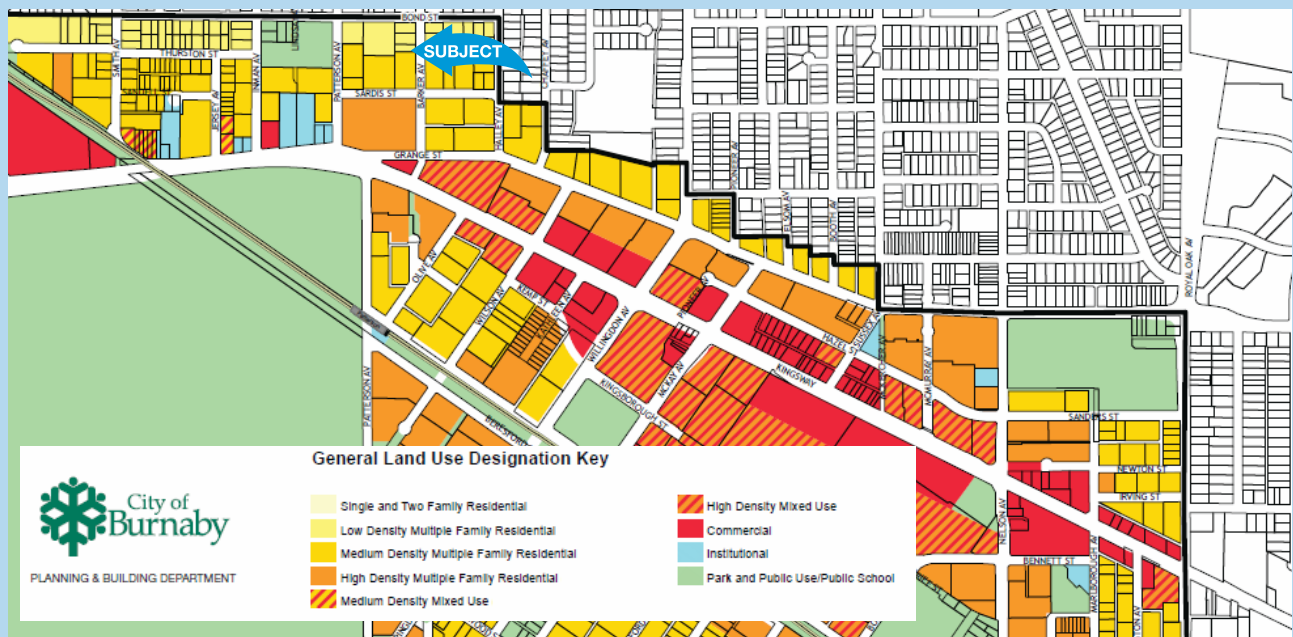
Legal Address:	Lot 65 District Lot 34 Group 1 New Westminster District Plan 29549 PID: 009-018-786	
Site Area:	7,446 SF	
Frontages:	51 feet of frontage along Barker Avenue and 146 feet in depth	
Zoning:	R5	
Tax Assessment (2015):	Land	\$ 1,076,000
	Improvements	
	Total	\$1,076,000
Gross Taxes (2015):	\$4,213.03	
Asking Price:	\$1,528,000	

BURNABY ZONING MATRIX (ANTICIPATED ZONING DESIGNATION)

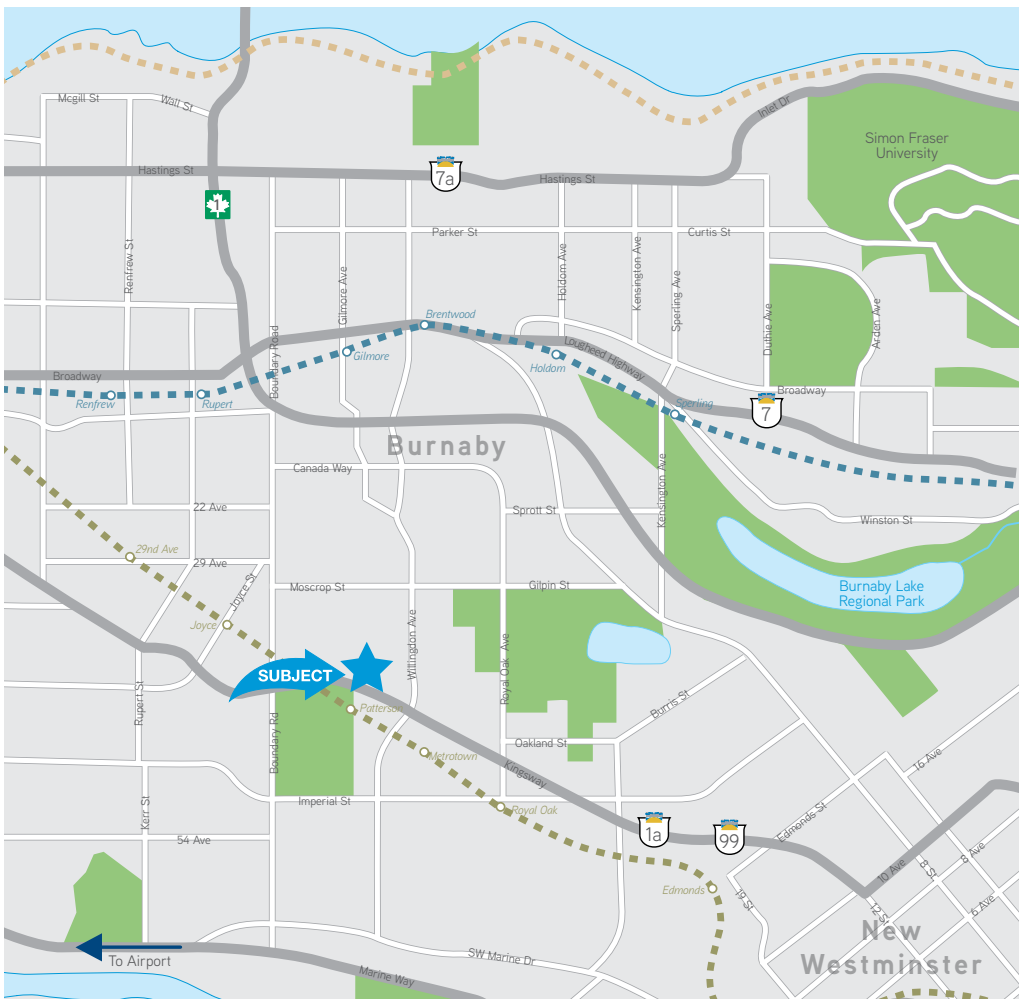
Zoning District	Established Base and Bonus Density		Supplementary and Bonus Density		Total
	Existing Base FAR	Existing Bonus FAR	Supplementary Base FAR (max) "S" zoning subcategory	Supplementary Bonus FAR (max) "S" zoning subcategory	Total FAR "S" zoning category
RM-3	1.1	0.15	0.0	0.25	1.5



METROTOWN LAND USE MAP



GROWING 315,342 (5km radius) population



Demographics

	1km radius	3km radius	5km radius
TOTAL AVERAGE POPULATION			
2015 Estimate	20,123	137,337	315,342
2020 Projected	22,076	143,603	327,181
AVERAGE HOUSEHOLD INCOME			
2015 Estimate	\$69,988	\$74,612	\$78,449
2020 Projected	\$79,074	\$83,443	\$88,081
OCCUPIED PRIVATE DWELLINGS			
2015 Owned	8,590	52,634	117,318
2020 Rented	9,657	56,625	125,188

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