

# TRANSIT-ORIENTED HIGH-RISE DEVELOPMENT PROJECT

5502 Lougheed Hwy, Burnaby, BC

**FOR SALE**



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Sutton Group – West Coast Realty

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CIVIC ADDRESS: 5502 Lougheed Hwy, Burnaby, BC

PLAN: Brentwood Town Centre

LAND USE: High Density Multiple Family Residential

MAX DENISTY: 9.6 FAR

GROSS SITE AREA: 186,812 sq.ft. (+/- 4.29 acres)

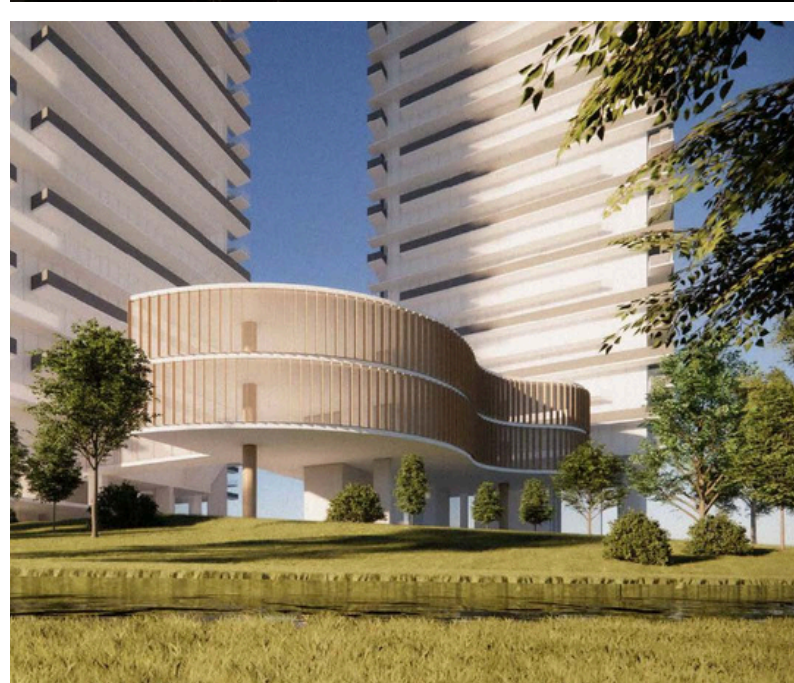
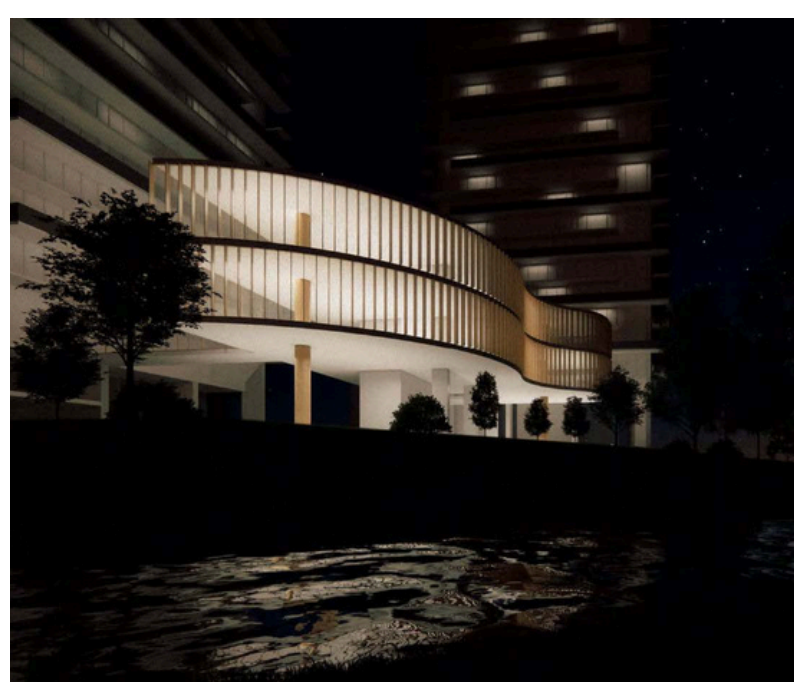
PROPOSED ZONING: CD based on C2 Community Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Plan as guidelines.

Keltic Development has submitted rezoning application a to allow for a high-density mixed-use development comprised of approximately 1,667 residential units (1,172 market strata units, 260 market rental units, and 235 affordable rental units), along with commercial space fronting Lougheed Highway.

The proposed build form includes three residential towers above a common underground parkade, with building heights of 45, 53, and 59 storeys.









## LOCATION

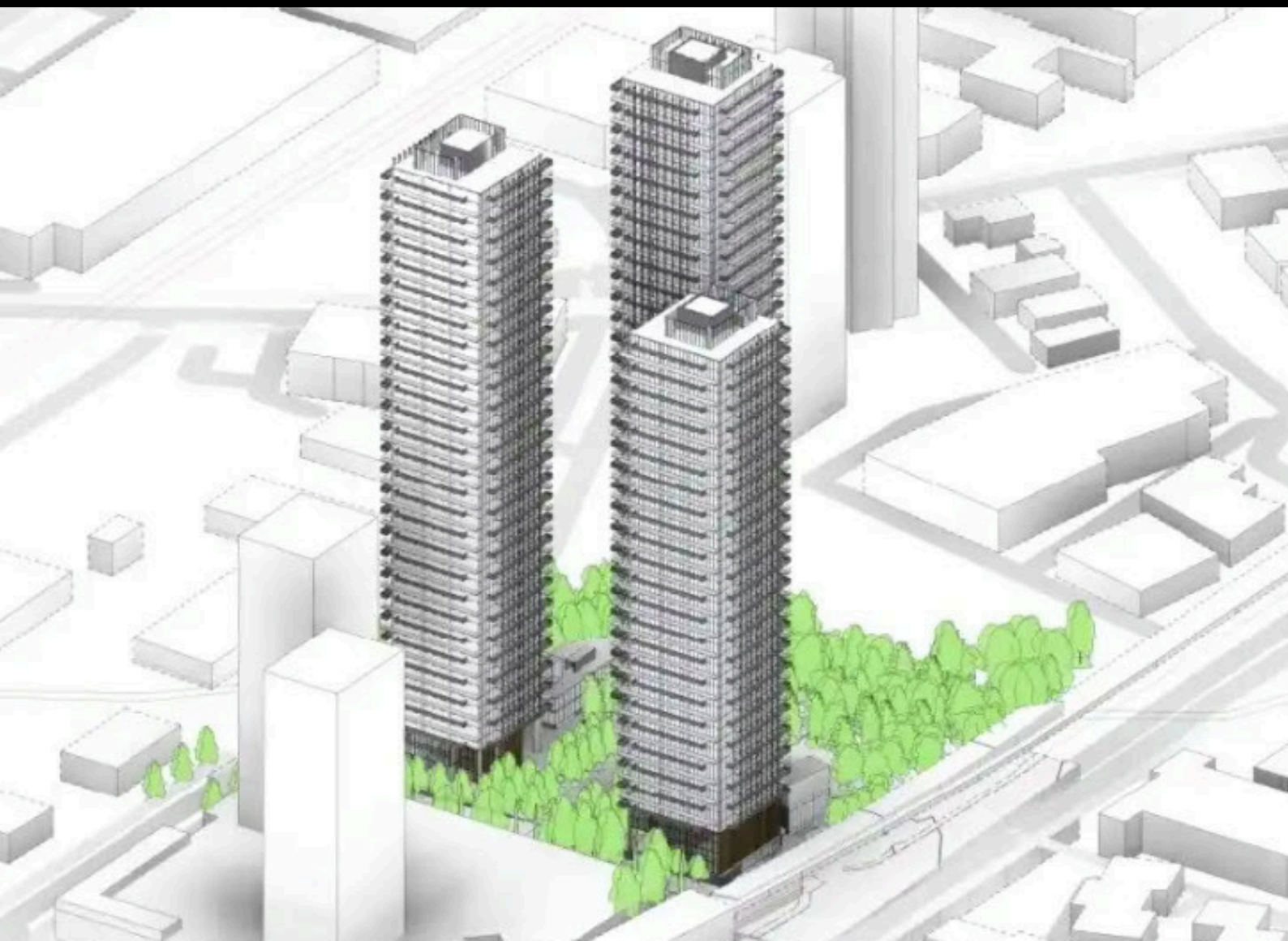
The subject site is the long-established home of Rev's Bowling Alley and sits immediately adjacent to Holdom Station on the Millennium Line, just one stop from Brentwood Town Centre. Its prime location offers exceptional transit convenience while providing effortless access to nearby attractions and world-class shopping amenities. This highly sought-after location represents a rare, large-scale opportunity to acquire a nearly entitled, high-density development project in the vibrant and rapidly growing Brentwood neighbourhood.

## ZONING/LAND USE

Keltic Development has submitted an application to rezone to CD Comprehensive Development District based on C2 Community Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Plan as guidelines. Plan identified in Section E of Schedule G of the Zoning Bylaw of the Official Community Plan (OCP).

## PROJECT DATA - CURRENT DESIGN (3<sup>rd</sup> Reading granted May 13, 2025)

- Density: 7.02 FAR
- Total Unit Count: 1,667 condos
- Building Height: 3 towers: 45, 53, and 59 storeys, above ground floor commercial
- Total FAR Area: 1,312,012 sq.ft.
- Architect: Chris Dikeakos Architects Inc.





Oakwyn Realty Ltd., in collaboration with Sutton Group - West Coast Realty, is pleased to present this premier high-density development opportunity at:

5502 Lougheed Hwy, Burnaby, BC

Please contact the listing agents for further information and inquiries. Drawings, reports and a detailed information package provided upon execution of confidentiality agreement.



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