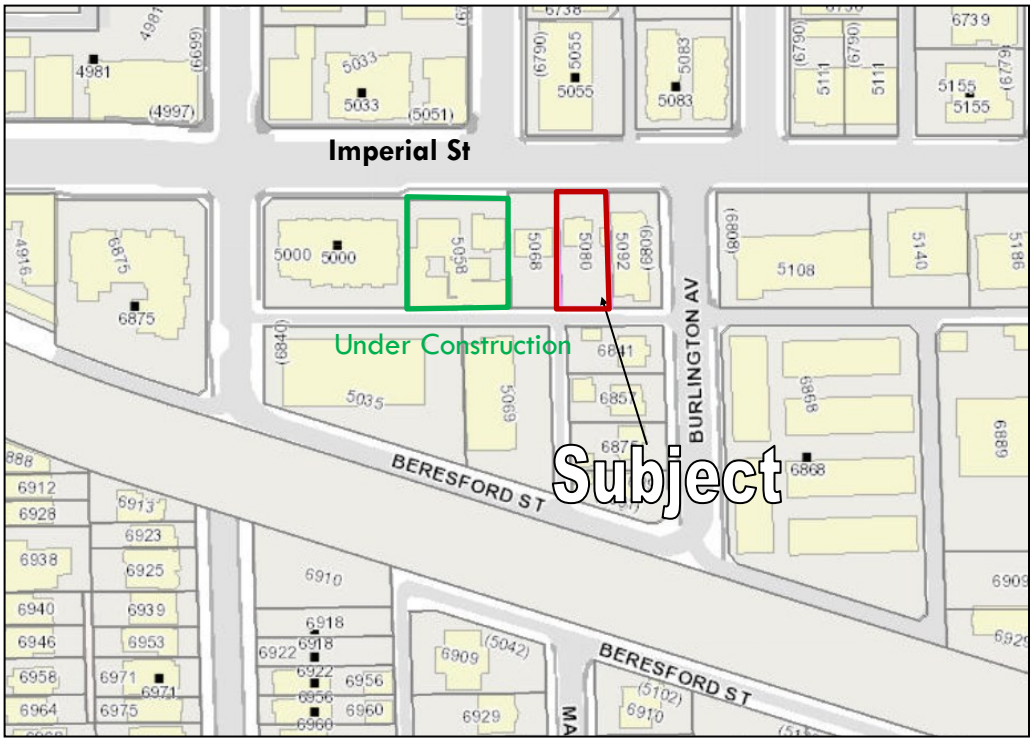
Mid-Rise Development Potential in Metrotown

For Sale! Approx. 7,524 SqFt future Mid-Rise development lot is available in Burnaby, Metrotown area. Located at imperial Street, the second lot from Burlington Ave. Current it's E1 zone, available for most light industrial, commercial, and recreational uses. Under Burnaby 2050 OCP, potential to redevelop mixed use development up to 20 Storey. Neighbour lot is under constructions for multiple-family development. A rare opportunity for people who are looking for holding property in such prime location.



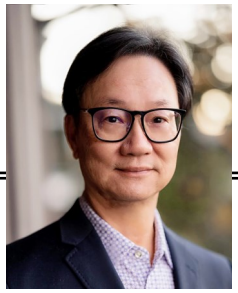
Call now for more details!

Property Information

Address:	5080 Imperial St, Burnaby
Legal:	LOT 3, PLAN NWP4299, DISTRICT LOT 98, GROUP 1, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	002-857-031
Zoning:	E1
Lot Size:	7,524 SF (130 ft x 57.5 ft)

Government Assessment (2026)

Land	$2,258,000
Improvement	$10,000
Total	$2,268,000
Tax:	$6,113.39



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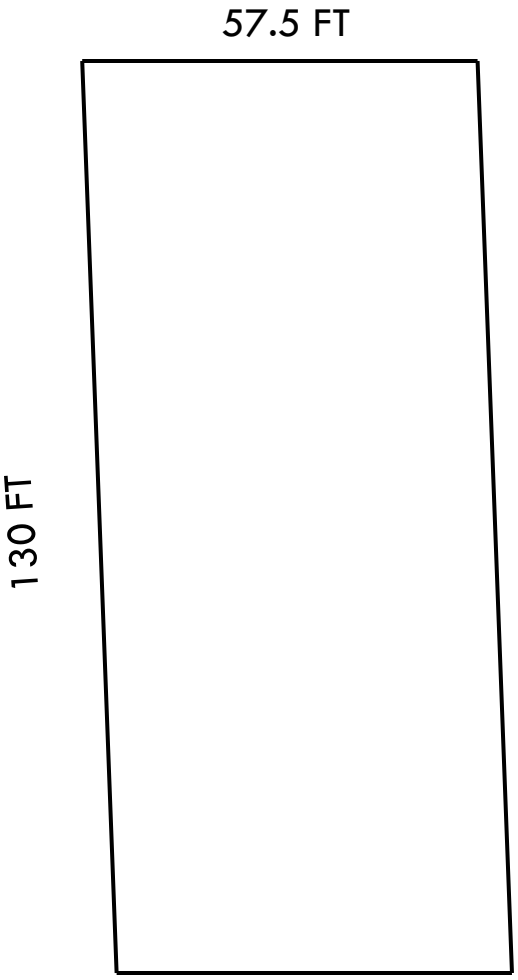
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

Measurement







Site Map



May 30, 2025

1:2,000

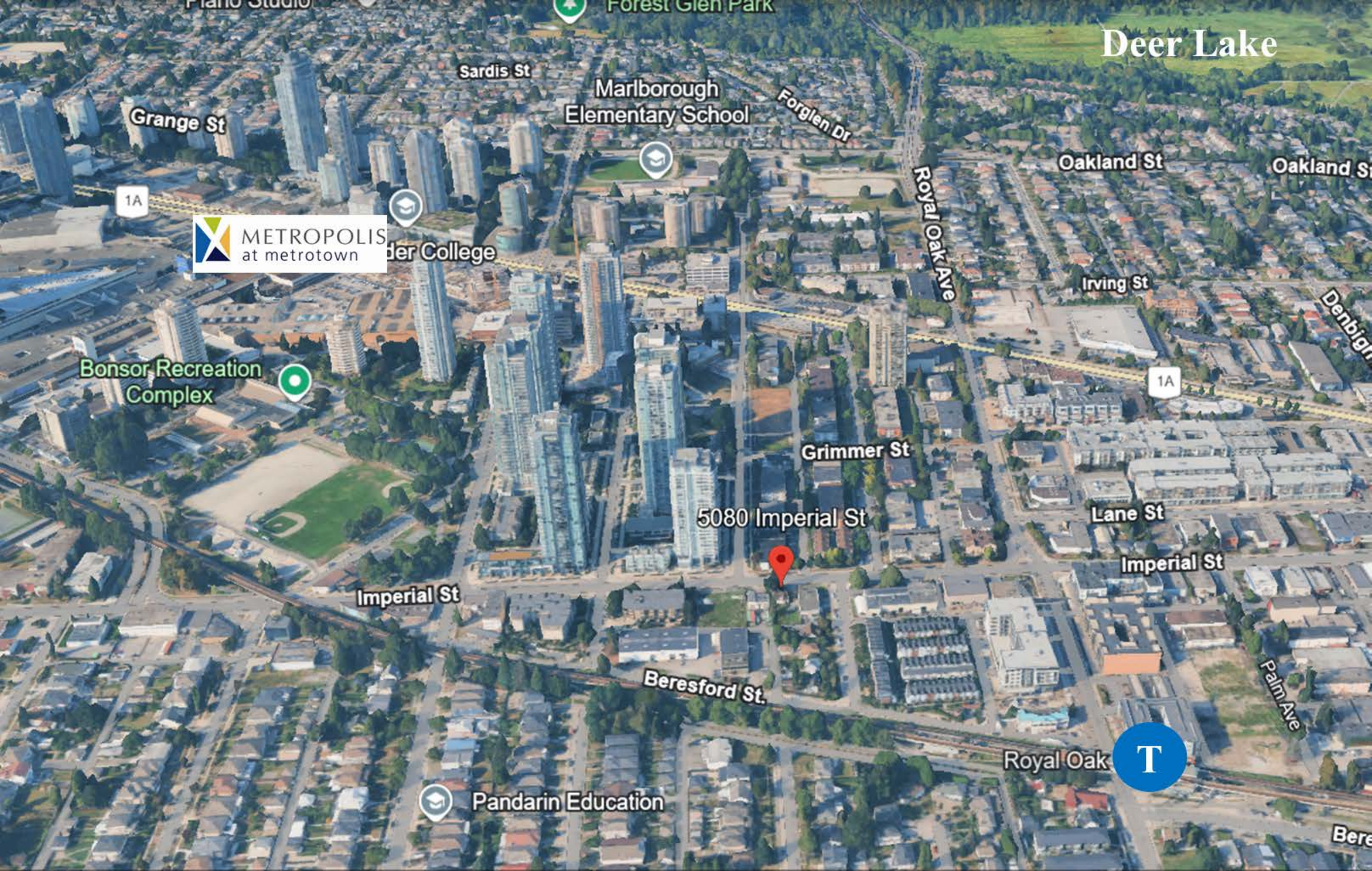
0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

Lakes
Small Rivers
Large Rivers
Ocean
Legal Parcels
Bench
Bike Rack
Chair
Donation Plaque
Picnic Table
Water Fountain
Other (BBQ Ash Pit, Ash Tray)

Wayfinding & Signage Systems
Information Sign
Park Entrance Sign

City of Burnaby


Deer Lake
Forest Glen Park
Sardis St
Marlborough Elementary School
Forglen Dr
Grange St
Royal Oak Ave
Oakland St
Oakland St
1A
METROPOLIS at metrotown
Irving St
Bonsor Recreation Complex
1A
Grimmer St
5080 Imperial St
Lane St
Imperial St
Imperial St
Beresford St
Palm Ave
Royal Oak
T
Pandarin Education



DUNBLA
4981
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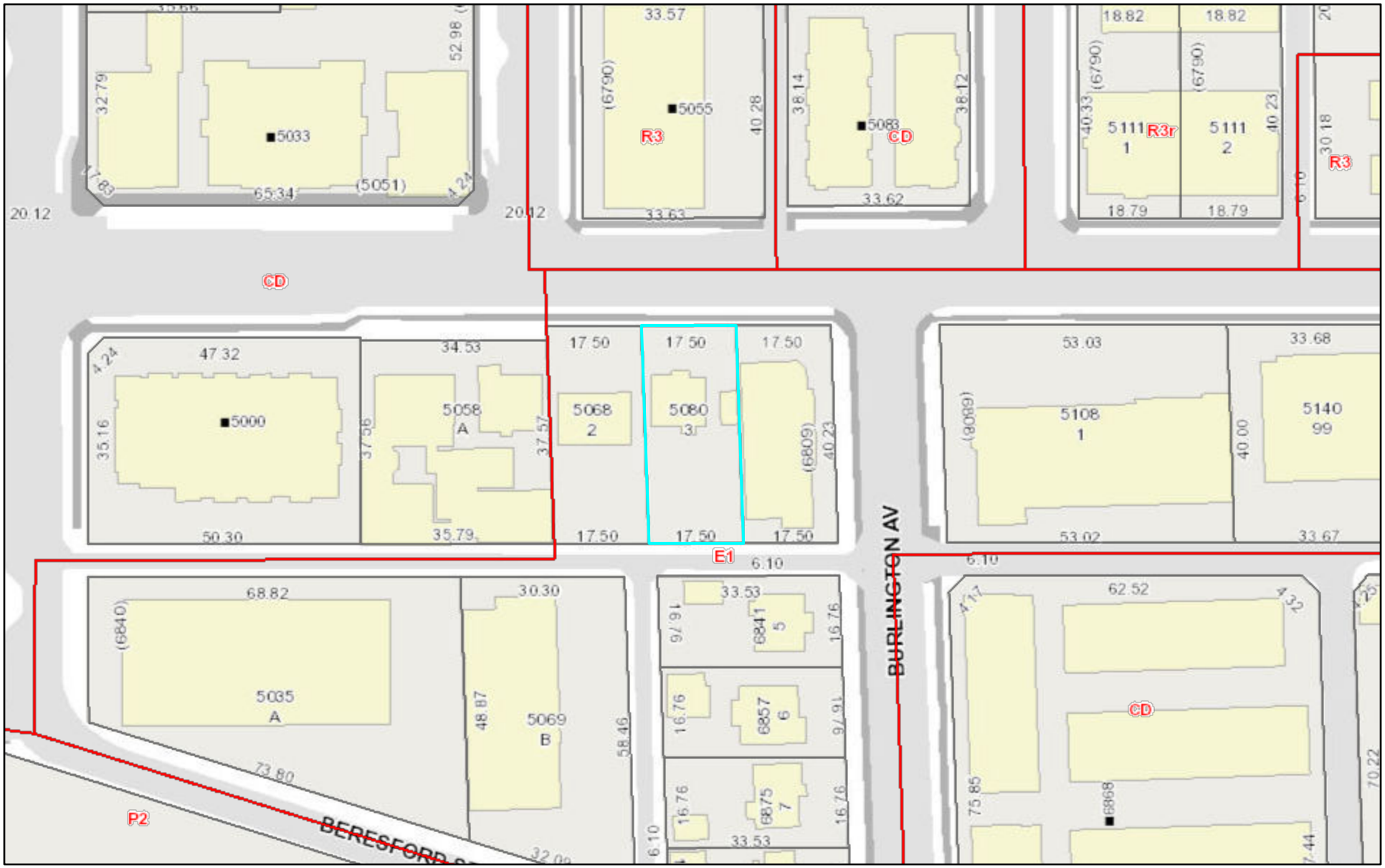
Table 3. Land use designations

Type	Land use colour	Height	Land use designation	Intent
Commercial		Varies by use	Neighbourhood Commercial	To support pedestrian-oriented, local-serving commercial uses at a scale and intensity that meets the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers and coffee shops.
		Varies by use	General Commercial	To support a wide range of city-serving commercial goods and services at a scale and intensity that meets the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues and limited vehicle-oriented uses.
		Varies by use	Employment	To support compatible light industrial, commercial, and private recreational uses of a form and character that minimizes conflict with neighbouring residential and agricultural areas and provides creative employment opportunities. Limited opportunities for affordable rental housing in proximity to transit may also be supported.
		Varies by use	Industrial	To support a wide range of industrial uses that vary in scale and intensity, including manufacturing and processing of raw and finished materials, distribution and warehousing, and compatible supporting commercial and accessory uses.
		Varies by use	Agriculture	To support for agricultural and other complementary uses on lands within and outside of the Agricultural Land Reserve, including the growing, rearing, producing, harvesting, storage, processing and sale of agricultural products.
		Varies by use	Institutional	To support a wide range of institutional, cultural, recreational, educational, public worship and other community-serving uses at various scales and intensities.
		Varies by use	Parks, open space and natural areas	To preserve and enhance public and private areas of ecological, historic and recreational value including parks, plazas, greenways, and other public facilities and supporting uses.
Ground oriented residential		4	Small-scale multi-unit housing	To support a range of primarily ground-oriented housing, including single-family, duplex, multiplex, and rowhouse dwellings, while providing opportunities for limited neighbourhood-serving commercial uses.
		4	Townhouse	To provide ground-oriented residential townhouse and rowhouse forms of up to 4 storeys that can sensitively integrate with lower-density housing forms, while providing opportunities for limited neighbourhood-serving commercial uses.

Table 3. Land use designations (continued)

Type	Land use colour	Height	Land use designation	Intent
Low-rise residential		4	Low-rise apartment 1	To support low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.
		6-8	Low-rise apartment 2	To support low-rise residential apartment forms of up to 6 storeys, or up to 8 storeys if located within a Transit Oriented Area (TOA), with opportunities for ground-oriented residential and limited commercial uses.
Mid-rise residential		12	Mid-rise apartment 1	To support mid-rise residential apartment buildings of up to 12 storeys that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
		20	Mid-rise apartment 2	To support for mid-rise residential buildings of up to 20 storeys, typically in the form of apartment towers with podiums that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
High-rise residential		30	High-rise apartment 1	To support high-rise residential buildings of up to 30 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.
		40	High-rise apartment 2	To support high-rise residential buildings of up to 40 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.
		50+	High-rise apartment 3	To support high-rise residential buildings of 50 storeys or more, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses. This designation supports development of the tallest permitted residential buildings in the city and is intended for buildings with exceptional design that can serve as skyline-defining landmarks.

Zoning Map



July 14, 2026

Lakes
Small Rivers
Large Rivers
Ocean
Zoning
Legal Parcels
Bench
Bike Rack
Chair
Donation Plaque
Picnic Table
Water Fountain
Other (BBQ Ash Pit, Ash Tray)
Wayfinding & Signage Systems
Information Sign

City of Burnaby

3.1 EMPLOYMENT DISTRICT (E1)

3.1.1 Intent

The intent of this district is to support compatible light industrial, commercial, and private recreational uses that minimize conflict with neighbouring residential areas and provide creative employment opportunities. Limited residential opportunities are available for rental housing within 200 m of a SkyTrain station.

3.1.2 Permitted Uses

3.1.2.1 E1 District

Use	Conditions
Principal Use	
Animal Care	3.1.3
Artist Studio or Workshop	-
Assembly and Entertainment	3.1.3
Cannabis Processing Facility	3.1.3
Child Care Facility	-
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	Part 6-5.3
Health Care Facility	-
Industrial Fueling Station	3.1.3
Light Industrial	-
Nurseries and Greenhouses	3.1.3
Office	-
Production and Rehearsal Studio	-
Recreation and Fitness	3.1.3
Recycling Centre	-
Research and Development	-
Residential Sales Centre	-
Service Station	Part 6-4.2
Storage Yard	-
Towing and Impound Lot	-
Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat, and Trailer Dealership	-
Warehouse, Packaging, and Distribution Facility	-

Wholesale Facility	-
Works Yard	-
Secondary Use	
Active Mobility Hub	-
Apartment Dwellings	3.1.3
Educational Services	-
Energy Generation	-
Live-Work Units	3.1.3
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	Part 6-4.1
Storage Facility	3.1.3
Accessory Use	
Showroom or Display Area	3.1.3
Other Accessory Buildings, Structures, and Uses	Part 6-1.6, 3.1.3

3.1.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All E1 District Uses	(1) All permitted uses involving the manufacturing, warehousing, or storage of hazardous waste and dangerous goods, as defined under the *Environmental Management Act*, shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. (2) No outdoor storage areas shall be located within any required street yard setback. (3) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Principal Uses	
Animal Care	(1) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. (2) Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face.

	(3) Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Assembly and Entertainment	(1) Nightclubs not permitted.
Cannabis Processing Facility	(1) All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. (2) Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. (3) The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Industrial Fueling Station	(1) Must meet the conditions of use for Service Stations in Part 6-4.2.
Nurseries and Greenhouses	(1) Must be enclosed within a building or structure. (2) Keeping of livestock, with the exception of insects, and the growing of mushrooms or other products in a manure-based medium is not permitted.
Recreation and Fitness	(1) Indoor pistol and rifle ranges may only be established subject to the following conditions: (a) Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges. (b) Compliance with the applicable regulations of the *Fire Services Act* and the Burnaby Noise or Sound Abatement Bylaw. (c) Shall require contracting the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum decibel level as indicated in the Burnaby Noise or Sound Abatement Bylaw, measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above. (d) Shall be located 60 m or more from a lot with a principal residential use, measured directly from property line to property line.
Secondary Uses	
Apartment Dwellings	(1) Apartment dwellings must be: (a) restricted to residential rental tenure; (b) located on lots within 200 m of a SkyTrain station; and (c) located above a principal use, and not on the ground level. (2) Apartment dwellings must contain non-market rental housing units based on the minimum percentage for required inclusionary rental units set out in Part 5 Table 5-1.3 for the applicable quadrant. The maximum rental rate for non-market rental housing units must be below the rental rate for any market rental units provided.

Live-Work Units	(3) The residential portion of a live-work unit is only permitted in conjunction with a E1 District principal use and may not exceed a floor area of 112 m^2 per dwelling unit, which must be clearly identified on the Building Permit application. (4) The residential portion of a live-work unit must be located above the associated E1 District principal use(s) and is not permitted on the ground level. (5) The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used primarily for work purposes. Neither shall be converted to other uses. (6) An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Storage Facility	(1) Not permitted within 400 m of a SkyTrain Station. (2) Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Showroom or Display Area	(1) For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.
Other Accessory Buildings, Structures, and Uses	(1) The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

3.1.4 Built Form and Siting

3.1.4.1 General

Subject to Sections 3.1.4.2 and 3.1.4.3**,**

Regulations	E1
Height	
Maximum Height	8 storeys
Minimum Lot Line Setbacks	
Street Yard	Front: 6.0 m | Flanking: 4.5 m
Lane Yard	3.0 m
Interior Side Yard	3.0 m
Interior Rear Yard	3.0 m

3.1.4.2 Height

(1) Additional storeys may be permitted where a lot includes a residential overlay zoning district subject to applicable overlay zoning provisions in Part 6-2.0.

3.1.4.3 Setbacks

(1) Where a lot is separated by a street from a lot in an A or R District, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.

(2) Where a lot abuts a lot in an A or R District or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.

(3) An interior side yard may be reduced to 0.0 m, provided it does not abut a lot in an A or R District and provided that the other side yard has a width of not less than 6.0 m.

3.1.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

(a) Part 4: General Regulations
(b) Part 5: Rental Housing and Bonus Incentives
(c) Part 6: Specific-Use Regulations
(d) Part 7: Parking, Loading, and Mobility