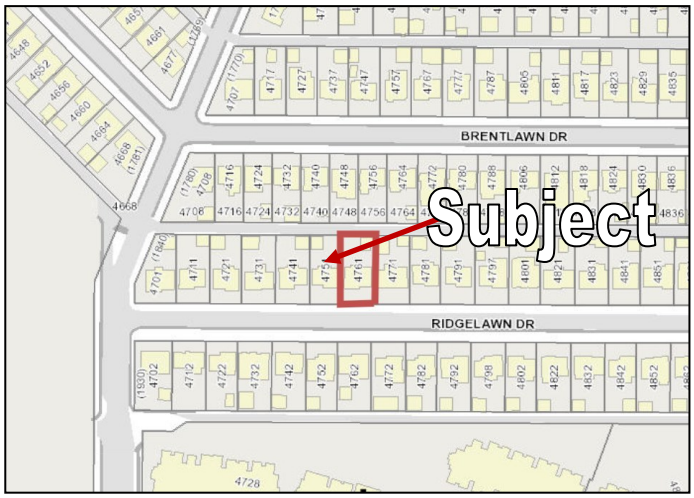
# Mid-Rise Development Lot in Burnaby Brentwood

**For Sale**

4761 RIDGELAWN DR, BURNABY






**Must See!** Approx. 7,260 sqft Mid-Rise development lot in Burnaby Brentwood area. Located at Ridgelawn Dr, between Beta Ave and Delta Ave. On the opposite of Brentwood Town Centre, easy access to Vancouver East & West and North Vancouver through Hwy No.1 & 7. Under R1 residential zone and 2050 Burnaby OCP, potential for up to 12 stories development. École Alpha Secondary School, Brentwood Park and Kitchener Elementary, Brentwood Park, and Willingdon Heights Park all around. Neighbor property is also available to join in land assembly. A rare opportunity for people who are looking for a new community to develop. **Call now for more information!**

## Property Information

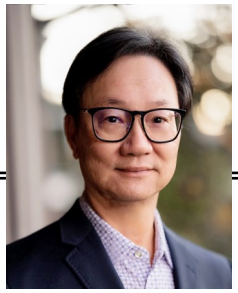
| | |
|---|---|
| Address: | 4761 RIDGELAWN DR, BURNABY |
| Legal: | LOT 7, BLOCK 90, PLAN NWP15052, DISTRICT LOT 124, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| P.I.D.: | 002-874-504 |
| Zoning: | R1 |
| Lot Size: | 7,260 SqFt (60 ft x 121 ft) |

## Government Assessment (2025)

| | |
|---|---|
| Land | $2,089,000 |
| Improvement | $79,900 |
| Total | $2,168,900 |
| Tax | $7,196.88 |

## Building Information

| | |
|---|---|
| Building Area: | Approx. 2,493 SqFt |
| Built Year: | 1955 |



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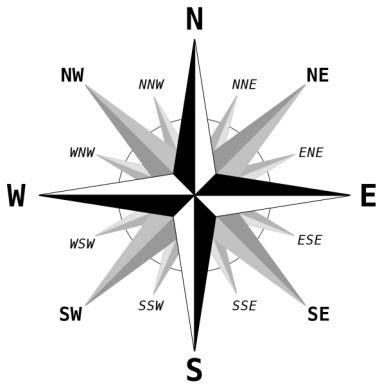
**Leung Real Estate Group** Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

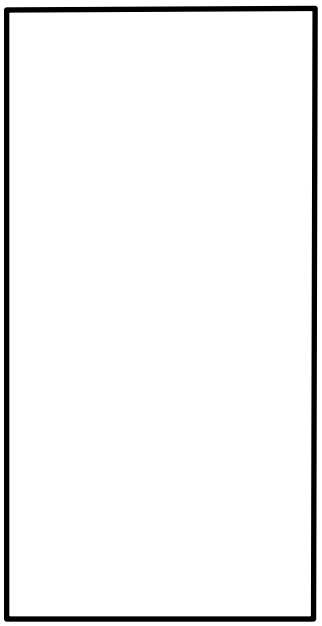


**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

# Measurement

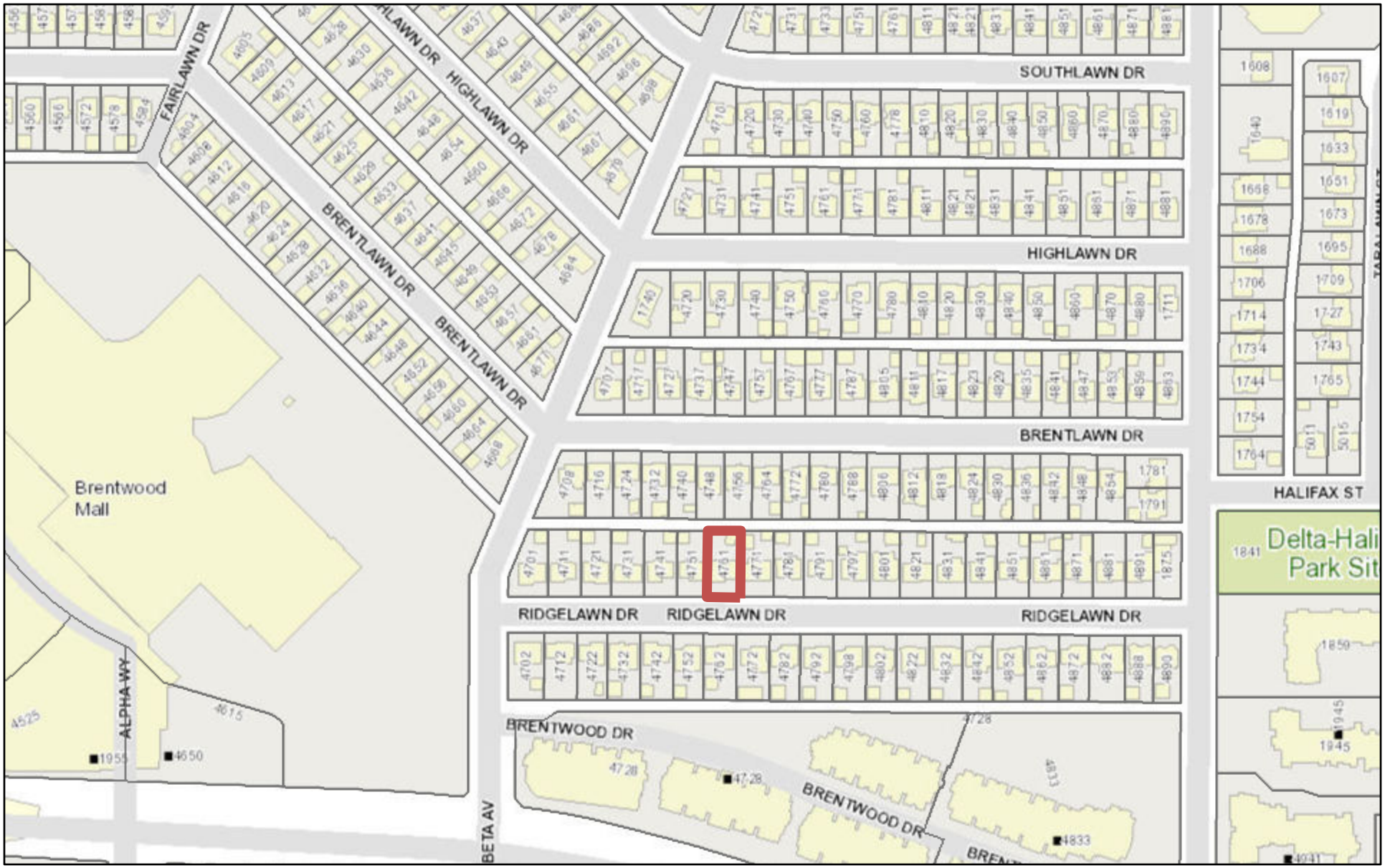



60 FT



122 FT

# Site Map




January 19, 2026

1:3,000

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

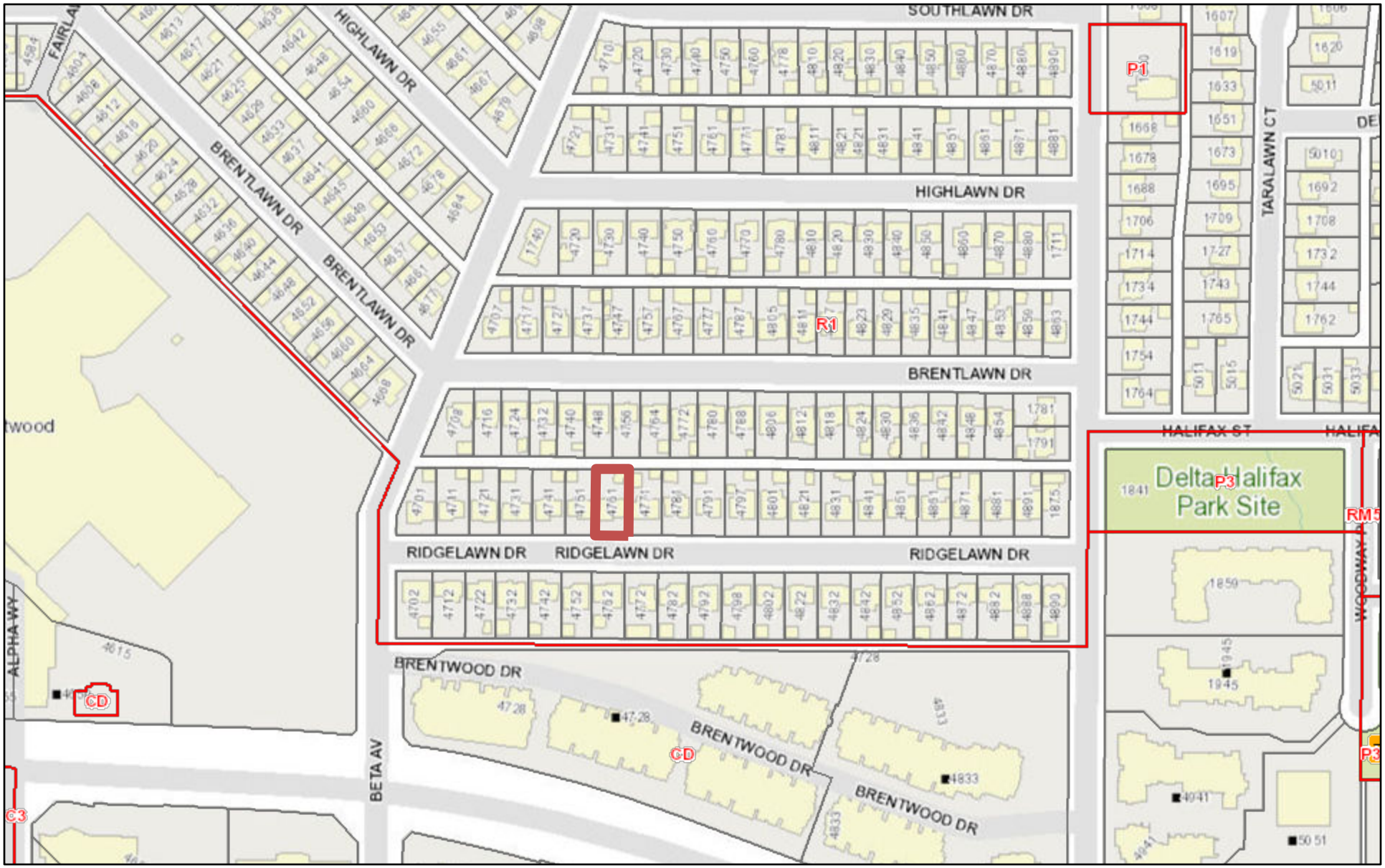
- Lakes
- Small Rivers
- Large Rivers
- Ocean
- Legal Parcels
- Bench
- Bike Rack
- Chair
- Donation Plaque
- Picnic Table
- Water Fountain
- Other (BBQ Ash Pit, Ash Tray)

Wayfinding & Signage Systems

- Information Sign
- Park Entrance Sign

City of Burnaby

# Zoning Map

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Other (BBQ Ash Pit, Ash Tray)
Wayfinding & Signage Systems
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City of Burnaby

# 101. SMALL-SCALE MULTI-UNIT HOUSING DISTRICT (R1)

## 101.1 Intent

This District provides for the use and development of primarily ground-oriented residential dwellings up to a maximum of 6 dwelling units on a lot.

## 101.2 Permitted Uses

| Principal Use | Use-Specific Regulations |
|---|---|
| Small-Scale Multi-Unit Housing | - |
| Rowhouse Dwellings | 101.5.2 |
| Boarding, Lodging, or Rooming House | 101.5.3 |
| Group Home | - |
| Supportive Housing (Category A) | 101.5.4 |
| Child Care Facilities | 101.5.6 |
| **Accessory Use** | **Use-Specific Regulations** |
| Boarding Use (up to 2 boarders) | - |
| Home Occupations | 6.8, 6.8A |
| Urban Agriculture | 6.30 |
| Accessory Buildings, Structures, and Uses | 101.5.5, 6.6 |

(B/L No. 14694-24-11-04)

## 101.3 Subdivision Regulations

| | Dwelling Type | |
|---|---|---|
| | **Rowhouse** .1 | **Small-Scale Multi-Unit** |
| Minimum Lot Width .2 | | |
| Interior Lot | 5 m, except 6.2 m for end unit lots | 10 m |
| Corner Lot - Street | 8 m | 10 m |
| Corner Lot - Lane | 6.2 m | 10 m |
| Lot Area .3 | | |
| Minimum Lot Area | - | 281 $m^2$ |
| Maximum Lot Area | 280 $m^2$ | - |

.1 At the time of registration of the subdivision plan to create two or more rowhouse lots, the registration of a Section 219 Covenant will be required to ensure that all adjoining rowhouse dwellings will be constructed at the same time.

.2 Panhandle lots or other irregular lot configurations are not permitted except in accordance with Section 101.6.4 or where constrained by restrictive site conditions as determined by the Approving Officer.

.3 Rowhouse lots may exceed 280 $m^2$ subject to Section 101.4 footnote .1.

## 101.4 Development Regulations

| | Dwelling Type | | | |
|---|---|---|---|---|
| | **Rowhouse** | **Small-Scale Multi-Unit** | | |
| Permitted Dwelling Units (including secondary suites) | **1 to 3 Units** | **1 to 2 Units** | **3 to 4 Units** | **5 to 6 Units** Frequent Transit Network Area Only |
| Minimum Lot Area | - | - | 4 Units Only: 281 $m^2$ | 281 $m^2$ |
| Maximum Lot Area [.1] | 280 $m^2$ | - | - | - |
| Maximum Lot Coverage | | | | |
| All Buildings | 55% | Lots ≤ 567 $m^2$: 40%<br>Lots > 567 $m^2$: 30% | 40% | 45% |
| Impervious Surfaces | 70% | 60% | 60% | 70% |
| Maximum Height | | | | |
| Front Principal Buildings | | | | |
| Height | sloping roof: 10 m \| flat roof: 9.5 m | | | |
| Storeys (basement inclusive) | 3 storeys | 2.5 storeys | 3 storeys | |
| Rear Principal Buildings | | | | |
| Height | sloping roof: 7.5 m \| flat roof: 7.0 m | | | |
| Storeys (basement inclusive) | 2 storeys | | | |
| Accessory Buildings | 4.0 m \| 1 storey | | | |
| Minimum Lot Line Setbacks for All Buildings [.2] [.3] | | | | |
| Street Yard | 3.0 m | front: 4.0 m \| flanking: 3.0 m | | |
| Lane Yard | 1.5 m | | | |
| Interior Rear Yard | 3.0 m, except 1.5 m for accessory buildings | | | |
| Interior Side Yard | 0 m, except 1.2 m for end unit lots | 1.2 m | 1.2 m | 1.2 m |
| Minimum Separation of Buildings on the Same Lot [.4] [.5] | | | | |
| Between Front Principals | - | 2.4 m | 2.4 m | 2.4 m |
| Between Rear Principals | - | 2.4 m | 2.4 m | 2.4 m |
| Between Front & Rear Principals | 6.0 m | | | |
| Between All Other Buildings | 2.4 m | | | |

(B/L No. 14783-25-12-09)

[.1] Maximum lot area for rowhouse dwellings may exceed 280 $m^2$, subject to registration of a Section 219 Covenant prohibiting the construction of more than 3 dwelling units on the lot.

[.2] See Sections 101.6.1 and 6.12 for permitted projections into required yards and see Section 6.13 for additional setbacks that may be required for vision clearance areas.

[.3] Interior side yard setbacks are not required for rowhouse dwelling units on a lot line between two adjoining rowhouse dwellings with a shared party wall. For an end unit of a rowhouse development, the interior side yard setback is 1.2 m.

[.4] Accessory buildings are not permitted within the minimum separations between principal buildings – see Section 101.6.1 for permitted projections into minimum separations.

.5 Any principal building located between a front and rear principal must have a minimum 6.0 m separation from each of the front and rear principals, or, in the case of through lots, from each opposing front principal, and a minimum 2.4 m separation from any other principals between it and a side lot line.

**Diagram: Separation between buildings**

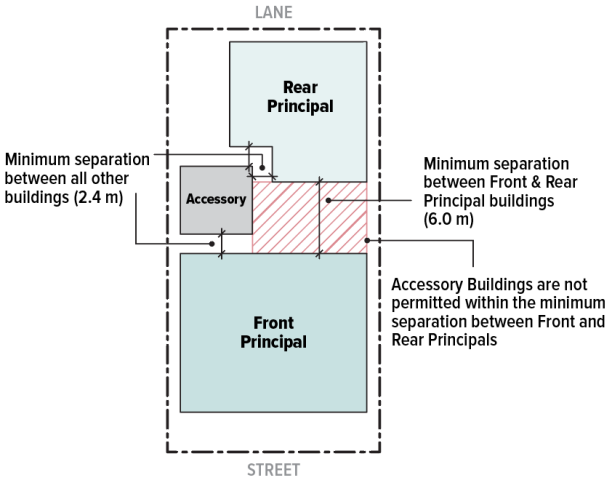
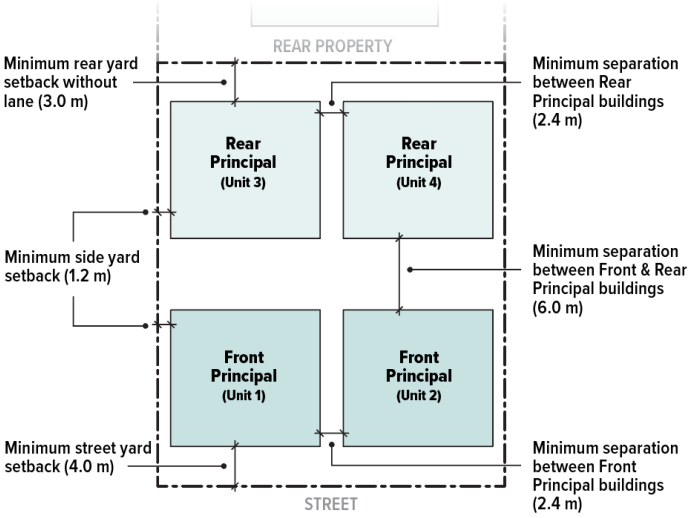
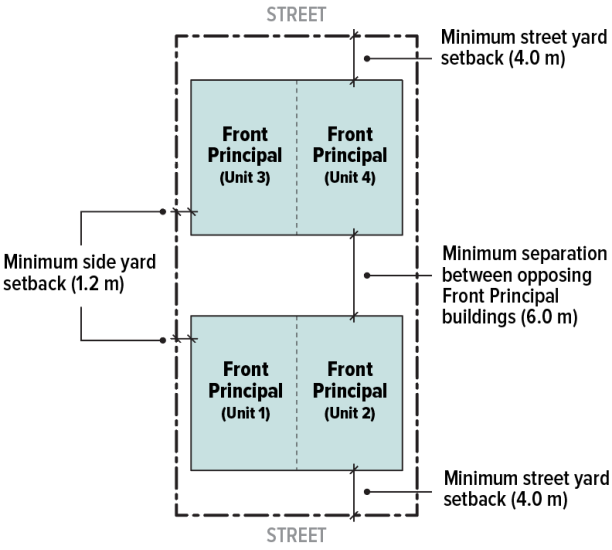



**Diagram: Separation between detached units on a wider lot**



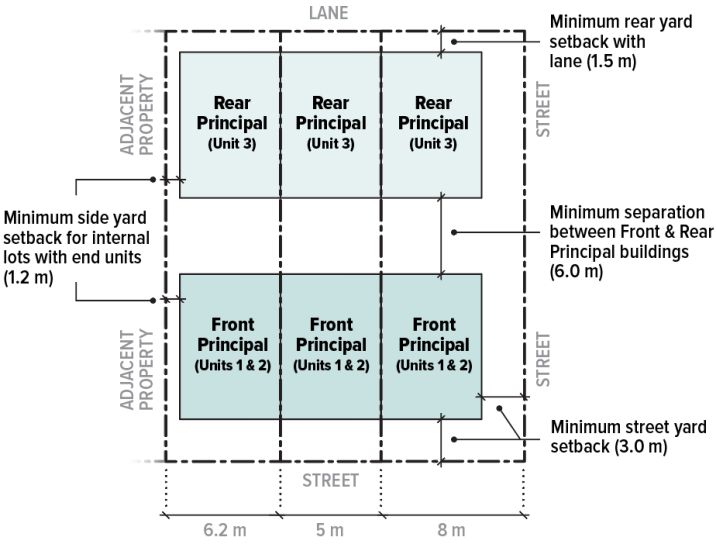

(B/L No. 14783-25-12-09)

**Diagram: Siting on a through lot**




(B/L No. 14783-25-12-09)

**Diagram: Siting on rowhouse lots**




(B/L No. 14783-25-12-09)

## 101.5 Use-Specific Regulations

### 101.5.1 All Dwelling Units

(1) The minimum number of dwelling units with at least 3 bedrooms must be provided on a lot as follows:

| | Total Dwelling Units on a Lot | |
|---|---|---|
| | 1 to 3 Units | 4 to 6 Units |
| Minimum 3+ Bedroom Units: | 1 Unit | 2 Units |

(2) At least one dwelling unit on a lot must have the main entrance oriented to an abutting street or, in the case of a through lot with multiple principal buildings and site access from both frontages, at least one dwelling unit per street frontage.

### 101.5.2 Rowhouse Dwellings

(1) Contiguous rowhouse lots must provide an illuminated and publicly accessible pedestrian walkway spaced every 100 m or less from a street, lane, or walkway that intersects the fronting street and that:

(a) links the fronting street with the parallel lane, street, or trail network at the rear of the lot;

(b) is at least 1.5 m wide and clear to a height of at least 2.5 m; and

(c) is subject to a statutory right of way registered in favour of the City.

### 101.5.3 Boarding, Lodging, or Rooming Houses

(1) Boarding, lodging or rooming houses are permitted for not more than 5 persons, when situated in a single family dwelling on a lot with an area of not less than 560 $m^2$, subject to the condition that it is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

### 101.5.4 Supportive Housing

(1) Category A Supportive Housing facilities are permitted on a lot as the only principal use, subject to the following conditions:

(a) each living unit shall have a minimum floor area of 27 $m^2$;

(b) it meets the development regulations under Section 101.4 for small-scale multi-unit lots with 1 to 3 units; and

(c) the use shall be included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

### 101.5.5 Accessory Buildings, Structures, and Uses

(1) Parking:

(a) Parking shall be provided in an attached or detached garage, carport or outdoor parking pad at the rear of the lot when accessible from an abutting lane or street. Where there is no direct access to the rear of the lot or the Director Engineering is satisfied that access to the rear is not feasible because of an extreme grade, parking may be provided elsewhere on the lot.

(b) A garage or carport may be constructed below grade, provided that no part of such structure shall extend more than 1.2 m above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m from a lot line.

(2) An accessory structure not being a building, excluding a fence or a retaining wall, located outside of a required yard, shall not exceed 4.6 m in height.

#### 101.5.6 Child Care Facilities

(1) A child care facility in the R1 District must:

(a) be limited to a maximum of 25 children;

(b) be located on a corner lot;

(c) comply with the development regulations under section 101.4 for 1 to 3 small-scale multi-unit dwelling units on a lot;

(d) be located on a lot that does not contain a dwelling unit or any other principal use; and

(e) comply with all other applicable regulations under this Bylaw.

(B/L No. 14694-24-11-04)

## 101.6 General Regulations

#### 101.6.1 Projections

(1) The following features may project into the required minimum separation between buildings on the same lot:

(a) steps and stairs;

(b) ornamental features, such as arbors, trellises, fish ponds, flag poles, or similar landscape features;

(c) terraces, decks, or other similar surfaces that are 1.0 m or less above grade;

(d) balconies, covered decks, uncovered decks, canopies, sunshades, or other similar features, including supporting structures, that are greater than 1.0 m above grade up to a maximum of 25% of the width of a required separation;

(e) belt courses, cornices, gutters, sills, chimneys, bay windows, or other similar features up to the lesser of 0.9 m or 25% of the width of a required separation;

(f) sunken access areas and window wells as per Section 6.9;

(g) outdoor appliances; and

(h) eaves up to the lesser of 1.2 m (3.94 ft.) or 25% of the width of a required separation.

(B/L No. 14694-24-11-04)

(2) Permitted projections into required yards are subject to Section 6.12, except that in the R1 District projections into required lane yards are limited to a maximum of 0.8 m to provide adequate fire truck clearance. (B/L No. 14783-25-12-09)

#### 101.6.2 Outdoor Areas

(1) An outdoor amenity space with a minimum width of 2.0 m and area of 10.0 $m^2$ must be provided for each primary dwelling unit for its exclusive use and be accessible from the primary dwelling unit it serves. (B/L No. 14783-25-12-09)

### 101.6.3 Access and Fire Safety

(1) Dwelling units located more than 45 m from a lot line abutting a street shall contain an automatic sprinkler system.

(2) All dwelling units shall have a minimum 1.0 m paved or gravel fire access corridor that:

(a) provides direct pedestrian access from the dwelling unit entrance to a lot line abutting a street, or abutting a constructed lane where direct access to a street is not feasible; and

(b) is clear of any projections or obstructions to a minimum of 2.5 m in height.

### 101.6.4 Heritage

(1) Notwithstanding the R1 District regulations otherwise stated in this Bylaw, subject to approval of the Director of Planning and Development and the registration of a Section 219 Covenant to prohibit any works on the lot which would destroy, or irreversibly alter or damage the heritage resource and its heritage character, some or all of the following regulations may apply to lots in the R1 District on the Community Heritage Register:

(a) panhandle lots and other irregularly shaped lots may be permitted subject to the following:

(i) lots with lane access shall have a minimum panhandle width of 1 m that is clear to a height of 2.5 m; and

(ii) lots without lane access shall have a minimum panhandle width of 4.5 m that is clear to a height of 2.5 m;

(b) maximum lot coverage as set out in Section 101.4 may be increased up to 60% and impervious surface area up to 70%;

(c) all original architectural appurtenances, such as chimneys, railings, vents, decorative features, or similar, may be excluded from the maximum permitted height of a principal building;

(d) lot line setbacks for street yards may meet a minimum of 2.0 m;

(e) the minimum separation between buildings on the same lot as required under Section 101.4 may be reduced;

(f) Section 101.5.1 does not apply; and

(g) Parking:

(i) off-street vehicular parking spaces are not required;

(ii) retention and continued use of driveways that do not otherwise conform with the requirements of this Bylaw may be permitted; and

(iii) parking may be provided within the required yards, and any existing parking areas on the lot that do not conform with the requirements of this Bylaw may continue to be used.

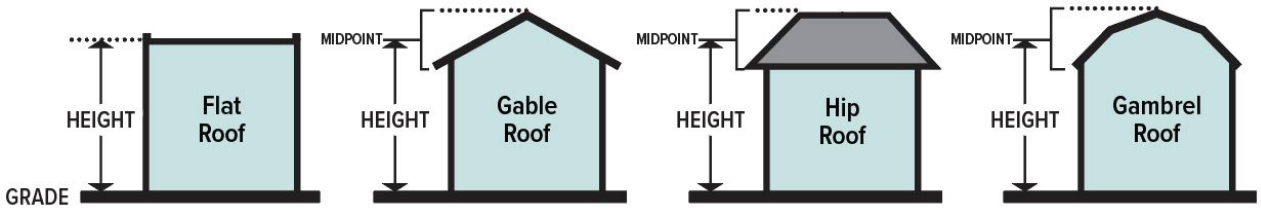
(B/L No. 14783-25-12-09)

## 101.7 Measurements and Calculations

### 101.7.1 Height

(1) The height of a principal or accessory building shall be measured from the lower of the average front or average rear elevation, as defined by the lower of the average natural grade or finished grade along the exterior of the building facing the respective front or rear lot line, to the midpoint of a sloped roof or the highest point of a flat the roof. The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the roof. (B/L No. 14783-25-12-09)

**Diagram: Height Measurement**




(B/L No. 14694-24-11-04)

(2) Repealed. (B/L No. 14783-25-12-09)

(3) The height of a detached garage or carport shall be measured from the finished grade at the point used for vehicular access.

### 101.7.2 Building Separation

(1) Required separation distances between buildings are measured from the nearest point of each building face.

## 101.8 Additional Regulations

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

(a) Section 6: Supplementary Regulations

(b) Schedule 8: Off-Street Parking

(B/L No. 14661-24-06-10)

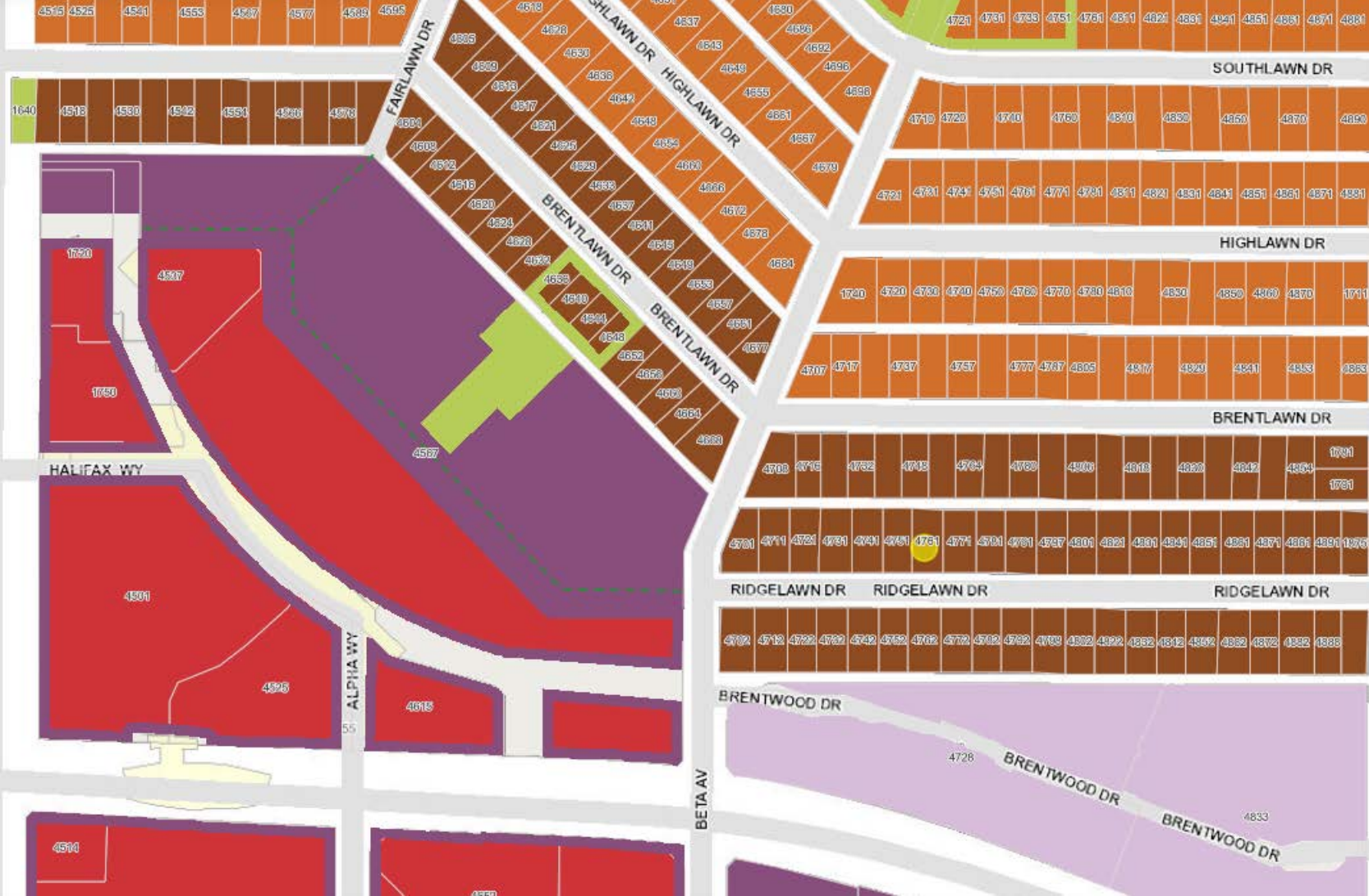
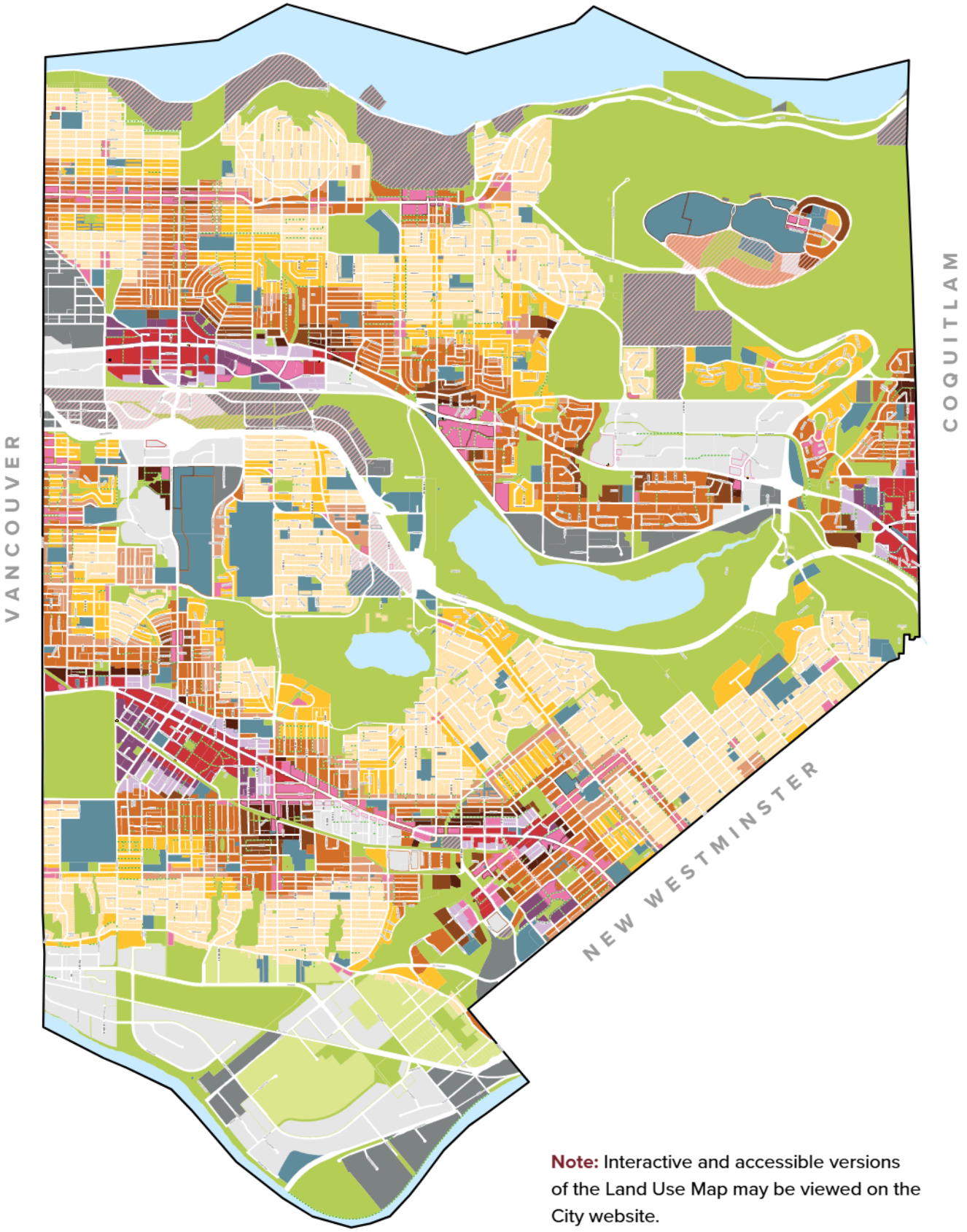

SOUTHLAWN DR
HIGHLAWN DR
BRENTLAWN DR
RIDGELAWN DR
RIDGELAWN DR
RIDGELAWN DR
BRENTWOOD DR
BRENTWOOD DR
BRENTWOOD DR
FAIRLAWN DR
HALIFAX WY
ALPHA WY
BETA AV

**Figure 14. Burnaby Land Use Map**

This is a copy of *Part E: Map 1. Land Use Map*, shown here for reference only.




**Note:** Interactive and accessible versions of the Land Use Map may be viewed on the City website.

# Burnaby Land Use Map Legend

Future transportation connections

Special study area

| Land Use Designation | Base designation | Overlay designation |
|---|---|---|
| Agriculture | | |
| Neighbourhood commercial | | |
| General commercial | | |
| Employment | | |
| Industrial | | |
| Parks, open spaces and natural areas | | |
| Small-scale multi-unit housing | | |
| Townhouse | | |
| Low-rise apartment 1 | | |
| Low-rise apartment 2 | | |
| Mid-rise apartment 1 | | |
| Mid-rise apartment 2 | | |
| High-rise apartment 1 | | |
| High-rise apartment 2 | | |
| Institutional | | |

## Map notes:

Overlay Designations: Sites shown with an overlay designation have additional or alternate uses permitted. See Table 2 for permitted uses on sites with overlay designations.

Development may be limited on some properties due to requirements for protecting streamside areas. See Appendix C for more information.

**Table 3. Land use designations**

| Type | Land use colour | Height (storeys) | 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. |
| Employment | | 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 employment opportunities. Opportunities for non-market housing in proximity to transit may also be supported in certain locations. |
| Industrial | | Varies by use | Industrial | To support a wide range of industrial uses that vary in scale and intensity, including but not limited to manufacturing and processing of raw and finished materials, distribution and warehousing and compatible supporting commercial and accessory uses. |
| Agriculture | | Varies by use | Agriculture | To support agricultural and other complementary uses on lands within and outside of the Agricultural Land Reserve, including but not limited to the growing, rearing, producing, harvesting, storage, processing and sale of agricultural products. |
| Institutional | | 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. |
| Parks, open spaces and natural areas | | Varies by use | Parks, open spaces 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. |

## Notes:

All land use designations shall permit public utility uses, public transit uses and civic facilities.

The Industrial land use designation shall permit waste treatment and waste disposal sites.

There are no sand and gravel deposits suitable for extraction in the City of Burnaby.

**Table 3. Land use designations** (continued)

| Type | Land use colour | Height (storeys) | Land use designation | Intent |
|---|---|---|---|---|
| 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. |
| 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 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 40 storeys or more, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial areas.<br><br>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. |