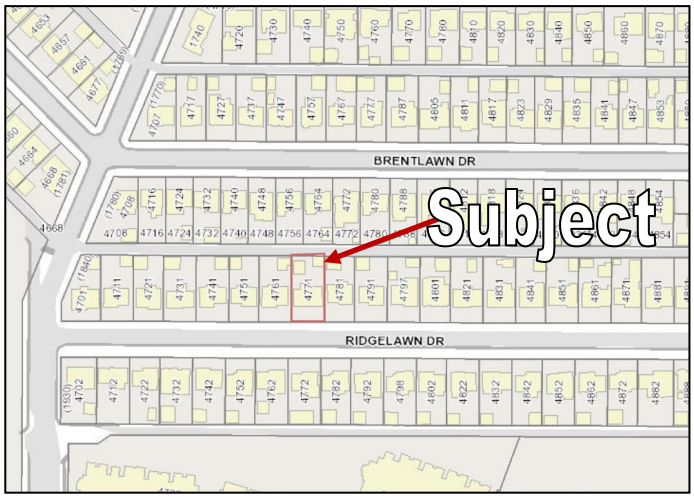
# Mid-Rise Development Lot in Burnaby Brentwood

**For Sale**

4771 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 4 FSR and 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

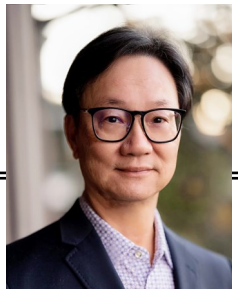
| | |
|---|---|
| Address: | 4771 RIDGELAWN DR, BURNABY |
| Legal: | LOT 8, BLOCK 90, PLAN NWP15052, DISTRICT LOT 124, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| P.I.D.: | 010-063-102 |
| Zoning: | R1 |
| Lot Size: | 7,260 SqFt (60 ft x 121 ft) |

## Government Assessment (2025)

| | |
|---|---|
| Land | $2,090,000 |
| Improvement | $80,700 |
| Total | $2,170,700 |
| Tax | $6,614.86 |

## Building Information

| | |
|---|---|
| Building Area: | Approx. 2,644 SqFt |
| Built Year: | 1955 |



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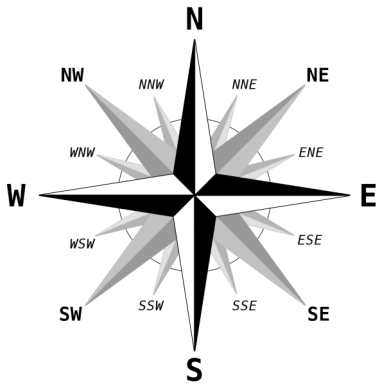
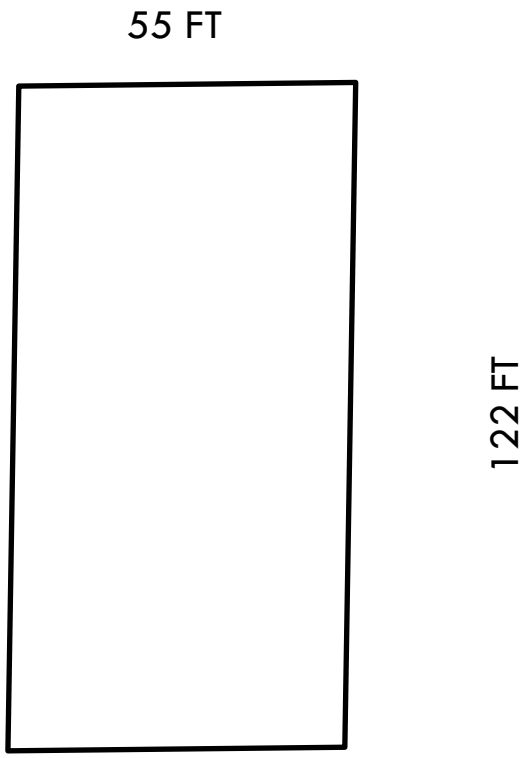
**Re/Max City Realty** #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
**Leung Real Estate Group** Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

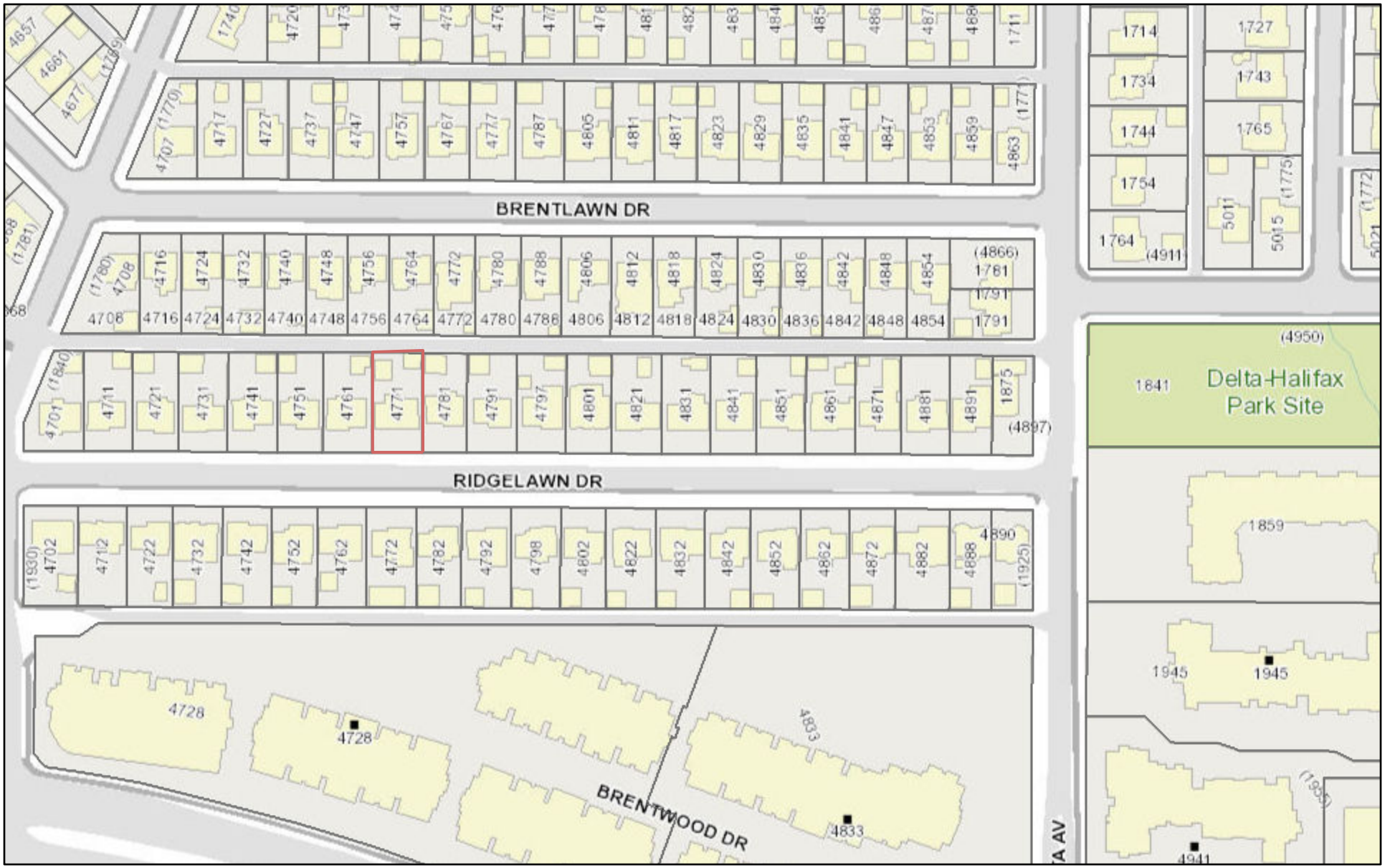
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

# Measurement



# Site Map




May 13, 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

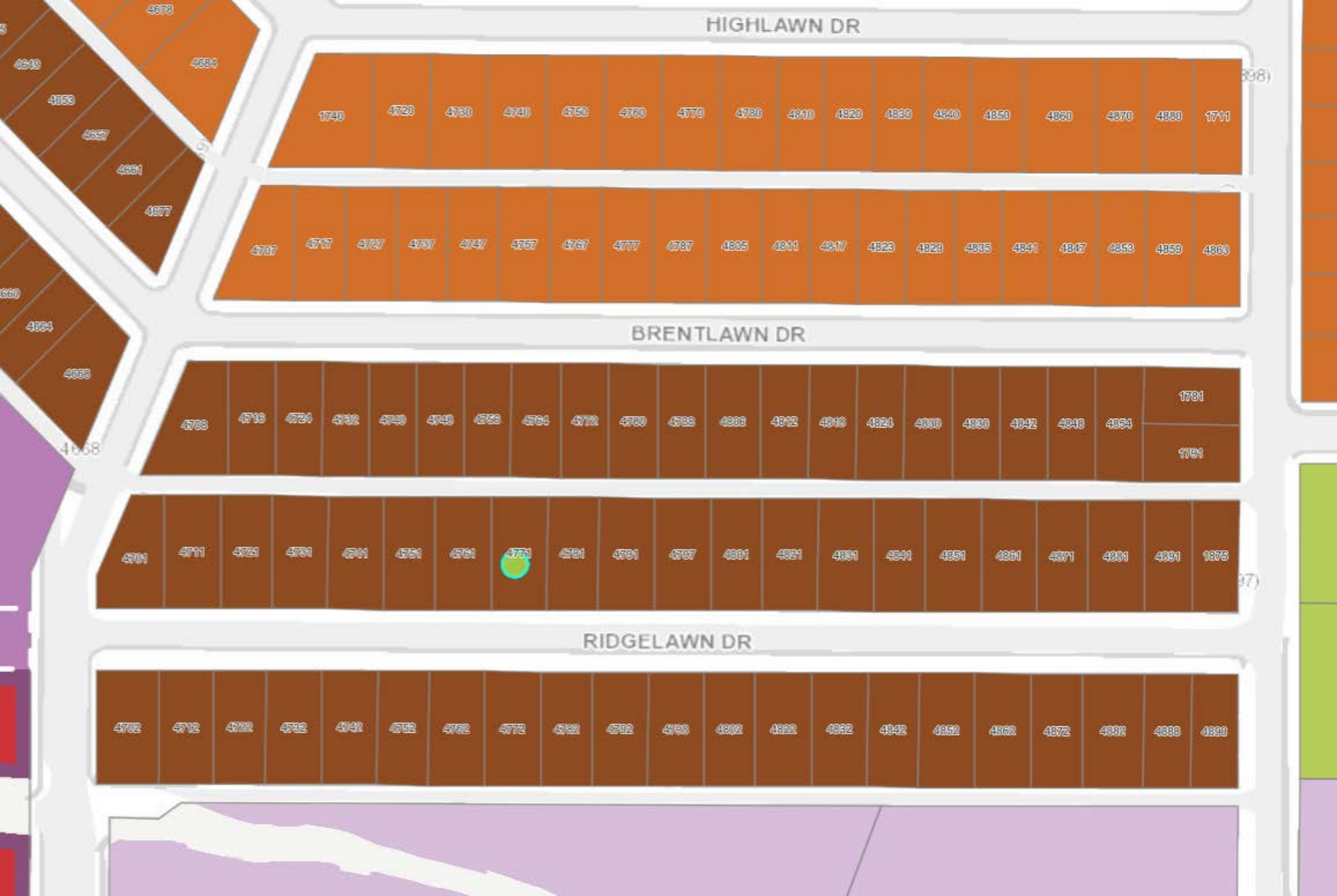
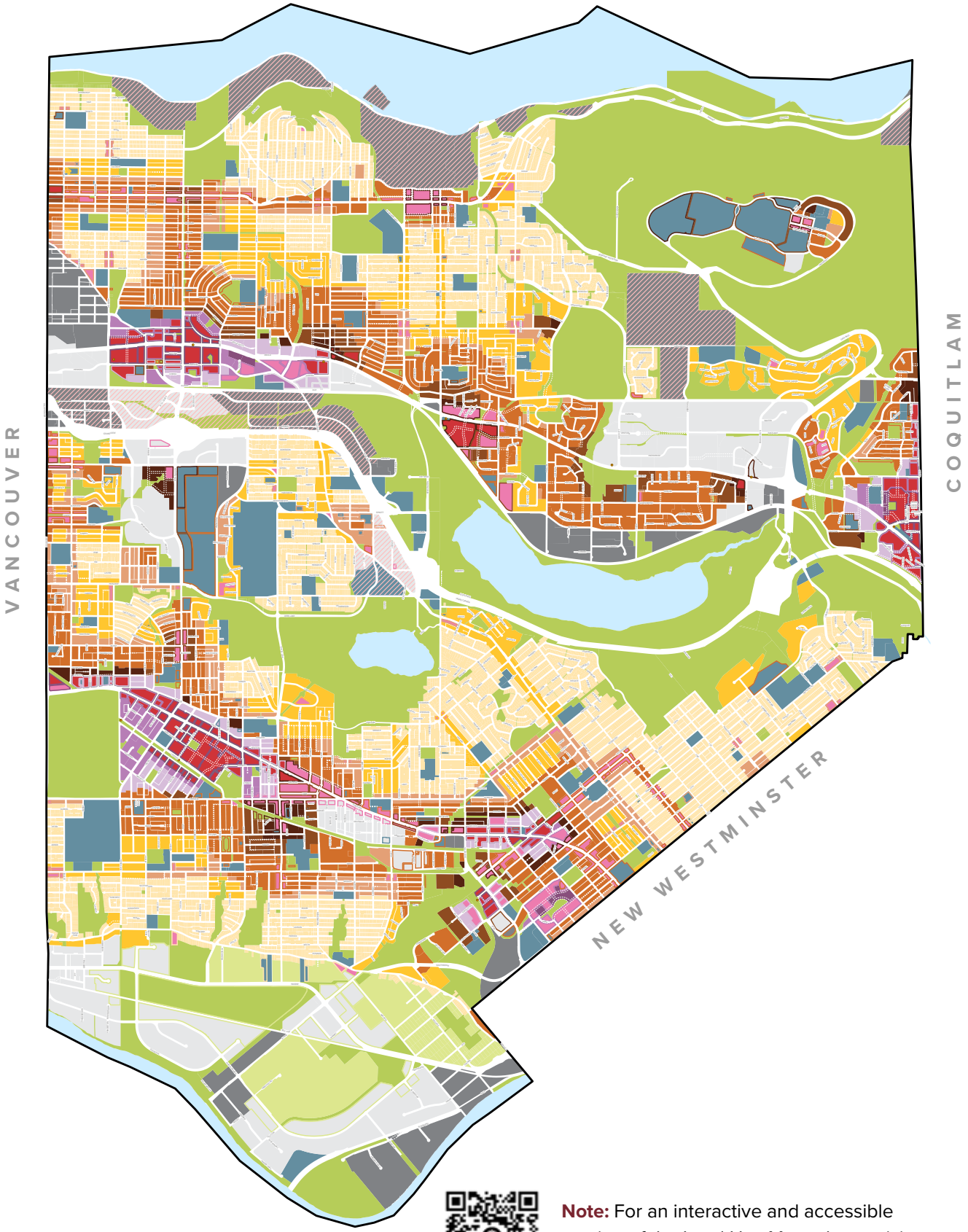

HIGHLAWN DR
1740 4720 4730 4740 4750 4760 4770 4780 4810 4820 4830 4840 4850 4860 4870 4880 1711
4707 4717 4727 4737 4747 4757 4767 4777 4787 4805 4811 4817 4823 4829 4835 4841 4847 4853 4859 4863
BRENTLAWN DR
4709 4719 4724 4732 4740 4748 4756 4764 4772 4780 4788 4806 4812 4818 4824 4830 4836 4842 4848 4854 1781 1791
4701 4711 4721 4731 4741 4751 4761 4771 4781 4791 4797 4801 4821 4831 4841 4851 4861 4871 4881 4891 1875
RIDGELAWN DR
4702 4712 4722 4732 4742 4752 4762 4772 4782 4792 4798 4802 4822 4832 4842 4852 4862 4872 4882 4888 4890
4649 4684 4653 4657 4661 4677 4664 4668

**Figure 5. Burnaby Land Use Map**




**Note:** For an interactive and accessible version of the Land Use Map, please visit Burnaby.ca/Burnaby2050Survey

# Burnaby Land Use Map Legend

SkyTrain stations

Future transportation connections*

| Land Use Designation | Base designation | Overlay designation |
|---|---|---|
| Agriculture | | |
| Neighbourhood commercial | | |
| General commercial | | |
| Employment | | |
| Industrial | | |
| Parks, open space 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 | | |
| High-rise apartment 3 | | |
| Institutional | | |
| Special study area | | |

## Map notes:

*Conceptual only. Location to be determined during redevelopment.

Mixed-use sites: Site may contain either of the designations shown or a mix of both, subject to the conditions shown in Table 3.

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

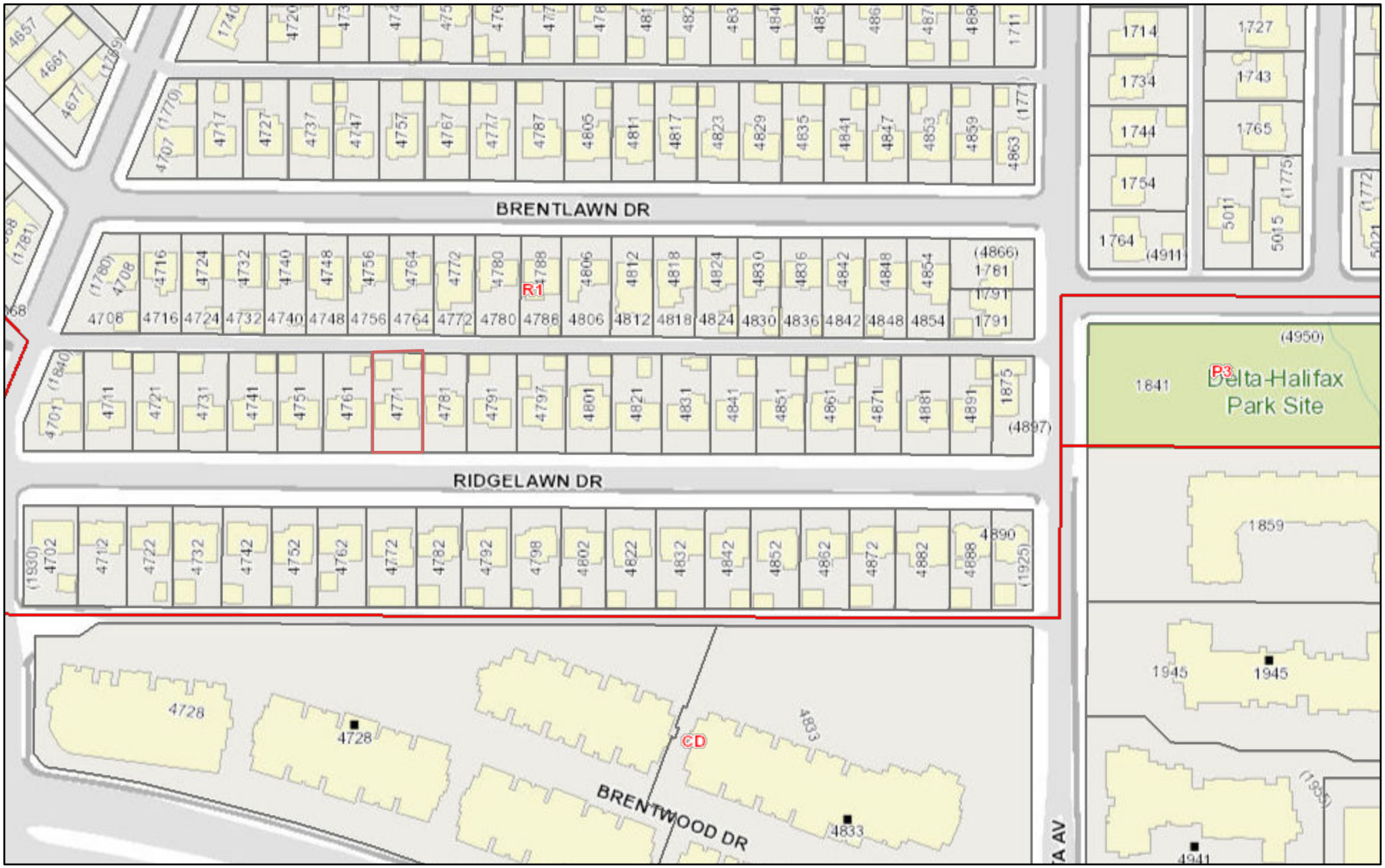
**Table 3. Land use designations**

| Type | Land use colour | Height | 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




May 13, 2025

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0 0.01 0.03 0.06 mi

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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

# 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 |
| **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 |

## 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 3 Units** | **4 Units** | **5 to 6 Units** Within Frequent Transit Network Area |
| Minimum Lot Area | - | - | 281 $m^2$ | 281 $m^2$ |
| Maximum Lot Area [.1] | 280 $m^2$ | - | - | - |
| Maximum Lot Coverage | | | | |
| All Buildings | 55% | 40% | 45% | 50% |
| Impervious Surfaces | 70% | | | |
| Maximum Height | | | | |
| Principal Building | 12.0 m \| 4 storeys | | | |
| Accessory Buildings | 4.0 m \| 1 storey | | | |
| Minimum Lot Line Setbacks for All Buildings [.2 .3] | | | | |
| Street Yard | 3.0 m | | | |
| Rear Yard without Lane | 3.0 m, except 1.2 m for accessory buildings | | | |
| Rear or Side Yard with Lane | 1.2 m | | | |
| Interior Side Yard | 0.0 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 | | | |

[.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.

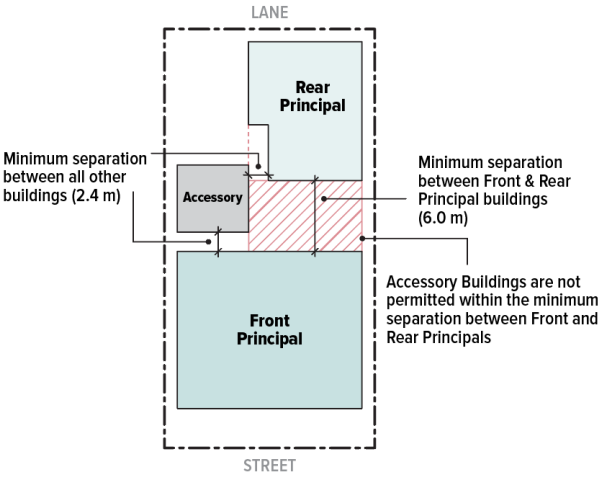
[.2] See Sections 101.6.1 and 6.12 for permitted projections into required yards and see Section 6.13 for additional setbacks that may be required for vision clearance areas.

[.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.

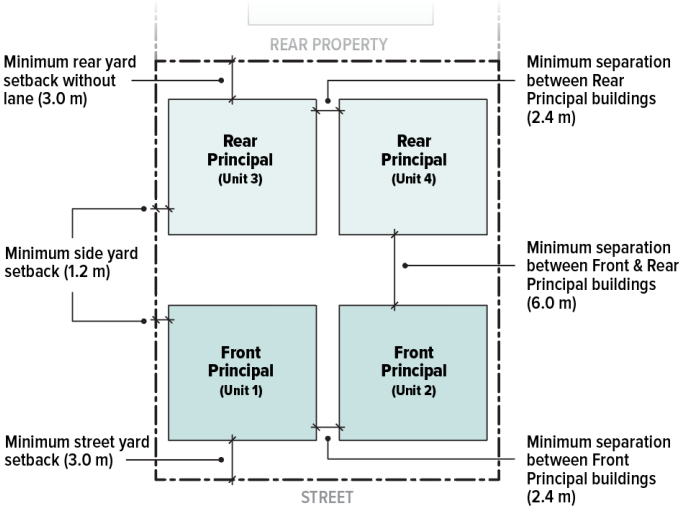
[.4] Accessory buildings are not permitted within the minimum separations between principal buildings – see Section 101.6.1 for permitted projections into minimum separations.

[.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.

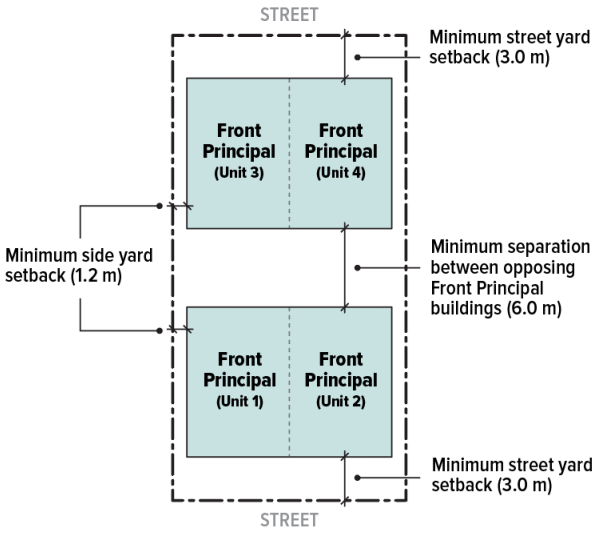
## Diagram: Separation between buildings



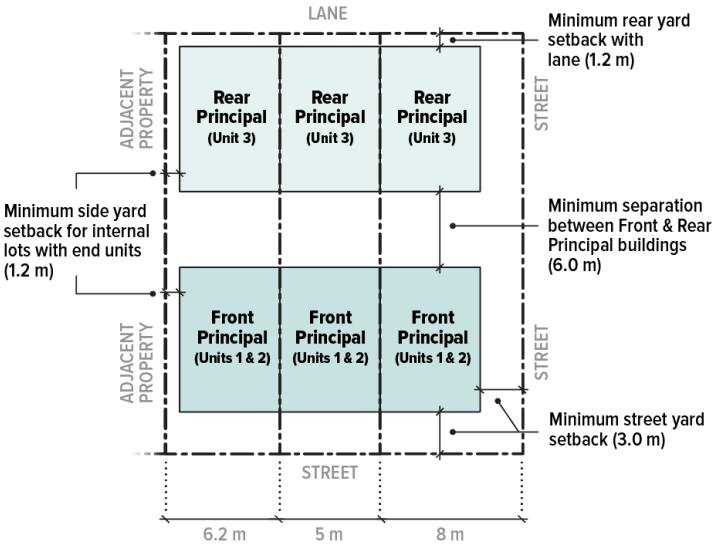

## Diagram: Separation between detached units on a wider lot




## Diagram: Siting on a through lot




## Diagram: Siting on rowhouse lots



## 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.

## 101.6 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, eaves, gutters, sills, chimneys, bay windows, outdoor appliances, or other similar features up to the lesser of 0.9 m or 25% of the width of a required separation; and

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

(2) Permitted projections into required yards are subject to Section 6.12, except that in the R1 District projections into required rear or side yards are limited to a maximum of 0.5 m where the rear or side yard abuts a lane to provide adequate fire truck clearance.

### 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 directly accessible from the primary dwelling unit it serves.

### 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 to up to 60%;

(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

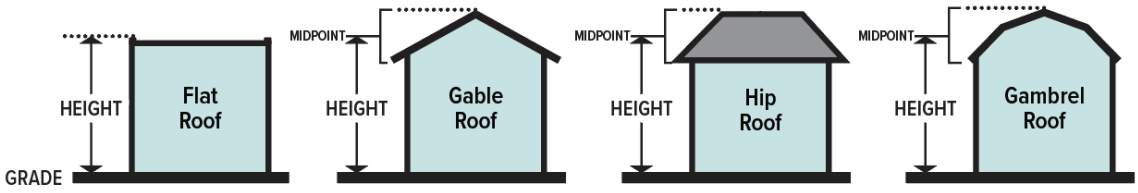
(iii) parking may be provided within the required yards, and any existing parking areas on the lot that do not conform with the requirements of this Bylaw may continue to be used.

## 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 natural grade or finished grade of all corners of the building to the midpoint of a sloped roof or the highest point of a flat roof.

**Diagram: Height Measurement**




(2) The following types of structures or structural parts shall be excluded from the maximum permitted building height for principal buildings:

(a) Rooftop stairway enclosures, including overhangs, up to 2.5 m in height, provided the area they contain is exclusively for rooftop access purposes; and

(b) Rooftop parapets, railings, privacy screening, or similar features up to 1.1 m in height.

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

## 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)