

FOR SALE

**NAI**Commercial

# Brentwood — GARDENS —



**30-STOREY MULTI-TOWER DEVELOPMENT SITE ACROSS FROM HOLDOM STATION**  
**STRATA WINDUP OF 54 STRATA UNITS**

## THE OPPORTUNITY

NAI Commercial is pleased to present the rare opportunity to acquire Brentwood Gardens (the “Site” or the “Property”) located at steps across from the Burnaby Holdom Station — an approximate 2.3-acre multi-family development opportunity with value-add potential, located in close proximity to Brentwood Shopping Centre.

- ▶ Situated on a large lot size of 99,701 SF, Brentwood Gardens provides exceptional street frontage (335 feet along Lougheed Hwy and 460 feet along Broadway).
- ▶ The Site is currently improved by 54 Strata Townhouse and apartment Units, approximately 136 Bedrooms and 54 Bathrooms.
- ▶ Additionally, the Site is a 5-minute transit ride to the world-class Amazing Brentwood Shopping Centre, with 1.1 million SF of retail area, and 600,000 SF of office space.





  
**HOLDOM  
STATION**

## SALIENT DETAILS

<b>CIVIC ADDRESS</b>	Broadway & Holdom Avenue Burnaby, BC
<b>PID</b>	54 Strata Units
<b>SITE AREA</b>	± 99,752 SF (2.29 Acres)
<b>BUILDINGS TOTAL SF</b>	54,244 SF
<b>CURRENT ZONING</b>	RM-1
<b>OCP</b>	Burnaby 2050 - High-Rise Apartment 1 Residential (30 storeys) plus General Commercial
<b>TOA</b>	<200M –(up to 5.0 FAR, Height Up to 20 Storeys)



# DEVELOPMENT USE OVERVIEW

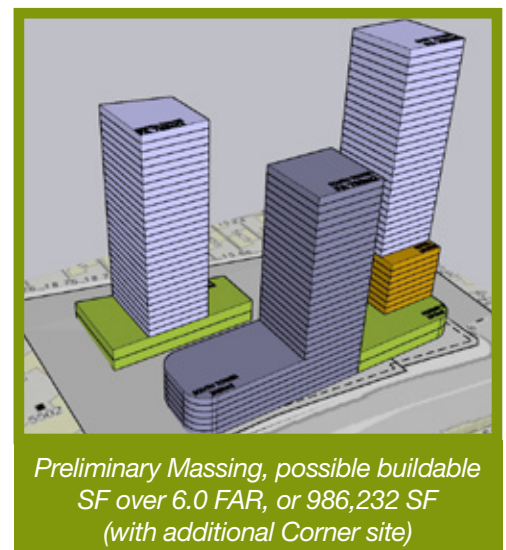
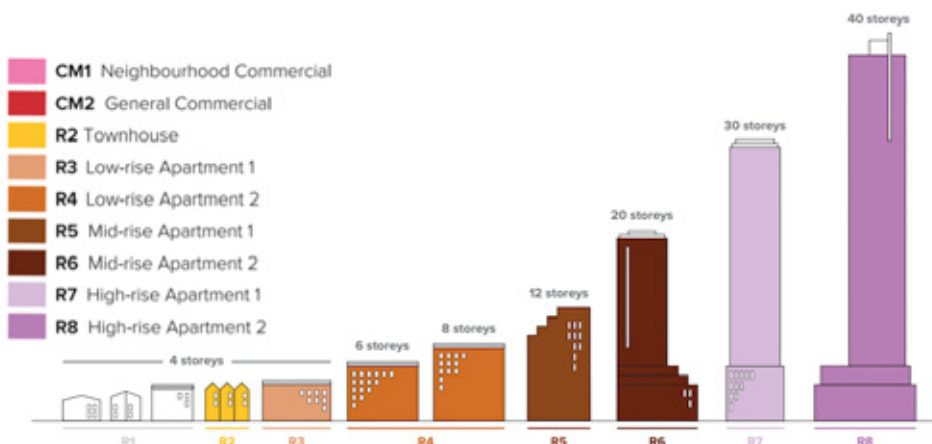
Under the new Burnaby 2050 OCP – subject site is designated as High Rise Apartment 1 (R7) which allows for 30 storeys, and General Commercial (CM2) which requires a minimum of 2 level of commercial storey at the base.

In the December 9, 2025 meeting, Burnaby City Council gave final reading and adoption to the Burnaby 2050 Official Community Plan (OCP).



## New Height-Based Development Framework

- ▶ New height-based multi-family residential and commercial zoning districts were adopted and added to the Burnaby Zoning Bylaw on June 10, 2025: Brentwood Gardens fall under R7 (30 Storeys)
- ▶ Height Based Framework proposes base heights regardless of GFA/floor plate.
- ▶ The R7 zoning designation permits building heights of up to 30 storeys. Under the CM2 zoning requirements, a minimum of two storeys of commercial space is required at the base of the development, allowing for up to 28 storeys of residential use above.
- ▶ In accordance with Section 6.4.1.2 of the Zoning Bylaw, this site may be eligible for height averaging of up to 5 storeys, as well as a community benefit bonus of up to 10 storeys.
- ▶ These provisions could allow for a maximum building height of up to 40 storeys, subject to further review and approval.
- ▶ The City of Burnaby Planning Department previously submitted to Council on April 8, 2025 ([available here](#)), among other recommendations, the April report proposed inclusionary housing requirements for multi-family developments. Notably, it included a provision to exempt market rental projects from inclusionary rental obligations.



**DOWNTOWN  
VANCOUVER**

**STANLEY PARK**



**BRENTWOOD**

**THE AMAZING  
BRENTWOOD**



**HOLDOM**

**LOUGHEED HWY**

**BROADWAY**



**HOLDOM AVE**

# Brentwood

## — GARDENS —



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