FOR SALE

420 Delta Avenue

Buranby, BC

Well-located 9,460 SF property with designation for low-rise residential development in North Burnaby



Carl Chen* 陳學偉

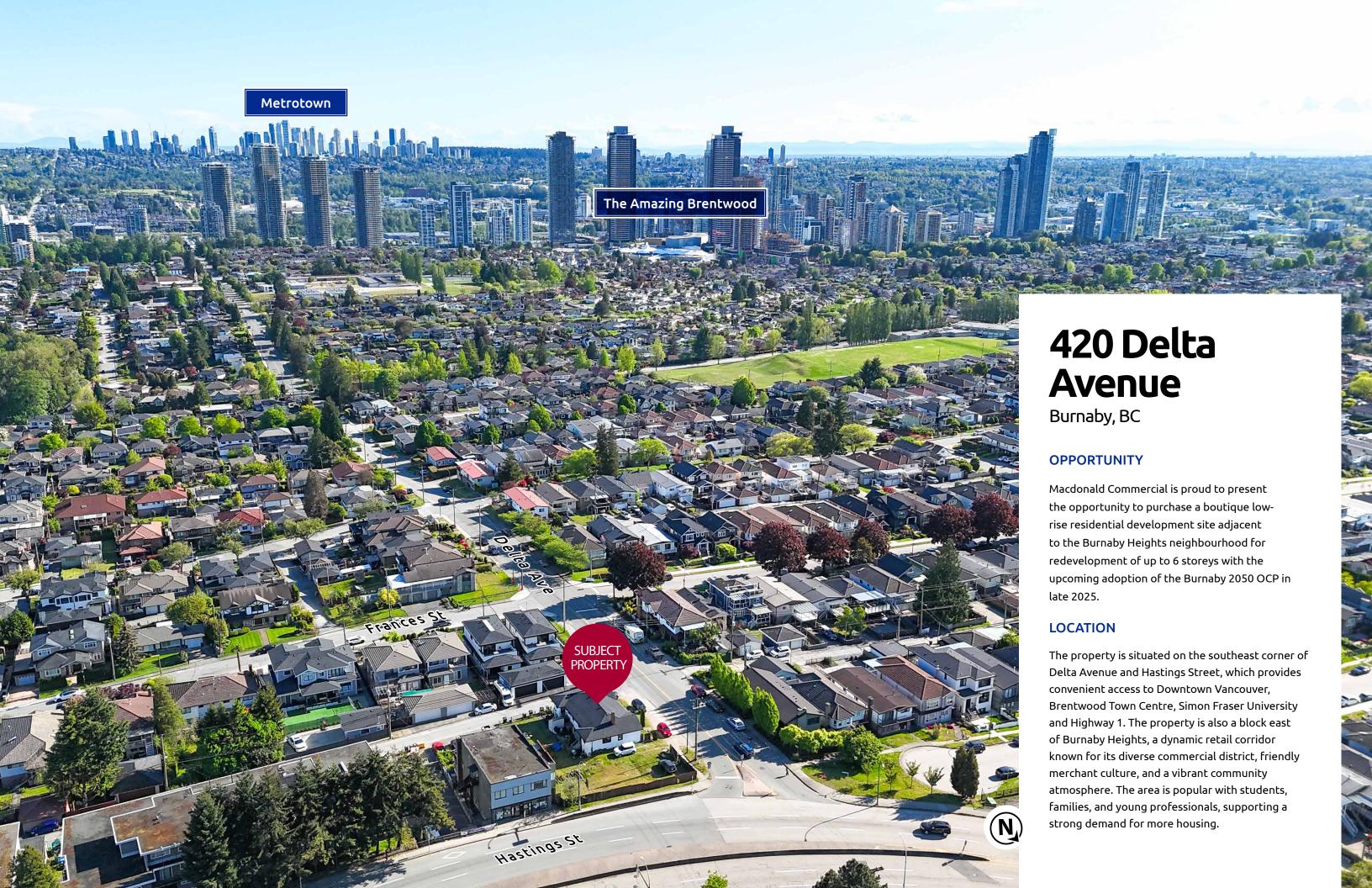
Associate Vice President 778.998.8194 carl.chen@macdonaldcommercial.com *Personal Real Estate Corporation

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PROPERTY DETAILS

CIVIC ADDRESS

420 Delta Avenue, Burnaby BC V5B 3C8

LEGAL DESCRIPTION

Lot 1, Except: Part Subdivided by Plan 19297, Block G, District Lot 127, Group 1, New Westminster District, Plan 1254

CURRENT ZONING

RM3 (Multiple Family Residential)

CURRENT LAND USE PLAN AND DESIGNATION

Capital Hill Land Use Plan, medium density apartment area

2050 OCP LAND USE DRAFT DESIGNATION

R4 (Low-rise Apartment 2)

SITE AREA

9,460.78 SF

IMPROVEMENTS

1-storey duplex with basement circa 1947

TAXES (2024)

\$8,008.40

ASKING PRICE

\$3,080,000









REDEVELOPMENT POTENTIAL & LAND USE

Draft 2050 OCP Land Use Map*



*the draft 2050 OCP Land Use Map is subject to change, but is anticipated to be adopted in December 2025

USES

Residential

NEW ZONING

R4 (Low-rise Apartment 2)



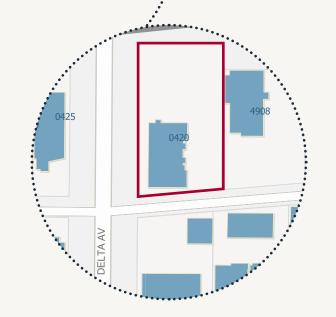
MAX HEIGHT

6 Storeys

Scan or click here for more Info

OPTIONS

100% market condo or market rental, with options for ground-oriented commercial

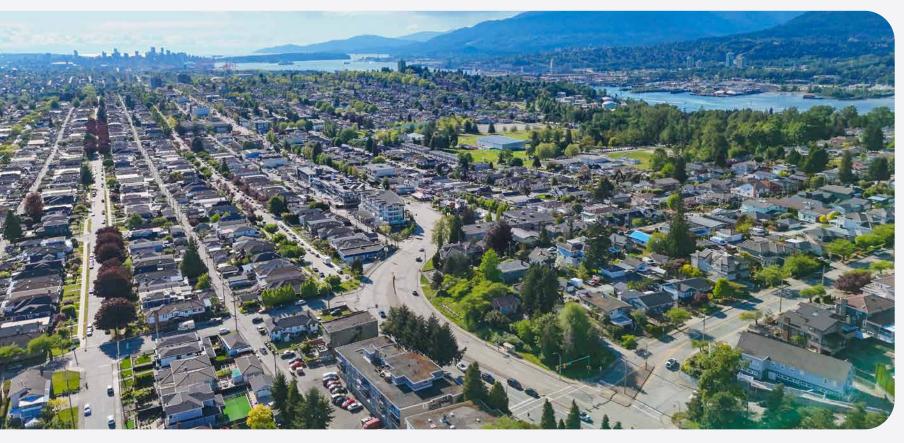


ARCHITECTURAL MASSING STUDY

An architectural massing study based on the proposed OCP land use and R4 district schedule yields a **6-storey** Multiple Family Dwelling with **32 Units** ranging from **610 SF to 1,025 SF** and **1 level of underground parking.** The study was conducted by Gardner Architecture.











BURNABY HEIGHTS

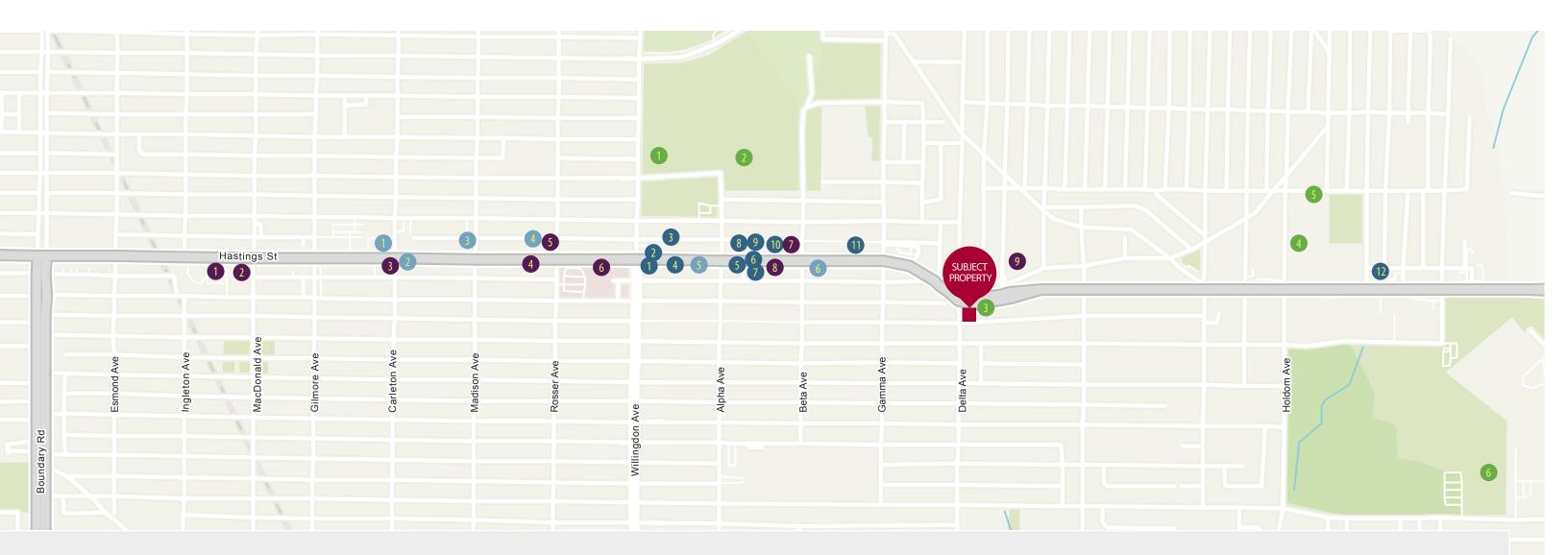
Burnaby Heights, affectionately known as "The Heights," is a vibrant and historic neighborhood in North Burnaby, British Columbia.

Nestled between Boundary Road and Gamma Avenue along Hastings Street, it boasts stunning views of the North Shore Mountains and Burrard Inlet. Established in the early 1900s, the area flourished with the arrival of the streetcar in 1908, becoming a hub for grocers, butchers, and bakers. Today, it retains its small-town charm with over 330 diverse shops and eateries, including iconic spots like Anton's Pasta Bar and Valley Bakery. Community spirit thrives through annual events like Hats Off Day and Light Up the Heights, celebrating its rich heritage and close-knit atmosphere.









NEARBY AMENITIES

RESTAURANTS / CAFES

- 1. Afghan Turkish Cuisine
- 2. The Ramen Butcher
- 3. Stan's Pizza Joint
- 4. Pho Mr. Do
- 5. Bon Bon Bakery
- 6. Suren Persian cuisine
- 7. Suren Cafe Restaurant
- 8. North King Noodle House
- 9. X-Site Grill & Bistro
- 10. SOCRATES in the Heights
- 11. Sushi Bar Kilala
- 12. Nemo Sushi Bar

CAFES

- 1. Starbucks
- 2. Presso Cafe
- 3. JJ Bean Coffee Roasters
- 4. Artigiano Burnaby
- 5. Gabi & Jules Handmade Pies and Baked Goodness
- 6. Nuvola Gelato & Dolci

COMMUNITY AMENITIES

- Eileen Dailly Leisure Pool & Fitness Centre
- 2. Confederation Park
- 3. Burnaby Neighbourhood House
- 4. George Green Park
- 5. Capitol Hill Children's Centre
- 6. Kensington Park

GROCERY AND SERVICES

- 1. North Burnaby Dental Group
- 2. Leonardo & Crothers Notary Corp.
- 3. Cobbett & Cotton Law Corporation
- 4. Triple A Market
- 5. Cornerstone Medical Clinic
- 6. Safeway
- 7. Capitol Hill Medical Clinic
- 8. Capitol Hill Pharmacy
- 9. YUS Montessori School & Daycare

Walk Score

VERY WALKABLE

COMMUTE TIMES

Downtown Vancouver

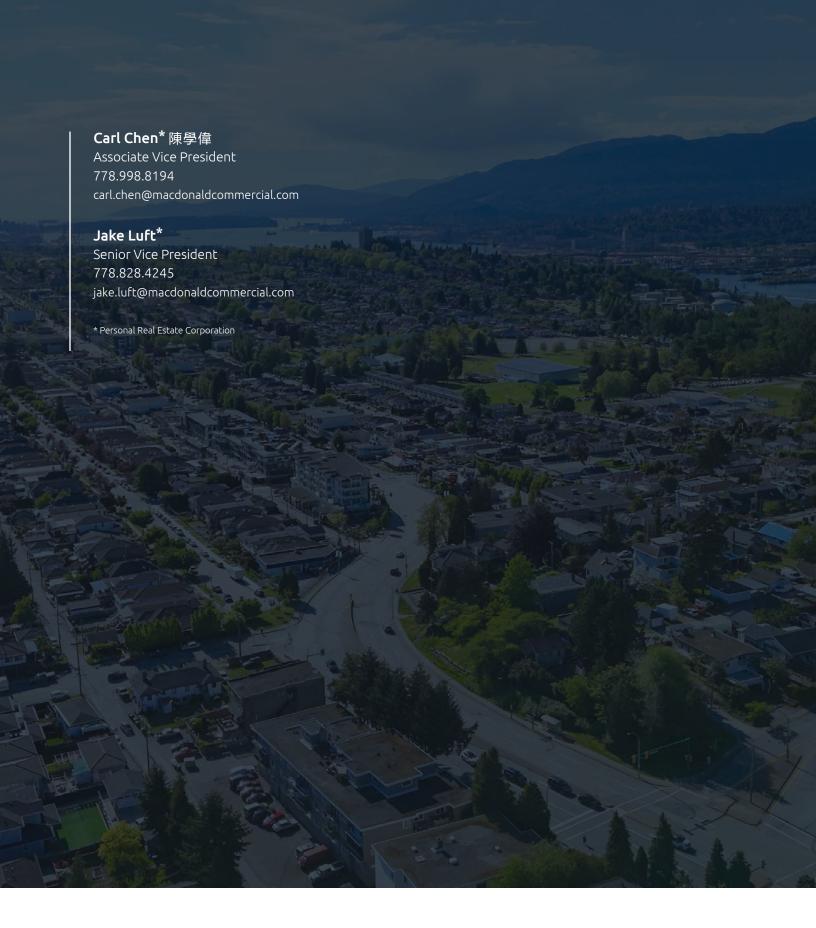
minute drive

23 minute transit

Simon Fraser University

8 minute drive

7 minute





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