

FOR SALE

6436 Waltham Avenue, Burnaby, BC

Small Scale Multi Unit Housing Development Site



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OPPORTUNITY

A rare opportunity to acquire a large corner redevelopment site in one of South Burnaby's most desirable and supply-constrained residential markets.

With approximately 77 FT of frontage along Burns Street and 125 FT along Waltham Avenue, the property offers an efficient site configuration well-suited for future redevelopment planning. The site is designated under the Official Community Plan for townhouse development up to four storeys and is currently zoned R1 under Burnaby's Small Scale Multi Unit Housing framework, allowing for redevelopment potential without the need for rezoning.

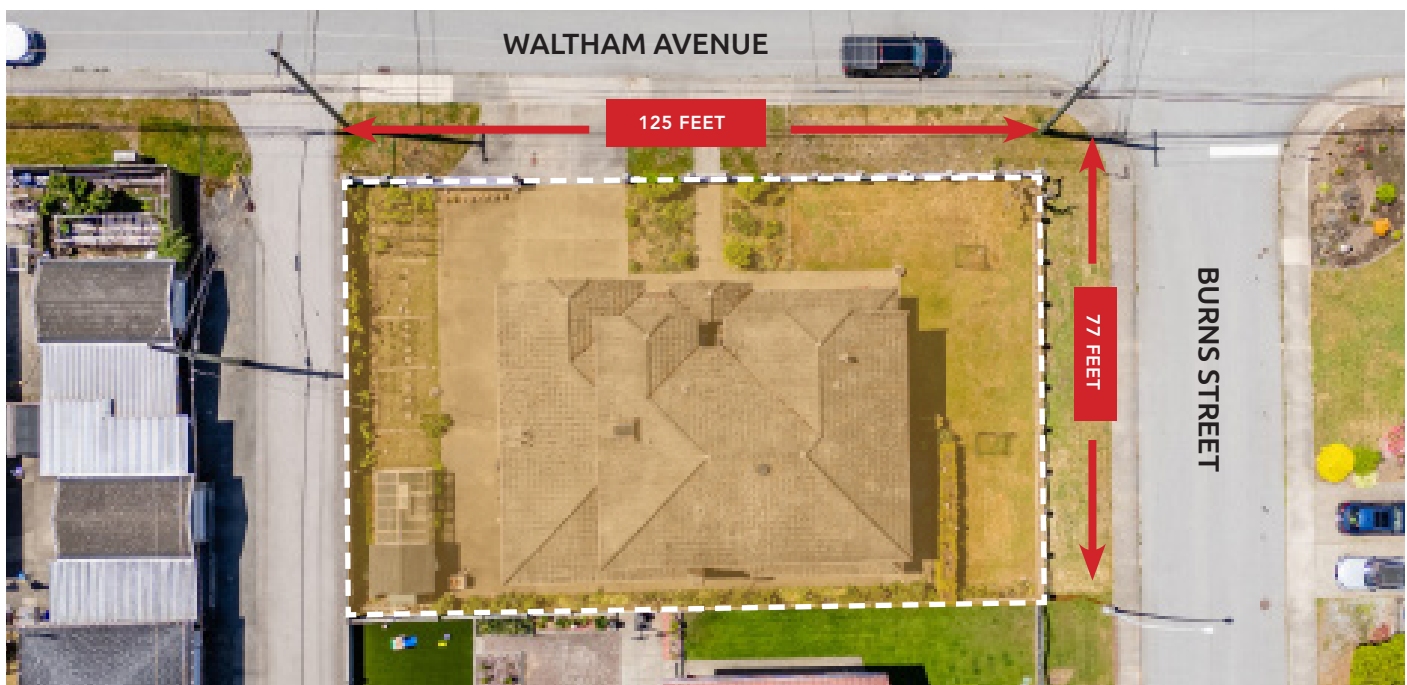
The property also benefits from existing holding income from the current tenant, providing interim revenue while planning future development.

Ideal for developers, builders, and investors seeking a well-located asset with strong long-term redevelopment potential in a high-demand neighbourhood undergoing continued densification.

PROPERTY DESCRIPTION

The Property is improved with a 2-storey single-family dwelling with dual garage access, situated on a corner lot of approximately 9,625 square feet.

The Property is currently zoned R1 under Burnaby's Small-Scale Multi-Unit Housing (SSMUH) framework, which permits redevelopment without the need for rezoning. In addition, the Property falls within Burnaby's Official Community Plan (OCP) designation for Townhouse development of up to four storeys, providing a clear and flexible path for higher-density redevelopment.



SALIENT FACTS

Civic Address	6436 Waltham Avenue, Burnaby, BC
Legal Description	PID: 002-544-733 LOT 1 DISTRICT LOT 93 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1958
Current Zoning	R1 (Small Scale Multi Unit Housing)
Location	Situated on the northwest corner of Waltham Avenue and Burns Street.
Property Description	Improved with a 2-storey single family residence
Property Exposure (approx.)	77 FT along Burns Street 125 FT along Waltham Avenue
Year Built (BC Assessment)	1990
OCP	Townhouse 4 Storeys
Land-use	Burnaby 2050 Official Community Plan – Townhouse 4 Storeys
Land Area (approx.)	9,625 SF
Total Assessed Value (2026):	\$2,591,000.00
LISTING PRICE:	\$2,599,000.00

**All measurements and additional rent are approximate. Tenant to verify if deemed important.*

HIGHLIGHTS



Rare corner lot with approximately 77 FT frontage along Burns Street and 125 FT along Waltham Avenue



Large ± 9,625 SF site with strong redevelopment and site planning flexibility



Official Community Plan designation supporting townhouse development up to 4 storeys



Zoned R1 under Burnaby’s Small Scale Multi Unit Housing framework



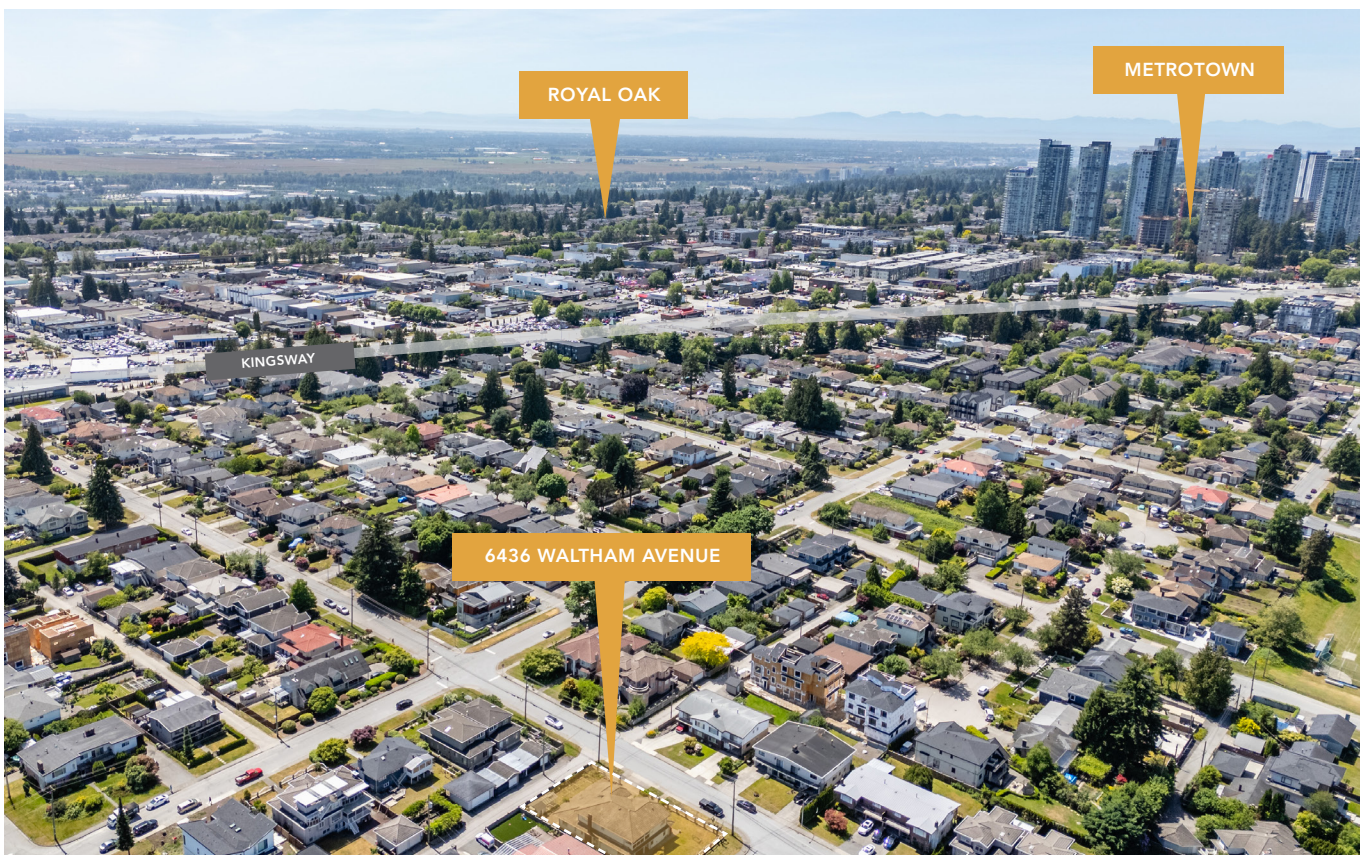
Strategically located near Metrotown, SkyTrain access, parks, schools, and major commuter routes

LOCATION

Positioned in Burnaby's established Windsor neighbourhood, 6436 Waltham Avenue is a prominent corner property offering excellent exposure and accessibility within a rapidly evolving residential area.

The site is conveniently located near Metropolis at Metrotown, Crystal Mall, Bonsor Recreation Complex, Deer Lake Park, and a wide range of everyday amenities along Kingsway. Nearby transit options include Royal Oak and Metrotown SkyTrain Stations, providing quick connectivity throughout Metro Vancouver.

Surrounded by established residential communities, schools, parks, and ongoing redevelopment activity, the property benefits from both strong neighbourhood fundamentals and long-term growth potential.



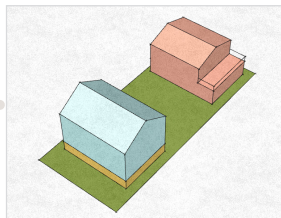
LAND USE

SMALL-SCALE MULTI-UNIT HOUSING DISTRICT (SSMUH)

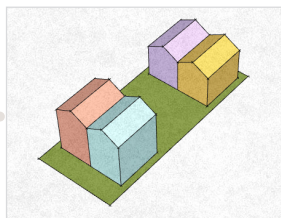
What can I build?

The R1 SSMUH District supports flexibility and choice in housing form to meet the needs of diverse household compositions. Many housing types and combinations of housing types are possible, including:

Single-family dwellings | plus secondary suite and/or laneway home

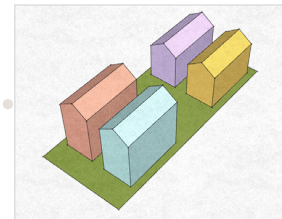


Duplexes | two sets of duplexes or one set with secondary suites

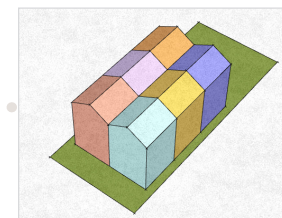


Secondary suites: Secondary suites count towards the total number of dwelling units permitted on a lot. Only one is permitted per primary dwelling unit. Secondary suites must remain registered under the same title as the primary dwelling unit within which they're contained and so cannot be stratified, as per the *BC Building Code*. See the Province's [Secondary Suites Bulletin](#) for more information.

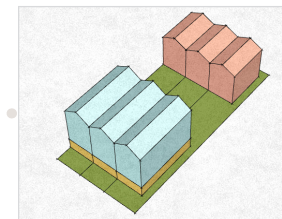
Cottage courts | multiple detached single-family dwellings on one lot



Multiplexes | 3 to 6 dwelling units in one building



Rowhouses | small lots with no side yard and up to 3 dwellings



Laneway homes: Building forms commonly referred to as laneway homes continue to be permitted, including on lots without lanes, but will be regulated the same as other single-family dwellings (or "principal buildings").

Key regulations

Maximum floor area:

- » No set limit—must meet permitted height, setbacks, and lot coverage

Minimum floor area:

- » Primary Dwelling Units: 56 sq. m (602.8 sq. ft.)
- » Secondary Suites: 32.52 sq. m (350 sq. ft.)

Required parking:

- » Within FTNA: none required
- » Outside FTNA: 1 space for first unit plus 0.5 spaces for each additional unit

Max. building height:

Front principals:

- » 10 m above grade
- » 1-2 units: 2.5 storeys*
- » 3-6 units: 3 storeys*

Rear principals:

- » 7.5 m above grade
- » 1-6 units: 2 storeys*

*Inclusive of basement or cellar storey

Max. lot coverage:

- » 1-4 units: 40%, except 1-2 units on lots over 567 sq. m is 30%
- » 5-6 units: 45%
- » Rowhouse lots: 55%

Max. impervious area:

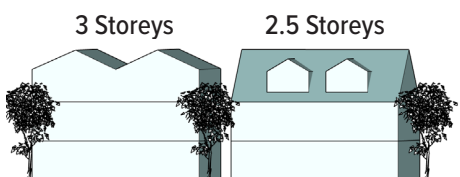
- » 1-4 units: 60%
- » 5-6 units: 70%
- » Rowhouse lots: 70%

Min. setbacks:

- » Front street yard: 4 m (3 m for rowhouses)
- » Side street yard: 3 m
- » Lane yard: 1.5 m
- » Interior side yard: 1.2 m (no min. for rowhouses)
- » Interior rear yard: 3 m

Min. building separation:

- » Front-to-back principals: 6 m
- » Side-by-side principals: 2.4 m
- » Accessory buildings: 2.4 m

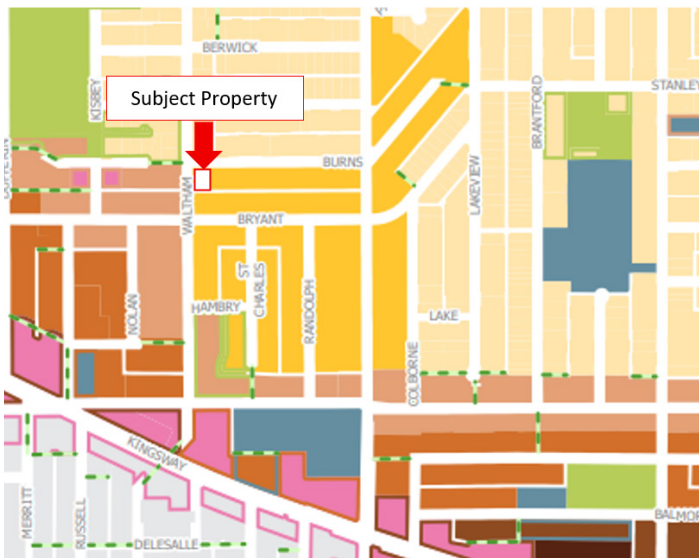


Half Storey

The Zoning Bylaw defines a half storey as: "a storey under a gable, hip, gambrel, or shed roof having a gross floor area not more than fifty percent of the gross floor area of the storey immediately below, and includes a covered deck that is an extension of the topmost storey."

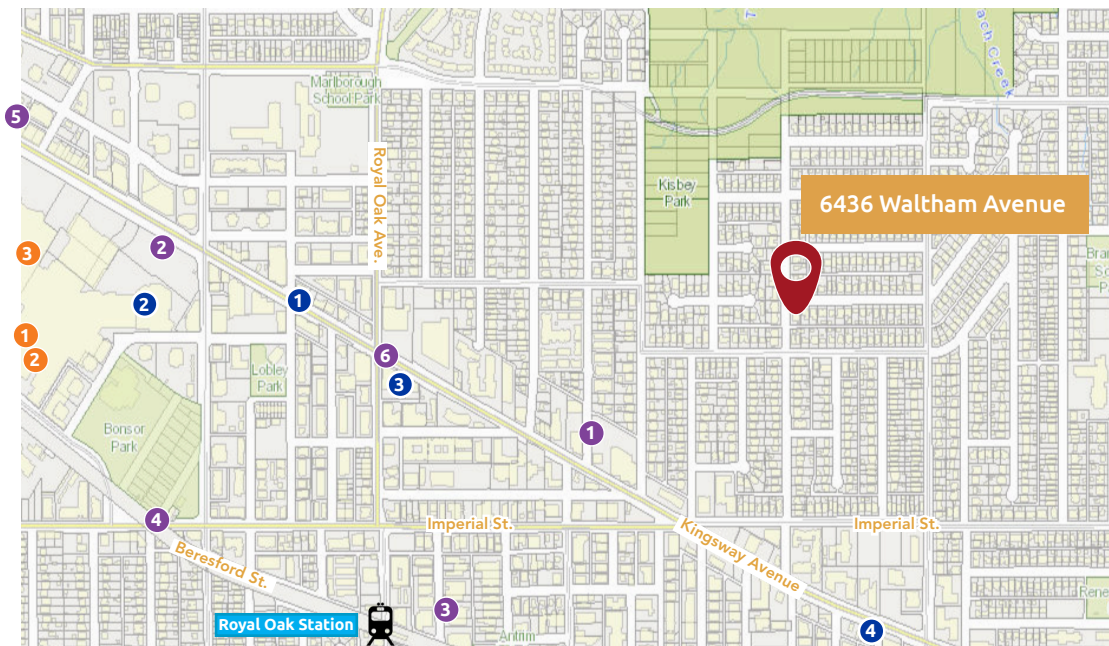
LAND USE

BURNABY 2050 OFFICIAL COMMUNITY PLAN



Neighbourhood commercial	
General commercial	
Employment	
Industrial	
Parks, open spaces, and natural areas	
Small-scale multi-unit housing	
Townhouse	

SURROUNDING AMENITIES



RESTAURANTS & CAFE

1. Denny's Restaurant
2. Happy Lamb Hotpot
3. Mojiana Coffee
4. La Forêt Jubilee
5. Trattoria by Italian Kitchen
6. Meetrice Noodles

RETAILERS

1. T&T Supermarket
2. Walmart Supercentre
3. PriceSmart Foods

SERVICES

1. Vancouver Career College
2. Metropolis at Metrotown
3. Burnaby Metrotown
Chiropractic
4. Nikkei National Museum
& Cultural Centre

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