

STRATA  
WIND-UP 

NWS 468

# ELLERSLIE COURT

BAINBRIDGE

FOR SALE

Sperling-Burnaby Lake

Millennium Line

2620-2698 Moorcroft Court, 6858-6898 Beechcliffe Drive  
6871-6899 Bromley Court, Bainbridge, Burnaby

**LONDON**  
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Sperling-Burnaby Lake  
Metropolitan Line



Sperling-Burnaby Lake  
Metropolitan Line





London Pacific is pleased to present this large transit-oriented strata wind-up opportunity in the newly adopted Bainbridge Urban Village Plan. Ellerslie Court, **Strata Plan NWS 468** boasts a gross site area of 156,342 sqft. Directly across Lougheed Highway is the Peterson Group Master Plan Burnaby Lake Village, which will form the Village Centre, incorporating large public pedestrian plazas, active storefronts, commercial, office and employment space, restaurants, cafes, and a bus loop. Sperling-Burnaby Lake SkyTrain Station is also adjacent to the subject property with access to BC HWY 1 under a 5-minute drive.



# SALIENT FACTS

## Address

2620-2698 Moorcroft Court, 6858-6898 Beechcliffe Drive & 6871-6899 Bromley Court

## Neighbourhood

Bainbridge, Burnaby

## Legal Plan

Strata Plan NWS 468

## Gross Site Area

± 156,342 SQFT

## Gross Buildable Area

± 429,246 BSQFT

## Current Zoning

CD - Comprehensive Development

## OCP Land Use Designation

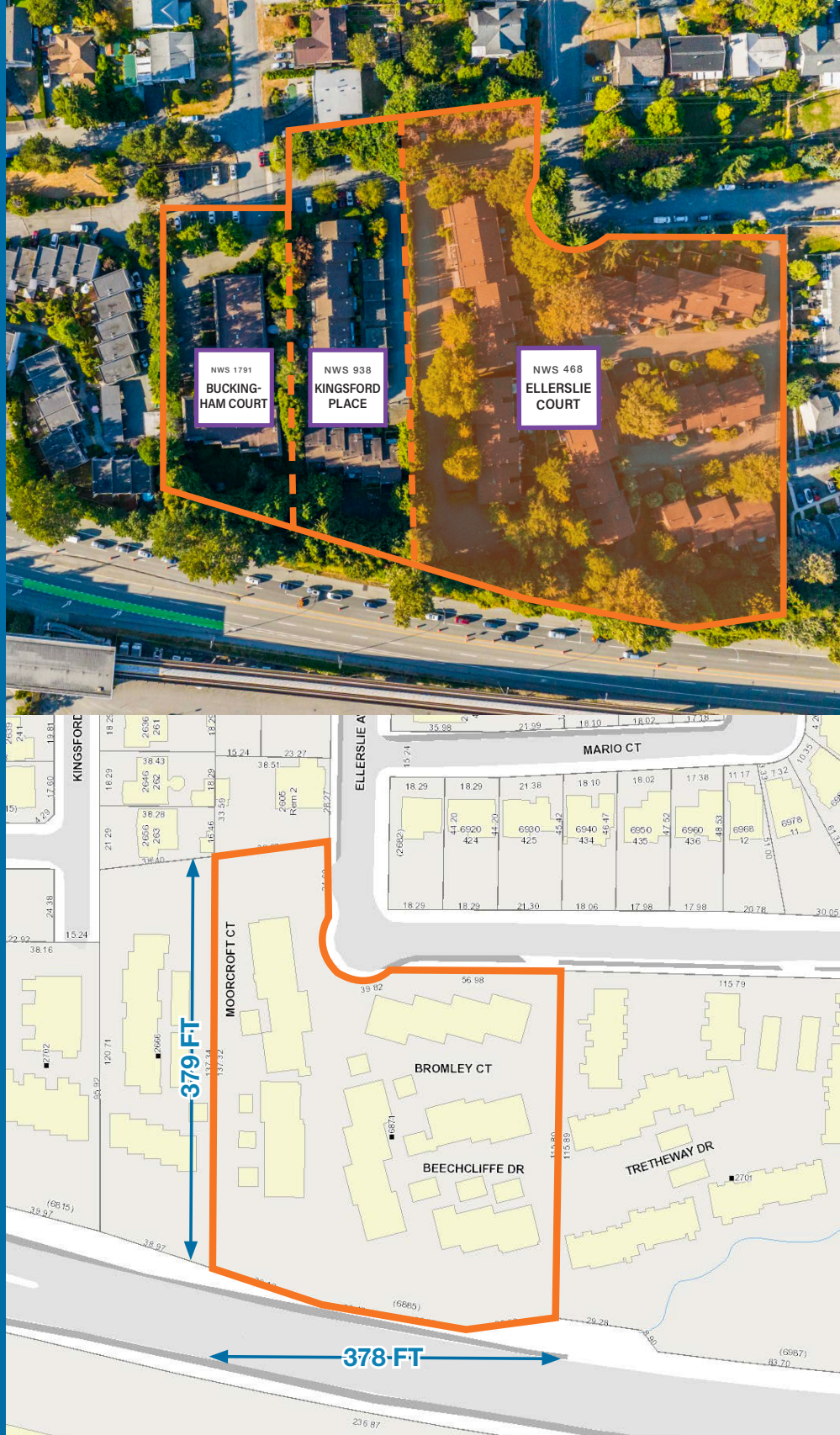
RM5uv-b  
RM4uv-a/c  
RM3uv

## Dimensions

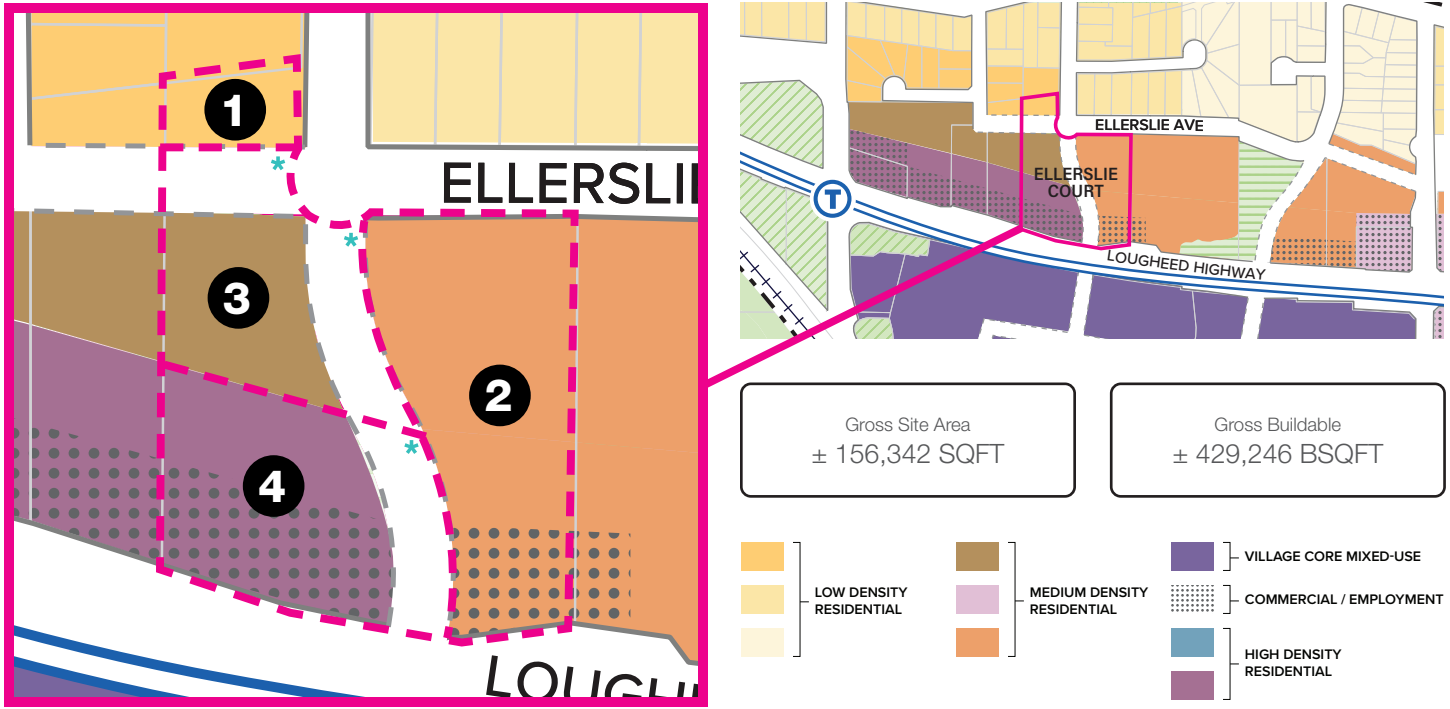
± 379' F x 378' L

## Improvement

40 Strata Townhouse units



# Land Use Designation



\*In cases where the full width of a proposed road is located on a single site with different land use designations fronting either side of the proposed road, the fronting land use designation with the highest density applies to the full width of the proposed road

Density Schedule				
Land use	1	2	3	4
	Low Density	Medium Density	Medium Density	High Density
	RM3uv	RM4uv-c	RM4uv-a	RM5uv-b
Gross Section Area**	± 8,322 SQFT	± 57,711 SQFT	± 35,453 SQFT	± 54,856 SQFT
Gross Buildable Area	± 14,563 BSQFT	± 126,964 BSQFT	± 95,723 BSQFT	± 191,996 BSQFT
Max FSR	1.75	2.20	2.70	3.50
Base Density	1.10	1.40	1.70	2.20
Offset	0.40	0.50	0.61	0.79
RMr Rental	0.25	0.30	0.39	0.51

\*\*Section sizes are approximate



# LOCATION

Prime rapid transit location | Located near BC HWY-1 | Easy access to current and future amenities

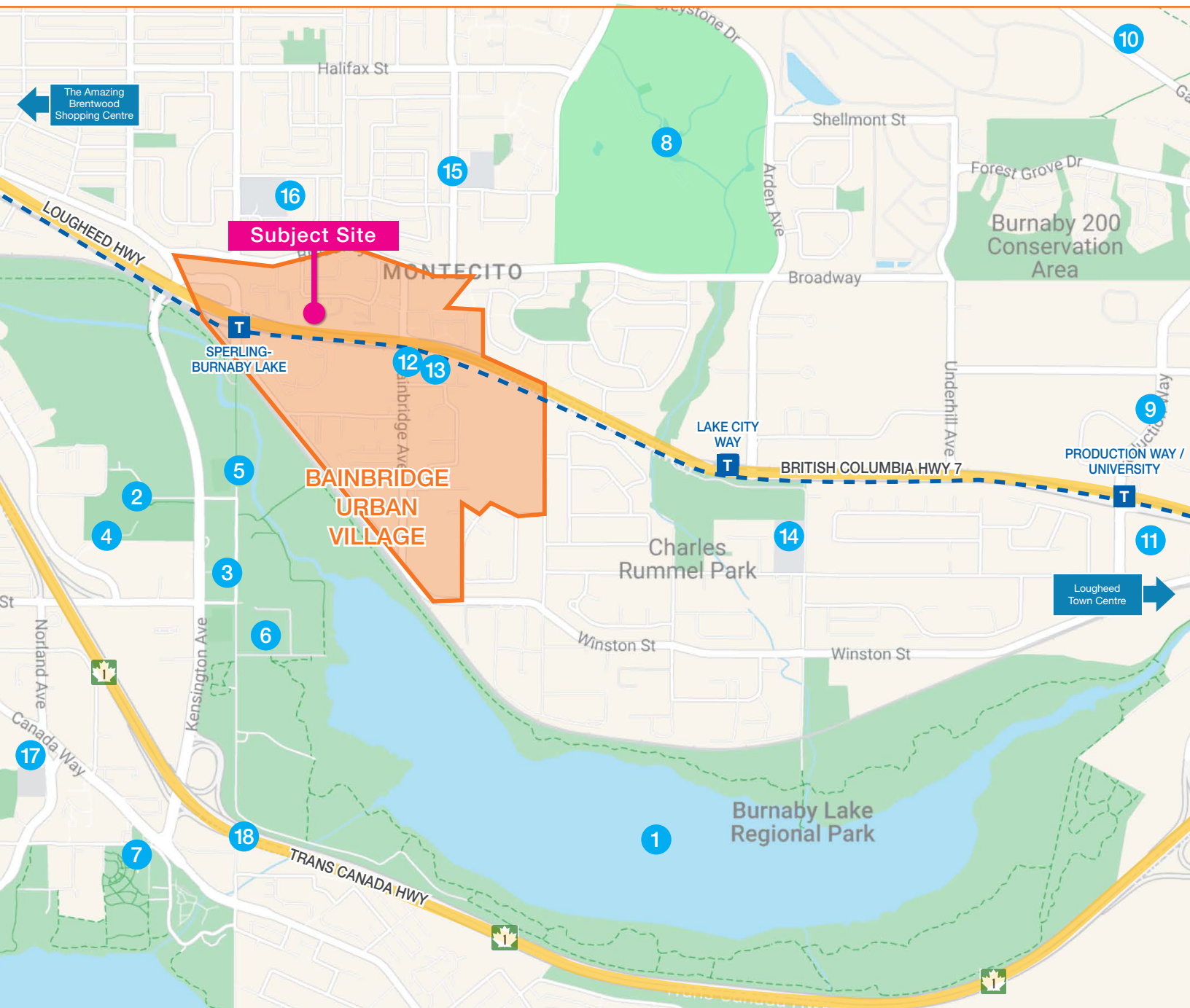
The Bainbridge Urban Village stands out for its exceptional proximity to transit options, with a quick 3-minute stroll to Sperling-Burnaby Lake SkyTrain Station with the added benefit of seamless connectivity to BC Hwy 1. Esteemed schools are within walking distance, including Burnaby Sperling Elementary (5-minute walk) and Montecito Elementary (10-minute walk). Burnaby North Secondary Elementary School is a short 3-minute drive away, while Simon Fraser University can be reached in just 8 minutes.

Grocery shopping is also convenient, with options nearby such as Safeway, Buy-Low Foods, Whole Foods Market, and Save-On-Foods. Outdoor enthusiasts will appreciate the Central Valley Greenway Trail, accessible within a 5-minute walk. This trail provides direct access to Burnaby Lake Regional Park, Burnaby Lake Sports Complex, and Christine Sinclair Community Centre built in 2013. Furthermore, there are plans for the new Burnaby Lake Aquatic and Arena Facility, slated to open by the end of 2026.





# AMENITIES



- 1. Burnaby Lake Regional Park
- 2. Burnaby Lake Sports Complex
- 3. CG Brown Memorial Pool
- 4. Scotia Barn Ice rink
- 5. Burnaby Lake Archery Range
- 6. Burnaby Lake Rugby Club
- 7. Burnaby Winter Club
- 8. Burnaby Mountain Golf Course & Driving Range
- 9. Production Way
- 10. Simon Fraser University
- 11. Costco
- 12. The Rolling Dough
- 13. Gaya Sushi
- 14. Seaforth Elementary
- 15. Montecito Elementary
- 16. Sperling Elementary
- 17. Burnaby Central Secondary
- 18. BC HWY-1



# THE OFFER PROCESS

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

The sale of the Property will be subject to the termination (wind-up) of [Strata NWS 468](#) in accordance with the applicable provincial legislation. The legislation will require the approval of the offer by 80% of the Strata Owners in a Special General Meeting of the Strata Corporation and subsequent approval by the Supreme Court of British Columbia.

Prospective purchasers are invited to sign a Confidentiality Agreement (available from the Listing Agents) to receive further information about this offering and to gain access to a Confidential Offering Memorandum.



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BAINBRIDGE

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