

STRATA
WIND-UP 

NWS 938

KINGSFORD PLACE

BAINBRIDGE

FOR SALE

Sperling-Burnaby Lake

Millennium Line

2666 - 2692 Kingsford Avenue, Bainbridge, Burnaby

LONDON
PACIFIC

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Sperling-Burnaby Lake
Metropolitan Line



Sperling-Burnaby Lake
Metropolitan Line



NWS 938
**KINGSFORD
PLACE**
BAINBRIDGE



London Pacific is pleased to present this large transit-oriented strata wind-up opportunity in the newly adopted Bainbridge Urban Village Plan. Kingsford Court, **Strata Plan NWS 938** boasts a gross site area of 52,377 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. Spering-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

2666 - 2692 Kingsford Avenue

Neighbourhood

Bainbridge, Burnaby

Legal Plan

Strata Plan NWS 938

Gross Site Area

± 52,377 SQFT

Gross Buildable Area

± 151,417 BSQFT

Current Zoning

CD - Comprehensive Development

OCP Land Use Designation

RM5uv-b

RM4uv-a

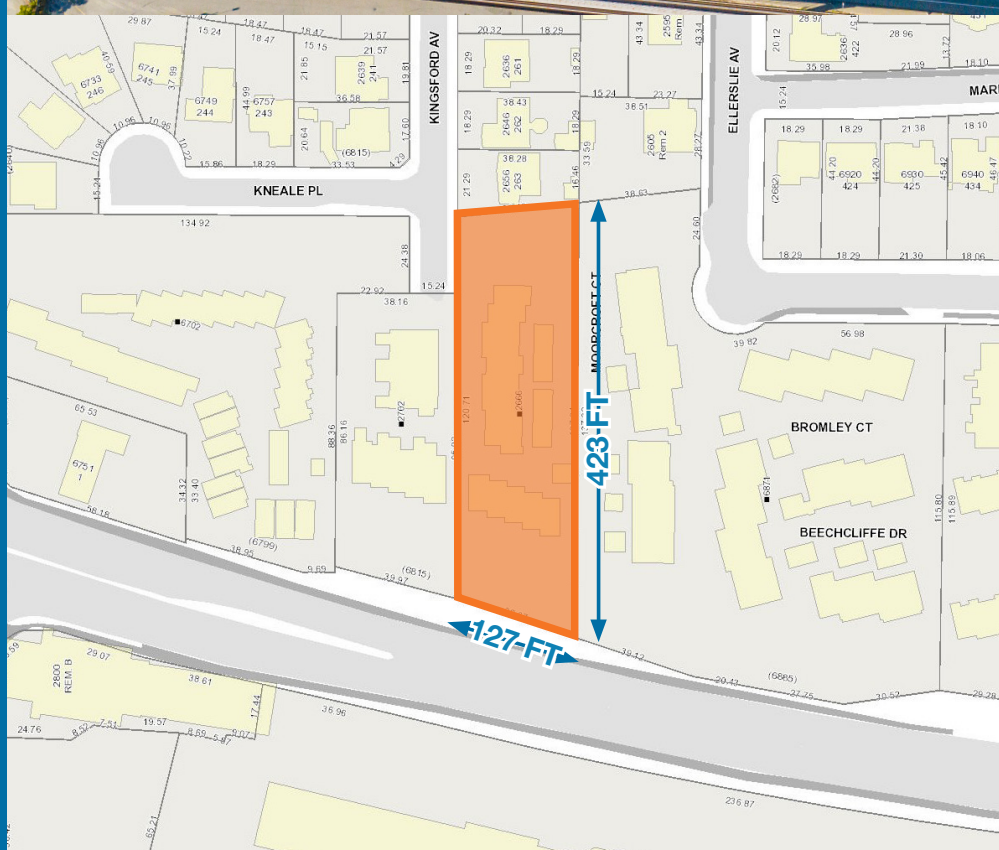
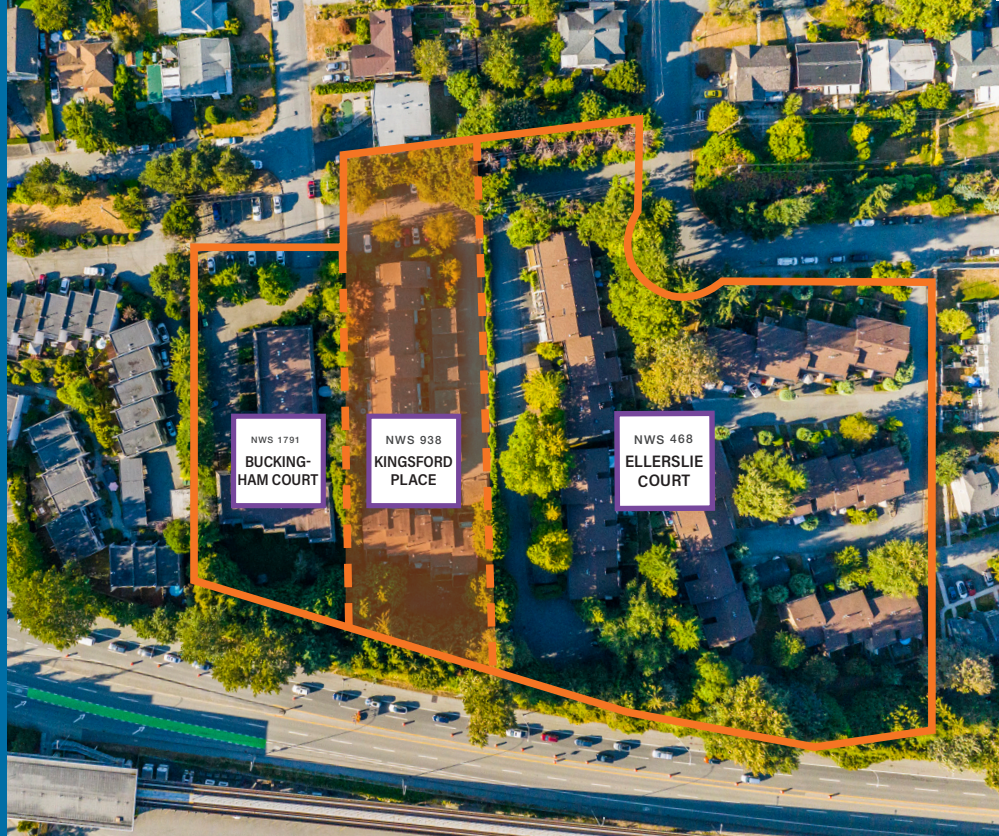
RM3uv

Dimensions

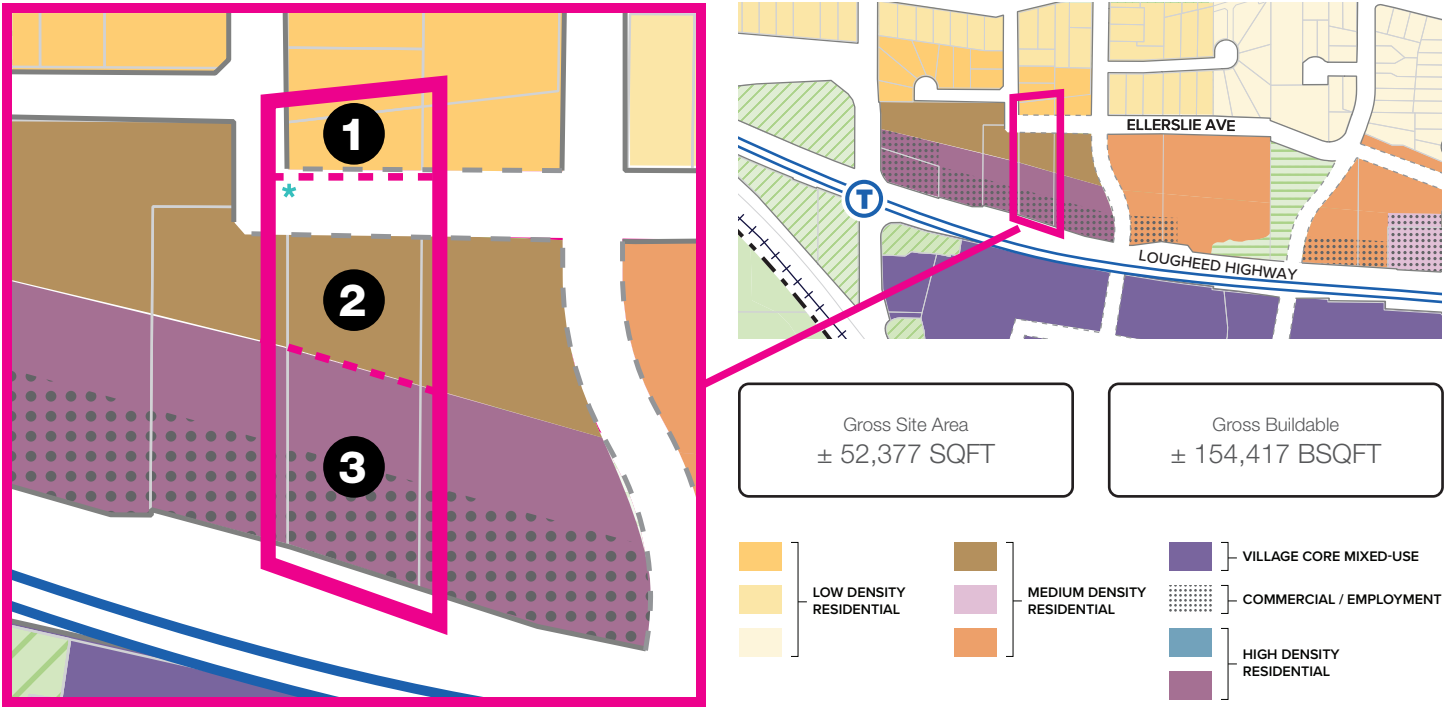
± 127' F x 423' L

Improvement

14 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 |
| | Low Density | Medium Density | High Density |
| | RM3uv | RM4uv-a | RM4uv-b |
| Gross Section Area** | ± 5,829 SQFT | ± 23,377 SQFT | ± 23,171 SQFT |
| Gross Buildable Area | ± 10,200 BSQFT | ± 63,118 BSQFT | ± 81,099 BSQFT |
| Max FSR | 1.75 | 2.70 | 3.50 |
| Base Density | 1.10 | 1.70 | 2.20 |
| Offset | 0.40 | 0.61 | 0.79 |
| RMr Rental | 0.25 | 0.39 | 0.51 |

**Section sizes are approximate

LOCATION

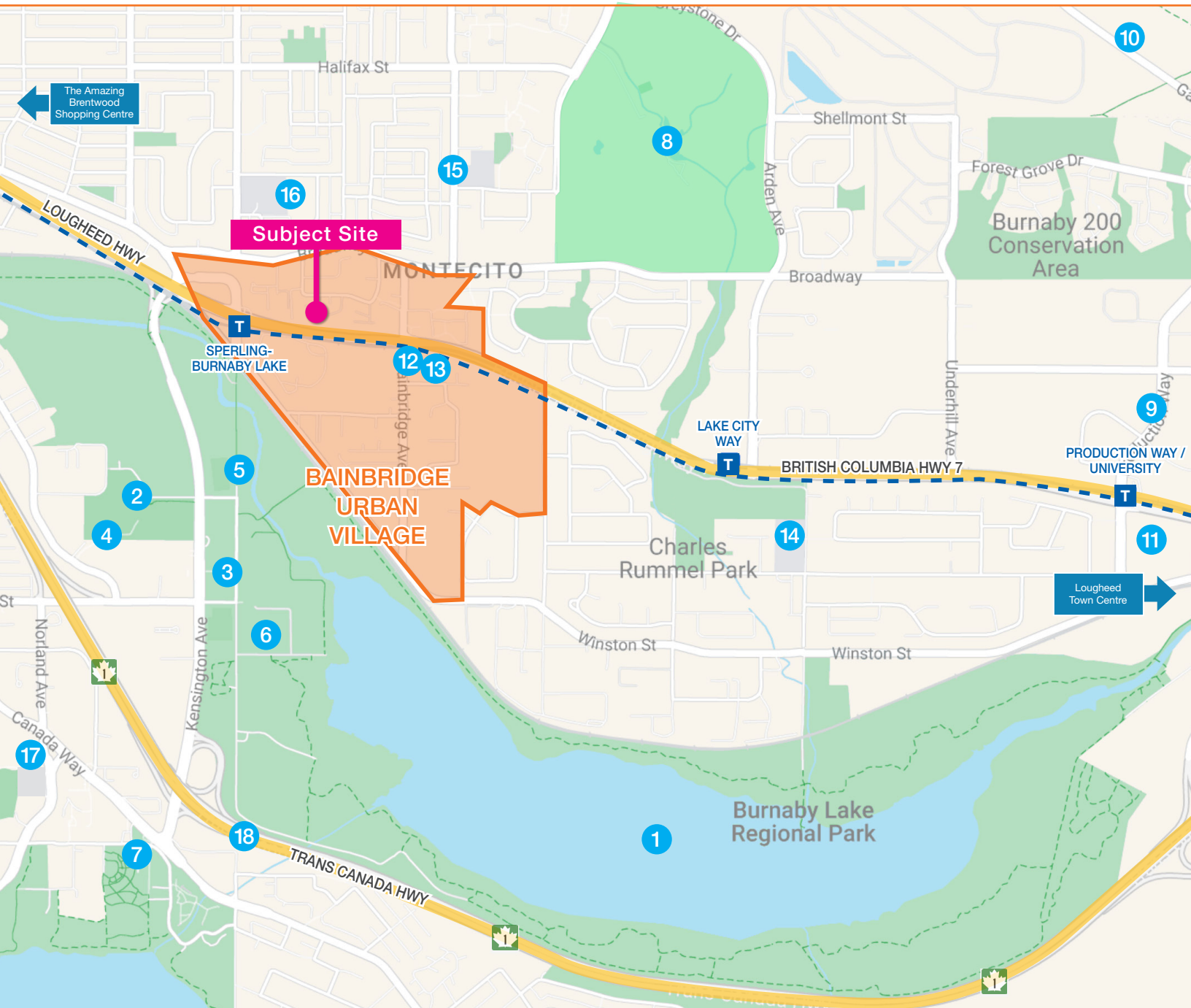
Prime rapid transit location | Located near BC HWY-1 | Easy access to current and future amenities

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. Spurling 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 938](#) 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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