

FOR SALE



MIXED-USE DEVELOPMENT SITE

4269 Hastings Street, Burnaby BC, V5C 2J5

LONDON
PACIFIC

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SITE SUMMARY

4269 Hastings Street, Burnaby BC

Exceptional opportunity to acquire mixed use development site with 33 units of non market rental & multifamily strata with commercial at grade.

Max Amini from London Pacific is proud to exclusively present 4269 Hastings St a thoughtfully designed mixed-use development opportunity in the heart of North Burnaby.

Situated on a 7,542.27 SQFT lot, this six-storey design, fully leveraging its development potential in line with the City of Burnaby's Urban Village vision. The project has successfully passed Second Reading and is now ready for Development Permit (DP) application. The design includes a modern blend of 33 non market rental and multifamily strata homes, with 2,897 SQFT of commercial and retail space at grade. The proposed Gross Floor Area (GFA) is 30,739 SQFT, is further enhanced by a 4,934 SQFT. roof top amenity space for residents.

As a Transit-Oriented Development (TOD), located along a high-exposure corridor, the site offers seamless access to SFU, Brentwood, Downtown Vancouver, and Highway 1, presenting a unique opportunity to invest in one of Burnaby's most walkable, connected, and community-focused neighbourhoods.



SALIENT DETAILS

Address
4269 Hastings Street,
Burnaby V5C 2J5

PID
030-891-418

Official Community Plan
Urban Villages - Heights

Current Zoning
C8a

Proposed Zoning
CD

Price
Please contact listing brokers

Gross Site Area
7543 SQFT

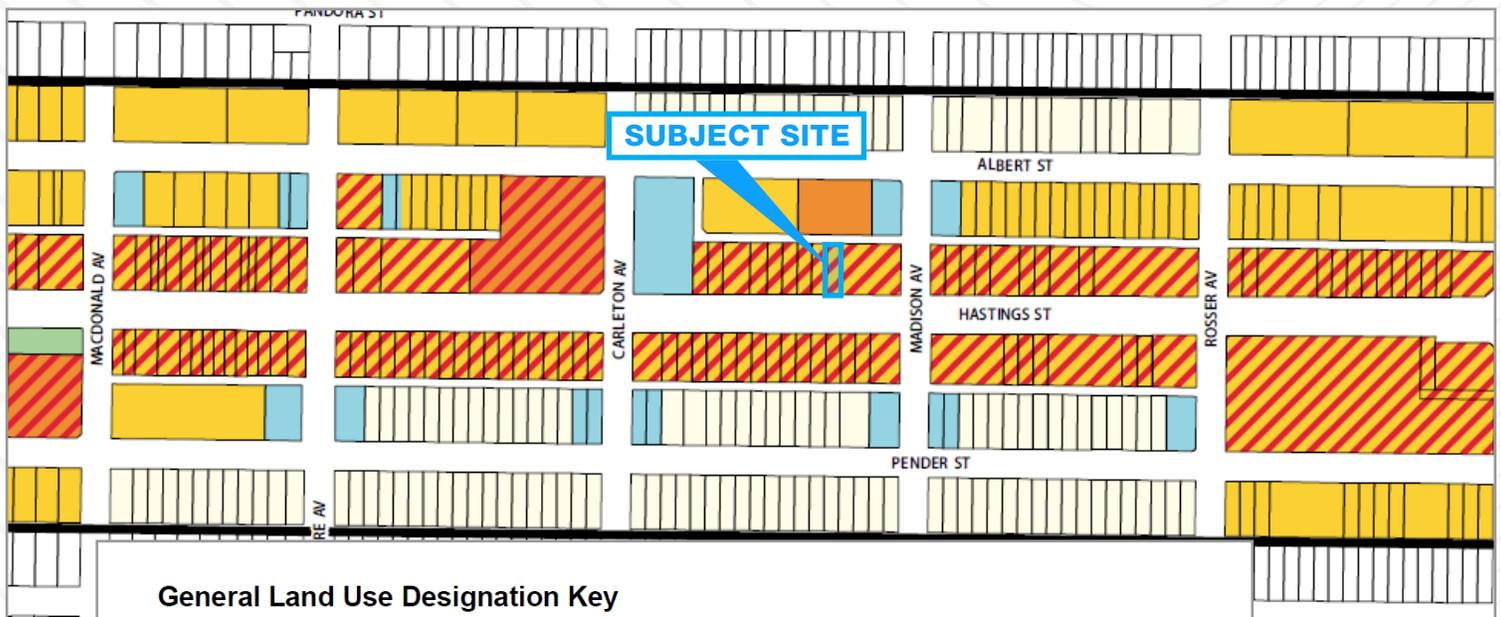
Dimensions
66 FT x 114 FT

Application Status
Second Reading

Height
6 Storeys

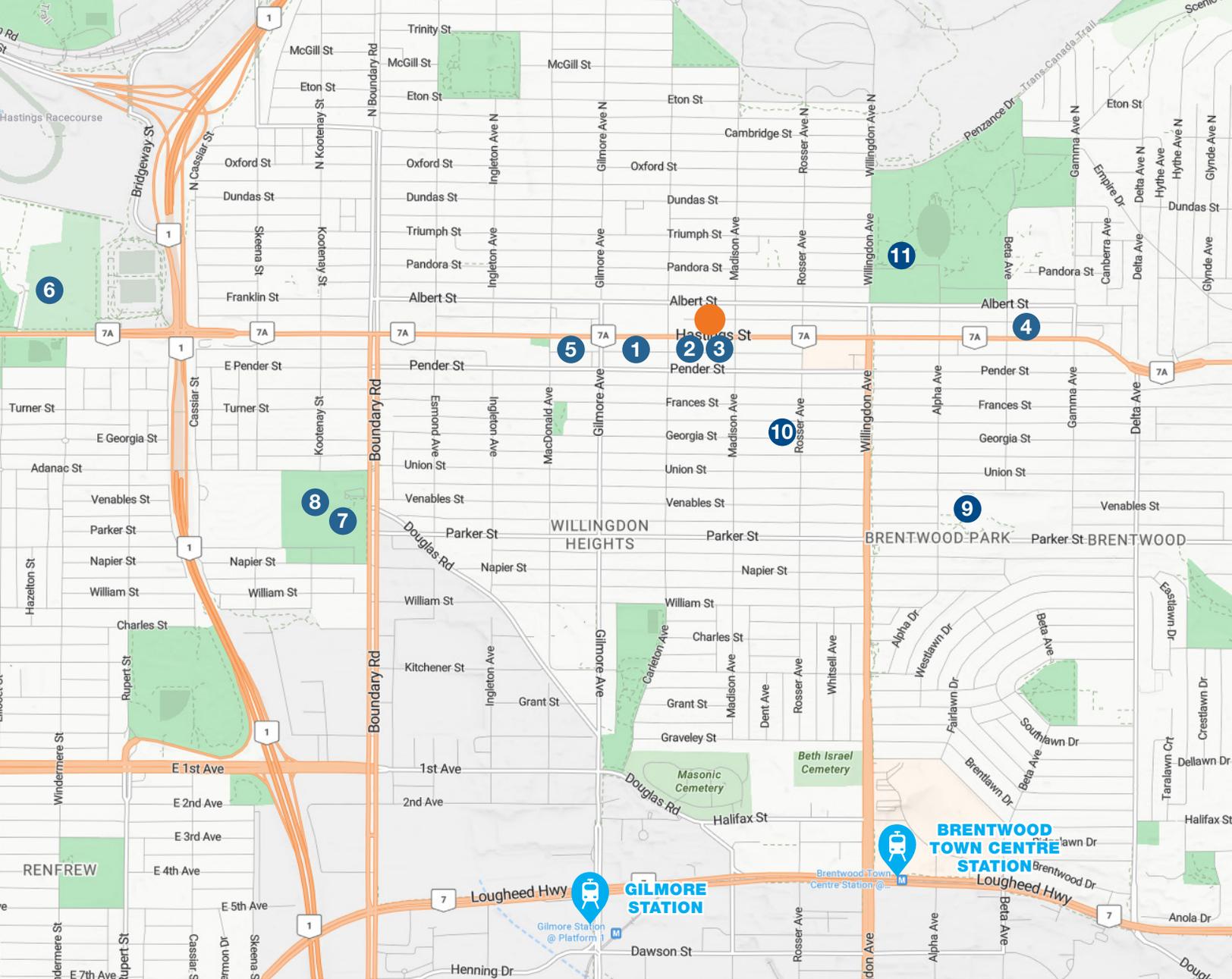
Number of units Residential
33

Commercial Space at Grade
2,869 SQFT



General Land Use Designation Key

- | | |
|--------------------------------------------|-----------------------------------|
| Single and Two Family Residential | High Density Mixed Use |
| Medium Density Multiple Family Residential | Commercial |
| High Density Multiple Family Residential | Institutional |
| Medium Density Mixed Use | Park and Public Use/Public School |



SUBJECT SITE

NEIGHBOURHOOD

“The Heights” (also called **Burnaby Heights**) is a vibrant, established neighbourhood in North Burnaby, known for its walkable streets, strong community spirit, and stunning views of the city and North Shore mountains. This community has such a great urban village feel with independent merchants, multicultural roots, fantastic diversity of ethnic foods and a mix of modern and vintage character buildings.

The area is very accessible with major bus routes running along Hastings, providing fast access to SFU, Brentwood, Downtown Vancouver, and other parts of Burnaby. Two minutes to the TransCanada Highway 1 makes regional travel very convenient.

LEGEND

- 1** CIOFFI'S MEAT MARKET & DELI
- 2** ANTON'S PASTA BAR
- 3** FORTUNA BAKERY
- 4** CHEZ CHRISTOPHE
- 5** GLENBURN SODA FOUNTAIN
- 6** PLAYLAND AT THE PNE
- 7** RUPERT PARK
- 8** RUPERT PITCH & PUTT
- 9** ECOLE ALPHA SECONDARY SCHOOL
- 10** GEORGIA STREET DAYCARE
- 11** EILEEN DAILY LEISURE POOL&FITNESS CENTRE

MAX AMINI

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LONDON PACIFIC

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