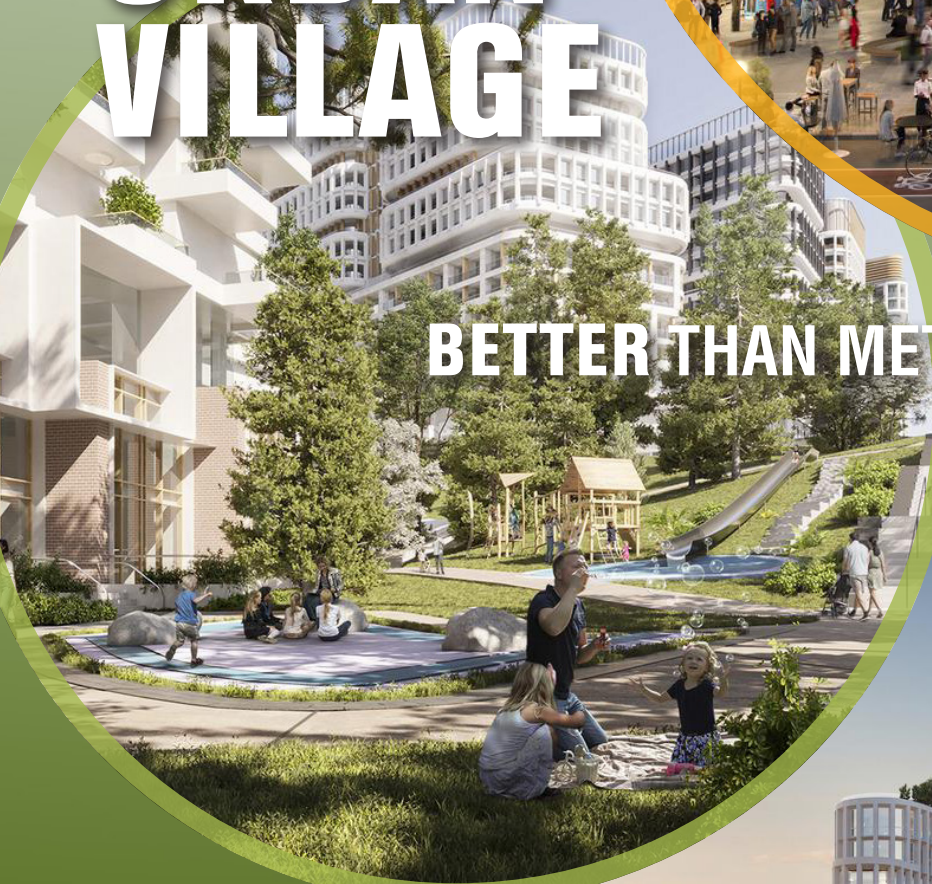


THE LEGACY: BAINBRIDGE URBAN VILLAGE

BETTER THAN BRENTWOOD



BETTER THAN METROTOWN



BETTER END UNIT PRICING



DISCOVERING BAINBRIDGE

Imagine a young couple in their early thirties working at corporate jobs with high-earning salaries. They have a dog and plans to start a family in the future. They have begun their search, looking to buy a home in Burnaby, with their choice of location being between Metrotown, Brentwood, and a new, up-and-coming neighbourhood called Bainbridge. Eager to anchor themselves in a community characterized by security and convenience, the couple seeks to live in an area rich with outdoor space, nature trails, amenities and a thriving culture. With only a single vehicle at their disposal, a nearby SkyTrain providing access to greater Vancouver is paramount.

Metrotown seems like the urban hub of Burnaby, so they walk through it but feel suffocated in the glass jungle that seems built for mass production, not quality of living. It seems like no matter where you buy, you're staring into the building beside you. They need space for their future kids to grow, enjoy walks with the dog, and areas to be outside and relax after a busy day at work.

Heading over to Brentwood, they feel more of a buzz. North Burnaby has attracted many talented people and a more dynamic cultural scene. The Amazing Brentwood brings a robust mix of entertainment and shopping. However, the towering citadels give rise to a sense of enclosure, leaving them wanting more space to breathe. There is a lack of outdoor parks and trails, with few nightlife options or date night spots for the couple to enjoy. The couple feels the area may need more of a sense of community with limited options for childcare and central meeting places.

Enter Bainbridge — it feels like a true suburb, and looking through the plans for the new City Centre, they feel hopeful. Daycare, shopping, nature trails, parks and access to rapid transit have been thoughtfully designed and within walking distance at any given point throughout the community. Many public gathering places and outdoor cycle/walkways weave throughout the community. Burnaby Lake is a short walk's distance, and access to a brand-new sports complex and community center is also nearby. They may even be able to purchase a place with a view of the lake or mountains! It is almost as though the plan was designed to cover every missing feature they felt Metrotown and Brentwood lacked. They feel confident that Bainbridge will become an ideal place to live for people at all stages of life, shaping a colourful and vibrant community. To their surprise, the area costs the same amount to buy a condominium as Metrotown and Brentwood, and after seeing everything they want and need, the choice is easy.

Current Bainbridge Masterplan Development Underway

JULY 2022

Bainbridge Urban Village Plan is adopted

MAY 2023

6800 and 7000 Lougheed proceed through public hearing

SPRING 2024

Construction to begin on first of five phases

5 COMPELLING FACTORS *driving strategic investment in Bainbridge*

BURNABY LAKE SPORTS COMPLEX

Direct link to convenient sports hub for soccer, field hockey, field lacrosse, football, rugby, cricket, tennis, and even archery. Renovation is underway for the new Burnaby Lake Aquatic and Arena facility.

VIEWS OF BURNABY LAKE

Nestled just north of Burnaby Lake, Bainbridge is on top of the hill providing picturesque views of the lake and the lush greenery surrounding it.

CLOSE TO SKYTRAIN AND HIGHWAY

Central location offers quick access to Sperling-Burnaby Lake SkyTrain and Lougheed Highway. It is a centre point for Downtown, Brentwood, SFU and Lougheed Mall.

MORE GREEN SPACE AND WALKWAYS

Commitment to preserving more natural green spaces, incorporating pedestrian walkways, bike paths and active transportation nodes than any other community plan in Burnaby.

DEVELOPER LED COMMUNITY MASTER PLAN

Efficient for new construction and has less residential and more livable density with retail, commercial, office, hotel, pedestrian and green space.

***Scan to learn more about
Bainbridge updates:***

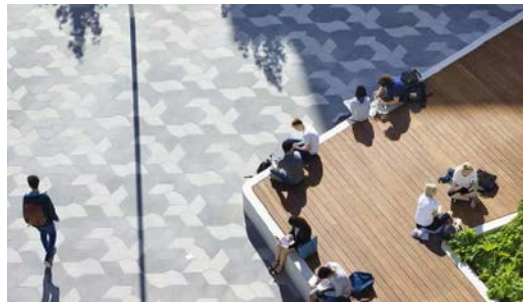


BURNABY LAKE VILLAGE & HEIGHTS MASTERPLAN COMMUNITY

Over 33 acres of a high density masterplan community is well underway in the application process nearing city approval. This integrated community will drive interest from high income end users and investors to the Bainbridge area while providing countless amenities the surrounding future developments will benefit from.

Gateway Plaza:

- ▶ One acre car-free plaza
- ▶ Integrates transit connectivity being located at the junction of the SkyTrain
- ▶ A free-flowing, pedestrian friendly space that can expect staging of food trucks, street art, etc



The Esplanade:

- ▶ 300m long pedestrian boulevard and retail experience
- ▶ Comprised of artisan food shops, nurseries, pet stores, pharmacies, bookstores, home stores, coffee shops, boutiques, salons, bike rental stores, etc



The Serpentine:

- ▶ 1.7 acre of outdoor living space that winds through both 6800 and 7000 Lougheed, connecting to the greater Bainbridge area
- ▶ Highlights the area's natural characteristics
- ▶ Includes off leash dog parks, multi-use trails, child play areas, fitness circuits, exercise stations, forest walk and look out points



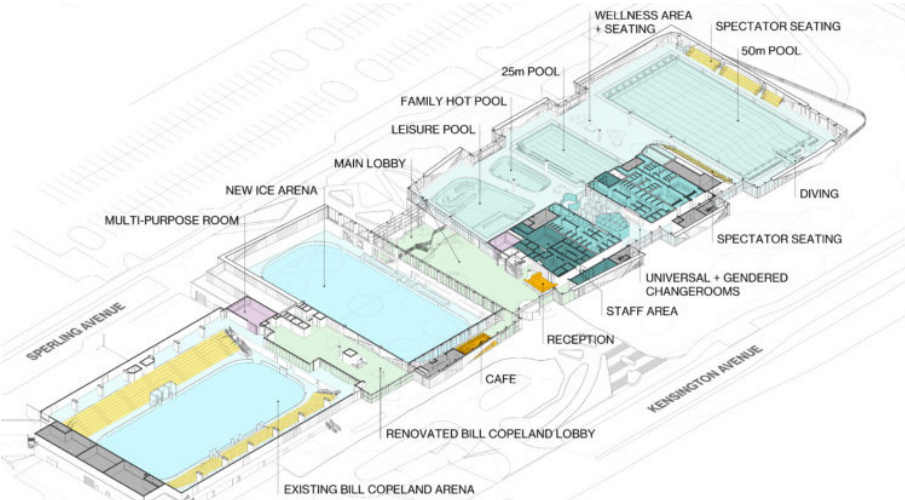
The Forest Walk:

- ▶ A multi-use, natural trail that will mimic the natural wilderness of Burnaby Lake
- ▶ Douglas Fir, pine, spruce, hemlock, cedar, ash, and maple trees will thrive providing a forested canopy for residents to enjoy



UPCOMING BAINBRIDGE AMENITIES

Further to the significant investment and progress already seen from developers in the Bainbridge community, the City of Burnaby has committed **\$187 million** in its capital plan to build a new Burnaby Lake Aquatic and Arena Facility. This new facility will reach over **300,000 SF** and will include a new underground parkade to accommodate future facility users. The project is expected to open in late 2026.



Accessible via future pedestrian overpass direct from Bainbridge

The Aquatic facility will include:

- ▶ 50 metre Olympic sized swimming pool
- ▶ Grandstand seating for 750 spectators
- ▶ Diving board platforms
- ▶ 25 metre lap pool
- ▶ Leisure pool
- ▶ Family sized hot pool

The Arena facility will include:

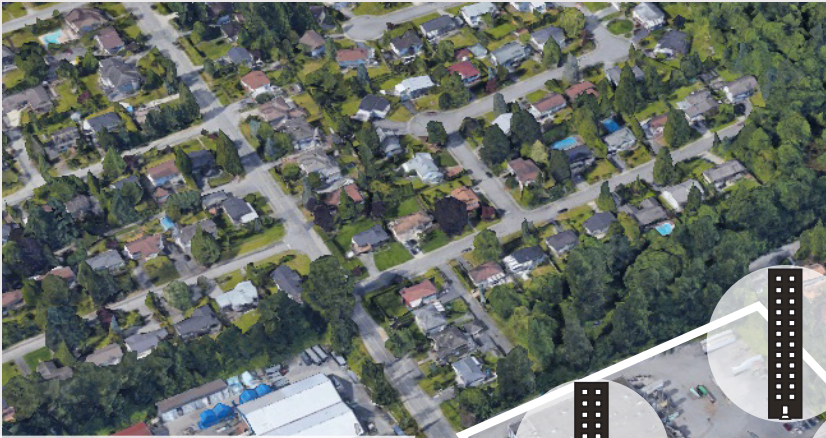
- ▶ NHL sized ice rink
- ▶ Including five changing rooms
- ▶ Grandstand seating for 200 spectators



OTHER NOTABLE DEVELOPMENT APPLICATIONS IN BAINBRIDGE

3676 Bainbridge Avenue, Burnaby
Application submitted by Beedie Living

- ▶ Beedie is applying to construct a 4-storey stacked townhome development plus six 12-storey non-market and strata residential buildings.
- ▶ The site is designated under the RM4uv-c zoning district which permits a density of 2.2 FAR.
- ▶ The built out project is anticipated to include roughly 975,000 SF of new residential units which could equate to between 900 – 1,100 new units.

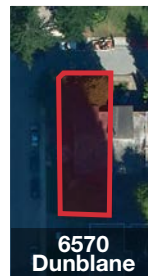
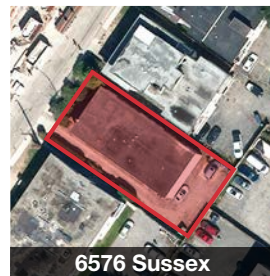
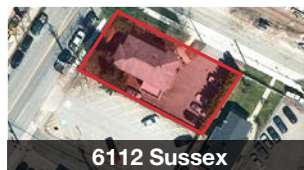
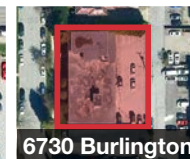


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