

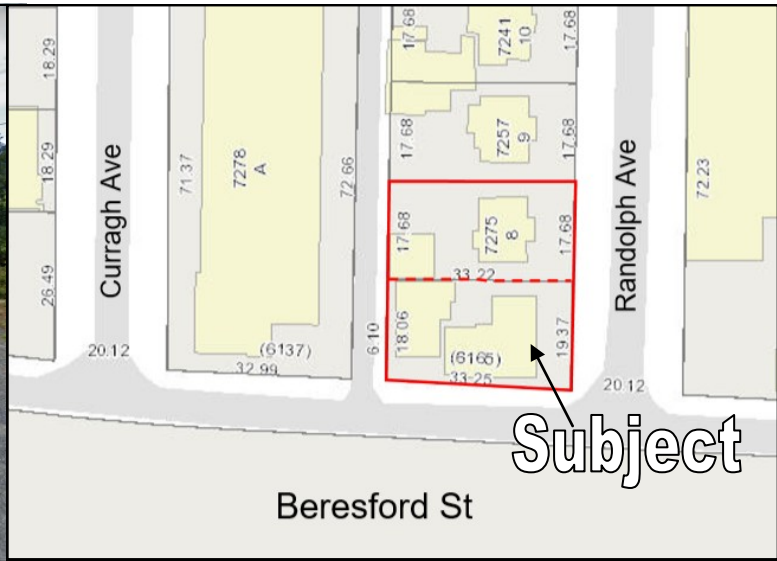


# Side by Side Corner Properties under M4 Zoning For Sale

## 7275 & 7291 Randolph Ave, Burnaby



**Asking Price: \$2,820,000**

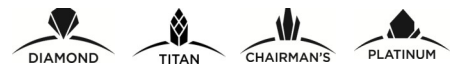


**Subject**

**Must See!** 2 properties Approx. 12,942 SF (6,321SF & 6,621 SF) lot size in Burnaby, prime Metrotown area. Located on corner Beresford street and Randolph Avenue, surrounding by industrial properties and town houses. 5 mins of walking distance to Kingsway, a major thoroughfare that crosses through Vancouver, Burnaby, and New Westminster. 10 mins of walking distance to the Royal Oak SkyTrain Station. Potential for bigger redevelopment under Royal Oak OCP of M4 (Special Industrial District) zoning. This property also can be sell individual. It's a rare opportunity to hold a corner site for future development. **Don't hesitate, call now!**



### Award Winning Services!



**2015 Commercial Top 1 Winner**

**Raymond Leung PREC\* 梁國權**

**604-644-6482**

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
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- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
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- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

**Property Information**

Address: 7275 & 7291 Randolph Ave, Burnaby  
Legal: LOT 8, PLAN NWP8134, DISTRICT LOT 97, GROUP 1, NEW WESTMINSTER LAND DISTRICT  
LOT 7, PLAN NWP8134, DISTRICT LOT 97, GROUP 1, NEW WESTMINSTER LAND DISTRICT  
P.I.D.: 011-278-862 & 005-538-599  
Zoning: M4 (Special Industrial District)  
Lot Size: Approx. 6,321 SF (109ft x 58ft) & Approx. 6,621 SF (109ft x 63ft)  
Total Lot Size: Approx. 12,942 SF (109ft x 121ft)

**Government Assessment (2019)**

Property:	7275 Randolph	7291 Randolph
Land:	\$1,358,000.00	\$880,000.00
Improvement:	\$10,000.00	\$53,300.00
Actual Total:	\$1,368,000.00	\$933,300.00
Gross Tax:	\$4,066.10	\$5,130.59

**Building Information**

7275 Randolph

Building size: Approx. 1,678 SF  
Built Year: 1946

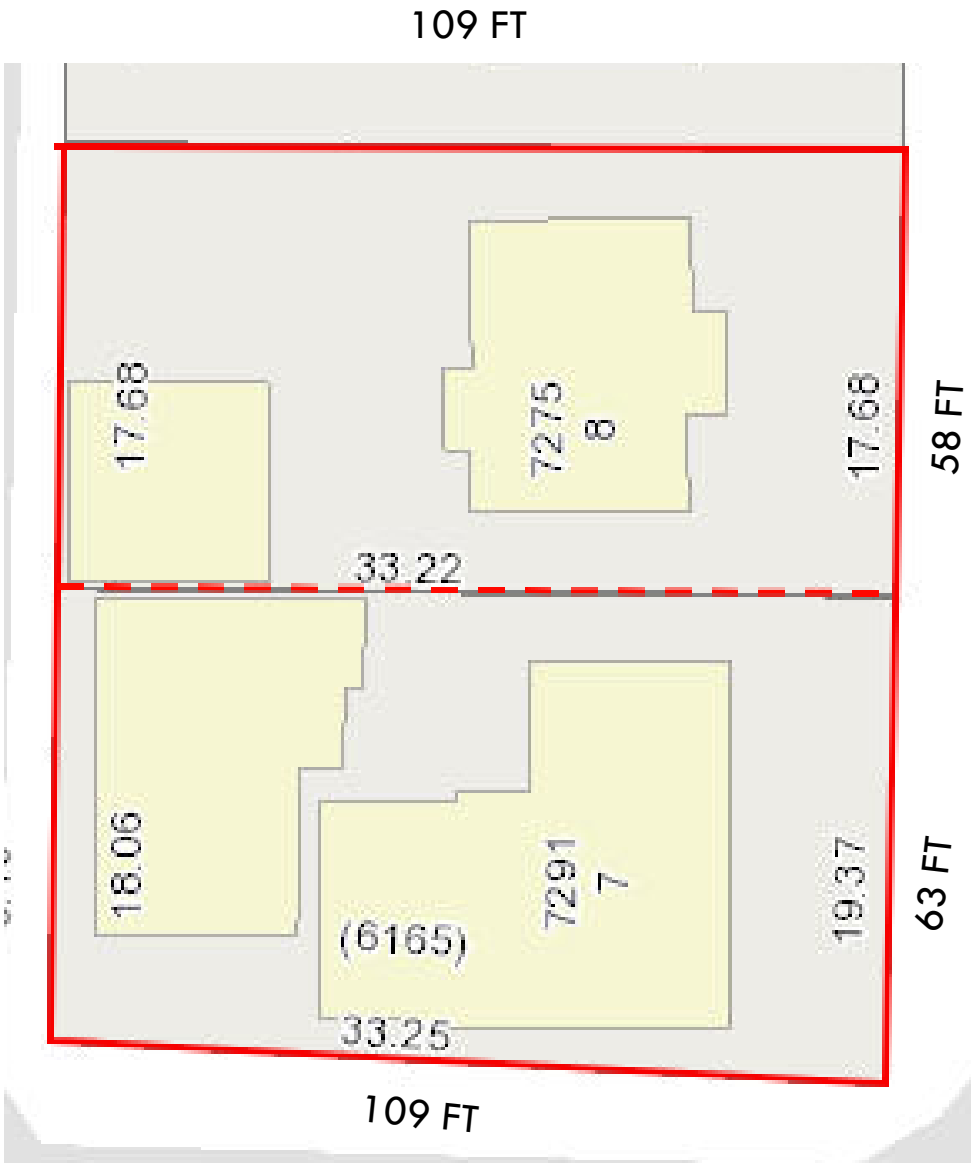
7291 Randolph

Building size: Approx. 1,514 SF  
Built Year: 1948

**Measurement**

Price:  
\$1,320,000

Price:  
\$1,500,000



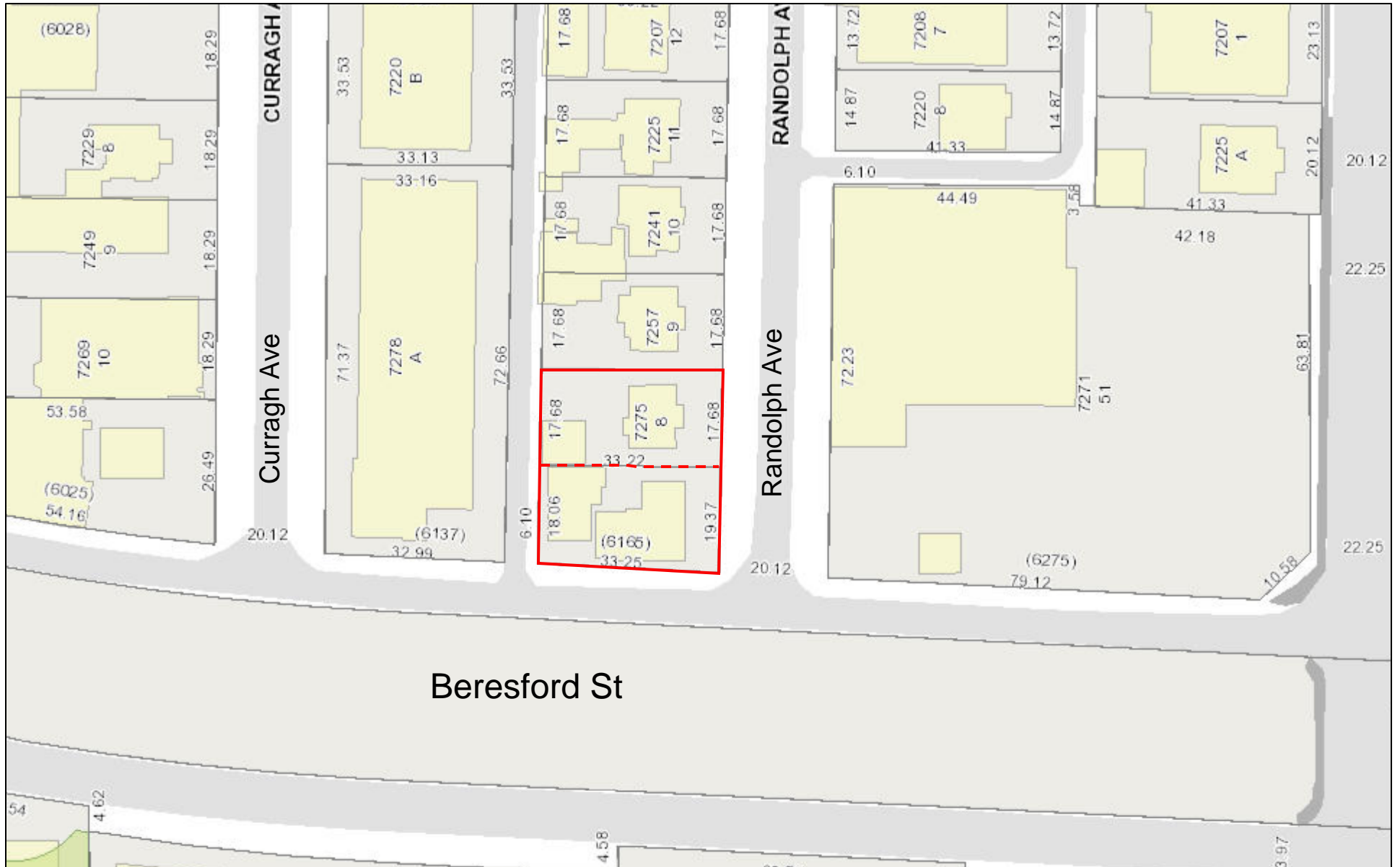






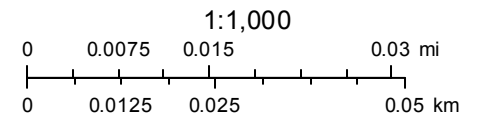


# BurnabyMap



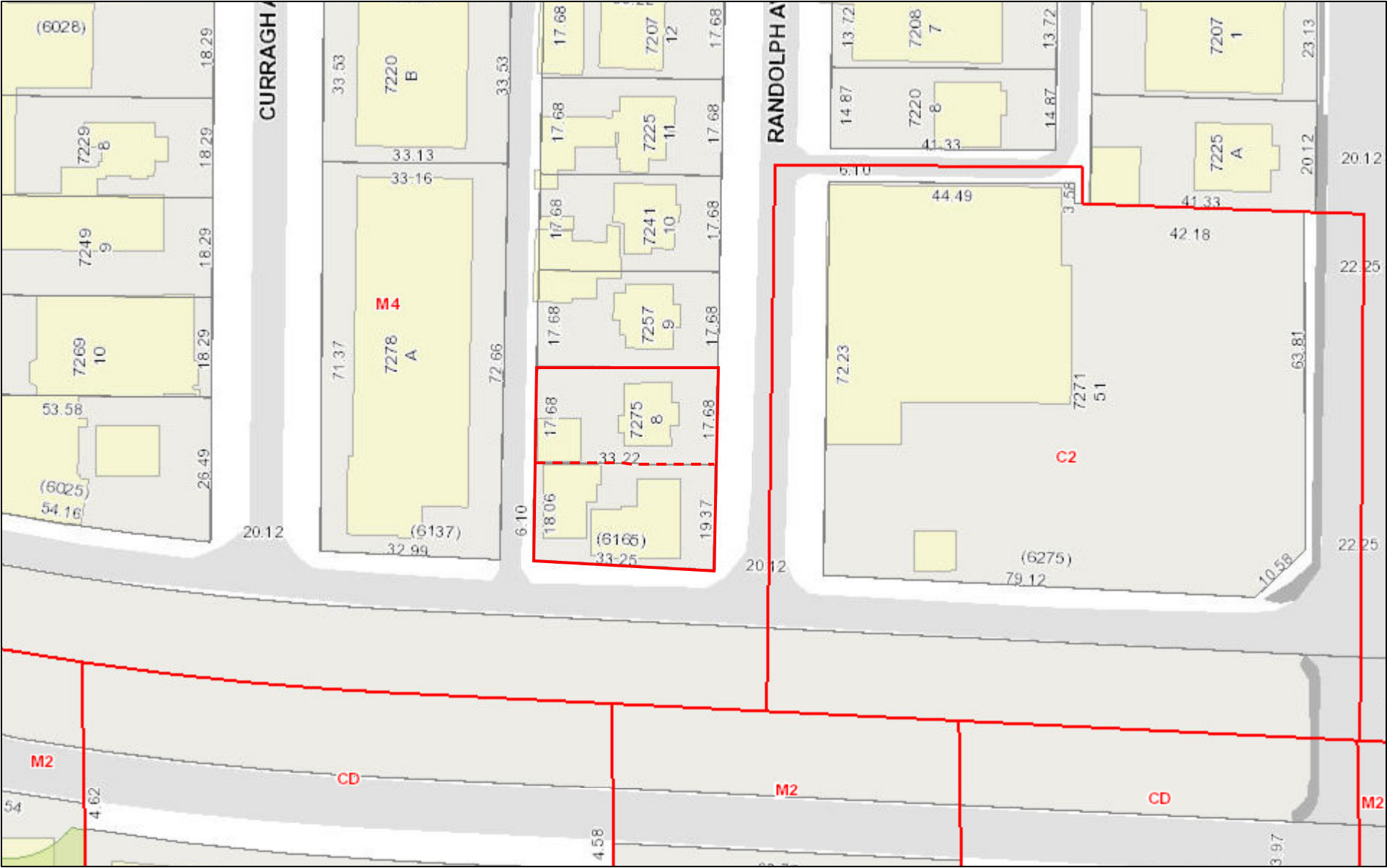
April 22, 2020

- Lakes
- Ocean
- LegalAddressAlias\_1K
- Small Rivers
- Legal Parcels
- StrataLot\_1K
- Large Rivers
- LegalDimensions\_1K



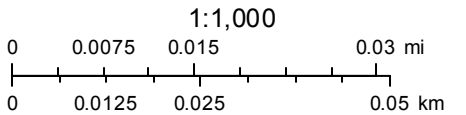


# Zoning Map

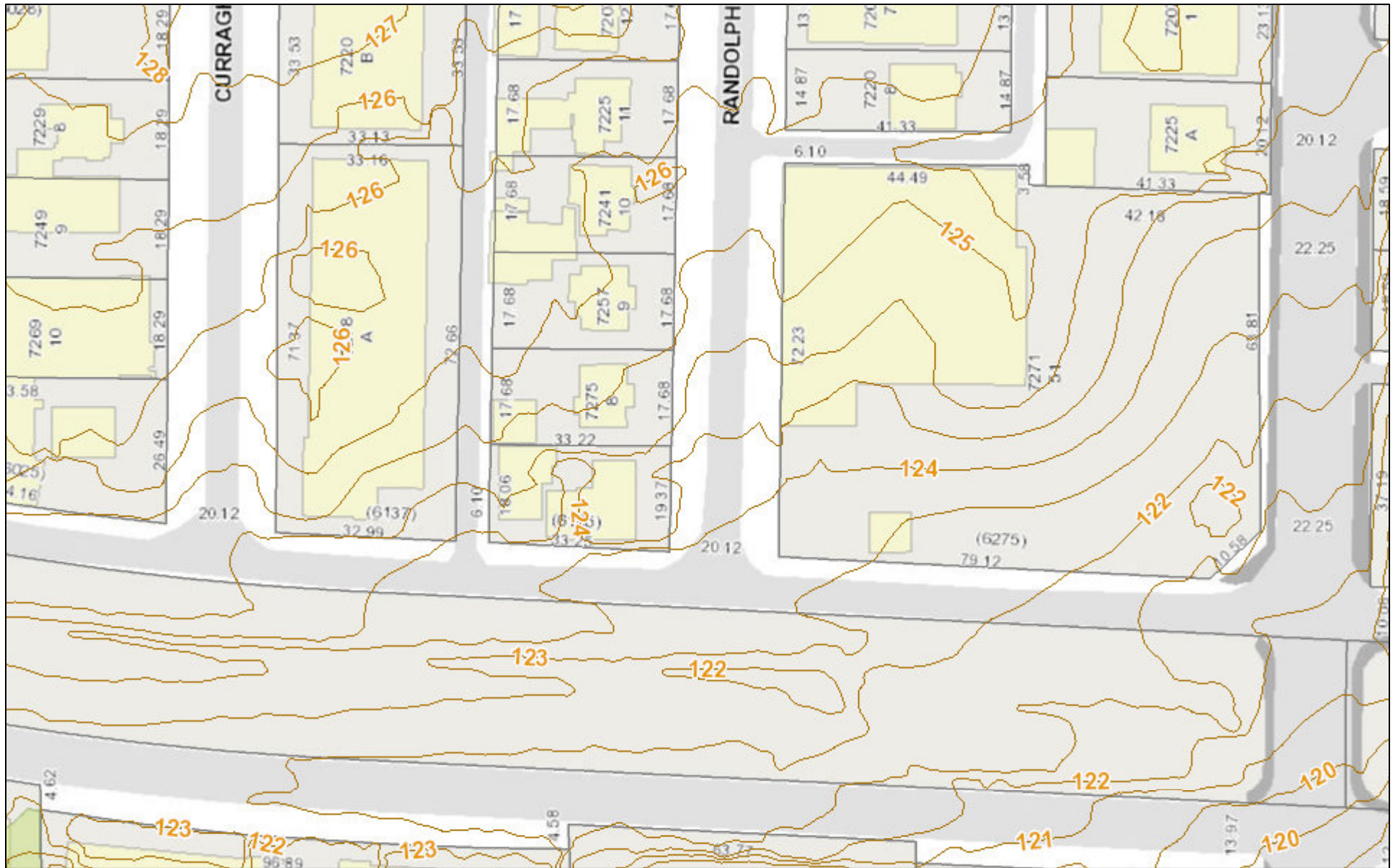


April 22, 2020

- Lakes
- Small Rivers
- Large Rivers
- Ocean

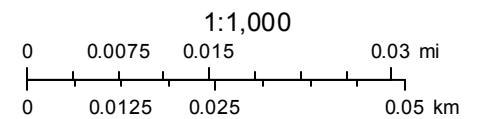


# Contour



May 5, 2020

- 1m Contours
- Lakes
- Small Rivers
- Large Rivers





**GENERAL LAND USE MAP – Updated to February 9, 2016.**

The general land use designations depicted on this map are based on the Royal Oak Community Plan including all plan amendments and rezoning approvals adopted by Council. Site specific land uses, development guidelines, desired assemblies and road dedications are further defined by the Community Plan, Burnaby Zoning Bylaw, Comprehensive Development Plans and other City plans, policies, guidelines and bylaws.

**DISCLAIMER OF USE:**

City of Burnaby Community Plans and general land use maps are provided as a public service. Community Plans are adopted by Council as a policy guideline for consideration of specific rezoning development applications. Community Plans and general land use designations are subject to change and amendment by Council.

Users of this information should verify all property and zoning information with written confirmation from the Burnaby Planning and Building Department. The City of Burnaby does not warrant the accuracy of information shown in this General Land Use Map and accepts no responsibility for any damages suffered by any person as a result of decisions made, or actions based on informational content.



PLANNING & BUILDING DEPARTMENT

**Community Plan Information**

For more Community Plan Information or site specific zoning information, please contact us:

**City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2**

Telephone: 604-294-7400  
Fax: 604-294-7220  
Email: [planning@burnaby.ca](mailto:planning@burnaby.ca)

Or visit the Community Plan section on our website: [www.burnaby.ca](http://www.burnaby.ca)

# Royal Oak

## General Land Use Map



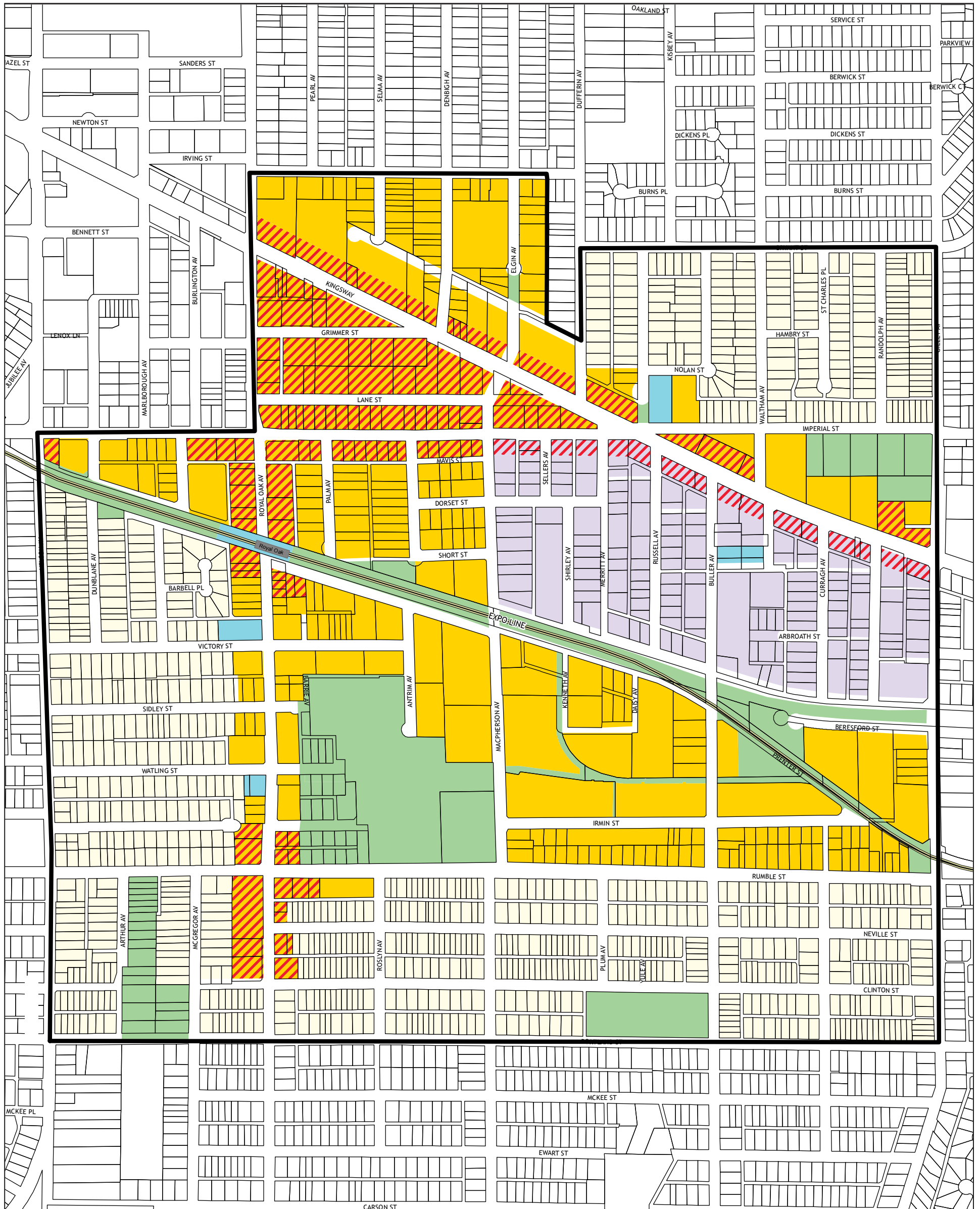
ROYAL OAK is designated in Burnaby’s Official Community Plan as an urban village accommodating non town centre multi family development with a service commercial component. The Royal Oak community plan was adopted by Council on 1999 June 28.



PLANNING & BUILDING DEPARTMENT

**Community Plan Information**

**Updated to February 9, 2016.**



**General Land Use Designation Key**

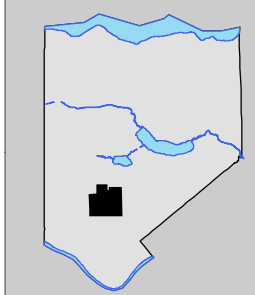
- Single and Two Family Residential
- Medium Density Multiple Family Residential
- Commercial
- Medium Density Mixed Use
- Industrial
- Institutional
- Park and Public Use/Public School
- Industrial and Commercial Mixed Use



PLANNING & BUILDING DEPARTMENT



0 45 90 180 Meters





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## 404. SPECIAL INDUSTRIAL DISTRICT (M4) & (M4L)

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This District provides for the accommodation of light industrial activities under conditions that are designed to minimize conflict with existing residential uses in areas of mixed development.

### 404.1 Uses Permitted:

- (1) The following commercial and service uses:
  - (a) Automotive repair shops, including body repair and painting.
  - (b) Boot and shoe repair shops.
  - (c) Car washing establishments.
  - (d) Cartage, delivery and express facilities.
  - (e) Laboratories.
  - (f) Laundries, dry cleaning and dyeing establishments.
  - (g) Locksmith shops.
  - (h) Storage buildings, workshops, and yards for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing and sign. (B/L No. 12586-09-03-09)
  - (i) Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
  - (j) Tailoring and dressmaking.
  - (k) Upholstering.
  - (l) Architectural, data processing, drafting, engineering and surveying offices. (B/L No. 4989-66-09-19)
  - (m) Industrial fueling installations. (B/L No. 8560-86-06-23)
  - (n) Rehearsal and production for radio, television, motion picture, theatre, dance and similar productions. (B/L No. 9780-92-10-13)
- (2) The manufacturing, preserving, freezing, grading or packaging of the following food products:
  - (a) Bakery products.
  - (b) Candy and confectionery products.
  - (c) Carbonated beverages.
  - (d) Dairy products.
  - (e) Eggs.
  - (f) Fruits, vegetables and nuts.
  - (g) Foods from previously milled grains.
  - (h) Pickled fruits and vegetables, flavouring extracts, jams and jellies, sauces, seasonings and other similar products.
- (3) The manufacturing or finishing of the following wood, metal and paper products:
  - (a) Articles from prepared paper.
  - (b) Ornamental and art products.
  - (c) Household utensils, cutlery, hand and edge tools. (B/L No. 13755-17-06-26)

- (4) The manufacturing or finishing of the following furniture and fixtures, or other products of like character or kind.
  - (a) Household and office furniture.
  - (b) Brooms, brushes and mops.
  - (c) Mattresses and bedsprings.
  - (d) Plumbing fixtures.
  - (e) Partitions, shelving, lockers and office and store fixtures.
  - (f) Window blinds and shades.
- (5) The manufacturing, assembly or finishing of the following transportation equipment:
  - (a) Bicycles.
  - (b) Boats not greater than 9.0 m (29.53 ft.) in length.
  - (c) Trailers, excluding truck trailers.
- (6) The manufacturing, assembly and finishing of the following electrical and electronic equipment:
  - (a) Business and office equipment.
  - (b) Electronic instruments.
  - (c) Household appliances.
  - (d) Radio and television.
  - (e) Small electrical equipment such as lighting fixtures, record players, telephone and telegraph apparatus, wiring equipment and x-ray apparatus.
- (7) The manufacturing of articles from prepared glass and ceramic material.
- (8) The manufacturing, compounding, finishing or packaging of the following chemical and allied products:
  - (a) Articles from prepared plastic and rubber.
  - (b) Cosmetics and perfumes.
  - (c) Medicinal preparations.
  - (d) Pharmaceuticals and drugs.
- (9) The manufacturing, finishing or packaging of the following miscellaneous products:
  - (a) Articles from prepared bone, cork, feathers, fibre, hair, horn and wax.
  - (b) Fur, leather and associated products (excluding tanning).
  - (c) Jewellery, watches and clocks.
  - (d) Musical instruments.
  - (e) Novelties and toys.
  - (f) Optical and photographic equipment.
  - (g) Orthopaedic and medical appliances.
  - (h) Rubber and metal stamps.
  - (i) Scientific and professional instruments.
  - (j) Signs.
  - (k) Sporting goods.
  - (l) Tobacco and tobacco products.
- (10) Printing, publishing and book binding; blueprinting and photostating; lithographing; engraving; stereotyping and other reproduction processes.
- (11) Storage buildings, warehousing and wholesale establishments; packing and crating; cold storage and ice plants.



- (12) The following residential uses:
  - (a) Single family dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 11680-04-02-09)
  - (b) Two family dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 11680-04-02-09)
  - (c) Home occupations.
- (12A) Animal training and daycare facilities, provided that the use is located not less than 10m (32.8 ft.) from the boundary of any lot having a residential use. (B/L No. 11652-03-12-15)
- (13) Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises. (B/L No. 6178-72-11-20)
- (14) In areas having an M4L designation, indoor athletic recreation uses that require a minimum floor area of 370m<sup>2</sup> (3982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)
- (15) Residential Sales Centres. (B/L No. 12452-08-06-16)
- (16) Taxi dispatch offices, but only in the area bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)
- (17) Trade schools, but only in the areas bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)
- (18) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13838-18-03-12)

**404.2 Conditions of Use:**

- (1) All permitted commercial and industrial uses shall be housed completely within an enclosed building, except for permitted outdoor storage, and parking and loading facilities. (B/L No. 11273-01-09-17)
- (2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion.
- (3) Accessory buildings and uses, and fences on residential lots shall be subject to the appropriate requirements for Residential Districts in Section 6.6 and 6.14 of this Bylaw.
- (4) Accessory buildings and uses, and fences on non-residential lots shall be subject to the appropriate requirements for Non-Residential Districts in Section 6.6 and 6.14 of this Bylaw.

- (5) In addition to the requirements of Section 6.15 of this Bylaw, all parking or loading areas shall be screened along any front, side or rear boundary which adjoins or faces any lot occupied by a residential building.

**404.3 Height of Buildings:**

The height of a building shall not exceed 10.5 m (34.45 ft.) nor 2 1/2 storeys.

**404.4 Lot Area and Width:**

- (1) Each lot for a single-family dwelling shall have an area of not less than 560 m<sup>2</sup> (6027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).
- (2) Each lot for a two family dwelling shall have an area of not less than 670 m<sup>2</sup> (7212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.).
- (3) Each lot for an industrial use shall have an area of not less than 930 m<sup>2</sup> (10,010.76 sq.ft) and a width of not less than 30 m (98.43 ft.).

**404.5 Lot Coverage:**

The maximum coverage shall be 40 percent of the lot area for residential lots and 50 percent of the lot area for non-residential lots.

**404.6 Front Yard:**

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

**404.7 Side Yards:**

- (1) A side yard shall be provided on each side of a residential building of not less than 1.5 m (4.92 ft.) in width.
- (2) A side yard shall be provided on each side of a non-residential building of not less than 3.0 m (9.84 ft.) in width, except that a side yard abutting a non-residential lot may be reduced to nil, provided that the other side yard has a width of not less than 6.0 m (19.69 ft.).
- (3) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.
- (4) In the case of a non-residential lot where a lane flanks the side of such lot, the side yard adjoining the flanking lane shall be not less than 3.0 m (9.84 ft.) in width.
- (5) Where a non-residential lot abuts a residential lot in this District or a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 3.0 m (9.84 ft.) in width and such yard shall be fully and suitably landscaped and properly maintained. (B/L No. 12976-11-09-12)



**404.8 Rear Yard:**

- (1) A rear yard shall be provided of not less than 7.5 m (24.61 ft.) in depth for residential lots.
- (2) A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth for non-residential lots, and where such lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976-11-09-12)

**404.9 Off-Street Parking:**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**404.10 Off-Street Loading:**

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.