METRO VANCOUVER TRANSIT-ORIENTED AREA DEVELOPMENT

- Burquitlam Transit - Oriented Area
- Advanced Planning Alignment | Density Optimization Under Review
- Fully assembled development site
- Approx. 800m walking distance to Burquitlam SkyTrain Station
- Active Development Permit (DP) Application
- Confidential – Qualified Parties Only

Eviana Assets

EXECUTIVE SUMMARY

Eviana assets is selectively presenting a fully assembled transit-oriented development site in metro Vancouver to a limited group of qualified international buyers.

The property is located within the Burquitlam transit-oriented area, one of the fastest-growing residential nodes in the Vancouver metropolitan region, supported by rapid population growth, constrained land supply, and strong municipal densification policy.

The site is currently advancing through the development permit process, With active discussions underway with the city to optimize height and density in alignment with transit-oriented intensification objectives.

This opportunity is suitable for:
developers seeking scale in a stable jurisdiction
family offices allocating capital outside Europe
groups seeking entitlement-driven value rather than speculative land

LOCATION OVERVIEW

Metro Vancouver | Coquitlam | Burquitlam TOA

- Core Lower Mainland growth corridor
- Direct SkyTrain access to Downtown Vancouver and regional employment nodes
- Strong rental and ownership demand fundamentals
- Limited availability of assembled, transit-oriented development sites
- Burquitlam has emerged as a primary focus area for mid- and high-density residential development due to:
- Transit connectivity
- Municipal policy support
- Ongoing infrastructure investment

SITE SUMMARY

Property Overview

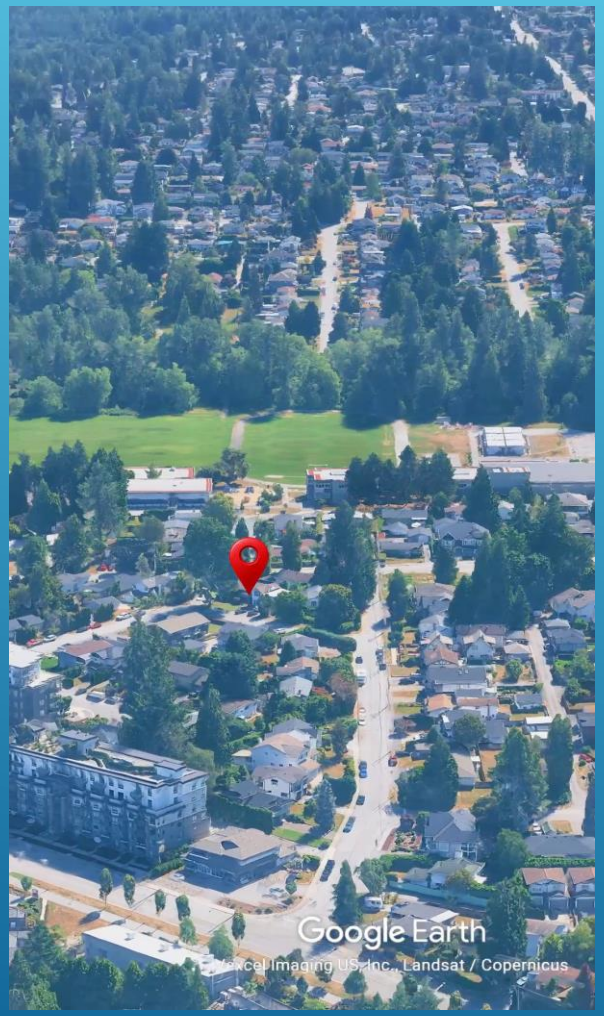
- **Total Site Area:** approx. 30,250 sq ft (2810 m²)
- **Configuration:** Fully assembled, contiguous parcels
- **Designation:** Burquitlam Transit-Oriented Area
- **Access:** Approx. 800m walking distance to Burquitlam SkyTrain Station
- **Neighborhood Context:** Established residential with active densification
- All parcels are secured under single control.

Site Map – Morrison Ave / Robinson St / Brada Dr

Contextual View

Conceptual massing illustration - subject to municipal review

Aerial Overview – Morrison Ave / Robinson St / Brada Dr



Watch Video Here

PLANNING & MUNICIPAL STATUS

Current Status

- Active Development Permit (DP) application submitted
- Heritage requirements completed
- Architectural massing and design development underway
- Civil and servicing coordination initiated
- Ongoing City consultation

Density & Height

- Base TOA framework in place
- Height and density optimization discussions initiated with the City
- Final density alignment expected through the DP process
- No rezoning application is currently contemplated.

DEVELOPMENT POTENTIAL (HIGH-LEVEL)

The site supports a multi-storey residential development consistent with the provincially legislated transit-oriented intensification objectives.

Key characteristics:

- Urban residential product
- Efficient floor plates
- Strong unit absorption profile
- Flexible execution pathway (condominium or rental)

Detailed massing, yield, and economics will be released only to qualified parties under NDA.

The Vendor controls the entitlement pathway and is not reliant on speculative rezoning.

INVESTMENT STRUCTURES (OVERVIEW)

- **Eviana Assets is open to discussing multiple transaction structures, including:**
- **Clean land sale**
- **Land sale with structured participation**
- **Structured participation or phased exit, subject to terms**
- The Vendor is **not seeking speculative partners** and will engage only with groups capable of executing institutional-grade development.
- Specific commercial terms will be discussed **only after NDA execution**.

PROCESS & NEXT STEPS

Process

- Initial review of this summary
- Execution of NDA
- Release of full vendor package (planning, economics, massing)
- Direct discussions with qualified parties

Timeline

The Vendor intends to proceed efficiently and selectively.

CONFIDENTIALITY & CONTACT

This material is confidential and intended solely for qualified recipients.

For further information:

Eviana Assets
Metro Vancouver, Canada

Email: info@evianaassets.com
Website (restricted access):
www.evianaassets.com