

FOR SALE

LONDONPACIFIC
REDEFINING LAND

RM-3
RESIDENTIAL

TRANSIT-ORIENTED | MEDIUM DENSITY APARTMENT

BURQUITLAM 6-STOREY WOOD FRAME DEVELOPMENT OPPORTUNITY

702-712 Como Lake Avenue &
705-715 Grover Avenue

LONDON PACIFIC PROPERTY AGENTS INC. | 3660 CHARLES ST VANCOUVER BC, V5K 5A9 | [LONDONPACIFIC.CA](https://www.londonpacific.ca)



THE LOCATION

BURQUITLAM

Situated in the heart of Burquitlam and within walking distance of the Burquitlam Station and Evergreen Line, this is an excellent opportunity to participate in a vibrant and growing community. Rapid development and investment into the neighborhood by local firms such as Bosa, Marcon, Mosaic Homes, Intracorp, Intergulf, Ledingham McAllister, Townline, Bluesky, Springbank, Belford Properties & Concert are ensuring that this development opportunity and the community as a whole will be a success.

The Burquitlam Neighborhood is conveniently located in close proximity to Lougheed mall, North Rd. Mall, Coquitlam City Centre, Port Moody and Simon Fraser University, with views of both the Burnaby and Coquitlam Lougheed corridor.

The Burquitlam Town Centre has been structured along the objectives of Transit-Oriented Development, an evolving series of planning objectives placing public transit at the heart; Rapid Transits Evergreen Line to run from North Rd to Clarke Rd .

NEIGHBOURHOOD DEMOGRAPHICS



POPULATION
± **32,000**



AVG. HOUSEHOLD
INCOME
\$ 88,000



2022 PROJECTED
INCOME
\$ 101,382

MEDIAN AGE
39.4

Burquitlam Station is a central focus of Coquitlam's vision of a transit-oriented village for the area. The station is adjacent to Burquitlam Plaza on the east side of Clarke Road between Smith and Como Lake Avenues, and will serve the 6,000 residents of the area, as well as new residents as the area redevelops.



Simon Fraser University



Lougheed Centre



City of Vancouver



3 MIN WALK

Proposed YMCA

Burquitlam Station

THE SITE

PROPERTY SUMMARY

London Pacific is pleased to present this exemplary opportunity to purchase a large scale RM-3 development assembly.

Situated in a prime “Top-of-the-Hill” location and within walking distance to the Burquitlam SkyTrain Station and urban core, this offering represents the best RM-3 site in all of Burquitlam/Lougheed.

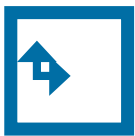
RM-3 MULTI-FAMILY RESIDENTIAL

702-712 Como Lake Ave
705-715 Grover Ave

FSR
1.85-2.4

CAC
\$3

APPROX.
NUMBER OF UNITS
130-140



GROSS SITE

± **51,901**
SQFT



GROSS BUILDABLE

± **119,372**
SQFT



DIMENSIONS

± **196-210'D**
x 258'L

Como Lake & Grover Ave presents an incredible opportunity for vibrant condo/apartment living. \$3 CAC is applied to all density over and above existing residential to a maximum of 2.4 FSR and allows for maximum eight-storeys.

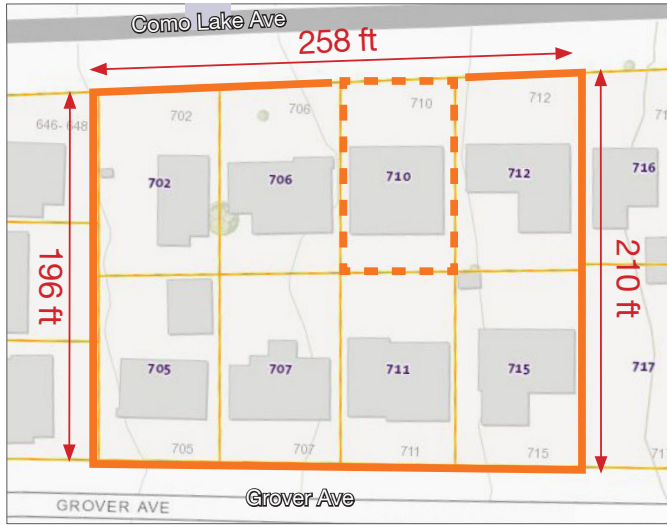
Permitted forms of construction include 4-6 storey woodframe with underground parkade, or 7-8 storey concrete with underground parkade.

The BLNP (Burquitlam Lougheed Neighborhood Plan) was fully adopted as of June 26, 2017. The Oakdale Planning Area Designations were approved and adopted into the BLNP on Feb 24, 2020, receiving unanimous support from the city council. All future developments within Burquitlam shall be guided by the BLNP (Burquitlam Lougheed Neighbourhood Plan) and related official documents.

THE PROPERTIES

OVERVIEW

 SUBJECT SITE  UNREPRESENTED WILLING SELLER



 LISTED PROPERTIES

ADDRESS	PID	SIZE (SQFT)	LEGAL
702 Como Lake Ave	005-163-803	6,316	Lot 70 District Lot 107 Group 1 New Westminster District Plan 54008
706 Como Lake Ave	009-005-544	6,437	Lot 51 District Lot 107 Group 1 New Westminster District Plan 28754
712 Como Lake Ave	000-738-158	6,999	Lot 61 District Lot 107 Group 1 New Westminster District Plan 43616
705 Grover Ave	005-133-564	6,316	Lot 71 District Lot 107 Group 1 New Westminster District Plan 54008
707 Grover Ave	001-362-887	6,438	Lot 52 District Lot 107 Group 1 New Westminster District Plan 28754
711 Grover Ave	016-017-668	6,219	Lot 2 District Lot 107 Group 1 New Westminster District Plan 85201
715 Grover Ave	007-024-347	7,005	Lot 62 District Lot 107 Group 1 New Westminster District Plan 43616

 UNREPRESENTED WILLING SELLER

710 Como Lake Ave	016-017-641	6,218	Lot 1 District Lot 107 Group 1 New Westminster District Plan 85201
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Walking distance to SkyTrain



New YMCA
Image by Concert Properties.



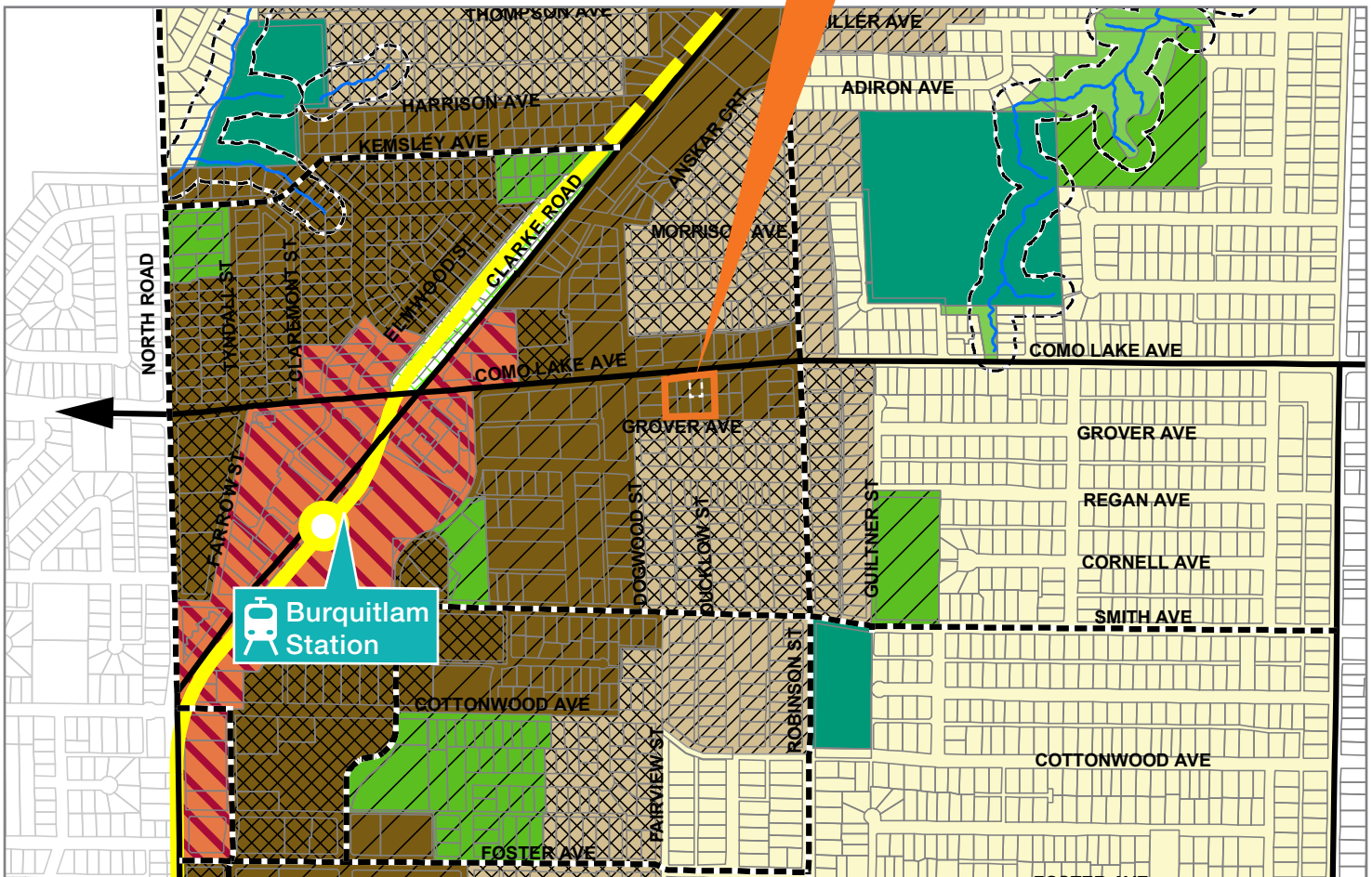
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THE OCP

LAND USE DESIGNATION

SUBJECT SITE

MEDIUM DENSITY APARTMENT RESIDENTIAL



LAND USE DESIGNATIONS

- | | | |
|--------------------------------------|-----------------------------------|--------------------------------|
| Transit Village Commercial | One Family Residential | Municipal Arterial Street |
| Neighbourhood Centre | Civic and Major Institutional | Municipal Collector Street |
| High Density Apartment Residential | School | Provincial Highway |
| Medium Density Apartment Residential | Parks and Recreation | SkyTrain |
| Low Density Apartment Residential | Natural Areas | SkyTrain Station |
| Townhousing | Extensive Recreation | Watercourse |
| Neighbourhood Attached Residential | Future Planning Area ⁶ | Riparian Assessment Area (RAA) |

Adopted: XXX XX, XXXX
Amended: N/A

Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer





WALKING

- 15 min Burquitlam Skytrain
- 10 min Safeway
- 10 min Burnaby Mountain Park
- 11 min Miller Park Elementary School
- 14 min École Banting Middle School



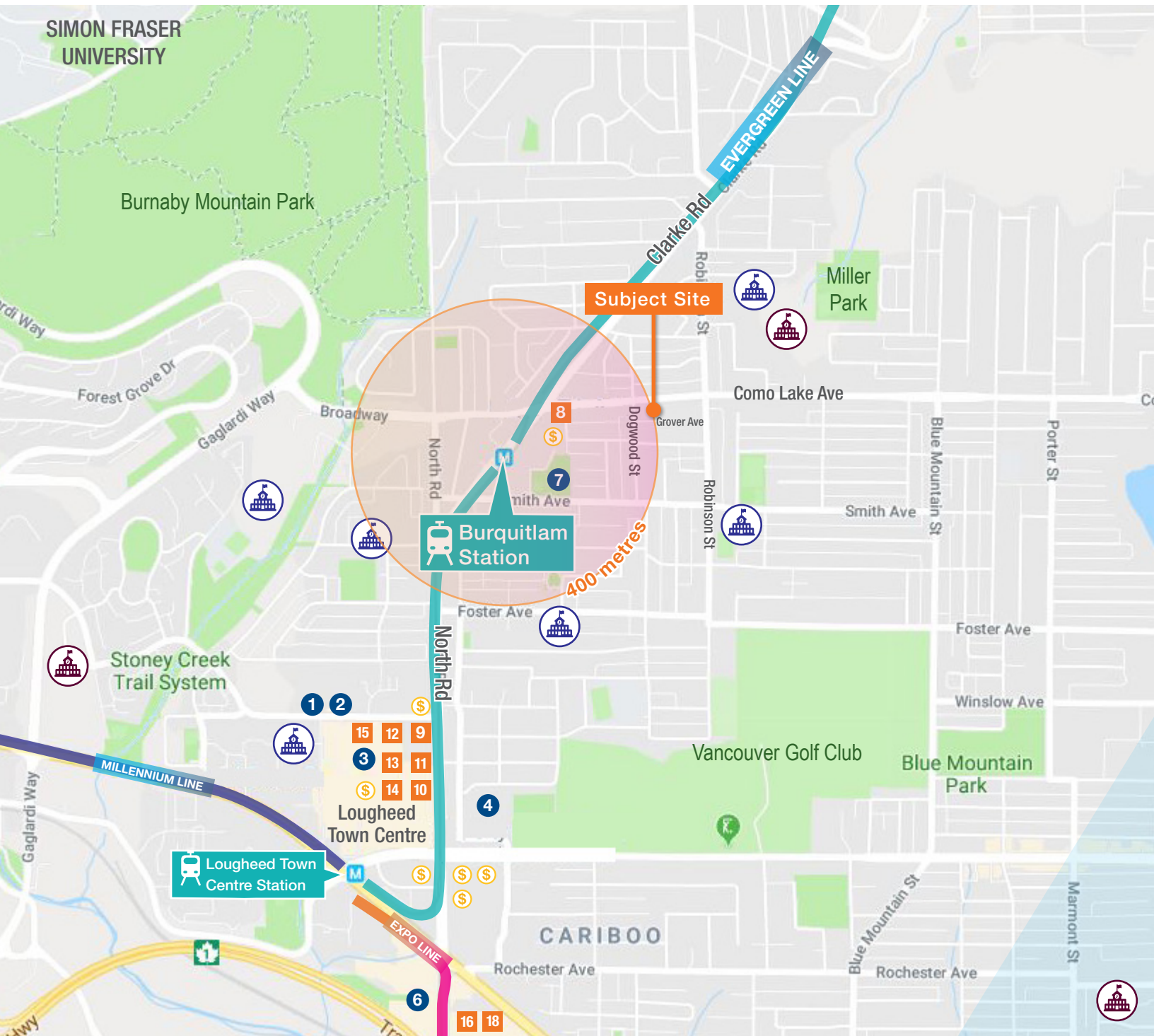
SKYTRAIN

- 3 min Lougheed Town Centre
- 4 min Port Moody
- 14 min Coquitlam Centre
- 35 min Downtown Vancouver



DRIVING

- 2 min Safeway Burquitlam
- 5 min Port Moody Secondary School
- 6 min Rocky Point Park
- 6 min Simon Fraser University
- 15 min Costco



- 1 CAMERON RECREATION COMPLEX
- 2 BURNABY PUBLIC LIBRARY
- 3 LOUGHEED TOWN CENTRE
- 4 COQUITLAM COLLEGE
- 5 CARIBOO CENTRE
- 6 NORTH ROAD CENTRE
- 7 PROPOSED YMCA

- 8 SAFEWAY
- 9 SHOPPERS DRUG MART
- 10 GOODLIFE FITNESS
- 11 SAVE-ON FOODS
- 12 WALMART
- 13 LONDON DRUGS
- 14 THE BAY

- 15 RONA
- 16 H-MART
- 17 BURQUITLAM PLAZA
- 18 HANIN VILLAGE

- ELEMENTARY SCHOOLS
- MIDDLE & SECONDARY SCHOOLS
- BANKS

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