

FOR SALE



# BURQUITLAM

DEVELOPMENT OPPORTUNITY

721 & 727 Smith Ave | Coquitlam



3-STOREY  
WOOD FRAME  
TOWNHOME

## THE SITE

# PROPERTY SUMMARY

The subject site is designated as “Townhousing” through the Burquitlam Lougheed Neighborhood Plan (BLNP), specifically RM-2. This premier site is fronting Smith Avenue and is within walking distance to the Burquitlam Skytrain Station, future YMCA, and adjacency to Mountain View Elementary and Mountain View Park.

Smith Ave presents an incredible opportunity for vibrant townhouse living. \$3 CAC is applied to all density over and above existing residential to a maximum of 1.4 FSR and allows for maximum three-storeys.

The Burquitlam Lougheed Neighborhood Plan has been fully adopted as of June 26, 2017, following the Public Hearing and immediate push to fourth and final reading, which was voted in unanimously. All future developments within Burquitlam shall be guided by the TDS (Transit-oriented Development Strategy) and their official documents.

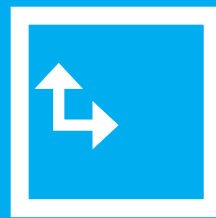
## RM-2 RESIDENTIAL TOWNHOUSE

721-727 Smith Ave

FSR  
**1.4**

CAC  
**\$3**

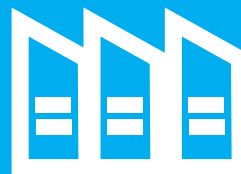
Price  
**Please contact agents**



GROSS SITE AREA  
**± 28,400** SQFT



GROSS BUILDABLE  
**± 39,760** SQFT



DIMENSIONS  
**± 203'D x 140'L**

City of Vancouver

Simon Fraser University

20  
MIN  
DRIVE

6  
MIN  
DRIVE



Clarke Rd

Como Lake Ave

Ducklow St

5  
MIN  
WALK

Proposed YMCA

Smith Ave

Burquitlam Station

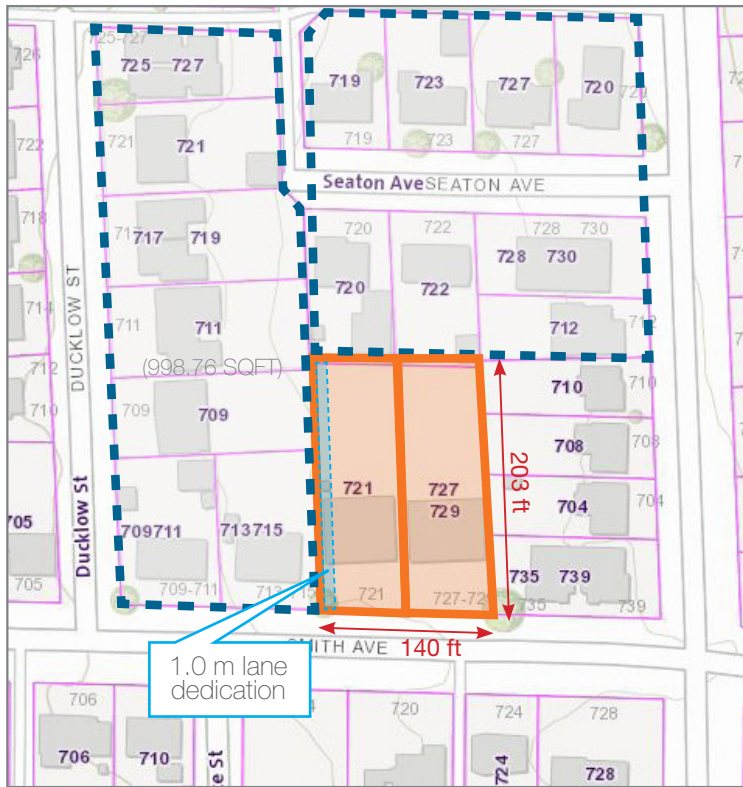
5  
MIN  
DRIVE

Lougheed Centre

03

THE LOCATION

# BURQUITLAM



New YMCA



-  SUBJECT SITE
-  NEIGHBOURING LAND ASSEMBLY
-  ROAD DEDICATION

ADDRESS	PID	SIZE (SQFT)	LEGAL
721 Smith Ave	006-485-618	14,200	Lot 58 District Lot 107 Group   New Westminster District Plan 42582
727 Smith Ave	006-485-634	14,200	Lot 59 District Lot 107 Group   New Westminster District Plan 42582



Walking distance to SkyTrain



Korea Town



Lougheed Town Centre

## THE LOCATION

## BURQUITLAM

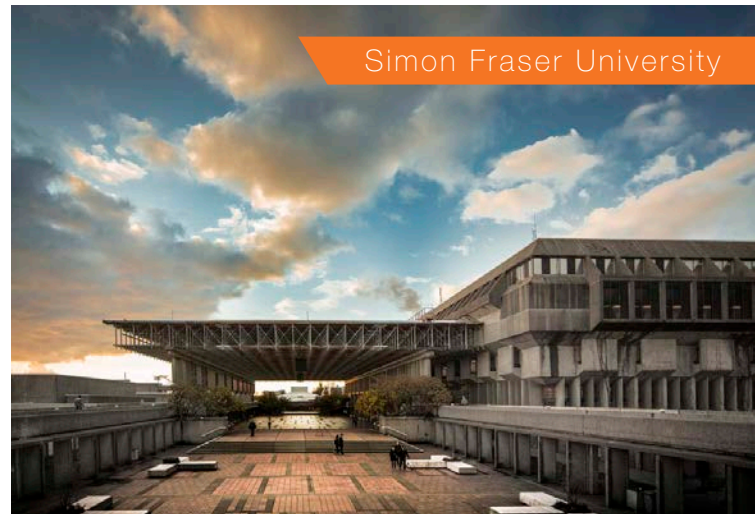
Situated in the heart of Burquitlam and within walking distance of the Burquitlam Station and Evergreen Line, this is an excellent opportunity to participate in a vibrant and growing community. Rapid development and investment into the neighborhood by local firms such as Bosa, Marcon, Mosaic Homes, Intracorp, 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 .



Simon Fraser University



## NEIGHBOURHOOD DEMOGRAPHICS



POPULATION  
± **32,000**



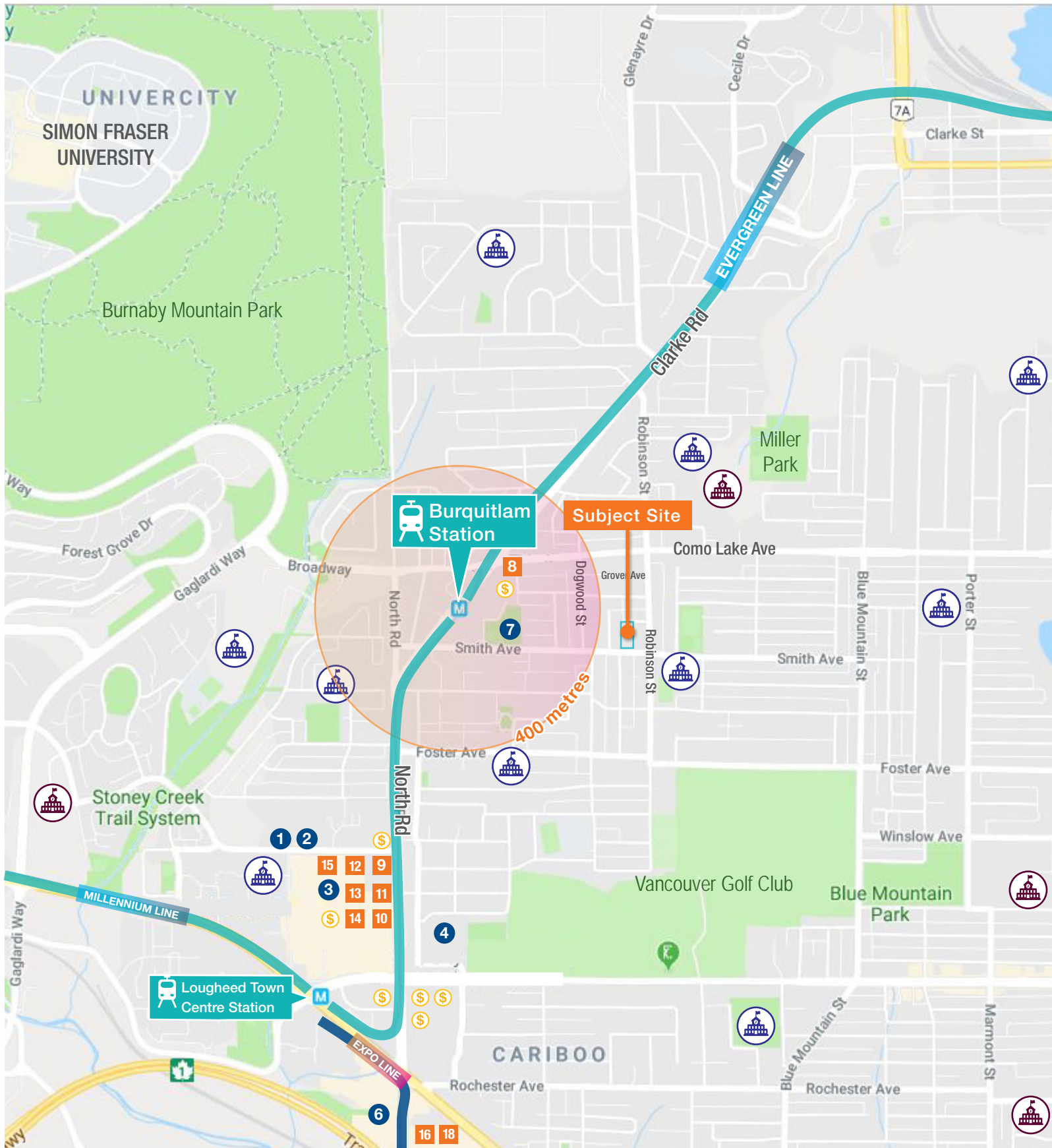
AVG. HOUSEHOLD  
INCOME  
**\$ 88,000**



MEDIAN AGE  
**39.4**

2022 PROJECTED  
INCOME  
**\$ 101,382**

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.



ELEMENTARY SCHOOLS

MIDDLE & SECONDARY SCHOOLS

BANKS

**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

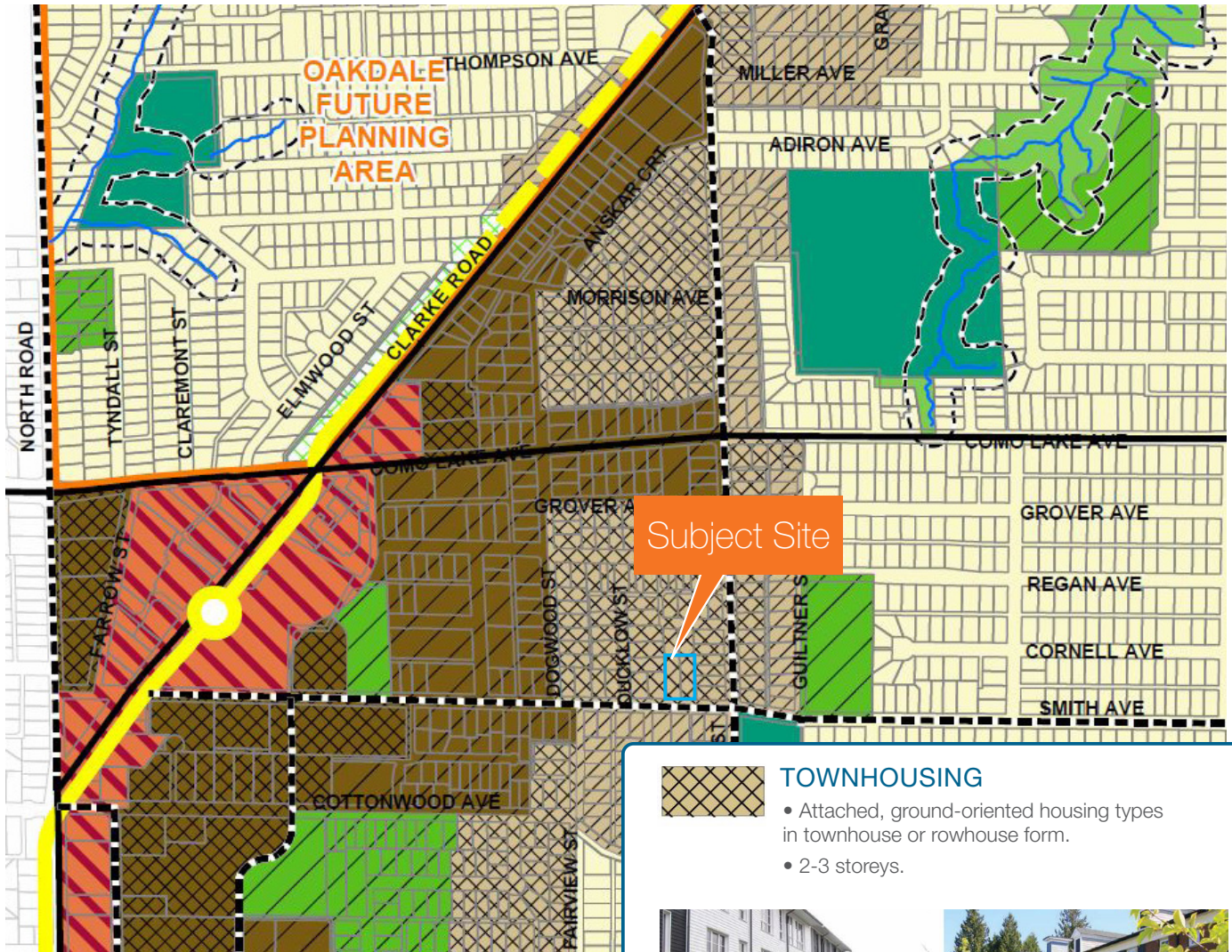
**15** RONA

**16** H-MART

**17** BURQUITLAM PLAZA

**18** HANIN VILLAGE

# LAND USE MAP



Subject Site



### TOWNHOUSING

- Attached, ground-oriented housing types in townhouse or rowhouse form.
- 2-3 storeys.



- One Family Residential
- Civic and Major Institutional
- School
- Parks and Recreation
- Natural Areas
- Extensive Recreation
- Future Planning Area<sup>6</sup>
- Transit Village Commercial
- Neighbourhood Centre
- High Density Apartment Residential
- Medium Density Apartment Residential
- Low Density Apartment Residential

- Townhousing
- Neighbourhood Attached Residential
- Municipal Arterial Street
- Municipal Collector Street
- Provincial Highway
- SkyTrain
- Watercourse
- Riparian Assessment Area (RAA)

Ben Williams\*  
604.420.2600 ext 203  
[bwilliams@londonpacific.ca](mailto:bwilliams@londonpacific.ca)

Daniel Link  
604.420.2600 ext 210  
[daniel@londonpacific.ca](mailto:daniel@londonpacific.ca)

**LONDON  
PACIFIC**  
REDEFINING LAND

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | [LONDONPACIFIC.CA](http://LONDONPACIFIC.CA)

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