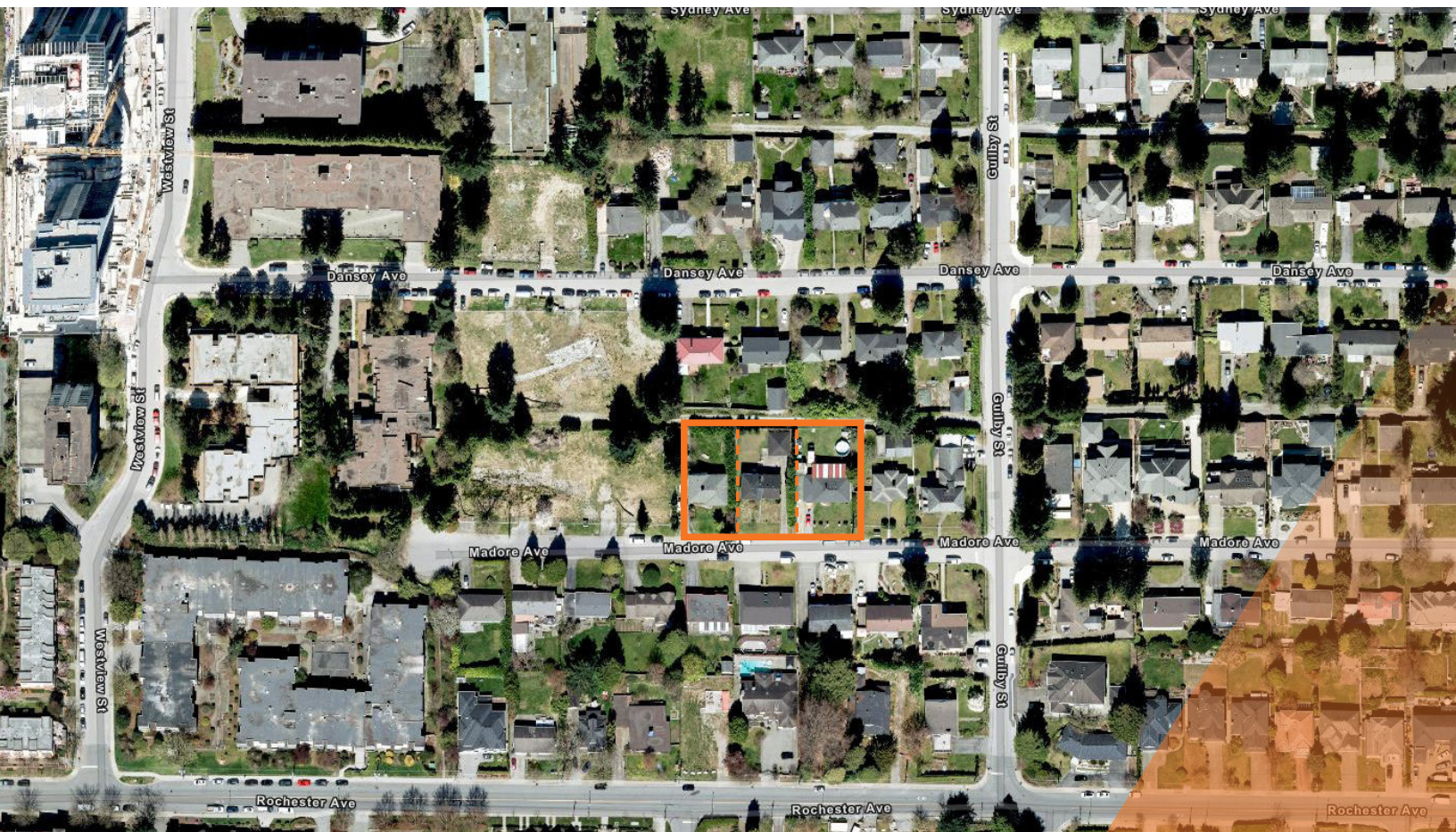


FOR SALE

LONDONPACIFIC
REDEFINING LAND



TRANSIT-ORIENTED | COQUITLAM

BURQUITLAM
RM-2 TOWNHOUSING
DEVELOPMENT
OPPORTUNITY

573, 601, 605 Madore Ave



Daniel Link
604.420.2600 ext 210
daniel@londonpacific.ca



Ben Williams*
604.420.2600 ext 203
bwilliams@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 .



Lougheed Skytrain Station



Simon Fraser University

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.

COQUITLAM SOUTH WEST



 Lougheed Station

7 MIN WALK



10 MIN DRIVE

Simon Fraser University

3 MIN DRIVE

Lougheed Centre

20 MIN DRIVE

City of Vancouver

14 MIN DRIVE

Coquitlam Centre

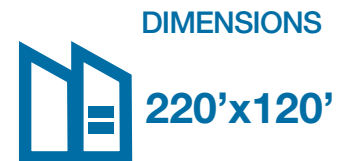
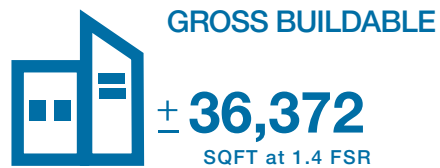
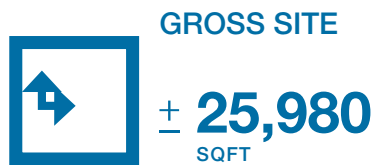
13 MIN DRIVE

Rocky Point Park

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 Madore Avenue, is within walking distance to multiple transportation options including the Lougheed Skytrain Station, and is in close proximity to a large variety of commercial amenities, parks, and schools.



RM-2 TOWNHOUSING

FSR
1.1-1.4

CAC
\$3

573 Madore Ave
601 Madore Ave
605 Madore Ave

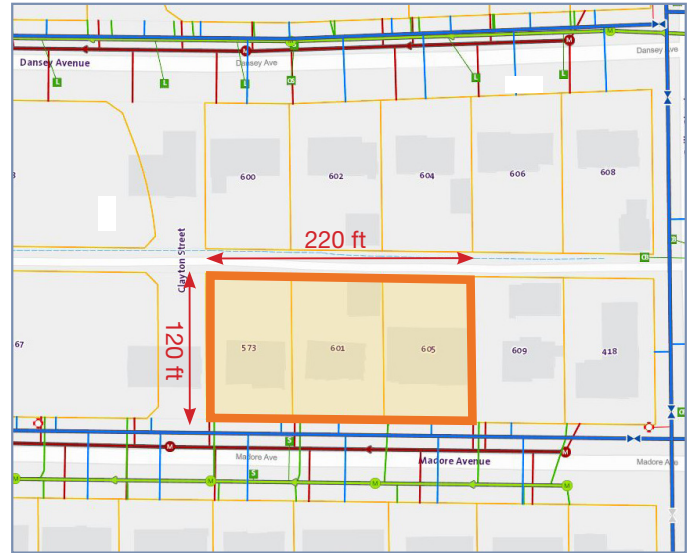
Madore Ave presents a premium opportunity for vibrant townhouse living. \$3 CAC is applied to all density over and above existing residential to a maximum of 1.4 FSR and allows for a maximum 3 storeys. Permitted forms of construction include traditional row townhouse or stacked townhouse with underground parkade.

The BLNP (Burquitlam Lougheed Neighborhood Plan) was fully adopted as of June 26, 2017. All future developments within Burquitlam shall be guided by the BLNP (Burquitlam Lougheed Neighbourhood Plan) and related official documents.

THE PROPERTIES

OVERVIEW

 SUBJECT SITE



ADDRESS	PID	SIZE (SQFT)	LEGAL
573 Madore Ave	010-436-138	8,368	LOT 6 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18904
601 Madore Ave	001-090-721	8,806	LOT 33 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16314
605 Madore Ave	010-170-278	8,806	LOT 32 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16314



Walking distance to SkyTrain



New YMCA
Image by Concert Properties.



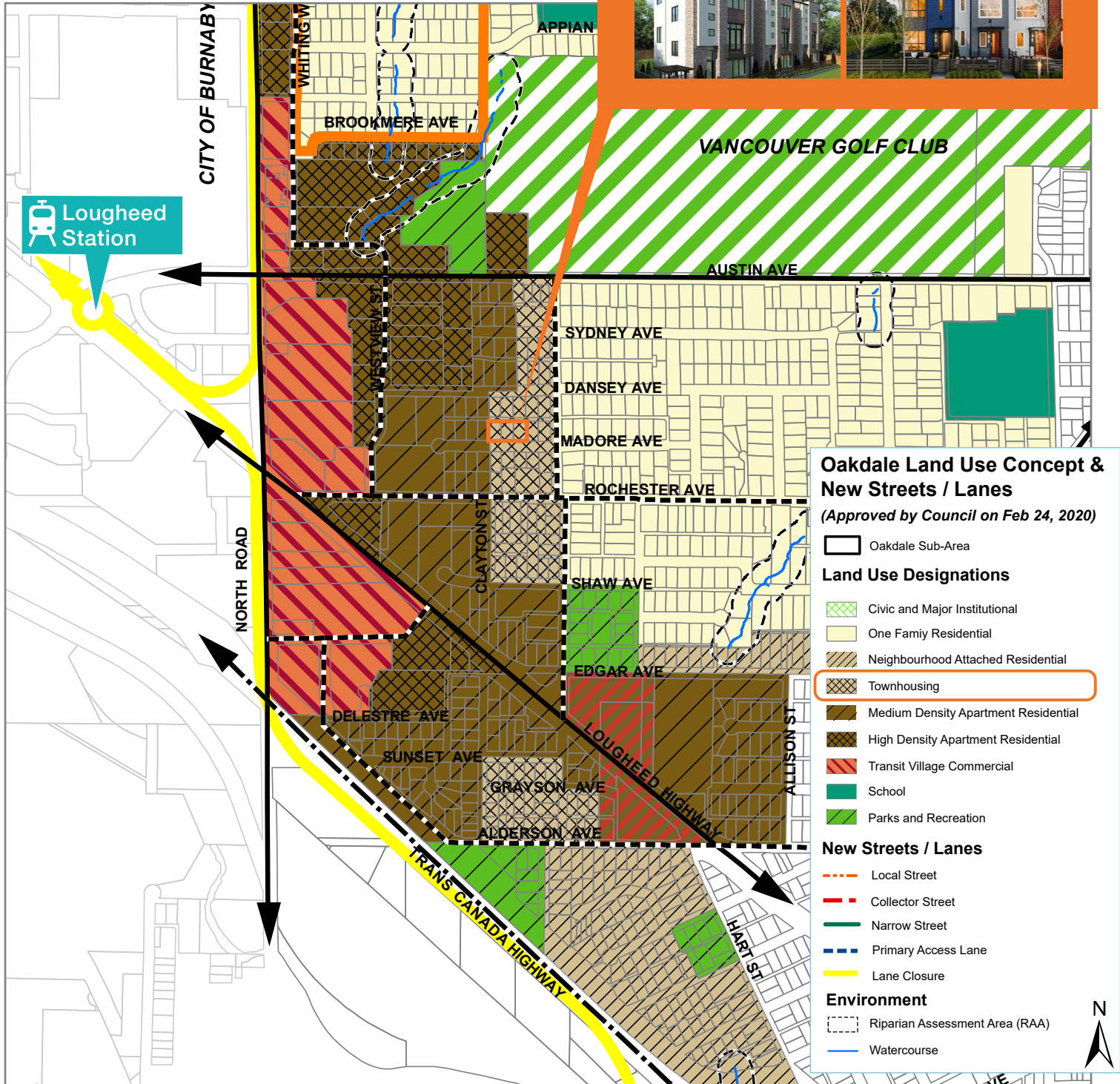
Lougheed Town Centre

THE OCP

LAND USE DESIGNATION

SUBJECT SITE

DESIGNATION: TOWNHOUSING





WALKING

- 7 min Lougheed Skytrain
- 10 min Lougheed town centre
- 3 min Vancouver Golf Club Lord
- 5 min Baden-Powell Elementary
- 7 min Guilby Park / Playground



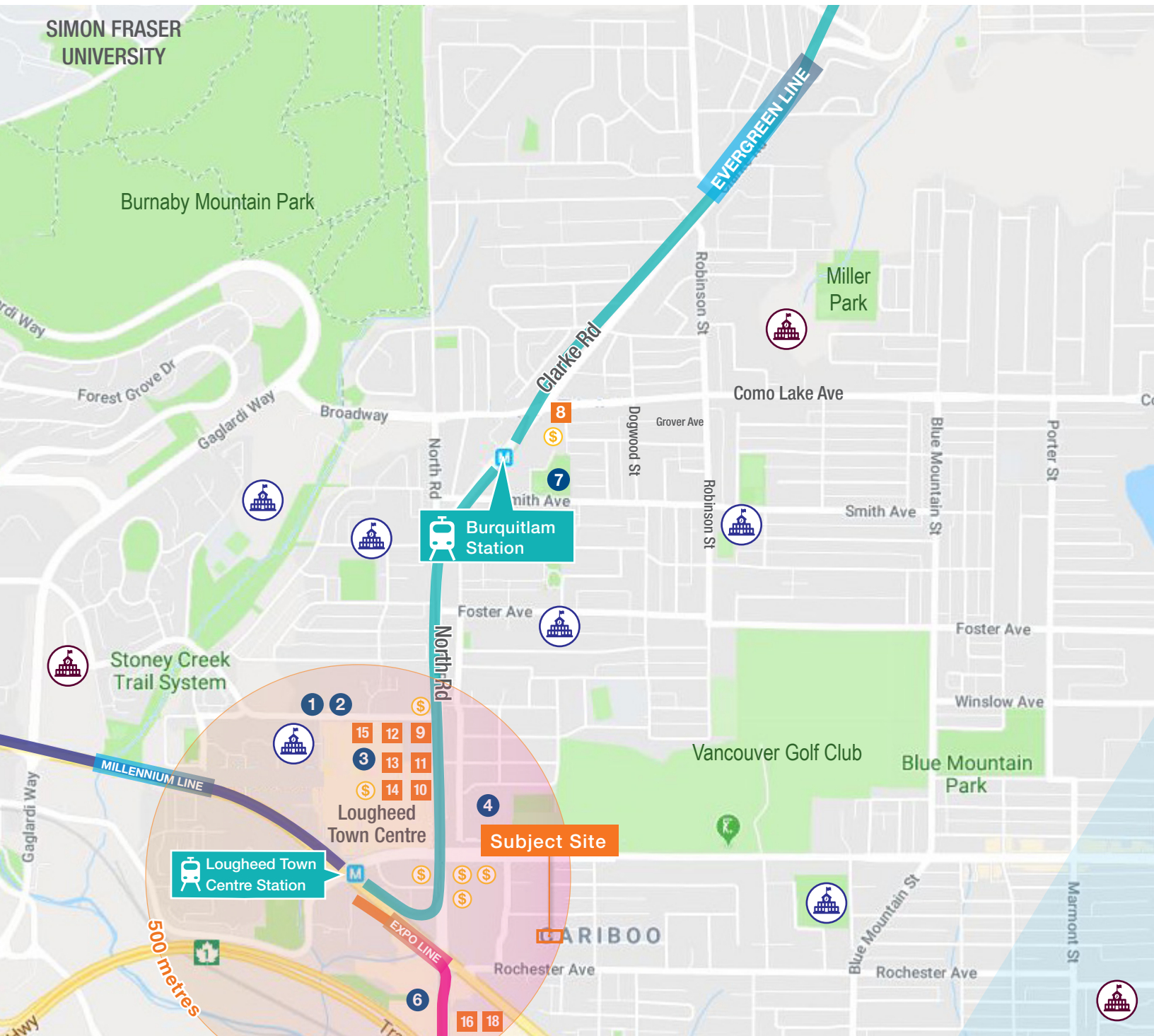
SKYTRAIN

- 3 min Burquitlam Station
- 4 min Port Moody / Moody Station
- 14 min Coquitlam Centre
- 35 min Downtown Vancouver



DRIVING

- 5 min Safeway Burquitlam Station
- 5 min Port Moody Secondary School
- 10 min Rocky Point Park
- 10 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

Daniel Link
604.420.2600 ext 210
daniel@londonpacific.ca

Ben Williams*
604.420.2600 ext 203
bwilliams@londonpacific.ca

**LONDON
PACIFIC**
REDEFINING LAND

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.