

RM-3
RESIDENTIAL

TRANSIT-ORIENTED | BURQUITLAM

OAKDALE
6-STOREY MEDIUM DENSITY
APARTMENT RESIDENTIAL
OPPORTUNITY

639 - 645 Kemsley Ave

636 - 652 Harrison Ave

661 Clarke Rd



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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.



Harrison Ave

Kemsley Ave

Clarke Rd

7
MIN
WALK

Como Lake Ave

Clarke Rd

 Burquitlam
Station

Proposed
YMCA

03

THE SITE

PROPERTY SUMMARY

The subject site is designated as “Medium Density Apartment Residential” through the Burquitlam Lougheed Neighborhood Plan (BLNP), specifically RM-3. This premier site is fronting Kemsley Ave, Harrison Ave and Clarke Rd, and is within walking distance to the Burquitlam Skytrain Station, future YMCA, and multiple commercial amenities.

RM-3

MEDIUM DENSITY APARTMENT RESIDENTIAL

FSR
1.8-2.4

CAC
\$3

639 - 645 Kemsley Ave
636 - 652 Harrison Ave
661 Clarke Rd



GROSS SITE

± **62,505**
SQFT



GROSS BUILDABLE

± **143,761**
SQFT at 2.3 FSR



DIMENSIONS

See map
on P.5

Kemsley & Harrison Ave presents an incredible opportunity for vibrant condo living. \$3 CAC is applied to all density over and above existing residential to a maximum of 2.4 FSR and allows for a maximum 8 storeys. Permitted forms of construction include 4 to 6 storey woodframe with underground parkade, or 7 to 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 Oakdale shall be guided by the BLNP (Burquitlam Lougheed Neighbourhood Plan) and related official documents.

OVERVIEW



 SUBJECT SITE

ADDRESS	PID	SIZE (SQFT)	LEGAL
636 Harrison Ave	006-290-272	7,536	LOT 3 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14556
640 Harrison Ave	009-984-615	7,536	LOT 2 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14556
648 Harrison Ave	010-204-890	8,581	LOT 15 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16718
652 Harrison Ave	008-789-894	10,391	LOT 106 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25415
639 Kemsley Ave	009-926-321	6,750	LOT 3 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14293
645 Kemsley Ave	009-926-305	6,750	LOT 2 DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14293
647 Kemsley Ave	001-897-233	6,713	LOT "A" DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23559
661 Clarke Rd	009-202-072	8,248	LOT "B" DISTRICT LOT 106 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23559



Walking distance to SkyTrain



New YMCA
Image by Concert Properties.



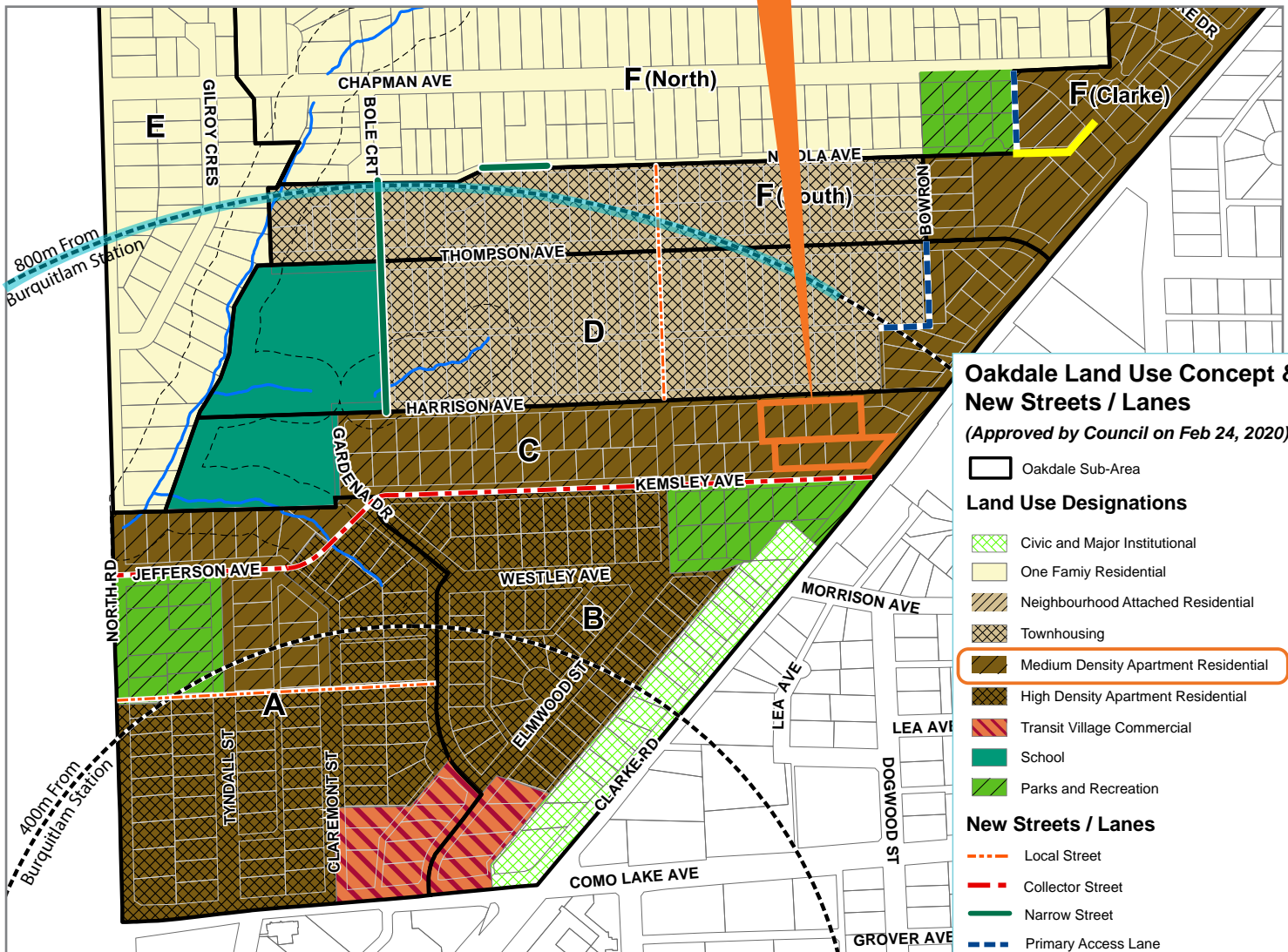
Lougheed Town Centre

THE OCP

LAND USE DESIGNATION

SUBJECT SITE

MEDIUM DENSITY APARTMENT RESIDENTIAL



Oakdale Land Use Concept & New Streets / Lanes

(Approved by Council on Feb 24, 2020)

- Oakdale Sub-Area
- Land Use Designations**
- Civic and Major Institutional
- One Family Residential
- Neighbourhood Attached Residential
- Townhousing
- Medium Density Apartment Residential
- High Density Apartment Residential
- Transit Village Commercial
- School
- Parks and Recreation
- New Streets / Lanes**
- Local Street
- Collector Street
- Narrow Street
- Primary Access Lane
- Lane Closure
- Environment**
- Riparian Assessment Area (RAA)
- Watercourse





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



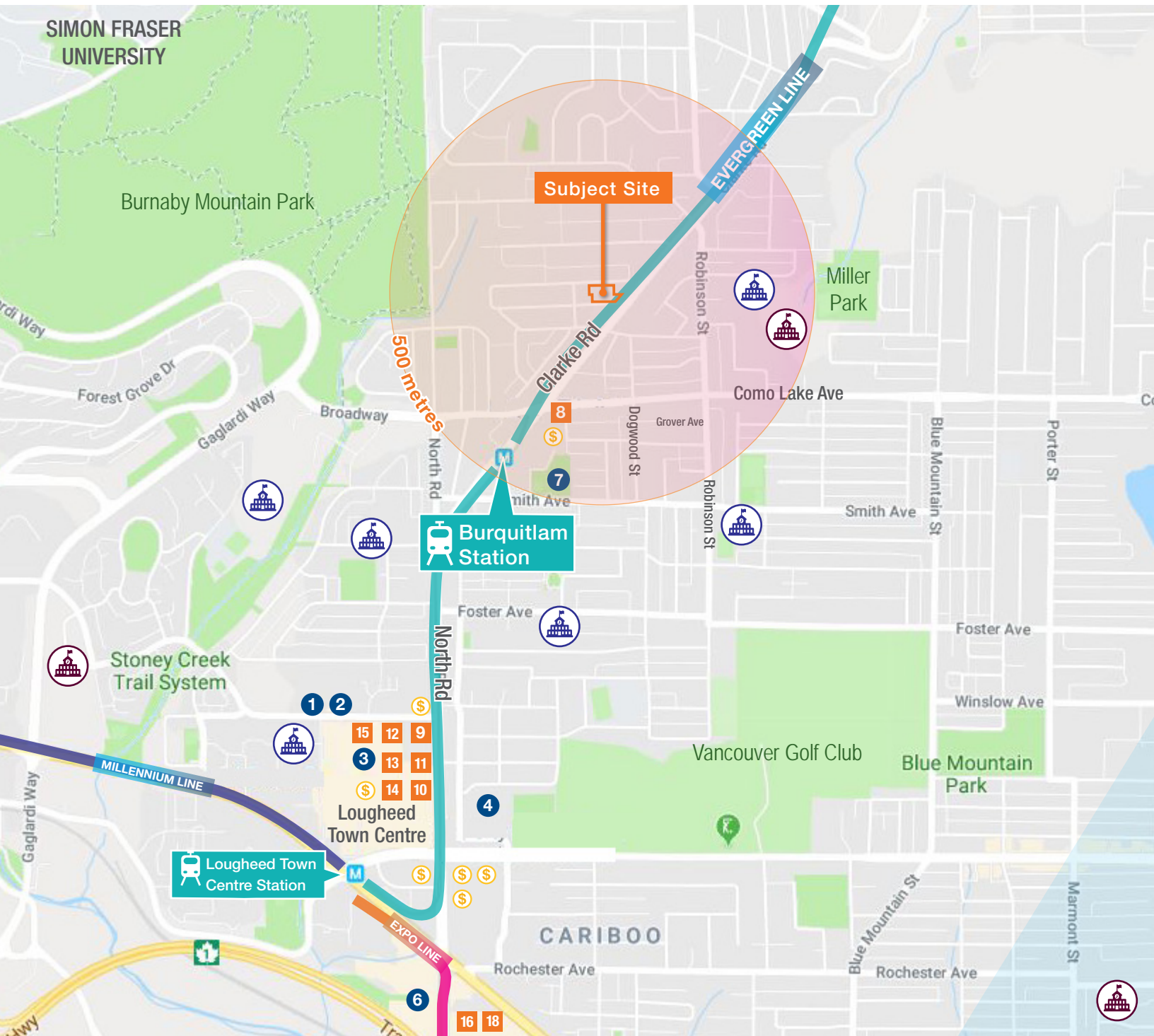
SKYTRAIN

- 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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