

LONDONPACIFIC

FOR SALE

TOWNHOME DEVELOPMENT OPPORTUNITY

709-711 Ducklow St & 709-715 Smith Ave, Coquitlam



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THE OPPORTUNITY

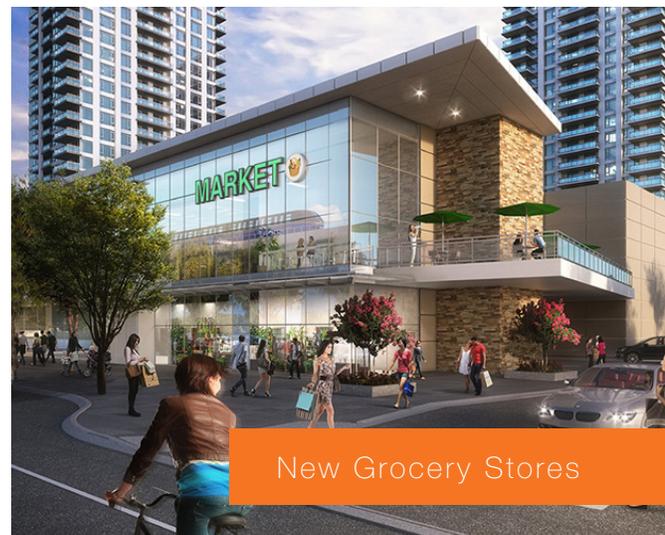
TOWNHOME DEVELOPMENT



Hamilton Townhomes Vancouver Rendering

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



New Grocery Stores

Existing Zoning

RS-1

OCP Designation

Townhome (RM-2)

FSR

1.4

Gross Site Area

43,788 SQFT

Buildable Area

61,303.20 SQFT

Dimensions

Depth: 164.5 FT

Length: 261-273 FT

CAC

\$3

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, 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.

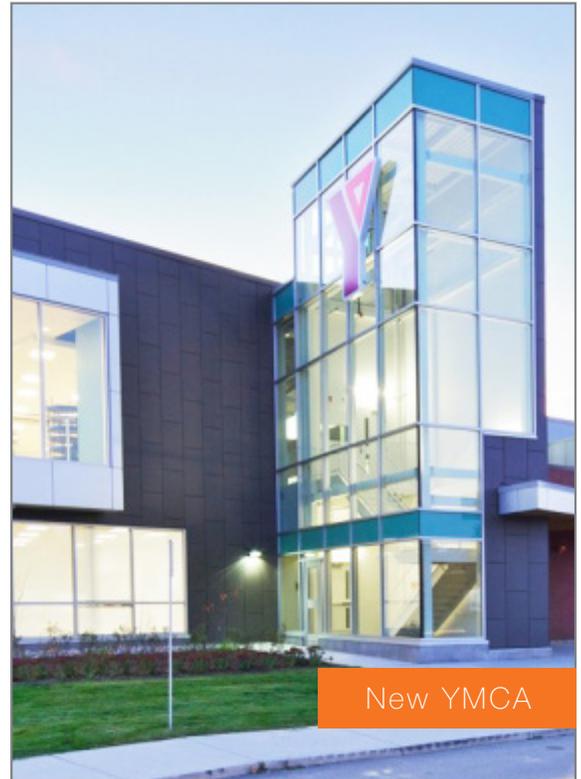
The Burquitlam Town Centre has been structured along the objectives of Transit-Oriented Development, an evolving series of planning objectives placing public transit at the heart; Rapid Transits Evergreen Line to run from North Rd to Clarke Rd .

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.



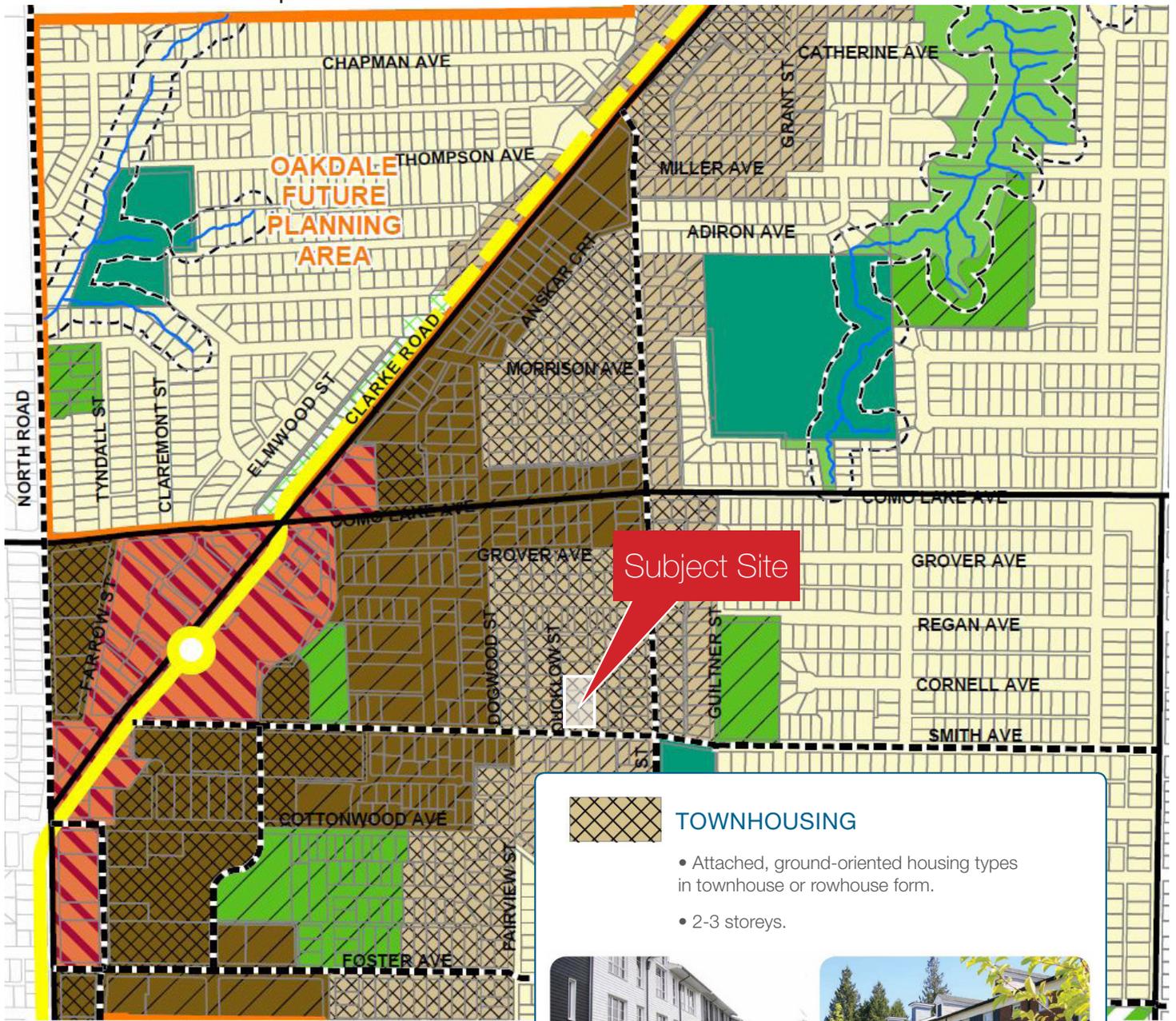
THE LOCATION

BURQUITLAM



ADDRESS	PID	SIZE (SQFT)	LEGAL
709 Ducklow St	000-439-714	10,824	Lot 18 District Lot 107 Group New Westminster District Plan 18931
711 Ducklow St	000-952-435	12,300	Lot 19 District Lot 107 Group New Westminster District Plan 18931
709 Smith Ave	001-414-691	5,043	Strata Lot 1 District Lot 107 Group New Westminster District Strata Plan N10539 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
711 Smith Ave	001-414-739	5,043	Strata Lot 2 District Lot 107 Group New Westminster District Strata Plan N10539 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
713/715 Smith Ave	010-336-044	10,578	Lot 14 District Lot 107 Group New Westminster District Plan 18152

Land Use Map



Subject Site

- One Family Residential
- Civic and Major Institutional
- School
- Parks and Recreation
- Natural Areas
- Extensive Recreation
- Future Planning Area⁶
- Transit Village Commercial
- Neighbourhood Centre
- High Density Apartment Residential
- Medium Density Apartment Residential
- Low Density Apartment Residential

TOWNHOUSING

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

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