

**FOR SALE**



# MEDIUM-DENSITY DEVELOPMENT OPPORTUNITY

COQUITLAM WEST | BURQUITLAM NEIGHBOURHOOD



721 & 727 Smith Avenue  
Coquitlam, BC

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BURQUITLAM NEIGHBOURHOOD

# OPPORTUNITY SUMMARY

London Pacific is pleased to offer this exemplary AAA multifamily rental development opportunity representing approximately 28,428 SQFT of assembled land situated in the heart of West Coquitlam's Burquitlam Neighbourhood.

The site benefits from proposed Rental Incentive Programs designating within Transit Oriented Areas. 100% Purpose Built Rental is encouraged up to six storeys and 3.0 FSR. This site is situated within the core of the Burquitlam community, with close proximity to transit, retail services, and community amenities.

Prospective Purchasers are invited to submit offers through London Pacific on the Vendor's preferred form of offer.



# SALIENT FACTS

Address  
721 & 727\* Smith Avenue  
Coquitlam

PIDs  
006-485-618, 006-485-634

Current Zoning  
**RT-1**

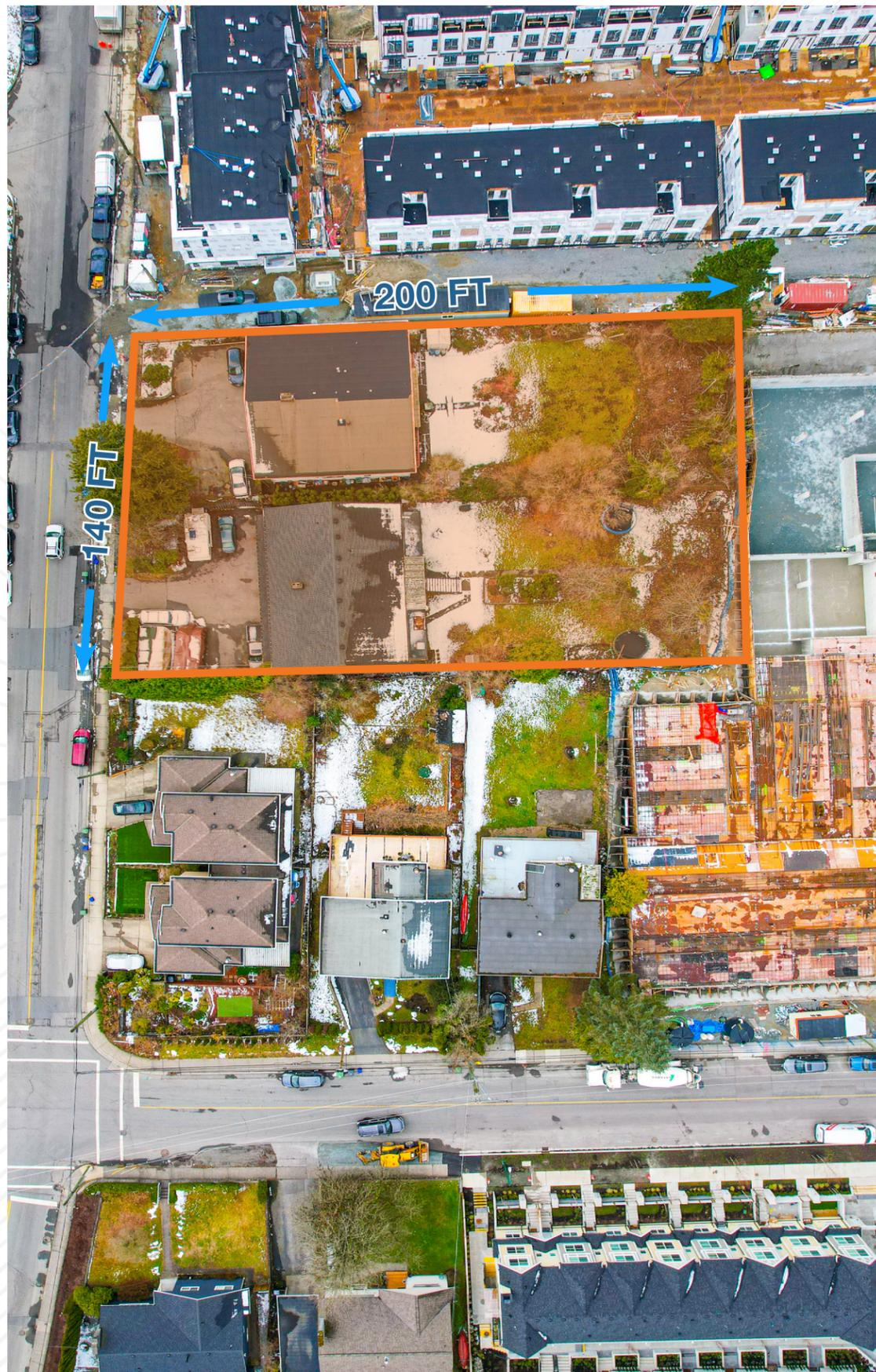
Neighbourhood  
**Burquitlam**

Dimensions  
**140 ft x 200 ft**

Gross Site Area  
**± 28,428 SQFT**

Maximum Allowable Density  
**3.0 FSR**

Improvement  
**2 Single Family Homes**



# HIGHLIGHT

- + AAA residential development location
- + 5 minute walk to rapid transit stations, major retail centers
- + Close proximity to elementary, secondary and post-secondary schools
- + 2-minute walk to Mountain View Park and Sports Field, 3-minute walk to Bettie Allard YMCA
- + Short 5-10 minute drive to Simon Fraser University, Lougheed Town Center, The Vancouver Golf Club, and every commercial amenity available.
- + Situated amongst multiple active or built-out development sites

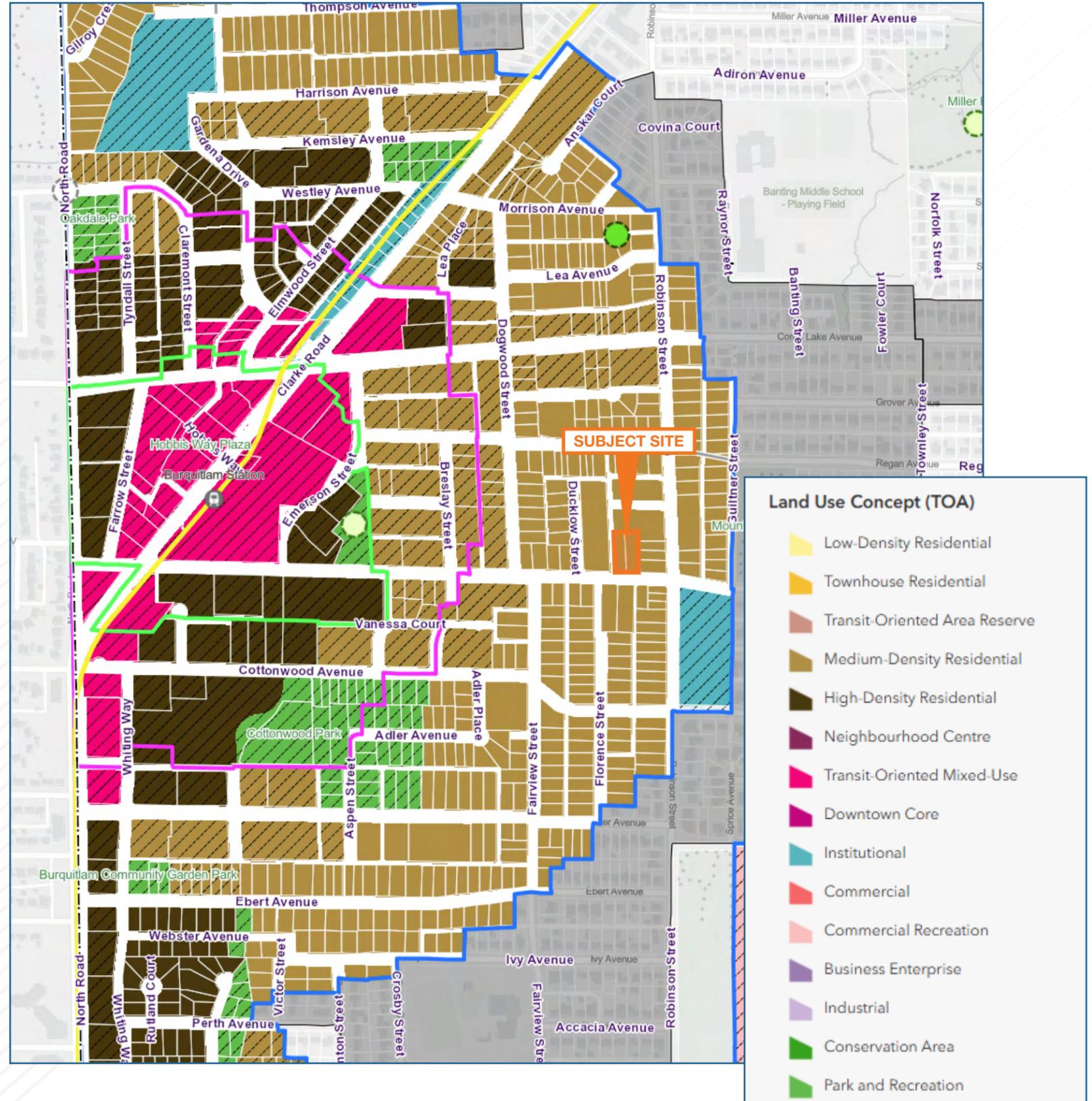
\*727 Smith is not listed by London Pacific

# CURRENT DEVELOPMENT OPPORTUNITY

## Proposed Burquitlam and Lougheed Town Centre Transit-Oriented Area

Provincial housing legislation has brought major changes to how Coquitlam plans for growth. This includes new rules for development within 800 metres of SkyTrain stations – called Transit-Oriented Areas.

To address these new rules Coquitlam is updating land uses and policies in their Official Community Plan through the Transit-Oriented Areas Update encouraging 100% purpose built rental in wood frame form. Additional relaxations to building setbacks and site coverage promote maximizing density





## WALKING

- 3 min Roy Stibb's Elementary School
- 10 min Burquitlam Skytrain Station
- 13 min Lougheed Towncentre
- 18 min Blue Mountain Park
- 20 min École Banting Middle School
- 20 min Stone Creek School Park



## SKYTRAIN

- 3 min Between Lougheed Town Centre & Burquitlam Station
- 6 min Port Moody
- 14 min Coquitlam Centre
- 35 min Downtown Vancouver
- 35 min Metrotown



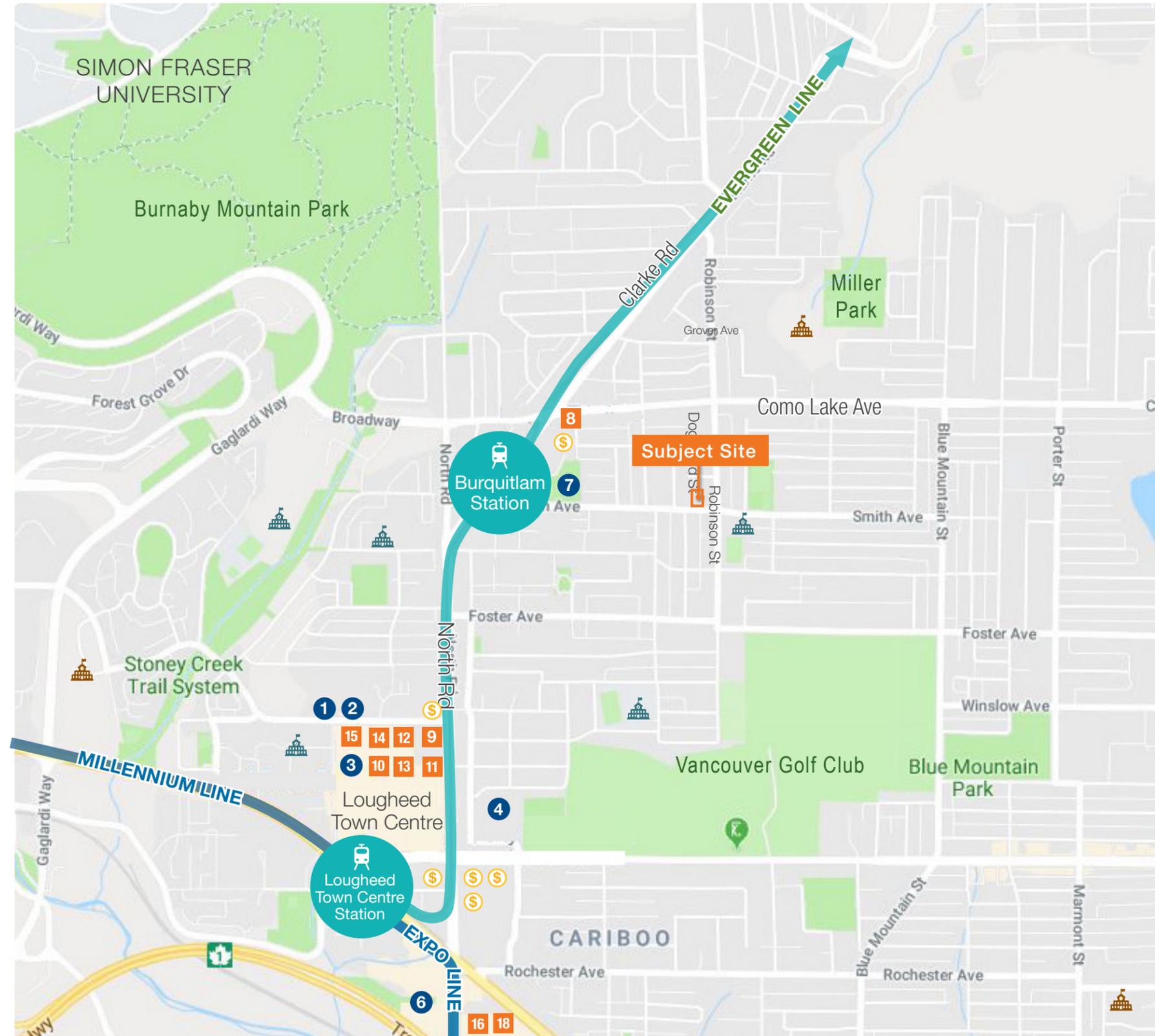
## DRIVING

- 3 min Safeway Burquitlam
- 7 min Simon Fraser University
- 8 min Costco
- 10 min Port Moody Secondary School
- 10 min Burnaby Mountain Park
- 12 min Rocky Point Park

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



# LONDON PACIFIC

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