

FOR SALE



MEDIUM-DENSITY DEVELOPMENT OPPORTUNITY

COQUITLAM WEST | BURQUITLAM NEIGHBOURHOOD

721 & 727 Smith Avenue
Coquitlam, BC

Ben Williams*
604.561.3680 | 604.420.2600 ext 203
bwilliams@londonpacific.ca

Daniel Link
604.910.2682 | 604.420.2600 ext 210
daniel@londonpacific.ca

Joe Hawboldt
604.786.4495 | 604.420.2600 ext 219
joe@londonpacific.ca

LONDON
PACIFIC

BURQUITLAM NEIGHBOURHOOD

OPPORTUNITY SUMMARY

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

The site benefits from provincial legislation (Bill 47) designating Transit Oriented Areas, which permits development of up to eight storeys. It is also well positioned with access to servicing and is surrounded by established multi-family developments.

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

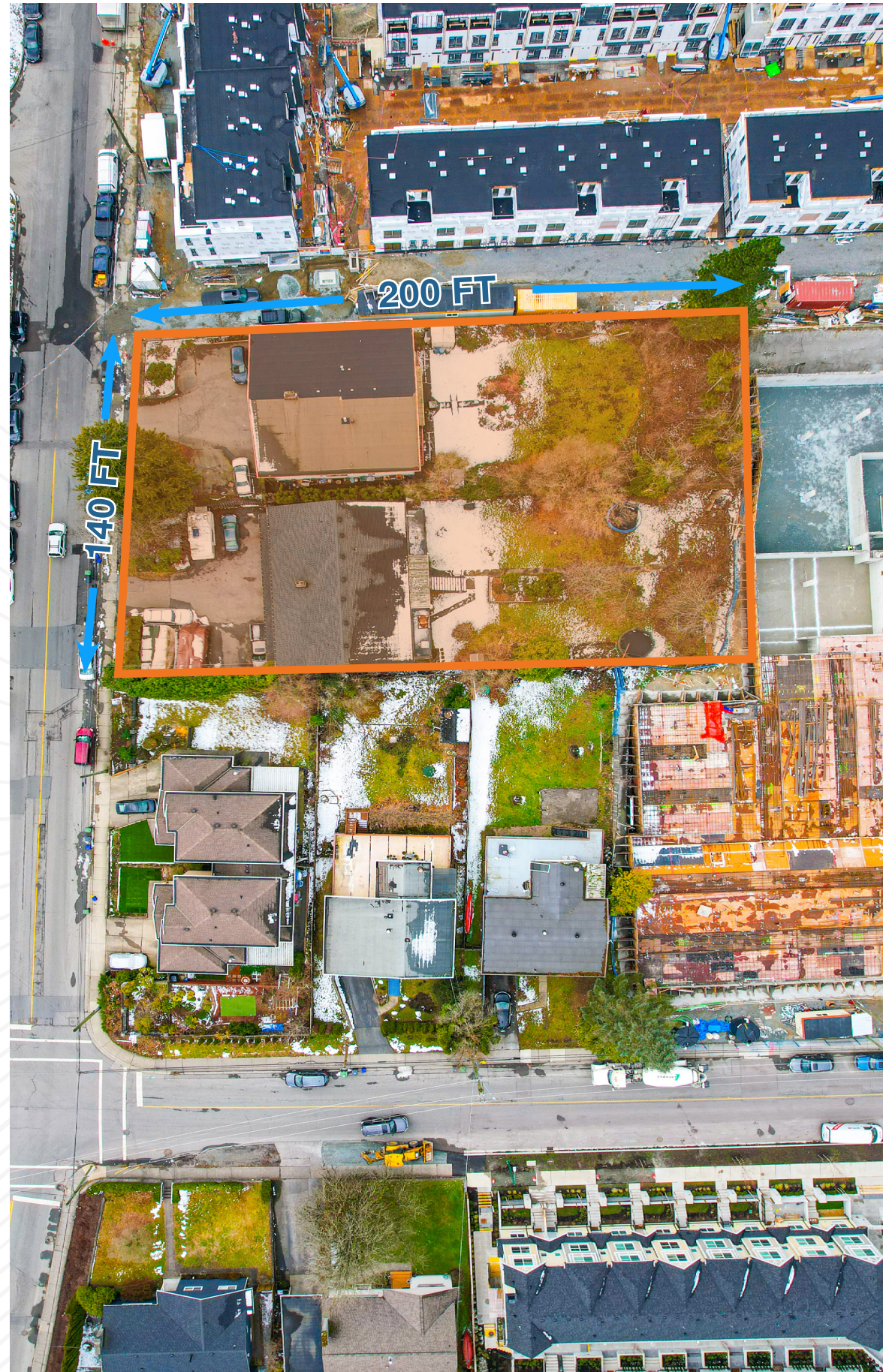
Neighbourhood
Burquitlam

Dimensions
140 ft x 200 ft

Gross Site Area
± 28,428 SQFT

Draft Designation
Transit Orientated Area (TOA - 800M)

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

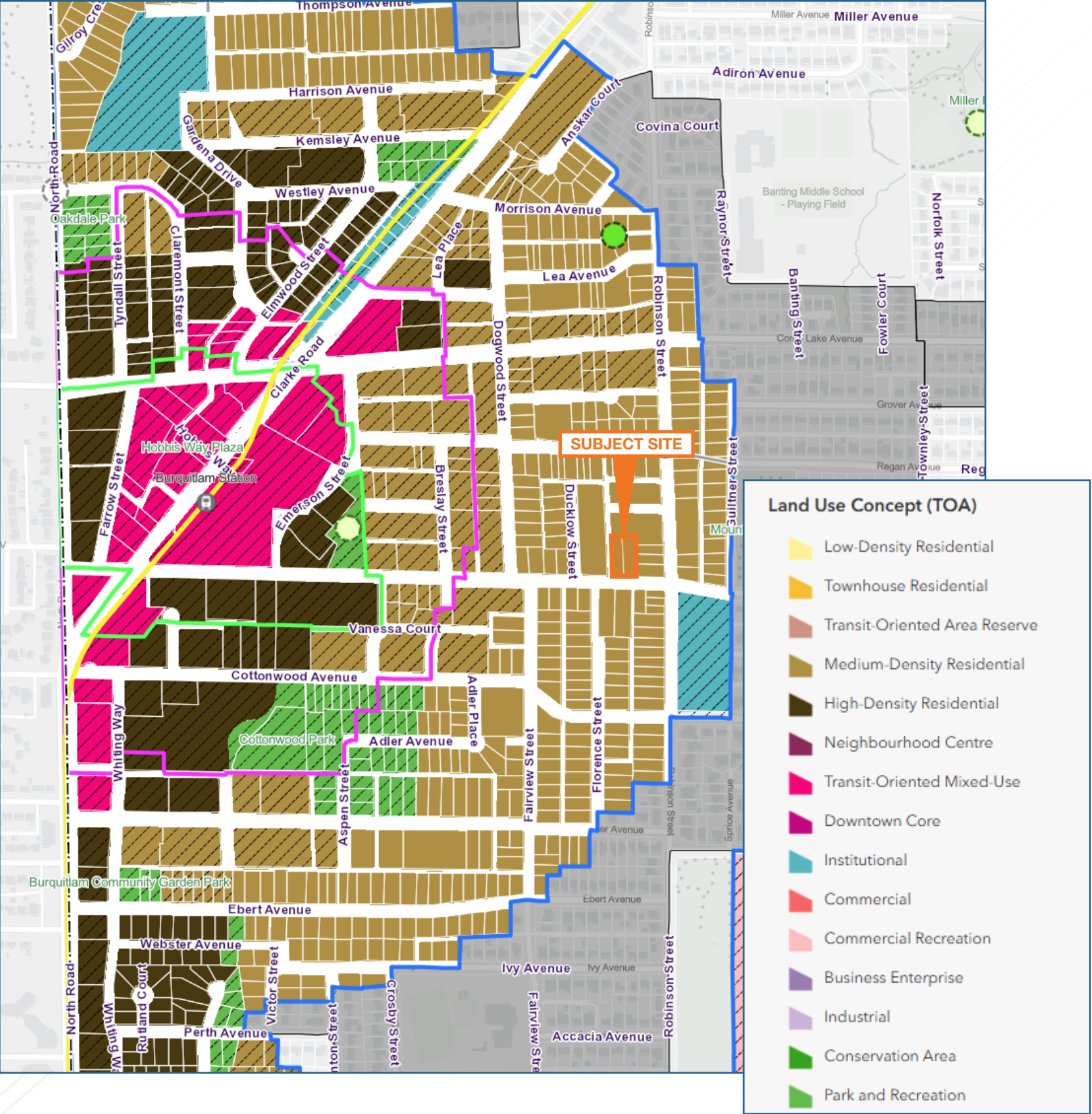
*727 Smith is not listed by London Pacific

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. Coquitlam is also looking at land uses and policies to guide future development in nearby Southwest Shoulders

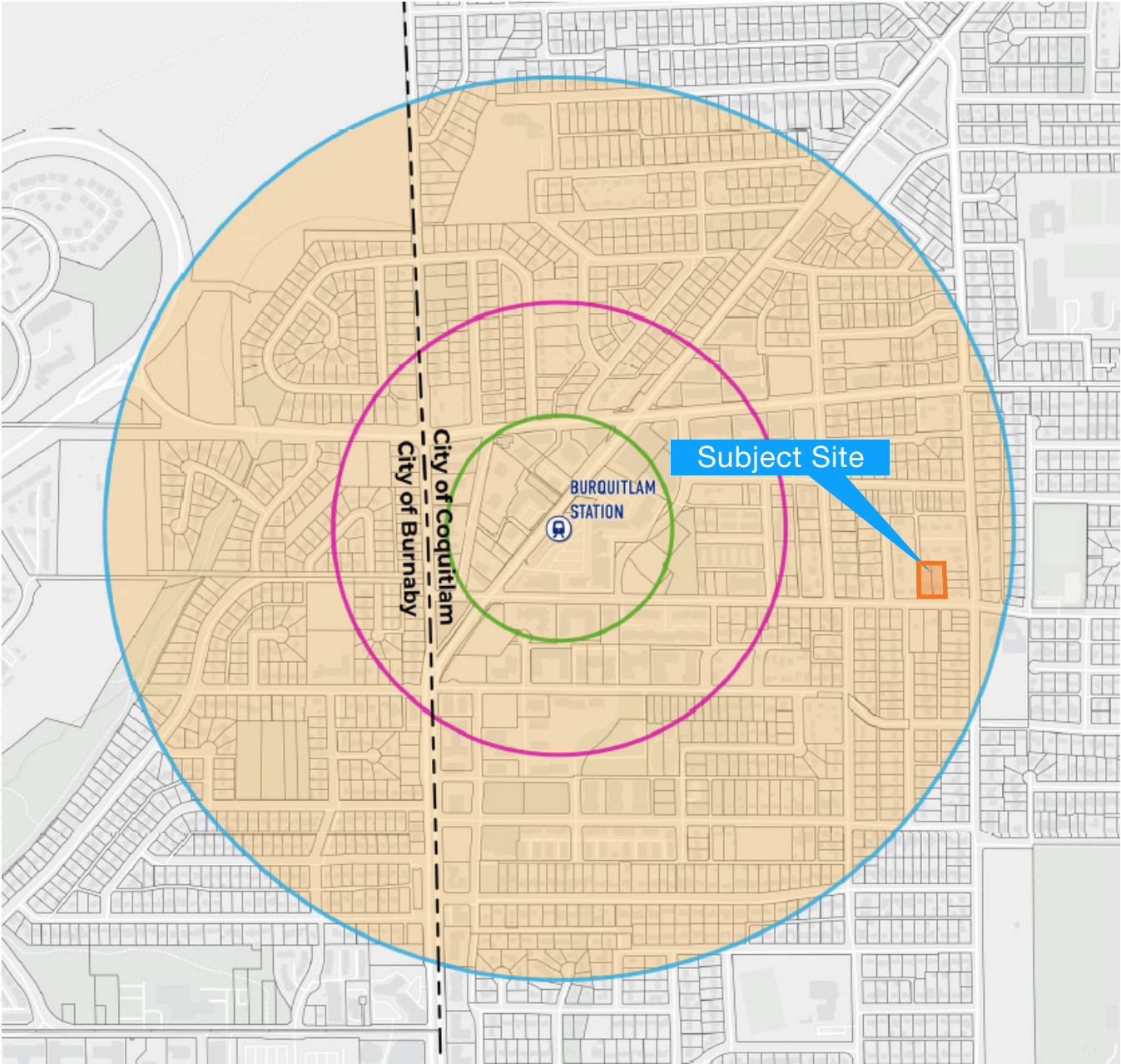


TRANSIT ORIENTED AREA

Recently, the Province of British Columbia introduced new legislation to establish transit supportive densities adjacent to transit stations. This Transit Oriented Development policy, also known as Bill 47.

BURQUITLAM STATION OVERVIEW

- TOAs are geographic areas within a prescribed distance from a transit station. Each prescribed area is broken into Tiers, which establish the location of applicable minimum densities.
- Within TOAs, with respect to land zoned to permit any residential use or another prescribed use, local governments are required to adhere to minimum densities when amending a zoning bylaw.
- Tier 3 encompasses a gross land area of 150 ha within 400-800m from the station.
- TOAs tier 3 encompass either a 400 metre (m) to 800m radius around a transit station, which constitutes a 5 or 10-minute average walking distance, respectively.
- TOAs provide a diversity of housing options, offer access to a variety of amenities and services, support local business and employment opportunities, and enable greater mobility options. This form of development achieves a highly efficient use of land and infrastructure.



TOA TYPE	TRANSIT HUB TYPE	PRESCRIBED DISTANCE	MINIMUM ALLOWABLE DENSITY (FAR/FSR)	MINIMUM ALLOWABLE HEIGHT (STOREYS)	TYPE OF BUILDING
TOA Type 1	1. Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201-400m	Up to 4.0	Up to 12	High Rise, Mid-rise
		401-800m	Up to 3.0	Up to 8	Mid-rise





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



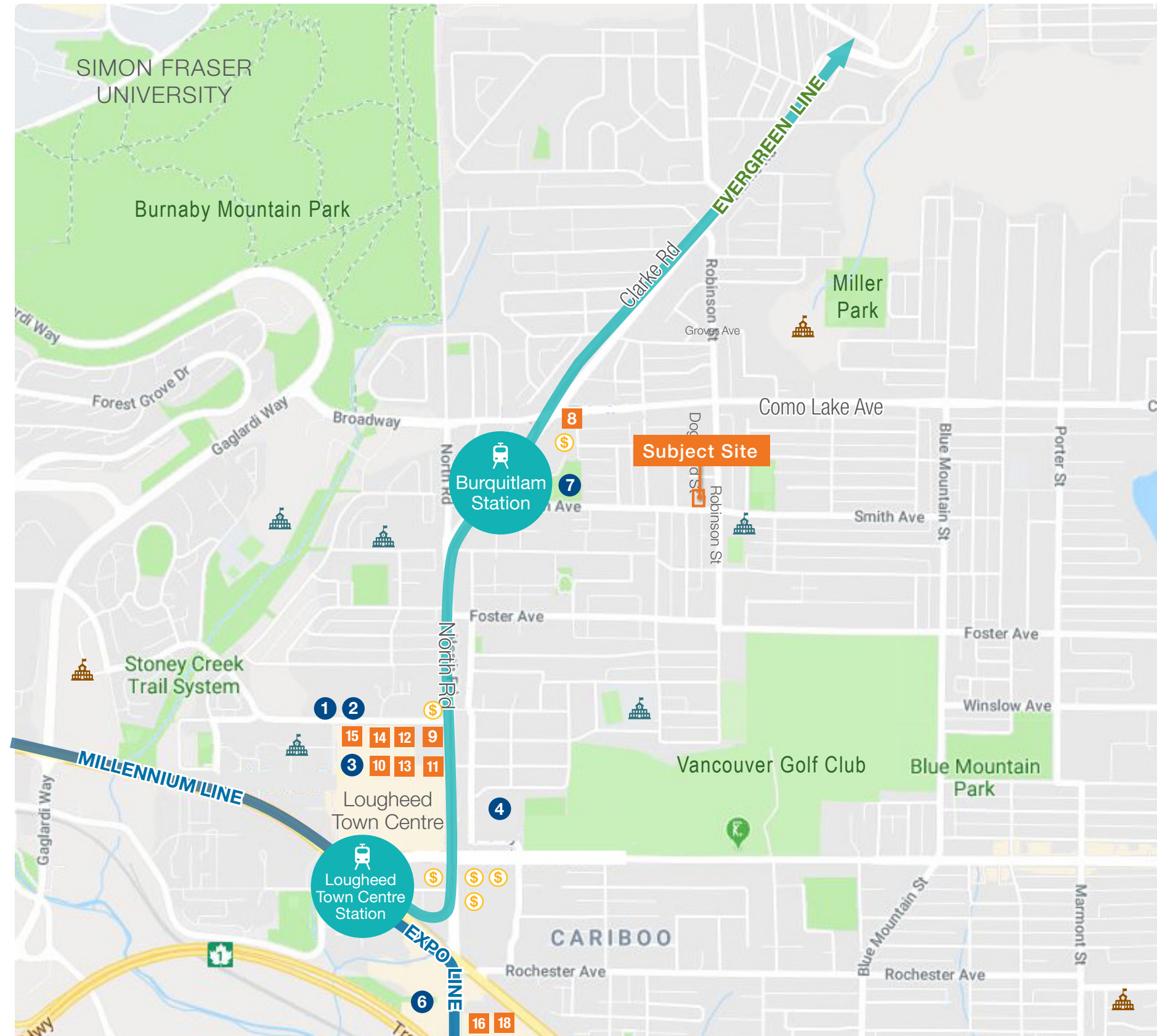
DRIVING

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 | 15 RONA |
| 9 SHOPPERS DRUG MART | 16 H-MART |
| 10 GOODLIFE FITNESS | 17 BURQUITLAM PLAZA |
| 11 SAVE-ON FOODS | 18 HANIN VILLAGE |
| 12 WALMART | |
| 13 LONDON DRUGS | |
| 14 THE BAY | |

- ELEMENTARY SCHOOLS
- MIDDLE & SECONDARY SCHOOLS
- BANKS





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.

BEN WILLIAMS PREC

Executive Vice President
604.561.3680 | 604.420.2600 ext.203
bwilliams@londonpacific.ca

DANIEL LINK

Associate Vice President
604.910.2682 | 604.420.2600 ext.210
daniel@londonpacific.ca

JOE HAWBOLDT

Sales Representative
604.786.4495 | 604.420.2600 ext.219
joe@londonpacific.ca