

FOR SALE



COQUITLAM WEST | BURQUITLAM NEIGHBOURHOOD

# MEDIUM-DENSITY DEVELOPMENT OPPORTUNITY

701, 705 Smith Avenue & 710, 712, 714, 718, 722, 726 Ducklow Street  
Coquitlam, BC

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BURQUITLAM NEIGHBOURHOOD

# OPPORTUNITY

London Pacific is pleased to offer this exemplary AAA multifamily development opportunity representing approximately 59,166 SQFT of assembled land situated in the heart of West Coquitlam's Burquitlam Neighbourhood. Legislation from the Province of British Columbia (Bill 47) regarding TOAs (Transit Oriented Areas) was introduced on December 7th, 2023, with June 30th, 2024 slated as the first deadline regarding municipal bylaw adherence. Prospective Purchasers are invited to submit offers through London Pacific on the Vendor's preferred form of offer.



# SALIENT FACTS

Address  
701, 705 Smith Avenue &  
710, 712, 714, 718, 722, 726 Ducklow Street,  
Coquitlam

Neighbourhood  
**West Ducklow Street  
Burquitlam**

Gross Site Area  
**± 59,166 SQFT**

Current Zoning  
**Transit Orientated Area (TOA - 800M)**

FSR  
**3.0 FSR (8 - Storey)**

Max Gross Buildable  
**177,498 SQFT**

Improvement  
**8 Single Family Homes**

Combined Gross Tax (2023)  
**\$38,972.80**



## WEST DUCKLOW STREET

# 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

\*701 Smith Avenue & 710 Ducklow Street are unrepresented willing sellers

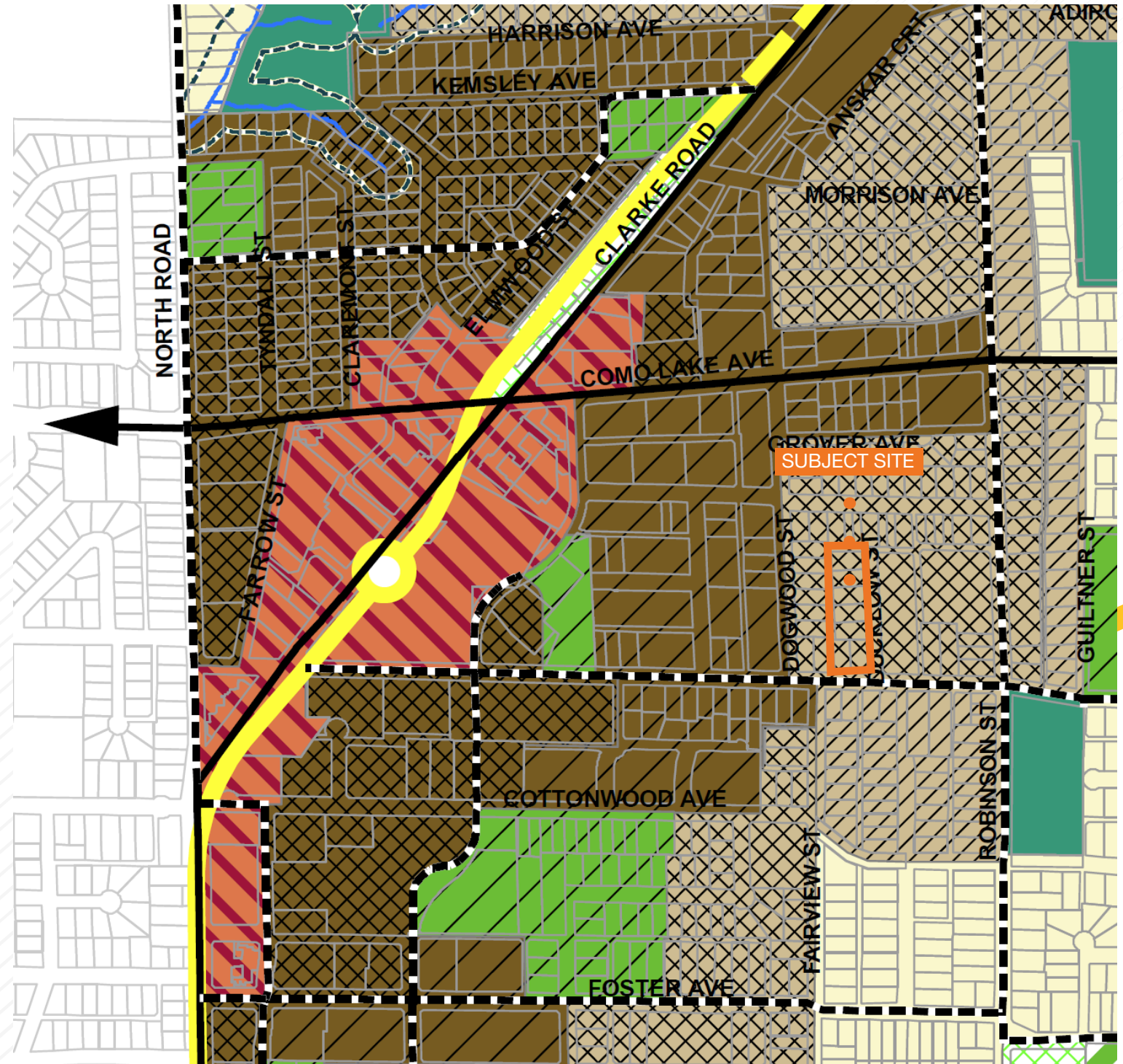
THE PROPERTIES

# CURRENT DEVELOPMENT OPPORTUNITY

The subject site has been designated **RM-2 Medium Density Apartment Residential**.

RM-2 zoning allows for 50% site coverage of buildings that are a permitted height of three (3) storeys and to a maximum of 1.4 FSR, both in Traditional Row Townhouse form w/ underground parkade or Stacked Townhouse form w/ underground parkade.

The City of Coquitlam has considered Lock-Off Suites to be permitted as part of Townhome developments within the municipality, with additional precedent being set for potential variances to four (4) storeys from the permitted three (3).



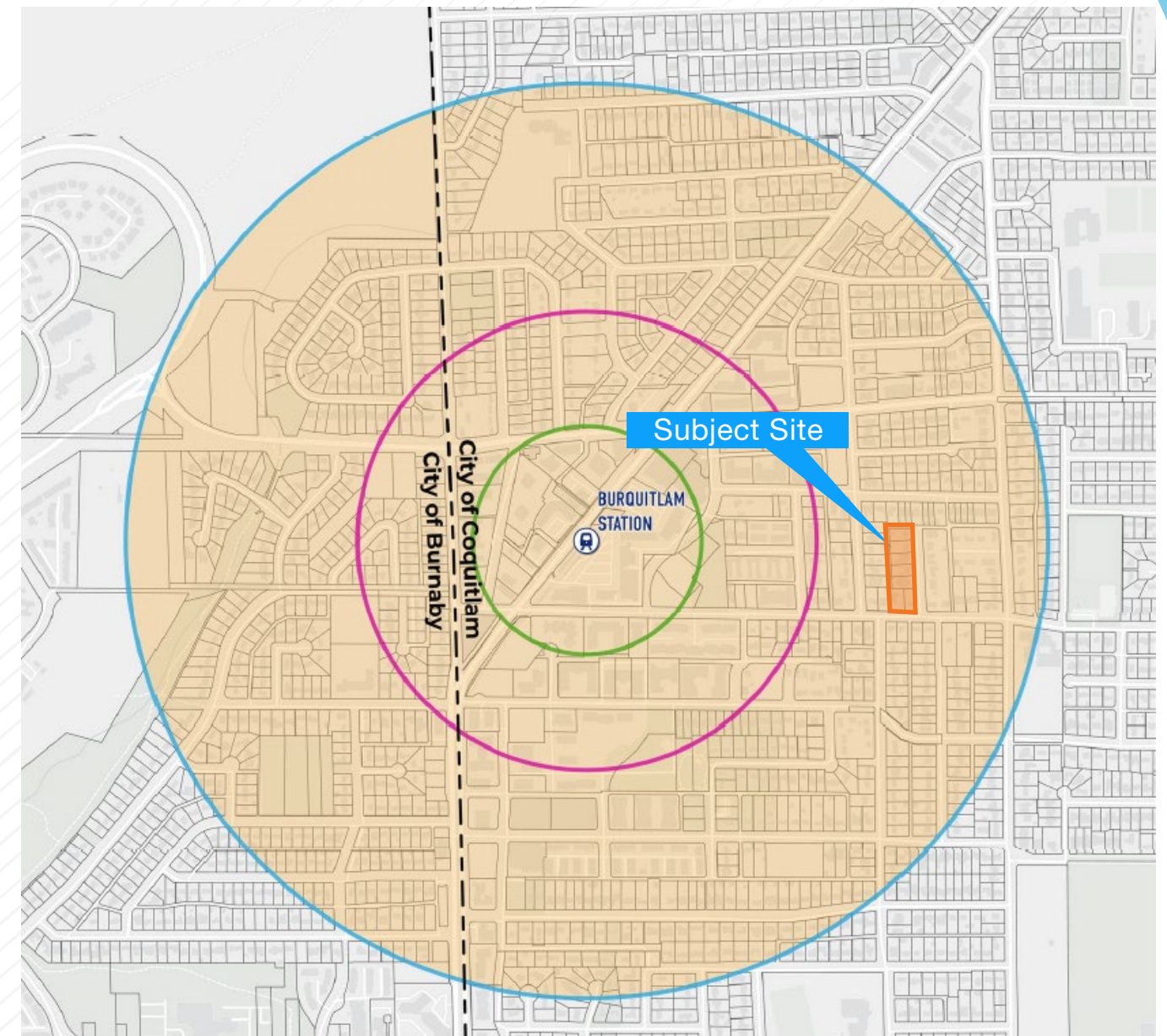
BURQUITLAM | PROVINCIAL LEGISLATION

# TOA 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.

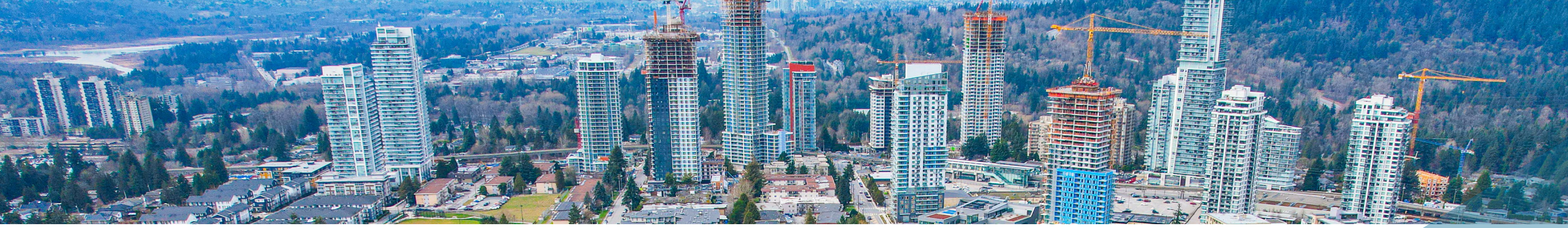
## BURQUITLAM STATION OVERVIEW

- 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





# BURQUITLAM

The West Ducklow Street Assembly provides an excellent opportunity for a premium development in a vibrant and growing community. West Ducklow is well positioned by new and existing park greenspace, in close proximity to the [Burquitlam SkyTrain station](#), well established commercial retail services, and rich community amenities. The Burquitlam SkyTrain Station is a central focus of Coquitlam’s vision of a transit-oriented community. Burquitlam continues to experience rapid growth through development and investment by a local and well established development community.

# MARKET ANALYSIS

## CURRENT MARKET

“Wood Frame” Development in the Burquitlam Lougheed Neighbourhood is currently reflecting historical highs in revenues, with three active projects selling above \$1,040/SQFT. Arcadia by Quantum Properties, Botanica by Qualex-Landmark, and Lodana by the Circadian Group were introduced in Q4 2023 – Q1 2024 with healthy absorption. We expect strong demand for wood frame product and development opportunities in this community to continue through 2025 and beyond.

## BURQUITLAM NEIGHBOURHOOD MEDIUM DENSITY COMPARABLES



Burquitlam SkyTrain Station






Lougheed Town Centre



Bettie Allard YMCA



Simon Fraser University

Project	ARCADIA	BOTANICA	LODANA
			
<b>Release Date</b>	Q4 2023	Q1 2024	Q4 2023
<b>Developer</b>	Quantum Properties	Qualex-Landmark	The Circadian Group
<b>Total Units</b>	120	239	72
<b>Sold Units</b>	32	136	40
<b>Status</b>	Now Selling	Now Selling	Now Selling
<b>Average Price / SF</b>	\$1,050 / SQFT	\$1,040 / SQFT	\$1,050 / SQFT
<b>Average Total Price</b>	\$653,100	\$787,280	\$766,500



## 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



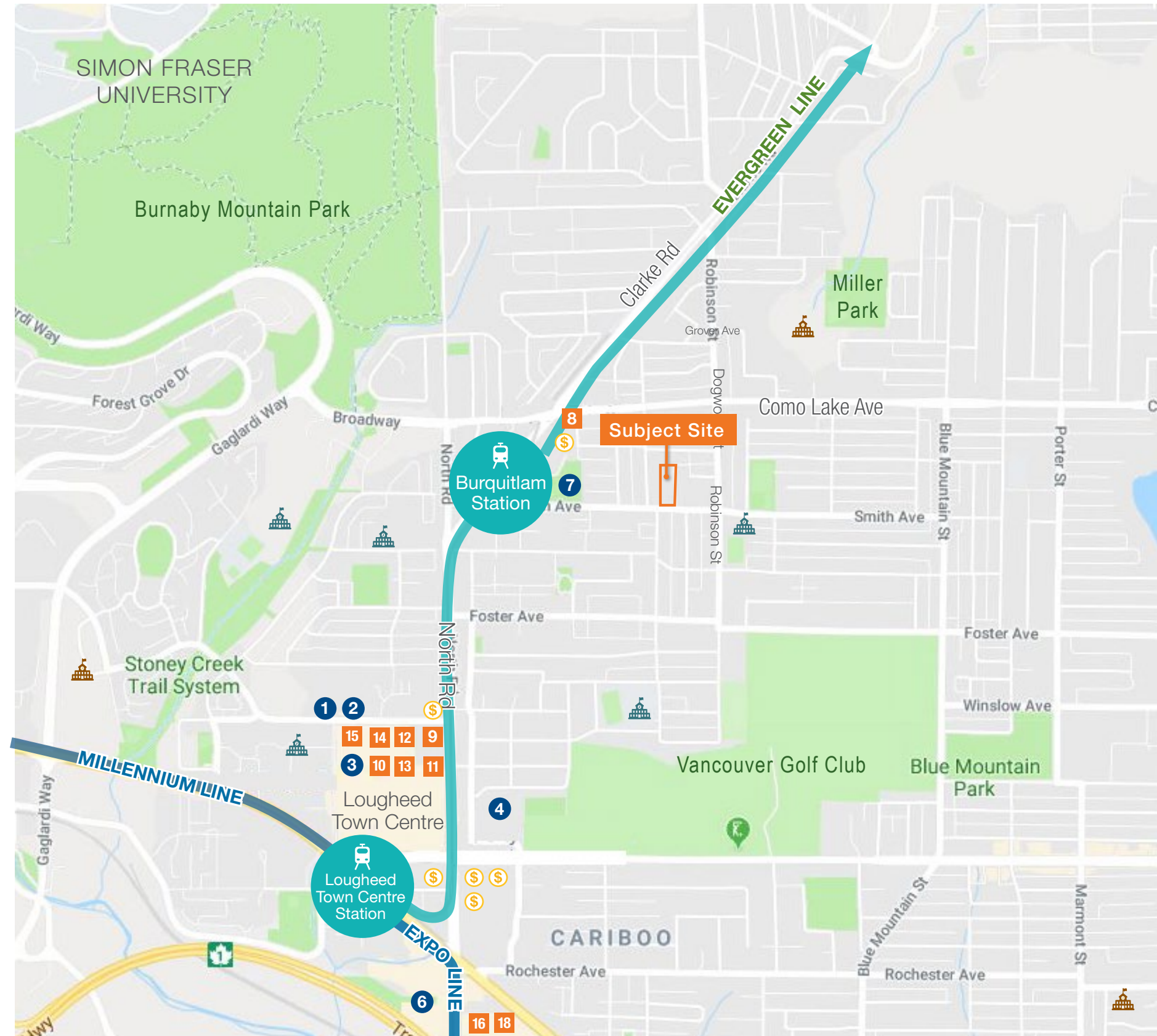
## DRIVING

- 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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