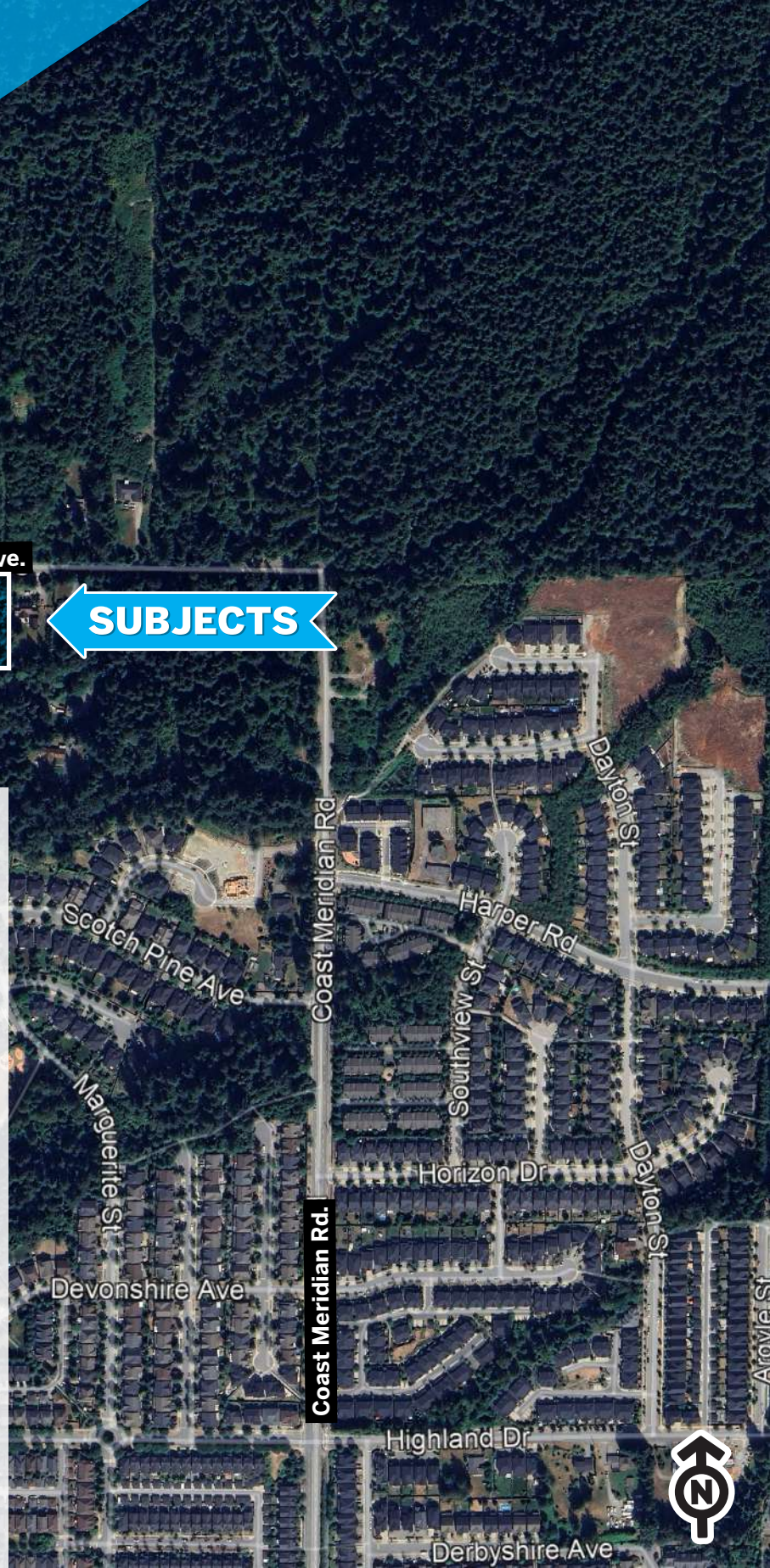


# FOR SALE



## TOWNHOME DEVELOPMENT SITE

LIKELY CAN ACHIEVE 25-30 UNITS

### AREA:

Northeast Coquitlam

### ADDRESS:

3340+3350 Hazel Ave.,  
Coquitlam, BC

### SIZE:

2.07 Acres

### PRICE:

\$6,500,000

### DD LINK:

[3340+3350 Hazel-LIVE LINK](#)

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.

**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

**VARING**  
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 3340+3350 Hazel Ave., Coquitlam, BC

**NCP:** Northeast Coquitlam

**SIZE:** 2.07 Acres

**PRICE:** \$6,500,000

### OPPORTUNITY:

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- The property is designated as Single Family & Townhouse Mix in the Hazel-Coy NCP.
- Multiple active development applications are currently underway. See page 5 for details.
- Numerous developers have acquired land in this area.
- Preliminary layout available along with other important documents. Refer to page 7. All detailed information contained within the live DD link, below:

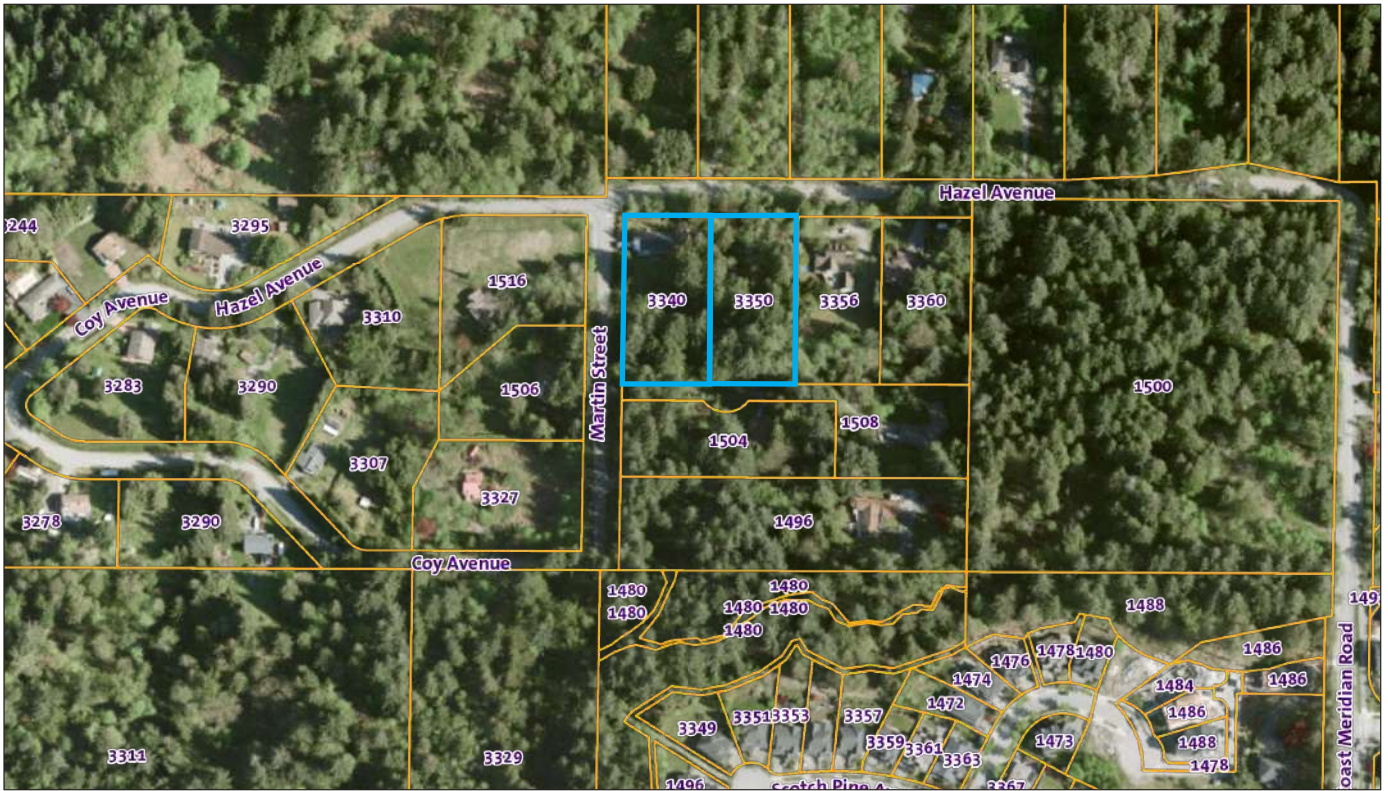
[\*\*3340+3350 Hazel - LIVE DD LINK\*\*](#)

### LOCATION:

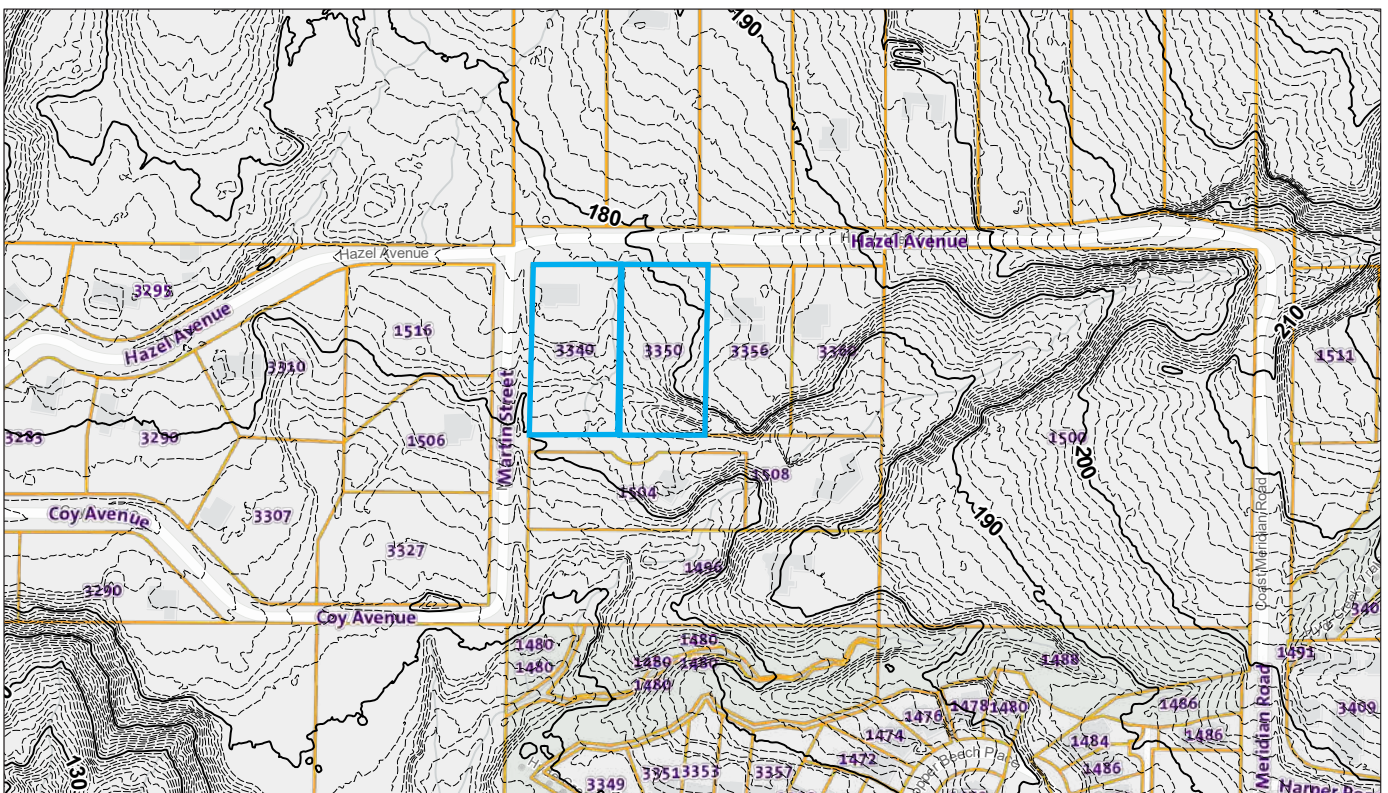
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- Only a short drive to the Coquitlam Central SkyTrain station, offering quick and convenient public transit options.
- Coquitlam Town Centre with over 200 stores, restaurants, and services, only 10 minutes away.
- Nearby schools: Smiling Creek Elementary, Westwood Montessori and Kiddie College. All within 4-6 min drive.
- Other closeby amenities include Marguerite Park, Galette Park, Belfie's Daycare, and Hustler Trailhead.

# AERIAL VIEW

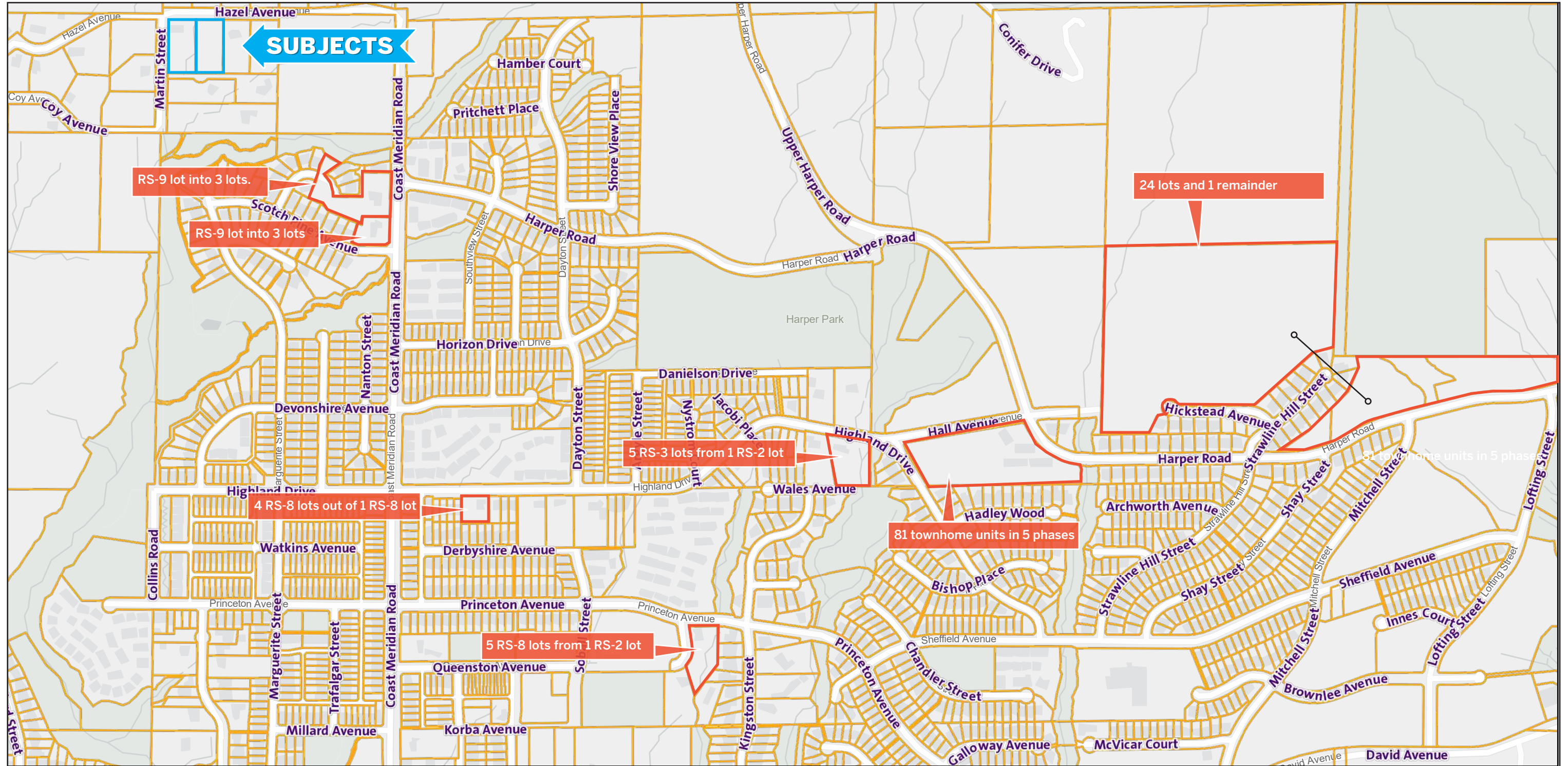


# TOPOGRAPHY





ACTIVE DEVELOPMENT APPLICATIONS IN THE AREA



# PRELIMINARY SITE LAYOUT

## LEGAL DESCRIPTION

LOT 23 PLAN NWP65560 LEGAL SUBDIVISION 16 SECTION 13 TOWNSHIP 39 LAND DISTRICT 36  
 LOT 24 PLAN NWP65560 LEGAL SUBDIVISION 16 SECTION 13 TOWNSHIP 39 LAND DISTRICT 36

## CIVIC ADDRESS

3340 HAZEL AVENUE, COQUITLAM, B.C.  
 3350 HAZEL AVENUE, COQUITLAM, B.C.

## SITE RECONCILIATION

LOT 23 SITE AREA: 0.42 ha OR 1.04 ac OR 4,199 sqm. OR 45,197.66 sqft.  
 LOT 24 SITE AREA: 0.42 ha OR 1.03 ac OR 4,180 sqm. OR 44,993.15 sqft.  
 COMBINED SITE AREA: 0.84 ha OR 2.07 ac OR 8,379 sqm. OR 90,190.81 sqft.

EXISTING ZONING: R5-2  
 PROPOSED ZONING: RT-2

**DENSITY CALCULATION:**  
 MUST NOT EXCEED A GROSS FLOOR AREA OF 0.90 TIMES THE LOT AREA  
 MAX GROSS FLOOR AREA: 90.00% = 81,171.73 sqft.  
 GROSS FLOOR AREA - MEANS THE TOTAL AREA OF ALL ENCLOSED FLOORS IN EACH BUILDING ON A LOT MEASURED TO THE EXTERIOR SHEATHING OF THE BUILDING EXCLUDING GARAGES.  
 PROPOSED GROSS FLOOR AREA: TBD  
 PROPOSED NUMBER OF UNITS: 30

**LOT COVERAGE:**  
 MAXIMUM: 45.00% = 40,585 sqft.  
 PROPOSED: 19.21% = 17,324 sqft.

**BUILDING HEIGHT:**  
 MUST NOT EXCEED TWO STOREY (BASEMENT + CELLARS ARE EXEMPT)  
 PROPOSED: TBD

**PARKING CALCULATION:**  
 2 SPACES PER DWELLING UNIT (33% ALLOWED TO BE TANDEM)  
 0.2 SPACES PER DWELLING UNIT FOR VISITOR PARKING  
 7.30m WIDE AISLE  
 PARKING STALL SIZE:  
 2.60m WIDTH (ADD 0.30m IN WIDTH IF ABUTTING A WALL)  
 5.80m LENGTH  
 30 X 2 = 60 REQUIRED STALLS FOR DWELLING UNITS  
 30 X 0.2 = 6 REQUIRED STALLS FOR VISITOR  
 PROPOSED: 60 STALLS FOR DWELLING UNITS  
 6 STALLS FOR VISITOR

**AMENITY CALCULATIONS:**  
 PRIVATE AMENITY - 37 sqm. (399 sqft.) REQUIRED PER DWELLING UNIT  
 - TO BE PROPOSED IN COMBINATION OF REAR YARD AND ROOF TOP DECK  
 COMMON AMENITY - 5 sqm. REQUIRED PER DWELLING UNIT  
 30 UNITS X 5 sqm. = 150 sqm.  
 PROPOSED: 157 sqm.

**ADDITIONAL NOTES:**  
 - BUILDINGS ARE TO BE SPRINKLERED  
 - DESIGN TO COMPLY WITH PART 3 OF THE BC BUILDING CODE 2018

NOTE:  
 ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER

NOTE:  
 ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER

NOTE:  
 TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN

NOTE:  
 JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS

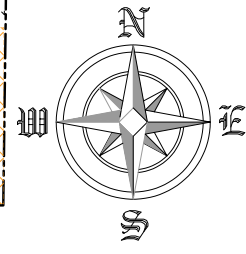
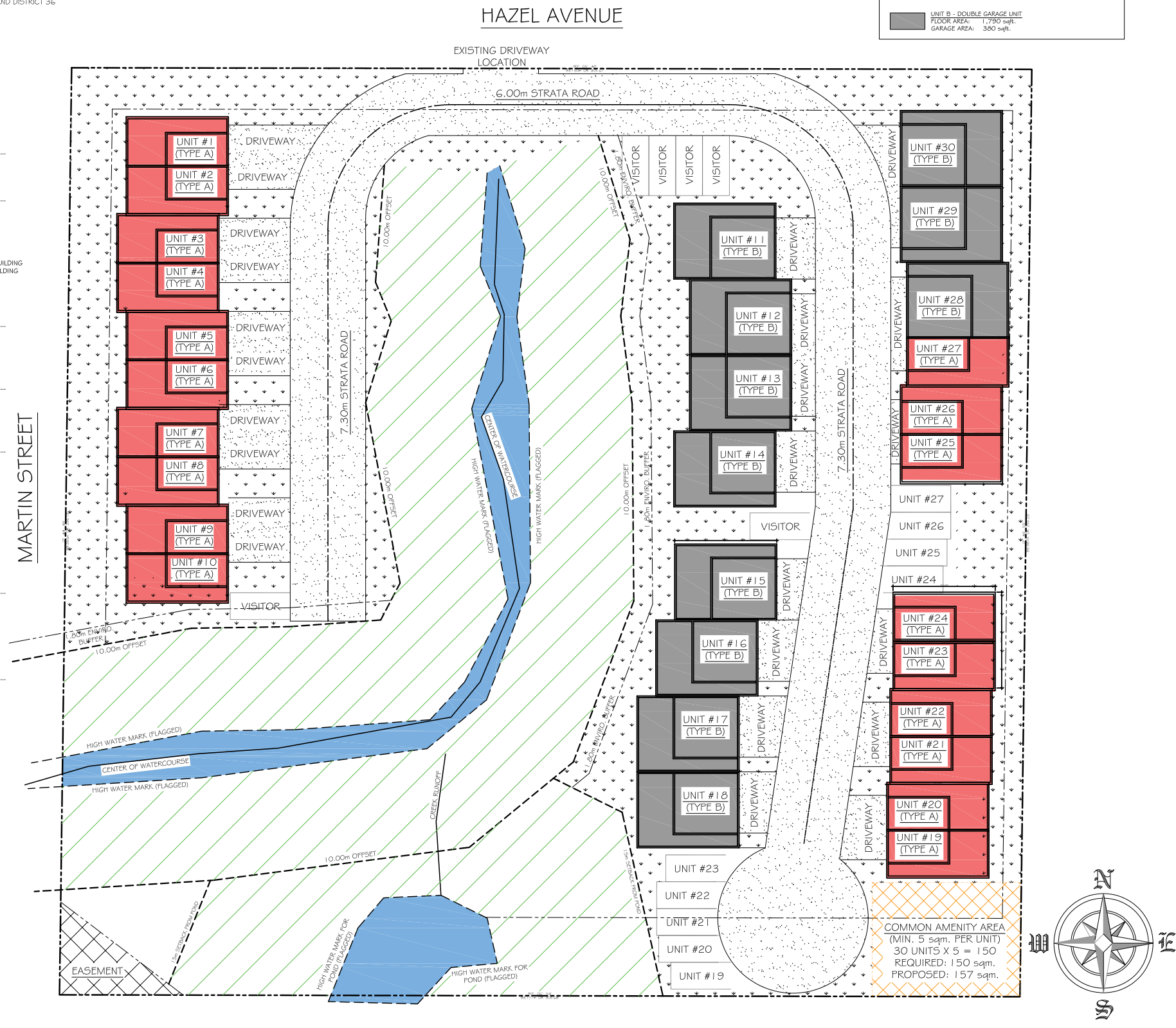
NOTE:  
 ALL CONSULTANT DRAWINGS TO BE REVIEWED BY JCR DESIGN PRIOR TO START OF CONSTRUCTION

NOTE:  
 ALL CHANGES & REVISIONS TO ARCHITECTURAL & STRUCTURAL COMPONENTS MUST BE REVIEWED BY JCR DESIGN.

## APPROXIMATE UNIT SIZES

UNIT A - TANDEM UNIT  
 FLOOR AREA: 1,064 sqft.  
 GARAGE AREA: 190 sqft.

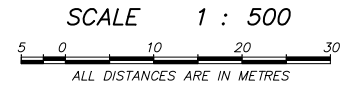
UNIT B - DOUBLE GARAGE UNIT  
 FLOOR AREA: 1,790 sqft.  
 GARAGE AREA: 380 sqft.



REFERENCE PLAN OF LOT 23 AND 24 BOTH OF SECTION 13 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN 65560

PLAN EPP109508

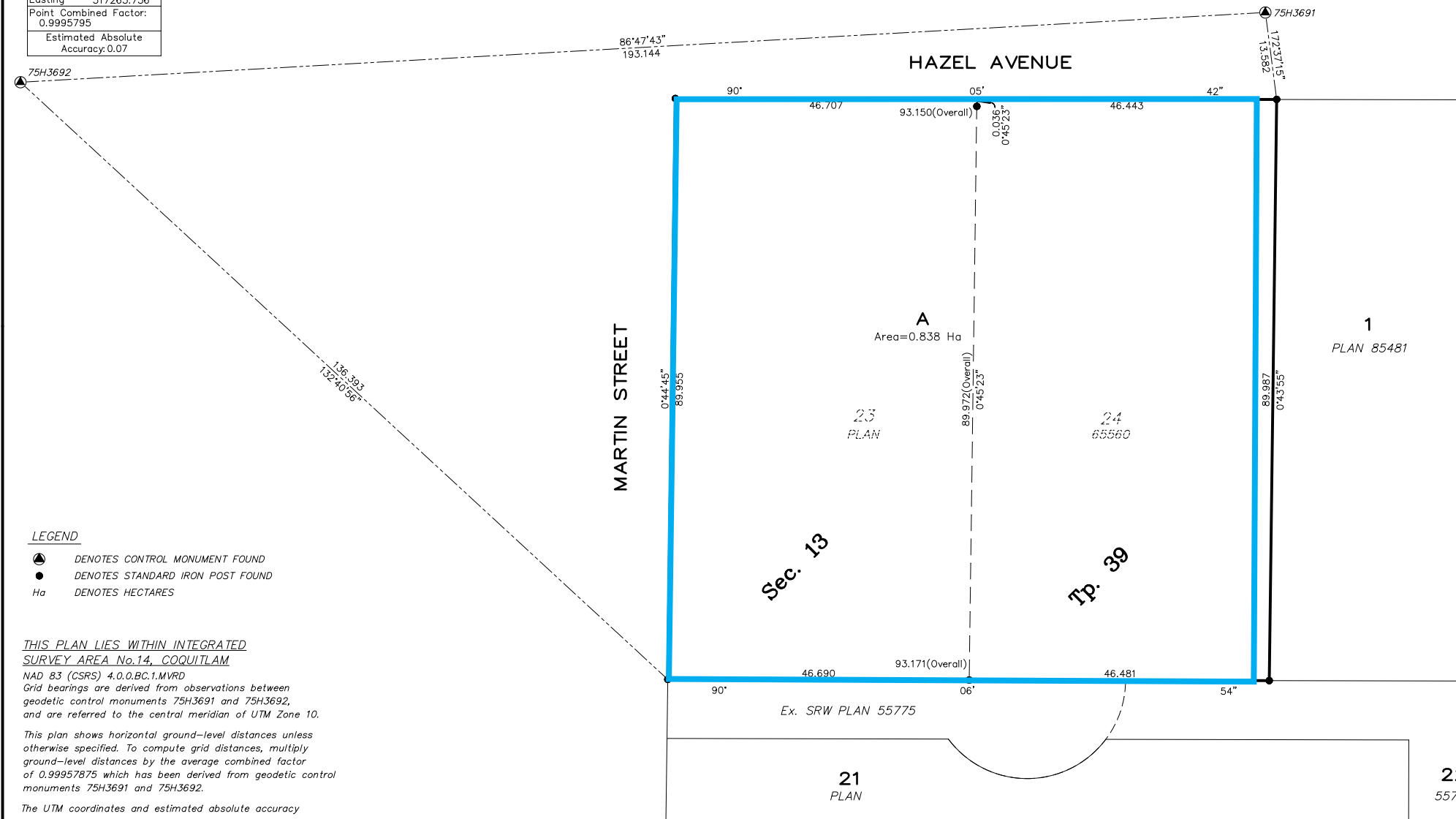
PURSUANT TO SECTION 100(1)(b), Land Title Act  
B.C.G.S. 92G.037



The intended plot size of this plan is 560mm in width  
by 432mm in height (C size) when plotted at a scale of 1:500.

UTM Zone 10 Coordinates	
Northing	5461651.009
Easting	517265.756
Point Combined Factor:	0.9995795
Estimated Absolute Accuracy:	0.07

UTM Zone 10 Coordinates	
Northing	5461661.802
Easting	517458.517
Point Combined Factor:	0.9995780
Estimated Absolute Accuracy:	0.05



- LEGEND**
- DENOTES CONTROL MONUMENT FOUND
  - DENOTES STANDARD IRON POST FOUND
  - Ha DENOTES HECTARES

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.14, COQUITLAM  
NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
Grid bearings are derived from observations between geodetic control monuments 75H3691 and 75H3692, and are referred to the central meridian of UTM Zone 10.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99957875 which has been derived from geodetic control monuments 75H3691 and 75H3692.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 75H3691 and 75H3692.

Some symbol locations have been exaggerated for clarity.



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

