

# PRIME DEVELOPMENT SITE

770 DOMINION AVENUE  
PORT COQUITLAM, BC



±14.40 ACRE\*

\* SMALLER LOTS AVAILABLE SUBJECT  
TO SUBDIVISION FEASIBILITY

For more information, please contact:

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# 770 DOMINION AVENUE DOMINION TRIANGLE

## Opportunity

This is a unique and rare opportunity to acquire a premier development property located in a burgeoning "gateway" area of the Lower Mainland. Supported by surrounding large scale retail and residential development, the property is strategically positioned for high quality development.

## Dominion Triangle Area Description

The Dominion Triangle is located in the east-central area of picturesque Port Coquitlam, and represents an area that is bordered to the south by Lougheed Highway, to the north by Dominion Avenue, and to the east by the Pitt River. This section of Port Coquitlam enjoys many natural amenities such as clear mountain views, unfettered riverfront and open green space. The west portion of the Dominion Triangle boasts Port Coquitlam's newest retail developments, which includes a variety of large retail and service businesses including Save-On-Foods, Costco, Home Depot, Starbucks, Mark's Work Warehouse, Home Outfitters, restaurants, coffee shops, professional offices and banks. The north side of Dominion Avenue boasts both single family housing and medium density townhouse development adjacent to Carnoustie Golf & Fitness Club.

## Property Location

770 Dominion Avenue is located on the south side of Dominion Avenue, directly across from Mosaic Homes' "LINKS" a new townhouse development project currently under development. Current access for visual inspection of the subject property occurs from Dominion Avenue, via Ottawa Street and Lougheed Highway.

## Site Description

770 Dominion Avenue has a frontage measurement of approximately 616 feet along Dominion Avenue with a return depth of approximately 1,017 feet. It is mostly flat and has undergone an extensive strip, fill and compaction program by bona-fide soils engineers and contractors hired by the vendor over the course of the last 3 years and as a result has been raised with structural fill to within approximately 95% of the proper flood plain requirement, and is currently receiving more structural fill material to complete the program. Documents supporting the quality of the soils work will be supplied to qualified purchasers. Due to soils work the vendor has undertaken, a large percentage of the costs associated with preparing the subject property for construction have been borne. The subject property's rectangular shape ensures development and subdivision efficiencies. A utility easement runs through the southeast corner of the site effecting less than an acre of developable land.

## Proposed DCC's

Municipal Development Cost Charges for the property under the OCP designation of Light Industrial are currently set at \$161,559.00 per hectare (\$65,380.00 per acre).

## Services

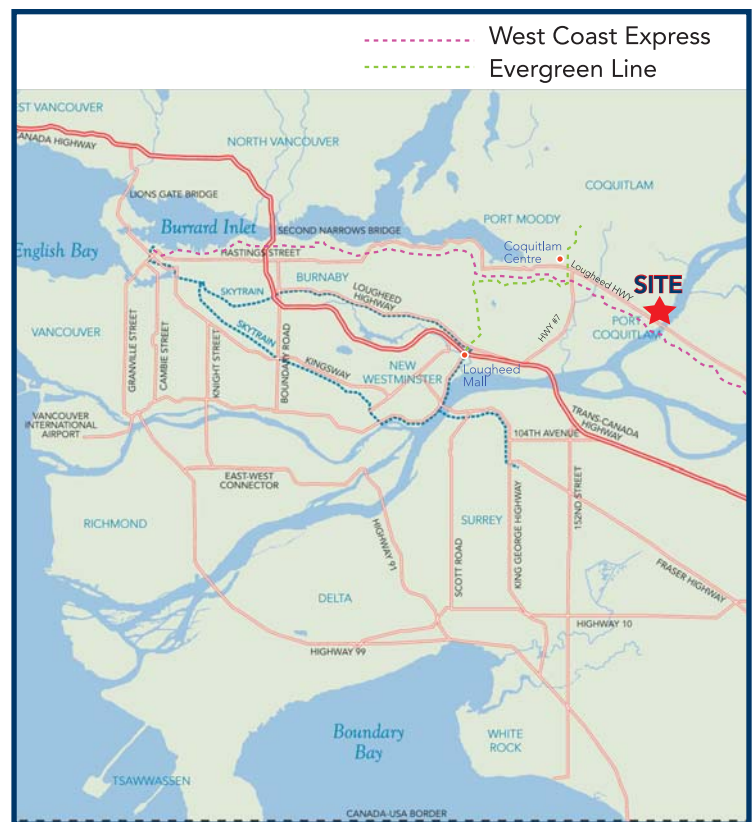
Services including municipal water and sanitary currently run along Dominion Avenue on the subject property's north property line.

## Access

One of the subject property's greatest attributes will be its accessibility. Over one billion dollars worth of transportation infrastructure upgrades are being built in the immediate area, including the new Pitt River Bridge/Mary Hill Interchange (see rendering on opposite page), the Golden Ears Bridge, providing a Fraser River crossing for the Fraser Valley, and Port Coquitlam's Coast Meridian Overpass project. Access from within the Dominion Triangle will occur from future service roads that will be built in part with other retail and industrial projects underway within the Dominion Triangle. By 2010, all planned infrastructure projects should be completed.

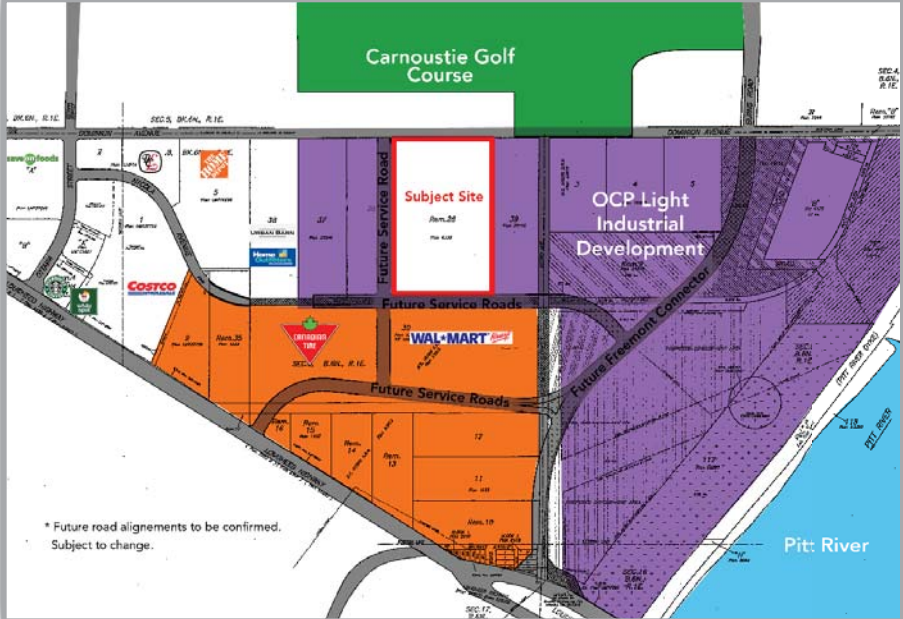
## Zoning

The current municipal zoning for the subject property is agriculture, however not within the Agricultural Land Reserve (ALR). The City of Port Coquitlam has designated 770 Dominion Avenue within the OCP as "IL-Light Industrial". As per the City of Port Coquitlam's description, the following zones may be permitted under this designation: M3 (Clean Industrial), P1 (Public Institutional), P2 (Private Institutional), P3 (Parks and Open Space), P4 (Utility District) and CD (Comprehensive Development). These zones are subject to city approval.





SITE DATA	
Size*	± 14.4 acres
Dimensions	616' by 1,017'
Shape	Rectangular



\*The vendor will sell smaller sized parcels subject to subdivision feasibility.

**Asking Price**

Please contact listing agent for details

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