

FOR SALE



COQUITLAM WEST | WHITING & APPLAN NEIGHBOURHOOD

HIGH-DENSITY DEVELOPMENT OPPORTUNITY

514 – 522 Ebert Avenue &
514 – 524 Webster Avenue, Coquitlam

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LONDON
PACIFIC

OPPORTUNITY



London Pacific is pleased to offer this exemplary AAA multifamily development opportunity representing 66,665 SQFT of assembled land situated in the heart of West Coquitlam's Whiting + Appian Neighbourhood.

The City of Coquitlam approved the "Southwest Housing Review" in June 2020 to address the neighbourhood pockets where additional density was warranted. The Whiting & Appian Neighbourhood Pocket land use designations were approved and adopted unanimously by Council on May 30th, 2022.

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

SALIENT FACTS

Address

514, 516, 518, 522 Ebert Ave
& 514, 516, 520, 524 Webster
Ave, Coquitlam

Neighbourhood

Whiting & Appian Pocket
Burquitlam

Gross Site Area

± 66,665 SQFT

± 12,400 SQFT (Road Closure)

Current Zoning

RS-1 Single Family

OCP Land Use Designation

CD (RM-5)

FSR

3.5 + 1.5 Rental

Max Gross Buildable

± 233,327.50 BSQFT (Strata)

± 99,997.50 BSQFT (Rental)

Dimensions

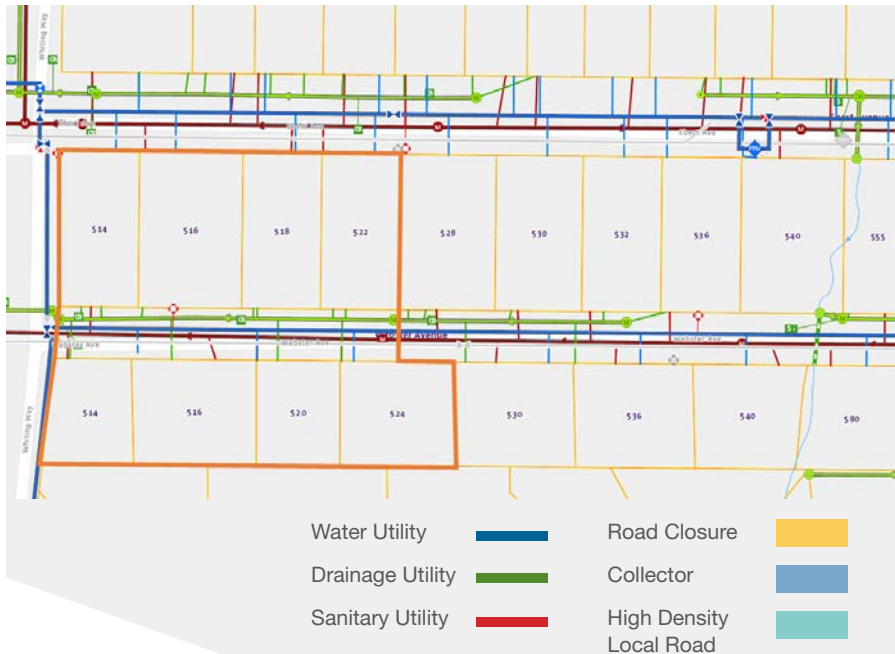
261' D x 285-345' L

Improvement

8 Single Family Homes

Combined Gross Tax (2021)

\$48,468.50



THE PROPERTIES

HIGHLIGHT

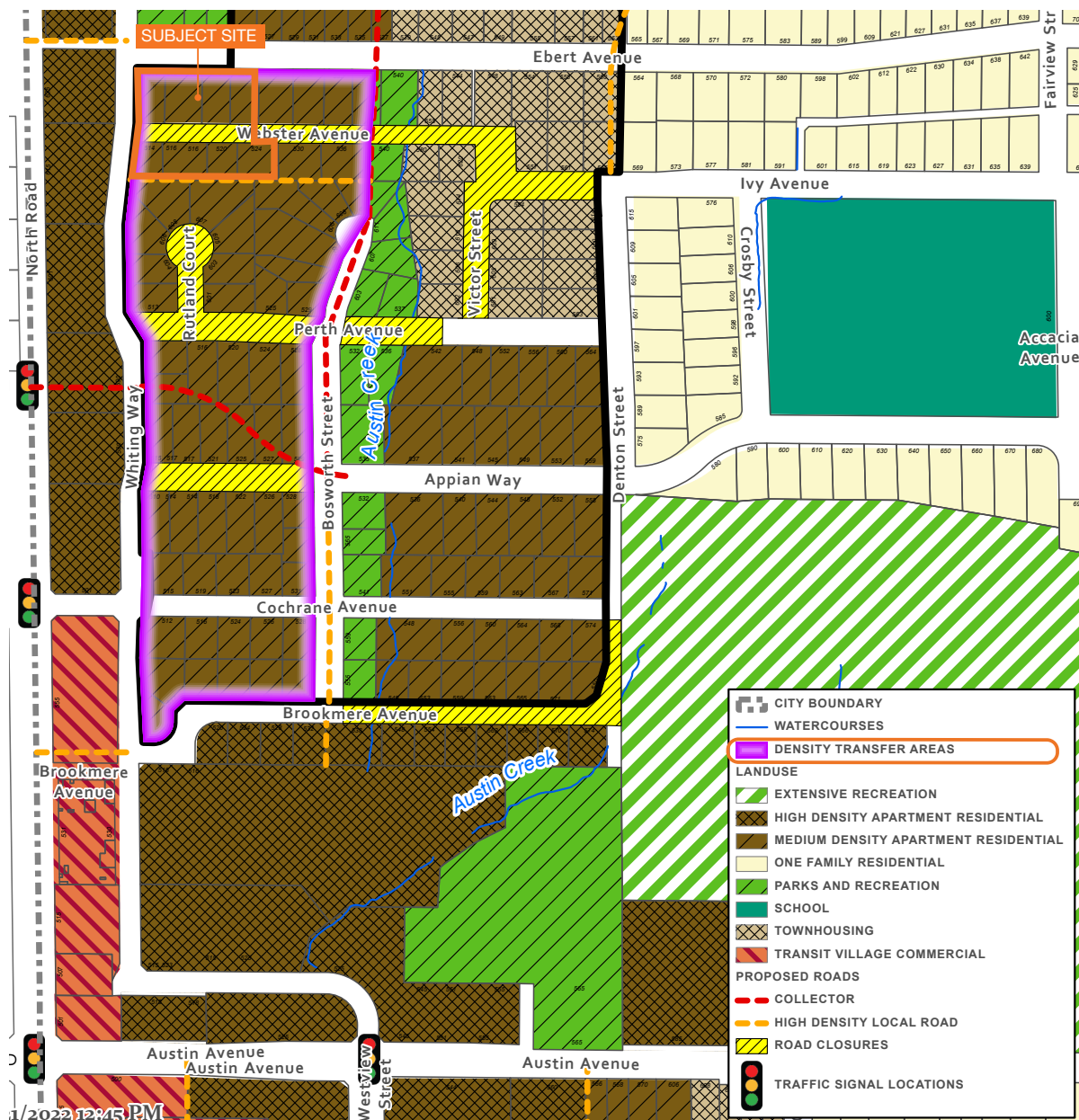
- + High Density CD (RM-5)
- + AAA residential development location
- + 10-15 minute walk to rapid transit stations and major retail centers
- + Close proximity to elementary, secondary and post-secondary schools

THE PROPERTIES

DEVELOPMENT OPPORTUNITY

The subject site has been designated CD (RM-5) High Density Apartment Residential providing a base density of 2.5 FSR, up to a max 5.0 FSR through a bonus density schedule as follows: 2.5 FSR (BASE DENSITY) + 1.0 FSR (BONUS DENSITY) + 1.5 FSR (RENTAL DENSITY).

The creation of a Green Link along the Austin Creek Tributary to the East of Bosworth Street will be a defining feature of the area, creating a linear park-like experience along the western edge of the tributary riparian area. All assemblies to the West of Bosworth Street MUST include at least one Riparian designated property East of Bosworth in order to apply for CD zoning through RM5 standards. Density from Riparian properties shall be transferred and amassed within the western block assemblies.





BURQUITLAM

The **Whiting & Appian Neighbourhood Pocket** provides a rare opportunity for a premium development in a vibrant and growing community. Whiting & Appian is well positioned by new and existing park greenspace, in close proximity to both **Lougheed & Burquitlam SkyTrain stations**, well established commercial retail services, and rich community amenities. Lougheed & Burquitlam SkyTrain stations are 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.



Burquitlam SkyTrain Station



Lougheed Town Centre



New YMCA
Image by Concert Properties.



Simon Fraser University

MARKET ANALYSIS





CURRENT MARKET

The Market for High-Rise Developments in Coquitlam West currently reflect historical highs for revenues. Four active projects are currently selling above \$1,000/SQFT.

All four active high-rise projects were released to the market in 2021 (one in each quarter) and have experienced healthy absorption, most recently with the Myriad by Concert Properties selling 351+ units in the first two months from launch in December of 2021.

We expect strong demand for high-rise product and development opportunities in this community to continue through 2022 and beyond.

BURQUITLAM NEIGHBOURHOOD PROJECT COMPARABLES

Project	MYRIAD	SMITH & FARROW	SYDNEY	VUE
				
Release Date	Q4 2021	Q1 2021	Q2 2021	Q3 2021
Developer	Concert	Boffo	Ledingham McAllister	Amacon
Total Units	468	348	160	296
Sold Units	438	315	128	246
Status	Now Selling 90% sold	Now Selling	Now Selling	Now Selling
Average Price / SF	\$1017/SF	\$1012/SF	\$1019/SF	\$1000/SF
Average Total Price	\$712,917	\$876,392	\$767,340	\$804,000



WALKING

- 10 min Roy Stibb's Elementary School
- 10 min Burquitlam Skytrain Station
- 15 min Lougheed Towncentre
- 25 min École Banting Middle School
- 20 min Stone Creek School Park



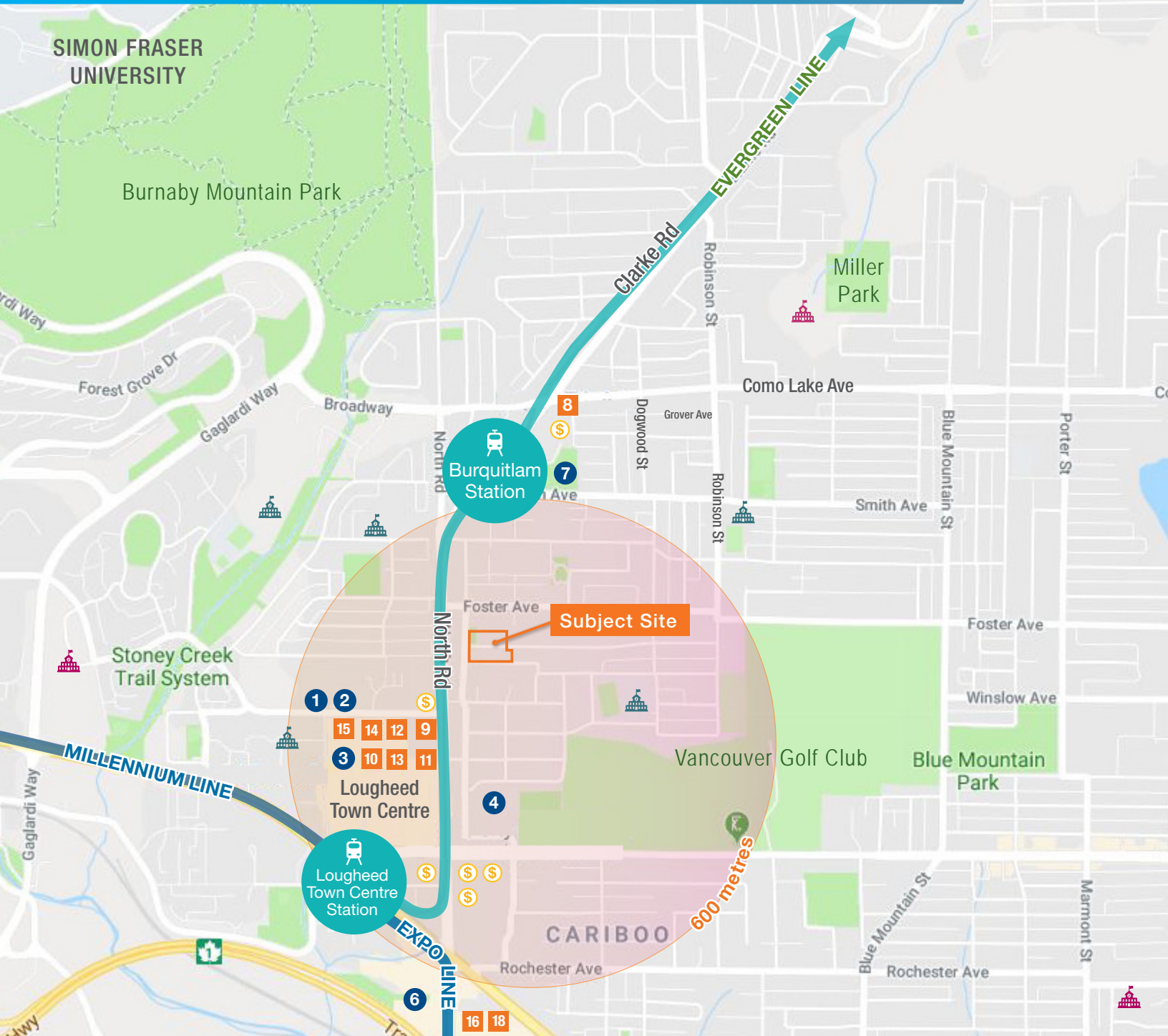
SKYTRAIN

- 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
- 8 min Port Moody Secondary School
- 8 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 PROPOSED 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

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+APPIAN

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**LONDON
PACIFIC**
REDEFINING LAND

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