

FOR SALE

WHITING
+ APPIAN



COQUITLAM WEST | WHITING & APPIAN NEIGHBOURHOOD

HIGH-DENSITY DEVELOPMENT OPPORTUNITY

520-528 Perth Ave

525-529 Appian Way

Ben Williams*
604.420.2600 ext 203
bwilliams@londonpacific.ca

Daniel Link
604.420.2600 ext 210
daniel@londonpacific.ca

LONDON
PACIFIC

OPPORTUNITY



London Pacific is pleased to offer this exemplary AAA HIGH DENSITY multifamily development opportunity representing approximately 59,198 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 plan has been fully adopted by the City of Coquitlam as of May 30, 2022.

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

SALIENT FACTS

Address

520, 524, 528 Perth Ave,
525, 527, 529, Appian Way

Neighbourhood

Whiting & Appian Pocket
Burquitlam

Gross Site Area

± 59,198 SQFT

Current Zoning

RS-1 Single Family

OCP Land Use Designation

CD (RM-5)

FAR

5.0 (Rental)

Max Gross Buildable

295,990 BSQFT

Improvement

6 Single Family Homes



THE PROPERTIES

HIGHLIGHT

- + AAA residential development location
- + 10 minute walk to rapid transit stations and major retail centers
- + Close proximity to elementary, secondary and post-secondary schools

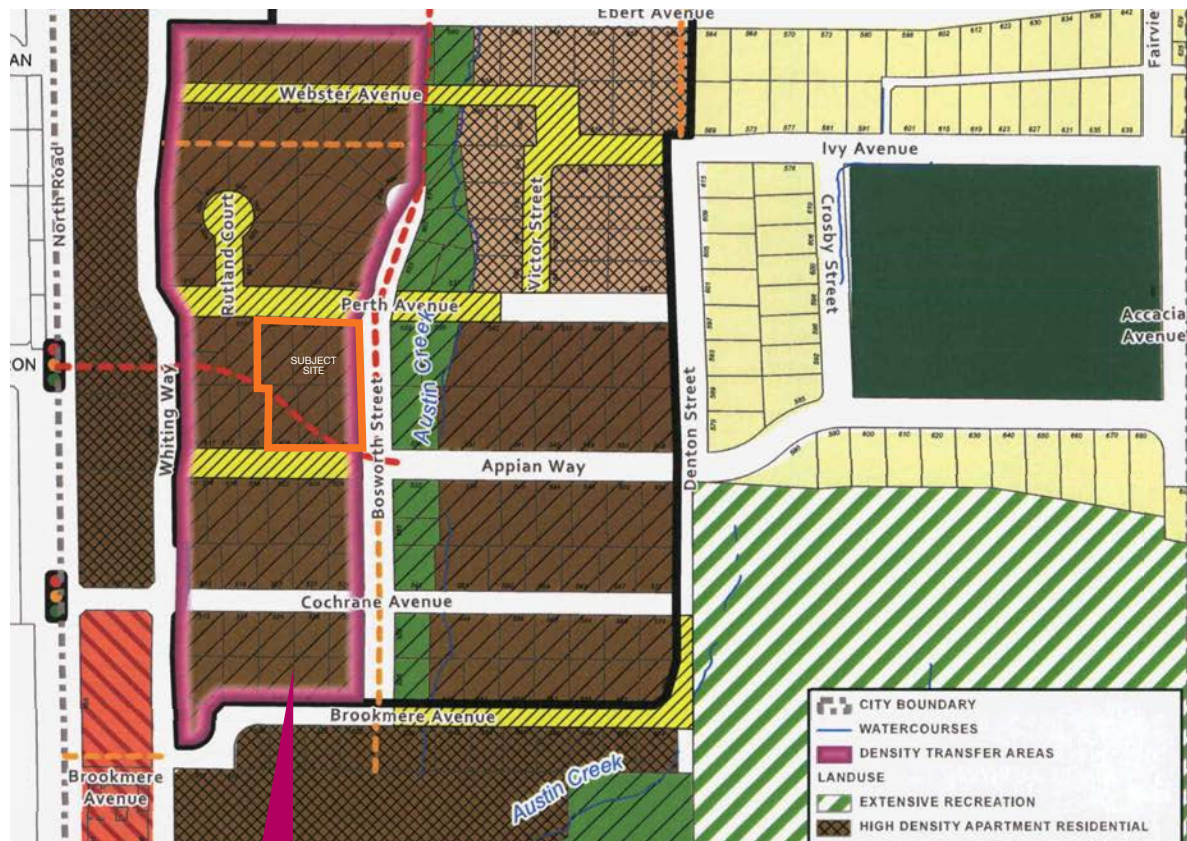


Unrepresented Sellers

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.



Density Transfer Zone

Basic Option

Medium Density

- Typical example 6 storey building at ~2.3 FAR

"Plus" Options

Encapsulated Mass Timber (EMT) Option

- Eligible for density available under RM-4 zone
- Up to 12 storeys

Density Transfer Option

- Development site ("receiver") and Green Link parcel ("donor") both have density associated with RM-5
- Results in densities comparable to High Density land use

4.5 FAR



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. The active projects shown below are currently selling above \$1,100/SQFT.

All four active high-rise projects shown below were released to the market in 2022 and have experienced healthy absorption. Elmwood and Band had a strong Q1 2023 with 92 and 56 homes sold during their 2023 Lunar New Year promotions.

We expect strong demand for high-rise product and development opportunities in this community to continue through 2023 and beyond.

BURQUITLAM NEIGHBOURHOOD PROJECT COMPARABLES

Project	Alina	Band	Elmwood	Precidia
				
Release Date	Q2 2022	Q2 2022	Q3 2022	Q2 2022
Developer	Strand	Towline and Quadreal	Marcon	Ledingham Mcallister
Total Units	246	384	335	178
Sold	82%	50%	64%	50%
Status	Now Selling	Now Selling	Now Selling	Now Selling
Average Price / SF	\$1150/SF	\$1157/SF	\$1174/SF	\$1123/SF
Average Total Price	\$750,950	\$798,330	\$771,318	\$855,726



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



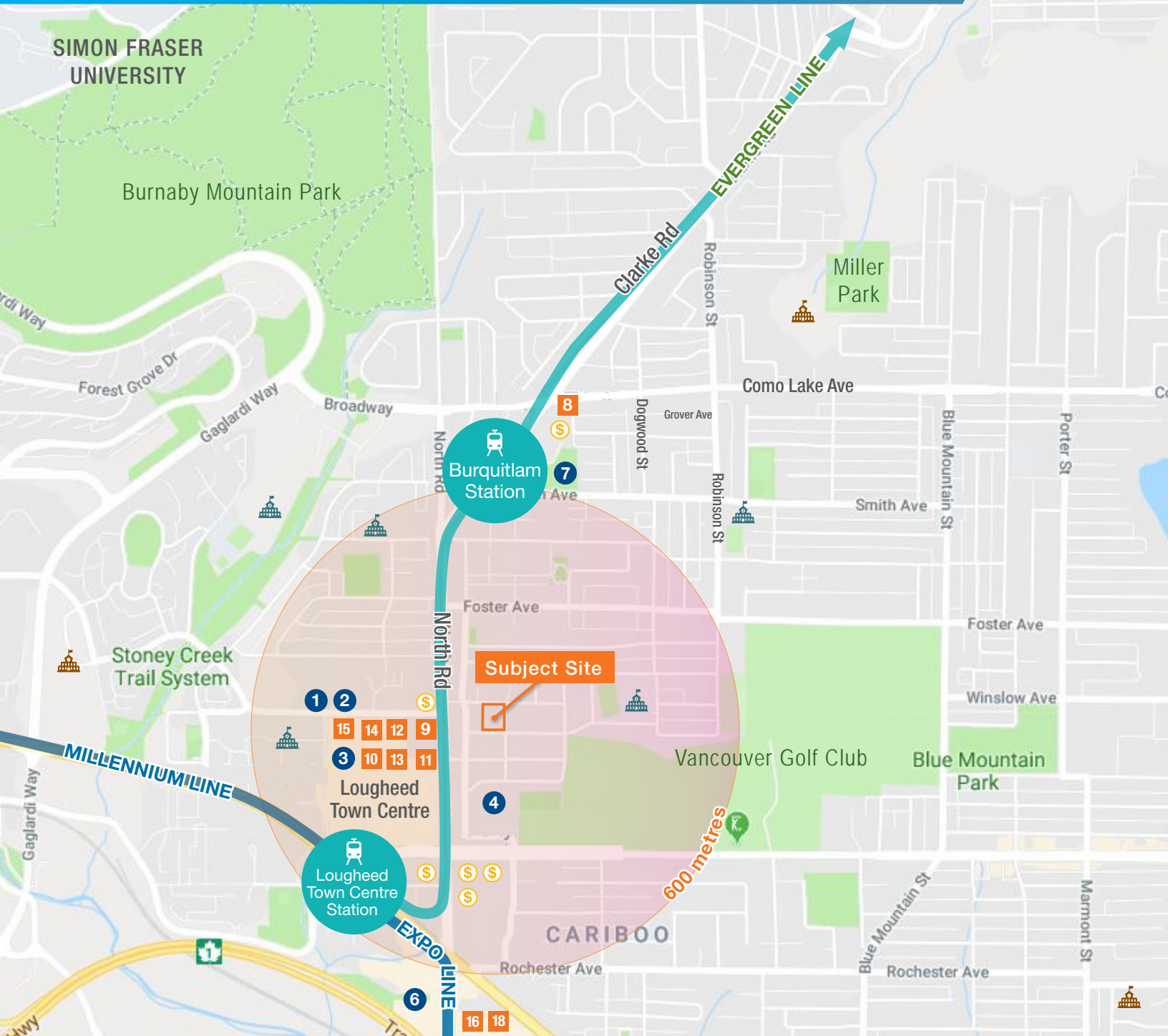
SKYTRAIN

- 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 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

WHITING
+APPIAN

Ben Williams*
604.420.2600 ext 203
bwilliams@londonpacific.ca

Daniel Link
604.420.2600 ext 210
daniel@londonpacific.ca

**LONDON
PACIFIC**
REDEFINING LAND

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.