

FOR SALE

WHITING  
+APPIAN

MEDIUM DENSITY SITE 3 - BROOKMERE COOP/PALE - JING PLACING

COQUITLAM WEST | WHITING & APPIAN NEIGHBOURHOOD

# MEDIUM-DENSITY DEVELOPMENT OPPORTUNITY

548 – 574 Cochrane Avenue,  
549 – 571 Brookmere Avenue &  
550 Denton Street, Coquitlam

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 multifamily development opportunity representing 103,499 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 was approved and adopted by Council on May 30th, 2022 and is now incorporated into the Burquitlam Lougheed Neighbourhood Plan.

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

# SALIENT FACTS

Address

548, 556, 560, 564, 574  
Cochrane Ave, 550 Denton St  
& 549, 553, 559, 563, 565, 571  
Brookmere Ave, Coquitlam

Neighbourhood

Whiting & Appian Pocket  
Burquitlam

Gross Site Area

±103,499 SQFT

Current Zoning

RS-1 Single Family

OCP Land Use Designation

Medium Density Apartment  
Residential (RM-3)

FSR

2.3 (6-Storey frame)

Max Gross Buildable

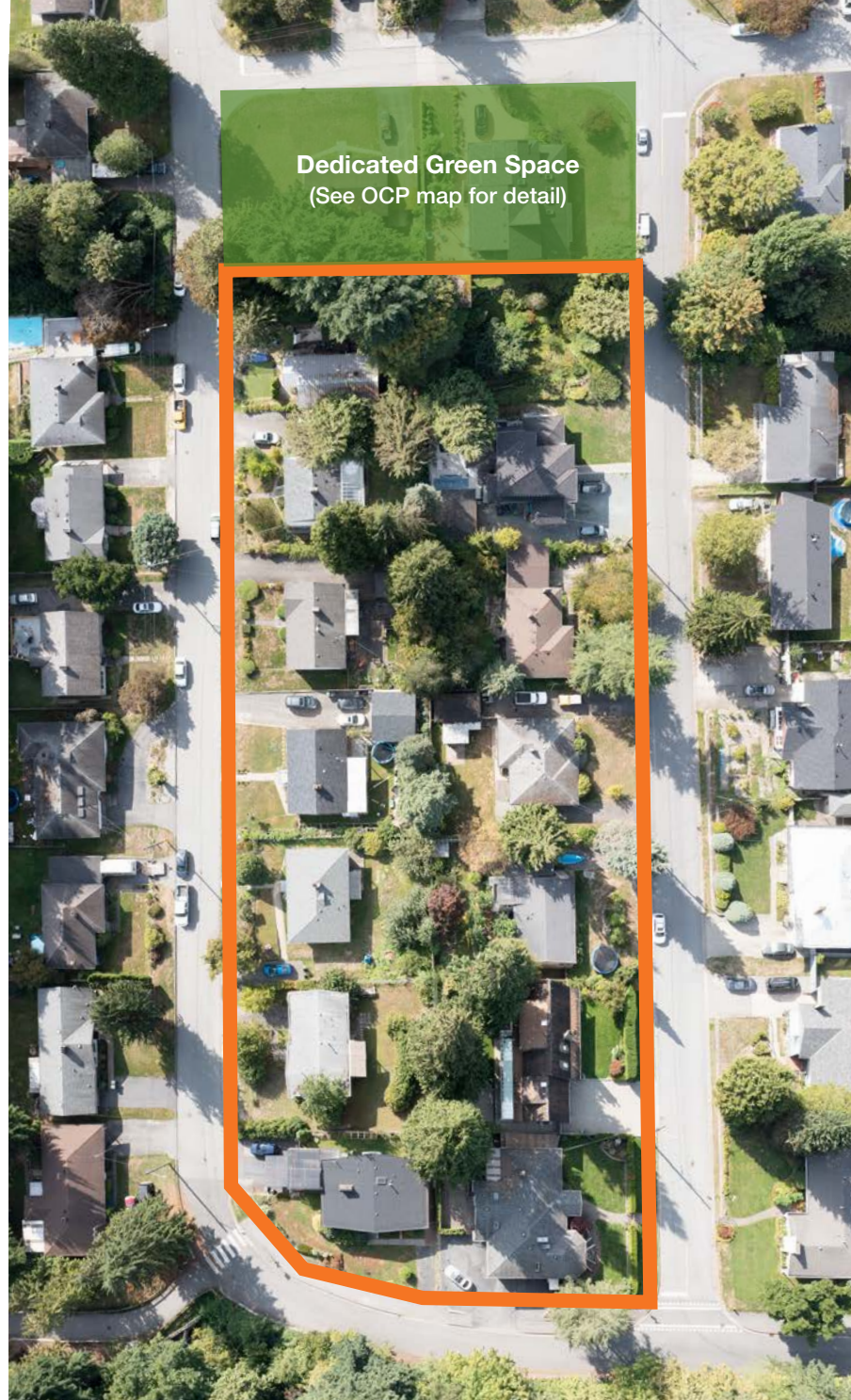
±238,048 BSQFT (2.3 FSR)

Improvement

13 Single Family Homes

Combined Gross Tax (2021)

\$80,175.63



## THE PROPERTIES

# HIGHLIGHT

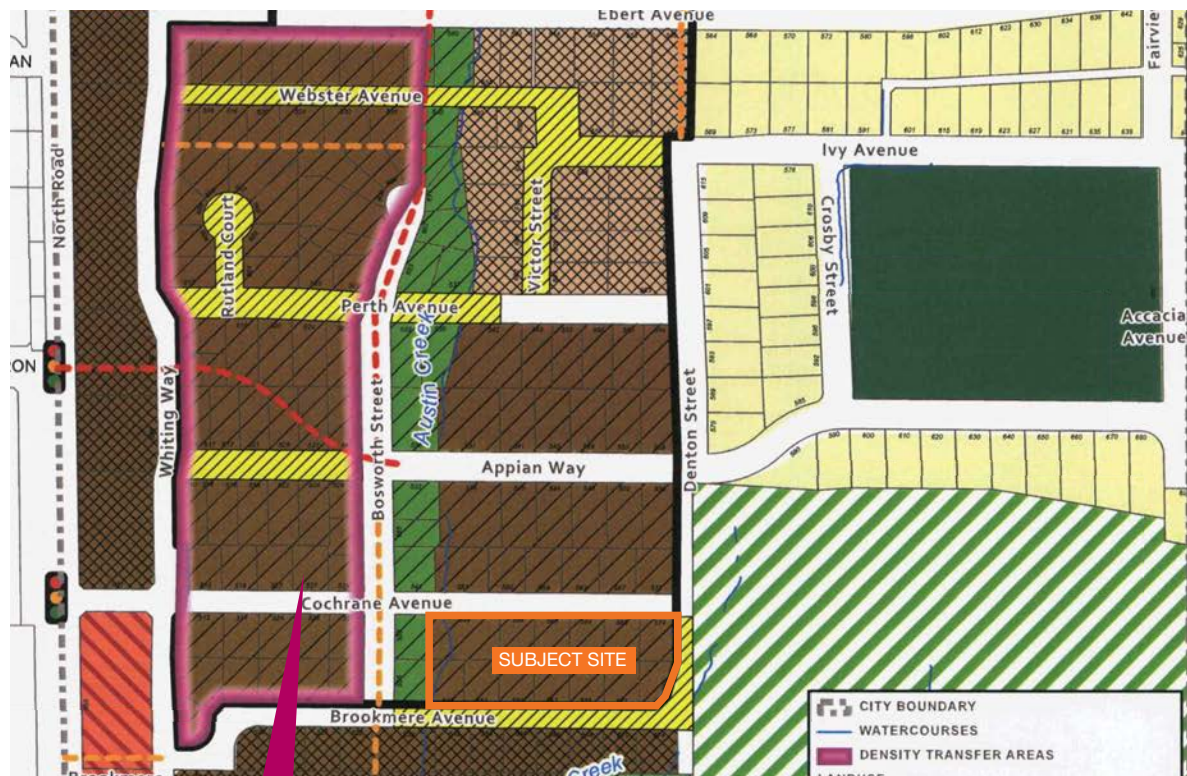
- + AAA residential development location
- + 10-15 minute walk to rapid transit stations and major retail centers
- + Close proximity to elementary, secondary and post-secondary schools

THE PROPERTIES

# DEVELOPMENT OPPORTUNITY

The subject site has been designated **RM-3 Medium Density Apartment Residential**. RM-3 zoning allows for 55% site coverage of buildings that are a minimum of six (6) storeys and to a maximum of **2.3 FSR**. An additional 10% increase to the allowable FSR may be applied for all strategic housing options if all dwelling units provided within the development are exclusive market rental units for a total 2.53 FSR.

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 along the western edge of the tributary. The Westerly portion of this assembly fronts onto Austin Creek and will assume additional building setbacks from lot line.



**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

Coquitlam

	CITY BOUNDARY
	WATERCOURSES
	DENSITY TRANSFER AREAS
<b>LANDUSE</b>	
	EXTENSIVE RECREATION
	HIGH DENSITY APARTMENT RESIDENTIAL
	MEDIUM DENSITY APARTMENT RESIDENTIAL
	ONE FAMILY RESIDENTIAL
	PARKS AND RECREATION
	SCHOOL
	TOWNHOUSING
	TRANSIT VILLAGE COMMERCIAL
<b>PROPOSED ROADS</b>	
	COLLECTOR
	HIGH DENSITY LOCAL ROAD
	ROAD CLOSURES
	TRAFFIC SIGNAL LOCATIONS

Resources/ City of Coquitlam website: Southwest Housing Review - Updated Draft Concepts for Burquitlam-Lougheed Neighbourhood Pockets and Phase 2 Consultation Summary.PDF



# 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 “Wood Frame” Development in the Burquitlam Lougheed Neighbourhood is currently reflecting historical highs in revenues, with three of four active projects selling above \$875/SQFT. Both Allison by Mosaic and Linc by VanHomes Properties are Q1 2022 launches blending close to \$890/SQFT with healthy absorption. We expect strong demand for wood frame product and development opportunities in this community to continue through 2022 and beyond.

## BURQUITLAM NEIGHBOURHOOD MEDIUM DENSITY COMPARABLES

Project	THE OAKS	ALLISON	LINC	CARDINAL
				
Release Date	Q2 2021	Q1 2022	Q1 2022	Q3 2021
Developer	Strand Development	Mosaic Homes	VanHomes Properties	Polygon Homes
Total Units	131	96	144	140
Sold Units	112	30	53	85
Status	Now Selling	Now Selling	Now Selling	Now Selling
Average Price / SF	\$852 / SF	\$890 / SF	\$889 / SF	\$873 / SF
Average Total Price	\$662,856	\$681,740	\$786,096	\$749,034



### WALKING

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



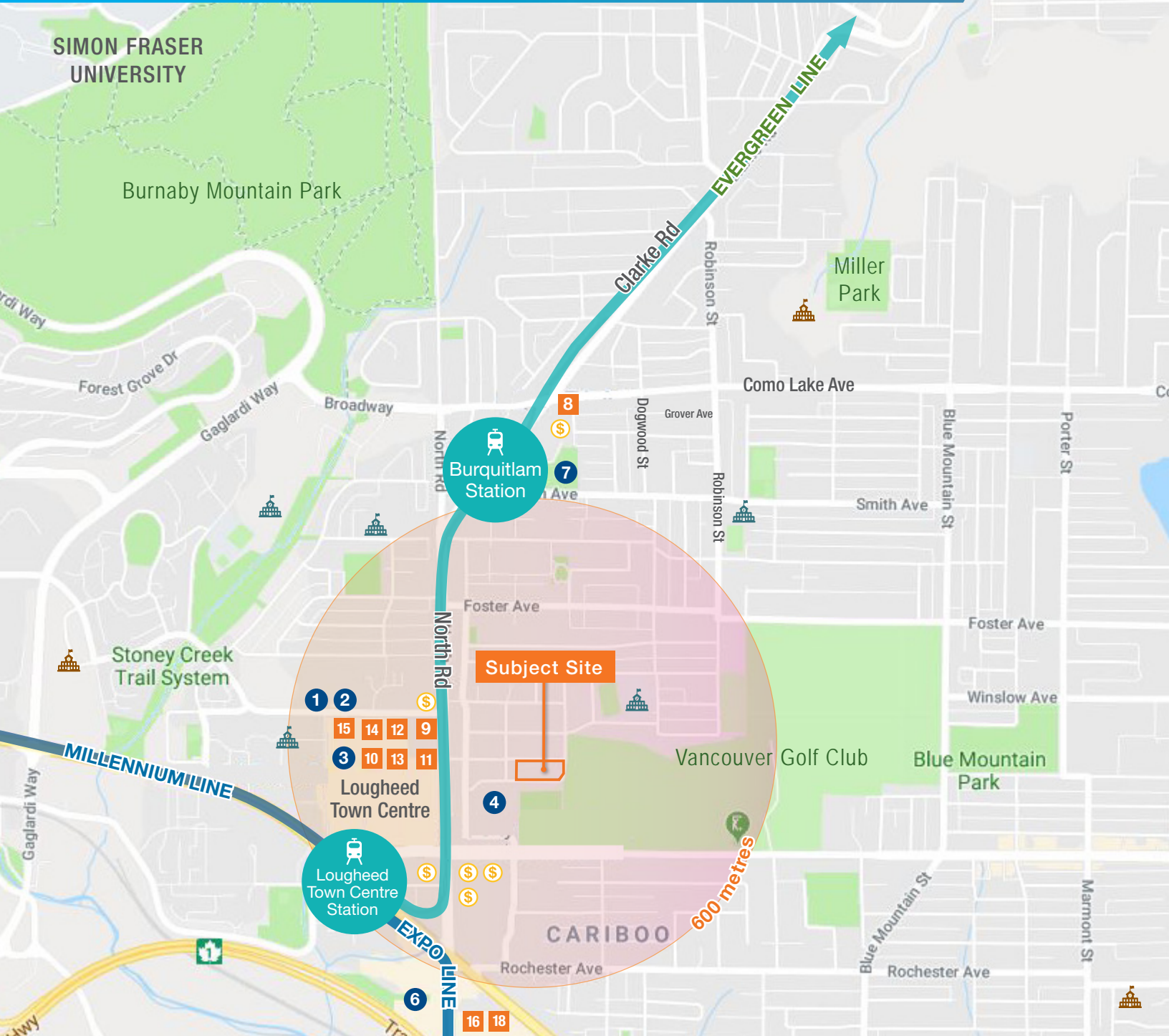
### SKYTRAIN

- 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



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**LONDON  
PACIFIC**  
REDEFINING LAND

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | [LONDONPACIFIC.CA](http://LONDONPACIFIC.CA)

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