DEVELOPMENT OPPORTUNITY

609 Rochester Avenue, Coquitlam



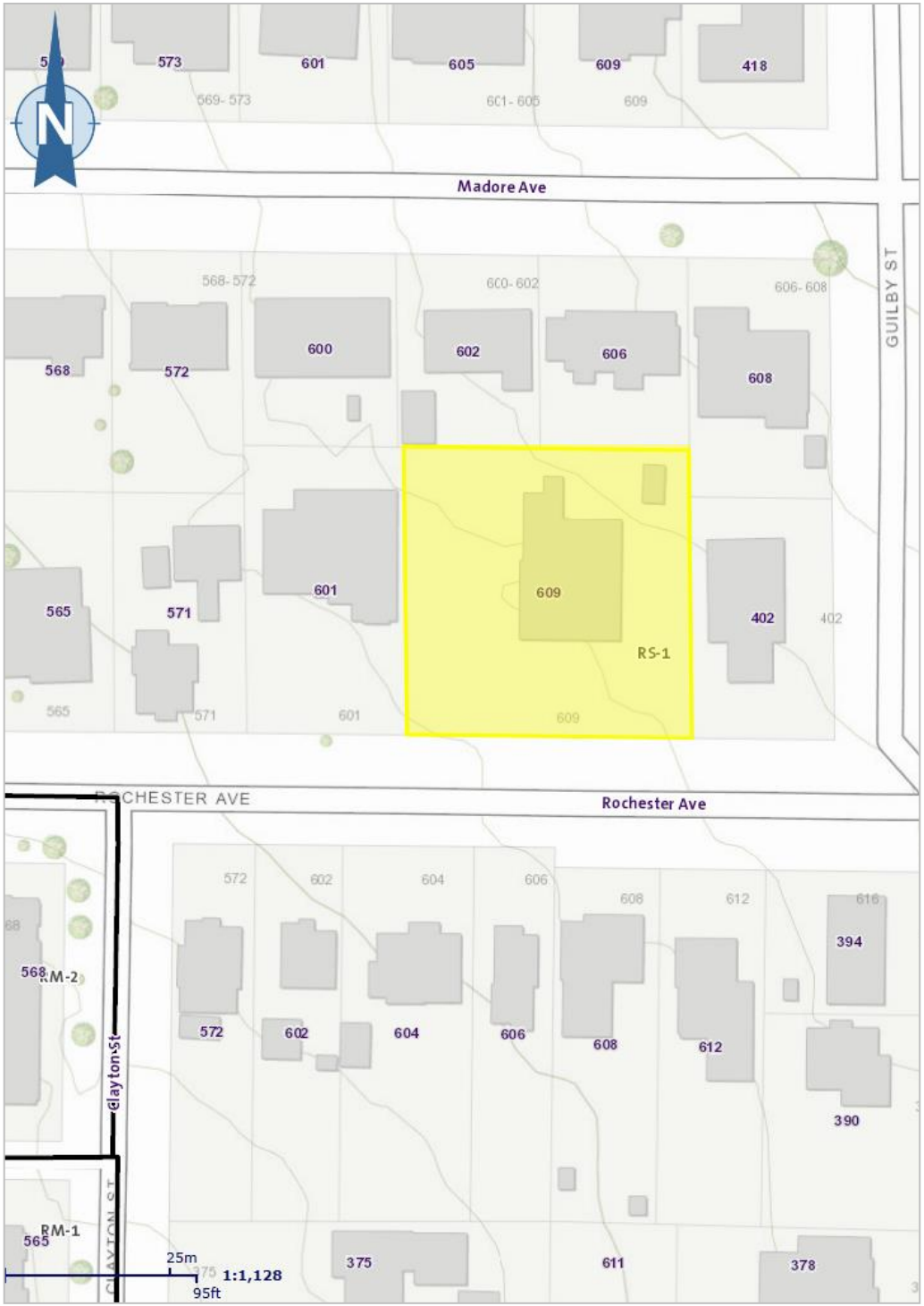
Presented by:
David Kearney CCIM
Michelle Hawthorne PREC
Sheila Francis PREC

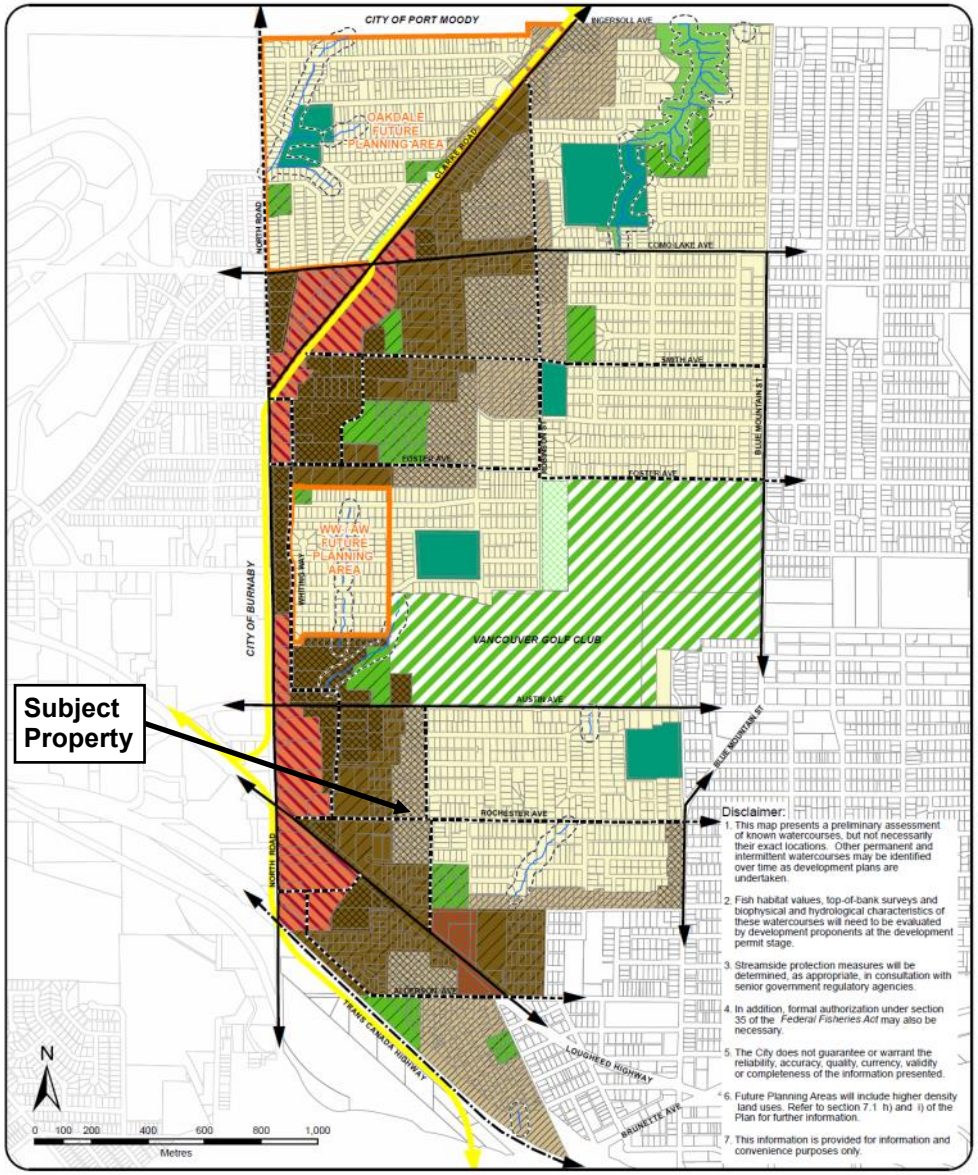
604-942-0606

RE/MAX COMMERCIAL

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SCHEDULE A - BURQUITLAM - LOUGHEED NEIGHBOURHOOD PLAN

LAND USE DESIGNATIONS

- Transit Village Commercial
- Neighbourhood Centre
- High Density Apartment Residential
- Medium Density Apartment Residential
- Low Density Apartment Residential
- Townhousing
- Neighbourhood Attached Residential
- One Family Residential
- Civic and Major Institutional
- School
- Parks and Recreation
- Natural Areas
- Extensive Recreation
- Future Planning Area[6]
- Municipal Arterial Street
- Municipal Collector Street
- Provincial Highway
- SkyTrain
- Watercourse
- Riparian Assessment Area (RAA)

DRAFT

Adopted: XXX XX, XXXX
Amended: N/A

Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

Coquitlam



CIVIC ADDRESS	609 Rochester Avenue, Coquitlam
LEGAL DESCRIPTION	PL NWP33210 LOT 154 DL 3 LD 36
PID	006-784-763
PROPERTY TAXES	$6373.24 (2016)
LOT SQUARE FOOTAGE	20,880
LOT DIMENSIONS	143.62 X 144.91
ZONING	Currently RS-1

Excellent opportunity for re-development! The property is currently zoned RS-1 but in the Draft OCP for the Burquitlam Lougheed neighbourhood plan, it is designated for townhomes. This plan will likely be adopted in the coming months, substantially as outlined in the Draft Plan. One of the guiding principals at work in the plan is the Transit Oriented Development concept: essentially increasing housing density in a graduated distance from main transit hubs. As mentioned, this property is located in the area designated for "townhome" development in accordance with these principles.



OFFERING PROCESS - PREFERENCES AND GUIDELINES

- This property is offered as a **land value only** listing without a fixed price
- Current zoning allows for 3 single family homes with each lot valued from $1,000,000+.
- OCP proposal for RT- townhome.
- The seller will entertain offers with a preference for proposals not tied to municipal applications or approvals, with a short completion.
- **All offers to be submitted on or before April 6, 2017.**

For more information, call Michelle Hawthorne PREC or David Kearney CCIM at 604-942-0606

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This communication is not intended to cause or induce breach of an existing agency agreement.