

**DEVELOPMENT OPPORTUNITY**  
LOW-DENSITY MULTI-FAMILY RESIDENTIAL

2420 TICEHURST LANE  
2450 TICEHURST LANE  
2455 GATELY AVENUE  
PORT COQUITLAM, BC



**FOR SALE**  
Manning Ave



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# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

2420 Ticehurst Lane; 2450 Ticehurst Lane & 2455 Gately Avenue, Port Coquitlam, BC

## THE OPPORTUNITY

The 2420 and 2450 Ticehurst Lane and 2455 Gately Avenue site consists of three legal parcels in the town centre area of Port Coquitlam and totals approximately 0.90 acres or 39,398 square feet. 2420 and 2450 Ticehurst Lane are currently zoned RS-1 (Residential Single Dwelling), with 2455 Gately Avenue zoned RD (Residential Duplex). All three parcels are designated in the Port Coquitlam Official Community Plan for RA-1 (Residential Apartment 1), allowing for low density, three to four-storey apartment development. The opportunity exists to purchase a portion of 2428 Kingsway Avenue and Ticehurst Lane from the City of Port Coquitlam in order to increase developable area.

## THE LOCATION

The subject site is strategically located within walking distance of downtown Port Coquitlam, easily accessible on foot via a pedestrian bridge which lies just south of the site in very close proximity and offering a wide array of amenities, including specialty shops, restaurant, community recreation centres, parks and schools.

The site enjoys Coquitlam River frontage, offering direct access to the Coquitlam River Park Trail network extending for 9.8 kms within 165 acres of municipal parkland. The Coquitlam River also sees the return of hundreds of salmon from the Pacific Ocean each year and fishermen can be seen fishing directly in front of the site.



| SALIENT DETAILS             | 2420 TICEHURST LANE                               | 2450 TICEHURST LANE                  | 2455 GATELY AVENUE                         |
|-----------------------------|---|--------------------------------------|--|
| PID                         | 011-007-176                                       | 011-007-265                          | 003-136-990                                |
| LEGAL DESCRIPTION           | PL NWP3106 LT 14 DL 379 LD 36                     | PL NWPP3106 LT A DL 379 LD 26        | PL NWP8602 DL 379 LD 36                    |
| SITE SIZE                   | 7,017 sf (0.161 acres)                            | 21,693 sf (0.5 acres)                | 10,688 sf (0.25 acres)                     |
| CURRENT ZONING              | RS-1 (Residential Single Dwelling 1)              | RS-1 (Residential Single Dwelling 1) | RD (Residential Duplex)                    |
| PROPERTY TAXES              | \$2,646.18 (2014)                                 | \$5,559.26 (2014)                    | \$4,737.92 (2014)                          |
| EXISTING IMPROVEMENTS       | Improved with one 2-storey single family dwelling | One 1-storey single family dwelling  | Improved with one 1-storey duplex dwelling |
| <b>TOTAL ASSEMBLY AREA</b>  | <b>39,398 sf (0.90 acres)</b>                     |                                      |  |
| <b>TOTAL PROPERTY TAXES</b> | <b>\$12,943.26</b>                                |                                      |  |

### AMENITIES

Port Coquitlam's Downtown Commercial district is a pedestrian-friendly area featuring tree-lined streets, an abundance of shops and services, a historic City Hall and community recreation facilities. Businesses in the area benefit from the city's old-fashioned sense of community and improved road, bridge and trail connections, encouraging residents to shop, work and play close to home.



#### DINE

- Restaurants
- Coffee Shops
- Bakeries
- Specialty

#### SHOP

- Automotive
- Home
- Clothing
- Jewelers
- Convenience
- Grocery & Pharmacy
- Gas Stations

#### SERVICES

- Accountants
- Childcare
- Insurance
- Financial
- Legal Services
- Dental
- Medical
- Employment & Education
- Entertainment
- Pets
- Real Estate
- Hair & Beauty
- Health & Fitness

Traboulay PoCo Trail, located just south of the subject site accessible via a pedestrian bridge, is a 25-kilometre trail encircling the City of Port Coquitlam. Lined with trees and following the scenic Coquitlam River, cutting through the paved Downtown Stretch as well as Lions Park, it provides access to an abundance of live, play and work areas. Lions Park features an expansive playground, a new water play feature, public washrooms and covered picnic areas with Rainside Skate Park located immediately on the southeast corner on Kingsway Avenue and Shaughnessy Street.

### DEVELOPMENT POTENTIAL & ESTIMATED DENSITY

|                                  |  |
|----------------------------------|--|
| OCP LAND USE DESIGNATION         | RA-1 "Residential Apartment 1" allowing for low density, three or four-storey apartment development. |
| POTENTIAL DEVELOPMENT            | To develop based on (RA-1) OCP land use for a low-rise, purely residential apartment complex.        |
| SITE AREA                        | 39,398 sf  |
| BASE FSR                         | 1.5  |
| BASE DENSITY                     | 59,097 sf  |
| BONUS FSR                        | 0.5 (Up to 0.5 FSR can be purchased from the City of Port Coquitlam)                                 |
| BONUS DENSITY                    | 19,699 sf  |
| <b>MAXIMUM POTENTIAL FSR</b>     | <b>2.0</b>   |
| <b>MAXIMUM POTENTIAL DENSITY</b> | <b>78,796 sf</b>   |

### POTENTIAL ADDITION

The City of Port Coquitlam has indicated it may sell a portion of the 0.43 acre (18,900 sf) parcel at 2428 Kingsway Avenue located directly northeast of the site in addition to Ticehurst Lane for inclusion in the development and increasing total potential density.

### SALE PRICE

Please contact listing agent for details.

# DEVELOPMENT OPPORTUNITY

Low-Density Multi-Family Residential - Port Coquitlam, BC

FOR  
SALE



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\*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield Ltd.

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