

Coquitlam Town Centre

Future  
Evergreen Line Station

Gates Park

Port Coquitlam  
Town Centre

Port Coquitlam  
Station

Lougheed Highway

Pitt River Road

**SUBJECT**

Shaughnessy Street

Mary Hill Bypass

# Townhouse Development Site

2560 Pitt River Road  
Port Coquitlam, BC

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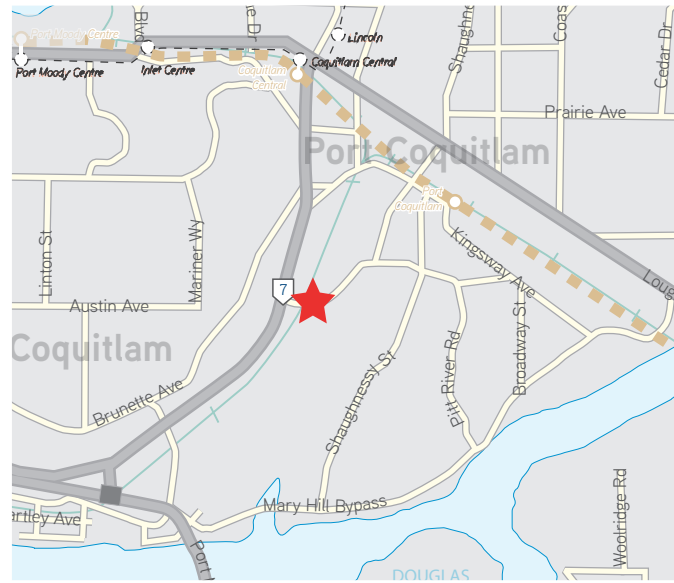
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## DEVELOPMENT HIGHLIGHTS

- > 79,438 SF (1.823-Acre) site located near the intersection of Pitt River Road and Lougheed Highway
- > Current RTh3 zoning and allows for townhouse development, an increasingly popular housing type throughout Metro Vancouver
- > Close proximity to the Port Coquitlam West Coast Express Station and the future Coquitlam Central Evergreen Line Station, providing rapid transit to Vancouver
- > Recent transportation improvements to Highway 1 and the Mary Hill Bypass have decreased commuting times. The Property is a 30 minute drive from Downtown Vancouver
- > Shops, services and restaurants are just a short drive away in downtown Port Coquitlam or Coquitlam Town Centre

# FOR SALE > Townhouse Development Site

The Opportunity:	To purchase a 100% interest in a 1.823-acre townhouse development site within the City of Port Coquitlam.
Municipal Address:	2560 Pitt River Road, Port Coquitlam BC
Legal Address:	Lot 1 District Lot 174 Group 1 New Westminster District Plan BCP30152 PID: 027-093-107
Location:	Situated on the south side of Pitt River Road between Loughheed Highway and Reeve Street.
Site Area:	79,438 SF (1.823 Acres)
Site Description:	Irregular shaped empty lot. Municipal services are available in close proximity and off-site servicing is required. Further information is available in the DIP.
Current Zoning:	RTh3 (Residential Townhouse 3), which permits for a maximum height of 31.2 feet and 40% lot coverage
Development Potential:	The property is designated for townhouse development in both the zoning bylaw and OCP. Furthermore, the property has bonus density reallocated from a portion of the property which was subdivided to create an environmental buffer. The combined density now supports the development of a maximum of 57 townhouse units.
Demographics:	Port Coquitlam is one of Metro Vancouver's fastest-growing communities; with a current population of 61,503 residents, which is slated to increase to 66,729 residents in 2019.
Sale Process:	Offers will be considered on or after August 6, 2015. A Detailed Information Package (DIP) is available to all interested parties. For further information, please contact the listing broker.



## SITE PLAN



## CONTACT US

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