

THE RATCLIFFE LANDS

3655 Crouch Avenue, Coquitlam
British Columbia

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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Introduction & Opportunity

INTRODUCTION & OPPORTUNITY

INVESTMENT HIGHLIGHTS

LOCATION

PROPERTY DESCRIPTION

OFFERING PROCESS & PRICE

"Single detached homes are going to become an increasingly small part of the housing stock, theory tells us that the prices of that home type is going to get bid up because it's a finite, scarce resource."

- Cameron Muir, BC Real Estate Association

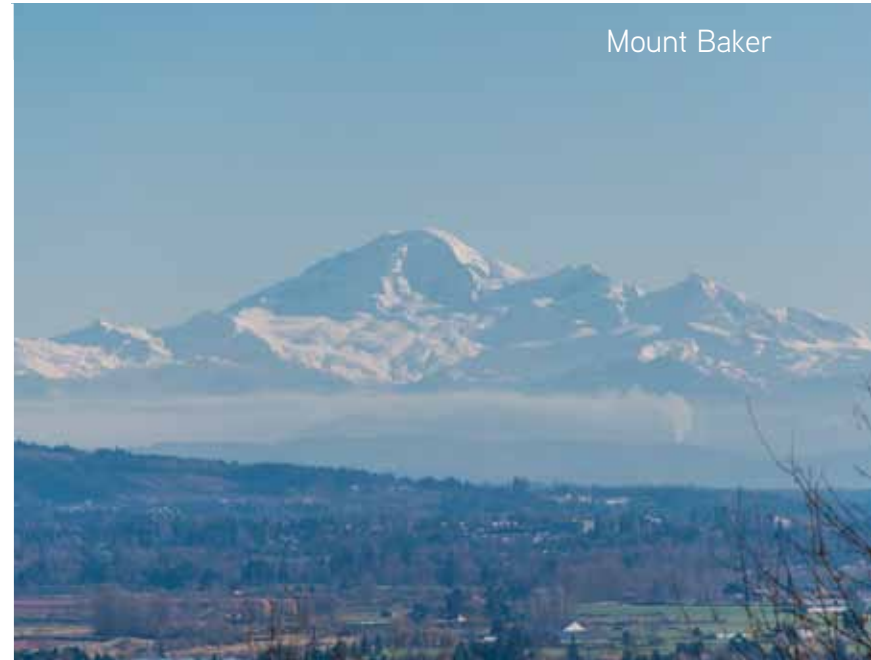
Colliers International is pleased to present the exclusive sale offering of one of the most beautiful and strategically located residential development properties within British Columbia. Known as "The Ratcliffe Lands", this exceptional property offers 34.9 majestic acres resting in the heart of Burke Mountain, one of Coquitlam's natural masterpieces. Perched on the mountainside, the Ratcliffe Lands offer unlimited design potential for this large scale single family lot subdivision enabling the fortuitous developer to capture dramatic panorama views from almost every lot.

When you walk the Ratcliffe Lands, you'll be struck by the natural beauty of the surrounding mountains, feel at peace from the relaxing sound of the trickling water of Fox Creek. Catch a glimpse of the wildlife roaming the lands or you may be inspired by the dazzling views of the Golden Ears to the east, Mount Baker and the Cascade Mountains to the south, and Metro Vancouver to the southwest. These are just a few of the natural secrets the Ratcliffe Lands have to offer.

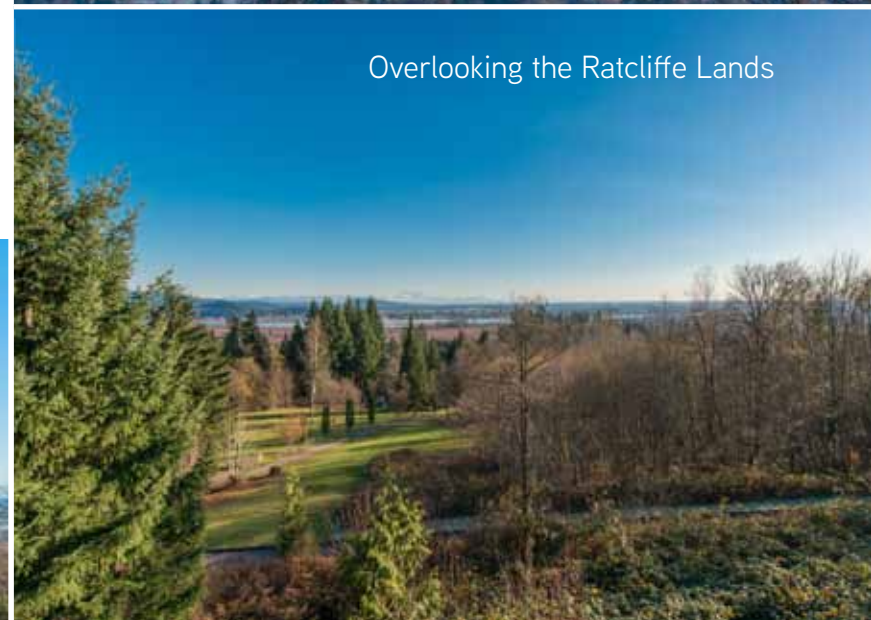
THE RATCLIFFE LANDS FEATURES

- > 34.9 acres of beautiful mountainside residential development land in the heart of Burke Mountain.
- > 180 degree panoramic views of the Golden Ears, Mount Baker and most of Metro Vancouver.
- > Already designated "Compact Low Density and Suburban Residential" in the recently adopted Partington Creek Neighbourhood Plan.
- > 11+ acres of natural waterways to incorporate into the potential 120 - 160 single family lot community.

Mount Baker



Overlooking the Ratcliffe Lands



Looking southeast



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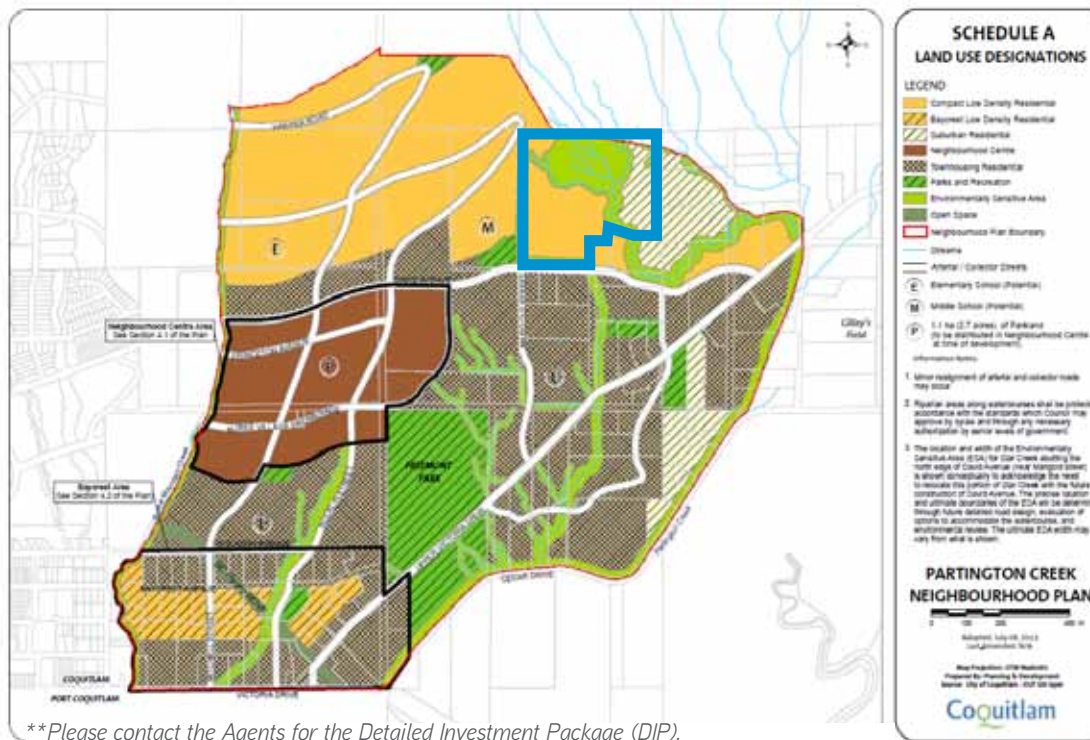
The Ratcliffe Lands are strategically located in the northeast sector of the City of Coquitlam and falls into the brand new Partington Creek Neighbourhood Plan which is the heart of the area commonly known as “Burke Mountain”. The Partington Creek neighbourhood is about 595 acres in size and located east of the Upper Hyde Creek, Lower Hyde Creek and Smiling Creek Neighbourhoods. Benefitting from the location and natural scenery, the Partington Creek Neighbourhood will accommodate a range of housing forms and will serve as the commercial, civic and recreational hub of Northeast Coquitlam providing a variety of shopping, educational and social interaction opportunities in a village environment. Over the next 30 years, the City of Coquitlam anticipates to add another 100,000 residents and the new Partington Creek Neighbourhood will accommodate a respectable portion of this growth.

LOCATION HIGHLIGHTS

- > Growth area - the City of Coquitlam grew to 126,495 people between 2006 and 2011, an increase of 10.4%
- > Coquitlam is one of the fastest growing communities in Metro Vancouver
- > Average income of \$105,190 per household within 1 km of [the Ratcliffe Lands](#)
- > Compact Low Density Residential and Suburban Residential designation in the Partington Creek Neighbourhood Plan

“The Port Mann Bridge and Highway 1 improvements, the new King Edward overpass and the expansion of the Skytrain to Coquitlam with the Evergreen Line - these are all real game changers. Coquitlam is poised at this moment in history to reach enormous heights.”

- Richard Stewart, Coquitlam Mayor



**Please contact the Agents for the Detailed Investment Package (DIP).



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Property Description

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One of the most beautiful and strategically located properties in one of the most vibrant and rapidly growing communities in British Columbia.

Civic Address:	3655 Crouch Avenue, Coquitlam, BC
Legal Description:	Legal Subdivision 6 Section 17 Township 40 Except: Firstly: Part Shown On Plan With Bylaw Filed 35359 Secondly: Part Subdivided By Plan 44122Thirdly: Part Subdivided By Plan 66696 New Westminster District. PID: 013-529-935
Site Description:	The subject property is almost rectangular in shape with frontage along Crouch Avenue, which is planned to become David Avenue, a major east/west arterial route. The Property has a single residential dwelling situated approximately in the middle of the Property, with a barn and a smaller residential structure to one side.
Site Size:	34.9 acres
Current Zoning:	RS-2 - This zone provides for the development of low density single family housing on large acreage lots of minimum 1 acre
Partington Creek Neighbourhood Plan (PCNP):	The PCNP was adopted by the City of Coquitlam on July 8 th , 2013. A copy of the PCNP is available upon request.
OCP Designation & Zoning:	Compact Low Density Residential (RS-7, RS-8, RS-9, P-1) Suburban Residential (RS-2, P-1)
Servicing:	Servicing to the Property could be from 2 - 6 years depending on the pace of development in the community.
Environmental:	An environmental assessment has been completed by ENKON Environmental to determine acreage and setbacks for the Ratcliffe Lands. This full report is available in the Data Room.
Life Estate:	The Ratcliffe family have lived on the land for almost 50 years and would like to remain in the their home for an extended period of time.



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Offering Process & Price

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The Ratcliffe Lands offers an unparalleled opportunity to purchase and develop one of Metro Vancouver's last remaining large scale single family communities. Call George or Owen today for the Detailed Information Package and set up a tour to walk the Ratcliffe Lands to experience the beauty and discover the potential of this remarkable property.

Please do not trespass on the lands without an appointment.

Price

The Ratcliffe Lands is priced at **\$26,000,000.**

Colliers has created a fully secure, web-based data room for the Property. The Data Room will contain an organized list of folders that will contain electronic copies of the Detailed Information Package and due diligence materials.

Interested parties should contact George McLachrie or Owen Yates.

For access to the Data Room, please submit a request by email to george.mclachrie@colliers.com or owen.yates@colliers.com

Please contact George McLachrie or Owen Yates* for more information.

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Golden Ears Mountains

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Contact Us

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