



LOUGHEED
SKYTRAIN STATION

LOUGHEED
TOWN CENTRE

SUBJECT
PROPERTIES

FOR SALE

600, 602, 604, 606 & 608 Dansey Ave Coquitlam, BC

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COMMERCIAL



600, 602, 604, 606 & 608 DANSEY AVE

Coquitlam, BC

EXECUTIVE SUMMARY

ZONING
RT-2 Townhouse Residential Designation

FSR
3.0

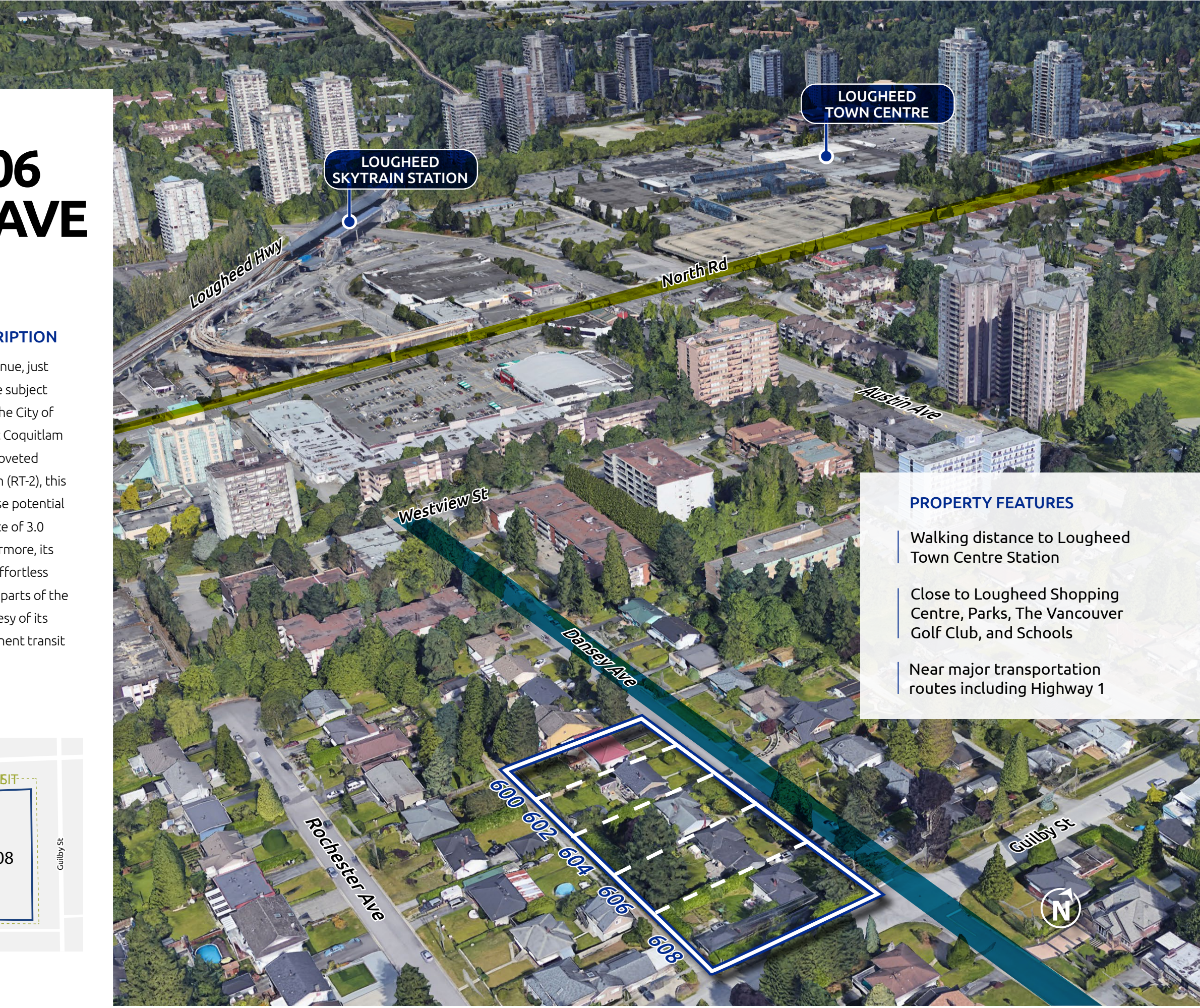
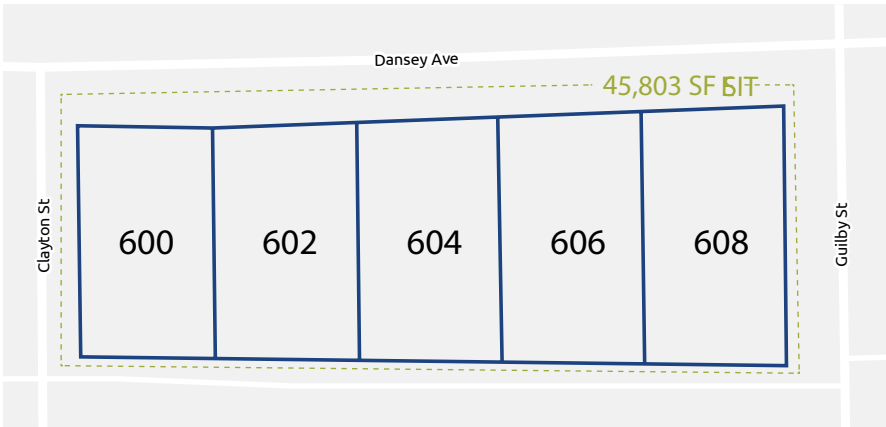
SITE SIZE
45,803 sq. ft.

SALE PRICE
Contact listing agents

PROPERTY DESCRIPTION

Nestled on Dansey Avenue, just east of North Road, the subject site finds itself within the City of Coquitlam's Southwest Coquitlam Area Plan. Boasting a coveted townhouse designation (RT-2), this property holds immense potential with a density allowance of 3.0 floor area ratio. Furthermore, its prime location offers effortless connectivity to various parts of the Lower Mainland, courtesy of its proximity to the prominent transit way, Highway 1.

SITE PLAN



PROPERTY FEATURES

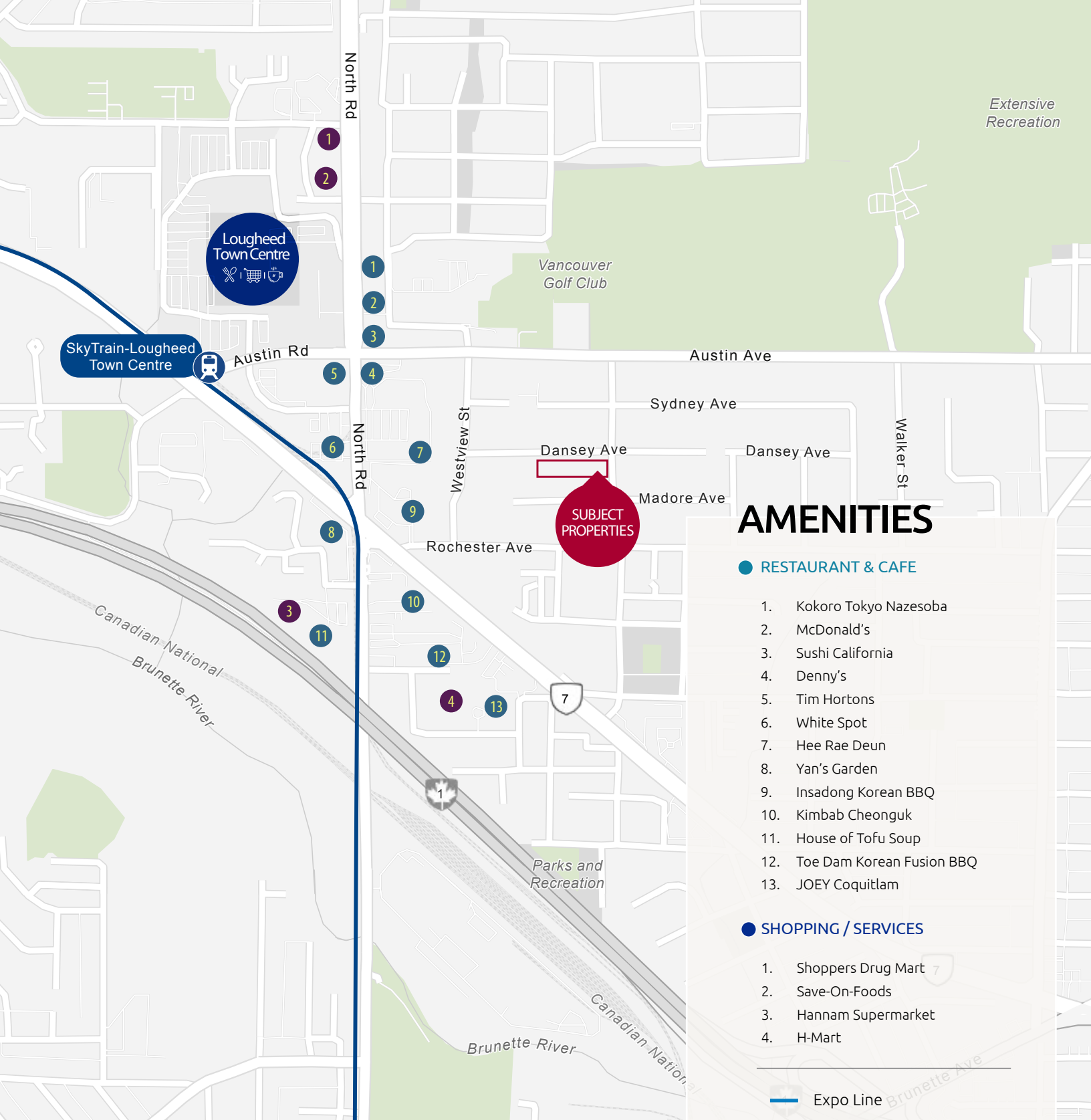
- Walking distance to Lougheed Town Centre Station
- Close to Lougheed Shopping Centre, Parks, The Vancouver Golf Club, and Schools
- Near major transportation routes including Highway 1



Attachment 3: Bill 47 Transit-Oriented Development Areas
Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
Delta		200m – 400m	Up to 4.0	Up to 12
Coquitlam				
Langley (City + Township)		400m – 800m	Up to 3.0	Up to 8
Maple Ridge				
North Vancouver (City + District)				
New Westminster	Prescribed Bus Exchange or West Coast Express Station	200m or less	Up to 4.0	Up to 12
Pitt Meadows		200m – 400m	Up to 3.0	Up to 8
Port Coquitlam				
Port Moody				
Richmond				
Surrey				
Vancouver				
Abbotsford	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10
Chilliwack		200m – 400m	Up to 2.5	Up to 6
Colwood				
Kamloops				
Kelowna				
Langford				
Mission				
Nanaimo				
Prince George				
Saanich District				
Vernon	Prescribed Bus Exchange	200m or less	Up to 2.5	Up to 6
Victoria				
View Royal				
Lantzville				
Penticton	Prescribed Bus Exchange	200m – 400m	Up to 1.5	Up to 4
Whistler				

SUBJECT
PROPERTIES



AMENITIES

● RESTAURANT & CAFE

1. Kokoro Tokyo Nazesoba
2. McDonald's
3. Sushi California
4. Denny's
5. Tim Hortons
6. White Spot
7. Hee Rae Deun
8. Yan's Garden
9. Insadong Korean BBQ
10. Kimbab Cheonguk
11. House of Tofu Soup
12. Toe Dam Korean Fusion BBQ
13. JOEY Coquitlam

● SHOPPING / SERVICES

1. Shoppers Drug Mart
2. Save-On-Foods
3. Hannam Supermarket
4. H-Mart

— Expo Line

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