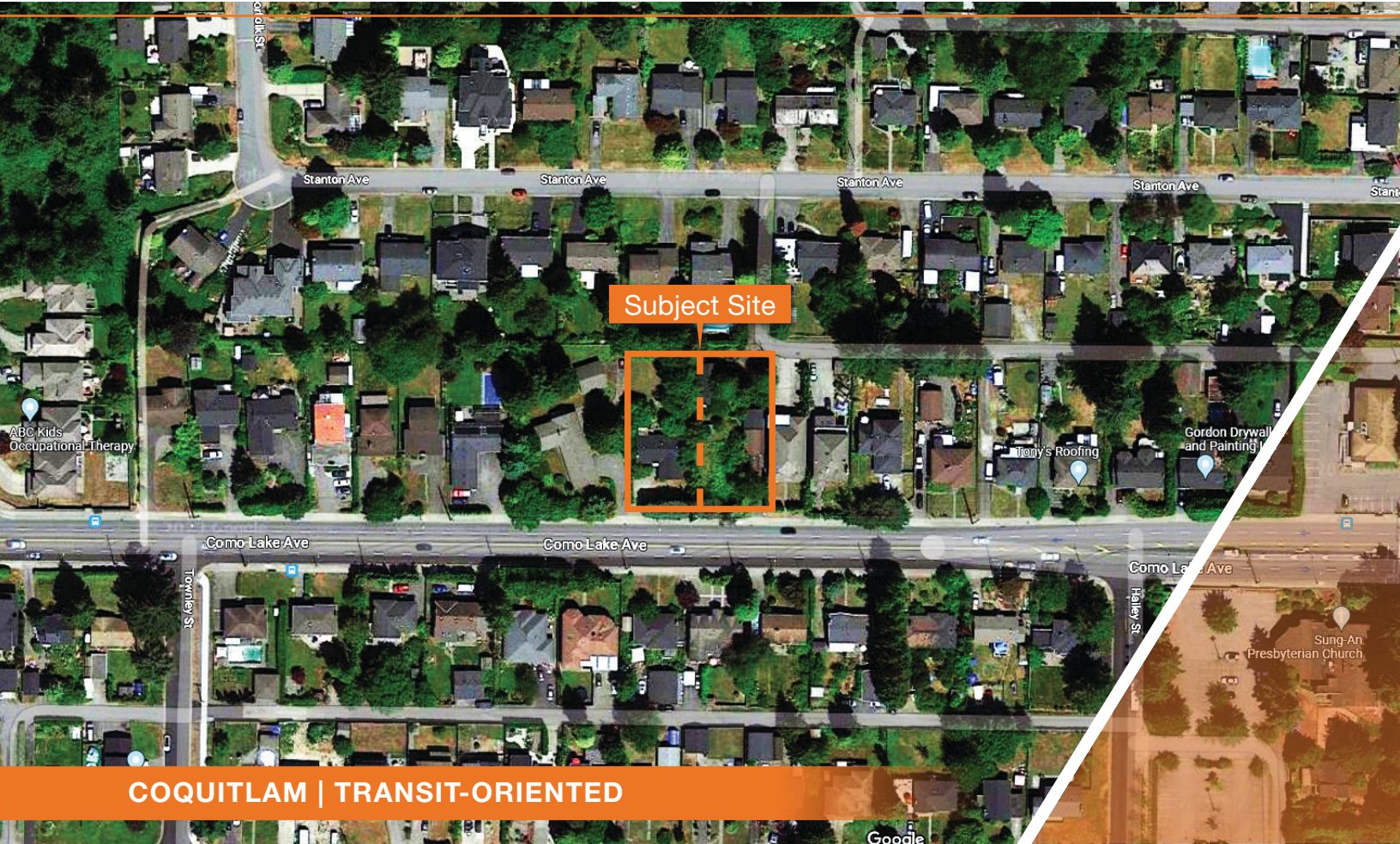


FOR SALE

LONDON PACIFIC



COQUITLAM | TRANSIT-ORIENTED

OFF MARKET DEVELOPMENT OPPORTUNITY

909 & 913 Como Lake Ave, Coquitlam
0.57 acres (24,850 SQFT)



Jerry H. Lee PREC*
604 229 5888
Jerry@londonpacific.ca



Alexander Lougheed
604 420 2600 ext 220
alexander@londonpacific.ca



THE OPPORTUNITY

SUMMARY

Unique opportunity to purchase two contiguous properties comprising 24,850 square feet of development land in the heart of Southwest Coquitlam, huge future redevelopment potential along the high-profile Como Lake Avenue highlighted as future Corridor from the Southwest Housing Review – Corridor. The Southwest Housing Review (SWHR) was approved by Council on June 22, 2020. The SWHR supports more affordable housing options in Southwest Coquitlam through a comprehensive multi-year planning effort with four work streams which includes Developing a Corridor Development Strategy (CDS) for key arterial streets. The Corridor Strategy Vision and Housing Choices & Detached Housing Alternatives phases are currently underway

Current Zoning

**909 & 913 Como Lake Ave
Coquitlam**

Current Zoning

± Multiple Dwelling

OCP Designations

**Burquitlam Lougheed
Neighbourhood Plan One-Family
Residential***

Potential Density

TBA

Gross Site Area

24,850 SQFT

Total Buildable

TBA

Dimensions

142.5' x 175'

THE SITE

OVERVIEW



 SUBJECT SITE

ADDRESS	PID	SIZE (SQFT)	LEGAL
909 Como Lake Ave	006-949-452	11,550	LOT 231, PLAN NWP36156, DISTRICT LOT 367, NEW WESTMINSTER LAND DISTRICT
913 Como Lake Ave	007-316-259	13,300	LOT 232, PLAN NWP36156, DISTRICT LOT 367, NEW WESTMINSTER LAND DISTRICT
TOTAL		24,850	
Potential Expansion		21,344	

Contact listing realtor for more information :

Jerry H. Lee PREC*

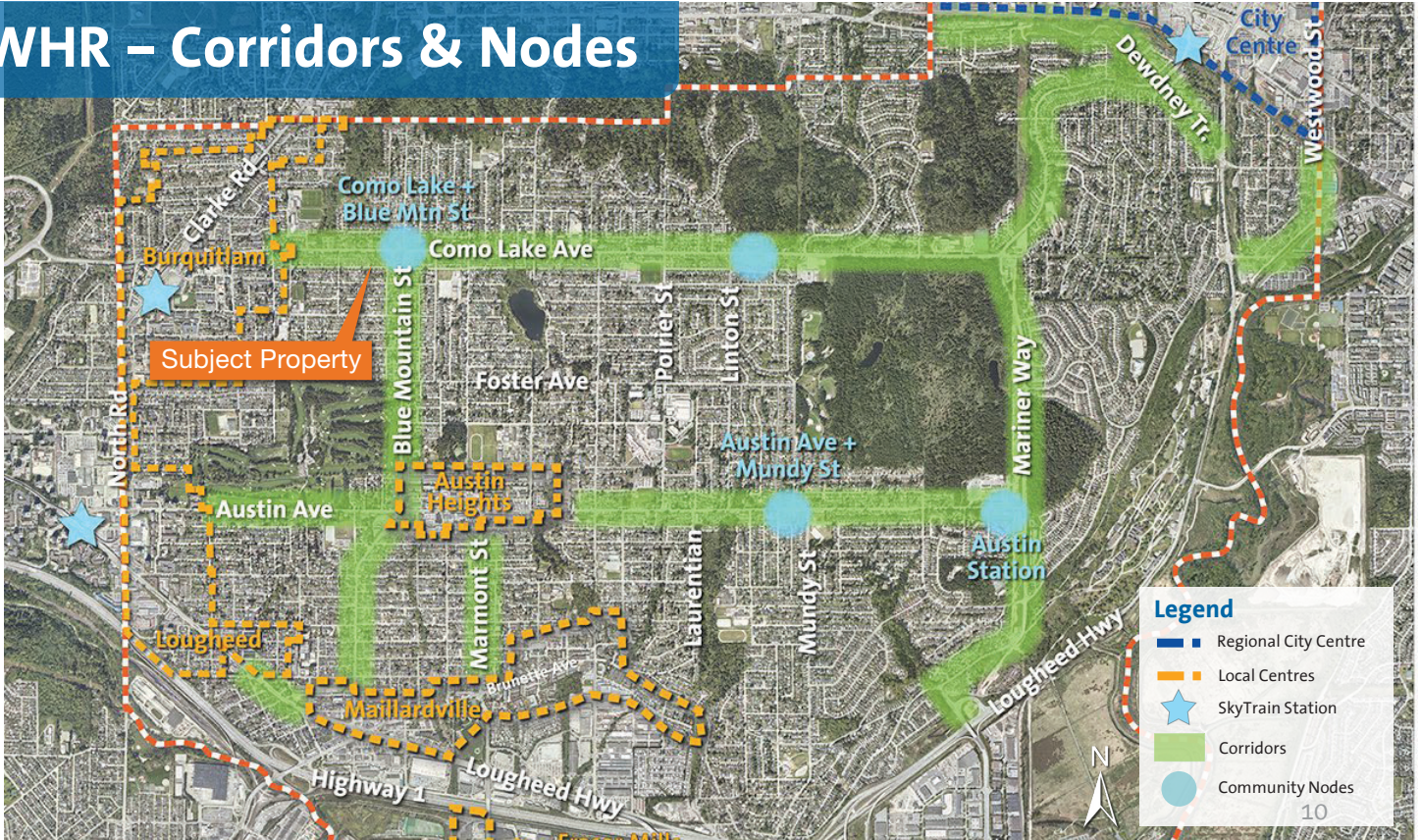
604.229.5888

Jerry@londonpacific.ca

THE LOCATION

LAND USE MAP

SWHR – Corridors & Nodes



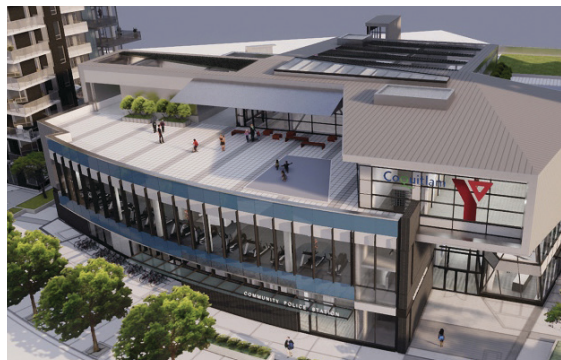
5 minute - City of Lougheed Shopping Centre

7 minute - Simon Fraser University

20 minute drive - City of Vancouver



Walking distance to SkyTrain



New YMCA
Image by Concert Properties.



Lougheed Town Centre



WALKING

- 15 min Burquitlam Skytrain
- 10 min Safeway
- 10 min Burnaby Mountain Park
- 11 min Miller Park Elementary School
- 14 min École Banting Middle School



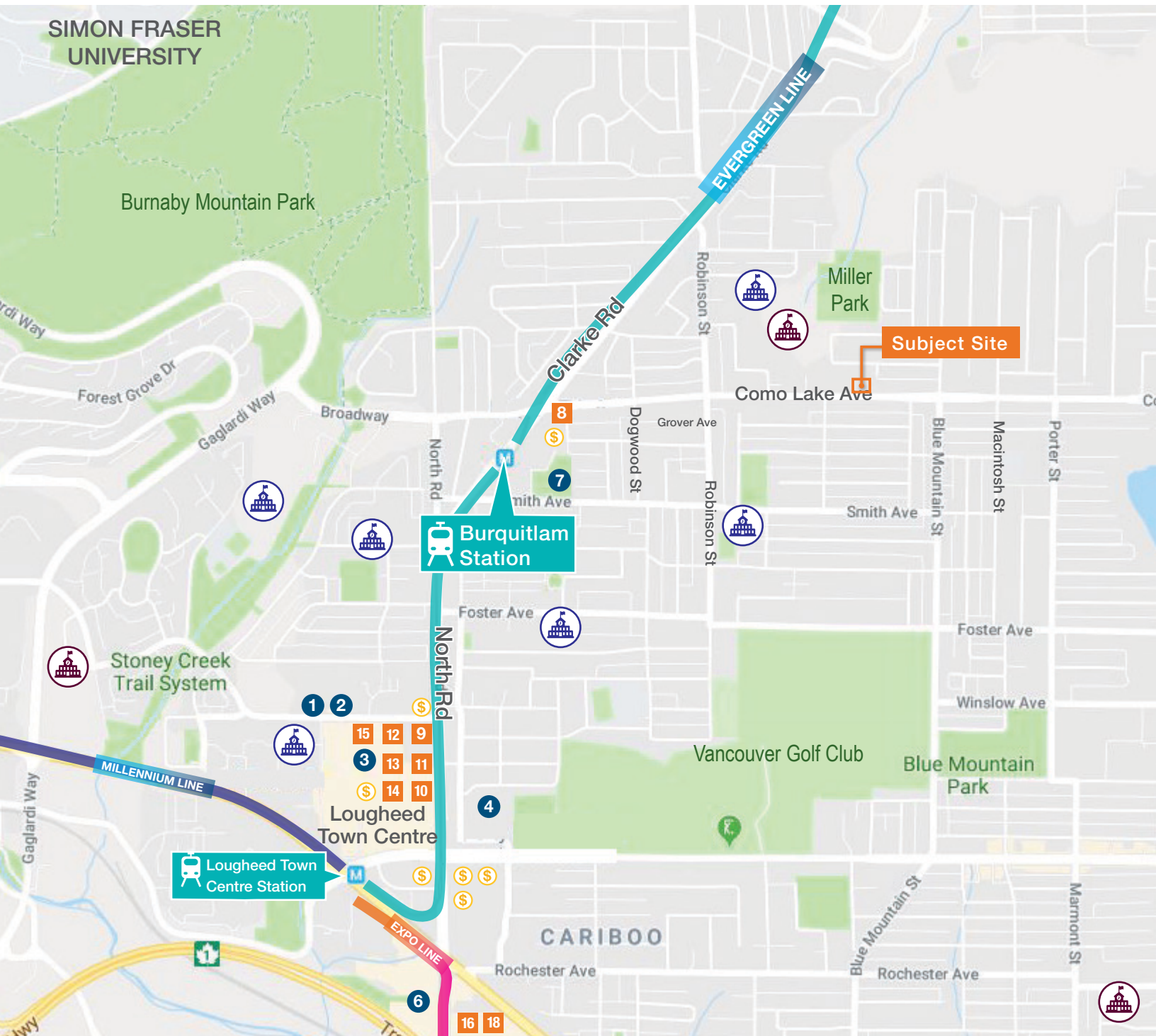
SKYTRAIN

- 3 min Lougheed Town Centre
- 4 min Port Moody
- 14 min Coquitlam Centre
- 35 min Downtown Vancouver



DRIVING

- 2 min Safeway Burquitlam
- 5 min Port Moody Secondary School
- 6 min Rocky Point Park
- 6 min Simon Fraser University
- 15 min Costco



- 1 CAMERON RECREATION
- 2 COMPLEX
- 3 BURNABY PUBLIC LIBRARY
- 4 LOUGHEED TOWN CENTRE
- 5 COQUITLAM COLLEGE
- 6 CARIBOO CENTRE
- 7 NORTH ROAD CENTRE

- 8 SAFEWAY
- 9 SHOPPERS DRUG MART
- 10 GOODLIFE FITNESS
- 11 SAVE-ON FOODS
- 12 WALMART
- 13 LONDON DRUGS
- 14 THE BAY

- 15 RONA
- 16 H-MART
- 17 BURQUITLAM PLAZA
- 18 HANIN VILLAGE

- ELEMENTARY SCHOOLS
- MIDDLE & SECONDARY SCHOOLS
- BANKS

One-Family Residential

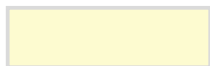
2.3.1 Land Use Designations

Excerpt from the Burquitlam-Lougheed Neighbourhood Plan

Land Use Designations are a classification that determines the type of existing or intended future use a property can have and describes the general intent, building types, and densities for different locations. Land Uses are essentially layered over the zoning that applies to properties, as described in the following section. The following Land use Designations apply within the Burquitlam-Lougheed area and are illustrated on the land use concept (Schedule A).

These designations help to implement the Plan's policies and are based on the Land Use Designations in the Southwest Coquitlam Area Plan (SWCAP).

For further detail on Land use Designations see SWCAP, Section 2.3, Policy CC1.



One-Family Residential - Accommodates single-family residential homes on separate lots. Local commercial development is also accommodated, under specific circumstances, in this designation.

Municipal Updates

Southwest Housing Review

A [scope and process](#) for the Southwest Housing Review (SWHR) was approved by Council on June 22, 2020. The SWHR supports more affordable housing options in Southwest Coquitlam through a comprehensive multi-year planning effort with four work streams:

- Examining neighbourhood pockets where residents have come forward requesting a review of [Southwest Coquitlam Area Plan \(SWCAP\)](#) land-use designation of their neighbourhood
- Developing a Corridor Development Strategy (CDS) for key arterial streets
- Exploring the potential expansion of the recently updated [Housing Choices Program](#) into other areas of Southwest Coquitlam
- Reviewing infill housing options in single-family areas to further address the policy directions in the SWCAP

Southwest Housing Review Timeline

Phase 1 - 2020 (complete)

- Values & Objectives, & Neighbourhood Pocket Evaluation
- [Phase 1 - What We Heard infographic \(PDF\)](#)

Phase 2 – 2021/2022 (complete)

- Early Neighbourhood Pockets
- [Phase 2 - What We Heard infographic \(PDF\)](#)
- [Whiting-Appian Density Transfer FAQs \(PDF\)](#)

Future Phases

- Corridor Development Strategy
- Housing Choices & Detached Housing Alternatives

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**LONDON
PACIFIC**

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