

Como Lake Avenue

Gatensbury Street

Como Lake

# OFF MARKET DEVELOPMENT SITE

1122 - 1124 COMO LAKE AVENUE  
COQUITLAM BC

**LONDON  
PACIFIC**

## THE OPPORTUNITY

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Unique opportunity to purchase two contiguous properties comprising 15,554 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.

## SALIENT FACTS

## Address

1122 - 1124 Como Lake Ave,  
Coquitlam

## Neighbourhood

Southwest Coquitlam Area  
Plan

## Gross Site Area

15,554 Sqft

## Potential Density

TBA

## Gross Buildable

TBA

## Current Zoning

RS-1 One Family Residential

## OCP Land Use Designation

One-Family Residential

## Dimensions

127' Frontage x 122' Depth

## Potential Expansion

7,747 Sqft

## Total Potential Assembled Site Size:

23,301 Sqft

Simon Fraser University



City of Lougheed Shopping Centre



# SITE OVERVIEW

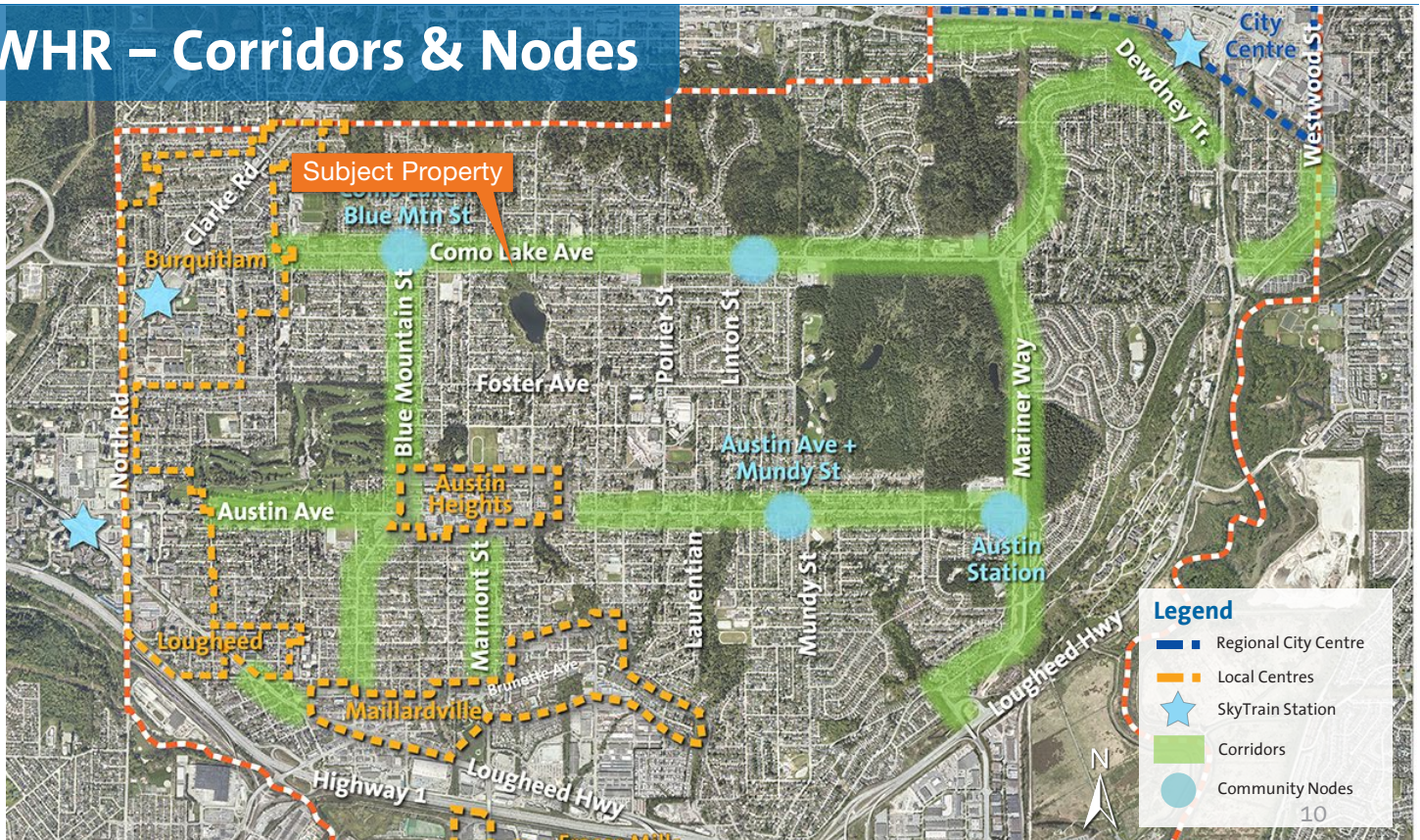


ADDRESS	PID	SIZE (SQFT)	LEGAL
1122 Como Lake Ave	006-036-601	7,380	LOT 333, PLAN NWP46204, DISTRICT LOT 365, NEW WESTMINSTER LAND DISTRICT
1124 Como Lake Ave	001-592-629	8,174	LOT 334, PLAN NWP46204, DISTRICT LOT 365, NEW WESTMINSTER LAND DISTRICT
<b>TOTAL</b>		<b>15,554</b>	
Potential Expansion		7,747	

THE LOCATION

# NEIGHBOURHOOD

## 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

- 4 min Como Lake Park
- 30 min Burquitlam Station
- 27 min Safeway
- 20 min Miller Park Elementary School
- 20 min Ecole Banting Middle School



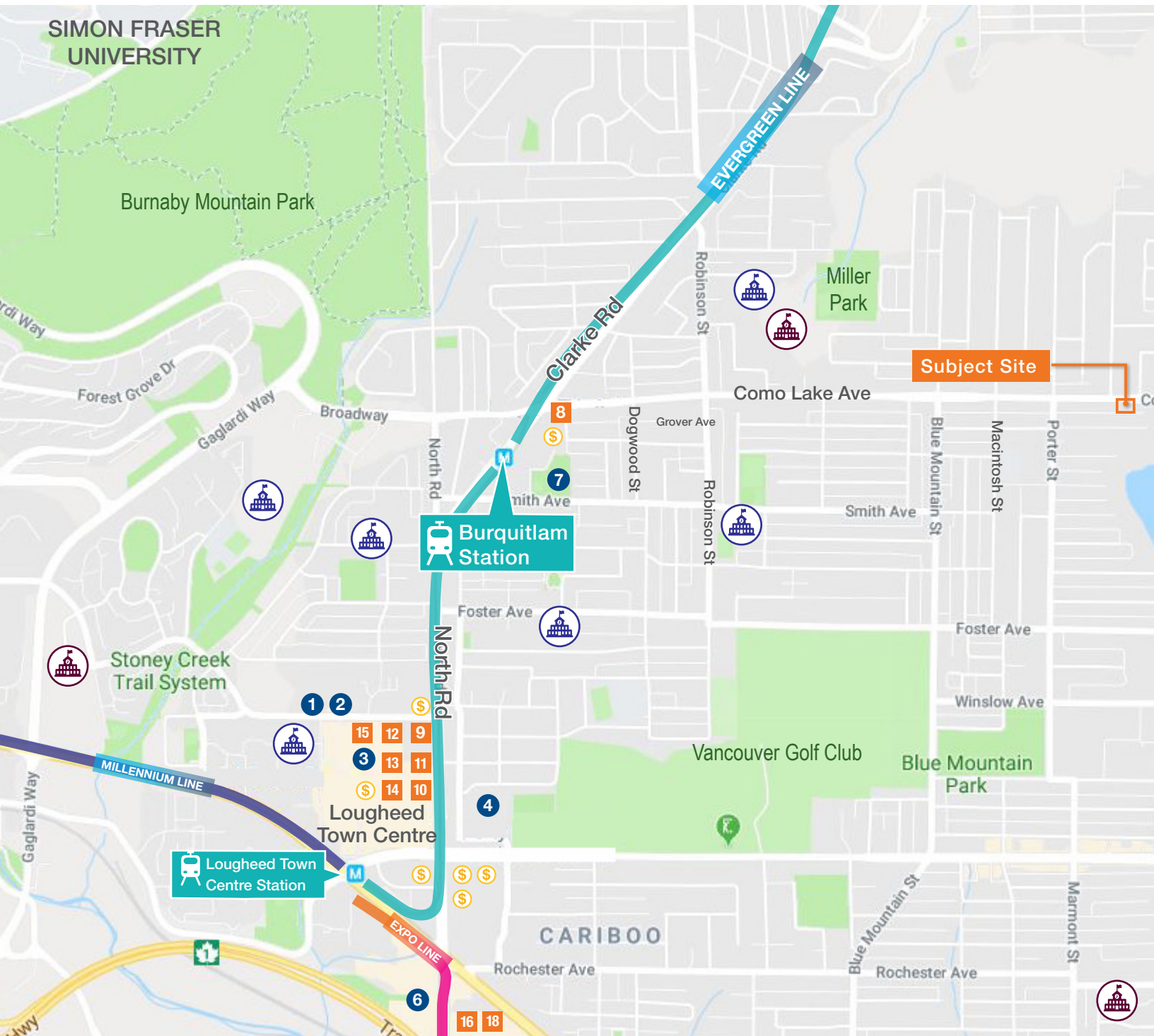
### SKYTRAIN

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



### DRIVING

- 4 min Safeway Burquitlam
- 4 min Centennial Secondary School
- 6 min Rocky Point Park
- 7 min Simon Fraser University
- 11 min Costco



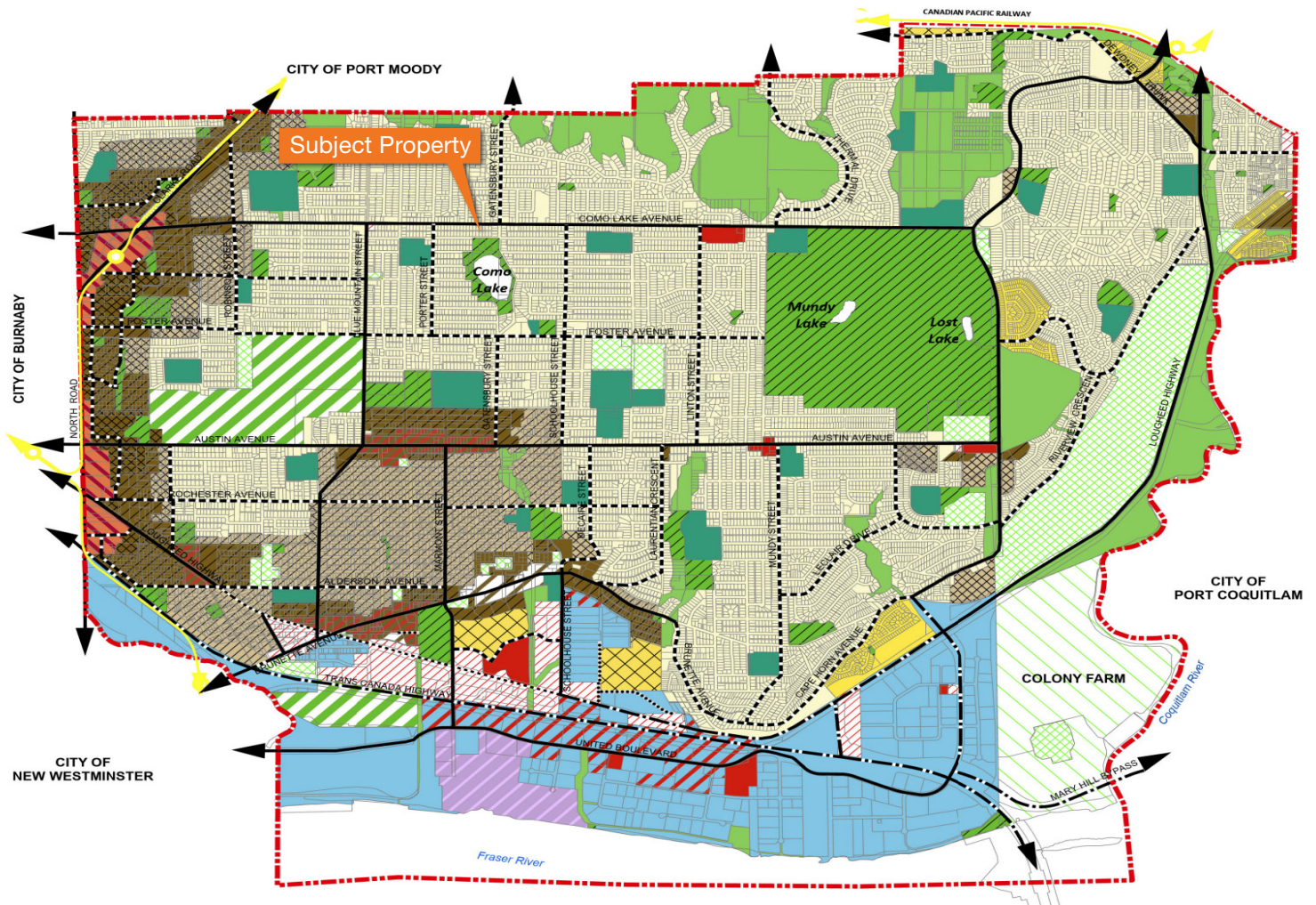
- 1 CAMERON RECREATION
- 2 COMPLEX
- 3 BURNABY PUBLIC LIBRARY
- 4 LOUGHEED TOWN CENTRE
- 5 COQUITLAM COLLEGE
- 6 CARIBOO CENTRE
- 7 NORTH ROAD CENTRE

- 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

# OCP DESIGNATION LAND USE MAP



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

FROM THE CITY

# MUNICIPAL UPDATE

## 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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