

# FOR SALE

## High Density Development Site

Steps Away from the Coquitlam Central Skytrain Station



Potential Master Planned Community in Coquitlam, BC  
Transit Oriented Development Site with 10+ Acres of Land

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# OPPORTUNITY

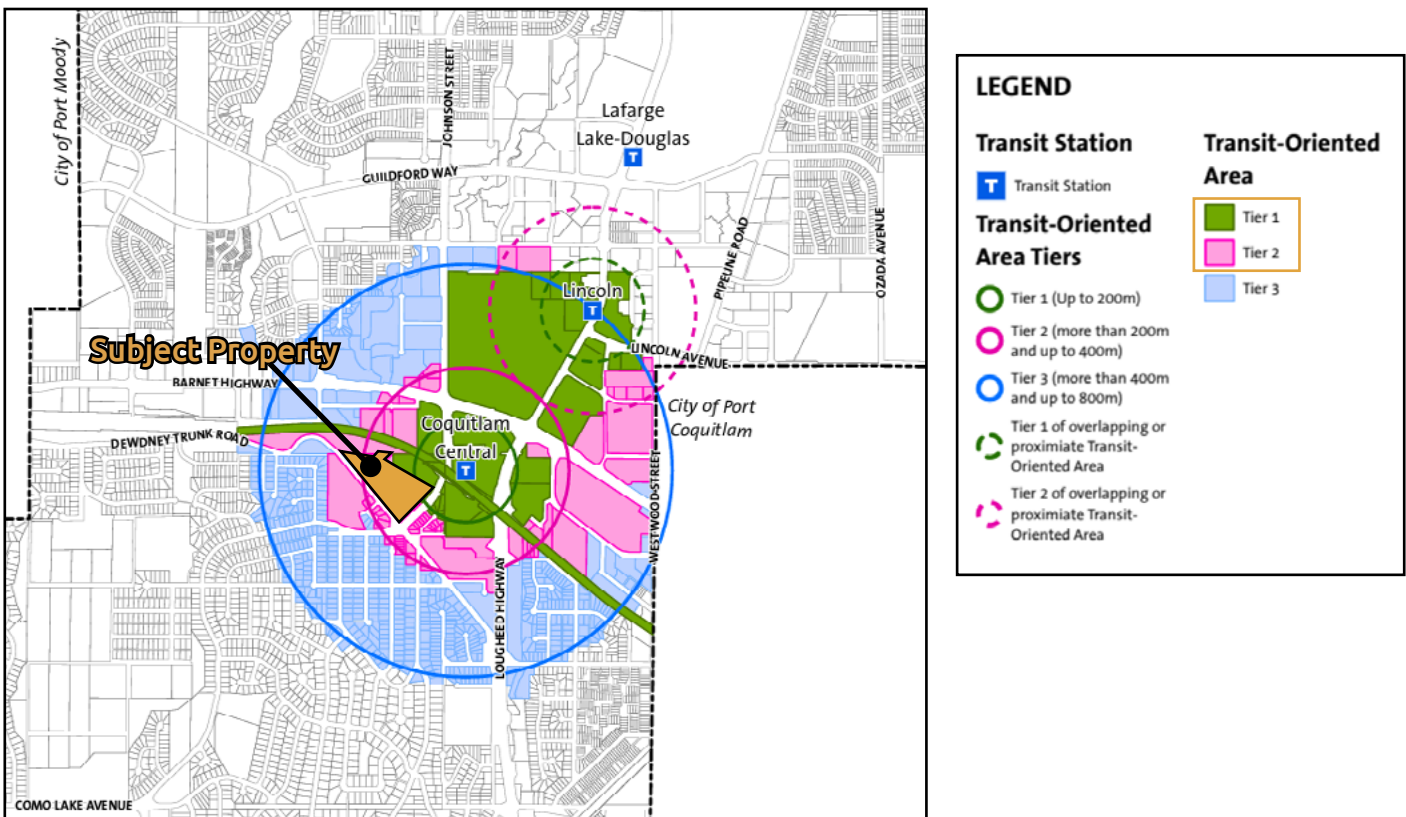
Impeccably located high density development site of scale in close proximity to the Coquitlam Central Skytrain Station and Coquitlam Town Centre. The subject site is currently improved with 72 residential lots spanning over 10 acres of land.\* As per recent TOA guidelines, current density applications allow 4.0 - 5.0 FAR, translating into over 1.44 million square feet of cumulative density across the subject site.

# SALIENT FACTS

<b>Lot Address:</b>	2761 Dewdney Trunk Road to 1123 Hansard Cr to 1101 Hansard Cr, Cawthra Crt, Hansard Cr, Oxtoby Place (See Parcel Map)
<b>Cumulative Lot Size (approx.):</b>	360,363 SF (8.27 Acres)
<b>Gross Site Size (approx.):</b>	435,600 SF (10 Acres)*
<b>Current Zoning:</b>	RS-4
<b>Land-use Plan:</b>	Compact One Family Residential (Southwest Coquitlam Area Plan)
<b>Transit Oriented Area (TOA):</b>	Coquitlam: Tier 1 (Up to 200m) & Tier 2 (200-400m)
<b>Potential Density (TOA):</b>	4.0-5.0 FAR
<b>Potential Buildable Density (Cumulative):</b>	1,441,452 SF - 1,801,815 SF
<b>Price Guidance:</b>	Contact Listing Agents

\*Includes closing off roads/road dedication

# COQUITLAM CENTRAL STATION: TOA MAP



Source: Schedule "C" to Bylaw 5393, 2024, (City of Coquitlam)

## ACTIVE MID-RISE AND HIGH-RISE CONCRETE CONDOMINIUMS CURRENTLY IN COQUITLAM MARKET

Project Name & Address	Neighbourhood	Total Units	Avg. Size (SF)	Avg. \$/PSF
Encore, 53 Kong Court	Fraser Mills	306	750	\$1,100
Pine and Glen (East Tower), 1175 Pinetree Way	Coquitlam Centre	355	690	\$1,128
Ironwood, 803-807 North Road & 603-617 Tyndall Street	Burquitlam	428	664	\$1,159
Band, 668 Whiting Way	Burquitlam	384	690	\$1,159
Precidia, 699 Whiting Way	Burquitlam	178	762	\$1,123
Smith and Farrow, 720 Farrow Street	Burquitlam	348	866	\$1,012
Myriad, 567 Emerson Street	Burquitlam	468	701	\$1,017
Sydney, 555 Sydney Avenue	Burquitlam	160	756	\$1,030
Elmwood, 585 Como Lake Avenue, 606-612 Elmwood Avenue	Burquitlam	335	657	\$1,203
Alina, 626 Claremont Street	Burquitlam	246	653	\$1,150
Vue, 638 Whiting Way	Burquitlam	296	804	\$1,030
Gardena - Phase 1 (Lotus), 635 Gardena Drive	Burquitlam	377	645	\$1,137
Komo, 618-626 Tyndall Street & 617-633 Claremont Street	Burquitlam	250	649	\$1,165
Burquitlam Park District - Tower 1, 602-620 Clarke Road & 605-625 Como Lake Road	Burquitlam	364	668	\$1,200
Elements, 628 Whiting Way	Burquitlam	151	696	\$1,150
Gardena - Phase 2 (Magnolia), 635 Gardena Drive	Burquitlam	150	638	\$1,140
SOCO Phase 1 (North Tower), 318 Alderson Avenue	Burquitlam	228	629	\$1,090

# COQUITLAM CENTRE MASTERPLAN BY MORGUARD INVESTMENTS



The revitalization of Coquitlam Centre will help meet the goals of Metro Vancouver's Regional Growth Strategy, which aims to accommodate over 1 million new residents and provide 500,000 jobs in the region over the next 25 years. The Coquitlam Centre master plan reimagines the current suburban shopping mall, transforming it into a large, 59-acre mixed-use master-planned community. With two SkyTrain stations located directly adjacent to the site, the project is set to evolve into a vibrant city centre, offering the services and amenities typical of a Transit-Oriented Development (TOD). Phase 1 of the project envisions approximately 3 million SF of commercial and residential development across 9 mixed-use towers.



COQUITLAM CENTRE CURRENT



COQUITLAM CENTRE MASTERPLAN RENDERING

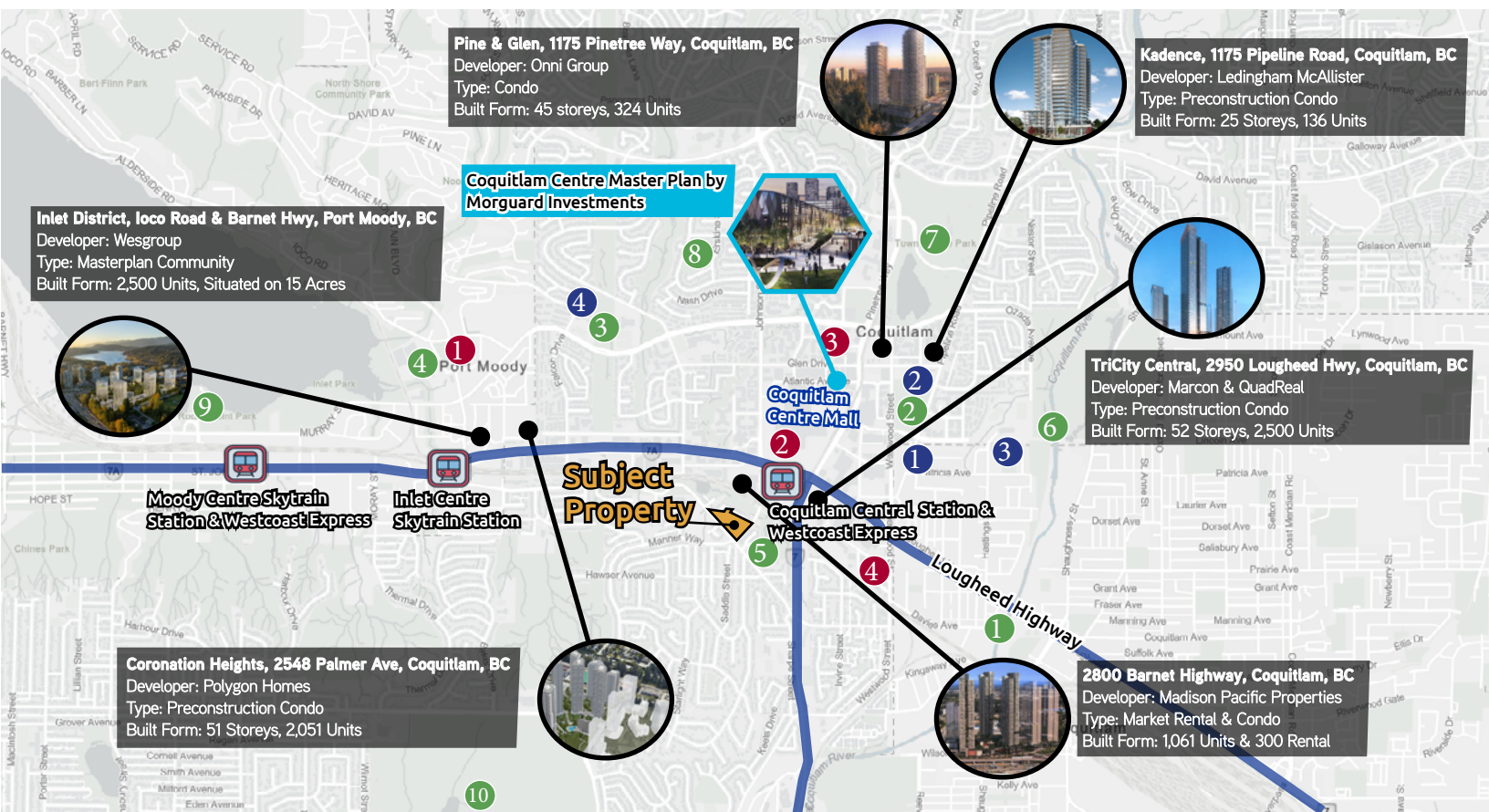


# LOCATION

The City of Coquitlam, nestled in the heart of Metro Vancouver, is one of BC's fastest-growing communities. Its prime transit-oriented location, combined with strong transportation links, diverse housing options, recreational amenities, a skilled workforce, responsive local government, and an innovative business environment, are key drivers of its rapid growth.

Positioned centrally in the Lower Mainland, Coquitlam is only 40 minutes from both downtown Vancouver and the U.S. border. The city provides seamless access to over 2 million residents in Metro Vancouver and a broader trading area of 10 million people spanning from BC to Oregon. With close proximity to both Vancouver and Abbotsford International airports, as well as the Port of Vancouver, Coquitlam is a rapidly growing municipality with many new developments, expanding schools and growing household incomes.

# SURROUNDING DEVELOPMENTS & AMENITIES



## SCHOOLS

1. Royal Bridge High School
2. Glen Elementary
3. Ecole Westwood Elementary
4. Eagle Ridge Elementary

## PARKS

1. Lions Park
2. Glen Park
3. Eagle Ridge Park
4. Pioneer Memorial Park
5. Dacre Park
6. Westwood Park
7. Town Centre Park
8. Walton Park
9. Rocky Point Park
10. Mundy Park

## HOSPITALS/MEDICAL CENTERS

1. Eagle Ridge Hospital
2. Nova Care Medical Center
3. Burlington Medical Center
4. Careview Medical Center

## Subject Property

## Skytrain Station

## Coquitlam Demographics

**Average Household Income:** \$113,800

**Population:** 154,528 (Approx.)

**Median Age:** 41.6 Years Old

**Transit Score:** 83 (Excellent Transit)

Source: Canada Census Data & World Urbanization Prospects



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