



# Edgar and Richard Street, Coquitlam



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## DEVELOPMENT OPPORTUNITY

For further information, please contact:

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### THE OFFERING

On behalf of the owners of 343 Richard street, 651, 661, 703, 707 and 711 Edgar Avenue (collectively the “Vendor”), Sutton Group 1st West (the “Agent”) is pleased to offer for sale a Land Assembly in Coquitlam, BC (the “Property”).

Covering a 1.39 Acre site, existing improvements includes 6 single-family homes. The site is exceptionally located minutes from Highway 1 and Lougheed Hwy, SkyTrain station, Lougheed Town Centre, Maillardville and more.

The Property is a trophy redevelopment opportunity for a Purchaser to construct a high-end, master planned community comprised of multiple building forms.

### THE OFFERING PROCESS

The Vendor is 6 individual homeowners. All offers will be reviewed as received.



## PROPERTY SUMMARY

**ADDRESS** 343 Richard street, 651, 661, 703, 707 and 711 Edgar Avenue, Coquitlam

**YEAR BUILT** 1963-1969

**CURRENT IMPROVEMENTS** 6 single-family homes

**SITE SIZE &** 1.39 acres approx.

\*All measurements are approx. & Subject to verification by the Purchaser

**CURRENT ZONING** RT-1

**OCP LAND USE DESIGNATION** Southwest Coquitlam Area Plan and Burnaby Lougheed Neighbourhood Plan

**FSR:** Development up to 1.4 FSR + bonus density

**LIST PRICE** BID PROCESS



## LOCATION OVERVIEW

Just 2.5 kms from Highway 1 and 1 block off Lougheed Highway, this location is easily accessible from anywhere in the lower mainland. Just East of the Coquitlam/Burnaby border, Burnaby is a 2 minute drive away and is walking distance to Guilby Park, Burns Park, Schools, Lougheed Town Centre mall and Skytrain. Simon Fraser University is just a 10 minute drive up the hill.

Lougheed Highway is a key arterial street in Coquitlam and part of TransLink's Major Road Network (MRN) connecting the City to the wider region. As the Lougheed Neighbourhood grows, the Lougheed Highway public realm will transform into a walking, cycling, and transit friendly boulevard.






The Lougheed Neighbourhood Centre is an important commercial corridor along North Road that interfaces with the Lougheed Town Centre across the street in Burnaby. Designated as a Municipal Town Centre, the Neighbourhood Centre is evolving into a walkable, high-density, mixed-use area with a high-degree of design excellence.



## OFFICIAL COMMUNITY PLAN & VISION

Transit-Oriented Development (TOD) is a pedestrian friendly, compact mixed-use form of development centered on frequent transit. This type of planning aims to provide a more complete variety of uses, housing types and transportation alternatives to the automobile. Communities that are transit supportive are also more pedestrian and bicycle friendly; TODs can significantly influence overall travel patterns. Transit-oriented neighbourhoods are often achieved through high-density, mixed-use developments with abundant ground-level retail, employment uses and a high-quality pedestrian-focused public realm and well-connected street and sidewalk networks.

There are several TOD characteristics that are integrated into the Plan in order to foster a transit-supportive community:

-  Major destinations and centres located along direct corridors making them easy to be served efficiently by frequent transit;
-  Walking distance to frequent transit is minimized by a fine-grained urban structure of well-connected streets;
-  People-friendly urban design including safe, comfortable, and direct pedestrian and cycling routes;
-  Higher residential and employment density; Rich diversity of land uses and housing types;
-  Transportation demand management measures that encourage walking, cycling and transit trips.







## **SURROUNDING SITES UNDER APPLICATION**

**641, 655 Lougheed Hwy:**

**To construct one 26-storey and one 21-storey market condominium tower with commercial and office podium, and one 22-storey rental tower for a total of 658 units. Rezoning one CS-1 lot and two RT-1 lots to a CD zone based on RM-4 and C-5 Non-delegated Development Permit for form and character.**

**316 Allison St, 708 Delestre Ave, 712 Delestre Ave:**

**construct a medium density apartment with 80 units, and childcare facility. Rezoning of three RS-1 properties to RM-3. Subdivision for lot consolidation Non-delegated Development Permit for form and character.**

**700 - 704 Delestre Ave:**

**To construct a 6-storey apartment building with 88 strata condo apartments.**

**700, 702, 704, 708, 712 and 716 Edgar Ave. to 708 Edgar:**

**construct two 4-storey apartment buildings with a total of 97 market residential units. Application associated with proposal: Rezoning 6 lots from RS-1 to RM-3.**

**688 Lougheed Hwy, 632, 633 Grayson, 633 Alderson:**

**To construct 4 mixed use buildings containing a total of 570 residential units and commercial space. Applications associated with proposal: Rezoning 4 lots from CS-1 and RS-1 to CD.**

**291, 295, 297, 299 Guilby St & 627, 631 Grayson Ave:**

**Proposed Rezoning from RS-3 to RM-3 to construct one, 6-storey residential building with approximately 108 units.**



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## CONTACT

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