

# City of Coquitlam is offering zoned and serviced townhouse development opportunity

City of Coquitlam  
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The City of Coquitlam's City Lands Division is excited to announce the release to market of a fully zoned and serviced townhouse parcel with a size of 2.58 hectares (6.38 acres), with the intent that construction of townhomes begins as soon as possible. Located at 1295 Rocklin Street in the Partington Creek Neighbourhood on Burke Mountain and just a five-minute walk to the future Burke Mountain Village, this offering is a unique opportunity in the region.

"We've pre-zoned and serviced the site, so it's ready for development," the City Land Division's manager of development Curtis Scott says.

"It's a great opportunity for developers to bring their vision to this site for homes for families."

The townhouse development site is a 10-minute drive from Coquitlam City Centre, SkyTrain, and West Coast Express. It is adjacent to the 40-acre planned Fremont Park, more than 17 km of existing and future planned hiking and walking trails, and features bike friendly streets and multi-use pathways.

The Burke Mountain neighbourhood is full of amenities, with 180 acres of active parks, 23 acres of future planned parks, and an active mountain biking and hiking community. Education for all ages is accessible, with two elementary schools to the west of the site, an elementary school to the north under construction, and a future middle and secondary school in the planning stage. The fully zoned (CAC's paid) and serviced site is ready for a Development Permit Application. "As quickly as a developer can get development plans together and submit them to the City for approval, the quicker they can start construction," Scott says.

The City's initial concept plan anticipates 117 units.

"The site offers great views and really elevates above developments to the south," Scott says.

"Some units will have great views of the Fraser Valley. You're really getting the best of both worlds. You can get your urban fix right up the street or head to the east and you're in the forest."

The site is at the centre of everything that makes Coquitlam's Burke Mountains such a unique and rewarding place to live.

Once fully developed, Burke Mountain will be home to over 50,000 residents and surrounded by a thriving commercial district and plenty of community and recreational amenities.

There is lots of active construction happening in the area, building the community and serving the growing demand for family-oriented housing.

"It's been great to see different developers on the mountain that bring diverse housing products to the area," Scott says.

“It’s moving very quickly, and I think it’s one of those areas that creates homes that are in high demand. We’re in a market where there aren’t a lot of green field development opportunities. But Burke Mountain is one of them.”

A major selling feature of the townhouse parcel is its proximity to the future Burke Mountain Village, which will be the commercial and social hub of Burke Mountain in Northeast Coquitlam. The 39-acre site is located east of Burke Mountain Creek and south of David Avenue.

The City of Coquitlam is the primary landowner of the Village lands, which is expected to house over 2,000 residential units (apartments and townhomes) and include 120,000 square feet of retail.

The Village will also be anchored by the future Northeast Community Centre, sizeable public plaza, and neighbourhood park.

“This development site is a unique opportunity across the region for a large acreage to bring development to, with access to amenities and views,” Scott says.

“This is a site that doesn’t come around very often.”

1295 Rocklin Street is available through Request for Offers (RFO) 21-040 and bids are due by June 9, 2021. To learn more, visit <https://www.coquitlam.ca/landsales>.

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