



Coquitlam City Centre's Next Tower Site

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for sale.

Three Strata Owned Condo Buildings Sold as Strata Wind-Up a Block from Coquitlam City Centre and Lincoln Skytrain

2.53 acres

SITE SIZE

3

STRATA BUILDINGS

<200m

FROM LINCOLN SKYTRAIN STATION

A fully assembled 2.53-acre site in Coquitlam's City Centre, comprising three full-strata buildings at 1148 Westwood Street, 1154 Westwood Street, and 1175 Heffley Crescent. Located just 400 metres from Lincoln SkyTrain Station and directly adjacent to Coquitlam Centre Mall, the site sits across from the Pine & Glen and Sophora high-rise projects and is surrounded by key amenities including Douglas College, City Hall, and Lafarge Lake. Designated under the City Centre Area Plan for high-density residential or mixed-use redevelopment, the site benefits from adjacency to city-owned lots, strong redevelopment precedent with nearby towers exceeding 40 storeys, and full strata cooperation already secured—making this a rare, turnkey opportunity for large-scale, transit-oriented development in one of Metro Vancouver's fastest-growing communities.



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1148 Westwood St

48,590 ft²

LOT SIZE

50,610 ft²

TOTAL LIVEABLE

53 units

FROM 880-1070 FT²

Description

- Four storey wood-frame building
- Stucco siding
- Elevator access
- Asphalt shingle roof
- Underground parking



1154 Westwood St

34,626 ft²

LOT SIZE

36,709 ft²

TOTAL LIVEABLE

37 units

FROM 763-1461 FT²

Description

- Four storey wood-frame building
- Stucco siding
- Elevator access
- Asphalt shingle roof
- Underground parking



1175 Heffley Crescent

27,155 ft²

LOT SIZE

27,333 ft²

TOTAL LIVEABLE

29 units

FROM 763-1160 FT²

Description

- Four storey wood-frame building
- Stucco siding
- Elevator access
- Asphalt shingle roof
- Underground parking



Development Potential Specifications

This location falls within the Official Community Plan: Transit Oriented Core

1.3. Transit-Oriented Development



Transit-oriented development near Lincoln SkyTrain station

Transit-oriented development (TOD) is a key concept that informs the Vision and policy direction of the Plan. TOD is a pedestrian-friendly, compact mixed-use form of development centered around rapid transit. This type of planning aims to provide a variety of uses, housing types and transportation alternatives to the automobile within walking distance of rapid transit stations.

By encouraging transportation alternatives, TOD promotes environmental and economic sustainability by helping to reduce greenhouse gas emissions from automobile usage and making more efficient use of existing transportation infrastructure.

In City Centre, TOD is achieved by concentrating high density, mixed-use development around existing SkyTrain stations, and through the design of a finer street grid and improved ease of movement.

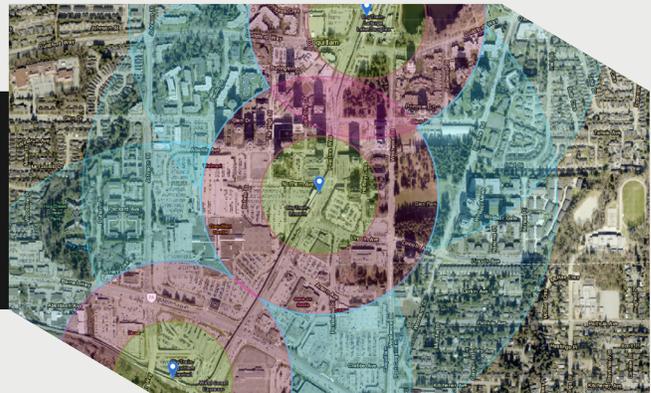
The following TOD characteristics are integrated throughout the Plan in order to foster a transit-supportive downtown and to create vibrant urban spaces:

- Major **destinations** and centres are located along direct corridors making them easy to be served efficiently by rapid transit;
- Walking **distance** to rapid transit is minimized by a finer-grained street network;
- Pedestrian-friendly urban **design** including safe, comfortable and direct walking and micromobility connections;
- Higher residential and employment **density**;
- Rich **diversity** of land uses and housing types; and
- Transportation **Demand Management (TDM)** measures that encourage walking, micromobility and transit use.

LAND USE	LAND USE DESCRIPTION	CORRESPONDING ZONE
High Density Apartment Residential	Apartment development in tower form in areas of high activity with opportunities for small-scale neighbourhood commercial.	RM-4 Multi-Storey High Density Apartment Residential RM-5 Multi-Storey High Density Apartment Residential RM-6 Multi-Storey High Density Apartment Residential P-5 Special Park
Medium Density Apartment Residential	Townhouse and apartment developments at medium densities from three to eight storeys.	RM-2 Three Storey Medium Density Apartment Residential RM-3 Multi-Storey Medium Density Apartment Residential RT-2 Townhouse Residential C-1 Local Commercial P-2 Special Institutional P-5 Special Park
Low Density Apartment Residential	Townhouse and apartment developments at lower densities up to two storeys.	RT-2 Townhouse Residential RM-1 Two Storey Low Density Apartment Residential C-1 Local Commercial P-5 Special Park
Townhousing	Townhouse residential development, encouraging larger dwelling units suitable for family accommodation.	RT-2 Townhouse Residential C-1 Local Commercial P-2 Special Institutional P-5 Special Park
Compact One Family Residential	Single-family residential homes on smaller separate lots.	RS-4 One-Family Compact Residential RS-5 One-Family Compact (Strata Lot) Residential C-1 Local Commercial P-2 Special Institutional P-4 Special Care Institutional P-5 Special Park
One Family Residential	Single-family residential homes on separate lots.	RS-1 One-Family Residential RS-3 One-Family Residential C-1 Local Commercial P-2 Special Institutional P-4 Special Care Institutional P-5 Special Park
Civic and Major Institutional	Civic and institutional buildings, sites and utilities.	P-1 Civic Institutional P-2 Special Institutional P-5 Special Park
School	Public and private educational institutions.	P-1 Civic Institutional P-5 Special Park
Parks and Recreation	Lands being used, or intended to be used as public parks, oriented to active recreation and leisure uses.	P-1 Civic Institutional P-5 Special Park
Natural Areas	Lands intended to remain in a natural state and provide habitat for wildlife and fisheries values and may include lands that are hazardous to develop. These lands may be used for passive recreation uses such as wildlife viewing and trails.	P-1 Civic Institutional P-3 Special Recreation P-5 Special Park

**Note on Comprehensive Development (CD) zones: CD zoning is expressly identified for the Downtown Core as the majority of development within this Land Use Designation is expected to use CD zoning. In accordance with policies outlined in the Plan, CD zones may also be used in any other Land Use Designation, in accordance with Part 2 of the CWCCP.*

Subject Properties High Density Apartment Residential



Marketing, Offers and Deadline for Submissions

01 Marketing

The sellers of LMS256, NW3333 and NW3216 collectively as a Strata Wind-up sale as governed by the Strata Property Act of British Columbia. The sale will be subject to the approval by the Owners of the Strata Plans LMS256, NW3333 and NW3216 to approve a windup resolution by 80% vote of the Owners of each strata, as per Strata Property Act of British Columbia.

02 Offer

The offer will be provided by way of Letter of Intent (LOI). All interested parties will receive the Same Documents which will be provided upon request. The LOI will include the purchase of Each Strata Lot along with the common property and the land. These documents are all subject to the provisions set out in the Strata Property Act. The LOI will indicate and lay out all the required schedules of events which are necessary to occur and in a the specified order, for the Buyer, for the successful closing of a Strata Wind-Up.

03 Submission

We are currently accepting offers by way of Letter of Intent. Submit offers and inquiries to: saleofwestwood@gmail.com
Contact the Listing Agents for Price Guidance

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