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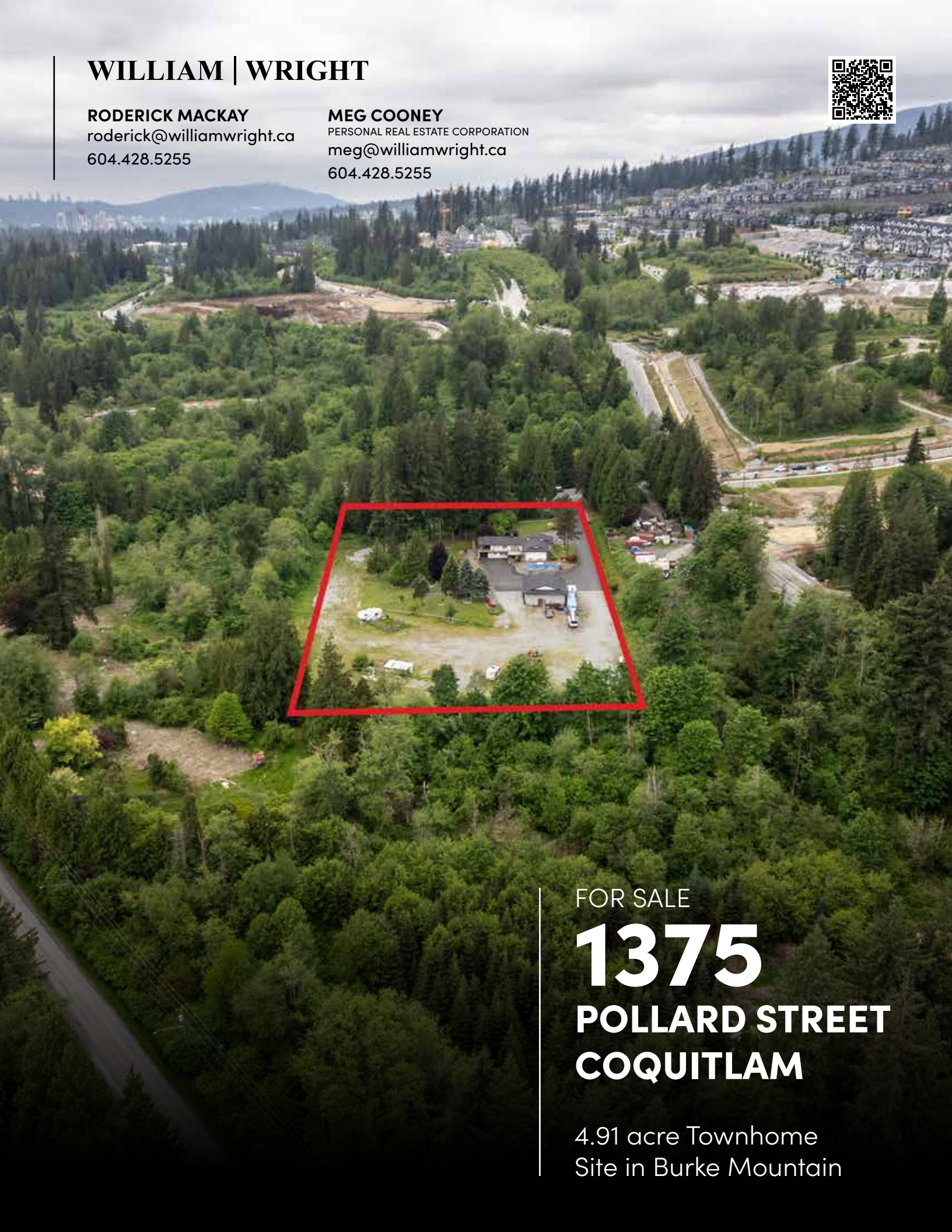


FOR SALE

1375 POLLARD STREET COQUITLAM

4.91 acre Townhome Site in Burke Mountain



1375
POLLARD STREET COQUITLAM

4.91 acre townhome site designated as “townhousing”, build up to **20 to 25 units per acre or 98 to 123 townhomes**

Partington Creek Neighbourhood Plan: Townhousing
LAND USE DESIGNATION

Scale, Cleared, & Development-Ready
READY TO BUILD

Less Than 15 Minutes Drive to Central Coquitlam
CLOSE TO AMENITIES

Opportunity

The Subject Site is 4.91 acres of mostly cleared and level land, currently improved with a single family home, on Pollard Street. Under the Partington Creek Neighbourhood Plan, the Subject Site is designated as “Townhousing”, warranting up to 20 to 25 units per acre or 98 to 123 townhomes. Burke Mountain has demonstrated notable resilience, supported by a limited supply of available land and sustained demand for townhome sales. Notably, there are currently no competing land offerings that match the key attributes of the Subject Site, including its scale, cleared and development-ready condition, and proximity to established neighbourhood amenities.

Be Part of The Burke Mountain Community

WESBILD · POLYGON · MOSAIC · TOWNLINE · BENCHMARK · FOXRIDGE HOMES · woodbridge
MORNINGSTAR · STREETSIDE DEVELOPMENTS · BOLD. · Noura Homes · WOODHILL DEVELOPMENT · DIVINE HOMES LTD
TOWNSIDE DEVELOPMENTS · JPS DEVELOPMENTS INC. · Paddington Properties · TANGERINE DEVELOPMENTS



Visual map is approximate. To view the exact dimensions, visit Current Development Applications on The City of Coquitlam's website.

Active Applications

Conditional Approval

Minnekhada - 129 Townhouses
1350, 1353 Edwards St & 3696 Victoria Drive

16 Townhouses
1230 Mitchell Street

Active Application

56 Townhouses
3710 Victoria Drive

Partington Creek - 156 Townhouses
3674 Victoria Drive

169 Townhouses
3685 & 3695 Victoria Drive

115 Townhouses
3665-3675 Victoria Drive

127 Townhouses
1364 & 1374 Pollard Street

142 Townhouses
1382 & 1395 Pollard Street

Ridgewood - 101 Townhouses
3637 Sheffield Avenue

Heartwood - 81 Townhouses
3535 Highland Drive

70 Townhouses
3507 Hall Avenue

Terrayne - 159 Townhouses
3550 McVicar Court

Versant - 66 Townhouses
3546 Monson Crescent

22 Townhouses
4105 Cedar Drive

Sapphire Living - 16 Townhouses
3469 Baycrest Avenue

Rocklin - 133 Townhouses
1295 Rocklin Street

Towns at Burke - 35 Townhouses
3643 Litchfield Avenue

Beaumont - 101 Townhouses
3630 Harper Road

Approved

120 Townhouses
3625 Brownlee Avenue

Culmena - 107 Townhouses
1292 Rosenburg Way

Amber Gate - 52 Townhouses
3420 Queenston Avenue

Queenston - 23 Townhouses
3421 Queenston Avenue

Marigold Elementary - School
1350 Pollard Street

Parkview - 92 Townhouses
3435 Galloway Avenue

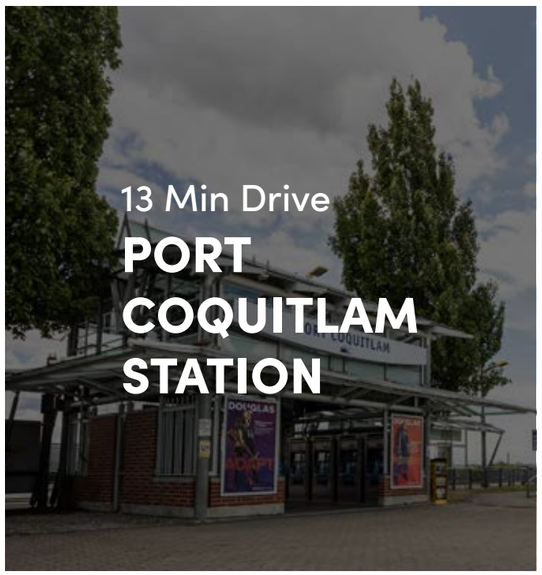
Atwood - 30 Townhouses
3580 Victoria Drive

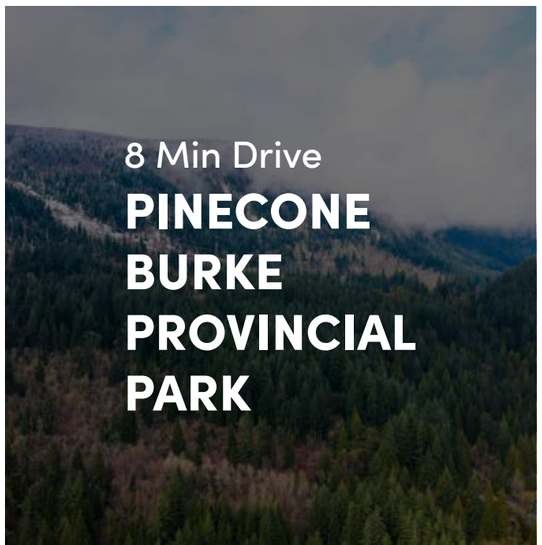
Pre-Application

228 Townhouses
3655 Crouch Avenue









Location

The Subject Site is situated in Burke Mountain, one of the fastest growing and most desirable residential communities in Coquitlam. Over the past decade, Burke Mountain has emerged as a premier destination for new housing development in the Tri-Cities, driven by strong population growth, expanding infrastructure, and significant investment in family-oriented amenities.

The neighbourhood is characterized by master-planned residential communities, with a strong emphasis on townhomes and single-family housing that appeal to young families and move-up buyers seeking larger-format homes within a natural setting. Demand for townhomes in Burke Mountain has remained particularly strong due to limited supply across Metro Vancouver and the community's reputation as a highly livable suburban neighbourhood.

Burke Mountain offers residents an exceptional balance between urban convenience and outdoor recreation. The area is surrounded by extensive green space including Burke Mountain trails, Pinecone Burke Provincial Park, and Minnekhada Regional Park, while still providing easy access to major transportation routes such as Coast Meridian Road, David Avenue, and Lougheed Highway, connecting residents to Coquitlam City Centre and the Millennium Line SkyTrain.

The neighbourhood continues to evolve with the addition of new schools, parks, and local retail amenities, reinforcing its position as a highly desirable community for long-term residential growth. As one of the last large-scale development areas within Coquitlam, Burke Mountain remains a focal point for future townhouse development, making it an ideal location for a new residential community.

Salient Facts

Civic Address	1375 Pollard Street, Coquitlam, British Columbia
PID	002-116-413
Legal Description	PARCEL “19” SECTION 17 TOWNSHIP 40 NEW WESTMINSTER DISTRICT REFERENCE PLAN 67251
Lot Size	± 4.91 Acres (213,880 Square Feet)
Current Zoning	RS-2
Land Use Designation	Partington Creek Neighbourhood Plan - Townhousing
Improvements	Single family home with standalone workshop
Assessed Value (2026)	Building: $254,000 Land: $3,072,000 Total: $3,326,000
Price	Contact Listing Agents







Major Infrastructure





BURKE VILLAGE PARK (OPENING 2029)

- A splash pad with interactive ground jets
- Open spaces with flexible seating options to gather and connect
- An elevated, accessible pathway bringing visitors into the mountainside park
- A dedicated Streamside Protection and Enhancement Area around the natural watercourses



BURKE MOUNTAIN COMMUNITY CENTRE (OPENING 2029)

- A six-lane lap pool, warmer leisure pool with lazy river and two lanes, hot pool, steam room, sauna, climbing wall and drop slide
- A double gymnasium for sports and active play
- A fully equipped fitness centre with weight room and studio space
- Flexible, multi-purpose rooms for programs, meetings and events
- A new branch of the Coquitlam Public Library, located inside the facility—the first co-located library branch in Coquitlam











BURKE MOUNTAIN VILLAGE

- 39-acre master-planned community
- 120,000 square feet of commercial, including a grocery store, and 2,000+ residential units





BURKE MOUNTAIN MIDDLE & SECONDARY SCHOOL (OPENING 2026)

- $150M+ provincial and school district investment
- 1,000 student seats added to Burke Mountain



Demographics

Burke Mountain is one of Metro Vancouver's fastest-growing master-planned suburban communities, positioned in northeast Coquitlam. The area has experienced significant residential growth over the past decade, driven primarily by young families seeking newer housing stock, larger living spaces, and access to nature.

- Predominantly young to middle-aged households, with a strong concentration of residents between approximately 30–45 years old.
- High proportion of family households with children, including dual-income professionals upgrading from condos or denser urban markets.
- Strong representation of upper-middle-income earners, particularly professionals working in technology, healthcare, trades management, finance, education, and small business ownership. Community commentary notes Burke Mountain among Coquitlam's higher-income residential pockets.
- Housing mix heavily weighted toward:
  - newer detached homes
  - executive townhomes
  - duplexes
  - emerging low-rise condo product
- Significant share of residents are:
  - move-up buyers from Burnaby, Vancouver, and Port Moody
  - immigrant and multicultural families
  - work-from-home or hybrid professionals
- Homeownership dominates, with relatively lower rental inventory compared to urban Coquitlam neighbourhoods.

Land Use

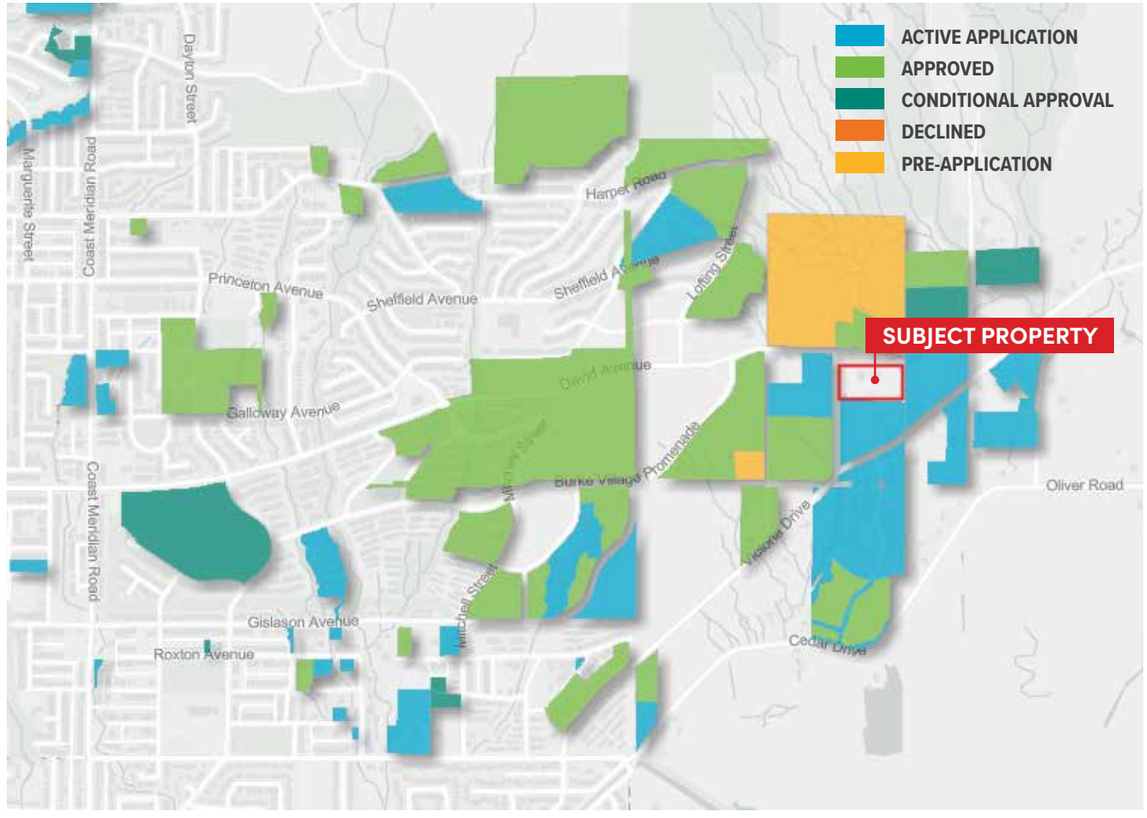
The Subject Site is located within the Partington Creek Neighbourhood Plan (PCNP) on Burke Mountain and is designated Townhousing Residential, permitting ground-oriented multi-family development.

The PCNP forms part of Coquitlam's broader Northeast Coquitlam Area Plan and envisions a master-planned, pedestrian-oriented community that will accommodate approximately 10,000 to 16,500 residents through a mix of housing types, parks, and neighbourhood-serving amenities .

The Townhousing Residential designation is a key component of this vision, supporting primarily townhouse development in a walkable setting with close access to the Neighbourhood Centre, schools, parks, and trail networks. These areas are intended to provide a transition between higher-density apartment forms and lower-density single-family housing.

As Burke Mountain continues to build out, the Partington Creek neighbourhood is expected to mature into a highly desirable residential community, with townhouse developments well-positioned to benefit from strong end-user demand and proximity to amenities within a cohesive, master-planned environment.

APPLICATION SUBMISSION STATUS



Confidentiality

The Vendors have exclusively retained William Wright Commercial Real Estate Services ("William Wright") to facilitate the sale of 1375 Pollard Street, Coquitlam, British Columbia (the "Subject Site"). This Confidential Information Memorandum ("CIM") has been prepared by William Wright and is provided to select parties for their own analysis of the Subject Site. This CIM is the property of William Wright and the Vendors and may be used only by parties approved by William Wright and the Vendors. The Subject Site is privately offered and, by accepting this package, the party in possession herein agrees, without limiting the provisions of the Confidentiality Agreement: (i) to return it to William Wright immediately upon request; and (ii) that no portion of this package may be copied, reproduced or distributed to other parties at any time without the prior written consent of William Wright and the Vendor.

Offering Process

The Vendors have elected to review offers on a first come, first serve basis. On or after June 16, 2026, prospective purchasers are invited to submit Offers to Purchase the Subject Site through William Wright for consideration by the Vendors. Any Offer to Purchase the Subject Site (the "Offer") is to be submitted to William Wright on the Vendor's standard offering form, available upon request from William Wright.

**Offers for the Subject Site will be considered by the Vendor after June 16, 2026. Please leave your Offer open for a minimum of five (5) business days.*



For More Information, Contact

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