

Sheffield Ave

Right-of-Way

Mitchell St

3596 Innes Court

Innes Crt

Future Park
(2.0 Ac)

Lofting St

Brownlee Ave

Land Sale – Coming Soon

Burke Mountain Townhouse Site: 3596 Innes Court

coquitlam.ca/LandSales

Coquitlam

Subject Site Salient Facts



3596 Innes Court

Est. Gross Area: +/- 3.60 Ac (+/- 1.46 Ha) *

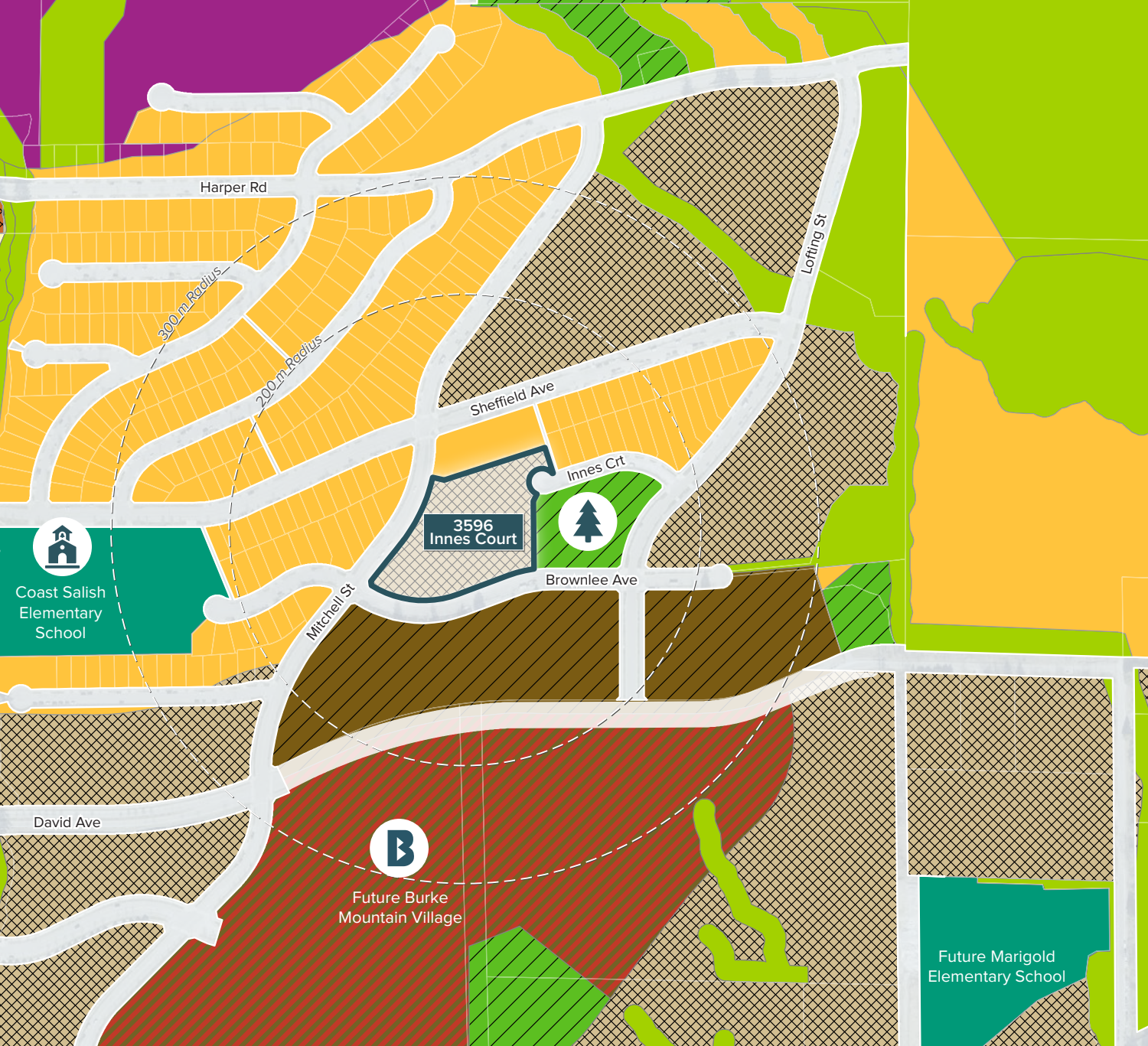
Neighbourhood: Partington Creek

Land Use: Townhousing Residential

Zoning: RT-2 Townhouse Residential **

** Site area provided as an estimate and outlined on the adjacent map for information and illustrative purposes only. Survey to be provided in the Request for Offer ("RFO").*

*** Please reference Part 12 of the Zoning Bylaw for details on the RT-2 Zone.*



Site is zoned and serviced, with Community Amenity Contributions paid, ready for Development Permit Application.



Adjacent to a future 2.0 acre park.



Walking distance to Coast Salish Elementary School.



Short walk to the future Burke Mountain Village and Northeast Community Centre.

- Compact Low Density Residential
- Medium Density Apartment Residential
- School
- Development Reserve
- Neighbourhood Centre
- Townhousing Residential
- Environmentally Sensitive Area
- Parks and Recreation

Note: Land Use Map is subject to change.

Aerial Photos

Facing North



Aerial Photos

Facing North



Sheffield Ave

Mitchell St

Innes Cr

Brownlee Ave



Aerial Photos

Facing Northwest



Aerial Photos

Facing South

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For questions on the property or timing of the formal Request for Offer (“RFO”), please contact City Lands & Real Estate staff at LandSales@coquitlam.ca.

As of February, 2025



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