

1317 Ross Avenue, Coquitlam

\$2,399,000



"Attention BUILDERS / DEVELOPERS / INVESTORS". Unique opportunity to purchase a large 10,017 sq. ft. South facing vacant lot in a quiet residential neighbourhood! RS-1 Zoning possible to create multiple homes. Short walk to: Como Lake / Blue Mountain Park, Golf Club, Coquitlam Public Library / Community Centre / Recreation Centre and all levels of school (Parkland Elementary / Como Lake Middle School / Centennial Secondary Catchment). East to: Highway 1 & 7, Skytrain Station, SFU, shopping, Bank and Restaurants.

KEY INFORMATION

MLS® R2861010

Land Only

Central Coquitlam

0 Bedrooms

0 Bathrooms

0 SF

10,017 SF Lot

FEATURES

Listed By: Sutton Group Seafair Realty

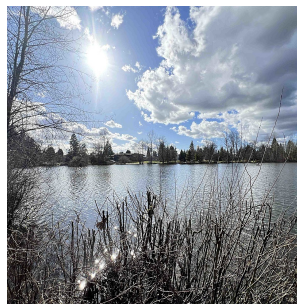


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 The summary report provides the best information available at time of report creation. The City of Coquitlam assumes no responsibility for the correctness of information shown. The user is responsible for obtaining their own independent engineering, technical and other advice with respect to the information provided.
 *Colors are provided to nearest property owner.
 Legend: Water, Sanitary, Storm

Water	GSID	INSTALL DATE	DIAMETER	MATERIAL	OFFSET*	IC	INVERT ELEV	SRVY METHOD
	WT3C18036	2024/10/24	20mm	Copper	3			As-built Record Drawing
Storm	GSID	INSTALL DATE	DIAMETER	MATERIAL	OFFSET*	IC	INVERT ELEV	SRVY METHOD
	ST3C17954	2024/09/24	150mm	Polyvinyl Chloride	5.5	Yes	148.06	Int
Sanitary	GSID	INSTALL DATE	DIAMETER	MATERIAL	OFFSET*	IC	INVERT ELEV	SRVY METHOD

Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023

- What does Bill 44 do?**
- Permits one secondary suite or one accessory dwelling units in all communities in B.C.
 - Requires bylaws in municipalities, with more than 5,000 people and within an urban containment boundary, to allow for:
 - three to four units on lots zoned for single-family or duplex use
 - six units on larger lots zoned for single family or duplex use, close to frequent-service transit stops.
 - Requires Housing Needs Report (HNR), Official Community Plans (OCPs) and zoning to be updated to plan for 20-year housing needs and reduces one-off public hearings to OCP-conforming projects.
- How will the Small-Scale, Multi-Unit (SSMU) housing work?**
- 3 units permitted on single-family or duplex lots less than 280 sq. m.
 - 4 units permitted on single-family or duplex lots greater than 280 sq. m.
 - 6 units on single-family or duplex lots greater than 280 sq. m. close to transit stops with frequent service
 - No minimum parking required for projects within 400 metres of transit stops. Homebuilders can determine parking needs. Additional provincial direction on parking for lots outside of 400 m.
 - A policy manual will set provincial expectations for setbacks, height restrictions, parking and lot coverage
 - Communities that have already SSMU zoning changes to single-family homes would continue to remain. Municipalities may adopt provincial site standards, when released.
 - Municipalities may designate 1 of the 6-unit lots for affordability purposes, but may not apply density conditions on the 3- or 4-unit lots.
- What are the changes to HNRs, OCPs, Zoning, and Public Hearings?**
- Require all local governments to update HNRs using a standard provincial method to identify housing needs currently and over the next 20 years
 - OCPs to be updated every 5 years with public engagement and prepared to plan for enough homes for forecasted growth over the next 20 years (rather than 5)
 - Phase-out one-off and site-by-site public hearings for rezoning for housing projects consistent with OCPs, which have already undergone a public hearing. Mixed-used projects that are at least 50% housing are included.
 - Public notice is still required if a public hearing is not being held for a project.
 - The province is working with the City of Vancouver to explore how public hearing changes to Vancouver, due to unique community planning structure of the Vancouver Charter.
- What's next?**
- Parts of the legislation would come immediately into force following royal assent. Other parts are brought into force when applicable regulations are passed.
 - Dec 2023 - SSMU policy manual and site standards provided to local governments.
 - Jan 2024 - HNR instructions provided to local governments.
 - Jun 30, 2024 - Local governments must have updated their bylaws to accommodate SSMU requirements.



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