

# \$2,399,000 - 1317 Ross Avenue, Coquitlam

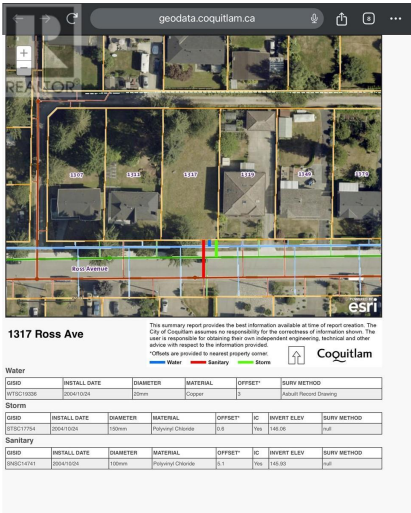
MLS® #R2861010

**\$2,399,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.23 Acres

N/A, Coquitlam, British Columbia

"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. (id:6289)



## Essential Information

Listing #	R2861010
Price	\$2,399,000
Bathrooms	0.00
Acres	0.23
Type	Vacant Land
Sub-Type	Freehold

## Community Information

Address	1317 Ross Avenue
Subdivision	N/A
City	Coquitlam
Province	British Columbia
Postal Code	V3J2K2

## Amenities

<b>Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023</b>
<b>What does Bill 44 do?</b>
<ul style="list-style-type: none"><li>Permits one secondary suite or one accessory dwelling unit in all communities in B.C.</li><li>Requires bylaws in municipalities with more than 5,000 people and within an urban containment boundary, to allow for:<ul style="list-style-type: none"><li>three to four units on lots zoned for single-family or duplex use</li><li>six units on larger lots zoned for single-family or duplex use, close to frequent-service transit stops.</li></ul></li><li>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.</li></ul>
<b>How will the Small Scale, Multi-Unit (SSMU) housing work?</b>
<ul style="list-style-type: none"><li>3 units permitted on single-family or duplex lots less than 280 sq. m.</li><li>4 units permitted on single-family or duplex lots greater than 280 sq. m.</li><li>4 units on single-family or duplex lots greater than 280 sq. m. close to transit stops with frequent service</li><li>No minimum parking required for projects within 400 metres of transit stops. Homebuilders determine parking needs. Additional provincial direction on parking for lots outside of 400 m.</li><li>A policy manual will set provincial expectations for setbacks, height restrictions, parking and lot coverage</li><li>Communities that have already SSMU zoning changes to single-family homes would continue to remain. Municipalities may adopt provincial site standards, where relevant.</li><li>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.</li></ul>
<b>What are the changes to HNRs, OCPs, Zoning, and Public Hearings?</b>
<ul style="list-style-type: none"><li>Requires all local governments to update HNRs using a standard provincial method to identify housing needs currently and over the next 20 years</li><li>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)</li><li>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. Most-needed projects that are at least 50% housing are included.</li><li>Public notice is still required if a public hearing is not being held for a project.</li><li>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.</li></ul>
<b>What's next?</b>
<ul style="list-style-type: none"><li>Parts of the legislation would come immediately into force following royal assent. Other parts are brought into force when applicable regulations are passed.</li><li>Dec 2023 - SSMU policy manual and site standards provided to local governments.</li><li>Jan 2024 - HNR instructions provided to local governments.</li><li>Jun 30, 2024 - Local governments must have updated their bylaws to accommodate SSMU requirements.</li><li>Jun 1st 2024 - OCP zoning review/update instructions provided to municipalities.</li><li>Jan 1, 2025 (date subject to regulation) - Local governments must have completed their interim HNR.</li><li>Dec 31, 2025 (date subject to regulation) - Municipalities must have completed their first review and update of their OCPs and zoning bylaws based on interim HNR.</li></ul>

Amenities

Recreation, Shopping

Features

Central location

## Listing Details

Listing Office

Sutton Group Seafair Realty



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Listing information last updated on October 14th, 2025 at 9:03pm PDT