

FOR SALE



Fremont St.



SUBJECT

Devon St.

Lincoln Ave.

Laurier Ave.



WELL LOCATED BUILDING SITE

AREA:
Northeast Coquitlam

ADDRESS:
1156 Fremont-Devon St.,
Coquitlam, BC

SIZE:
5 Acres (In the ALR)

PRICE:
\$1,988,000

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 1156 Fremont-Devon St./1156 Devon St., Coquitlam, BC
PID: 012-635-316

SIZE: 5 Acres

OPPORTUNITY:

- A well-located building site in Coquitlam's northeast area, within the ALR, offering longer-term hold potential.
- Under the City of Coquitlam Zoning Bylaw, RS-2 Rural Residential permits a single-detached dwelling, agricultural use, and certain accessory uses, making the property suitable for a rural-residential owner seeking residential use with agricultural utility.

Note: Buyers are advised to conduct independent due diligence regarding ALR status, permitted uses and any applicable City plans.

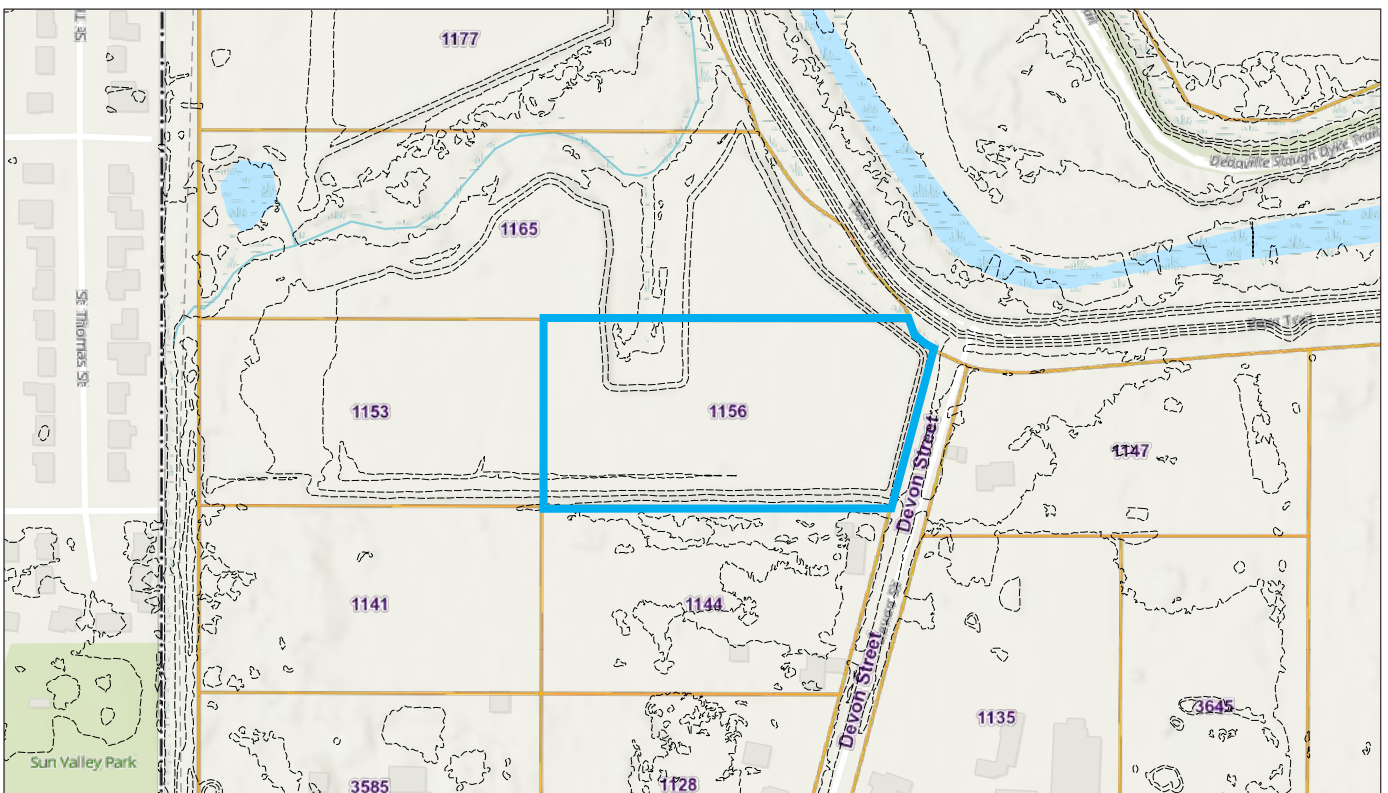
- The property also benefits from longer-term strategic positioning relative to the planned Fremont Connector, a future transportation project identified by the City to improve access throughout Metro Vancouver's northeast sector. While no firm construction timeline is currently in place, surrounding properties already reflect the anticipated future road alignment, including 1153 Fremont St, 1165 Fremont St, 1177 Fremont St, and 1189 Fremont St.
- The subject site, together with the 6 other contiguous parcels totaling 35+ acres to the North & South of the, was raised approx. 4-6 feet to the 100-year floodplain level. This significant land fill initiative spanned over a decade, while remaining in strict compliance with the City of Coquitlam's Conservation Permit requirements, including specific conditions for fill soil type and drainage across the entire project. In addition, all requisite environmental clearances needed for a project of this nature were sought and granted by other governmental agencies, including but not limited to the Agricultural Land Reserve and Department of Fisheries.



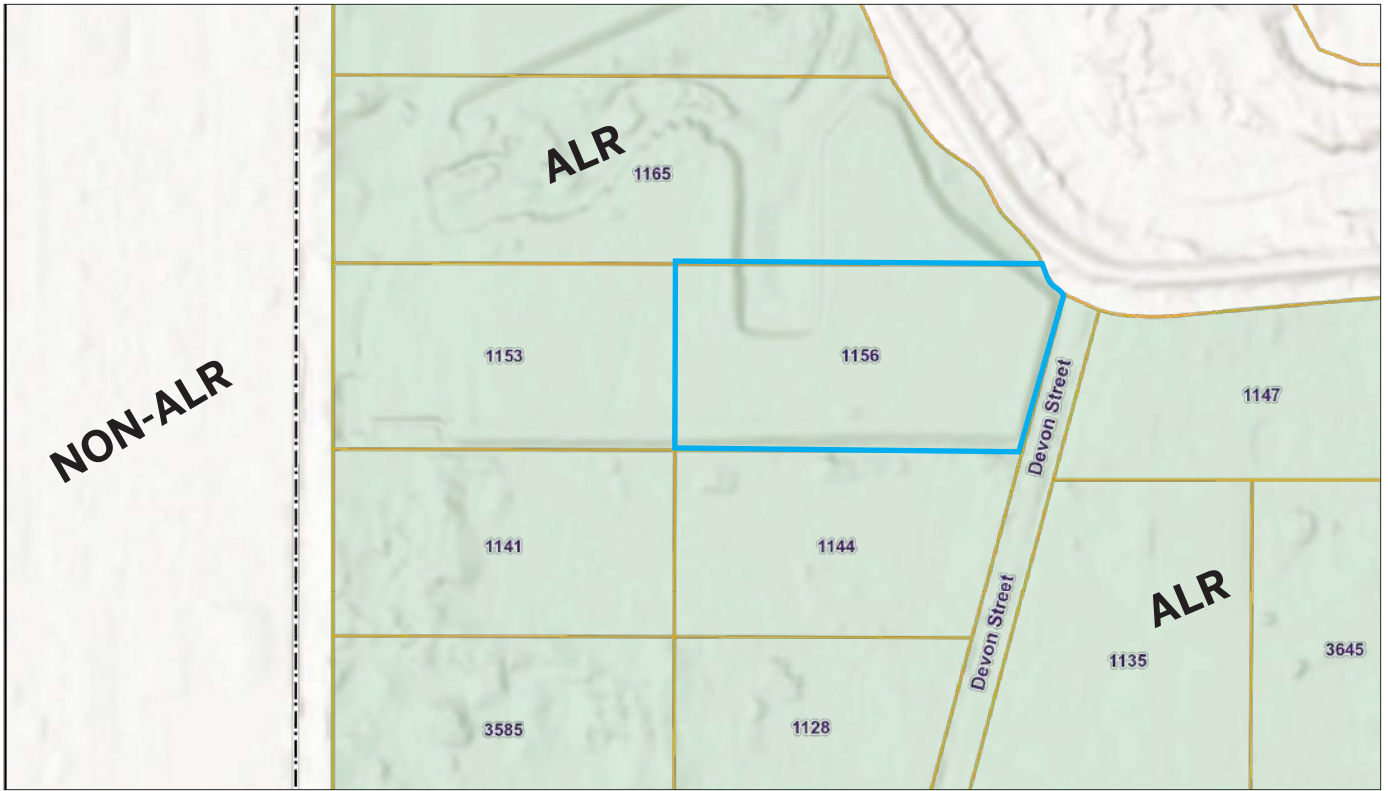
AERIAL VIEW



TOPOGRAPHY

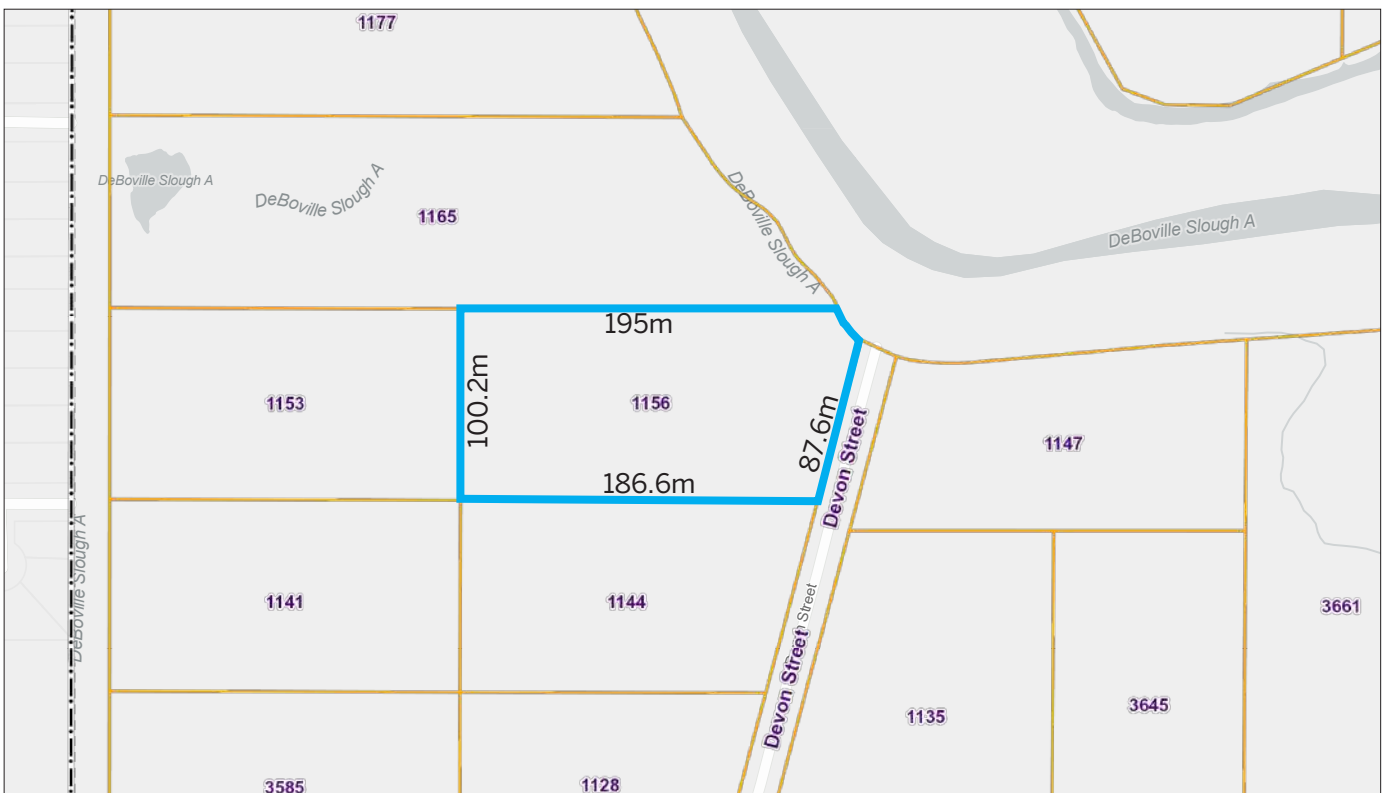


ALR MAP



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



PART 10 LOW-DENSITY RESIDENTIAL ZONES

1001 RS-2 Rural Residential

(1) Intent

This zone provides for low-density *residential uses* of up to one *principal dwelling unit* and limited *agricultural uses* on large acreage *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Single-detached dwelling*
- (b) *Agricultural*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory dwelling unit*
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory produce sales*, as limited under Sub-section (11)(a)

(3) Conditions of Use

- (a) An *agricultural use*:
 - (i) must not have more than one horse, cow, sheep or goat per 1,000 square metres of *lot area*; and
 - (ii) not including mushroom growing, the keeping for *commercial* purposes of swine, poultry or fur-bearing animals and the keeping of dogs, except as permitted as an *accessory residential use*; and
 - (iii) does not include *cannabis production*.
- (b) A maximum of one *accessory dwelling unit* is permitted on a *lot*.

1001 RS-2 Rural Residential

(4) Lot Size

The following *uses* are not permitted on *lots* having an area less than the corresponding areas below:

<u>Use</u>	<u>Minimum Lot Area (m²)</u>
<i>Agricultural</i>	4,050
<i>Single-detached dwelling</i>	4,050
<i>Accessory produce sales</i>	4,050

- (a) The minimum *lot* depth is 22.7 metres.
- (b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 2.5 units per hectare.
- (b) When calculating units per hectare, *accessory dwelling units* are excluded from the calculation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.
- (b) All *buildings* and *structures* for *agricultural use* must not exceed a *lot coverage* of 20%.

(7) Buildings Per Lot

No more than one *principal building* for *residential use* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* set out below:

1001 RS-2 Rural Residential

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)	Wells or Streams (metres)	Distance from Single-Detached Dwelling Use (metres)
<i>Single-detached dwelling, public park</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	
<i>Agricultural</i>	30	15	15	30	30	15
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	Attached or less than 1.6
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8	See Sections 519 and 523	1.6 or more

- (b) the siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) An *accessory dwelling unit* must be contained within a *principal building* for a *single-detached dwelling use*.

1001 RS-2 Rural Residential

(10) Height

- (a) Buildings and *structures for single-detached dwelling use* must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures for accessory residential or accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum total *floor area of buildings and structures for accessory produce sales use* is 12 m².

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

TAX REPORT

Detailed Tax Report

Property Information

Prop Address	1156 DEVON ST	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	BURKE MOUNTAIN
Area	COQUITLAM	SubAreaCode	VCQBM
PropertyID	012-635-316	BoardCode	V
PostalCode			

Property Tax Information

TaxRoll Number	36997000	Gross Taxes	\$5,239.93
Tax Year	2025	Tax Amount Updated	12/17/2025

More PIDS

012-635-316

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP2320	41			36	5	40		

Legal FullDescription

LOT 41, PLAN NWP2320, SECTION 5, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, & SEC 8

Land & Building Information

Width		Depth	
Lot Size	5 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)		
Year Built		Zoning	
BCA Description			
WaterConn			
BCAData Update	01/12/2026		

Supplementary Property Info

BedRooms	0	Foundation	
Full Bath	0	Half Bath2	0
Half Bath3	0	Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,819,000.00	\$0.00	\$1,819,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,819,000.00	\$0.00	\$0.00	\$0.00	\$1,819,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,819,000.00	\$0.00	\$909,500.00	\$0.00	\$909,500.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/7/2008	\$349,650.00	BB978009	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/22/1996	\$212,121.00	BK80875	IMPROVED SINGLE PROPERTY TRANSACTION
8/30/1993	\$204,000.00	BG311180	VACANT SINGLE PROPERTY TRANSACTION

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

