



View House in Burke Mountain For Sale

3420 Derbyshire Ave, Coquitlam



\$1,588,000



Must See! 2-level Approx. 3,862 SF house with unfinished walk out Approx. 1,300 sf basement, on the regular lot size Approx. 5,374 sf (117.1 ft x 45.8 ft). Located on the Derbyshire Ave of Burke Mountain Community, Coquitlam. All four bedrooms on the second floor, master room with en suite washroom and walk in closet. A full set kitchen, dining room, great room, Den, and Laundry room in the main floor. Unfinished basement ideally for two bedrooms suite. Walking distance to Smiling Creek elementary, lots of parks, trails with transit close by, this house has everything that you expects. **Call now for viewing appointment!** (All measurements are approximate, Buyer and Buyer agent need to verify by themselves.)

Property Information

Address: 3420 Derbyshire Ave, Coquitlam V3E 0G3
 Legal: LOT 37, PLAN BCP46190, SECTION 18, TOWN SHIP 40, NEW WESTMINSTER LAND DISTRICT
 P.I.D.: 028-344-707
 Zoning: RS-8
 Lot Size: Approx. 5,374 SF (117.1 ft x 45.8 ft)

Government Assessment (2020)

Land	\$ 769,000
Improvement	\$ 644,000
Total	\$ 1,413,000
Tax:	\$ 5,911.68

Property Information

House size: Approx. 3,862 SF
 Built Year: 2011

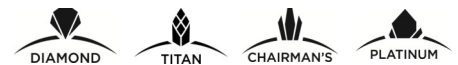


2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
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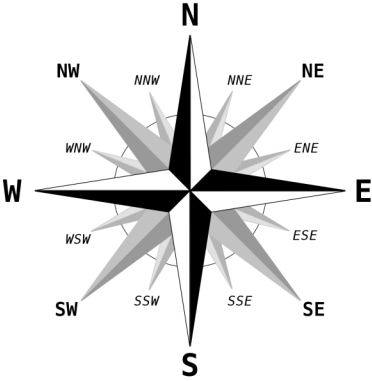


Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

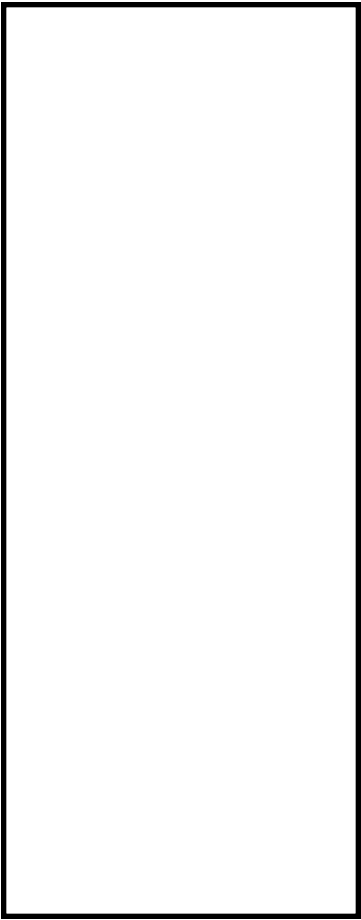
Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Measurement



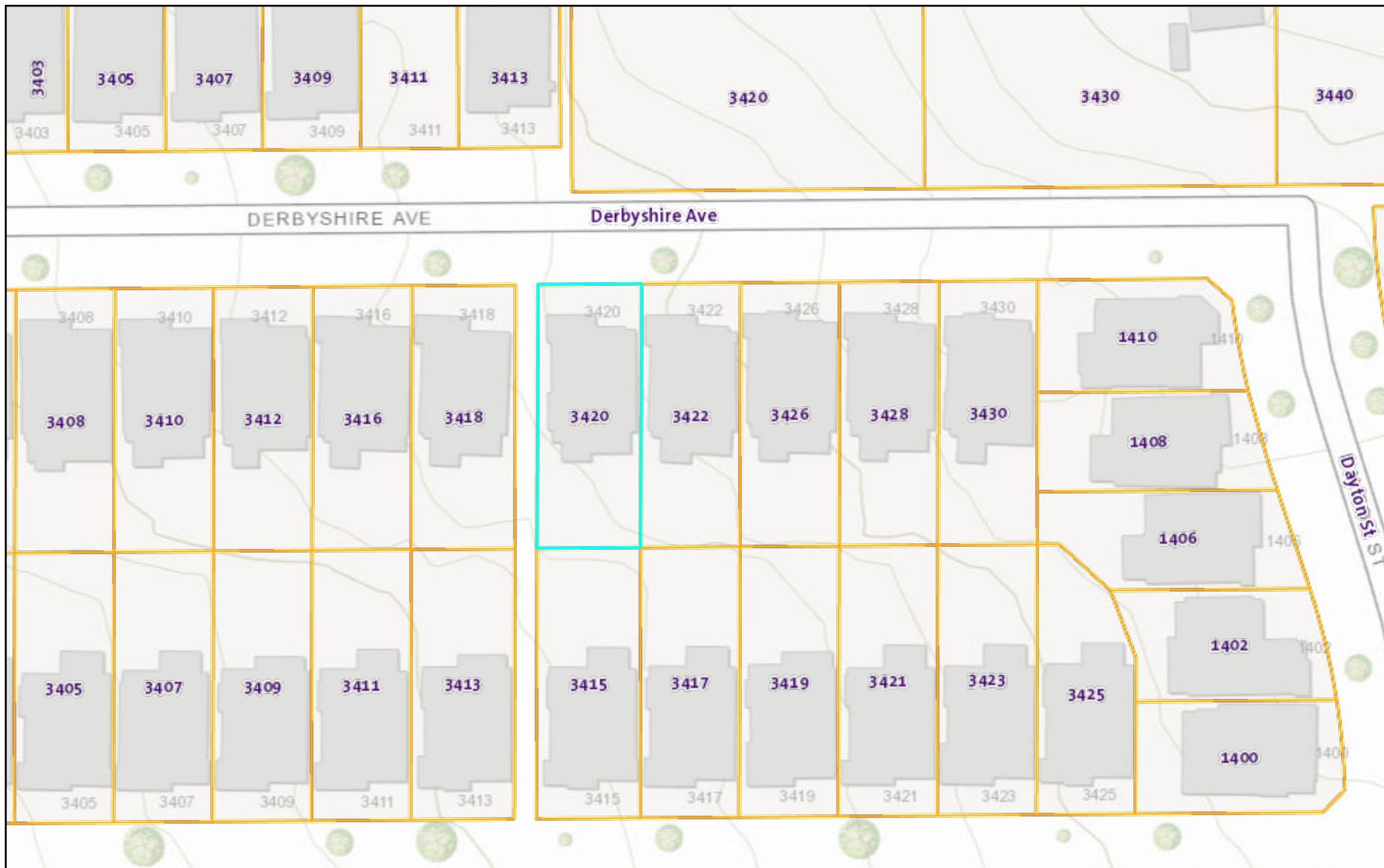
45.8 FT



117.1 FT



Site Map



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Parcel

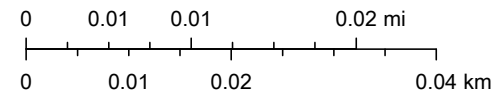
City Boundary

Road Labels

Property Information

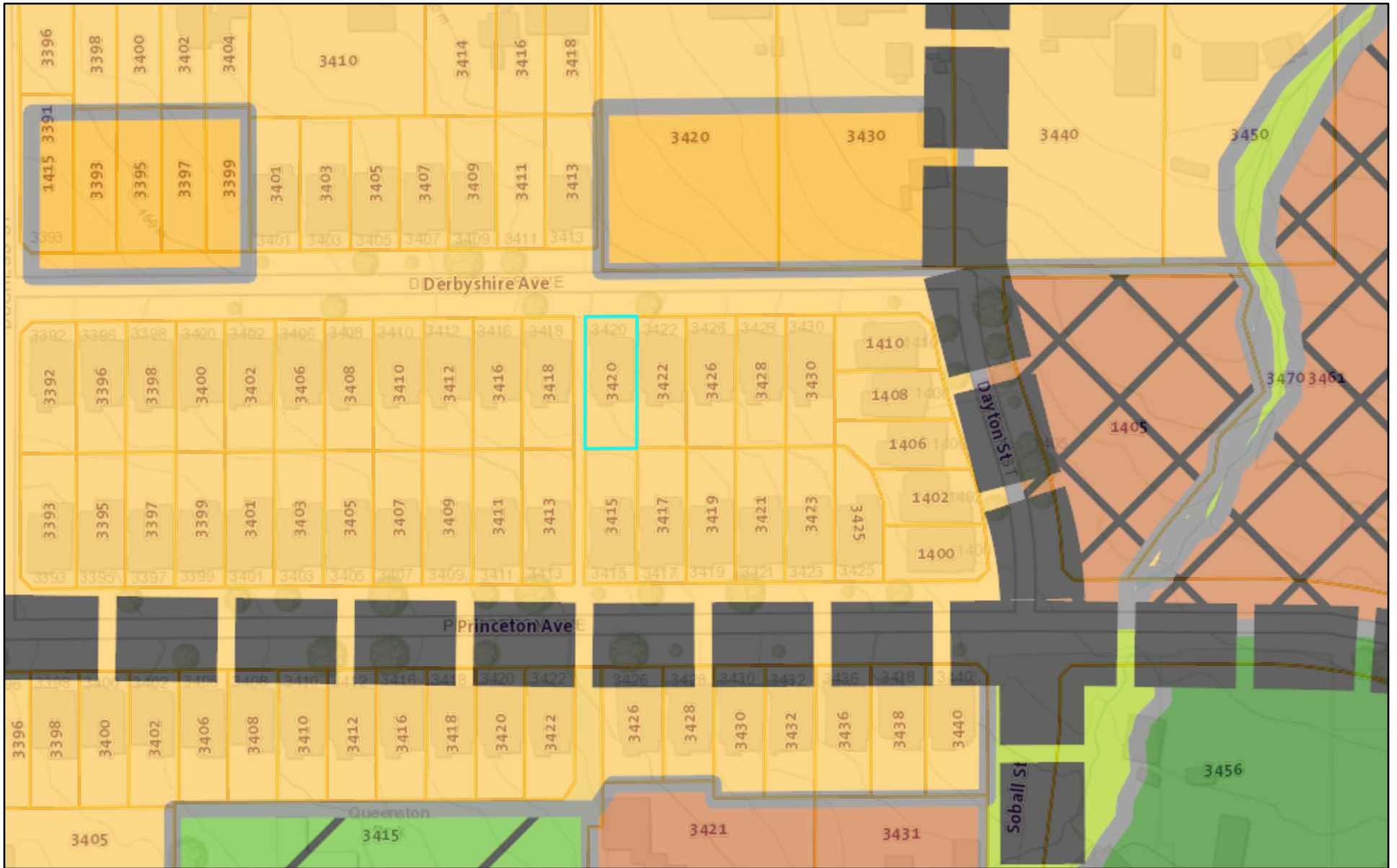
Address Labels

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OCP



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Land Use Points

- E Elementary School (Potential)
- Future Civic and Major Institutional



Future Neighbourhood Parks



Middle School (Potential)

Potential Stations

Land Use Lines

Arterial Street

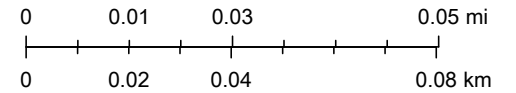
• Street Extension

Major Road Network

Collector Street

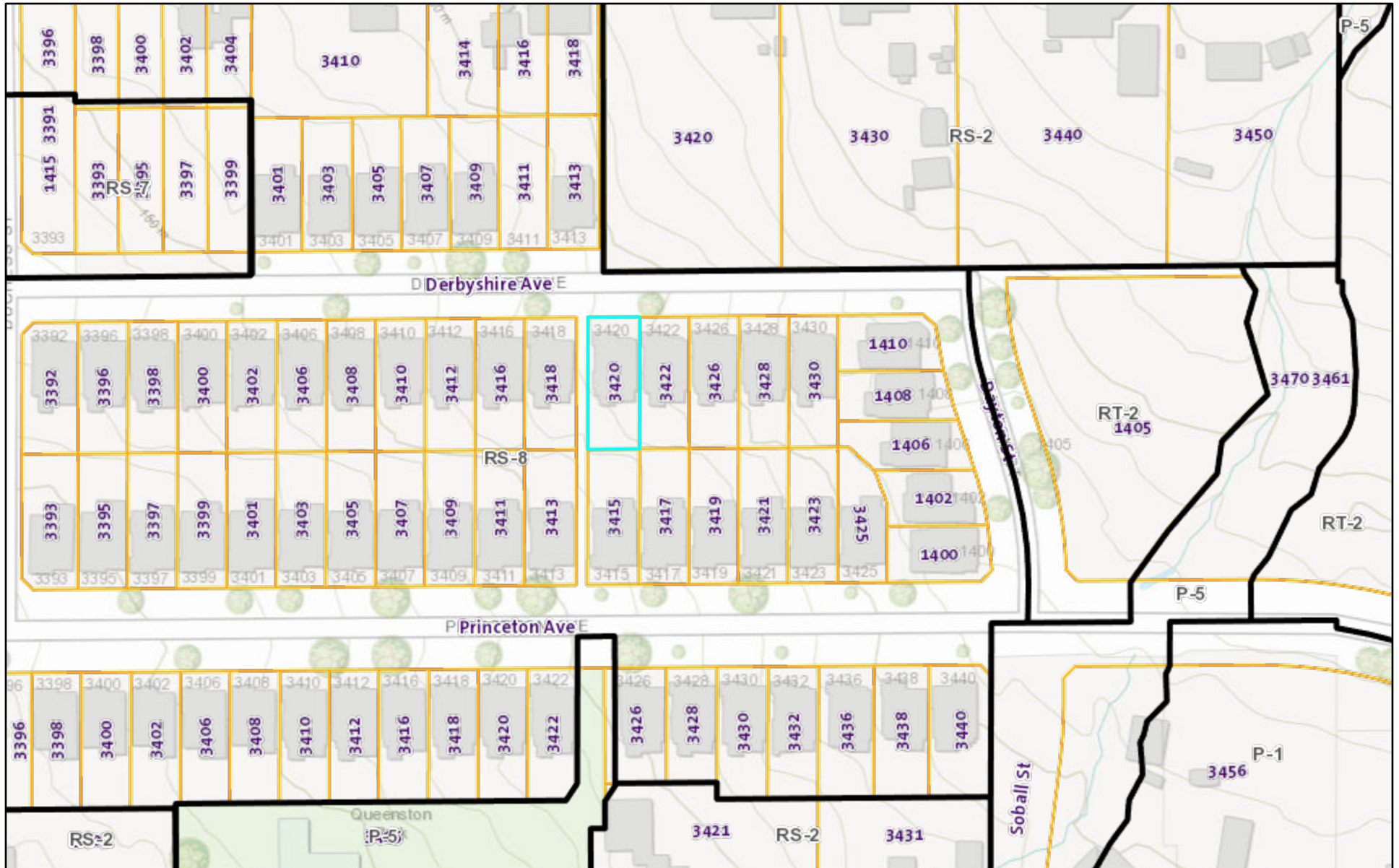
Community Collector Street

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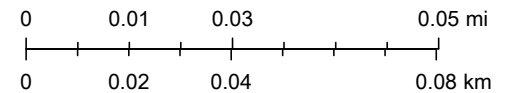
Zoning Map



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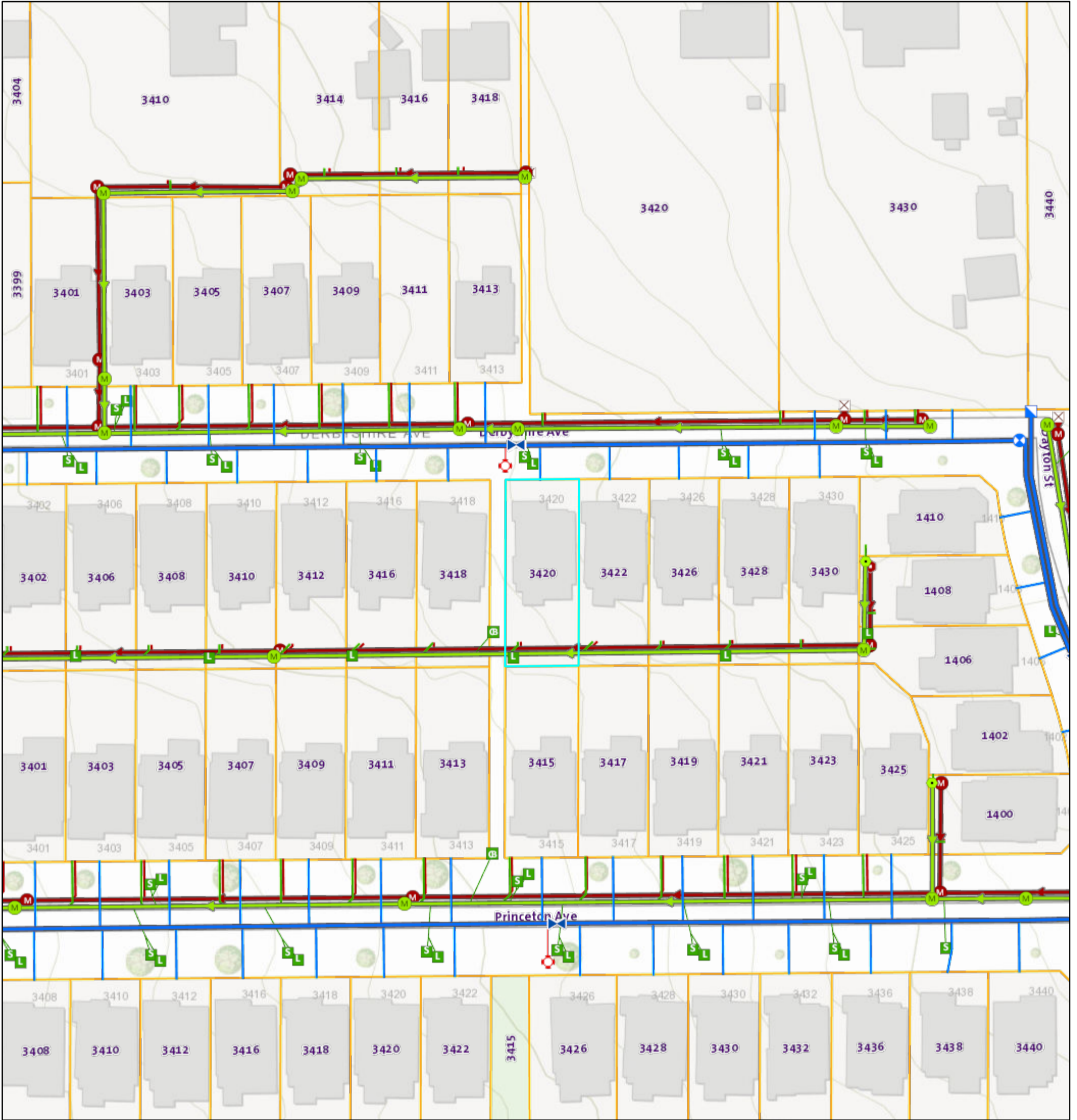
-  Zoning
-  Parcel
-  City Boundary
-  Property Information
-  Address Labels
-  Road Labels

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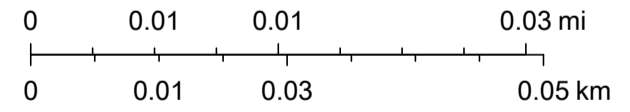
Web AppBuilder for ArcGIS



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- | | | | |
|---------------------------|---------------------------------|--------------------------------|--------------------------|
| Water Chamber | Blow Off Valve, Decommissioned | Reservoir, Metro | Water Quality Pond |
| Hydrant Feed | Blow Down Valve | Water Pressure Reducing Valves | Waterbody |
| Water Service Connection | Blow Down Valve, Decommissioned | Water PRV | Watercourse |
| Water Mains | Regular Valve, Closed | Water PRV, Decommissioned | Ditch |
| Watermain | Regular Valve | Water Hydrants | Stream |
| Watermain, Metro Van | Regular Valve, Private | Hydrant, Abandoned | Sub-Drain |
| Watermain, Private | Regular Valve, Decommissioned | Hydrant, Existing | Drainage CB Leads |
| Watermain, Decommissioned | Metro Van Valve | Hydrant, Private | CB Lead |
| Water Valves | Check Valve | Hydrant, Proposed | CB Lead, Private |
| Air Valve | Water Meters | Standpipe | CB Lead, MOT |
| Air Valve, Private | Water Meter | Private Standpipe | |
| Air Valve, Decommissioned | Water Meter, Chamber | Water Pump Stations | |
| Blow Off Valve | Water Reservoirs | Pump Station, Existing | |
| Blow Off Valve, Private | Reservoir, Existing | Pump Station, Metro | |



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PART 10 ONE-FAMILY RESIDENTIAL ZONES

1008 RS-8 Large Village Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 400 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*, as limited under Sub-section (9)(a)
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 400 m².
- (b) The minimum *lot width* is 12 metres, except that for a *lot* having an *attached accessory parking structure* accessed from a fronting *street*, the minimum *lot width* is 12.8 metres.
- (c) Notwithstanding Sub-section (4)(b), the minimum *lot width* for a *lot* with an *exterior lot corner* is 13.1 metres.

1008 RS-8 Large Village Single Family Residential

(5) Density

- (a) The maximum density shall be 25 principal *buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 365 m², except that the *floor area* may be increased by up to 40 m² for an attached *accessory off-street parking use*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* 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 the *lot lines* set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential; and public parks</i>	4.0	6.2	1.2	3.0
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	6.2	1.2	3.0
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	6.0 See Sub-sec. (9)(b)	6.2	1.2	3.0
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited at 1.6 metres or more from a building for residential use</i>	See Sub-sections (8)(e), (9)(a) and (9)(b)	1.2	1.2	3.0

1008 RS-8 Large Village Single Family Residential

- (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.
- (d) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the front yard setback provided that:
 - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
 - (ii) the porch shall be open on at least two sides or protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code;
 - (iii) the porch is located at the basement or first *storey*; and
 - (iv) the porch is limited to a single *storey* in height, and its height does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling.
- (e) A minimum separation distance of 6.0 metres shall be maintained between the outermost projection of the rear face of the *principal building* and any detached *accessory buildings* or *accessory off-street parking structures*.
- (f) Section 514(1) of the Zoning Bylaw may be applied only within one interior side yard setback area, however, no unglazed projection other than chimneys may extend beyond a single *storey* in *height*; and with the exception of eaves, Section 514(2) does not apply to the *interior side lot line* setback requirements.

(9) Location of Uses

- (a) All detached *accessory buildings* shall be located in the rear yard.
- (b) All *accessory off-street parking structures* shall be located in the rear yard and access to *accessory off-street parking spaces* shall be from the *lane*.
- (c) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
 - (i) a minimum of 35% of the width of the buildings and structures facing the *front lot line*;
 - (ii) located at least 1.0 metre in front of any garage door(s); and
 - (iii) notwithstanding Sub-section (9)(c)(i), for a *lot* where the width of the *lot* at the *front lot line* is less than the minimum *lot* width as regulated under Sub-sections (4)(b) and (4)(c), Sub-section (9)(c)(i) will not apply.
- (d) No more than two *accessory off-street parking spaces* may be contained within the *principal building*.

1008 RS-8 Large Village Single Family Residential

- (e) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.

(10) Height

- (a) Buildings and structures for one-family residential 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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.
- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal building* facing the narrowest *lot* line along the street; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal building* facing the street.
- (c) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

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(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.