

## How to build a Tiny House Village in a rural area that is economically sustainable

- Your vision should incorporate:
- **Dual Zoning:** residential and commercial to allow Home-Based Businesses
  - **Permaculture** and a Farmers Market to attract tourists
  - **Workshop** to Build Tiny Homes on site



## Tiny House University: an experimental village

The Tiny House University in Berlin, Germany is a collective of designers, education hackers, and refugees founded in 2015 by the architect Van Bo Le-Mentzel with the goal of finding creative solutions for both static and temporary housing.

The village is a **RESEARCH CENTER** to explore new approaches to sustainability, society, and education.

“We are trying to create new kinds of housing forms in society in which it's possible to live and survive without having land or money,” said Le-Mentzel.

The houses form a temporary village with a library, cafe, workshop, and community centre

This research project has grown in popularity thanks to the support of the students, who contribute ideas through their research and podcasts to spread awareness about this experimental village.



## Tiny House Village in Quebec: successful pilot of economic sustainability

Habitat Multi Générations (HMG) combined green construction technology, affordability, a resident work program, community gardens, food forests, greenhouses, playgrounds, daycare facilities in a beautiful rural region just 2 minutes from the town of Lantier (and just 1 hour from Montreal), creating an ideal setting for tiny/small houses.

### Key Success Factors:

- Tiny home owners with a range of financial resources can follow different approaches: they can buy, build their own tiny homes, or there is an exchange system where workers can get credits toward the purchase of their mini-home by helping build other tiny homes
- Community space, such as gardens, playgrounds, and parks to bring people together and care for one another
- Small businesses can be run from these homes
- House occupation can be flexible, allowing rental income
- Affordable land, with plots starting at \$25,000
- Resale value of land is capped at the inflation rate to limit speculation

This has inspired 17 other municipalities in Quebec to adopt the same model: <http://coopdeproprietaires.com>



# Tiny House subdivision in Big Valley: Challenges and lack of VISION

Big Valley (population of 347, near Calgary) built a subdivision of 22 lots for tiny homes. Prices for the lots range from \$43,000 to \$46,000 plus GST- The tiny homes have to be built on a permanent foundation, be connected to municipal water and sewer and have hookups for gas and power. So far, after a year, **no one has fully committed to buying a lot** - [Read the article](#)

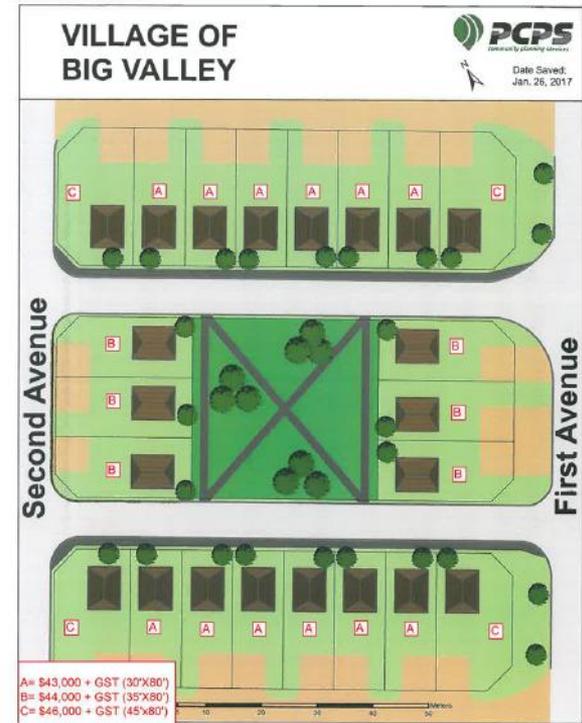
**Why ?** Here's some **feedback** from people interested in living in a tiny house village:

- People's perception that "**this village was for the senior community**," said [Michelle White](#), Big Valley Chief Administrative Officer
- **Lack of job possibilities** in Big Valley and people don't want to commute 2 or 3 hours to work in Calgary
- **Budget:** \$43,000 for a lot + \$50,000 for a tiny house = \$ 93,000 to live in a residential subdivision without a community space and without a **community vision and economic possibilities to work**

**What's missing in Big Valley subdivision?** Most people interested in living in a tiny house village

- want to be mortgage-free
- would like to run a home-based business (example: massage therapist...)
- work from home (example: web designer...)
- would like to offer their skills to build homes in exchange of services (example: plumber...)
- want to be walking-distance from neighbours, facilities, retail, etc. to foster a sense community living
- would like to garden and connect with nature
- would like to design and build their own homes
- want to build an economically sustainable community

None of these above were part of the vision in the development of the Big Valley tiny home subdivision. **It takes a vision** to build a vibrant community without being just a **senior community**





## Conclusion

This document looks at existing tiny house developments to try and determine **what does** and **does NOT work**. Urban planning should incorporate people's desires and need to be sustainable economically, and connected to each other.

Our goal is to inspire land developers to look at **creating subdivisions with a vision** in mind that incorporates a sense of community living rather than just trying to sell lots for a cheaper price.

Please consider sending us your feedback if you believe there are additional factors that should be considered in developing a sustainable village.

Lisa Chessari

Founder/Organizer

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Website [www.thetinyhousefestival.com](http://www.thetinyhousefestival.com)

Our foundation is not-for-profit: **our mission is to "MAKE TINY HOUSES LEGAL"**

# Tiny House Village Proposal

The proposal is to create a subdivision aimed at small houses (min size: 300 sq ft & max size: 800 sq ft) on small lots, that make efficient use of infrastructure while allowing individual autonomy and privacy.

- **PHASE 1:** We are proposing 300-800 sq ft homes on permanent foundations, be connected to municipal water and sewer and have hook-ups for gas and power, on lots that are 1,200-2,400 sq ft, as the core of the Tiny House Village. To address current minimum building size requirements, several separately owned units will be connected by a covered breezeway to create a triplex (or perhaps quad-plex).
- **PHASE 2:** We are proposing Tiny Homes on wheels to be parked on rental lots, outside the core of the Tiny House Village.

Additional land will also be allocated for shared green-space, roads, septic systems, and vegetation or landscape barriers between adjacent units, where necessary for privacy.

## Architectural Guidelines

Some general rules about set-backs, height, size, windows placement, even siding, trim, and paint have been listed in the “Tiny House Guidelines” here attached.

## Funding

As part of this pilot project, we will be asking for funding from Canada Mortgage and Housing Corporation (CMHS), to create an on-site workshop structure to allow construction to be done by local workers using local resources (where possible) and be inspected and certified by the CSA (Z240 MH specifically) to assure safety for year-round occupancy.

Tiny House units will be placed on approved foundations.

This proposal is supported by The Tiny House Foundation [www.TheTinyHouseFestival.com](http://www.TheTinyHouseFestival.com) - a Vancouver-based not-profit organization that promotes small house developments throughout BC and Canada.

## Addressing Local Issues

1. Labour shortage
2. Lack of affordable housing.
3. Lack of jobs to move to the sunshine coast

**Labour Shortage** on the Sunshine Coast is directly tied to affordable housing. When stable housing costs more than available jobs pay, workers have no choice but to leave. The current housing market is geared for couples making significantly above average. The latest complete data from StatsCan is for 2011, but based on rough data.

- The average family income in Gibsons is ~\$66,148 (and dropping according to some sources).
- The maximum 25 year mortgage that can be supported on that income (according to Scotiabank) is \$260,000.
- The average house price in Gibsons is ~\$450,000 (and growing at ~4.5%/year).
- There is also a finite number of homes available, and that new construction there is even more expensive at ~\$550,000.
- Most of the new construction is outside of town, with an average price of \$1.4M.

Gibsons also has far more people over 55 than the average for Canada, and the Sunshine Coast has even more. This creates a demand for services, but no workforce. Gibsons needs to attract more young people and to do that housing for young people needs to be affordable.

**Affordable Housing** is not low income or subsidized housing, but simply housing that can be supported by an average Gibsons wage earner. This is partly about better addressing people's actual needs.

- 60% of families in Gibsons are 2 people with no children at home.
- 15% of homes in Gibsons have just 1 bedroom.

Smaller, but still comfortable homes can reduce costs while still meeting most families space needs. Unfortunately there is no motivation for most developers to build this type of home.

**Employers Leaving:** due to the labour shortage, it's difficult to find workers and almost impossible to replace them in a timely manner. This drives up costs and forces businesses to relocate, which discourages young people from moving to, or staying in the area.

# Criteria for the land

Below is a list of criteria for the co-shared land:

- Freehold
- Re-zonable
- Minimum 2 acres of flat, usable land
- Road runs to the edge of the property

## Max price \$1.5M

The Plan is to fit 15 lots per acre → **2 acres = 30 lots**

- \$1.5M (land price)/30 lots = Budget **\$50,000/lot**
- Budget another **\$20,000 per lot** for:
  - a) Clearing trees
  - b) Tiny House foundations
  - c) Road to lots
  - d) Water connection or Well
  - e) Sewer connection or Septic
  - f) Foundation pad
  - g) Power connection
- Budget another **\$20,000 per lot** for:
  - i. Rezoning/Variance
  - ii. Legal fees
  - iii. Environmental impact assessment
- Budget **\$40,000 for a Tiny House to be built on foundations**

Total = **\$130,000 (which includes Tiny House on foundations + 2400 sq ft Land)**

# Tiny House Subdivision Architectural Guidelines

These Architectural Guidelines are to be utilized with the Land Use Bylaw to assist developers and future home buyers with the intended design of the Tiny House Subdivision.

## Windows – Front Elevation

The building elevation facing the public street should have at least one prominent window on the main floor level. Upper floor levels having a wall surface running the full width of the building should have at least two windows spaced apart to break up the wall surface.



Figure 3: Large ground floor window

## Front Doors

Front doors should be easily visible from the street at the front of the parcel. A covered- over area immediately in front of the door should be provided in the form of a roof overhang, porch, gable or similar structure.



Figure 4 and 5: Front doors with covered entranceway  
**Corner Lots**

The principal dwelling located on a corner lot shall utilize design elements that address both the front yard and side yard flanking the street in order to create an attractive appearance from both public streets. While it is expected that all lots will have dwellings with uniquely designed walls and elevations, specific attention should be given to corner lot dwellings ensuring that they use windows, box outs, or a variety of exterior cladding materials.



Figure 6: Windows and porch carried from front around to side

**Roof Lines**

A variety of roof lines should be encouraged and flat roofs should not be allowed. Roof pitch should be at least 4:12 and dormers and gables should be used to break up the appearance of large roof surfaces.



Figure 7: Variable roof surfaces with window for interest



Figures 8 and 9: Use of dormers and variable roof pitches

**Colours**

A variety of colour schemes should be encouraged. Each principal building should make use of at least three colours which offer a clearly visible contrast from one another. For example, one colour for wall surfaces, one colour for roof surfaces and one colour for trims and accents.

**House Numbers**

Each dwelling shall have a house number with each number at least 6 inches in height and located on the street facing building elevation. The numbers should have a high contrast against the colour of the wall or door to which they are affixed.

**Trim and Accents**

Trim along doors and windows should be 4 to 6 inches wide and consist of a different colour than the primary colour of the dwelling. Accent trim should be provided on all corners of walls and edges of roof surfaces to provide further visual interest.



Figures 10 and 11: Use of trim around windows and accents on corners and edges

### **Detached Garages and Accessory Buildings**

The general design, exterior cladding materials and colour of a detached garage or an accessory building should be similar to those used for the principal dwelling.

### **Design Review and Approval Process**

A design package will be submitted to the Village for review. This will include, but is not limited to, the following:

- 1) A plot plan showing setbacks for all existing and proposed structures located on the affected parcel and parking location; and
- 2) Floor plan and elevation plans showing the dimensions of the dwelling as well as descriptions of the colours and materials that are to be used.

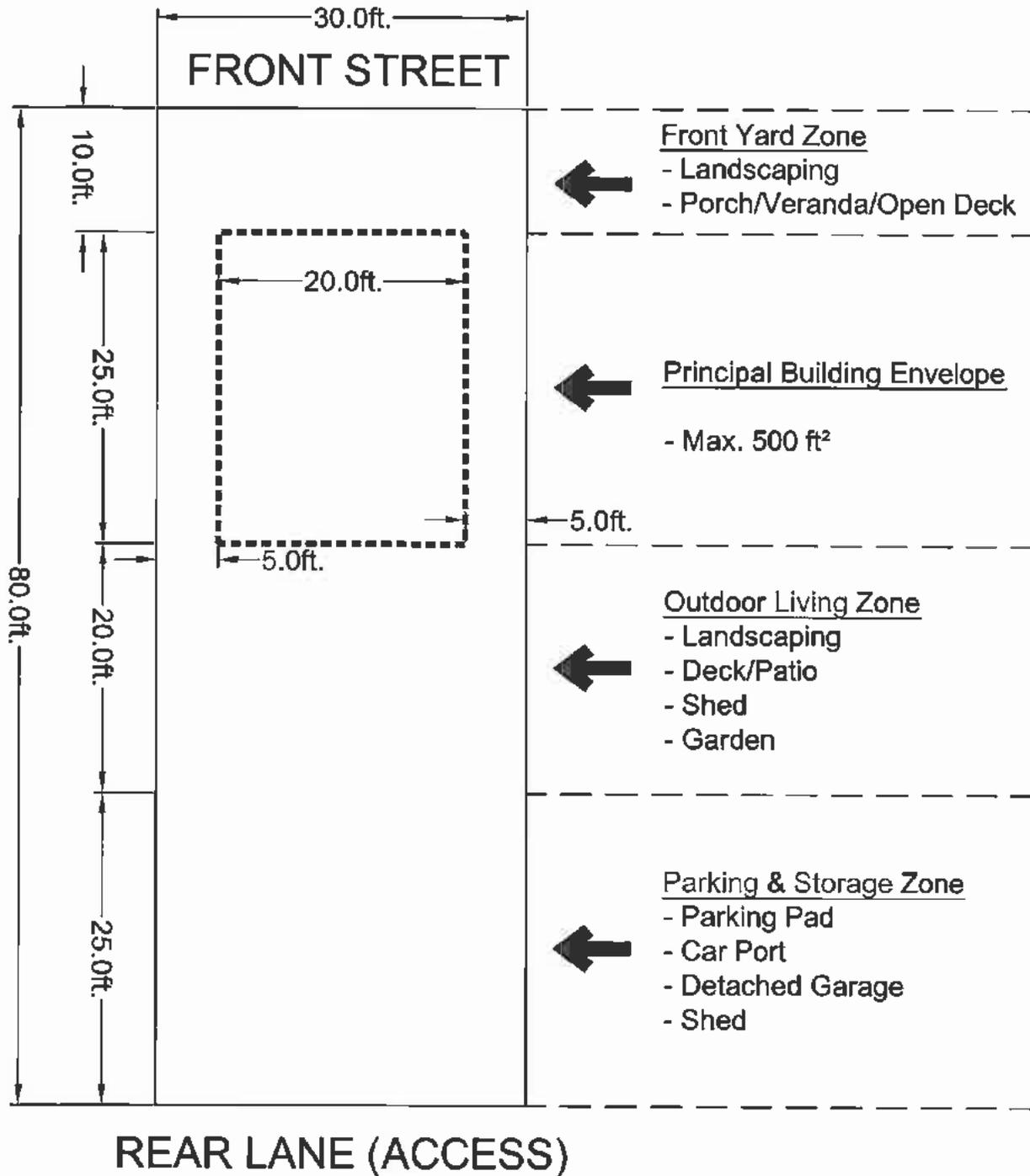
A \$1,000 deposit will be submitted with the design package and will be held as security to ensure compliance with the above guidelines. The deposit will be returned to the applicant once the dwelling has been built and a final inspection of the site has been completed to the satisfaction of the Village.

Sample Tiny House Elevations and Designs





# TYPICAL LOT DIMENSIONS - INTERIOR PARCEL TINY HOUSE DISTRICT



Parcel Area = 2,400 ft<sup>2</sup>  
 Maximum Parcel Coverage = 75% = 1,800 ft<sup>2</sup>  
 Front Yard + 2 Side Yards = 23% = 500 ft<sup>2</sup>

## Ownership and Mortgages

There are a few different ways multiple people can share land, and these affect how the people can borrowing money. Below is a summary of the major options. A strata is probably the best option.

### Cooperative/Co-Op

- A company (e.g. a non-profit) is created which owns the land and all the units.
- Members purchase shares that give them the right to occupy, but not own, the unit.
- Difficult to get a mortgage since the member doesn't own anything.
- This really only makes sense if there is government funding, which isn't generally available today.

### Strata/Condominium

- A company is created which owns the land and all the units.
- The company owns the common spaces.
- Members own individual units, pay a monthly fee for maintenance of common spaces.
- Decisions about common spaces and changes to monthly fees is based on voting by members.
- The Strata act prohibits the corporation from limiting the resale of units, so anyone can sell a unit to anyone.
- Easy to get a mortgage.

This is by far the most common, and a promising option for a tiny house community.

### Joint Tenancy

- Two or more people own the land.
- There can be contractual agreements that limit who a share can be sold to, or require approval, but in general any person can sell their share to anyone.
- If one person dies, their share passes to the other owners.
- Most common among families since it avoids the need for a will or probate.

### Tenancy in Common

- Two or more people own the land.
- There can be contractual agreements that limit who a share can be sold to, or require approval, but in general any person can sell their share to anyone.
- If one person dies, their share goes to their heirs.
- Requires a slightly different mortgage (called a "mixer mortgage") since the different owners might pay off their share at different rates, but there are still risks since if one owner defaults, the others are responsible for the debt. (See the checklist from VanCity in the last source listed below.)

This seems like an option for a tiny house community.

### Tenancy by the Entirety

- Two or more people own the land.
- No one person can sell their share or take out a loan without everyone's permission. This means the land can't be seized by a creditor.

- Most common when one spouse may have debts (gambling, or business) and the other one wants to protect the home.

There are a few other terms that are also used:

### **Co-Housing**

Not really a form of ownership, but rather a form of development.

- Generally run as a Strata, but the initial funding and planning is done by the members, based on their needs.
- The "units" may be separate houses, apartments, or they may just be rooms so the kitchen or living room might be common space.
- While a unit can theoretically be sold to anyone (since it's a Strata) the more communal nature means that there are fewer interested buyers, and a bad buyer can cause a lot of problems.

### **Co-Purchasing**

Again not a form of ownership, but rather a term for buying a property with someone else.

- Generally applies to entering into a Tenancy in Common agreement.

### **Sources:**

<http://real-estate.lawyers.com/commercial-real-estate/sharing-land-ownership.html>

<http://www.harbourside.ca/pdf/How%20is%20Cohousing%20different%20from%20a%20Coop.pdf>

<http://www.rew.ca/news/co-ownership-one-way-to-afford-a-home-1.1341938>

## **Tiny House Projects: Potential Funding/Grant Opportunities**

### **Local and National Businesses**

Home Depot (grants for affordable housing and community improvement projects):  
<https://www.homedepot.ca/en/home/corporate-information/our-community/the-home-depot-canada-foundation/how-we-help/grant-programs.html>

MEC (funding for outdoor activities, ecologically minded projects):  
<https://www.mec.ca/en/explore/spring-and-fall-grants/>

Metropolis at Metrotown (fundraising and community awareness opportunity):  
<https://metropolisatmetrotown.com/community/commitment-community/>

Whole Foods (community giving program for individual store locations):  
<http://www.wholefoodsmarket.com/donate>

Canfor (funding for projects that benefit the community):  
<http://www.canfor.com/responsibility/corporate-giving>

Real Estate Foundation (grants for projects that address sustainable land use):  
<http://www.refbc.com/projects?type=land-use-other>

The Royal Bank of Canada Charitable Foundation (funding for civic projects, as well as arts and culture): <http://www.rbc.com/community-sustainability/apply-for-funding/index.html>

### **Local Foundations**

Vancouver Foundation (grants for neighbourhood development and engagement – very broad and potentially useful!): <https://www.vancouverfoundation.ca/grants>

Central City Foundation (grants for Vancouver inner city projects):  
<https://www.centralcityfoundation.ca/apply-for-a-grant/>

### **Governmental Funding Sources**

Government of Canada (Building Communities Through Arts and Heritage – Local Festivals): <http://canada.pch.gc.ca/eng/1455305048765>

Canada Council for the Arts (“Engage and Sustain” and “Explore and Create” grants):  
<http://canadacouncil.ca/funding/grants>

## **Community Specific Funding Opportunities**

Bowen Foundation (funding for projects that improve the community of Bowen Island):

<http://bowenfoundation.com/community-impact-fund/>

West Vancouver Community Foundation (applications for the next year just closed):

<http://www.westvanfoundation.com/>

## **Funding for Online Projects**

CIRA (community investment program for improving Canadian online resources):

[http://cipapplication.cira.ca/?\\_ga=1.136633716.571749383.1487200077](http://cipapplication.cira.ca/?_ga=1.136633716.571749383.1487200077)

Summary of CMHC (Canada Mortgage and Housing Corporation)

Affordable Housing programs

<https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/>

Seed funding (\$50k grant, \$200k interest-free loan)

[https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce\\_001.cfm](https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce_001.cfm)

Federal Programs

[https://www.cmhc-schl.gc.ca/en/corp/nero/jufa/jufa\\_016.cfm](https://www.cmhc-schl.gc.ca/en/corp/nero/jufa/jufa_016.cfm)

Affordable Housing Programs by Province

<https://www.cmhc-schl.gc.ca/en/co/prfinas/>

## **Tiny House Community Development at 40 Quarry Road, Coquitlam**

Our foundation has identified a parcel of land in the City of Coquitlam where we would like to develop a tiny house community made of micro homes on small strata lots.

Attached is the information about the parcel of land, which is currently zoned A-3.

Land information:

- MLS R2179430, 40 Quarry Road, Coquitlam
- 40 acres, \$3.5M, ~\$88k/acre
- 28 minutes from the city centre by car
- **Currently zoned A-3**

### **Our development strategy**

Provided that this parcel of land is re-zone able to allow small residential units, our foundation would like to build 224 structures. Each structure will be 800 sq ft: made up of a 500 sq ft primary suite, and a 300 sq ft lock-off suite for rental, for a total of 448 residential units. Based on an initial estimate, each lot and 800 sq ft structure would cost \$116,950. A breakdown is provided below:

- Total land per structure
  - 2,000 sq ft for lot
  - +~20% roads
  - +~10% parking
  - +~20% paths
  - = 3,115 sq ft
- Units for entire site
  - 40% of the site is assumed to be usable (i.e. 16 acres)
  - **448 residential units = 224 primary + 224 rental units**

### **Strategy Details:**

- Most of the lot appears to be usable. Assuming we can manage 40% lot coverage, we would build on 16 acres.
- We would build 800 sq ft structure made up of a 500 sq ft primary suite, and a 300 sq ft lock-off suite for rental.
- 2,000 sq ft privately owned lots
  - For rough calculations, assume lots are 45 ft on a side, and buildings are 28 ft on a side
  - Windows will be exclusively at the front or back of each building, and there there will be minimal separation between buildings. Side setback of 2 ft between buildings requires ~60 sq ft.
  - Each unit will have parking for one car, but that will be off the road, not in the private lot.
  - For accessibility, ease of construction, and cost, we are assuming primarily single story buildings, so 800 sq ft of land space for the building
  - This leaves more than half of the lot for gardens, patios, or just as greenspace.
- In addition to the privately owned lots, some shared amenities will be needed
  - Transportation. In many cities, 20-25% of land is dedicated to just roads. While we are using using narrower roads, and walking paths, the slope and reduced density mean that we also fall into this range.

- Road: Lots are 45 ft wide, and 3 deep off each side of the road, with a 10 ft wide walking path in front, and 30 ft of greenspace behind. This means that a 65 ft stretch of road can service 6 lots. Additional roads will be needed to get to the lots, and to navigate places where there is a greater slope, so we are assuming we will need at least twice this amount of road, for a total of 1.4 km road covering 2.2 acres.
  - Parking: We are assuming 1 car for each unit, so 6 lots will require 12 parking spaces. 6 parking spaces, with each space being 8.2x13.1 ft (2.5x4 m) will fit on one side of 65 ft stretch of road, so parking on both sides will use 1,300 sq ft, for a total of 1.1 acres of parking.
  - Paths: Additional sidewalks and walking paths are needed to access the units, for a total of 3 km of path covering 2.3 acres.
- Workshop
    - 5,000 sq ft for on-site construction of dwelling units.
    - Additional outdoor space and road would also be needed for this.
  - Parks, playing fields, and community gardens
    - Typically 5-15% of land, but this could be included in the 60% of the lot that is not built on.
- Total land per structure
    - 2,025 sq ft for lot
- +21% roads
  - +10% parking
  - +22% paths
  - = 3,115 sq ft
    - Units for entire site
      - 224 lots, 448 units
  - Rezoning
    - \$20,000 per lot
    - \$4.5M for the entire site
  - Services/DCC's
    - \$20,000 per lot
    - \$4.5M for the entire site
  - House
    - \$60,000 per structure
  - Roads and parking
    - \$150,000 Road (assuming \$100k per km)
    - \$75,000 Parking (assuming same cost per area as roads)
    - \$75,000 Paths (assuming half the cost as roads)

- Total
- Land \$ 3,500,000 = \$ 15,625 per lot
  - Road, parking, paths \$ 296,846 = \$ 1,325 per lot
- Rezoning \$ 4,480,000 = \$ 20,000 per lot
- Services \$ 4,480,000 = \$ 20,000 per lot
- Total land \$12,756,846 = \$ 56,950 per lot
- Houses \$13,440,000 = \$ 60,000 per house
  - Grand total \$26,196,846 = \$116,950 per completed house on lot

### **Coquitlam's Affordable Housing Reserve Fund**

1. Degree of Leverage. Other funding will be coming from:
  - Equity members. To bootstrap the process, a group of ~35 founding members will each be asked to put up \$10,000 to assist with planning costs and purchasing the land. This will cover ~10% of the land cost.
  - Loans from members. Once the land is purchased, members will be asked to loan the organization up to \$50,000 to assist with infrastructure costs.
  - Sales. Final sale of the lots will only proceed once the road is in place, but the sale of the first lots can help finance additional infrastructure development.
  - CMHC Seed Funding will help cover land assessment, etc.
  - CMHC Affordable Rental Innovation Fund
  - BC Non-Profit Housing Association
  - BC Housing
2. Appropriateness of Targeted Populations. The project will improve the overall affordability for low and low-to-moderate income households. The target incomes are:
  - Owners
    - Low-Moderate income households
    - Income 30-50% of (\$68k) median household income = \$35,000-55,000
  - Mortgage = \$875-1,375/mo
    - Renters
      - Low income households
      - Income <50% of median = <\$35,000/yr
  - Rent = <\$875/mo
    - We are aiming for rents in the \$400-600/mo which is affordable by a single person, low income household.
3. Fund Sustainability.
  - The sale of lots will cover all land and development costs, allowing the fund to be completely repaid. A loan from the fund is requested primarily for initial planning and assisting with land purchase.
  - Some form of loan guarantee might be needed to allow banks to grant mortgages.

4. Breaking the Cycle. Greater self-sufficiency for the population it serves.

- Owners have to option of putting in “sweat equity” by doing their own construction to further reduce costs.
- Skills gained during construction will reduce maintenance costs
- Detached units to minimize the chance of a problem with one unit affecting others.
- Inherently greater long-term affordability due to reduced land use, heating costs, etc.
- Owned units will have attached rental units to providing additional housing, and create a revenue stream to support mortgage or maintenance costs, which reduces the risk of homelessness for owners due to a brief interruption in work. Rental tenants will be charged

\$400-600/month.

5. Community Fit. The project fits within the surrounding community and is appropriately located.

- By creating a larger community, rather than attempting to create smaller infill lots, fewer immediate neighbours will be affected.
- This will always be a challenge, and we welcome input from City staff to determine the best location.

### **Build-To-Own Housing**

We will also support members who want to learn how to design, and build their own small house in a safe, supervised environment. The final structure will be certified by a building inspector so it can be legally placed on a foundation and connected to municipal services. This is a hands-on program.

Through this program, we want to allow anyone to design and build their own house, by providing the guidance and supervision of a professional instructor in a safe environment.

### **Details of the Program**

- Using the warehouse space for storing building materials and doing construction.
- Hiring professional builders (framers, plumbers, electricians, etc.) to provide additional training and supervision. We have a short list of certified builders, available to be part of the program.
- Recruiting additional building volunteers. We have many volunteers within our group eager to learn and help build.
- Hiring building inspectors. The CSA A277 standard covers the certification of factory build structures, to either the BC building code, or the CSA Z240MH Manufactured Home standard. Intertek, a Burnaby based company that does these inspections and certifications.
- Assisting with design, planning, and documentation, including the following items:
  - Detailed structural plans illustrating the location of studs, joists, rafters, and engineered connectors (hurricane clips, tension ties, etc.).
  - Plans that clearly address how the floors, walls, and roof are framed and sheathed. Floor, wall and roof section, showing the building members, insulation, vapour barrier, moisture barrier, sheathing, siding and roofing.
  - Detailed diagram of the electrical plan.
  - Complete, detailed bill of materials. Where salvage or donated materials are used a full description of the materials.
  - A statement describing construction methods along with the names and addresses of any subcontractors hired.

- Photographs and documentation of all inspection stages;
  - Framing
  - Plumbing
  - Gas piping
  - Electrical
  - Heating and ventilation
  - Insulation and vapour barrier

Sheet1

Total land size	<b>40 acres</b> 43560 sq ft / acre 1742400 sq ft	
Usable land	40% % 16 acres 696960 sq ft	
Lot size	<b>2025 sq ft</b>	
Lot width	<b>45 ft</b>	
Lot depth	<b>45 ft</b>	
Number of lots deep off road	<b>3</b>	
Side of road with lots	<b>2</b>	
Space between front of lots	<b>10 ft</b>	
Space between rear of lots	<b>30 ft</b>	
Parking width	2.5 m 8.2 ft	49.2
Parking depth	4 m 13.1 ft	
Parking spaces per house	2.0	
Parking area per house	215.2 sq ft	
Road width	<b>20 ft</b>	
Road length per house	10.8 ft	
Road length for other	10.8 ft	
Road area per house	433.3 sq ft	
Path width	<b>10.0 ft</b>	
Path length per house	22.5 ft	
Path length for other	21.7 ft	
Path area per house	441.7 sq ft	
Number of houses	<b>224</b>	
Lot area	453600 sq ft 10.41 acres 26.0% % of land	
Parking area	48198 sq ft 1.1 acres 2.8% % of land 10.6% % of housing lots	
Road area	97067 sq ft 2.2 acres 5.6% % of land 21.4% % of housing lots	
Path area	98933 sq ft 2.3 acres 5.7% % of land 21.8% % of housing lots	

Sheet1

Total land used 16.0 acres  
40.0% %

Total road length 4853 ft  
1480 m

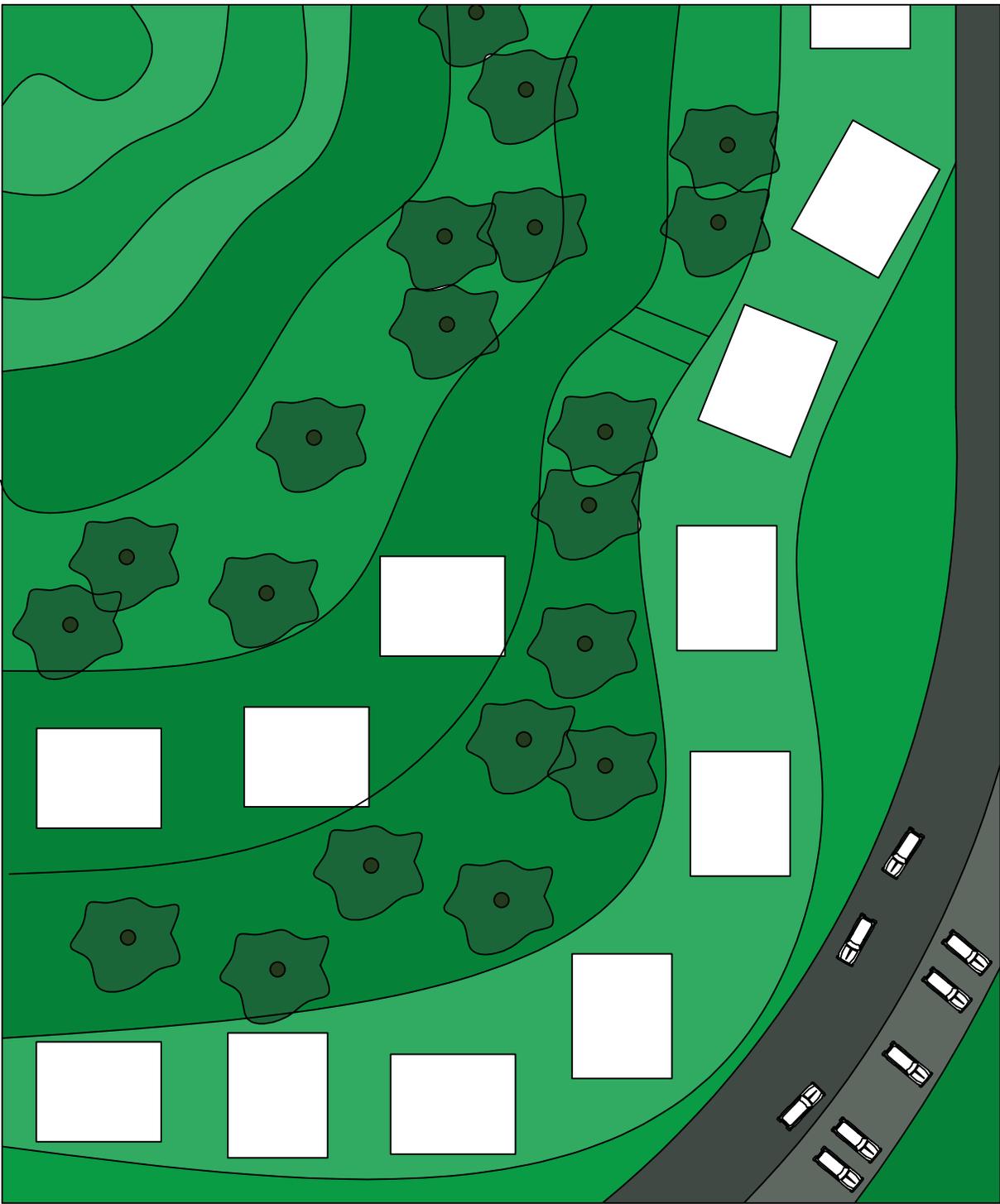
Total path length 9893 ft  
3016 m

Total area per house 3115.168

Costs

Land \$3,500,000.00  
Survey, planning and rezoning \$20,000.00 per lot  
\$4,480,000.00 for site  
Services \$20,000.00 per lot  
\$4,480,000.00 for site  
Roads \$100,000.00 per km  
\$147,967.48 for site  
Parking \$73,472.00 Assuming same cost per sq ft as road  
Paths \$75,406.50 Assuming half the cost per sq ft as road  
  
\$296,845.98

House	\$60,000.00	per lot		
	\$13,440,000.00	for site		
Land	\$3,500,000.00	\$15,625.00		
Road, walkways	\$296,845.98	\$1,325.21		
Rezoning	\$4,480,000.00	\$20,000.00		
Services	\$4,480,000.00	\$20,000.00		
Total	\$12,756,845.98	\$56,950.21		
Houses	\$13,440,000.00	\$60,000.00		
Grand total	\$26,196,845.98	\$116,950.21		





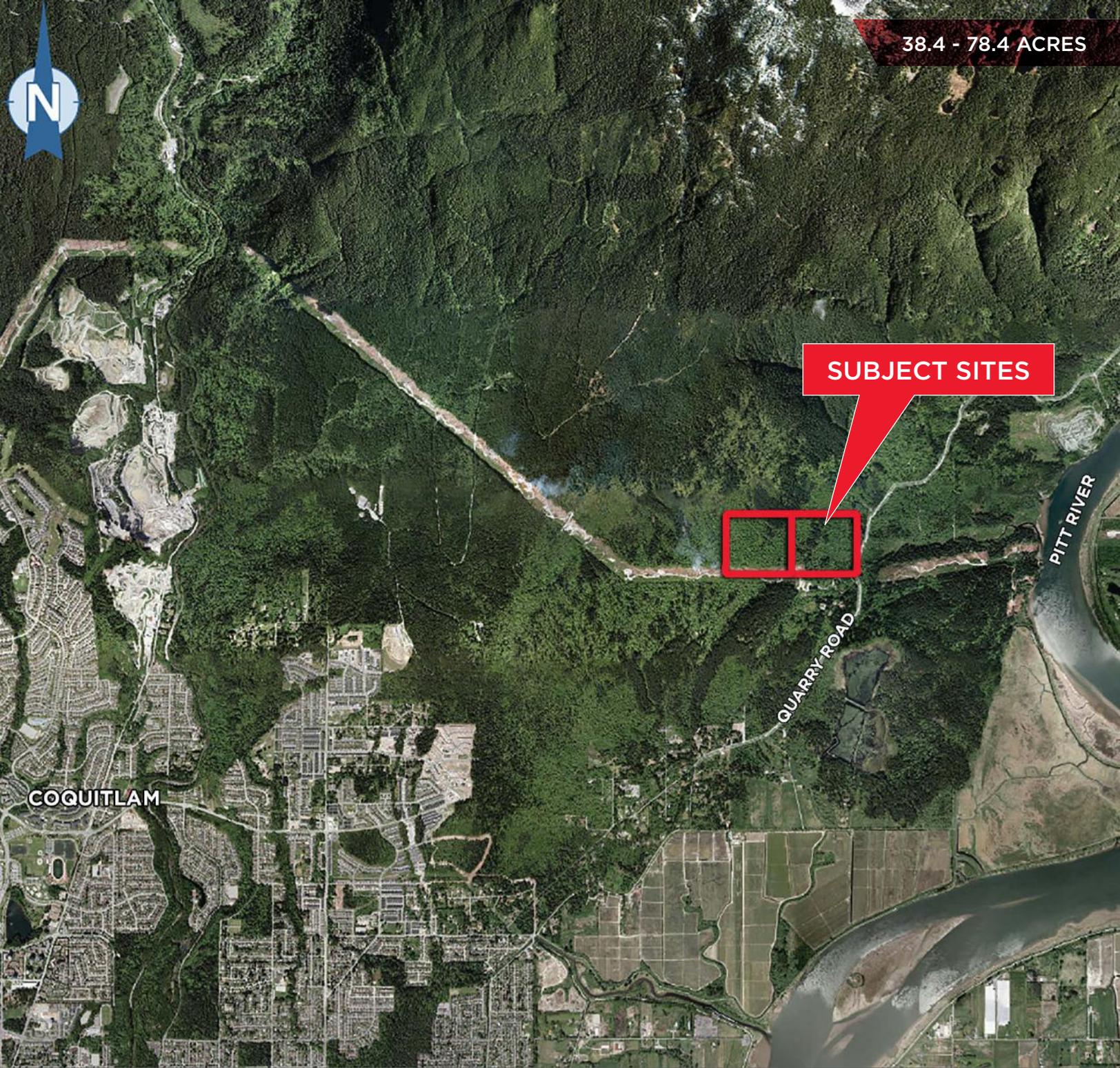
**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**TWO FUTURE RESIDENTIAL DEVELOPMENT SITE OR  
EXCLUSIVE SINGLE FAMILY ESTATE LOTS**

**QUARRY ROAD  
COQUITLAM, BC**

**38.4 - 78.4 ACRES**



**Bill Randall**

Personal Real Estate Corporation

Senior Vice President

604 608 5967

[bill.randall@ca.cushwake.com](mailto:bill.randall@ca.cushwake.com)



**CUSHMAN & WAKEFIELD**

**FOR SALE**

**FUTURE RESIDENTIAL DEVELOPMENT SITE OR TWO EXCLUSIVE SINGLE FAMILY ESTATE LOTS**

**QUARRY ROAD  
COQUITLAM, BC**

**OPPORTUNITY**

To acquire a ±38.4 - 78.4 acre site with beautiful views with long term future development potential, or as a single family estate property.

**LOCATION**

The property is located on Burke Mountain in Northeast Coquitlam. Northeast Coquitlam comprises a mix of older well-established neighbourhoods as well as newer development, rural residential properties and farms. The majority of the land base is included within designated parks, nature reserves and agricultural lands. New development is directed to lands outside of these areas, at the base of Burke Mountain. Burke Mountain has been identified as an area for population growth since the 1990's.

**LEGAL DESCRIPTION**

Legal Subdivision 6, Section 21, Township 40, New Westminster District PID: 013-533-789

**SITE SIZES**

±38.4 acres and 40 acres  
Total 78.4 acres

**ZONING**

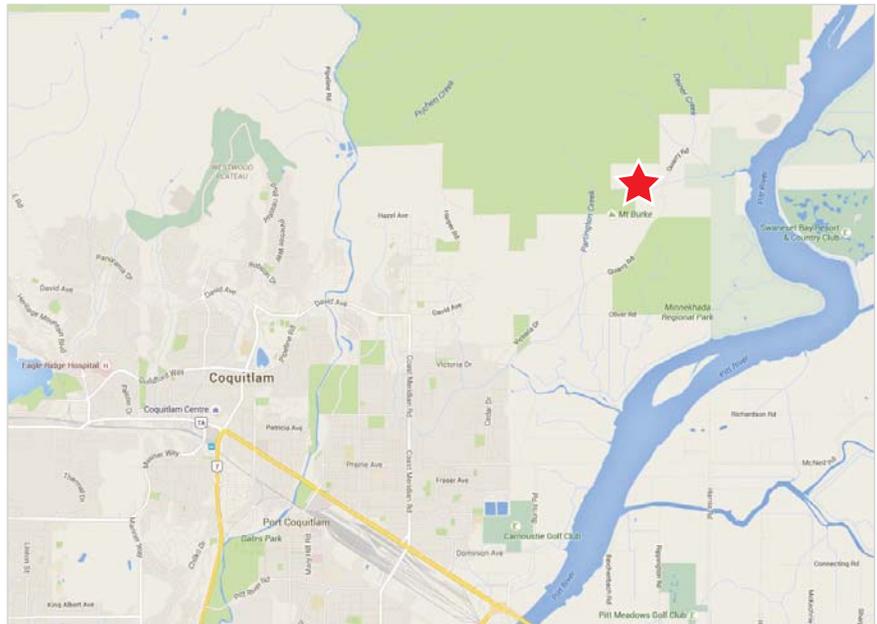
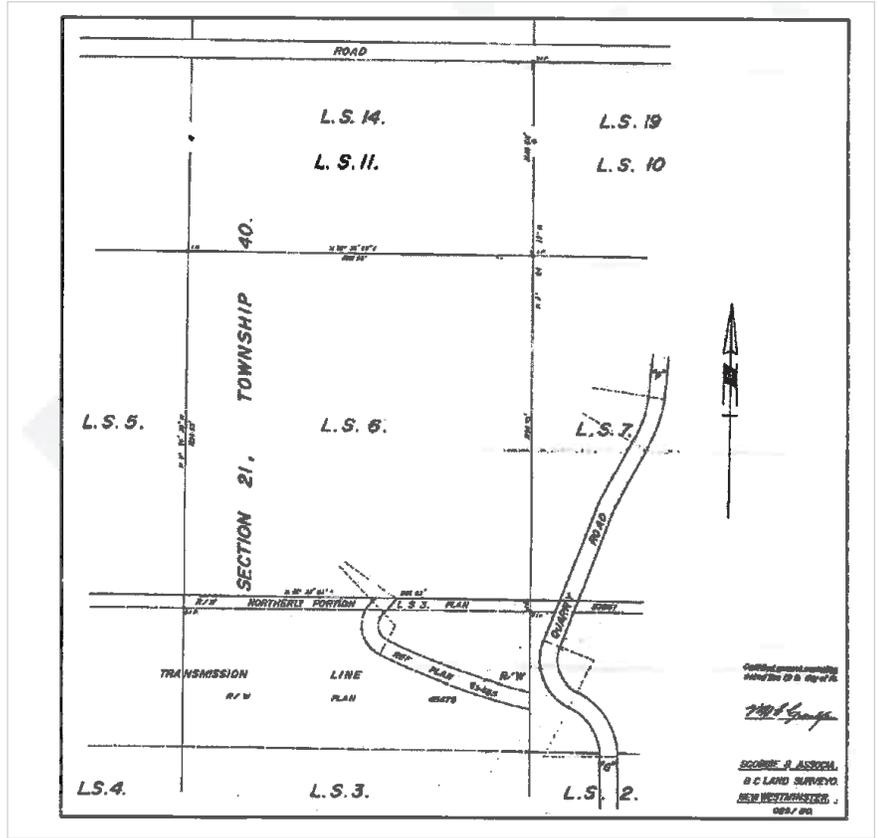
A-3 (Agricultural and Resource Zone)

**ASKING PRICE**

\$3,500,000 per lot

**PROPERTY TAXES (2016)**

Approximately \$6,200 per lot



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