

PACIK.

BUILDING & TECHNOLOGY

Property Report

Burnaby, BC

Property Report for
Laneway House
Development



Property Report

Preliminary Assessment Overview

This assessment is tailored to align with the City of Burnaby's "Housing Choices" program and relevant municipal bylaws. It is designed to evaluate a property's eligibility for a laneway home, identifying specific considerations unique to each property. Consider this an initial step in the eligibility verification process, pending a detailed zoning review by city officials. Should your property not meet standard guidelines, exploring a variance with the City's Planning Department may be an option. To navigate the approval process efficiently, we recommend working with professionals experienced in laneway housing development in Burnaby.

Property Information

Address	
Zoning	
Lot Dimensions	
Floor Area	

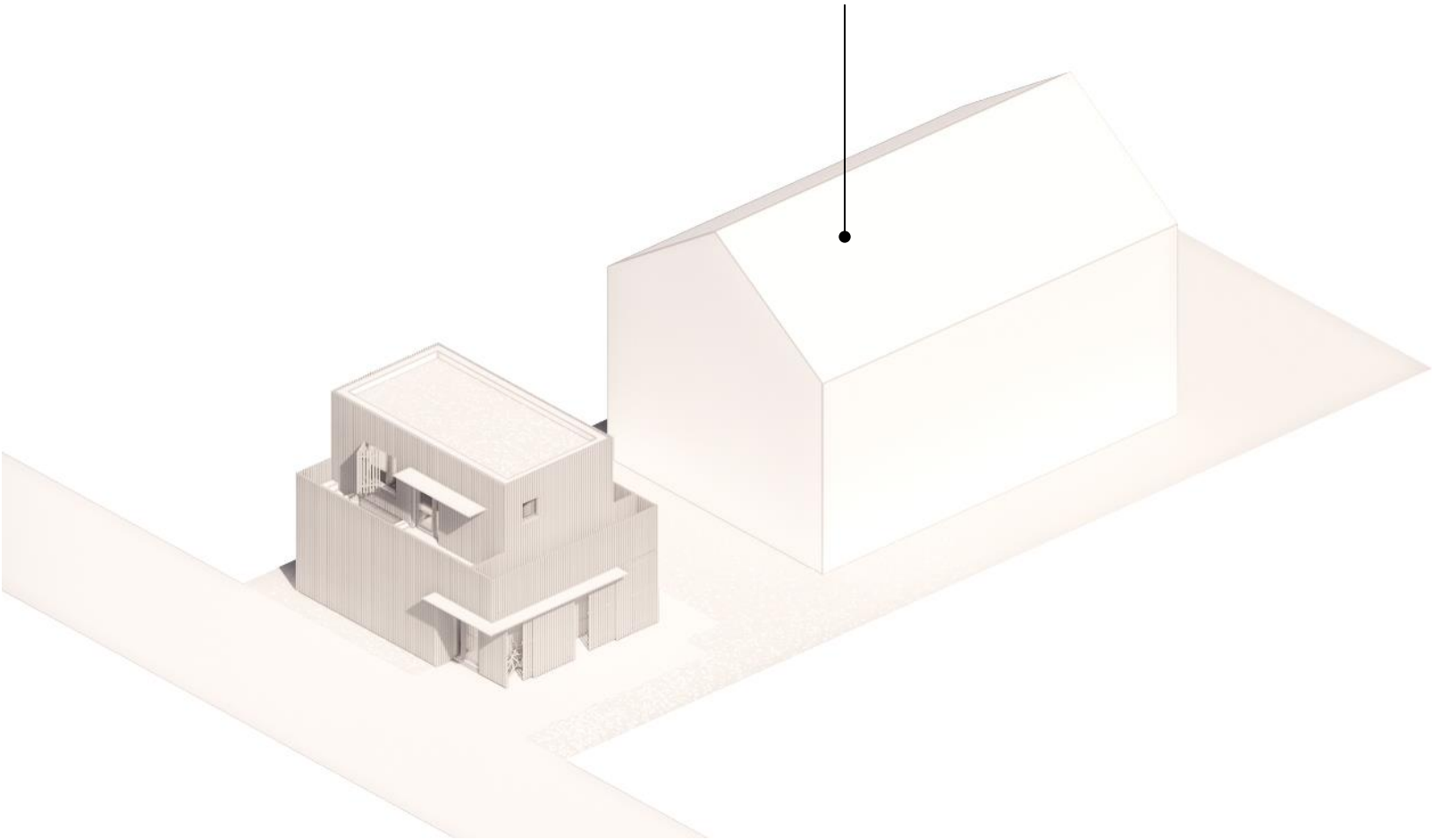
Conformance Checklist

Is the property located in one of the eligible zoning districts (R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, or RM6)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property have a single-family home with vehicular access to the rear yard from a side or rear lane or residential street?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For corner lots or double-fronted lots without open lane access, has approval been obtained from the Engineering Department?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property comply with Streamside Protection and Enhancement Area regulations, if applicable?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Can the lot accommodate up to three units, including the principal dwelling, a secondary suite, and a laneway home, while remaining under a single title?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there space on the lot to provide at least one van-accessible parking space with electric vehicle charging?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the layout of the lot allow for the provision of a private outdoor space and a required pathway access from the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Can separate sewer, water, and power services be provided for the laneway home?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property free from heritage conservation constraints that might prevent the construction of a laneway home, or can exceptions be made to preserve heritage buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Maximum Coverage Dictated by: <input type="checkbox"/> 45% of the lot area <input type="checkbox"/> Setbacks	

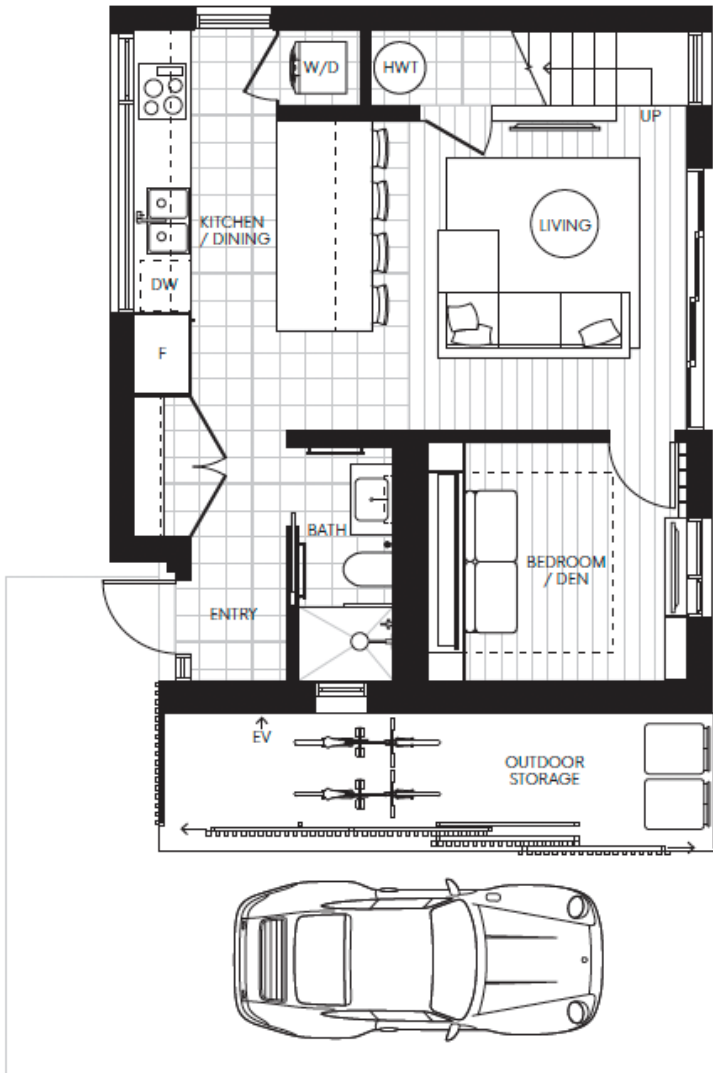
CAN I BUILD A LANEWAY HOME? ☐ Yes ☐ Conditional:

Additional Notes:

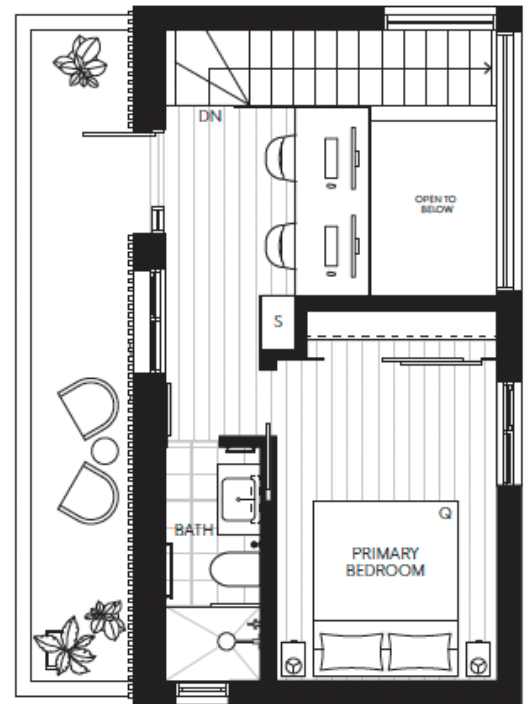
Adequate access from the main street to the rear yard is essential, either directly or via an open lane or residential street. The Housing Choices Program focuses on maintaining accessibility, minimizing impact on neighboring properties through careful design, and adhering to Burnaby's zoning regulations. Properties with unique configurations will be evaluated on a case-by-case basis, with the potential need for detailed review and consultation to address any concerns related to massing and privacy. Approval for a laneway home will be granted through a development permit process, emphasizing the importance of compliance with municipal guidelines and standards.



LEVEL 1

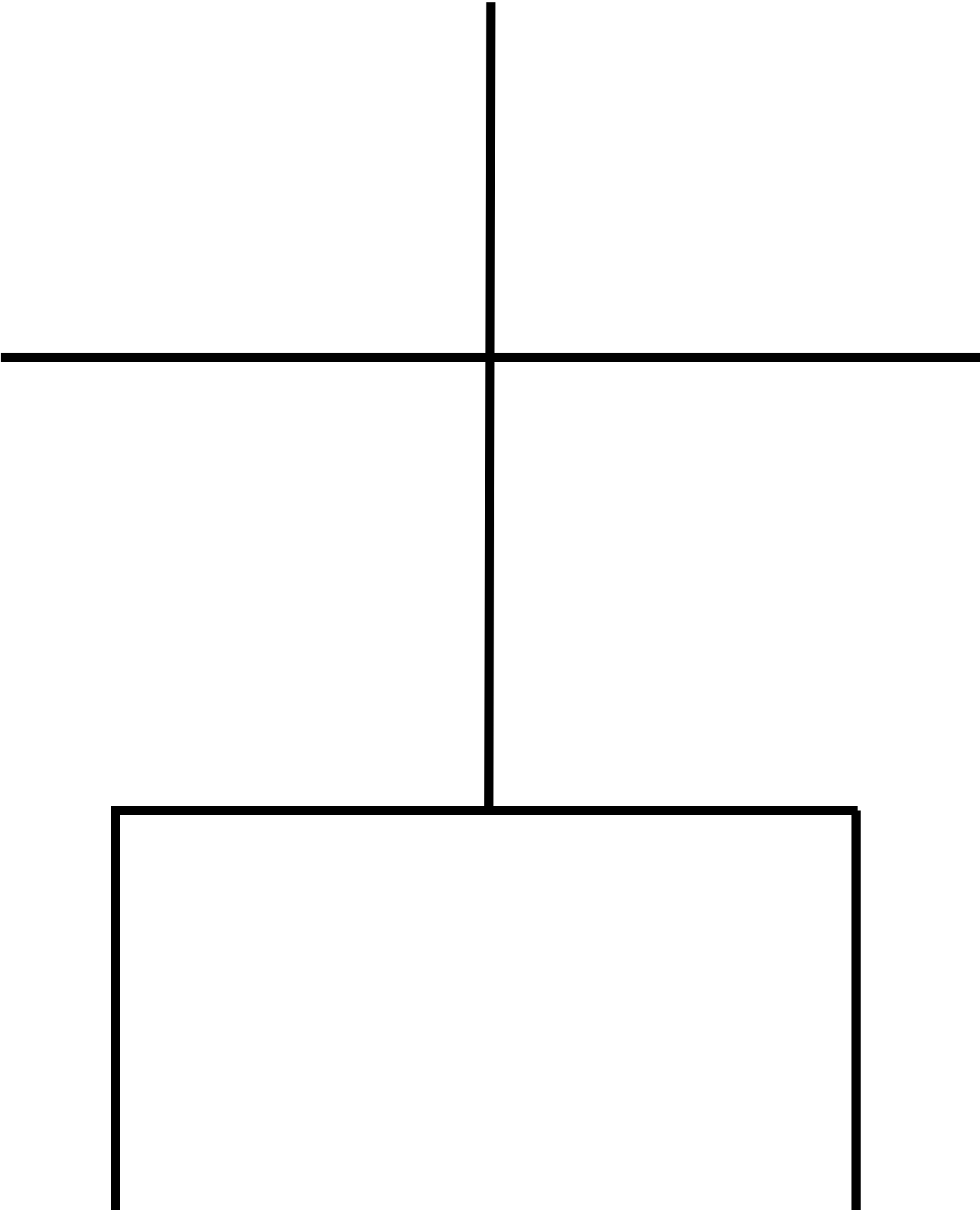


LEVEL 2

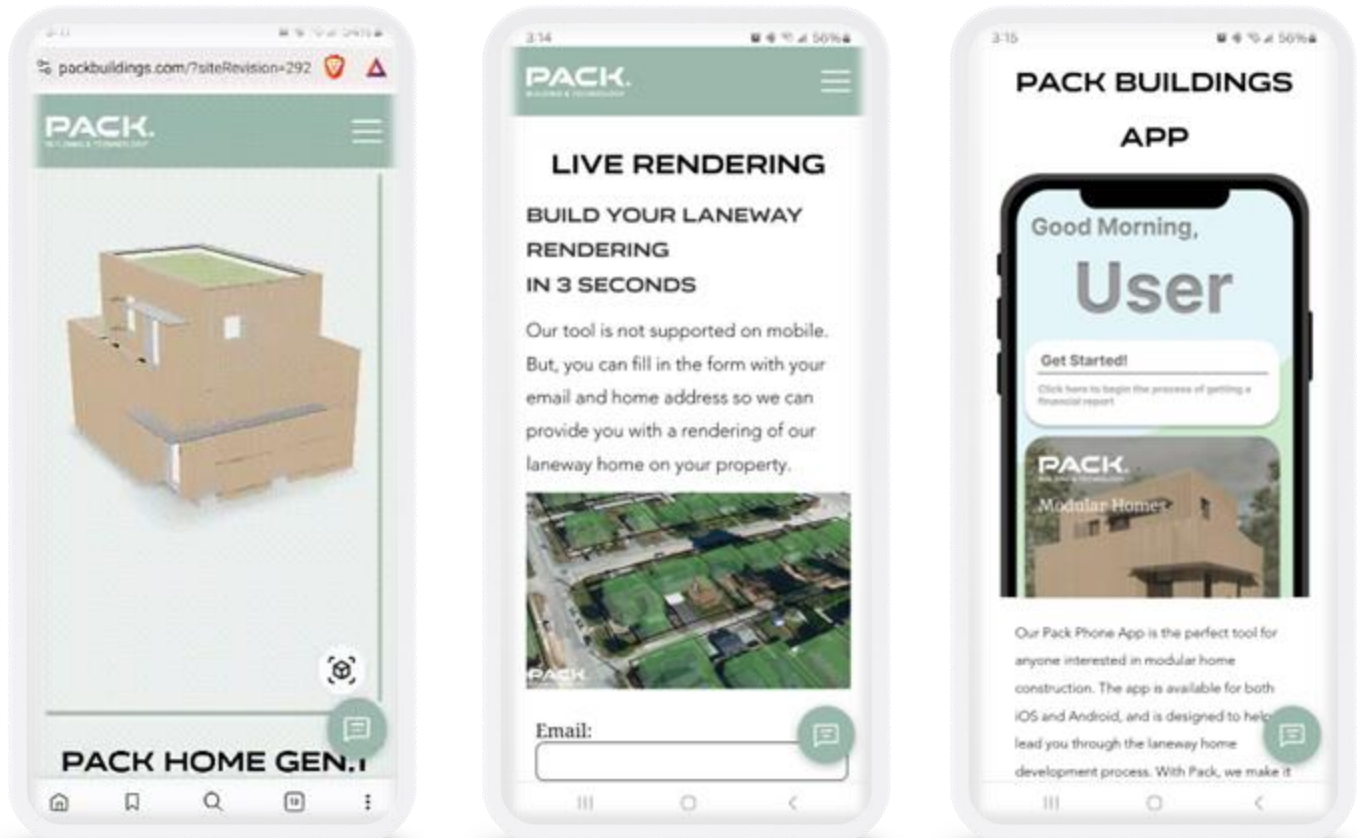


Scale 1/8" = 1' - 0"

Sizes and dimensions are approximate, actual may vary. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.



Coming Soon – Pack Powerhouse App



Manage your project from permits to completion
all through our in-house app

Pack Powerhouse Advantage:

•**Streamlined Efficiency:** With our modular construction technology, we slash building times by up to 50%, outpacing traditional methods significantly. Your journey from blueprint to reality is accelerated, thanks to our off-site, controlled construction that promises precision and timely delivery.

•**Uncompromised Quality:** Expect nothing less than excellence. Our laneway homes are products of high-precision engineering and scrupulous craftsmanship, consistently delivering superior quality that stands the test of time.

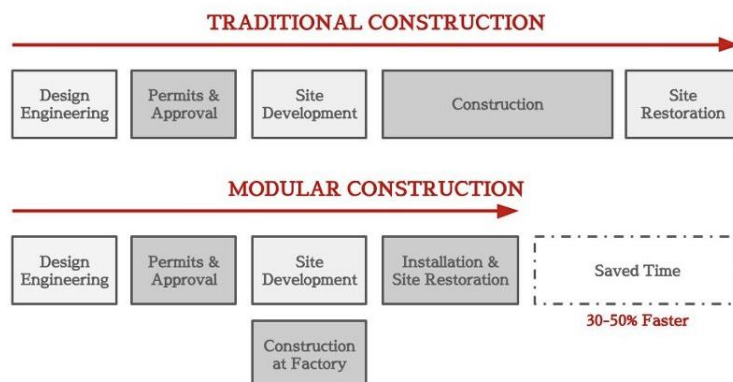
•**Sustainable Living:** Embrace eco-friendly living with reduced carbon footprints. Our green construction methods leverage recycled materials, minimize emissions, and maximize energy efficiency.

•**Cost-Effective Luxury:** The streamlined Pack process translates into direct financial savings for you, without compromising on the luxury and quality of your new laneway home.

Special Offer: Take the next step with us, and enjoy a \$3,000 discount as you move forward to 'Phase 2' of creating your dream laneway home.

The Pack Promise: At Pack Buildings, we empower you to unlock the hidden potential of your land. Our approach strips away industry jargon and complexity, making the addition of a laneway home as straightforward as any other consumer purchase.

Why Pack? Because we are more than builders; we are enablers of your aspirations. With Pack, you command the development process, informed, involved, and in control from start to finish. You deserve a home that's a modern sanctuary, tailored to complement your lifestyle and aesthetic preferences



Pack provides a full service, from design to delivery

Task Name	Pack Buildings	Homeowner	Notes
Design and Permitting			
Initial Site Assessment and Feasibility Study	x		Pack Buildings assesses suitability for a laneway house.
Detailed Design Customization	x		Tailoring the modular design to homeowner's needs.
Permit Application and Documentation	x		Pack Buildings handles all required municipal permits.
Preparation and Foundation			
Site Preparation and Foundation Work	x		Includes clearing and foundation laying.
Utility Connections (Permanent)	x		Establishing necessary utilities for the laneway house.
Modular Unit Production			
Fabrication of Modular Units	x		Offsite construction of the modular laneway house.
Quality Assurance and Factory Inspections	x		Ensures compliance with standards before delivery.
Installation and Finishing			
Delivery and Assembly of Modular Units	x		Transportation and onsite assembly of the house.
External Finishes and Landscaping	x	x	Pack Buildings handles major finishes; homeowner may have preferences for landscaping.
Internal Finishes and Fixtures Installation	x		Completing the interior as per design specifications.
Utility Connection Finalization	x		Final connections and activation of utilities.
Regulatory and Compliance			
Final Inspections and Code Compliance	x		Ensuring the build meets all local codes and regulations.
Warranty and Post-Installation Support	x		Pack Buildings offers warranty and support for a defined period.
Homeowner Responsibilities			
Decision Making and Design Approval		x	Homeowner approves designs and major decisions.
Property Access for Construction		x	Ensuring access to the property for work crews and delivery.

Phase 1

YOU ARE HERE

- Property Report
- Proposal

A tailored analysis to showcase the potential of your property for a laneway home.

Our experts craft a bespoke proposal, outlining the vision and the seamless process ahead, with Pack's modular construction method ensuring precision and efficiency.

Phase 2

- Preliminary Design
- Zoning Review & Approvals
- Detailed Design Development
- Building Permit Application

With Pack's pre-engineered modules, select a design that aligns with your taste and property's character.

Our team navigates the regulatory landscape, ensuring your design conforms to local standards with ease.

Customize finishes and features within our sophisticated design parameters for a personal touch. We expedite this step with ready-to-go designs that meet stringent quality standards.

Phase 3

- Manufacturing
- Delivery
- Site Supervision
- Accounting & Scheduling
- Project Close-out

Efficient module production begins, transforming high-quality materials into your future home.

As your home takes shape off-site, we prepare your land for the arrival of the new structure, ensuring a perfect fit.

Transparent and timely updates keep you informed as your home swiftly comes together.

With the rapid assembly of modular components on-site, witness the swift realization of your laneway home.

Ready to Transform Your Space?

Lean into a world where development is not only accessible but also intelligently adapted to your needs. Contact us to start your Pack experience and make the smart choice for an efficient, quality, and sustainable future.

Disclaimer

Pack Buildings recognizes and accepts that it is unable to forecast with absolute certainty which elements of the Project's design, such as size, height, footprint, or other characteristics, will receive approval, alteration, or denial by government bodies. This includes, but is not limited to, federal, state, and local government authorities, boards, committees, and zoning officials. Pack Buildings will not bear any liability for losses, costs, expenses, or damages resulting from any action or inaction, interpretation, or decision made by any governing authority that may affect the Project's execution, feasibility, design, or any additional project facet. The images provided in this document are representative of our Pack Powerhouse product, which may not be suitable for all locations depending on site specific requirements and are for reference only.

PackProjects Inc.

Dated:

Dated:

Appendix 1 – Financial Analysis

Category	Item	Powerhouse	Traditional Stick Build
Revenue	Laneway House Completed Value	\$ 1,000,000	\$ 950,000
	Less commissions and sales costs	\$ 7,000	\$ 7,000
	Net sales revenue	\$ 993,000	\$ 943,000
Project Costs	Rezoning Application Fee	\$ -	-
	Site Work	\$ 80,000	incl
	Connection fees (water, sewer, storm)	\$ 49,650	incl
	Landscaping	\$ 34,755	incl
	Hard construction costs	\$ 200,000	\$ 594,215
	Shipping	\$ 54,000	incl
	Soft costs	\$ 39,558	\$ 71,306
	Project Management	\$ 49,650	incl
	Contingency on hard and soft costs	\$ 25,381	incl
	Less property tax allowance during development	\$ 1,585	\$ 1,506
	New Home Warranty Fees	\$ 8,000.0	\$ 8,000
	Financing fees/costs	\$ 8,192	\$ 7,671
	Less Net GST	\$ 27,539	\$ 25,954
	Total Project Costs Before Land Related	\$ 578,309	\$ 708,652
Profit Analysis	Loan to Value Ratio	\$ 462,647	\$ 566,921
	Construction financing	\$ 14,951.2	\$ 18,321.0
	Equity Requirement	\$ 115,662	\$ 141,730
	Profit	\$ 414,691	\$ 234,348
	Profit on Costs	71.7%	33.1%
	Return on Equity	358.5%	165.3%

Rental Analysis	Assumed Rent	\$ 5,000.00	\$ 5,000.00
	Assumed Yearly Rent	\$ 60,000.00	\$ 60,000.00
	Annual Yield on Costs	10.38%	8.47%
	Interest Rate	5.54%	5.54%
	Effective Monthly Rate	0.46%	0.46%
	Amortization	25	25
	Assumed Ammortization	300	300
	Estimated Monthly Mortgage Payment Required to Finance Laneway Creation	\$ 3,565.15	\$ 4,368.69
	Estimated Monthly NOI	\$ 4,450.00	\$ 4,450.00
	Difference in Monthly Mortgage Payment and Monthly NOI	\$ 884.85	\$ 81.31