



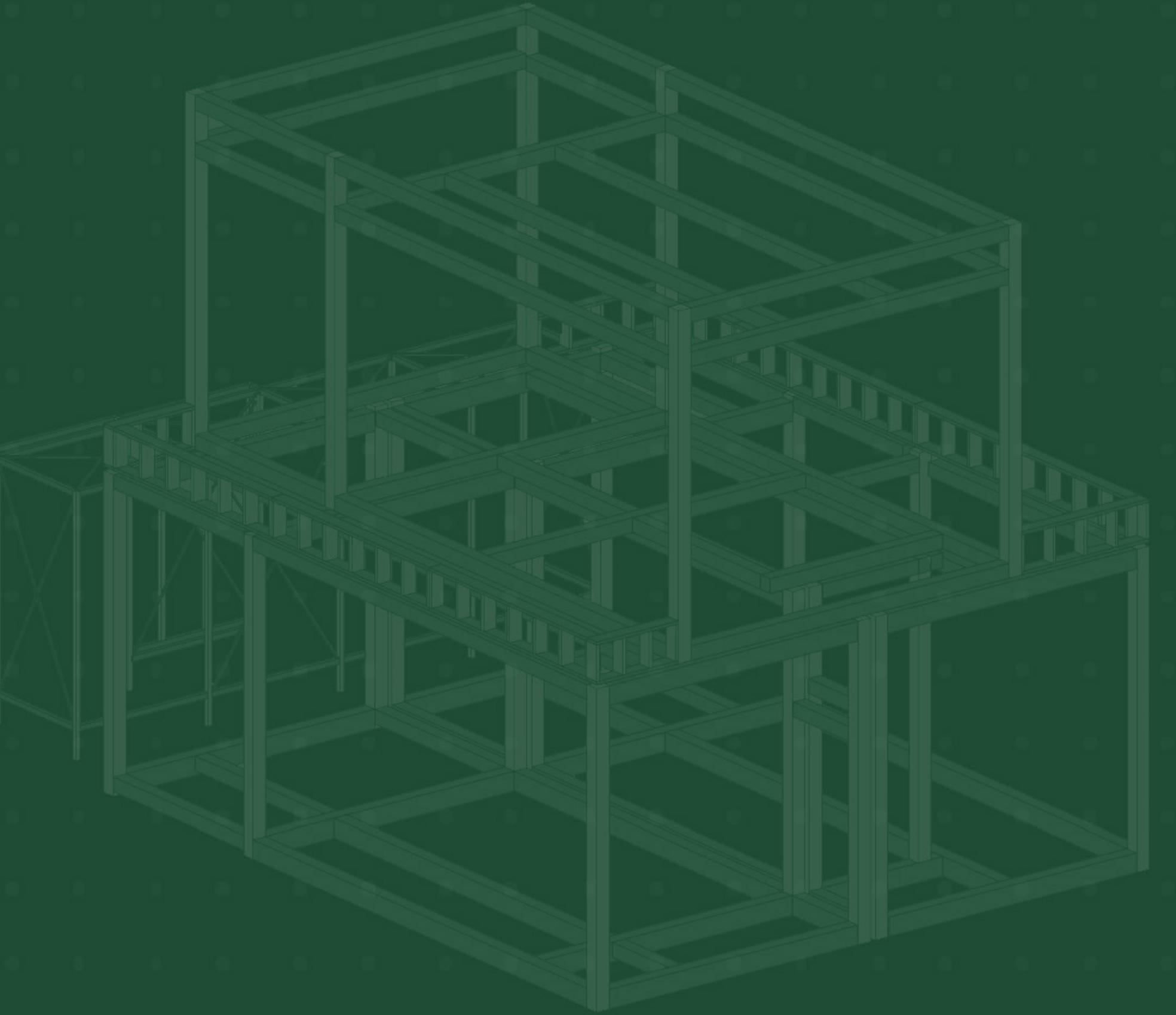
# Development Management Proposal

**Prepared for:**  
Owner of 2894 East 8th, Vancouver

Powerhouse

Powered by  
**PACK**

# Empowering Homeowner Development





Helping landowners unlock  
property value, build equity and  
yield long-term cash flow.

# Preliminary Assessment Overview

This preliminary assessment is crafted in alignment with the City of Vancouver's Zoning By-laws and additional municipal benchmarks. Such criteria are essential in gauging a property's qualification for a development, while also pinpointing unique property considerations. Please view this as an initial step toward eligibility verification, pending a comprehensive zoning review by city officials.

In instances where your property diverges from standard guidelines, the pursuit of a minor variance through the Committee of Adjustment is a feasible pathway. For optimal navigation of the approvals process, we advocate for collaboration with seasoned experts in property development.



## Property Details

### Address

### Zoning

### Lot Dimensions

### Lot Area

**Minimum Site Area for up to Dwelling Units** 3293.76 SQFT

**Maximum FSR** 1.0

**Total Buildable Area** 4107.38 SQFT for a maximum of 4 units



# Development Management Proposal

## Proposed Terms of the Project:

**\$10,000 retainer** – 100% refundable if the client chooses not to proceed at any time during the Development Management phase.

**\$3,000 / month** for 3 months inclusive of the below services:

### 1. Pre-Development

- Feasibility studies to assess project viability.
- Site analysis to understand constraints and opportunities.
- Financial modeling and analysis to project costs and returns.
- Regulatory and zoning compliance checks to ensure project feasibility.
- Risk analysis to identify potential issues early on.

### 2. Project Planning

- Development of a comprehensive project charter and scope to guide all activities.
- Creation of a stakeholder engagement plan to ensure clear communication.
- Preparation of a detailed schedule and budget to keep the project on track.
- Development of a procurement strategy for selecting vendors and suppliers.

#### Exclusions:

- a. Site conditions
- b. Consultant Fees (Architect design fees, engineer fees, surveyor fees etc.)
- c. City fees for permits

### 3. Design Management

- Coordination with architects and engineers to develop preliminary designs.
- Design reviews for compliance with local codes and performance criteria.
- Conducting value engineering sessions to optimize costs.
- Managing the permitting and approvals process with local authorities.

### 4. Financial Management

- Implementing cost monitoring and control mechanisms.
- Reviewing and approving invoices related to pre-construction activities.
- Providing detailed financial reporting and analysis.
- Managing grants, incentives, and other financial opportunities to benefit the project.

- d. Financing costs
- e. Tenant management
- f. Other works specified in budget qualification document.

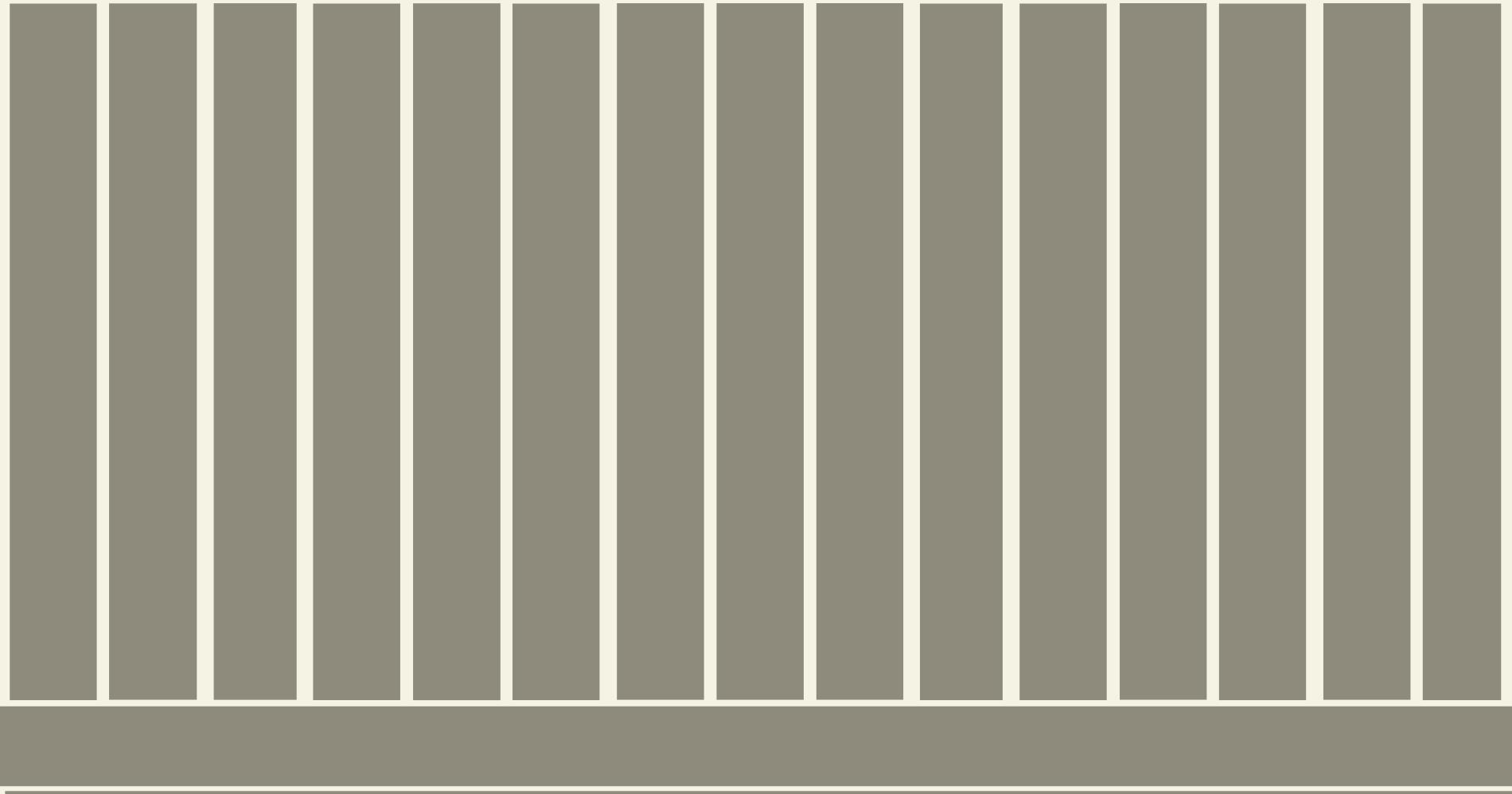
# Concept Budget

The property appears to be a good candidate for up to 4 Dwelling Units. Site visit required to determine if there are any unknown limiting factors.

The R1-1 zoning bylaw states that the permitted floor space ratio to a maximum of 1.00 for multiple dwelling containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site.

<b>Pre-construction (Design, City Liaising, Interior Design and Fixed Budget) Waived if Client enters Development Management contract with Pack</b>	\$ 30,000
<b>Development Management contract @ \$3,000/ month up to 3 months (Site Visit, City Liaising and Fixed Budget)</b>	\$ 9,000
<b>Site work (preparing the property &amp; all services for the 4-plex)</b>	\$ 160,000
<b>Landscaping</b>	\$ 40,000
<b>Permits/municipal fees (water, sewage, cost levies etc.)</b>	\$ 32,000
<b>House construction and delivery</b>	\$ 3,600,000
<b>Project Cost* (before taxes and disbursements)</b>	\$ 3,871,000

\* Full fixed budget to be provided following contract award. This concept budget includes several assumptions and may not accurately reflect the final cost.



# Payment Schedule

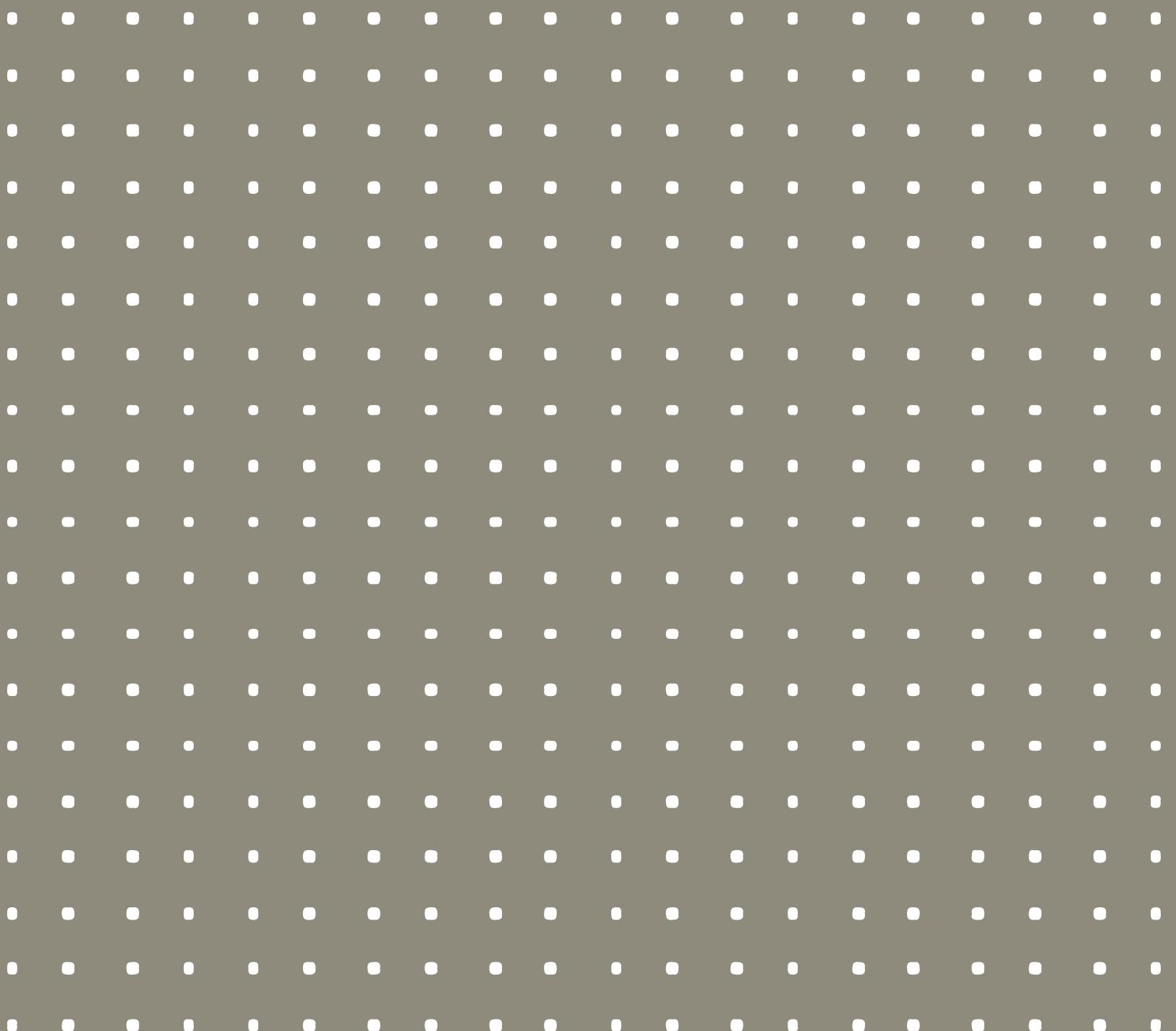
# Payment Schedule

Phase	Payment Description	Amount / Percentage	Timing	Cumulative Cost (Sample)
Preconstruction	Initial Retainer (100% Refundable)	\$10,000	Month 1	\$10,000
	Development Management Contract	\$9,000	Months 1-3	\$19,000
Construction Agreement	Budget Meeting & Agreement Signing	N/A	Month 4	N/A
Construction Phase	1. Site Work Allowance (First Installment)	50% of site work = \$40,000	Month 5	\$59,000
	2. After Site Preparations (Second Installment)	Permits + 50% of Landscaping = \$32,000	Month 6-7	\$91,000
	3. Prefab Completion (Third Installment)	20% of House construction = \$80,000	Month 8-9 (Construction Start)	\$171,000

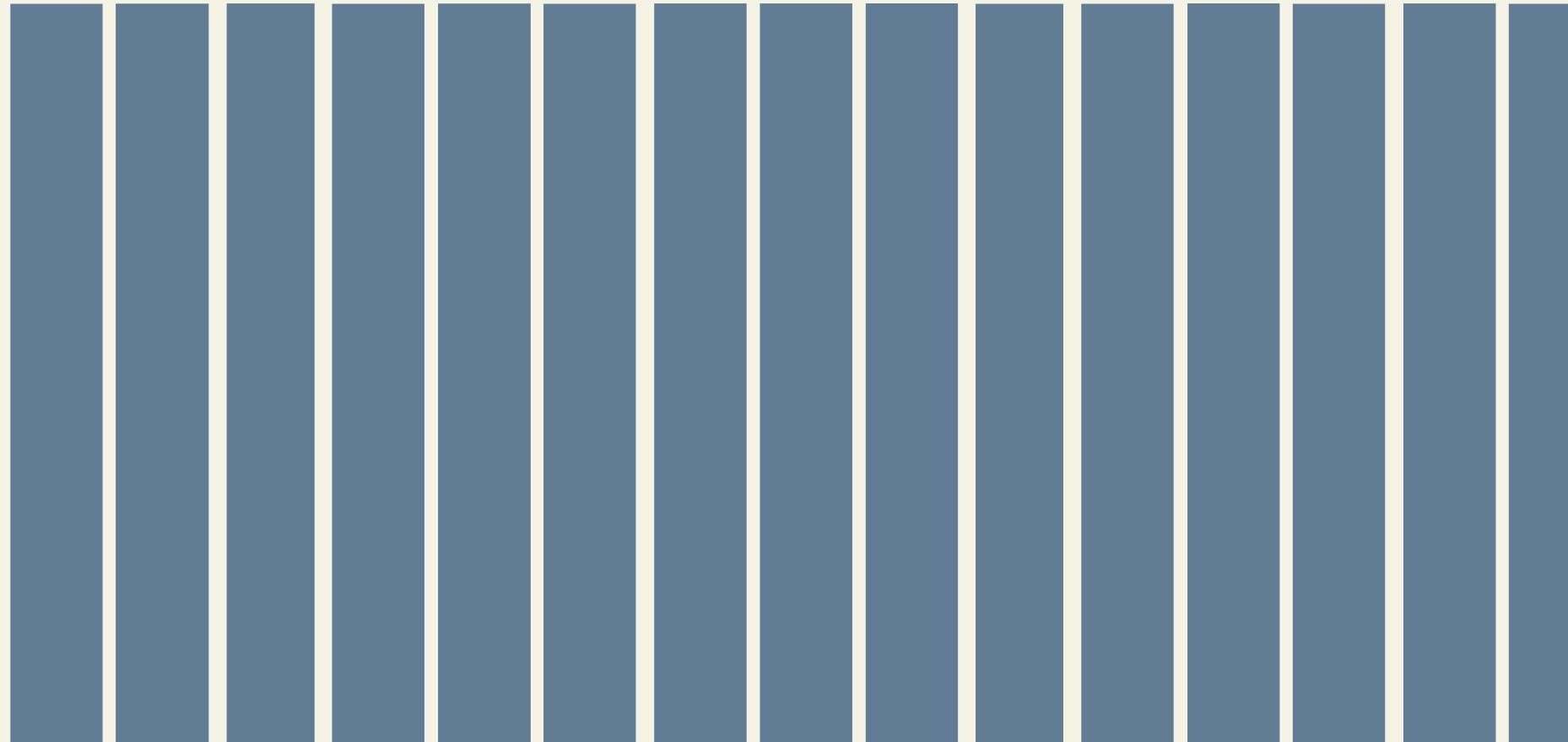
# Payment Schedule

## Key Notes:

- Initial Retainer and Development Management Contract** cover preconstruction work totaling \$19,000. The Retainer is 100% refundable. If the Client continues with Pack Buildings into the construction stage, the retainer would be deducted from the final invoice.
- Site Work** begins with a 50% initial installment. The remaining amount is covered within the construction phase payments.
- Permits/Municipal Fees** and **Landscaping** are incorporated into the construction phase. 50% of landscaping is allocated to an early stage to start planning and design with the remainder at the lock-up stage.
- House Construction and Delivery** is divided across several milestones, reflecting the project's progress.
- The **Holdback** is released upon completion of all post-construction adjustments.

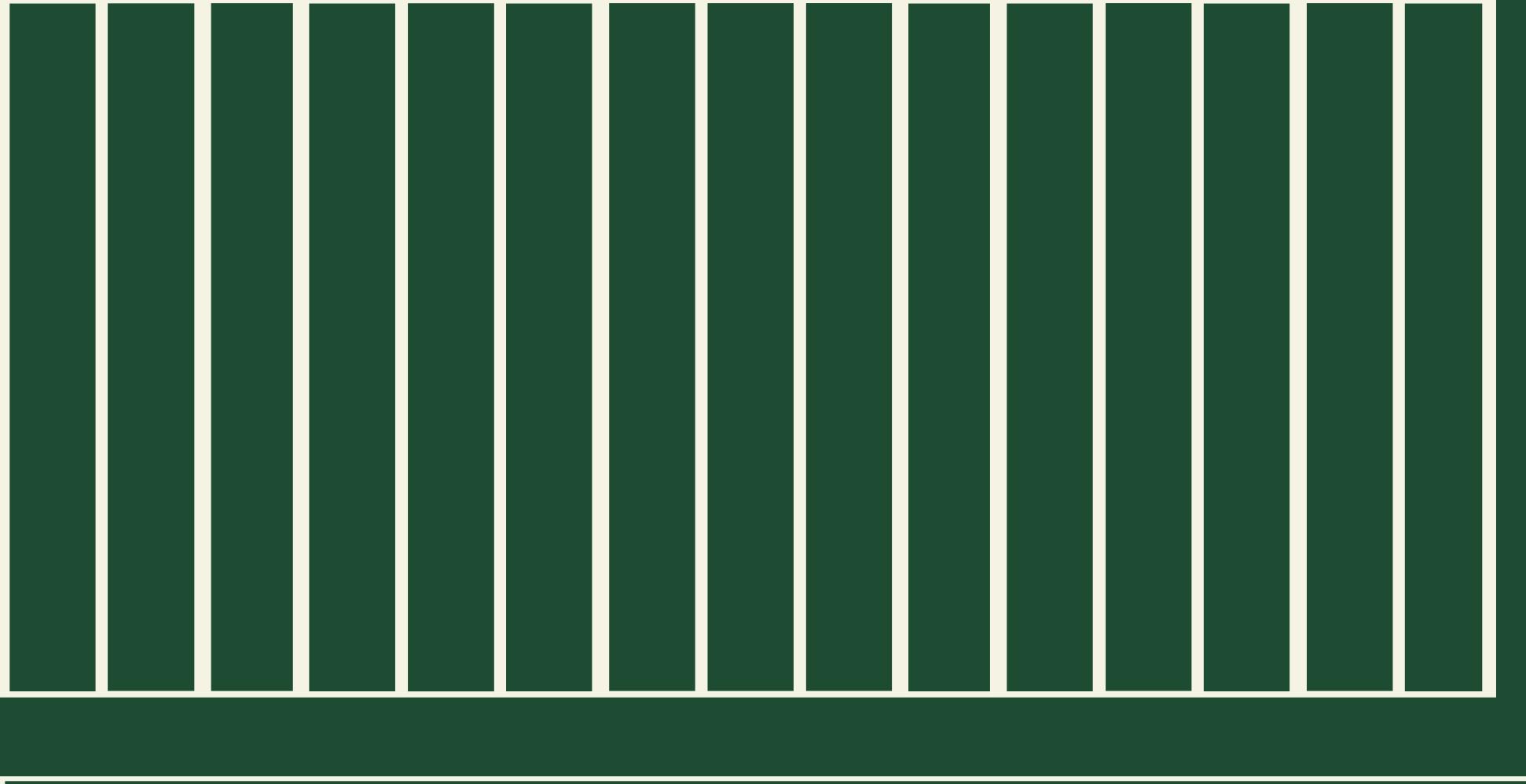


# Additional Information and Specs



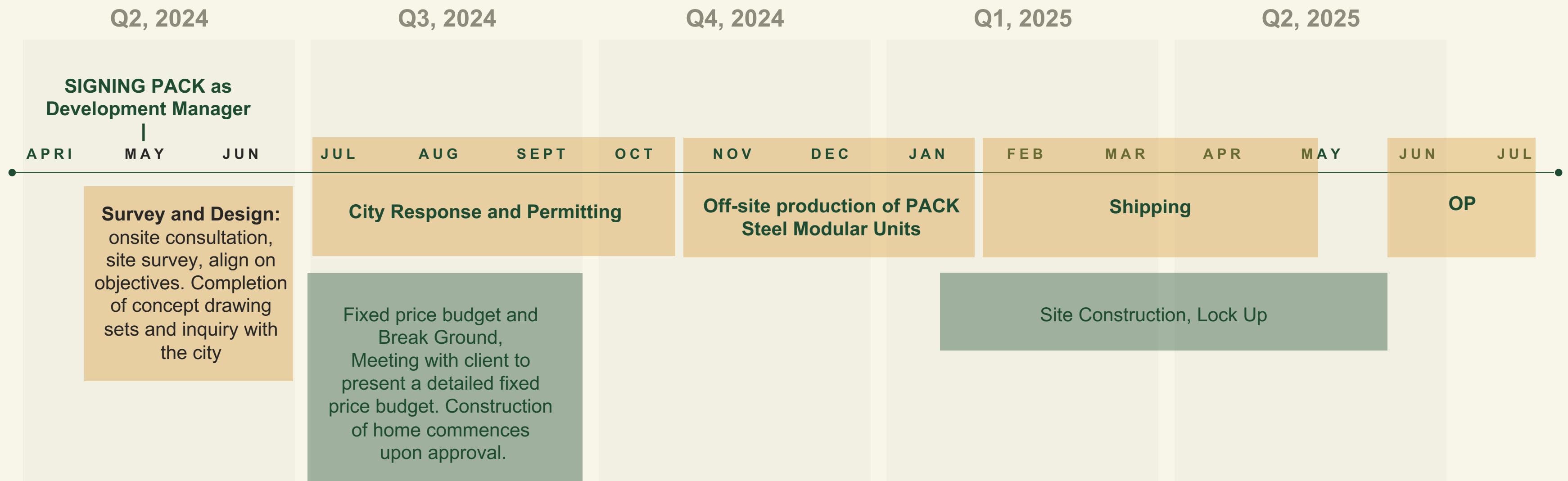
The following spec outlines the materials, features, and fixtures for a Powerhouse project, envisioned to deliver a harmonious blend of modern aesthetics, functionality, and sustainability. Each Powerhouse will be crafted with the following specifications. If a Powerhouse is not a suitable fit for your property, a similar spec will be followed and confirmed with the Client:

- **Foundation:** Quad-Lock Insulated Concrete Forms for a robust and energy-efficient base.
- **Structural Framework:** Rapid Steel system for strength, durability, and precision.
- **Exterior Finish:** Options include Cedar Whitewashed siding or Powder-coated Aluminum Extrusions for elegance and resilience.
- **Insulation:** Rockwool Comfortboard® 110 and Soprema Sopra-ISO PLUS for walls and roofs; Safe'n Sound by Rockwool for interior walls.
- **Moisture Protection:** 10mil Polyethylene Vapor Barrier below the slab; Soprema SopraStar Flam GR multilayered roofing system for superior roof protection.
- **Doors:** EzyJamb frameless door jamb system for a sleek interior appearance.
- **Windows:** Cascadia UNIVERSAL SERIES™ with triple-pane Cardinal LoE 270 glass for optimal energy efficiency.
- **Flooring:** Whitewashed White Oak Solid T&G Plank Flooring for a light and inviting atmosphere.
- **Millwork:** White Oak with Blum Hardware for a touch of sophistication throughout the Powerhouse.
- **Countertops:** Cambria Hawksmoore quartz countertops, renowned for their durability and elegance.
- **Bathrooms:** Featuring Toto's DUOFIT in-wall tank units, RP Wall-Hung Toilets, and Kohler's Caxton sinks for modern functionality and style.
- **Lighting:** Sistemalux Logo pot lights and Studio track lighting to create a welcoming ambiance along with select pendant light features.
- **Appliances:** A full suite of stainless appliances, including a built-in fridge, range, slimline hood fan, dishwasher, and washer/dryer set, all chosen for their blend of style and performance.
- **Roofing:** A multi-layered SBS Modified Bituminous Membrane Roofing system featuring Soprema products.
- **Fire Protection:** Solutions adhering to CAN/ULC S115 standards for safety and peace of mind.
- **Decking:** Exterior Grade S4S Cedar on Leveling Pedestals for outdoor spaces.



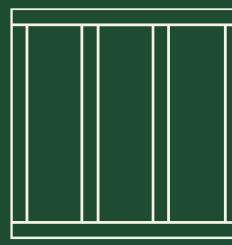
# Approximate Timeline

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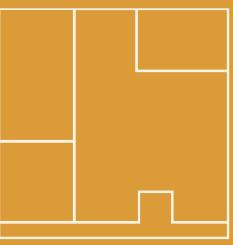


# Approximate Timeline

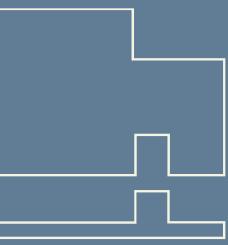
The City of Vancouver has adopted the "3-3-3-1 Permit Approval Framework" to help eliminate the housing construction backlog and increase the supply of various types of housing. This framework sets ambitious permit approval timeline targets based on the type of project



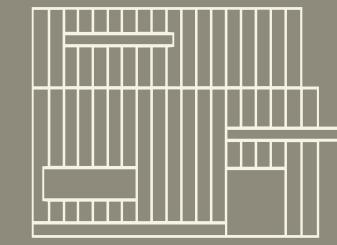
**3 days** to approve home renovation permits, including renovations to accommodate mobility and accessibility-related challenges.



**3 weeks** to approve single-family home and townhouse permits.



**3 months** to approve permits for professionally designed multi-family and mid-rise projects, where existing zoning is already in place.



**1 year** to approve permits for high-rise or large-scale projects.

This framework reflects an active effort by the city to implement improvements to meet these timelines. However, Pack Buildings cannot be held responsible for any delays caused by or as a result of delays on the permitting process and the above timeline is provided as a guideline only.

# Acceptance

Please indicate your agreement by signing this Proposal in the space provided below and return to  
PACK Projects Inc. representative.

Yours, truly,  
**PACK PROJECTS INC.**  
by its authorized signatory:

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Signature

---

Date

Approved and Accepted:  
by signatory:

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Signature

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Date

# 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.







# Powerhouse



Empowering  
Homeowner  
Development

