

PACIK.

BUILDING & TECHNOLOGY

Property Report

Property Assessment For
Laneway Home Development



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	

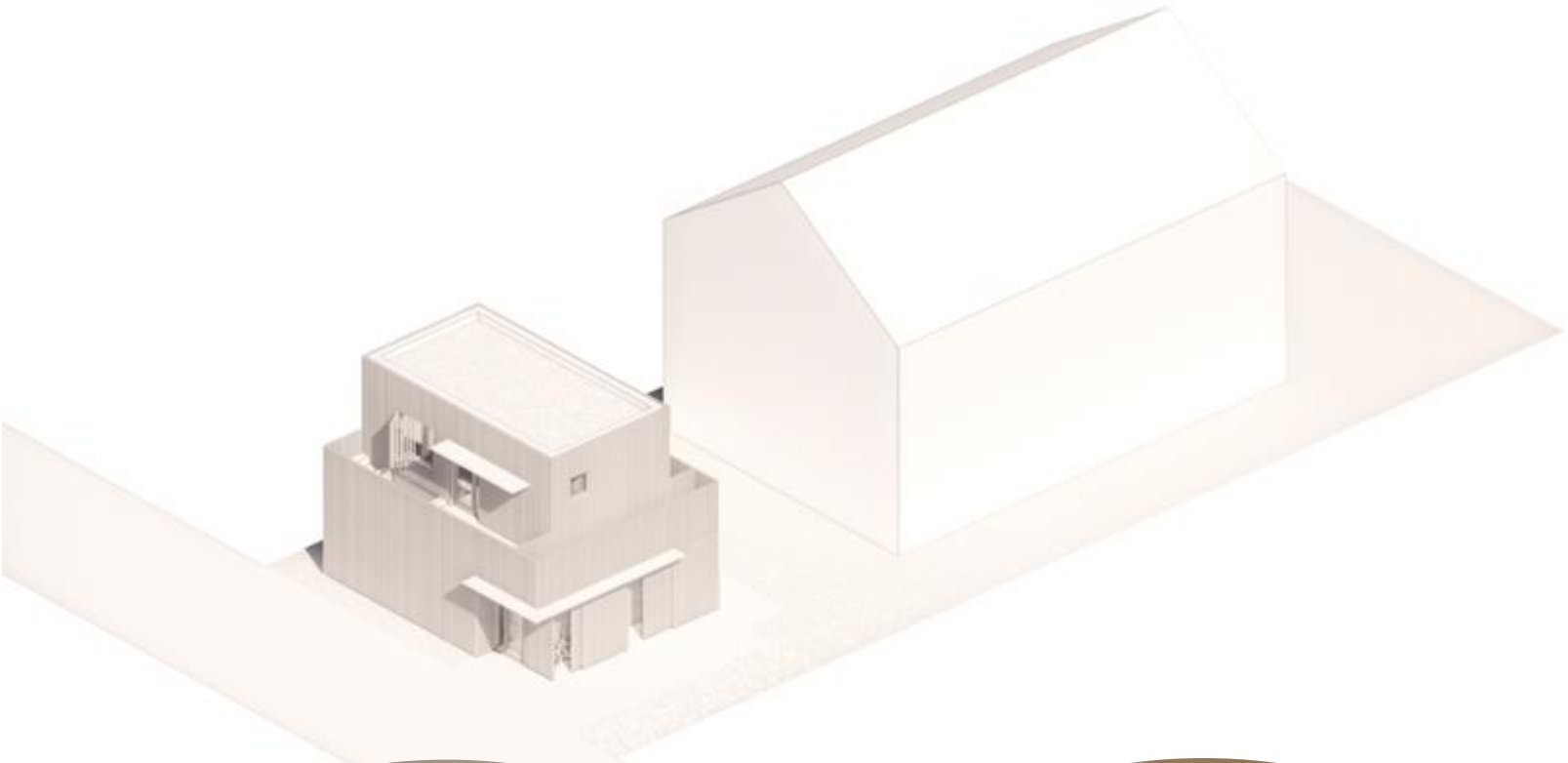
Conformance Checklist

Is the project location in a residential zone permitting laneway housing?					
Is the main building on the property a single detached house (with or without a secondary suite)?					
Is the lot deep enough to fit a backyard and laneway house?					
Is there a path for emergency access from the street to the entrance of the laneway house?					
Is there enough clearance for vehicular access?					
Is there enough frontage to fit a laneway home?					
Is the lot deep enough for the laneway home?					
Is the lot clear of trees, overhead wires, easements, transformers or other objects?					
Maximum Coverage Dictated by:		Setbacks		50% Site Coverage	
		GFA 186 M2		GFA 25% Lot	

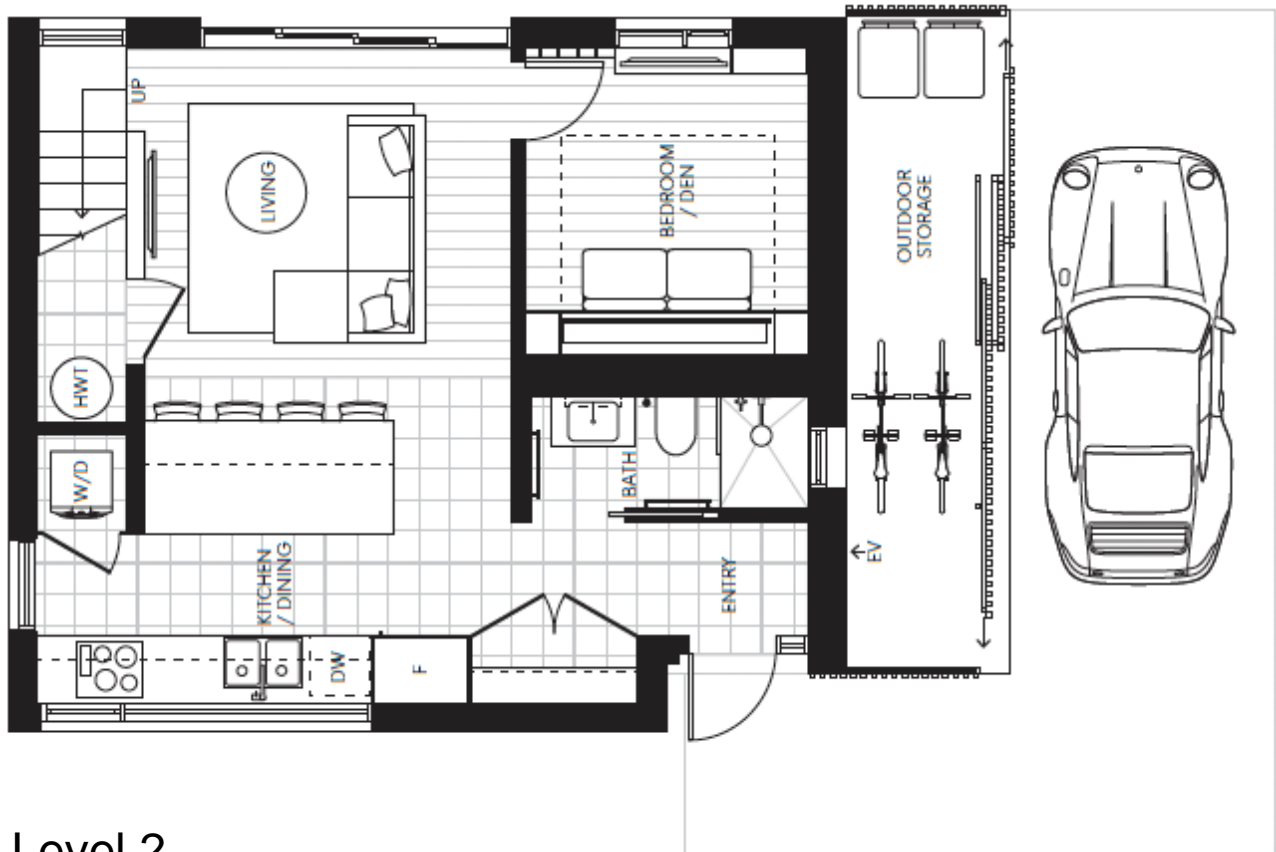
Can I build a Laneway home?	Yes		No	
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Additional Notes:

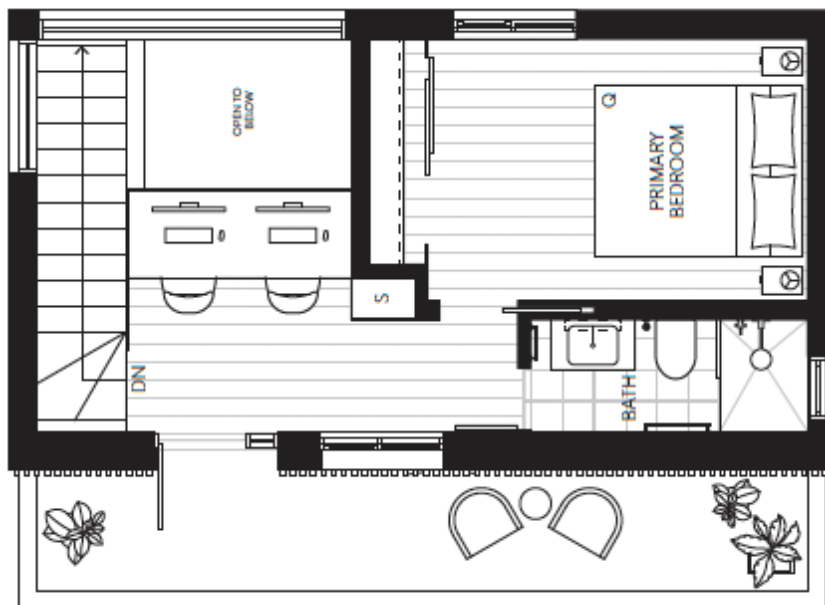
To be eligible for a Pack Powerhouse, the frontage must be minimum 44ft. However, a 30ft lot is eligible for a laneway house provided the property must provide either a 0.9m wide clear walkway from the main street to the rear yard, or a <70m access route via the laneway to the nearest street curb, and a <90m access route to the nearest hydrant. as the site is less than 9.8 m in width, it is a conditional development as the slightly narrow site could cause additional massing and overlook issues with adjacent properties. As this site is only slightly below the 9.8 m, we expect it would not be difficult to have a Laneway Approved, but approval would come in the form of a development permit, and there may be additional back and forth before plan approval to minimize any impact.

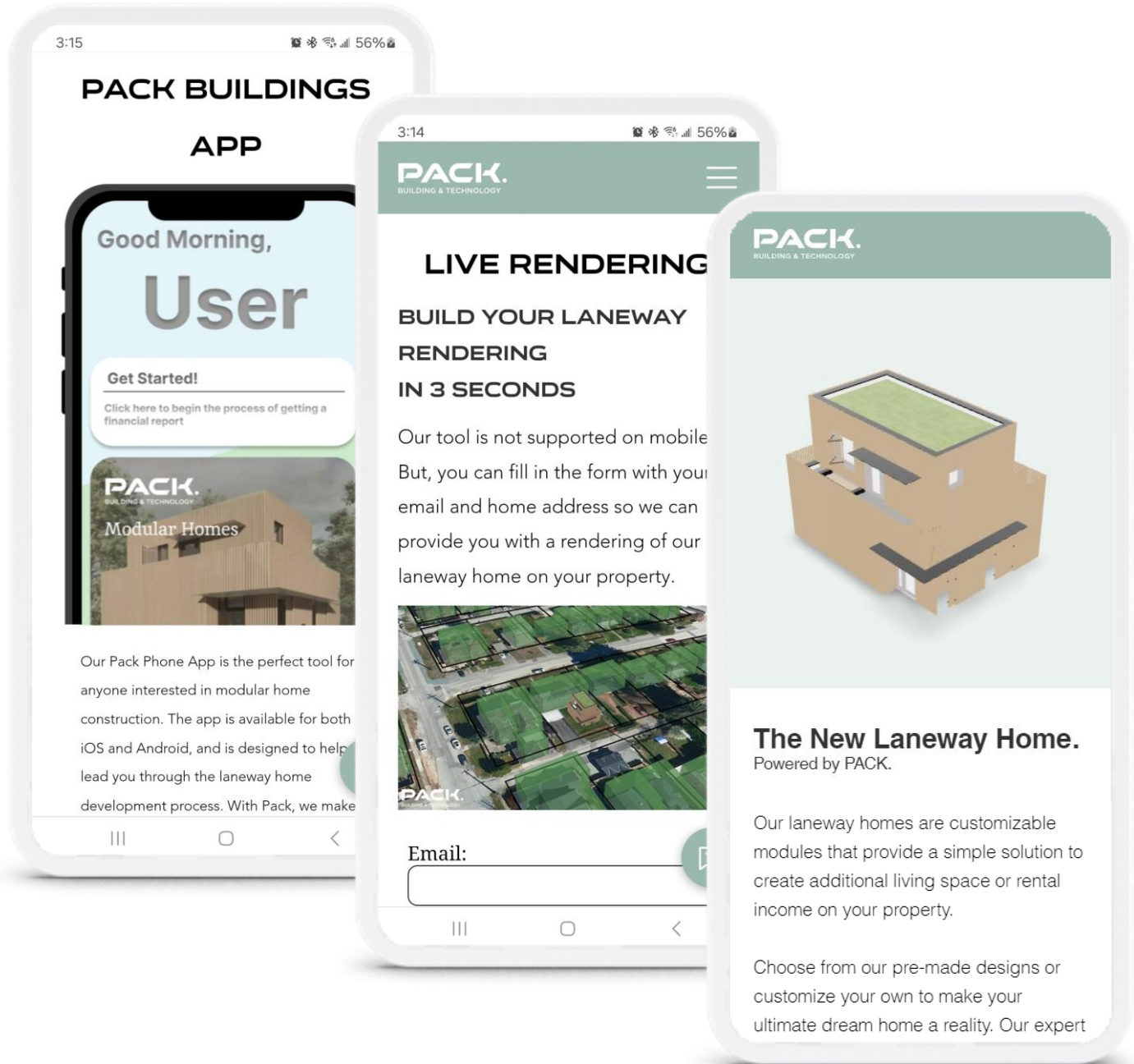


Level 1



Level 2





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

- **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.

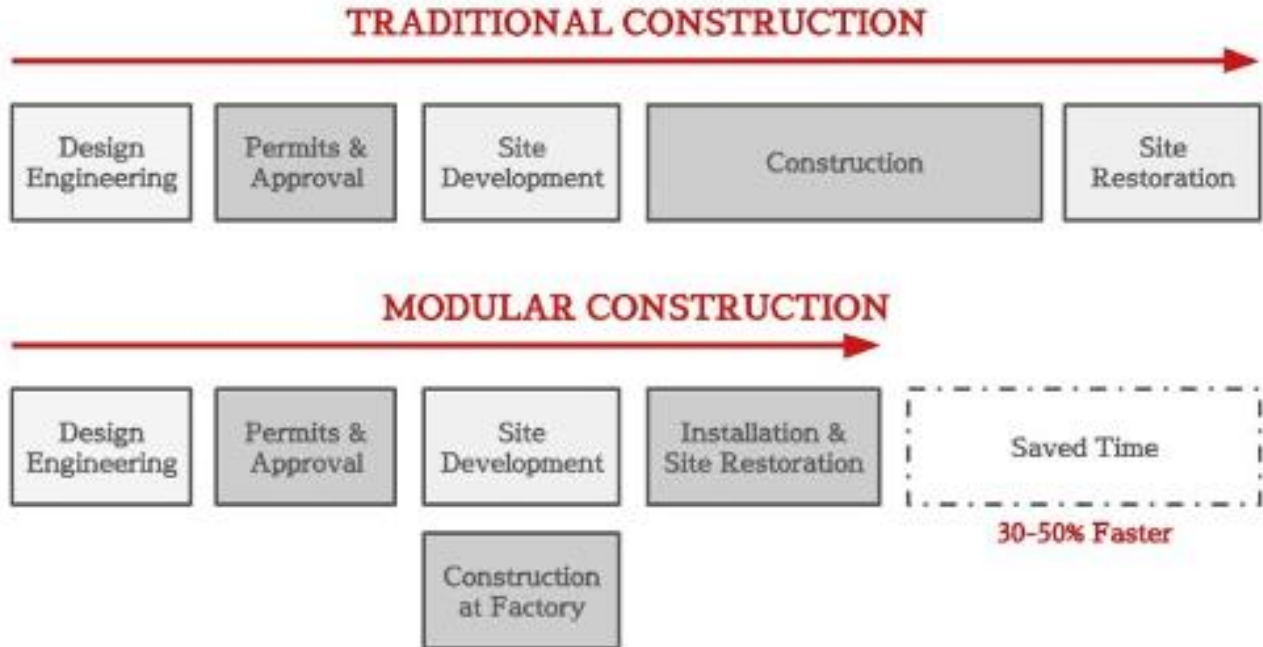
The Pack Promise

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 faster delivery time than other competitors



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.

Phase 1

- **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.

Pack Projects Inc.

Dated:

Dated:

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