

21558 Glenwood Ave, Maple Ridge

Analysis Date: 2025-08-09T04:30:27.053Z

Property Summary

Property Address:	21558 Glenwood Ave, Maple Ridge
Lot Size:	8,712 sq ft
Frontage:	60 ft
Coordinates:	0.000000, 0.000000
Zoning Code:	RS-1
Zoning Description:	RS-1 Zoning

Zoning Regulations

Maximum Height:	35m
Maximum FAR:	0.7
Maximum Density:	1 units
Front Setback:	6m
Side Setback:	1.2m
Rear Setback:	7.5m
Parking Requirements:	1 space per unit

Permitted Uses:

- Single Family Dwelling
- Secondary Suite

Development Potential Analysis

Traditional Zoning:	6 units
Bill 44 Potential:	4 units
Bill 47 Potential:	6 units
TOD Bonus:	+0 units
Combined Maximum:	6 units
Recommended:	6 units

Building Type:	6-Unit Multiplex
Estimated GFA:	2,100 sq ft
Estimated Value:	\$1,340,000
Feasibility Score:	87/100

Suggested Unit Mix:

- 1x 2-bedroom units
- 1x 3-bedroom units

Housing Policy Analysis

Bill 44 (Multiplex Development)

Status: ' Eligible

Benefits:

- Streamlined approvals
- Reduced parking requirements

Bill 47 (Secondary Suites & ADUs)

Status: ' Eligible

Benefits:

- Increased density allowance

TOD (Transit-Oriented Development)

Status: ' Not Eligible

Financial Overview

Average Home Prices:	\$1,340,000
Construction Costs:	\$412500/sq ft
Sale Velocity:	Stable
Target Demographics:	Mixed demographics

Development Recommendations

Opportunities:

- No specific opportunities identified

Constraints:

- No major constraints identified