BuildwiseAI

Zoning Intelligence & Development Analysis Report

456 Transit Avenue, Vancouver

Analysis Date: 2025-08-07

Property Summary

Property Address:	456 Transit Avenue, Vancouver
Lot Size:	5,500 sq ft
Frontage:	45 ft
Coordinates:	49.282700, -123.120700
Zoning Code:	RS-1
Zoning Description:	One-Family Dwelling with Bill 44 Potential

Zoning Regulations

Maximum Height:	10.7m
Maximum FAR:	0.75
Maximum Density:	4 units
Front Setback:	7.5m
Side Setback:	1.2m
Rear Setback:	7.5m
Parking Requirements:	1 space per unit (Bill 44 reduced)

Permitted Uses:

- Single Family Residential
- Duplex
- Triplex
- 4-plex

Development Potential Analysis

Traditional Zoning: 1 units

Bill 44 Potential: 4 units

Bill 47 Potential: 2 units

TOD Bonus: +2 units

Combined Maximum: 6 units

Recommended: 4 units

Building Type: 4-plex (Bill 44 Compliant)

Estimated GFA: 5,200 sq ft

Estimated Value: $3,200,000

Feasibility Score: 87/100

Suggested Unit Mix:
- 2x 2-bedroom units
- 2x 3-bedroom units

Housing Policy Analysis

Bill 44 (Multiplex Development)

Status:' Eligible

Benefits:

- Up to 4 units allowed
- Reduced parking (1 space/unit)
- Fast-track permitting

Bill 47 (Secondary Suites & ADUs)

Status:' Eligible

Benefits:

- Secondary suite in primary residence
- Detached ADU up to 90 sq m

TOD (Transit-Oriented Development)

Status:' Eligible

Benefits:

- Additional 2 units near transit
- Height bonuses available
- Reduced parking further

Financial Overview

Average Home Prices:	$1,950,000
Construction Costs:	$475/sq ft
Sale Velocity:	Very High - 18 days average
Target Demographics:	Transit-oriented professionals and young f

Development Recommendations

Opportunities:

- Bill 44 multiplex eligibility
- TOD density bonuses
- Strong transit access
- 15% market premium

Constraints:

- Transit infrastructure requirements
- Increased density regulations