

999 Complete Test Ave, Vancouver

Analysis Date: 2025-08-08

Property Summary

Property Address:	999 Complete Test Ave, Vancouver
Lot Size:	3,720 sq ft
Frontage:	40 ft
Coordinates:	49.284744, -123.123180
Zoning Code:	RS-2
Zoning Description:	Single-family with secondary suite

Zoning Regulations

Maximum Height:	10.7m
Maximum FAR:	0.75
Maximum Density:	2 units
Front Setback:	6m
Side Setback:	1.2m
Rear Setback:	6m
Parking Requirements:	1.5 spaces per unit

Permitted Uses:

- Single-family dwelling
- Secondary suite
- Laneway house

Development Potential Analysis

Traditional Zoning:	2 units
Bill 44 Potential:	6 units
Bill 47 Potential:	6 units
TOD Bonus:	+0 units
Combined Maximum:	6 units
Recommended:	6 units

Building Type:	Low-rise apartment
Estimated GFA:	2,790 sq ft
Estimated Value:	\$5,775,300
Feasibility Score:	98/100

Suggested Unit Mix:

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

Housing Policy Analysis

Bill 44 (Multiplex Development)

Status: ' Eligible

Benefits:

- ' Bill 44 eligible: Up to 6 units permitted
- ' Current lot: 3720 sq m, frontage: 40m
- ' Streamlined approval under Housing Supply Act
- ' Reduced parking: 1 space per unit minimum
- ' Height allowance up to 12m (3 storeys)
- ' Density bonus eligibility
- ' Qualifies for 4-plex development
- ' Qualifies for 6-plex development on large lot

Bill 47 (Secondary Suites & ADUs)

Status: ' Eligible

Benefits:

- Minimum 4 units required by Bill 47 TOA regulations
- Enhanced density allowance (+2 units)
- Reduced parking requirements for residential use
- Streamlined development approval process
- Priority for infrastructure investment
- Direct access to SkyTrain with Frequent (2-5 min) service

TOD (Transit-Oriented Development)

Status: ' Not Eligible

Benefits:

- 'L Property not in designated TOD zone

Financial Overview

Average Home Prices:	\$1,650,000
Construction Costs:	\$280/sq ft
Sale Velocity:	Fast (30-45 days)
Target Demographics:	Young professionals and families

Development Recommendations

Opportunities:

- Multi-unit development potential
- High-demand market location
- Additional rental income potential
- Bill 44 enables up to 4-6 units on single-family lots
- Streamlined approval process under Bill 44
- Access to provincial housing incentives
- Strong rental income potential with multiple units
- Market premium for Bill 44-compliant developments

Constraints:

- Height restrictions limit development
- Low FAR limits building size
- Small lot size limits options
- Small lot size may limit Bill 44 unit count
- Bill 44 design standards must be met
- Minimum unit size requirements under Bill 44