

## Final Test Property, Vancouver

Analysis Date: 2025-08-07

### Property Summary

Property Address:	Final Test Property, Vancouver
Lot Size:	5,000 sq ft
Frontage:	40 ft
Coordinates:	49.282700, -123.120700
Zoning Code:	RS-1
Zoning Description:	Test Zone

### Zoning Regulations

Maximum Height:	10m
Maximum FAR:	0.7
Maximum Density:	4 units
Front Setback:	7.5m
Side Setback:	1.2m
Rear Setback:	7.5m
Parking Requirements:	Test

#### Permitted Uses:

- Residential

## Development Potential Analysis

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<b>Traditional Zoning:</b>	1 units
<b>Bill 44 Potential:</b>	4 units
<b>Bill 47 Potential:</b>	2 units
<b>TOD Bonus:</b>	+1 units
<b>Combined Maximum:</b>	4 units
<b>Recommended:</b>	4 units
<b>Building Type:</b>	4-plex
<b>Estimated GFA:</b>	4,000 sq ft
<b>Estimated Value:</b>	\$2,500,000
<b>Feasibility Score:</b>	85/100

### **Suggested Unit Mix:**

- 2x 2-bedroom units

# Housing Policy Analysis

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## Bill 44 (Multiplex Development)

Status: ' Eligible

Benefits:

- Test benefit

## Bill 47 (Secondary Suites & ADUs)

Status: ' Eligible

Benefits:

- Test

## TOD (Transit-Oriented Development)

Status: ' Not Eligible

## Financial Overview

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Average Home Prices:	\$1,800,000
Construction Costs:	\$450/sq ft
Sale Velocity:	High
Target Demographics:	Families

## Development Recommendations

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### Opportunities:

- Test opportunity

### Constraints:

- Test constraint