Development Feasibility Reports



INSIGHT.
INFORMED DECISIONS.

FEASIBILITY.
REDUCED RISK.

POTENTIAL.
MAXIMIZED VALUE.

Service Overview & Client Deliverables

What the report does

It turns early site information, zoning rules, and concept planning into a clear client-facing feasibility package.

- Clarifies the development opportunity
- Identifies major planning constraints
- Compares realistic design directions
- Supports better go / no-go decisions

What clients receive

Property & Site Review

Basic property information, context, existing conditions, and site characteristics.

Zoning & Setbacks

Applicable district, lot rules, setbacks, height, site coverage, and limitations.

Development Potential

A clear summary of what appears generally feasible based on early planning review.

Concept Options

One or more preliminary site-planning approaches for comparison and discussion.

Unit Area Schedule

Unit-by-unit area breakdown and bedroom count only when included in the scope.

Visuals & Notes

Concept renderings, massing diagrams, assumptions, limitations, and recommended next steps.

Property & Zoning Analysis

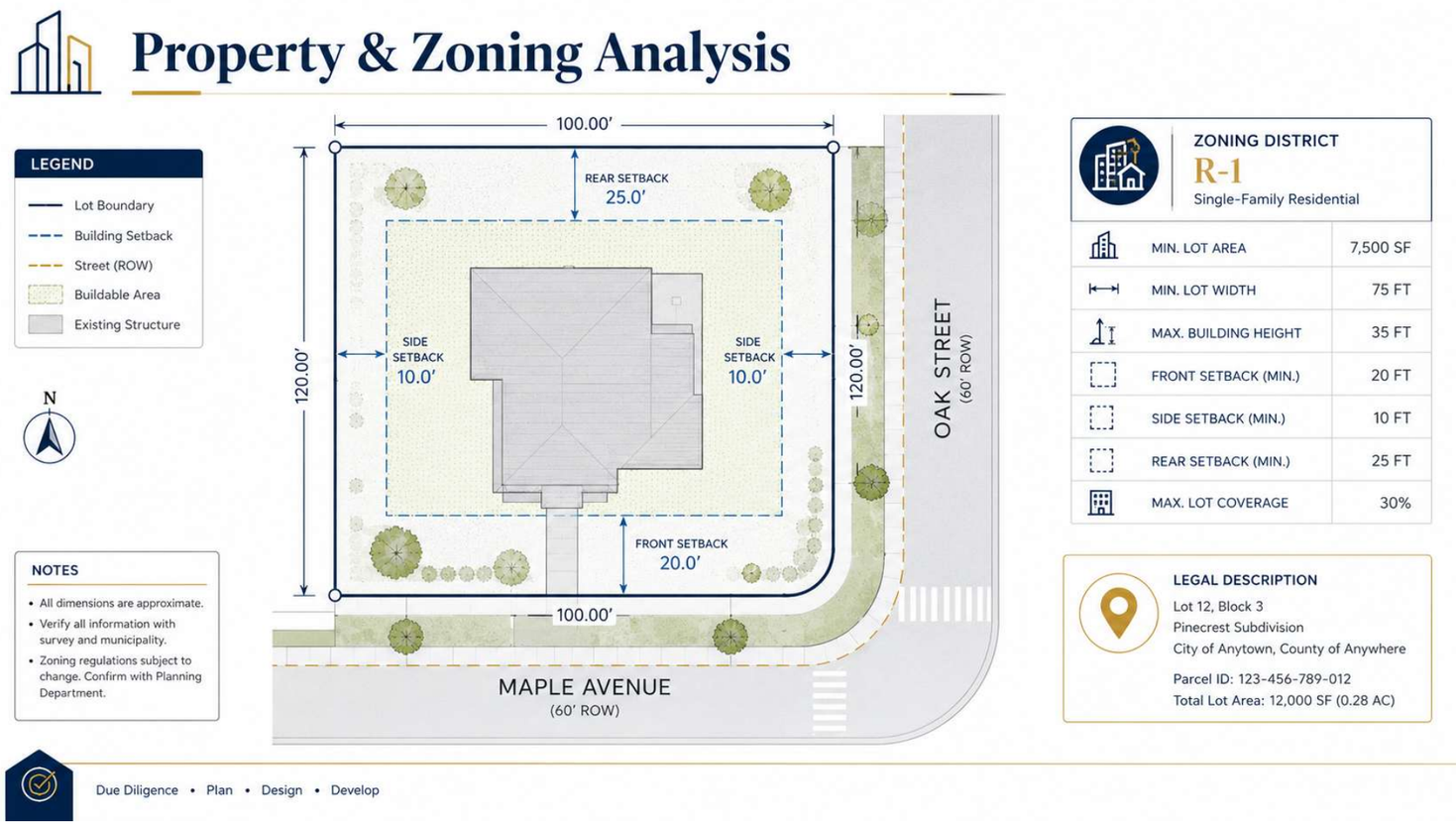
Site overview, address, legal description, and lot characteristics.

Current zoning district and any obvious regulatory considerations.

Setbacks, lot dimensions, and buildable area identification.

Existing conditions or context notes relevant to redevelopment.

Initial opportunities and constraints highlighted in a client-friendly format.



Development Potential

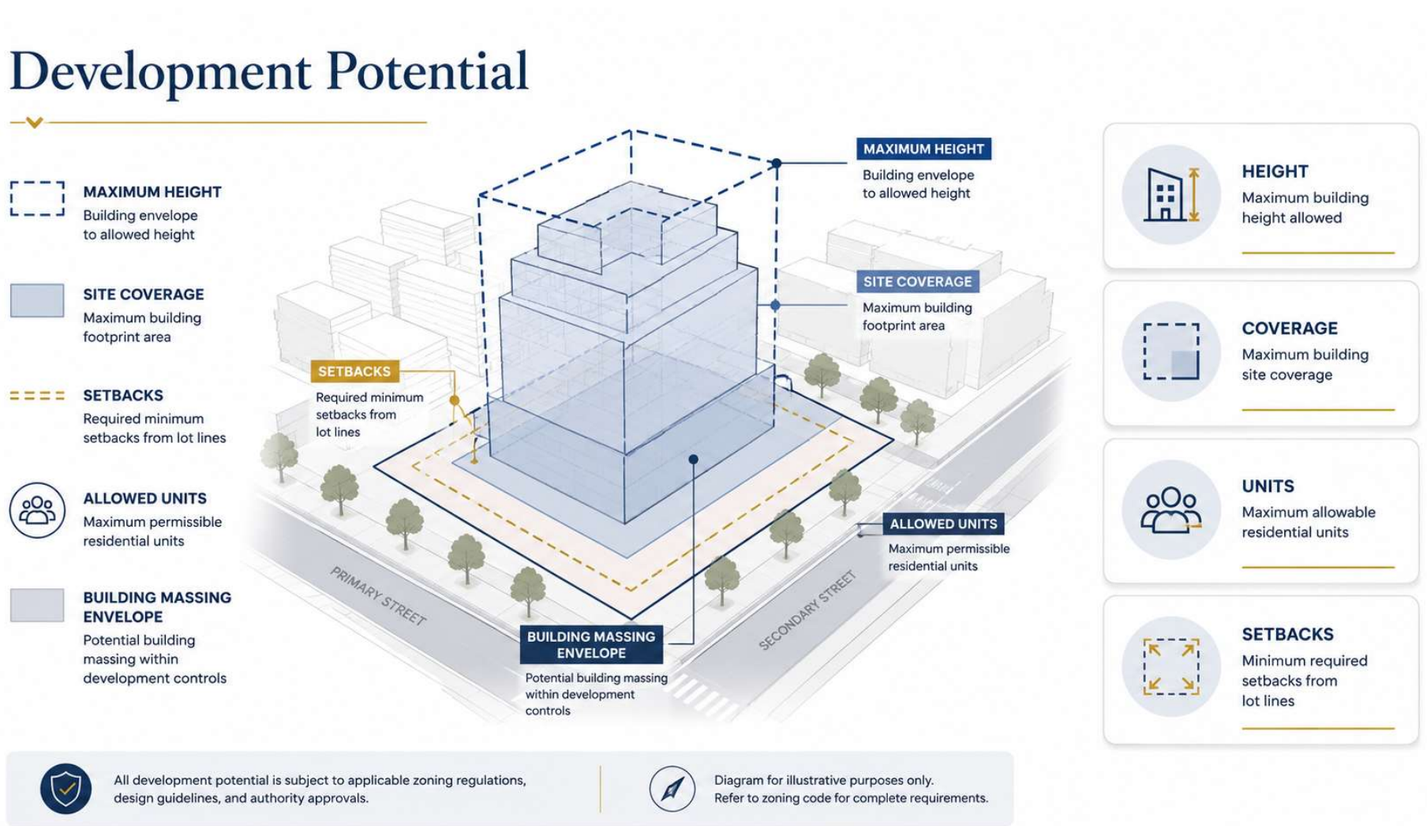
Preliminary interpretation of height, coverage, setbacks, and overall building envelope.

Clear communication of the scale of development the site may support.

A practical summary of the key constraints most likely to influence design direction.

Useful for acquisitions, due diligence, and early decision-making.

Can be tailored to simple redevelopment reviews or more ambitious multi-unit opportunities.



Concept Options & Site Planning



Additional Housing Types We Can Study

The same feasibility report structure can be applied to ADUs, multiplexes, and small apartment concepts depending on the property and client goals.

A ADUs / Backyard Housing

Accessory Dwelling Unit options added to or associated with a principal dwelling.

May include secondary suites, garden suites, garage suites, or detached backyard units.

Useful for homeowners exploring added density or rental flexibility on an existing property.

Report can review site fit, setbacks, access, basic constraints, and early feasibility notes.

B Multiplex Housing

Multi-unit options such as duplex, triplex, fourplex, sixplex, eightplex, or row housing.

Relevant to infill builders, investors, and redevelopment clients.

Report can compare arrangement, frontage, unit access, massing, and site efficiency.

Useful for testing different housing forms before committing to detailed design.

C Small Apartments

Small apartment or low-rise walk-up concepts for suitable sites.

Helpful when a client wants to compare apartment-style massing against multiplex options.

Report can summarize general scale, layout direction, constraints, and next steps.

Useful for broader redevelopment, lot assembly, or early investment review.

ADU Options & Multiplex Examples

ADU OPTIONS

1 Secondary Suite

Suite within the main dwelling, often in the basement or lower level.

2 Garden Suite

Detached small dwelling located in the rear yard; often referred to as backyard housing.

3 Garage Suite

Suite above or attached to a garage structure.

4 Detached ADU

Standalone compact unit used to add gentle density on site.

MULTIPLEX & SMALL APARTMENT OPTIONS

A Duplex / Triplex

Smaller-scale multi-unit options for infill or redevelopment sites.

B Fourplex / Row Homes

Higher density options that can still fit within a neighbourhood scale.

C Sixplex / Eightplex

Useful when a site may support a more intensive multiplex format.

D Small Apartment

Compact low-rise apartment or walk-up concept for suitable sites.

ADU & Multiplex Examples

ADU / BACKYARD HOUSING



compact detached backyard housing option.

MULTIPLEX HOUSING



housing option with multiple front entries.

Unit Area Schedule

Unit area schedule Example

Unit	Area Breakdown	Total Floor Area	BEDROOMS PER UNIT
Unit 1	Basement area 690 sf + main floor area 690 sf	Total floor area 1,380 sf	3
Unit 2	Second floor area 690 sf + third floor area 690 sf	Total floor area 1,380 sf	3
Unit 3	Basement area 690 sf + main floor area 690 sf	Total floor area 1,380 sf	3
Unit 4	Second floor area 690 sf + third floor area 690 sf	Total floor area 1,380 sf	3
Unit 5	Basement area 690 sf + main floor area 690 sf	Total floor area 1,380 sf	3
Unit 6	Second floor area 690 sf + third floor area 690 sf	Total floor area 1,380 sf	3
Unit 7	Basement area 690 sf + main floor area 690 sf	Total floor area 1,380 sf	3
Unit 8	First floor area 650 sf + third floor area 650 sf	Total floor area 1,300 sf	3

Schedule summary

8 Units shown

3 Bedrooms per unit

1,380 sf Units 1-7 total area

1,300 sf Unit 8 total area

Preliminary Renderings & Feasibility Summary

PRELIMINARY RENDERINGS



Renderings are conceptual and for illustrative purposes only.
Designs, materials, and finishes are subject to change.

SITE DIAGRAM



FEASIBILITY CONCLUSION

FEASIBLE

The preliminary review indicates that the **proposed concept is feasible** based on current site conditions, zoning, and development parameters.

- Zoning: Compliant
- Site: Suitable
- Development Potential: Positive

KEY CONSIDERATIONS

- Final design subject to refinement
- Further technical studies required
- Regulatory approvals to be confirmed
- Market conditions may impact outcomes

NEXT STEPS

- Detailed due diligence
- Design development
- Cost estimation
- Entitlement process

PLEASE NOTE

This summary is based on limited information available at the time of preparation and is intended for discussion purposes only.

VISION. PLANNING. POSSIBILITY.