

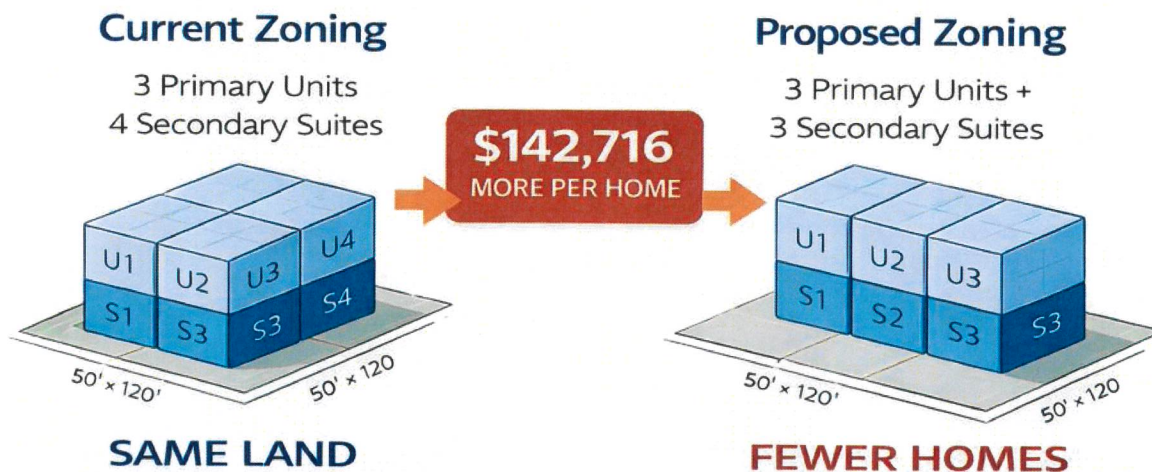
Impact of R-CG Density Reduction

Same Land. Fewer Homes. Higher Prices.

This analysis compares a typical 50' x 120" inner-city lot, *under the current R-CG zoning and the proposed bylaw amendments.*

Under the current framework, the site supports **4 primary units** with **4 secondary suites** (4+4). Under the proposed changes, the site capacity reduces to 3 primary units with 3 secondary suites (3+3).

Because land costs remain the same, fewer homes must absorb the same development cost, which significantly increases the price per home while reducing housing supply in established communities.



COST IMPACT PER HOME		
Scenario	Units	Sale Price per Primary Unit
Current R-CG	4	\$ 733,550
Proposed Bylaw Changes	3	\$ 876,266

AT \$876,266 UNIT COST:

- Rowhouse unit costs approach the price of a semi-detached home.
- Semi-detached development has fewer regulations and shorter approval timelines, and more predictive

R-CG 3+3 ISN'T VIABLE

