

Our Experience

1. Our situation
2. Our plan
3. The process

Our situation

- Long-term residents & homeowners in Ward 7
- 3 kids born and raised in our community
- Kids → Teenagers → young adults
 - Cost of living
 - Independence
- **Future-proofing & flexibility**

Our Plan

- 50x120
- Semi-detached (duplex) with basement suites + 1 backyard suite over garage
- Same look and size as our neighbours
- Backyard suite = micro-suite
- “Hidden” or “Gentle” density

The Process

- Risk vs. Certainty
 - RC-G gave us **certainty** (i.e., a land use redesignation is not required)
 - Expected opposition
- The list of requirements is long
- The cost is high
 - **\$10,000** just to get to DP application stage
 - Site survey
 - Architecture firm

Reasonable Compromise

- Going back to old zoning = increased risk and cost = people like us aren't going to build
 - More of the same
- The 2024 districts appear to be a step too far
- The amendments before you seem like a reasonable compromise
 - Except allow secondary suites **and** backyard suites