

TRADEOFFS FOR A VIABLE MIDDLE

WHAT ARE THE CONSEQUENCES OF PROPOSED RCG RULE CHANGES?



Regulation today favours single home building and large multi family. Proposed RCG amendments erode middle viability.





Fees

time

quick

Dssp

appeals

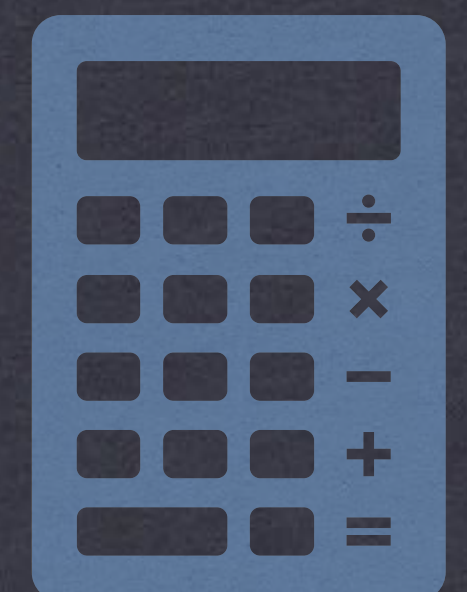
Easier

Sidewalk

Risk

Low risk

3 unit middle project - costly compliance of RCG with inadequate value created to sustain a building company.





Final semi detached infill sale below \$1MM q1 2022. no longer possible due to cost escalation in just four years.



Cost	\$1.75 (city assessment)
Property tax	\$12k
Insurance / utilities	\$6k
Down payment needed	\$500k
Monthly carrying cost	\$7.5k
Household income	\$300k

Inglewood single family business has resulted in extremely high cost homes

Change to RCG	+ cost	- cost
Reduce site coverage	X	
Corners only	X	
3 unit instead of 4	X	
Lower height limit	X	
Long front setbacks	X	

- Public comments criticize townhouse as 'unaffordable'
- Feedback to improve townhomes adds cost
- All Council amendments add cost
- Why would City leadership only add cost to townhomes not other forms?

TRADEOFFS ARE NEEDED

- R1 communities have the largest lots and most growth potential
- The R2 areas are taking on too much growth (Killarney)
- Corner lot exclusive rules result in speculation and shortages
- Eliminating basement suites cuts off the lowest cost market rental supply
- Nodes and corridors are for forms above townhouses
- Nominating former gas station sites or marginal peripheral lots is 'bad faith' bargaining.
- Obsolete homes (1000 sq ft on 6000 sq ft lots) requiring massive gut renovation are not an affordable housing strategy.