

Nov 24, 2015
PH LUC
Speaking Notes

Dear Mayor & Councillors,

My name is Leane van Benschoten & my property is #191 Tyson Place. As a young family we feel that our property is our most valuable asset. Earlier in the meeting a speaker addressed that most homeowners are not aware of the exact changes & ~~the~~ the booklets should have addressed the specifics - I agree. Luckily we have a realtor in our area who explained the changes. We live on a zero lot line property LUC042 and we are comfortable with the changes going forward EXCEPT for the re-labelling to "semi-detached." Councillor Day inquired why this change would occur & a city member responded that this is due to all the properties in the area being partially attached. This is not true as the Cabot-Tyson (LUC042) area does have several detached properties. While we are currently attached, this labelling will devalue our property as when listed in a real estate listing we will be coupled with duplexes & townhouses rather than single family homes. As a young family, we may not rebuild or develop the property but in order to purchase another, we must sell and without equity we are placed further behind. While "neighbourhood specific zoning" may delay the process, there are only 4 separate LUCs for the zero lot lines & I am requesting specifically LUC042 to be addressed with specifics to labelling to remain "single family detached".

Sorry we had to leave as our 5mo old son woke up & we did not want to be a disruption.

Leane van Benschoten