

**From:** Mike Cope  
**To:** [DC Background Study; McRae, Angela](#)  
**Cc:**  
**Subject:** Aging in Place: Development Charges for Garden Suites  
**Date:** April 12, 2019 1:12:02 PM

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Dear Angela,

Our family's question and comments are regarding development charges for Garden Suites (aka. Granny Suites) in the City of Hamilton.

We understand that, by definition, Garden Suites are detached living units intended to be used as temporary structures (ex. for elderly parents) and have already had a Formal Consultation meeting with the City regarding our plans to install a brand new, pre-fabricated mobile home for my mother-in-law. She turns 80 in July, so our proposed garden suite will allow her to continue living out her years at the same address she's lived for over 50-years while receiving care and assistance from our family. This would involve my wife and I selling our current home and moving with our children into my mother-in-law's current home. We would be taking on the maintenance responsibilities of the property and the majority of taxes, so that mom can live out her years comfortably. She's always been an avid gardener, taking pride in her plants, and has frequently expressed how much she'd like to continue keeping her green thumbs (even if she needs to tend fewer plants!).

That said, as we continue to calculate all of the City's fees and requirements outlined in our FC document, mom is now worried that a detached Garden Suite just isn't worth it and is considering selling her home. Please note that the Garden Suite was originally her suggestion because she would love to stay at the same address. My wife and I believe that mom's happiness and comfort IS worth it... but we, too, are concerned about costs.

With the understanding that my mother-in-law would still be living on the same property, in a single bedroom unit Garden Suite, what are the Development Charges the City will require us to pay? (Please note that, as of today, City staff have been unable to provide us with an exact number).

Please keep in mind that our garden suite project is meant to help assist our 80-year-old mom... It is NOT a unit that we would subsequently rent out, but rather, the structure would be removed when she no longer requires use of it. For that reason, we hope that our family is not expected to pay the same rates as someone building a permanent structure. That is, we hope the City supports the "aging in place" of its elderly citizens.

Thanks for your consideration,

- Mike Cope

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**Mike Cope**

