

## Infill Developments

### Why an Infill?

This is a great question and one that can only be answered after understanding all the risks and rewards associated with infill developments. Infill developments are a fantastic way to maximize land use however there may be a few more steps and time involved to achieve that success. Infill properties are developed in mature neighborhoods giving you the opportunity to have a new and efficient building under warranty in an established community.

### Who should be considering an Infill?

If you are an investor who doesn't mind rolling up your sleeves and getting involved to capture a little more sweat equity this may be a good option for you. Don't worry - We also offer some turnkey infill opportunities for those of that don't have time and just want your investment property to be in that fantastic location to attract the perfect tenants.



### About Infills...

Infill developments come in all shapes and sizes. You can have create a trendy home for resale and profit, you can create the perfect long term hold with a Side x Side Duplex with legal secondary suites, a standalone home with a legal secondary suite, a standalone home with a Garage Suite, a 4-plex row housing unit, a multi-plex building set up for student housing and most everything in between. Mature neighborhoods are typically not governed by a land developer's architectural guidelines giving you a little more freedom with your plans. That said, you still must have your building and site plans approved by the municipality and this is where some extra time and associated costs may be incurred getting approval for building or site plan variances from the municipal by-law. Infill Developments are a specialty item and a can create amazing opportunities. There are several associated risks to achieve the reward so please make sure you step into these opportunities with your eyes wide open and some expert guidance at your side!