



SUMMARY OF YOUNG HOMEBUYER'S POSITION

Young people looking to buy homes in the WMR region are facing multiple barriers due to the WMR 20-50 Plan. The focus on urban density, restrictions on suburban development, and rising costs of housing will significantly limit their opportunities for homeownership. Many recognize that the Plan does not account for their needs and threatens to make homeownership unaffordable for the next generation.



KEY CONCERNS FOR YOUNG PEOPLE LOOKING TO BUY A HOME



What Does it Mean for You?

AFFORDABILITY OF HOUSING

Young people are particularly concerned about the affordability of homes in the WMR region. As the Plan pushes for higher-density developments and limits the expansion of new single-family homes, housing prices will rise, making it harder for first-time buyers to afford a home, forcing them to remain as renters.



LONGER COMMUTES

Young people often look for affordable homes outside of urban centres, but the Plan's focus on restricting suburban growth will force them to live farther from city centres, leading to longer commutes and reduced access to services. This will undermine the work-life balance many young professionals value.



LIMITED LAND FOR DEVELOPMENT

One of the WMR 20-50 Plan's goals is to restrict urban sprawl and prioritize the use of existing urban areas for development. While this might seem environmentally friendly, it limits the amount of land available for new, affordable housing developments in suburban and rural areas where young buyers typically seek more space at lower prices.



WMR 20-50 PLAN: KEY CONCERNS FOR YOUNG HOMEBUYERS



What Does it Mean for You?



RESTRICTIONS ON SINGLE-FAMILY HOME DEVELOPMENTS

The Plan encourages higher-density living in established urban areas and discourages the development of new single-family homes. For young families or individuals looking for space and privacy, this will significantly limit their choices in the housing market.



IMPACT OF NEW REGULATIONS ON HOMEOWNERSHIP

The WMR 20-50 Plan introduces several new regulations regarding land use and development, which could lead to higher costs for building and maintaining homes. These costs will be passed down to buyers, making it harder for young people to enter the housing market.



DISCONNECTION FROM DECISION-MAKING PROCESS

Young people are concerned about the lack of democratic representation in how the WMR 20-50 Plan is being implemented. The Plan centralizes decision-making power in a regional board that is not directly elected, leaving young homebuyers with limited influence over policies that directly affect their housing options.

WHAT YOUNG HOMEBUYERS WANT

More Affordable Housing Options: Young buyers need a range of housing types, including affordable single-family homes, not just high-density urban options.

Balanced Development Policies: The Plan should allow for more flexible development in suburban and rural areas, providing affordable land for young buyers who want space and privacy.

Transparency and Inclusion: Young buyers want a say in the decision-making process and more transparency in how housing policies are shaped under the WMR Plan.

Affordable Living Costs: Clear strategies to prevent increased taxes and development costs that could further burden young homebuyers.

Cancellation of Current Plan: Young Buyers want a complete scrapping of the current WMR Plan 20-50, including the removal of all staff and contributors to the existing plan. The current plan is so fundamentally flawed that it is impossible for the existing team to create a new one.