

From: Tim D

Sent: Sunday, March 21, 2021 8:15 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Comment on Report #SRPI.21.023 - Allow additional dwellings in the accessory building to be attached to the principal building

Hello,

I have a comment about the proposed Official Plan Amendment 23 (OPA 23) report number SRPI.21.023.

On page 3 of the report, specifically the text under bullet two:

“the permission of one additional dwelling unit within the principal dwelling and one additional dwelling unit within one accessory detached structure or detached garage....”

My comment is that the “detached” word/component of the accessory building requirement isn’t as inclusive as it should be and should be removed. The phrase should read as follows:

“the permission of one additional dwelling unit within the principal dwelling and one additional dwelling unit within one accessory structure or garage....”

I.e. the garage or accessory structure should be allowed to be attached to the principal dwelling, if a homeowner prefers, provided that of course all applicable Ontario Building Code requirements and Bylaws are satisfied.

Reasons that the dwelling in the accessory building should be allowed to be attached to the principal building are as follows:

1. Most homes in Richmond Hill have attached garages. Leaving the text as is would therefore reduce the applicability of the new bylaw to a limited number of properties that have detached accessory buildings.
2. For homeowners looking to take advantage of the new bylaw - that have attached garages – this would require them to build an additional accessory structure on the property with the additional dwelling, instead of performing a modification of their existing attached accessory structure to allow for the additional dwelling.
3. If people look to build additional accessory buildings for an additional dwelling on their property, that additional structure would alter the character of the neighbourhood more than a modification of their existing primary dwelling. So from the viewpoint of neighbourhood character, it is best to allow accessory dwellings to be attached to an existing primary dwelling. Richmond Hill could possibly end up with all these extra

buildings popping up when it could have been done better with simple primary dwelling modifications.

Please allow the additional dwelling in the accessory building to be attached to the principal building.

This would reduce the cost a homeowner needs to pay for required modifications and increase the likelihood a homeowner will perform these modifications.

This would lead to more ample housing stock and greater affordability in the city, increasing the likelihood the City will accomplish its full objectives of the bylaw change.

Thank you for your time.

Timothy