



Sequoia Grove Homes
8611 Weston Road, Unit 18
Vaughan, Ontario L4L 9P1
E: giulio@sequoiagrovehomes.com
P: 905 265 0455

To: Kelvin Kwan, MCIP, RPP
Commissioner
Planning and Infrastructure Department
City of Richmond Hill

May 19, 2022

Dear Kelvin,

It has become apparent that tackling affordability will be a priority for any new development project in our city moving forward. We are committed to working together with the City of Richmond Hill to execute this pilot Rent-To-Own program in order to benefit this and future development projects.

The additional 52 units are comprised of 32 1-bedroom units and 20 2-bedroom units, contributing to the much-needed entry-level housing supply in North Leslie and the City of Richmond Hill in general. Of these 52 units, we are proposing that 20 of these units are allocated to a Rent-to-Own program in cooperation with CMHC.

We realize that City Councillors and Planning staff would like to see both an increased number of units allocated to the RTO program accompanied by assurances from the developer.

Due to the additional cost of carrying each RTO unit for the rental period, as well as, a minimum number of units required to meet the lending criteria for construction financing, we are unable to commit to more than 20 units at this time.

The recently announced federal RTO program is in its infantile stages, while CMHC is committed to working together with us on this project, they cannot guarantee more specific details including timing of the project. Because of this, we as the builder will guarantee that should CMHC be unable to deliver this program, we will implement an RTO program in-house (i.e., enter into an agreement of purchase and sale with qualified first-time home buyers who would pay monthly deposit amounts for a set time period which would allow them to qualify for a loan to close on the unit). We are prepared to secure these obligations in a site plan agreement and/or condominium agreement registered on title.

As you are aware, we have been communicating directly with CMHC executives and invite the Richmond Hill's Affordability Committee to join us in those discussions to help bring this program to fruition.

Please note our offer outlined above is conditional on the City adopting the necessary zoning by-law amendment which includes the necessary Section 37 provisions prior to the City's adoption of the new CBC by-law. If this project is subject to the new CBC by-law, we can no longer commit to this program nor the other Section 37 contribution for the pickleball courts that we have made.

A handwritten signature in dark ink, appearing to be "Giulio", written in a cursive, flowing style.

Giulio Bianchi
Principal