



October 21, 2024

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

**Re: City Files: MOPA-24-0001 and MZBA-24-0001 - Proposed Official Plan Amendments and Zoning By-law Amendments**

Mayor West and Members of Council:

We are writing with respect to the above noted item and specifically concerning the proposed expansion of permissions to permit up to four additional residential units (ARUs) and up to four storeys within Major Transit Station Areas (MTSAs).

RESCON represents builders of all forms of high-rise, mid-rise and low-rise housing in the province of Ontario. Our members build most of the residential housing across the province.

We fully support all efforts by municipalities to encourage more housing options as well as amending processes that facilitate an easier method to construct residential units.

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At a time when Ontario is facing the worst housing affordability and supply crisis in its history, all initiatives that expand residential housing permissions are worthy of encouragement and support.

We commend the City of Richmond Hill on these efforts to permit more ARU's within the municipality and are pleased you are working to implement initiatives under the Housing Accelerator Fund.

With respect to MTSA permissions, we would encourage the City to allow for more densified options than the four storeys proposed in the report. The major costs associated with expanded transit infrastructure should result in more densified options beyond the four storeys recommended.

Like all major GTHA municipalities, Richmond Hill will certainly continue to experience significant growth in the coming years. More expansive permissions associated with MTSA's would represent better planning policy.

Again, we commend Richmond Hill for efforts to expand planning permissions but within the context of the comments above.

Yours truly,

Richard Lyall  
President