

From: Tim Huang

Sent: Monday, October 21, 2024 9:05 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Re: SRPBS.24.111 - Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations - City of Richmond Hill

Dear Members of Council,

I hope this message finds you well. I am writing to inquire about the City of Richmond Hill's position and future plans concerning the condominiumization of multiplex properties. The City of Toronto has successfully implemented condominiumization of multiplex projects, which has helped lower the threshold of homeownership for family-sized units. Toronto's Planning Department is also considering streamlining the condo process for small multi-family buildings to encourage greater access to ownership.

Given the importance of creating family-oriented housing solutions in Richmond Hill, I am curious whether the City is considering implementing a similar strategy to condominiumize multiplexes. This approach could provide more housing options for residents while making homeownership more attainable. According to the proposed zoning bylaw amendment, the City allows up to four units per lot, which denies multiplex owners the opportunity to take advantage of the favorable financing options available only to properties with five units and above. Condominization could spur further multiplex construction and conversions, helping to meet the housing demand.

If a similar strategy is not being considered, I would appreciate understanding the rationale behind limiting multiplex developments to four units per lot. Given the pressing need for more housing options in our community, expanding the condominiumization of small multiplex properties could benefit Richmond Hill's residents and align with the City's broader housing goals.

I hope this consideration is taken into account during the upcoming discussions on the proposed planning and zoning amendments concerning multiplex development in low-rise residential areas.

Thank you for your attention, and I look forward to hearing the outcome of the discussions.

Sincerely,

Tim Huang
Managing Director
WPCD Corp.