

## ED-24-60

Dear Council Members,

Our family purchased 82/84 Simcoe Street South in August of 2018. At the time, the venture was envisioned as an opportunity for our family to create wealth for our retirement, and to become a part of the Oshawa community. We had chosen Oshawa for its history, potential for growth, and its proximity to Toronto.

Our venture initially exceeded expectations, and a partnership with Durham Mental Health made us feel like a contributing member of the community. Unfortunately, the impact of the subsequent Pandemic shutdown had profound and negative consequences on the building. Within months, 50% of our tenants ceased payments, and incidents of drug usage within the premises escalated. This distressing situation reached its pinnacle when drug dealers took control of a unit, resulting in extensive damage and the ultimate condemnation of the building by Oshawa Fire in September 2023.

Since the condemnation of the building, we have made plans to fix-up and revitalize the building. These include new windows for the complete building, upgrades to all units (including kitchens and bathrooms), enhancements to the exterior (fencing and courtyard), and the creation of three new rental units. The urgency of the situation has compelled us to initiate much of the work, with an anticipated completion date of March 2024.

During a recent meeting with Mayor Dan Carter to discuss our plans, he suggested exploring the Community Improvement Plan grants (CIPs) offered by the City of Oshawa to support such initiatives. Upon consultation with the Economic Development team, we learned that eligibility for CIPs typically requires work not to have commenced before the submission of

the application. However, it was also conveyed that the Council has, on occasion, approved CIPs retroactively in cases of extenuating circumstances demanding immediate attention.

This letter serves as a humble request for an exemption from the eligibility criterion, allowing us to apply for CIPs despite work having already commenced. We fully understand and appreciate the regulations in place, but the severity of the challenges we have faced necessitated urgent action to salvage our investment.

It is crucial to emphasize that we are not a large corporation but a family facing an unexpected and daunting situation. Our intention is to transform this adversity into a positive outcome by revitalizing the building and turning it into a beacon rather than a blight on the city. We sincerely hope that the Council recognizes the sincerity of our efforts and grants our request for retroactive consideration to apply for CIPs.

Thank you for your time and consideration. We look forward to the possibility of collaborating for the betterment of our community.

Sincerely,

Francis and Marea Taylor