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April 11, 2024

via email

City of Oshawa
50 Centre Street S.
Oshawa, ON L1H 3Z7

ATTN: Hon. Mayor Carter and Members of Council

**RE: April 04, 2024 Report CNCL-24-34 – Status and Policy Review for the 2024 Development Charges By-law Update, Special Council Meeting April 12, 2024
135 Bruce Street Development**

We have reviewed the Report CNCL-24-34 dated April 4th, 2024 "*Status and Policy review of the 2024 Development Charges By-law Update*" as it relates to our property at 135 Bruce Street. We do not support the recommendation to remove the non-statutory development charge exemptions for specific residential developments, within designated areas; "*apartments, block townhouses, street townhouses and stacked townhouses within the shoulder area of Oshawa's Downtown Urban Growth Centre as shown in **Schedule F** to Attachment 1, D.C. By-law 60-2019, as amended.*" A majority of our property at 135 Bruce Street is within the *schedule F* and is currently development charge exempt.

As you are aware the property is in a Community Improvement Plan area and is zoned for two purpose-built rental buildings. Purpose built rental buildings have a different economic model compared to condominiums tenure and development charge exemptions are critical for project feasibility.

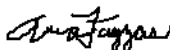
We have been working diligently with City staff and anticipate receiving site plan approval on these two buildings imminently. We proceeded in good faith to move this project forward with the understanding that the development charges exemption would continue to apply to these lands.

If development charges do not continue to be exempt then it would seriously jeopardize the work done to date and have significant impact on the project viability moving forward. We strongly request that Council keep the exemption for these lands and opt for the transition policy outlined in the report as Option 3 under 5.6.3.3 which is "That no change be made to the Urban Growth Centre and Downtown Shoulder Area Exemptions".

We thank you for your consideration and we look forward to continuing our work with City Staff to build rental housing on these prominent downtown lands.

Sincerely Yours,

**Medallion Developments Inc. c/o
135 Bruce Street Developments**



Anna Fagyas, BES, MCIP RPP
Development Manager