

144-155 FIRST AVENUE, OSHAWA

September 29, 2025

Laura Brown

Oshawa City Hall,
50 Centre Street South,
Oshawa, Ontario L1H 3Z7

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RE: Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment, and a proposed amendment to the existing Urban Growth Centre Community Improvement Plan (File: 12-04-5136)

Dear Members,

We are writing on behalf of First Avenue Investments (Oshawa) Ltd. in relation to the upcoming public meeting scheduled for October 6, 2025, concerning the proposed Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment, and a proposed amendment to the existing Urban Growth Centre Community Improvement Plan (File: 12-04-5136).

We commend the City of Oshawa for initiating these planning and financial incentive programs to support urban development and facilitate new housing supply in key intensification areas. Our team is advancing a large-scale, mixed-use development at 144–155 First Avenue on behalf of the owners, with the first phase focused on delivering purpose-built rental housing. These proposed initiatives represent a critical step toward making projects like our clients financially viable in today's economic climate.

To support the viability of this initiative, we respectfully request that the City consider exploring the following options for financial incentives through the proposed Community Improvement Plans:

- / Elimination or reduction of City of Oshawa development charges on purpose-built-rental construction;
- / Elimination or reduction of Public and Separate School educational development charges on purpose-built rental construction;
- / Elimination or reduction of Parkland and Community Benefit Charges on purpose-built-rental construction;
- / Elimination or reduction of Planning and Building application and permit fees on purpose-built-rental construction;
- / Elimination or reduction of Property Taxes for a period of time related to purpose-built-rental construction;
- / Zero interest loans for development activities such as preparation of the supporting studies;
- / Tax Increment Equivalent Grant (TIEG) where the increased tax assessment from the development is rebated back to the developer for a fixed period (5–10 years);
- / Green Building Incentives or Grants which provide funding or bonuses for energy-efficient buildings, supporting long-term operational savings;
- / Forgivable Loans or Repayable Grants for Site Servicing;
- / Fast-Track Planning Approvals;
- / Brownfield Grant Program for remediation of land for redevelopment purposes;
- / Housing Accelerator Funding directed towards purpose-built-rental construction;
- / Apartment Construction Loan Program Funding directed towards purpose-built-rental construction;
- / Public / Private Partnerships directed towards purpose-built-rental construction;

The subject lands are located within proximity to the future Oshawa GO Station and are ideal for supporting high-density, transit-oriented development. Supporting development such as our clients, aligns closely with the City's intensification and affordability goals.

We respectfully urge City Council to adopt and implement the new CIP and related amendments such as proposed above as soon as possible, so that projects like our clients can proceed with assurance under a supportive financial and policy framework.

We appreciate the opportunity to provide these comments and look forward to continuing to work together to help realize the goals.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Trivedi".

Jayati Trivedi, MURP
Planner
Fotenn Planning + Design