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Sent: 2025/10/01 11:15 AM

To: Ganesh, Steve <Steve.Ganesh@brampton.ca>

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Subject: [EXTERNAL]DC Incentive Program for Purpose-Built Rental Housing - 122-130 Main St. N, 6 & 7 Nelson St E, 7 & 11 Church St. E.

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Good afternoon Mr. Steve Ganesh,

We hope that this email finds you well. On behalf of our clients Rose Garden Investments LP, please see attached a letter prepared by planning consultants UrbanSolutions about the proposed development at 122-130 Main St. N, 6 & 7 Nelson St E, and 7 & 11 Church St. E (also known as 9 Church Street East).

Rose Garden Investments LP intends to participate in the City of Brampton's development charges by-law amendment to take advantage of reductions in DCs for purpose-built rental projects which pull building permits between September 2025 and November 2026.

However, we have concerns that some of the terms of the program. The eligibility for the Development Charge reductions is tied to achieving occupancy for the units within 30-months of pulling the Building Permit for the project. This timeline is simply not achievable for many projects, even if they were to start construction today.

On behalf of our client, we would appreciate the chance discuss options to accommodate projects like ours by extending the building-permit to occupancy window, so that together, we can build more homes for Brampton as soon as possible.

Thank you, and please don't hesitate to reach out with any additional questions.

Sincerely,

Alex



Alex Glista

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