



October 1, 2025

335-20

**Via Email**

Mr. Steve Ganesh  
Commissioner, Planning, Building and Growth Management

City of Brampton  
2 Wellington Street West,  
Brampton, ON L6Y 4R2

Dear Mr. Ganesh,

**RE: Development Charges Incentive Program for Purpose-Built Rental Housing  
122-130 Main St. N, 6 & 7 Nelson St E, 7 & 11 Church St. E, Brampton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) are the authorized planning consultants working on behalf of Rose Garden Investments LP, for the lands municipally known as 122-130 Main St. N, 6 & 7 Nelson St E, and 7 & 11 Church St. E, in the City of Brampton, Ontario.

Over the past several years, our team has been working with the City to realize a proposed development for the subject property consisting of a 35-storey mixed use building, a 22-storey multiple dwelling and a 3-storey stacked townhouse. Phase 1 of this project comprises of the 35-storey mixed use building containing a total of 400 purpose-built rental dwelling units. The suite mix for the 400 units is as follows:

- 25 x Studio Units
- 203 x 1-Bedroom Units
- 150 x 2-Bedroom Units
- 22 x 3-Bedroom Units

The approved Site Plan for the above noted proposal is enclosed with this Letter for your review.

As you are aware, on September 24, 2025 Council for the City of Brampton approved the Development Charges By-law Amendment to Support Purpose-Built Rental. This amendment had the effect of establishing Development Charge reductions for projects pulling building permits for developments including purpose-built rental units between September 2025 and November 2026.

While this effort by City Council to reduce development charges for purpose-built rental units is appreciated, we believe it will not achieve the intended results as currently drafted. It is Rose Garden Investments LP's intent to participate in the program based on their suite mix outlined above. However, the Development Charge Incentive Program establishes that 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 when considering the length of construction-time associated with a project of this scale. To provide transparency and to demonstrate our concern, we have enclosed the latest Project Schedule for the subject development which outlines the length of time

anticipated between the issuance of Building Permits and occupancy. As shown on the Project Schedule, occupancy is anticipated to commence in 1,178 days (39 months) and be completed within 1,352 days (45 months).

The purpose of this letter is to urge you to reconsider this term of the Development Charge Incentive Program for Purpose-built Rentals so that it is able to have the intended positive impacts on large developments such as the one proposed for the subject lands.

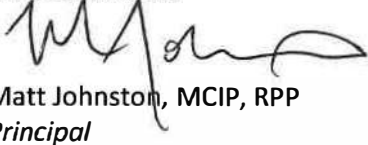
To assist in your review of our development, the following supporting materials have been included with this letter:

- One (1) copy of the approved Site Plan package;
- One (1) copy of the Phase 1 Purpose-built Rental Unit Breakdown Table; and,
- One (1) copy of the Project Schedule for Phase 1.

Should you require any other information, please do not hesitate to contact the undersigned.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, MCIP, RPP  
*Senior Planner*

cc: Mayor Patrick Brown, City of Brampton  
Councillor Paul Vicente, Wards 1 & 5, City of Brampton  
Councillor Rowena Santos, Ward 1 & 5, City of Brampton  
Councillor Michael Palleschi, Planning & Development Committee Chair, City of Brampton  
Mr. Allan Parsons, City of Brampton  
Mr. Angelo Ambrico, City of Brampton  
Ms. Melinda Yogendran, City of Brampton  
Ms. Jan Salaya, City of Brampton  
Mr. Abhijeev Singh, City of Brampton  
Mr. Amit Gupta, City of Brampton  
Mr. David Ngoda, City of Brampton  
Mr. Nash Damer, City of Brampton  
Rose Garden Investments LP  
StrategyCorp Inc.