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May 16<sup>th</sup>, 2025

*via email*

Durham Regional Council  
605 Rossland Road East  
Whitby, Ontario  
L1N 6A3

**Dear Members of Durham Regional Council**

**Re: Report 2025-F-8 – Wind Down of the Regional Revitalization Program**

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We are writing in response to the Finance and Administration Committee's Report #2025-F-8, dated May 13, 2025, regarding the proposed termination of the Regional Revitalization Program.

As a purpose-built rental developer committed to building communities within Durham Region, we are concerned about the discontinuation of this critical program. The Regional Revitalization Program has played an essential role in supporting the development of much-needed purpose-built rental housing—especially in areas where demand for more affordable housing options continue to grow.

We have directly benefited from this program, having received support for two large-scale residential redevelopment projects—one in the Town of Ajax and, more recently, our ongoing development at 135 Bruce Street in downtown Oshawa. This site, located within a designated community improvement area and on a brownfield site, presented numerous development challenges. The program's financial support was pivotal in enabling the successful launch of the project's first phase.

Redevelopment in emerging communities often involves significant risks, including market volatility, higher upfront costs, and infrastructure constraints. The Regional Revitalization Program is instrumental in mitigating these types of challenges, helping to unlock investment in projects that may otherwise be financially unfeasible.

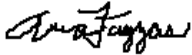
Our intent was to continue working closely with the City of Oshawa and the Region on future phases of the 135 Bruce Street development, with the understanding that the revitalization program would remain a viable option for consideration. With the termination of this program, our planning of the future phases may now be paused or reconsidered.

Given the critical role the program plays in supporting housing growth and economic development, we respectfully urge Durham Regional Council to reconsider the decision to end the Regional Revitalization Program and explore and introduce new funding mechanisms or incentives that can continue to support residential development across Durham.

We value our working relationship with the Region and welcome the opportunity to engage in further discussions on this matter.

Sincerely,

**Medallion Developments Inc.**



Anna Fagyas, BES, MCIP, RPP

cc: *Regional Chair John Henry; [John.henry@durham.ca](mailto:John.henry@durham.ca)*  
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