

# 1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

May 16, 2025

**TO:**

Members of Regional Council  
Region of Durham

**FROM:**

Feroze Virani  
President  
1000923055 Ontario Inc.

**RE: IMPORTANCE OF TIMELY CLARITY ON THE FUTURE OF THE REGIONAL REVITALIZATION PROGRAM**

Dear Members of Regional Council,

We are writing to confirm that our development at 40 King Street West in Downtown Oshawa was recently approved for financial assistance under the Region of Durham's Regional Revitalization Program (RRP). We understand that the Region is considering winding down the RRP due to recent legislative changes stemming from Bill 23, which have redefined the Region's planning role and removed its authority to deliver financial assistance through the existing structure of the program.

We also understand that the matter has been referred back to Regional Staff until the Fall for further examination. In the meantime, we wish to emphasize the critical importance of the RRP to our project's viability and to the broader revitalization objectives across the Region's downtown cores.

Our development involves converting a largely vacant and underutilized office tower into 119 much-needed residential rental units and new commercial space within Oshawa's Urban Growth Centre. Like many other projects in targeted revitalization zones, we are incurring significant extraordinary costs that would not be present in greenfield or suburban developments. These include deteriorated infrastructure, code compliance upgrades, façade renewal, balcony and roof reconstruction, accessibility improvements, and site security. In addition, we expect to face elevated sales and marketing costs due to both the realities and the public perception of operating in an area of downtown that has experienced prolonged economic decline. Without the RRP, the burden of these costs would have made this development financially unviable.

This support has been especially critical in the current economic climate. Combined with volatile construction costs, high interest rates, and constant uncertainty around tariffs, many

# 1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

developers are staying on the sidelines. The result is a sharp slowdown in new housing starts at a time when Ontario, and Durham Region specifically, continue to face a deep and ongoing housing shortage. Without new supply, the problem will only worsen, with increased pressures on affordability, vacancy rates, and overall housing availability.

Programs like the RRP help de-risk development in this environment, enabling projects to move forward that otherwise would not. These projects deliver more than just housing – they also generate significant economic activity, including local employment for skilled trades, consultants, suppliers and service providers. Dissolving the RRP without a clear and immediate commitment to a restructured or replacement program sends a troubling signal to the development community, especially at a time when clarity is essential. Deferring the matter to the Fall creates avoidable uncertainty and risks projecting a lack of resolve. When Council publicly affirms its commitment to maintaining the intent and impact of the RRP, regardless of how it must be delivered under the Province's new framework, developers can plan accordingly and remain engaged. But when that commitment is unclear, delayed, or appears contingent, the perceived risk increases, and capital is more likely to be redirected to other jurisdictions. A firm, transparent signal now will do far more to support the Region's revitalization goals than a deferred discussion months from now.

By contrast, if Regional Council were to publicly and proactively affirm now that it intends to maintain the goals of the RRP, it would send a strong, stabilizing message. It would show that the Region is serious about attracting private-sector partners to help revitalize key urban areas. It would reassure developers that Durham is a place where local government understands the challenges, is willing to adapt, and is ready to work collaboratively to deliver solutions. That kind of leadership builds confidence, accelerates investment, and ensures that Durham's downtowns – already serviced by transit and infrastructure, and rich in cultural and economic potential – do not fall further behind.

Finally, we urge the Region to preserve the private-sector incentive funding base within the RRP. Reallocating these funds to Regional housing initiatives, while addressing critical needs, does not in itself solve the broader housing supply problem. The Region cannot build its way out of the housing crisis alone. It must work in partnership with developers who are ready and willing to help accelerate revitalization in targeted areas. With the right incentives and a spirit of partnership, real and lasting change can be delivered quickly.

We are deeply grateful to the Region for its incredible support to date. We also wish to acknowledge the strong leadership and advocacy of the City of Oshawa's Economic Development Committee, the Mayor's Office, City Council and City Staff. Their commitment to downtown revitalization and their partnership throughout this process have been instrumental in advancing our project and others like it.

# 1000923055 Ontario Inc.

40 King Street West, Oshawa, Ontario L1H 1A1

We hope that the path forward includes a continued and expanded role for incentive-based partnerships that support the shared goal of vibrant, inclusive, and economically strong communities.

Sincerely,



Feroze Virani  
President  
1000923055 Ontario Inc.