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Sent: Tuesday, May 5, 2026 4:52 PM

To: Regional.Clerk <regional.clerk@york.ca>

Subject: Support for May 7, 2026 - Item I.2.4 Region-Wide and Nobleton Area-Specific Wastewater Development Charges Background Studies and Bylaw

Chair and Members of Regional Council,

I am President of The Rose Corporation, the developer of 212 Davis Apartments and The Bakerfield Apartments, three recently built purpose-built rental buildings in Newmarket, with over 600 new rental homes in a mixed market and affordable community, including approximately 25% at deeper levels of affordability.

Working in partnership with York Region, the Town of Newmarket, and CMHC, we have – together - over the past 12 years, delivered housing that serves a range of incomes within a complete community, leveraging the VIVA bus rapid transit investment.

I recently had the opportunity to participate in the Region's Development Charge Working Group, and I want to acknowledge staff for the thoughtful and collaborative consultation process. Bringing together a broad cross-section of the development industry – including low-rise and high-rise residential, ownership and purpose-built rental, as well as commercial and industrial - is not an easy exercise. Staff have done a strong job navigating competing priorities.

As Council is aware, the housing market is under significant strain. From our perspective as a purpose-built rental apartment developer, it has been challenging to deliver this form of housing, even under favourable conditions. There was a brief window before and shortly after COVID when new mixed market and affordable rental projects were viable, when costs and interest rates were both low. Since then, costs have increased significantly, financing remains very challenging, and rents have softened. As a result, many rental developments are not financially viable today.

In that context, the measures being considered are both necessary and timely. They will not, on their own, resolve the broader challenges facing housing delivery, but they are an important step in supporting rental projects that might otherwise remain stalled.

I also want to specifically commend staff for recognizing the importance of legacy agreements, and for incorporating a mechanism that allows projects under the former affordable rental deferral policy to transition to the new non-luxury rental framework. That is an important and thoughtful step because it helps ensure that existing attainable and affordable rental stock can remain in place over the long term, as well as supporting new projects. This is not just about enabling new housing; it is also about protecting the rent stability that has already been delivered.

I echo the broader industry sentiment that maintaining momentum in housing delivery is critical. Without it, the Region risks not only reduced housing supply, but also longer-term impacts on economic activity, employment, and municipal revenues.

From a purpose-built apartment development perspective, these policy adjustments are essential to preserving and advancing supply, including projects that integrate affordable and attainable housing within complete communities. While these changes alone may not solve the current housing challenges, what the Region does will be heard clearly across the industry. Each level of government doing its part is crucial to aligning with similar efforts at the federal, provincial, and municipal levels.

While not all stakeholders will agree on every detail, I want to express our support for the direction staff and the bylaw have taken. York Region is setting the standard for upper-tier municipalities doing their part to generate housing at a very challenging moment in our economy.

Thank you for your time and consideration.

Sincerely,
Daniel Berholz



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