



February 22, 2024

200 King Street West
Kitchener, ON
N2G 4G7

Attention: Mayor Vrbanovic and City Councillors

**Re: Growing Together and Inclusionary Zoning as it relates to
Church and Benton Limited
39 & 51 Church Street and 69 & 73 Benton Street**

Dear Mayor Vrbanovic and City Councillors:

Church and Benton Limited (JD Development Group) acquired the above-mentioned properties back in 2021. Based on Table 4 of Staff Report DSD-2024-029 dated January 29th for the proposed Inclusionary Zoning, this property has been deemed in a Prime Market Area of the Protected Major Transit Station Area.

We have been working diligently with City and Regional staff to develop the existing concept. Over the years, numerous technical analyses, studies, and drawings have been prepared in support of this proposed development concept which is inline with the City's Growing Together initiative.

We are requesting Council take into consideration extending the proposed transition of the Set-Aside Rates. Due to the current market conditions and the timing of the Growing Together approval, it does not favour the developers that purchased their land prior to the notice of the Inclusionary Zoning parameters.

We applaud the City's initiative in creating the Growing Together project as we understand the great need for affordable housing and look forward to working with the City on this project. However, since majority of the onus to provide such housing will be put on the developers and with the market conditions there will be no other way to recoup this loss, we ask that Council extends the Set-Aside Rate transition from the proposed commencement date of January 2025 to January 2026.

We thank you for your time and hope that you will take our request into consideration.

Should you have any questions please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hao Zhang', is written over a light blue horizontal line.

Hao Zhang
Vice President, Planning & Development
Church and Benton Limited
c/o JD Development Group Corp.