300 Ritson Road South, Oshawa

Region of Durham

Community Needs Assessment Report

April 19, 2024

SMART DENSITY

LURA
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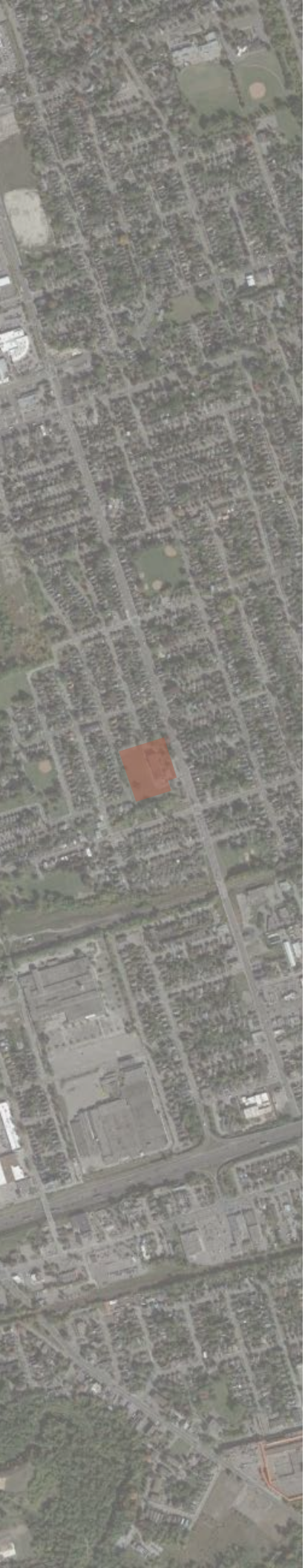
DURHAM REGION



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1. Introduction

The 300 Ritson Community Needs Assessment sets out to identify the current and future needs of residents within Central Oshawa and its surrounding communities, in support of the 300 Ritson School Project.

The project entails the revitalization and renovation of the former elementary school building at 300 Ritson Road South, Oshawa (Subject Site) to serve as a hub for community programs and services designed to address the needs of the residents, agencies, City of Oshawa, and the Regional Municipality of Durham (Region). The project will also explore the potential for mixed-use, sustainably-built housing on the unused lands of the subject site and surrounding Region-owned lands.

This initiative aligns with the Region's commitment to expand access to affordable housing and community services across all eight local area municipalities. The project will also support the Master Housing Strategy approved by the Regional Council in 2020 which commits to the initiation of 1,000 new affordable rental or supportive housing units and to increase the supply of medium- to high-density housing across the Region of Durham.

In support of this endeavour, Smart Density, Parcel Economics, and LURA Consulting were engaged to complete a Community Needs Assessment which will solidify the objectives and outcomes of the 300 Ritson School Project and identify the paramount community needs that can be met on the subject site.

Acknowledging the considerable work completed in recent years to evaluate local issues, needs, and trends, this assessment analyzes existing information relevant to the local community. Its methodology encompasses statistical and data trend analysis, qualitative Community Engagement, and comprehensive geographical evaluation.

Approach and Methodology

The Community Needs Assessment approach and methodology uses a mixed method approach combining qualitative and quantitative analysis to help inform the planning of the restoration and redevelopment of Ritson School.

This will include a population and socio-demographic analysis, community asset mapping, public and stakeholder engagement, and research analysis of best practices.

Sources utilized in this report include:

- Primary data sets (e.g. Statistics Canada)
- Secondary data sets (e.g. Health Neighbourhoods Map Viewer, 211 Ontario Service Map Data)
- Research and evaluation reports (e.g. Preliminary Market Assessment Report, Parcel Economics)
- Community strategic and planning documents (e.g. Housing Strategy Reports)

Indigenous Acknowledgement

The Region of Durham exists on lands that the Michi Saagiig Anishinaabeg inhabited for thousands of years prior to European colonization. These lands are the traditional and treaty territories of the Nations covered under the Williams Treaties, including the Mississaugas of Scugog Island First Nation, Alderville First Nation, Hiawatha First Nation, Curve Lake First Nation, and the Chippewa Nations of Georgina Island, Beausoleil and Rama.

We honour, recognize, and respect Indigenous Peoples as rights holders and stewards of the lands and waters on which we have the privilege to live. In our efforts towards reconciliation, we continue to build and strengthen relationships with First Nations, as well as the large Métis communities and growing Inuit communities here in Durham. We commit to learning from Indigenous values and knowledge, building opportunities for collaboration, and recognizing that we are all connected.

1.1 Subject Site

300 Ritson Road South, Oshawa is located in Central Oshawa northwest of the Ritson Road South and Olive Avenue intersection. It is approximately 375 m from the future Central Oshawa GO Station or 11 minutes by foot.

The subject site currently contains the former Ritson School building, which was closed by the Durham District School Board in 2012. The site was subsequently purchased by the Region of Durham in 2022.

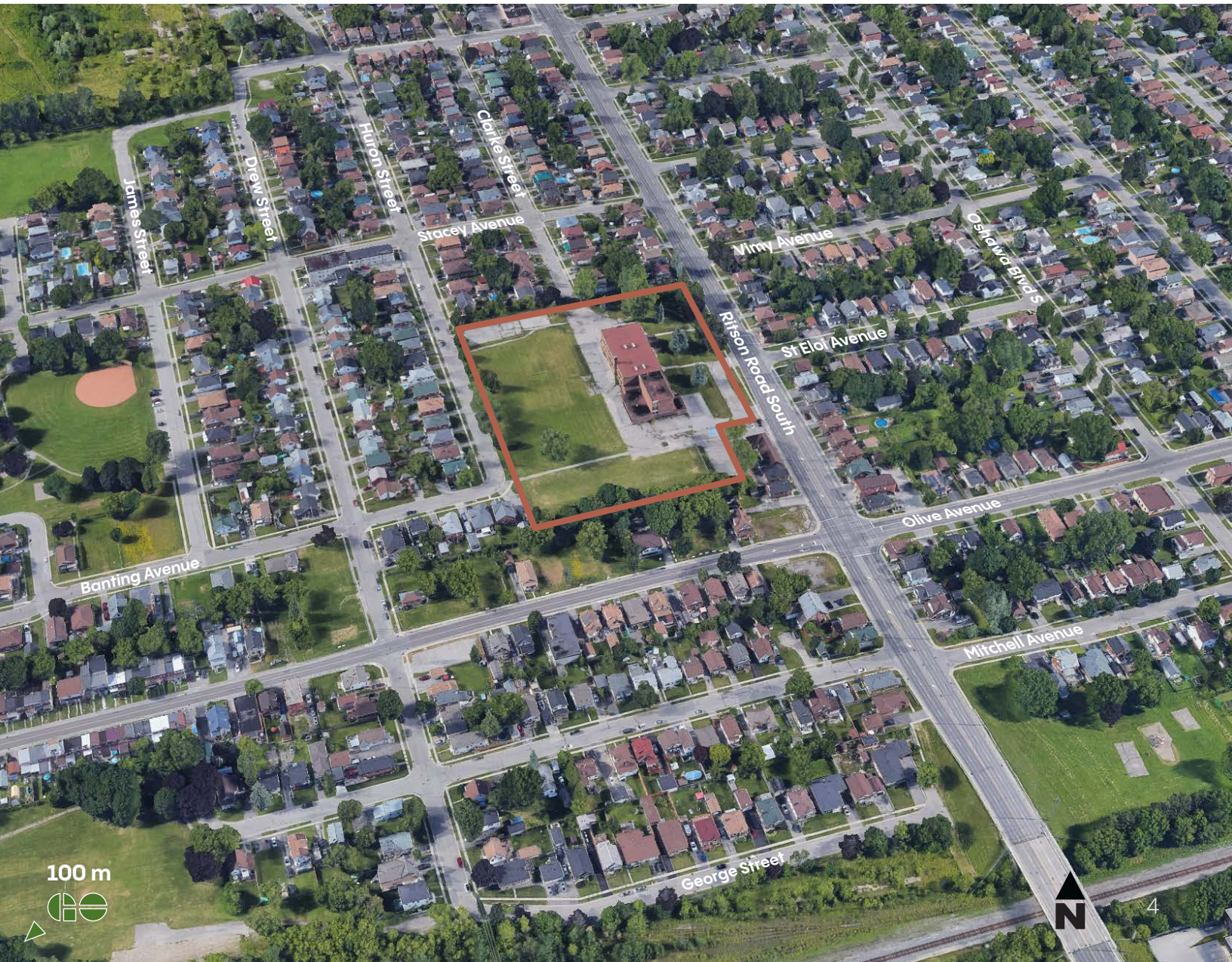
The subject site has a total area of 21,000 m^2 or 5.1 acres and a lot frontage of 126.5 m on Ritson Road South.

300 Ritson Road South

Legend

Subject SIte

Future GO Station



1.2 Definitions

Capitation

A Healthcare Enrolment and physician compensation model.

Capitation is a payment provided based on a defined basket of primary care services provided to enrolled patients based on age and sex. Fee-for-service is paid for other services.

Examples of this model include family practice enrolment, otherwise known as enrolling with a Family Doctor in the form of a Family Health Network, Family Health Organization, or Family Health Team.

Core Housing Need

Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability.

Per Statistics Canada, only private, non-farm, non-reserve and owner- or renter-households with incomes greater than 0 and shelter-cost-to-income ratios less than 100% were assessed for 'core housing need'. Non-family household with at least 1 maintainer aged 15 to 29 attending school were not considered to be in 'core housing need' regardless of their housing circumstances as attending school is considered a transitional phase and low incomes earned by student households are viewed as being a temporary condition.

Enhanced-Fee-For-Service

A Healthcare Enrolment and physician compensation model. Examples of this model include Walk-in Clinics or Independent Practices.

Family Health Team

A Healthcare practice model.

Family Health Teams are primary healthcare organizations that include a team of family physicians, nurse practitioners, registered nurses, social works, and other professionals who work together to provide primary healthcare for their community. Family Health Teams may also provide primary care services to unique populations with specialized health needs.

Inadequate Housing

Reported by their residents as requiring any major repairs.

INSPIRE Primary Healthcare

A Ministry of Health-funded research project from Queen's University consisting of a network of primary care researchers, stakeholders, and knowledge users in Ontario.

Low Income Prevalence

The proportion or percentage of units whose income falls below a specified low-income line. Based on Low-income measure, after tax (LIM-AT). LIM-AT refers to a fixed percentage (50%) of median-adjusted after-tax income of private households.

Multigenerational Household

At least one person who is both the grandparent of a person in the household and the parent of another person in the same household or where there is at least one person who is both the child of a person in the household and the grandchild of another person in the same household.

No Primary Care

Not enrolled to a Patient Enrolment Model or had any primary care visits within or outside a Community Health Centre.

Not in a Primary Care Model

Not enrolled to a Patient Enrolment Model or actively registered as a Community Health Centre primary care client but had primary care visits within or outside a Community Health Centre.

Unaffordable Housing

Shelter costs more than 30% of total before-tax household income.

Unsuitable Housing

Not enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

The NOS requires a maximum of 2 persons per bedroom, with the exception of a household of one individual living alone. The calculation is based on the composition of the household depending on marital or common-law status, age, and sex.

The NOS provides a common reference point and is not a rule, regulation, or guideline for determining if a given unit can be rented or occupied by a household.

2. Community Context

The subject site is located within the Central Oshawa neighbourhood which is generally bounded by King Street, Wilson Road South, Highway 401, and Oshawa Creek.

The neighbourhood encompasses some of Downtown Oshawa, providing for a mix of built forms in the northeast end of the community near King Street East. Central Oshawa will host the future Central Oshawa GO Station.

For the purposes of analyzing the community needs, Central Oshawa will be used to inform the study and analysis.

While the subject site will serve a broad community and population, understanding what community services and needs exist or are lacking in the immediate vicinity will provide a more detailed understanding of what services should be pursued on the subject site.

Central Oshawa borders the O'Neill, Donevan, Lakeview, and Vanier communities.

O'Neill: located in the middle of Oshawa, O'Neill encompasses a large portion of Downtown Oshawa with a mix of new and heritage buildings, as well as various recreation and commercial uses.

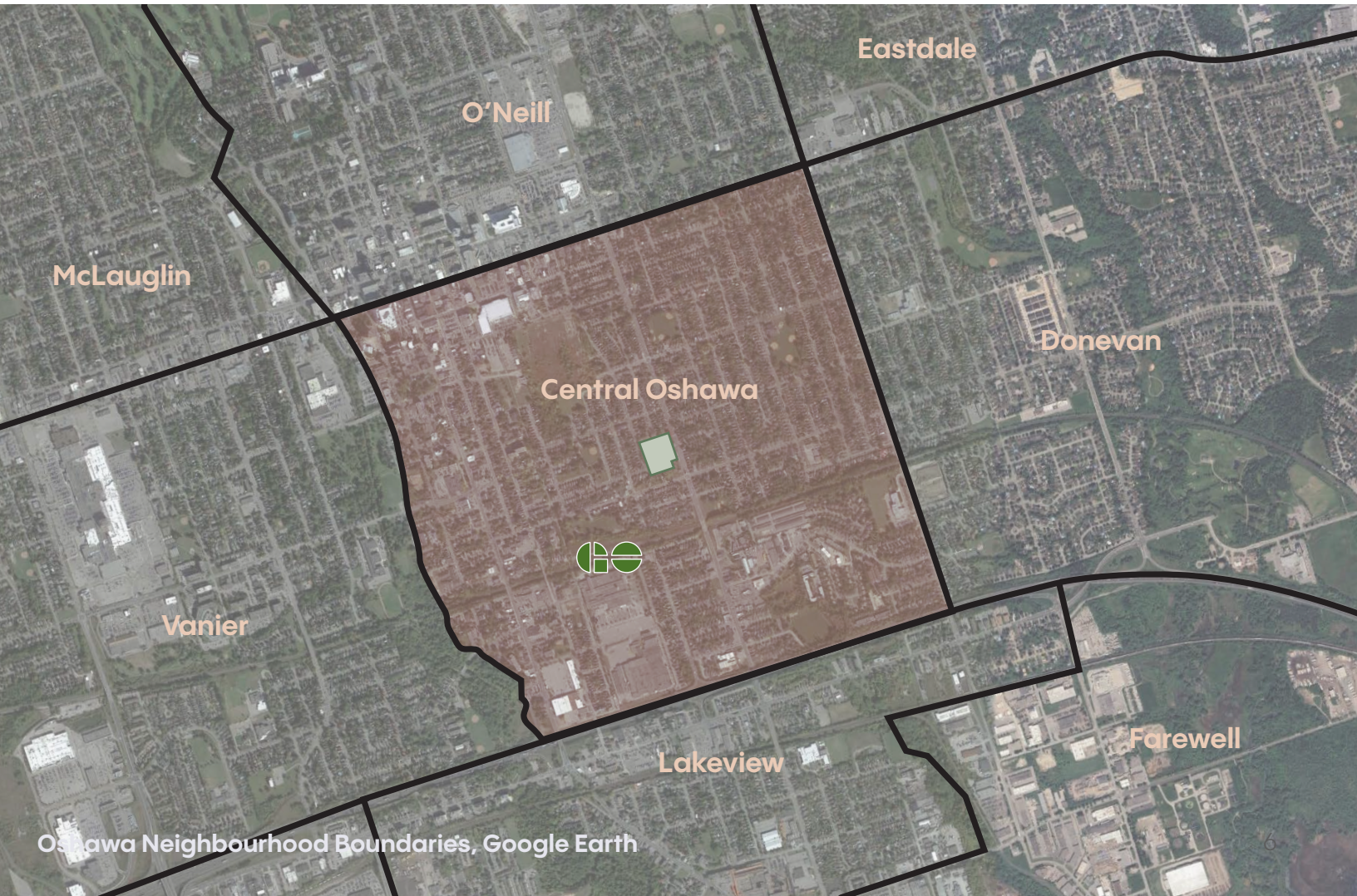
Donevan: a low-density neighbourhood close to the 401 with a green corridor running through its centre, providing park and recreation opportunities.

Lakeview: one of Oshawa's oldest neighbourhoods and located close to Lake Ontario. Lakeview Park provides recreation opportunities.

Vanier: home to the Oshawa Centre Shopping Mall, Vanier is a low-density neighbourhood with retail and recreation opportunities. Vanier will host the future Thornton Corners GO Station.

Legend

Central Oshawa | Subject Site | Future GO Station



Oshawa Neighbourhood Boundaries, Google Earth

2.1 Population and Socio-Demographics

Data from the census tracts 5320005.00, 5320006.00, 5320007.00 for the Statistics Canada, 2021 Census of Population were used to analyze the population and socio-demographics of the community.

The boundaries of this census profile do not align with Central Oshawa's boundaries and do not represent its entirety. The census area is termed Area for the purposes of this report.

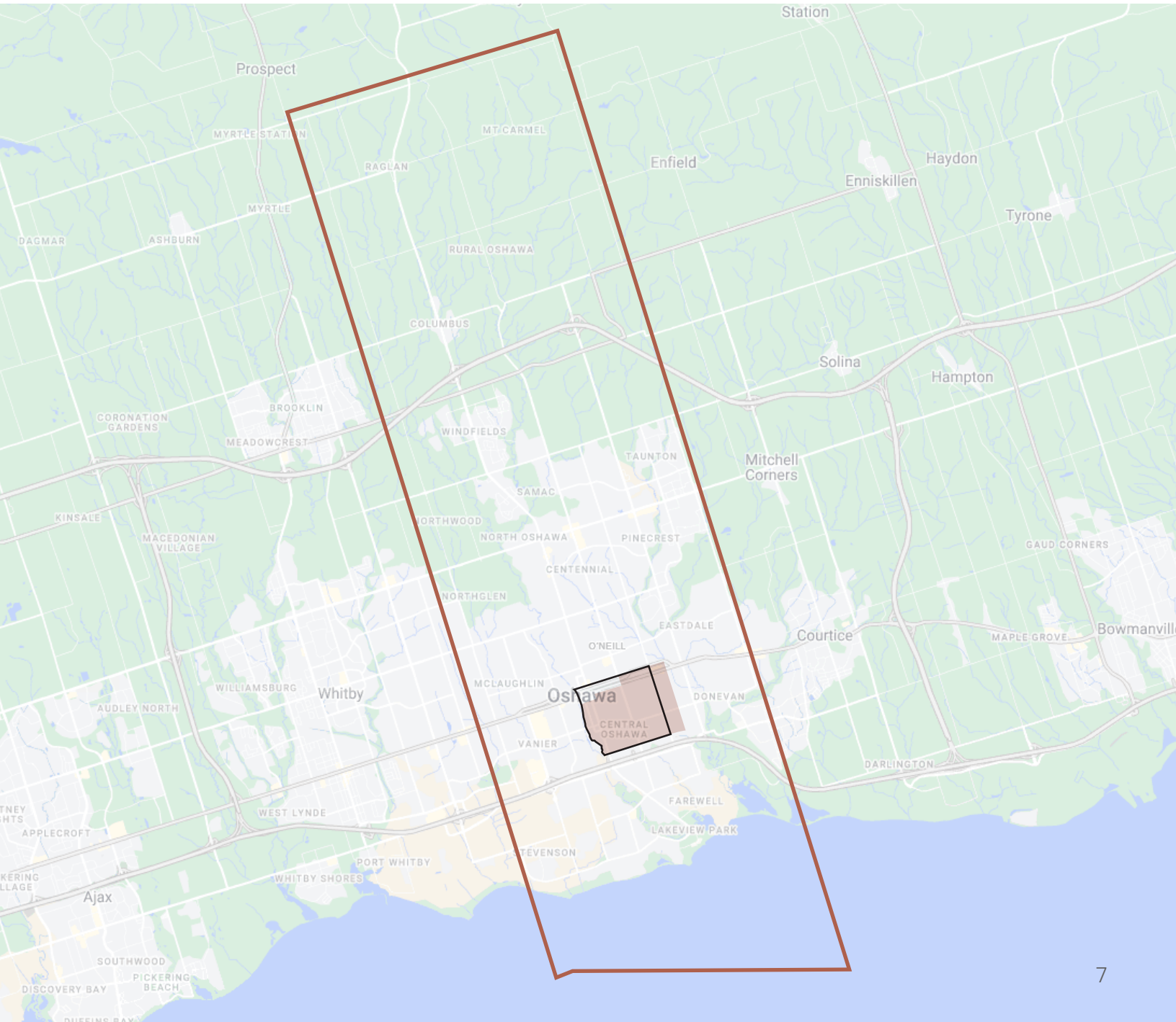
The census data for the Area is contrasted with the Oshawa Census Subdivision to identify how the Area compares to the broader City of Oshawa.

Legend

Area (Census Tracts 5320005.00, 5320006.00, 5320007.00)

Central Oshawa

Oshawa Census Subdivision



Population	Area	Oshawa
Population	13,256	175,383
Population Change	+5.5%	+10%
Male	50%	49%
Female	50%	51%
Children and Youth (0-19)	20%	23%
Young Adults (20-39)	30%	28%
Adults (40-69)	39%	37%
Seniors (70+)	11%	12%

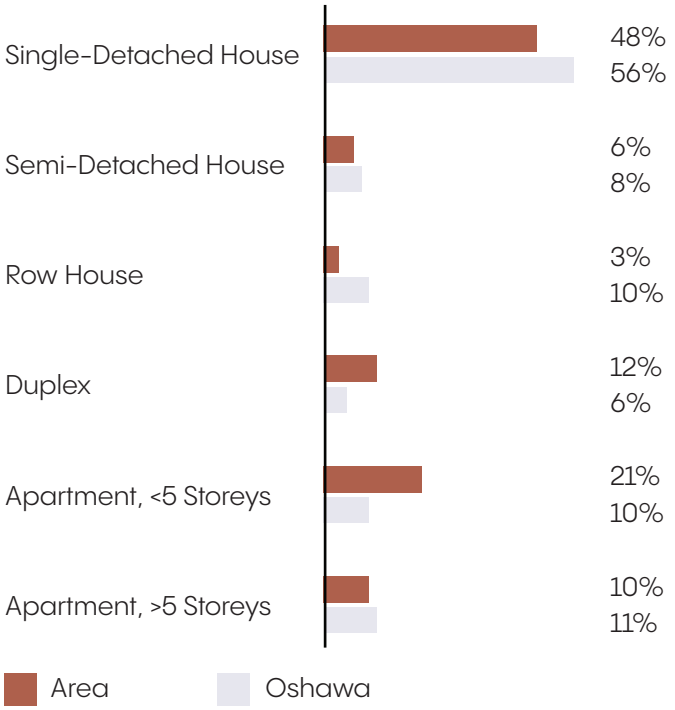
Households	Area	Oshawa
Private Households	5,800	66,630
Household Size	2.3	2.6
Married or Common Law	43%	53%
Sole Caregiver Families	32%	24%
Multigenerational households	3.6%	4.9%

Housing	Area	Oshawa
Renter Households	49%	36%
Core Housing Need	42%	36%
Unaffordable Housing	26%	24%
Unsuitable Housing	5%	4%
Inadequate Housing	6%	4%

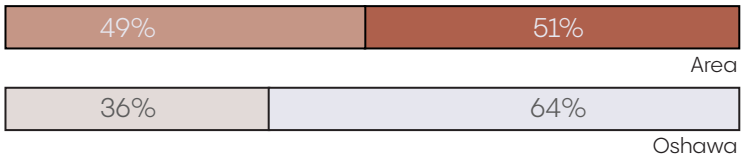
Income	Area	Oshawa
Average Income	$41,413	$48,960
Low Income Prevalence	18%	10%
0-17 Years	23%	13%
18-64 Years	15%	9%
65+ Years	25%	10%

Source: Statistics Canada, 2021 Census of Population

Total Private Dwellings: 5,780



Renter Households | Owner Households



Condo | Not Condo

Commuting	Area	Oshawa
Car, Truck, or Van	83%	88%
Public Transit to work	9%	6%
Walk to work	5%	3%
Bike to work	0.2%	0.2%
<30 minute commute	60%	57%
>1 hour commute	13%	15%

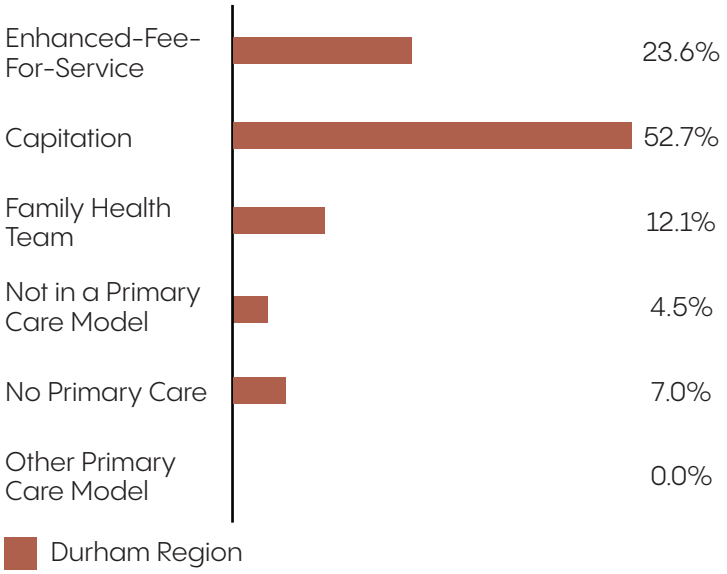
Mother Tongue	Area	Oshawa
English	85.4%	79.5%
French	1.7%	1.7%
Indigenous	0%	0%
Non-Indigenous	10.7%	15.4%
Highest Rate	Tagalog 1.3%	Urdu 1.5%
Second Highest Rate	Polish 1.2%	Tamil 1.2%
Third Highest Rate	Spanish 0.9%	Tagalog, Spanish 1%

Language Most Spoken at Home	Area	Oshawa
English	91.5%	87.8%
French	0.6%	0.7%
Indigenous	0%	0%
Non-Indigenous	5.6%	8.1%
Most Spoken	Polish 0.6%	Urdu 1%
Second Most Spoken	Spanish 0.5%	Tamil 0.9%
Third Most Spoken	Portuguese, Tamil 0.3%	Mandarin 0.6%

Ethnic or Cultural Origin	Area	Oshawa
Indigenous*	4.7%	3.5%
Non-Indigenous	95.3%	96.5%
Largest	English 25.8%	English 22.4%
Second Largest	Irish 21%	Irish 22.4%
Third Largest	Canadian 20.2%	Scottish 17.7%

* Combination of Statistics Canada Ethnic or Cultural Origin categories First Nations (North American Indian) and other Indigenous categories above 0.1%

Healthcare Enrolment Model



Additional Health Indicators available at:
https://www.durham.ca/en/health-and-wellness/health-neighbourhoods.aspx

Parks/Open Space	Ha
Open Space along creek	8.7
Chopin Park	3.5
Rotary Park (East of creek)	3
Eastview Park	2.6
Cowan Park	2.14
Michael Starr Trail	2.11
Bathe Park	1.5
Sunnyside Park	1.1
Memorial Park	1.08
Mitchell Park	0.6
Brick by Brick Park (East of creek)	0.58
Sunrise Senior	0.37
Centre Street Parkette	0.24
Huron Park	0.2
Howard Park	0.13
Elena Park	0.1
Tylor Park	0.1
Total Hectares	**28.1**
Parkland and Open Space % of Central Oshawa Surface Area	**8%**

Sources: Statistics Canada, 2021 Census of Population
INSPIRE-PHC Primary Care Data Reports for Ontario Health Teams (OHTs), 2022
mapOshawa

Key Findings of Existing Community

Key findings from the census data for the Area are summarized below. These existing conditions are paired with relevant trends anticipated due to the new GO Station coming to Central Oshawa.

Anticipated Trends

Per a Preliminary Market Assessment completed by Parcel Economics for the subject site (Appendix A), the following forecasts can be anticipated based on precedent GO Station Areas.

Less Growth than Oshawa

The Area is currently home to some 13,255 residents, a 1.2% average annual increase since the 2016 Census. The latest average annual growth in the Area has been less than in the Main Central Area, the City, the Region, and Ontario.

Higher Population Growth

GO Station Areas have experienced significantly higher population growth than their respective cities.

More Young Adults than Oshawa

Overall, the population makeup of the Area is similar to the City of Oshawa. Despite this, there are fewer children and youth under 19 and more adults aged 20 to 69.

Increased Presence of Young Adults

The Area already has a smaller percentage of children and youth under 19 and more young adults in their 20s and 30s compared to Oshawa. This trend is expected to continue.

Smaller Households and Sole Caregiver Families More Common

The average household size in this Area is smaller than the City of Oshawa, with an average household size of 2.3. Of census families in private households, 32% are Sole Caregiver families which is significantly more than Oshawa.

Reduced Household Size

GO Station Areas have a higher proportion of 1- and 2- person households and experience a heightened growth in apartment units. The average household size of the area may continue to be less than Oshawa.

Higher Low Income Prevalence among Youth and Seniors

The rates of low-income, after tax prevalence are particularly high among youth and seniors in the Area compared to the City of Oshawa. The average income for individuals aged 15 and over in the community is $41,413 which is less than the Oshawa average.

Increased Income

The average income in GO Station Areas of precedent examples exceed the average income growth of the surrounding city.

Significantly More Renters

There is a significantly large portion of renters in the Area, with half of the households renting compared to 36% in Oshawa.

Increased Rental

Those residing near a GO Station are more likely to rent. The share of renters in the Area is expected to increase.

High Rates of Core Housing Need

Of all owner and tenant households in the Area, 42% are in core housing need living in either unaffordable, unsuitable, or inadequate housing, 6 percentage points more than the City of Oshawa.

Residents Work Nearby

The majority of the Area works within a 30-minute commute. About 14% of commuters take either public transportation, walk, or cycle to work.

2.2 Existing Social Services, Programs, Facilities

To gain a preliminary understanding of the current programs and services near the subject site, LURA Consulting mapped existing social services, programs, and facilities within an approximate 2 km radius of the subject site. Health Neighbourhoods' interactive map data and 211 Ontario Services Map data were used to identify currently known community assets.

This map was utilized for discussion purposes during Stakeholder Workshops and has been updated based on additional suggestions provided by community partners.

Community assets are categorized into the following 7 categories:

Asset Type	Central Oshawa	Within 2 km Radius
Seniors Residence Public, Non-profit, and privately operated Senior Residences	7	10
Recreation Parks and Community Centres, excluding parkettes	9	26
Community Programs Social Services that host programs such as food banks	7	7
Social Housing and Housing Support Community Housing, Social Services, and Supports	9	17
Child care and Education Child care Centres, Learning Centres, Preschools, and Schools	4	13
Healthcare Hospitals, Urgent Care, Public and Private Health Clinics and Services	7*	10
Mental Healthcare Counselling and Support Centres	4	8

*Excludes the Oshawa Clinic Group which is expected to move to relocate to Whitby in 2024.

Legend

Subject Site

1 km Radius

2 km Radius

- Seniors Residence
- Recreation
- Community Programs
- Social Housing and Housing Support
- Children and Early Education
- Healthcare
- Mental Healthcare

Sources: Regional Municipality of Durham Health Neighobourhoods in Durham Region Map, Ontario 211, LURA Consulting

Asset Map List

Seniors Residence

1. Cedarcroft Place
2. Dean Heights
3. Normandy Hall
4. Legion Manner Branch 43
5. Parkview Place
6. Sunrise Place Co-op
7. Sunrise Seniors Place
8. Faith Place
9. The Carriage House Retirement Residence
10. King Charles Court

Recreation

1. Valleyview Community Centre
2. Bathe Park and Community Centre
3. Woodview Community Centre
4. Storie Community Centre and Park
5. Cowan Park
6. Conant Park Recreation Facility
7. Rotary Park Recreation Facility
8. Laval Park
9. Radio Park Recreation Facility
10. Kingside Community Centre
11. Eastview Park and BGC Durham
12. Oshawa Curling Club
13. Durham YMCA
14. Childrens Arena
15. Kinsmen Stadium
16. Mitchell Park
17. Sunnyside Park and Community Centre
18. Chopping Park
19. Rundle Park and Community Centre
20. Harman/Cordova Community Centre
21. Knights of Columbus Fields
22. Farewell Park
23. Brick by Brick Park
24. Joseph Kolodzie Oshawa Creek Bike Path
25. Robert Mclaughin Gallery
26. Oshawa Public Library McLaighin

Community Programs

1. Oshawa Senior's Community Centre
2. Gate 3:16 Outreach Centre
3. The Refuse Youth Outreach Centre
4. Settlement House
5. Community Care Durham
6. Durham Outlook for the Needy
7. Oshawa and Durham Region Metis Council

Social Housing and Housing Support

1. Durham Region Non Profit Housing Corporation
2. John Howard Society
3. Cornerstone Community Association
4. Harmony-King Co-op
5. Linden Poplar
6. Nevis Normandy Christine
7. Oshawa Creek Co-op
8. Cornerstone Community Association Mens Housing
9. King Charles Court
10. CY Elsey Building
11. New Hope Dwellings
12. Faith Place
13. Gateway Chambers
14. John Howard Society
15. Back Door Mission
16. The Denise House
17. YWCA Durham

Child care and Education

1. Magic Pencils Learning Centre
2. CT Family Learning Centre and Montessori School
3. Durham Family YMCA Child Care Centre
4. SKD Bilingual Child Care
5. DMS Montessori Preschool and Day Care
6. EYES Canada Child care Centre Oshawa 22
7. Boys and Girls Club of Durham
8. Clara Hughes Early Learning and Child Care Centre
9. Evangel Day Care Centre
10. Coronation YMCA Before and After Care
11. Great Beginnings Montessori School
12. Edu Kids Child Care
13. Ontario Tech University

Healthcare

1. Oshawa East Urgent Care
2. King Street Medical Clinic
3. Kinder Clinic Childrens Urgent Care
4. First Step Oshawa
5. Lakeridge Health Base Hospital
6. Pinewood Centre Street
7. Glazier Medical Centre
8. Oshawa Clinic Physiotherapy
9. Oshawa Clinic Sleep Therapy
10. Oshawa Clinic Foot Care

Mental Healthcare

1. Lakeridge Health
2. Rose of Durham
3. CMHA Durham
4. Salvation Army Community and Family Services
5. Murray McKinnon Fondation
6. Catholic Family Services of Durham
7. Mental Health and Pinewood Centre
8. Oshawa Psychological and Counseling Services

2.3 Existing Commercial Uses

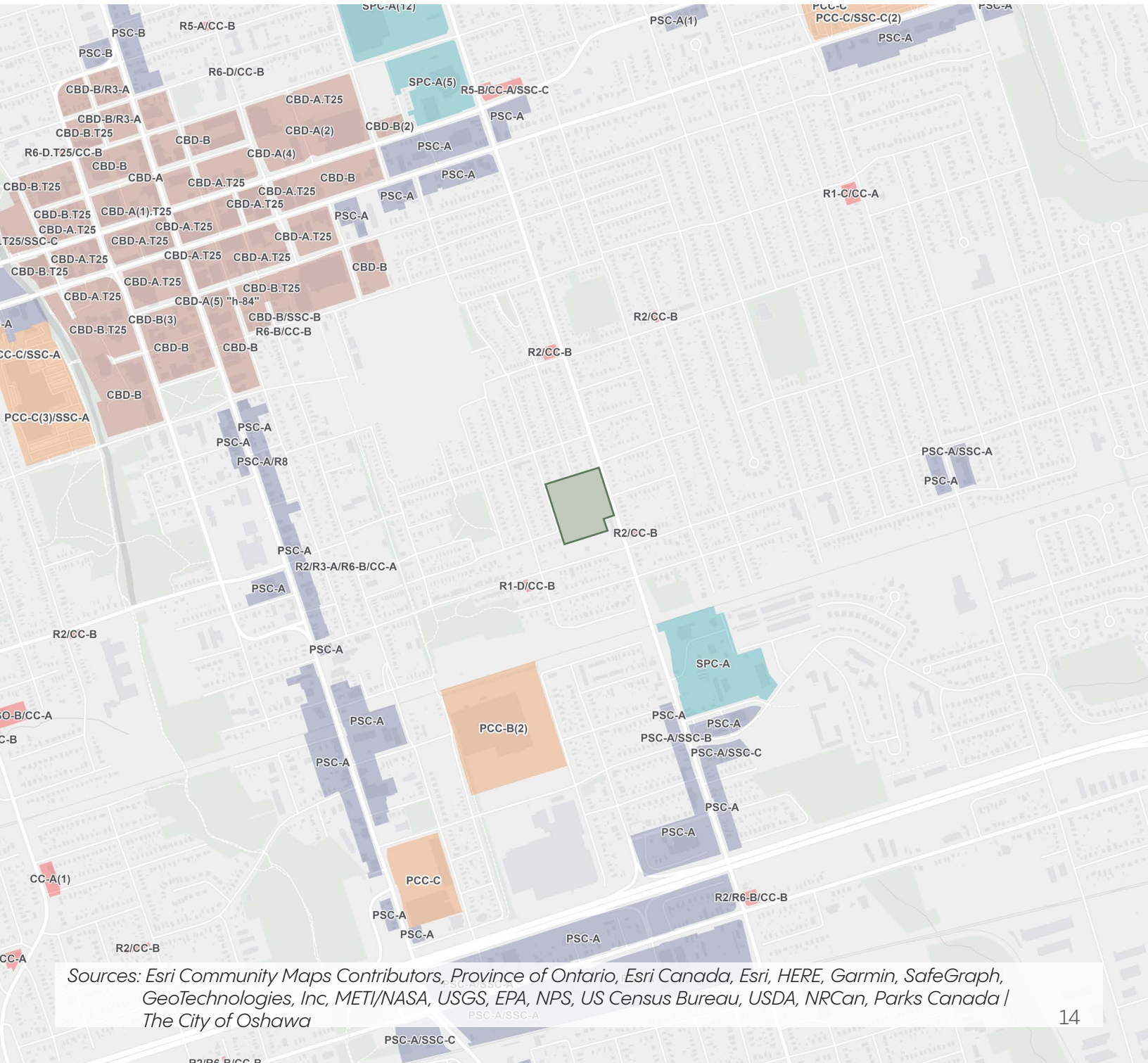
To gain a preliminary understanding of the current retail and commercial uses near the subject site, Smart Density mapped commercial zones per the Oshawa Zoning By-law utilizing City of Oshawa Open Data and ArcGIS Map Viewer.

The following zones were mapped:

CBD - Central Business District Zone
PCC - Planned Commercial Centre Zones
PSC - Planned Strip Commercial Zones
SPC - Special Purpose Commercial Zones
CC - Convenience Commercial Zones
MU - Mixed-Use Zones

Legend

Commercial Zone Subject Site



Sources: Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada | The City of Oshawa

2.4 Existing and Planned Community and Seniors Housing

There are approximately 10 community housing properties funded and monitored by the Region of Durham within the community.

This is approximately 1/3 of all the community housing properties funded and monitored by the Region of Durham in Oshawa. In particular, 7 out of all 9 senior-only housing properties are located within the community.

Senior-exclusive housing is the most common in the area with 7 properties and 502 units. There are only 2 family-oriented community housing properties in the area, both operated by the Durham Regional Local Housing Corporation, with a total of 60 units.

Existing and Proposed Community and Senior Housing within Central Oshawa

Community and Senior Housing	Storeys	Units	Studio	1 Bed	2 Bed	3 Bed	4 bed
Existing Senior Housing	6.3	502	0	478	63	0	0
King Charles Court	10	165		164	1		
Dean Heights	3	50		49	1		
Normandy Hall	2	50		17	13		
Legion Manor	5	30		35	3		
Parkview Place	7	38		104	11		
Sunrise Place Co-Op	7	115		28	26		
Sunrise Seniors Place	10	54		81	8		
Existing Senior and Singles	7	55	0	44	11	0	0
Cy Elsey Building	7	55		44	11		
Existing Family Housing	2	60	0	0	0	54	6
Lomond - DRLHC	2	18				12	6
Nevis/Christine/Normandy - DRLHC	2	42				42	
Proposed Housing	2.5	76	26	0	0	50	0
485 Normandy St (Family)	3	50				50	
357 Simcoe St South (Youth)	2	26	26				
Total Existing	5.3	562	0	478	63	54	6
Total Existing and Planned	**4.8**	**638**	**26**	**478**	**63**	**104**	**6**

Source: Durham Region - Community Housing Properties

3. Community Engagement

To explore the potential uses for the subject site for community programming needs of residents in the surrounding neighbourhoods and Durham Region, LURA Consulting conducted community and stakeholder engagement. The engagement used for this Needs Assessment is Round 1.

Community Engagement was both a quantitative and qualitative process and results cannot be purely interpreted quantitatively, nor does Community Engagement represent a statistical analysis of the community's vision or needs. All themes and patterns resulting from Community Engagement are used to supplement statistical analysis or identify gaps in statistical analysis.

Engagement Activity	Number of Participants
1 Public Community Conversation	50
1 Community Survey	187
3 Community Partner Workshops	43
1 Regional Staff Workshop	14
'Have Your Say' Portal Feedback	6
Total	**300**

Project information was also communicated through a project video, mailed postcards, social media posts, and the project webpage FAQs.

3.1 Public Sessions and Survey

The project team held a drop-in open house style public session on July 11, 2023, from 6 p.m. to 8 p.m. at the Oshawa Public Library McLaughlin Branch (65 Bagot Street, Oshawa ON). 37 participants signed in at the meeting, with approximately 50 people in attendance.

Before the public session, an online survey with the same questions used in the public session was made available to receive additional input from July 11 to August 15. During this time, 187 survey responses were received.

Additional details about the public session and survey can found in Appendix B and C.

Vision

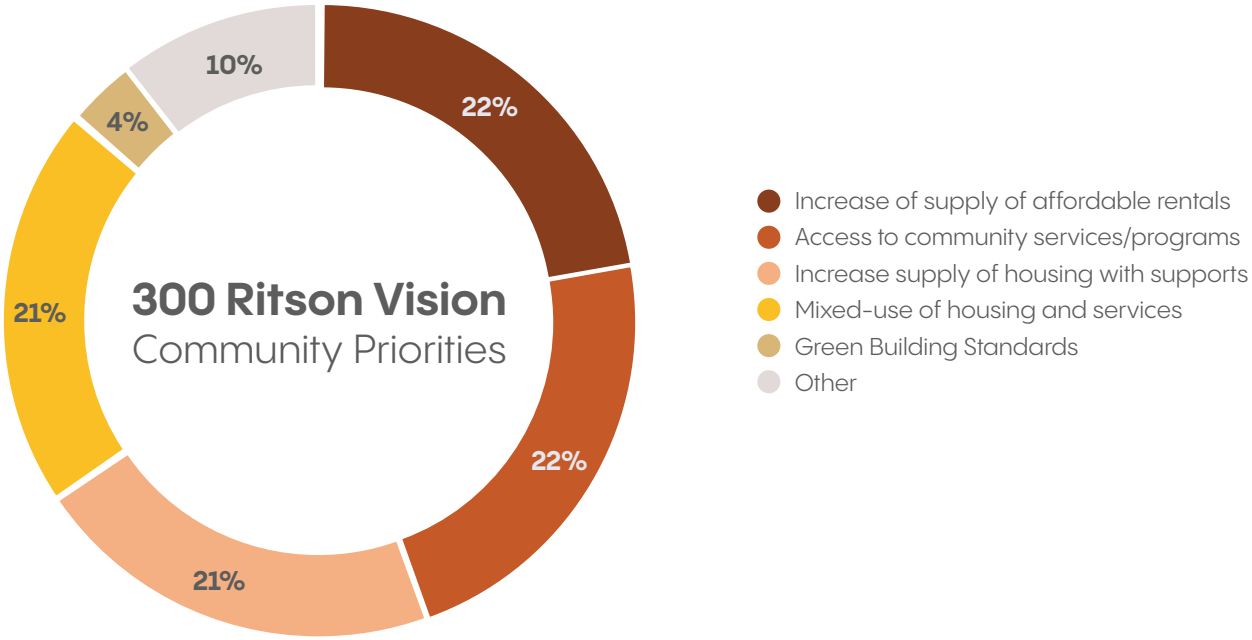
Participants were asked to identify their top priority for the 300 Ritson Vision among 4 options or 'Other'.

Participants were almost evenly divided among the 4 priorities provided. Increasing the supply of affordable rentals, providing access to community services and programs, increasing the supply of housing with supports, and providing a mix of housing and service uses each received 21-22% of responses.

Interest in Green Building Standards accounted for 30% of 'Other' responses.

Additional Comments Received

- Overall, participants identified a desire for the site to serve as a reflection of the community's needs.
- Some participants identified key groups in need of housing that could potentially be accommodated on the site such as seniors, youth, university students, and generally, individuals who would benefit from more affordable housing.
- Some participants supported the site's suitability for transitional or supportive housing and some expressed concerns about this housing recognizing that it would demand much space without providing opportunities for other community services and programs.



Programs and Services

Participants were asked to identify what services they see as being the most valuable to the community among 6 options and 'Other'.

Housing and Homelessness was indicated to be the most valuable to the community, followed by Physical and Mental Healthcare, then Education and Training.

Other responses varied across participants. Some common themes included a mixed-use approach with various uses and the need for supports and services to accompany housing.

300 Ritson Vision Valued Services

1. Housing and Homelessness (42%)
2. Physical and Mental Healthcare (19%)
3. Education and Training (12%)
4. Employment and Income Support (9%)
5. Child Care and Early Years (8%)
6. Other (7%)
7. Food Security (3%)

Current and Desired Uses

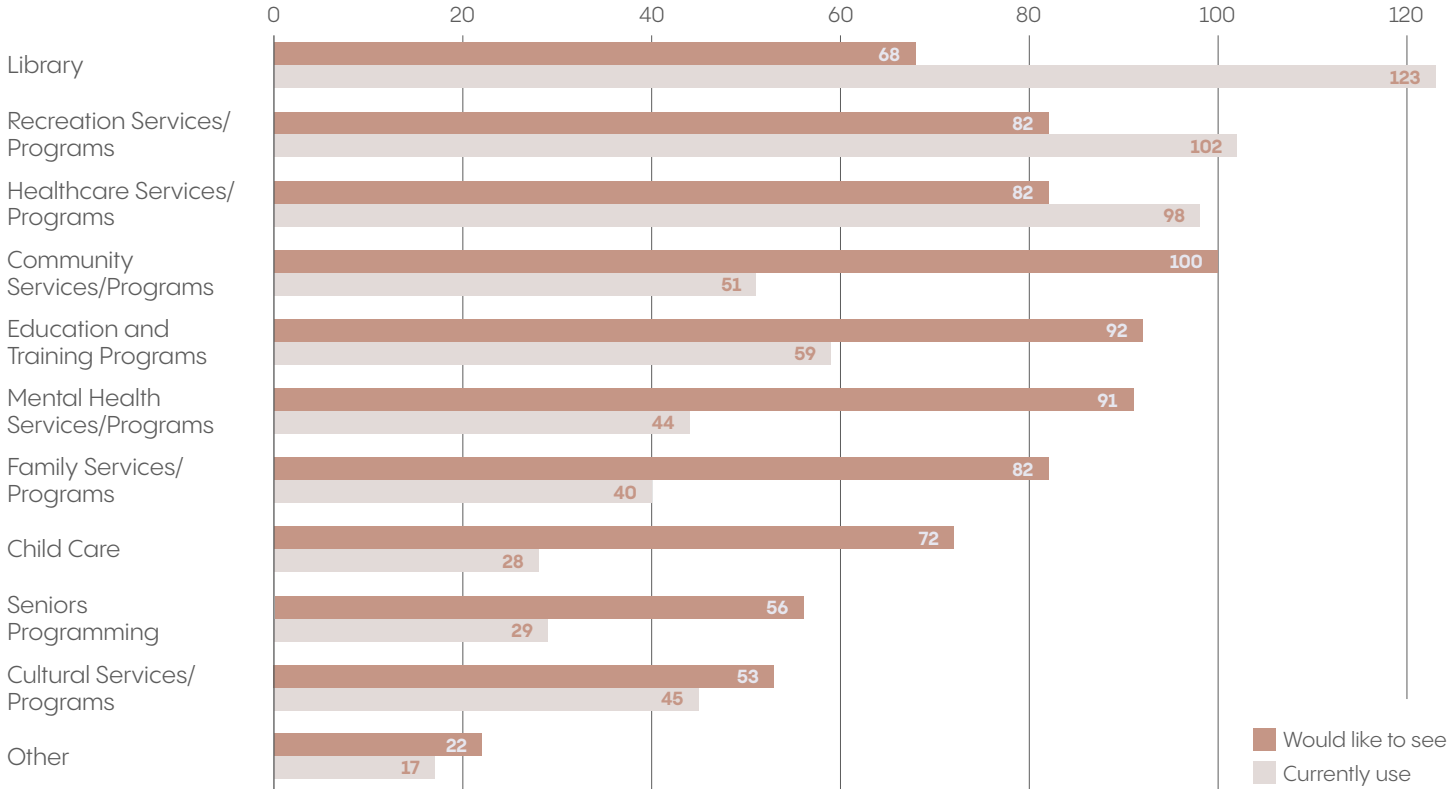
Participants were asked to identify the local community programs they would like to see, and currently use out of 10 options and 'Other'. The two results are compared to identify potential gaps in services that are greatly desired but lacking in the community.

Top services and programs currently used include the Library, Recreation Services and Programs, and Healthcare Services and Programs with about half of the respondents using these services.

The services and programs that participants expressed the most interest in were Community Services, Education and Training Programs, and Mental Health Services.

Other responses for currently used community services and programs included senior-specific healthcare and schools. Other responses for desired services and programs varied. More details for the other responses can be found in the Public Session and Survey Summary completed by LURA Consulting attached in Appendix C.

300 Ritson Vision
Program and Services Currently Accessed and Desired by the Community



3.2 Stakeholder Session

The Project Team held 3 stakeholder sessions for businesses and service providers on July 13, 2023, at the Spark Centre (2 Simcoe Street South, Oshawa ON) from 8 to 9 a.m, 10 to noon, and 1 to 3 p.m. 43 people signed in at the meetings, which comprised 10 businesses and 34 service providers.

Additional details about the stakeholder sessions can be found in Appendix D.

Vision

Throughout the discussions at the stakeholder sessions, participants identified several items as the biggest opportunities for their communities and businesses. These could be categorized into the following 4 categories: Mixed Housing Options and Supports, a Health Hub, Social Services, and Community Building.

300 Ritson Stakeholder Workshop Biggest Opportunities

Housing	Develop mixed housing options with affordable and market-rate units, establish a housing initiative to address homelessness, and provide housing supports, such as language training.
Health Hub	Incorporate social determinants of health and partner with the Durham Ontario Health Team
Social Services	Facilitate the collaboration and integration of diverse services and partnerships
Community	Foster a more unified community identity and promote a stronger sense of community and belonging.

Commercial Space

Participants identified a few complementary commercial spaces that should be considered for inclusion on the site.

These spaces include health and essential services, food establishments not limited to fast foods and cafes, daycare facilities and programming for children, office and co-working spaces, artist studios, banking facilities, and spaces to enhance educational opportunities for community members.

However, participants cautioned that retail should not be a primary focus for the site as there are many offices and commercial spaces vacant in the community.

Instead, the focus should be on providing more facilities and opportunities for children and on maintaining the current employment opportunities in the area.

Service and Programming Needs

Participants were asked to identify services and program needs that they were interested in providing and uses that could be considered for the site.

Participants were interested in providing gathering space, housing supports and services, skills programming and programs, youth outreach and engagement, counselling, developmental services, Indigenous community programming, healthcare, low-cost or free recreational programs, community food programs, and pet-friendly spaces.

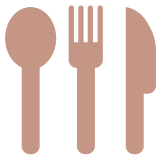
These services and programs will primarily serve seniors, youth, people with disabilities, young couples and families, and diverse communities.

Space Considerations

Participants identified the following spaces and associated uses. Spaces should be accessible with flexible scheduling and be able to support both on-site residents and the surrounding community.

More details about specific comments, concerns, or suggestions brought up in the stakeholder sessions can be found in Appendix D.

300 Ritson Stakeholder Workshop Potential Uses

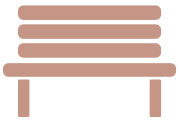


Community Kitchen

- Food Education
- Meal Preparation
- Cooking Classes

Community Health Centre

- Walk-in Clinics
- Medical Assessments and Labs
- Counselling Offices



Indoor and Outdoor Space

- Gathering space without time constraints

Office Space and Meeting Rooms

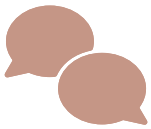
- Available to be booked as needed

Multi-Purpose Space

- Gym and Yoga Studio
- Recreational Space
- Program Space (drop-ins)

Storage Space

- Store Supplies and Equipment for Various Agencies



Venues

- Social Events
- Large Gatherings

Green Space

- Green Roof
- Community Garden
- Medicine Garden

Usable Space

- Preserve and Practice Indigenous Teachings, Traditions, and Ceremonies

Meditation and Prayer Rooms

- Available to be used as needed

3.3 Regional Divisions Session

The Project Team held an internal programming needs analysis workshop for the Region of Durham staff on June 20, 2023, from 4 p.m. to 6 p.m. at Regional Headquarters, 605 Rossland Road East to gather feedback about divisional perspectives for regional service and programming needs as well as proposed types of services that departments could provide on the site.

Additional details about the staff session can be found in Appendix E, Internal Programming Needs Analysis Workshop.

Regional Services and Programs

Participants were asked to identify Regional Services and Programs that could be considered for inclusion in the Ritson School Project. 11 categories were identified.

300 Ritson Staff Workshop Potential Uses

Children's Services
- Early Years Programs and Drop-ins
- Children's Developmental and Behavioural Support

Seniors Programming
- Adult Day Programs and drop-ins
- Social opportunities catered to seniors and services in one location

Housing
- Affordable housing for families/seniors
- Mixed-income housing
- Low-income support respite

Social Services
- Settlement and Newcomer Services
- Human Services Intake
- Employment Support

Service Hub
- Community Safety Advisor
- A place where agencies come together
- Independent access for agencies

Health
- Specialized Healthcare
- Mental Health (Counselling and family support)
- Infant Development
- Sexual Health Clinic
- Community Paramedicine Program
- Urgent Care Clinic

Office Space
- Community Para-medicine Touchdown

Indigenous Programming
- Early Learning
- Ceremony
- Language
- Healing Garden
- Courtyard, Green Space, Playground, Gathering Space

Durham 311 Representative

Ontario Works (IEHSD Supports)

Outdoor Amenities and Public Green Space
- Community Garden

4. Needs Analysis

The following preliminary needs and issues have been identified following pertinent data and information reviewed in Sections 2 and 3.

Need to address concerns with housing affordability and attainable housing

The Central Oshawa community has a high rate of core housing need compared to the City of Oshawa. In particular, there is a high need for affordable housing that can be attained with 30% of one's income.

Community Engagement results indicate that participants greatly value housing and addressing homelessness.

Further, despite the concentration of senior housing in the Central Oshawa neighbourhood, there is a lack of singles, family, or youth housing. In particular, 2-bedroom family housing for young or one-parent families.

Existing affordable family housing is 3-bed or larger. This represents a gap in the current provision that precludes smaller households from effectively utilizing available affordable family housing. Considering the average household size number at 2.3 in the area, 2-bedroom affordable family housing units should be considered.

Need to support services for youth and sole caregiver families

Approximately 1/3 of all census households in the Area are sole caregiver households. This presents a need for supports ranging from affordable housing that recognizes the smaller household size, to child care and education supports or drop-in community programs.

A review of the existing social services, programs, and facilities shows that there are only 4 child care centres, learning centres, and preschools within the Central Oshawa Area of which one is the Ontario Tech University. While this number increases to 13 when the range increases to within 2 km of the subject site, many of these services would also serve their existing community.

Community Engagement results reflect the lack of existing child care services, with few participants indicating that they currently access child care services.

Need to support services for seniors

The Central Oshawa community is home to 7 of the 9 senior-only community housing properties funded and monitored by the Region of Durham in Oshawa.

While the senior population rate in the Area is similar to the City of Oshawa rates, the concentration of senior housing in the area represents a need for senior-related services.

This is echoed by Community Engagement results identifying senior programming in the form of recreation or drop-in programs as a potential use.

Need to address the impacts of population growth due to the GO Station

Central Oshawa and the broader Major Transit Station Area is expected to face higher growth in the form of young adults.

It will be important to understand the impacts of an increased population and its associated growing diversity. As young adults move into the community from diverse backgrounds it will be important to ensure cultural awareness and competency within programs and services.

Because this change is anticipated and is not reflected in the current population demographics, it will be important to build flexibility into built facilities and spaces. This would allow for placemaking and community building regardless of the socio-demographics of the community.

Need to access and improve ongoing access to community programs and services

There is a need to improve access to community programs and services. There are few community programs in Central Oshawa and many are directed to specific demographics.

This lack of provision and access is coupled with a strong desire from Community Engagement participants to see this type of use on the subject site. Participants particularly indicated education and training as well as recreational services and programs as types of community services and programs they would like to see.

Community Engagement results indicate a strong desire for community building. Flexible, multi-purpose spaces that allow for community-driven programs and activities can provide opportunities for community building and placemaking.

Need to protect and provide parks and open space

Parks enhance the quality of life, providing essential elements of health and well-being by connecting people to nature, building community, and opportunities for improving physical health. By providing meaningful and safe gathering spaces in visible and accessible locations, parks also present opportunities for place-making.

High-quality parks and open spaces should be prominent, accessible, and visible with an adequate street frontage. They should be designed to support a wide range of users and provide a range of passive and active programming and activity.

Central Oshawa has approximately 17 hectares of existing parkland, which accounts for 5% of Central Oshawa's surface area. Including the open space of the Michael Starr Trail and Joseph Kolodzie Oshawa Creek Bike Path, the amount of park and open space area in Central Oshawa is approximately 8% of the surface area.

Central Oshawa has 9 existing recreation services and programs, including parks and parkettes. This is reflected by a large percentage of Community Engagement participants indicating that they currently access recreational services and programs. However, many participants desire to see more recreation services and programs.

Considering the deficiency of outdoor parks and open spaces in the area and the anticipated increase in population, it is important to provide quality parks and open spaces where there are opportunities to.

Need to improve access to physical and mental healthcare

Per research from INSPIRE Primary Health Care, 53,000 Durham residents are either not in a Primary Healthcare Model or have no primary care.

Community Engagement results show that many participants are currently accessing Healthcare Services and Programs. Fewer participants are currently accessing Mental Health Services and Programs but more would like to see it on the site.

With healthcare shortage and pressures across the Region and Province, it is important to continue to improve access to physical and mental healthcare for the community. With this need, it is also important to embed health and well-being in the subject site's built environment.

Need to support continued reconciliation in partnership with Indigenous peoples

There is a large Indigenous population within the Area. It is important to continue to address historical injustices and to confront the racism that Indigenous people in Canada still face today.

There is a need to work together with Indigenous groups to create spaces that support and preserve Indigenous teachings, traditions, and ceremonies where possible.

5. Mixed Income Housing Best Practices and Precedents

To identify best practices related to the implementation of mixed income housing and identify successful concepts and processes that may be considered for the subject site, Smart Density researched the Housing Action Plans and related mixed-income and affordable housing strategies across the Greater Toronto Area with a focus on the City of Toronto and Regional Municipalities.

5.1 Precedent Models

City of Toronto

The City of Toronto HousingTO 2020-2030 Action Plan establishes a pipeline to support the creation of 40,000 affordable rental and supportive homes through a public/private/non-profit land banking strategy across 10 years.

Key direct actions related to the development of mixed-income and affordable housing include:

8 Support Toronto Community Housing and its Residents

9 Continue the Revitalization of Neighbourhoods, and

10 Create New Rental Housing Responsive to Residents' Needs

Action #8 Toronto Community Housing

Toronto Community Housing Corporation (TCHC) is the largest social housing provider in Canada. Wholly-owned by the City of Toronto and operated in a non-profit manner, TCHC developers and operates subsidized rental housing. Additionally, TCHC delivers and operates program-related services and commercial spaces that support its objective of clean, safe, secure homes.

TCHC provides homes to nearly 60,000 low and moderate-income households coming from diverse backgrounds.

One of the key challenges TCHC faces is a severely deteriorating state and capital repair backlogs in many of the corporation's properties. Recognizing this this issue, TCHC is revitalizing neighbourhoods through funding received from the National Housing Strategy (NHS) to shift towards a more mixed-income mixed-use, inclusive community model.

Innovative Mixed-Housing Projects under these actions include:

- Regent Park
- Alexandra Park
- 250 Davenport Road

Action #9 Revitalization of Neighbourhoods

Toronto seeks the creation of new affordable housing and revitalization through the implementation of Secondary Plans and Site and Area Specific policies for areas expected to experience redevelopment. In these areas, the City implements affordable housing requirements through inclusionary zoning.

An innovative case example of this is the Toronto Port Lands, one of the largest underdeveloped pieces of downtown waterfront in North America.

Action #10 Affordable Rental Housing and the Housing Now Initiative

To develop new affordable rental housing, the City launched the Housing Now Initiative. The Housing Now Initiative leverages the value of city-owned land in close proximity to transit stations to build and operate new rental housing affordable to households.

Public land surplussed through CreateTO, up-zoned to make a 30% affordable, 30% market rental, and 30% ownership unit mix breakdown financially viable, then offered through long-term leases of 99 years at or below-market rate to development partners via RFPs. The buildings will be operated by the developer or by a developer in partnership with one or multiple non-profit housing organizations.

This initiative only addresses the subset of Affordable Rental, Market Rental, and Market Home-ownership and differs from Toronto Community Housing, Social, and Supportive or Transitional Housing.

Funding programs utilized by the City of Toronto

- NHS Co-Investment Fund — Repair and Renewal
- Rental Construction Financing Initiative
- Canada-National Housing Benefit
- Canada Ontario Community Housing Initiative

Region of York

The York Housing Inc.'s 2021 to 2024 Strategic Plan sets the goal of increasing the supply of affordable and rental housing.

To achieve this goal, the Region of York plans to expand Housing York Inc. (HYI)'s portfolio.

Housing York Inc. (HYI) is a community housing provider owned by the Region of York. HYI coordinates subsidized rental housing and market housing across the Region and maintains 36 housing properties. Approximately 80% of HYI units are subsidized and 20% are market units. The York Regional Council is responsible for approving housing development and capital funding for HYI's new buildings.

Noting the downward trend and uncertainty regarding federal and provincial capital funding as a threat, HYI aims to achieve self-sustaining operations and reduce the reliance on Regional subsidized through a subsidized market split of 70 to 30.

Despite federal and provincial funding, The Region notes that the majority of costs of delivering community housing have been carried by the Region.

Funding programs utilized by the Region of York

- Canada Infrastructure Program
- Canada-Ontario Housing Benefit
- Canada-Ontario Community Housing Initiative
- Ontario Priorities Housing Initiative
- Social Services Relief Funding (Covid-19)
- Homelessness Prevention Program

Region of Peel

The Peel Housing and Homelessness Plan 2018 to 2028 sets out 5 strategy pillars to solve Peel's affordable housing crisis. The Housing Master Plan and Housing and Homelessness Plan set out the goal to add more than 5,650 new affordable rental units, including 226 supportive and 60 emergency shelter beds by 2034.

Key direct pillars related to the development of mixed-income and affordable housing include:

2 Build more community housing

5 Increase supportive housing

The Peel Housing Development manages the affordable housing on Peel Region and Peel Housing Corporation sites from initial concept to building completion. The sites are later managed by Peel Housing Corporation.

Peel Housing Development builds emergency shelters, transitional housing, supportive housing, seniors' housing, and affordable rental through Request for Proposals and offers funding to successful applicants. Peel Housing Development also supports other affordable housing projects with third-party developers.

Ongoing and completed mixed-housing projects completed by Peel Housing Development Include:

- 360 City Centre Drive
- Brampton Bramalea Christian Fellowship Residences
- Brightwater Residences

Funding programs utilized by the Region of Peel

- NHS Co-Investment Fund
- Home for Good
- CMHC Rapid Housing Initiative
- Investment in Affordable Housing Extension
- Social Infrastructure Fund
- Ontario Priority Housing Initiative
- Social Services Relief Fund

Region of Halton

The Halton Region Comprehensive Housing Strategy 2021-2024 differentiates affordable housing and assisted housing—of which the region assists in the creation of special needs and assisted housing.

The Halton Region provides support through direct government funding for special needs housing, and programs for assisted housing. This housing is primarily operated by non-profits and the cooperative sector.

Funding programs utilized by the Region of Halton

- NHS Co-Investment Fund
- Canada-Ontario Housing Benefit
- Canada-Ontario Community Housing Initiative
- Ontario Priorities Housing Initiative

5.2 Operational Models

There are several approaches that the Region of Durham could take to provide mixed income housing. This section explores 3 operational models that have been used within the Greater Toronto Area. These operational models include:

- Developing and operating community housing through a regionally owned Housing Corporation such as the Durham Regional Local Housing Corporation,
- Partnering with a private sector developer to secure affordable units within a mixed-market development, or
- Partnering with non-profit organizations to facilitate affordable housing.

Model 1: Housing Corporation

Many municipalities own, fund, or operate housing corporations across Ontario to support the municipalities' role in meeting the affordable housing needs of local residents. These housing corporations operate on a non-profit basis and operate affordable and supportive housing.

In the Region of Durham, the regional municipality operates the Durham Regional Local Housing Corporation (DRLHC) which is the largest social housing provider in the region. DRLHC manages approximately 1,276 housing units. In 2019 this accounted for 18% of Durham's community housing portfolio.

As part of the Durham Master Housing Strategy, the Region of Durham is committed to revitalizing the DRLHC portfolio and will undergo long term capital planning for the DRLHC portfolio to maximize assets, align with local priorities, support affordability, and promote balanced, mixed income communities. DRLHC currently operates 60 family housing units within Central Oshawa.

While all the municipally owned or operated housing corporations in the GTA operate housing, not all build their own housing and instead rely on the Region or partnerships to develop housing that the housing corporation later operates. An example of this would be the Housing York, the York Region's housing corporation.

While this model can secure affordable housing for residents, the Regional Municipalities and the City of Toronto have identified several funding challenges related to this model:

1. The capital funding to develop or fund the development of new buildings
2. The funding to maintain operations and repairs

These challenge are exacerbated by reduced, insufficient, or uncertain funding required to meet the needs of residents. In 2000, the Province downloaded funding and administration of all social housing, with the exception of supportive housing, to municipalities. As such Provincial or Federal funding for social housing may only be provided for capital works. Potential opportunities are described in Section 6.1.

As non-profit models, municipally owned or operated housing corporations rely on municipal reserves for development, repairs, or operations. Some municipalities also rely on Provincial and Federal funding for capital works.

Due to insufficient funding, some municipalities have turned to mixed-income models in order to generate additional revenue through market rental or parking spaces. For example, 20% of Housing York's units are market rental while 11% of Toronto Community Housing Corporation's tenants pay market rent instead of Rent-Geared-To-Income.

Should the Region choose to pursue a housing corporation model for the subject site, the two challenges of capital funding for development and funding for operations will need to be addressed.

Regent Park

A Community Housing Mixed-Income Neighbourhood Precedent

Regent Park is a 69-acre housing complex in the heart of Toronto's downtown east, initially built in 1940s and 50s. In response to gun violence, other crime, and tenants' demand for change, in 2002, Toronto Community Housing Corporation (TCHC) initiated planning of the Regent Park Revitalization in 5 phases over approximately 30 years.

In 2006, the Daniels Corporation was selected to execute the first three phases.

The 2005 plan aimed to replace 2,083 rent-geared-to-income (RGI) units and construct roughly 5,400 new units, all without additional cost to TCHC.

In 2014, zoning changes were agreed upon, increasing the total new unit count to 7,500, and this number may still grow. The population of Regent Park is anticipated to rise from about 7,500 residents pre-revitalization to over 17,000 upon the completion of all five phases.

As of 2017, the project budget estimates stood at $1.585 billion, comprising approximately $1.09 billion in transaction proceeds and $494 million in contributions from the three orders of government.

Regent Park

Housing Type: Seniors, singles, families

Units: 3,246 (637 Affordable, 633 RGI)

Developers

- The Daniels Corporation
- Tridel Builder's Inc

Funding

- Municipal, Provincial, Federal - $494 M
- Transaction Proceeds - $1.09 B

Regent Park Community Centre

By fall 2021, approximately 1,350 social housing units had been reconstructed, including 364 new affordable rental and 989 RGI rental replacement units. After the completion of phase 3, 3,571 condo units, 346 market rental apartments, 123 townhouses, and 332 market seniors' units, will have been developed, totalling 4,372 dwellings, with about a quarter of the new apartments offered at below-market rates, while 76% are market-rate housing. Approximately 1,170 TCHC residents have returned to rebuilt subsidized units.

In 2020, Tridel was awarded the contract to complete phases 4 and 5. The City of Toronto approved the Phases 4-5 rezoning application in July 2023, amending the 2014 Master Plan.

Model 2: Public-Private Partnerships

Public-private partnerships to deliver affordable housing has gained popularity in Canada in a variety of models. This model leverages properties or land in desirable locations such as city-owned land that can facilitate and benefit from transit-supportive development.

These developments occasionally provide ground-level commercial space where viable to generate additional revenue. This includes: renting out excess parking spaces, rooftop space, laundry facilities, office space, and daycare.

The benefits of a mixed-income public-private approach lie in improved financial feasibility. However, the mixed-income model is not typically designed for a fully self-sustaining portfolio and still requires some form of ongoing operating subsidy, grant, or capital injection.

The mixed-income model can remove barriers with surrounding neighbourhoods. Regardless, projects will require a strong social development plan to create a sense of belonging and social cohesion as residents still face exclusion and social pressures within the communities.

Challenges to the public-private partnership model would be securing an agreement with a private developer and negotiating agreements that would facilitate operations of affordable housing units in the long term.

360 City Centre Drive

A Public-Private Partnership Precedent

Housing Type: Seniors, singles, families
Units: 174
Developer: The Daniels Corporation
Funding

- Federal - $25.6 M
- Provincial - $4.5 M
- Peel Region - $36.9 M

In 2016, the Region of Peel issued a request for expression of interest to identify parties interested in developing affordable housing projects. In 2017, the Regional Council approved Daniel Corporation's proposal, and executed a Conditional Agreement of Purchase and Sale.

This 19-storey and 174 unit mixed-income rental building has 70 affordable, 84 market, and 20 premium rental units.

To make this building possible, the project utilized a capital funding of $67 million generated through multiple financial sources including federal and provincial grants and funds and regional reserves.

The Region and Daniels entered into a Shared Facilities Agreement in order to provide control over the use, operation, maintenance, repair and replacement of shared facilities, provide the allocation of the responsibility of the payment of costs relating to the shared facilities, and establish the terms of easements.

Model 3: Non-Profit Partnerships

Working together with non-profit organizations to empower residents and secure affordable housing is a potential model to meet the specific housing needs of respective regions.

Municipalities utilize various collaboration avenues with non-profits to address housing and community development. They can transfer affordable housing properties and involve them as operators, offer land at reduced costs and long-term leases, and provide financial support through grants and loans, utilizing programs like the Canada Mortgage and Housing Corporation's National Housing Strategy and the Affordable Housing Innovation Fund for expenses like land acquisition, infrastructure development, and capital repairs.

Municipalities may also support non-profit projects through policies and zoning changes that lower development costs and expedite project timelines, such as density bonuses and streamlined permitting processes. Additionally, municipalities may assist non-profits by making surplus public land available for non-profit initiatives and providing technical support for land acquisition and management.

The challenge to a non-profit partnership model is securing an agreement with a non-profit organization and financial feasibility.

Community Land Trusts

Community Land Trusts (CLTs) are examples of non-profit organizations. CLTs are an innovative approach to land and housing ownership that prioritizes affordability and community sustainability. CLTs work in partnership with local governments, non-profit organizations, and community organizations to meet the specific housing needs of their regions. They are typically governed by a board of directors using a tripartite governance model, which ensures maximum community involvement in decision-making.

In this model, a non-profit organization or trust acquires land, often through donations, purchases, or support from public and philanthropic entities. The CLT then facilitates the development of affordable housing on this land, which can take various forms, including single-family homes, multi-unit buildings, and mixed-use developments.

Rather than selling the land and housing units, the CLT leases the land to homeowners or tenants through long-term, renewable leases that can extend for decades or even indefinitely. These leases include affordability provisions, ensuring that housing units on CLT land are sold or rented at affordable prices, often tied to the local median income, making them accessible to low- and moderate-income households.

Additionally, CLTs may incorporate equity-sharing provisions, where a portion of the housing's appreciation is shared with the CLT when homeowners sell their homes, preserving affordability for future buyers. Some municipalities grant property tax exemptions for CLT-owned properties to maintain housing affordability.

Community governance is a fundamental aspect of CLTs, with structures that include community representatives, residents, and stakeholders. This structure empowers the community to participate in land and housing management decisions.

The Community Land Trust Model has proven successful in addressing housing affordability challenges in both urban and rural areas, offering a solution that maintains community control over land use and development.

Parkdale Neighbourhood Land Trust

A Non-Profit Partnership Precedent

22 Maynard Avenue

Housing Type: Seniors, singles, families

Units:

- 81 single-family homes
- 36 units (Three 1-bedrooms and 33 bachelors)
- 15 rental units with supports

Funding

- Provincial and Federal
- Charities

Established in 2012, the Parkdale Neighbourhood Land Trust (PNLT) is one of Toronto's pioneering Community Land Trusts (CLTs). PNLT operates as a community-controlled organization, acquiring and managing land for the benefit of the community. The Neighbourhood Land Trust (NLT) serves as the charitable branch of PNLT, taking ownership of land allocated to charitable partners for affordable housing and community development.

In 2016, PNLT played a key role in developing the Parkdale Neighbourhood Plan through a community-based initiative. A year later, they co-founded the Canadian Network of CLTs, extending their influence nationally.

In 2017, PNLT acquired Milky Way Garden, securing a community-owned urban agriculture space. Since then, they have received funding from various organizations, including the City of Toronto, Metcalf Foundation, Vancity Community Foundation, Toronto Foundation, and Maytree.

A significant development occurred in 2022 when the City of Toronto and Toronto Community Housing Corporation (TCHC) transferred 81 single-family homes and small buildings to The Neighbourhood Land Trust. Collaborating with YWCA Toronto, NLT manages this social housing portfolio to ensure its long-term affordability.

NLT currently owns 84 properties, providing 204 affordable rental units. Their commitment to maintaining affordability is supported by foundations and the Canada Housing and Mortgage Corporation, securing $22 million for capital repairs and improvements.

6. Considerations

The following considerations have been identified for the future of the subject site. These considerations may impact the design and form of the resulting vision.

6.1 Financial Feasibility

Financial feasibility is a key consideration for developments to ensure development, continued operations, and a state of good repair.

Per the Preliminary Market Assessment completed by Parcel Economics (Appendix A), current developments are faced with 5 key Feasibility Considerations.

1. **Hard Building Cost Escalation.** Per square foot cost ratios have risen sharply since the beginning of the pandemic.
2. **Interest Rate Increases.** The increased interest rates, in conjunction with the significant capital costs with development, can have significant impacts on financing.
3. **Land Use Policy & Government Fees.** Higher one-time payments are being required for development and the rezoning and land use policy amendment
4. **Highest & Best Use Inertia**. Market residential represents the highest and best use of most typical developments. Thus under-market housing or other services may squeeze the gap between total project costs and revenues.
5. **Non-Residential Use Requirements**. Significant amounts of non-residential space, such as retail, where there is no demand may challenge or overburden a project. To preserve financial feasibility, the Preliminary Market Assessment indicates that no more than 10% of the total floor area should be dedicated to non-residential uses, or up to 20% inclusive of community uses.

The Preliminary Market Assessment considered a market-based model where development is expected to provide a positive return to maintain financial viability. Should the subject site be developed through Regional Funds or other funding available, financial feasibility may still be preserved even with higher percentages of floor area dedicated to non-revenue generating uses.

List of Potential Funding Opportunities

The following is a list of funding opportunities that Regional Municipalities and the City of Toronto have utilized to provide community needs and housing and could be potentially pursued to provide additional capital funding.

Canada Infrastructure Program

To address the challenges faced by communities as a result of COVID-19, over $33 billion will be delivered through bilateral agreements with provinces and territories. The Community, Culture and Recreation Infrastructure Stream will provide funding to improve cultural infrastructure and support upgrades to recreational facilities and outdoor recreational spaces.

This program has been utilized in Ontario to construct the Buttonwood YMCA Centre of Community in Toronto, Ontario. The inclusion of a recreational facility would support the potential of applying for this program.

Programs funded through this stream would enter a cost sharing model of 40% of municipal and not-for-profit projects in the provinces, or 75% for projects with Indigenous partners.

Projects would be assessed via a climate lens and their ability to create employment opportunities or build more inclusive communities.

Canada Ontario Priorities Housing Initiative (OPHI)

To address local housing priorities and improve access to affordable housing options, under the National Housing Strategy OPHI funds projects that increase affordable housing supply, increase housing affordability, and improve the state of repair of the affordable housing stock. Housing construction or conversion projects are eligible.

This funding would need to be pursued with a Service Manager or Indigenous Program Administrator and would require the Region to enter into a partnership with a Non-profit and co-operative housing sector organization or private sector company to develop the new affordable housing.

CMHC Rapid Housing Initiative

The Rapid Housing Initiative provides capital to create new affordable and permanent affordable housing units. This program operates in rounds and is currently closed. 3 Rounds have been completed in the Rapid Housing Initiative.

As the Rapid Housing Initiative availability is variable, utilizing this funding opportunity will be subject to timing.

NHS Co-Investment Fund

The National Housing Strategy Co-Investment Fund provides low-interest loans, forgivable loans, or contributions to build new affordable housing. It prioritizes partnerships between governments, non-profits, the private sector, and other partners. Some funding must already be secured to qualify.

This fund focuses on developing energy-efficient, accessible, and socially inclusive housing that is mixed-income, mixed-tenure, and mixed-use that includes affordable housing.

Per the Federal Budget 2023 Boost Funding, projects could receive up to $75,000 per unit for exceeding affordability and energy efficiency standards and up to $25,000 per unit for meeting minimum social outcome requirements.

CMHC Rental Construction Financing Initiative

The CMHC Rental Construction Financing provides low-cost funding to eligible borrowers during the risky phases of developing rental apartments. This initiative focuses on standard rental apartment projects with general occupants and does not target retirement homes, single occupancy, and student housing.

The minimum loan is $1,000,000 to a maximum of 100% of Loan to Cost for residential components.

Other Revenue Sources

Another revenue source identified in the precedents is the mixed income public-private partnership model.

As discussed in Section 5.2, a mixed-income public-private approach can improve the financial feasibility of development through market ownership and market rental housing, as well as generating revenue through other sources such as parking. However, this model is not fully self-sustaining and would still require financial support for operations.

6.2 Site Opportunities

The following considerations have been provided regarding opportunities on-site.

Placemaking and Community Building

A key component and opportunity for the site is placemaking and community building.

There is an opportunity to facilitate community building and capacity building by leveraging flexible and multi-purpose spaces to open up opportunities for community groups to host programs and services on-site.

Additionally, there is an opportunity for placemaking, that is, to reimagine the subject site to strengthen the connection between people and the site in both the visioning and design process and through the design of space for place, an opportunity to collaboratively capitalize on local community assets, inspiration, and potential to create quality public spaces on the site.

Incorporating public realm elements that support placemaking such as pedestrian amenities like benches and seating, public art, effective lighting, and on-site utilities should be considered. This will allow access and usage of the space by all to the greatest extent possible without need for modification.

The development should be led by human-centered and universal design principles and be formed with place-making principles. The design should incorporate Crime Prevention Through Environmental Design (CPTED) principles to contribute to the development of a vibrant and attractive space.

These amenities and spaces will need to be supported by pedestrian flow and movement through and within the subject site.

Supportive commercial and retail use that complement these programs and services should be considered to animate the space, facilitate an active and natural pedestrian flow, and create the opportunity for active uses on the site.

6.3 Phasing

A Phasing Plan allows the gradual building of a project based on demand and available resources, should be considered for the subject site depending on the resulting design.

Appropriate phasing plans will be considered and included with the design options for the subject site.

6.4 Strategic Partnerships

The following types of strategic partners should be considered for the site.

Housing and Accommodation Service Providers

This could include non-profit organizations or co-operatives. Service providers who serve youth, singles, and families should be considered.

Coupling non-profit partnerships or co-operatives with a private-sector partnership for development may also improve the financial feasibility of the project and support the provision of a mixed-income, mixed-tenure community.

Children and Youth Program and Service Providers

Non-profit organizations or community groups that offer child care or recreational and social development programs could be considered.

The purpose would be to address the gap in child care facilities in the area, support families, and provide youth with recreation and learning opportunities.

Community and Social Service Providers

Social service providers or community organizations who could provide services such as counselling, social or recreational programs, and support the general well-being of residents and community members should be considered.

In particular, programs that could be accessible and welcoming to the general public would be able to support the diverse future population expected to come to the area. Additionally, programs for seniors and services and programs that provide skill development opportunities should be considered.

Physical and Mental Healthcare Providers

Medical and health service providers should be considered for the site. In addition to restorative care, preventative care providers such as community groups that aim to support health and wellness should be considered.

Indigenous Community Groups

Local Indigenous Community groups who could provide support in coordinating Indigenous Programming and could lead Indigenous Programming should be considered for the site.

7. Conclusions and Recommendations

This Community Needs Assessment Report identified community needs that may be addressed and met through the subject site redevelopment and considerations related to the redevelopment.

As results were drawn from existing primary and secondary data sets, reports and planning documents, and a round of Community Engagement, it is important that the Region and its stakeholders recognize that statistical data may have gaps and cannot effectively capture the lived intersectional challenges that many, especially the underrepresented communities, face.

Community Engagement was used to supplement analysis and identify needs that research could not capture.

A flexible development design and community-driven partnerships for the subject site may address this gap to allow community partners to better serve the community.

This report has identified the following needs and provides the following associated recommendations.

1. **Need to address concerns with housing affordability and attainable housing**
   - Consider single or 2-bedroom housing units in conjunction with support programs.
2. **Need to improve access to physical and mental healthcare**
   - Providing a variety of physical and mental health supports is recommended. A hub model where multiple uses are consolidated in a single floor or building per precedents identified should be considered.
3. **Need to support services for youth and sole caregiver families**
   - Consider program options that offer child care or educational or recreational programs for youth.
4. **Need to access and improve ongoing access to community programs and services**
   - Educational, training, or recreational programs accessible to people of different skills, abilities, and backgrounds are recommended.
5. **Need to support services for seniors**
   - Consider recreational or drop-in programs for seniors.
6. **Need to support continued reconciliation in partnership with Indigenous peoples**
   - The Region of Durham has already begun discussing and coordinating with Indigenous groups to provide Indigenous-led programs on the site.
7. **Need to address the impacts of population growth due to the GO Station**
   - The design of the site should consider flexible spaces that can be used for a variety of programs and uses that can best address the changing population and provide opportunities for placemaking without requiring extensive modification.
8. **Need to protect and provide parks and open space**
   - A design that can maximize both floor space and open space on the site is desirable to provide outdoor programming and open space.

Additional Recommendations

This report identified several considerations and provides the following additional recommendations.

- A mixed-income, mixed-tenure model should be considered for housing to improve the financial feasibility of the subject site and reduce the potential for creating social barriers.
- A partnership with both a private-sector partner and one or multiple non-profit organizations for housing could be considered for development and affordable housing operations.
- A recreational facility, if feasible, could be considered to best meet recreational needs and broaden the range of programs and training that could be provided. This should be considered should it be eligible to receive funding from the Canadian Infrastructure Program.

Appendix A:

300 Ritson Rd S: Market Assessment

NOVEMBER 27, 2023

300 RITSON RD S: MARKET ASSESSMENT

Parcel

300 RITSON RD S: MARKET ASSESSMENT

Parcel

1

UNIQUE DEMOGRAPHICS

Local area is characterized by relatively high population growth rates + below-average incomes, lower employment, smaller households and more renters.

2

REFLECTED IN HOUSING STOCK

These conditions are reflected in the existing housing stock, which is generally older (pre-1980's) and with more of a focus on apartment typologies (new and old).

3

NEED FOR EXPANDED HOUSING

In addition to future population growth pressures across the MTSA, rents are increasing, new construction apartments are pricing higher and vacancy rates remain low.

4

RESIDENTIAL = PREDOMINANT USE

Residential development continues to represent the "highest and best use". It will undoubtedly represent the main area of focus @ 300 Ritson.

5

ACHIEVING A BALANCE

Notwithstanding the benefits of non-residential development (amenity to community, employment, animated public realm), it may be limited to preserve feasibility.

6

TARGET NON-RES RATIOS

- no more than **5-10%** of total development floor areas allocated to *market* non-residential uses (e.g., retail).
- Institutional uses (e.g., community facilities) are highly subject to funding, but generally not to exceed **~20%** in combination with other non-res uses

INTRODUCTION

300 RITSON RD S: MARKET ASSESSMENT

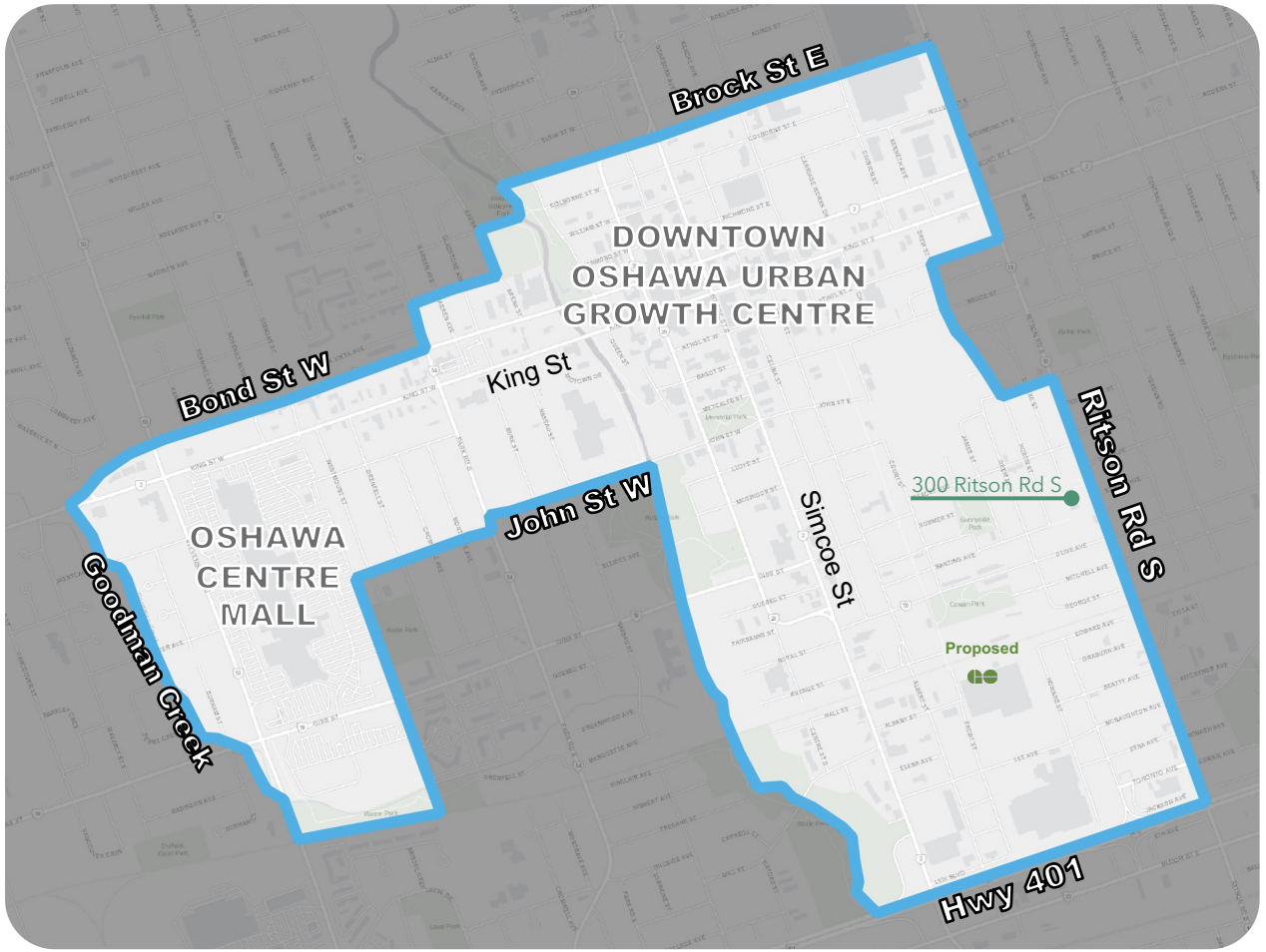
300 RITSON RD S: MARKET ASSESSMENT

Parcel

THE SITE IS LOCATED IN OSHAWA'S MAIN CENTRAL AREA

In addition to considering regional and city-wide population and market conditions, we have focused on Oshawa's Main Central Area (the "MCA") where 300 Ritson Rd S ("the site") is located.

The MCA is a major commercial concentration in the City, including the Downtown Oshawa Urban Growth Centre, a large Planned Commercial Centre (i.e., the Oshawa Centre super regional mall) and several planned commercial strips.



Source: MCA boundaries based on the City of Oshawa Official Plan. For illustration only.

POPULATION & DEMOGRAPHICS

(HISTORICAL)

300 RITSON RD S: MARKET ASSESSMENT

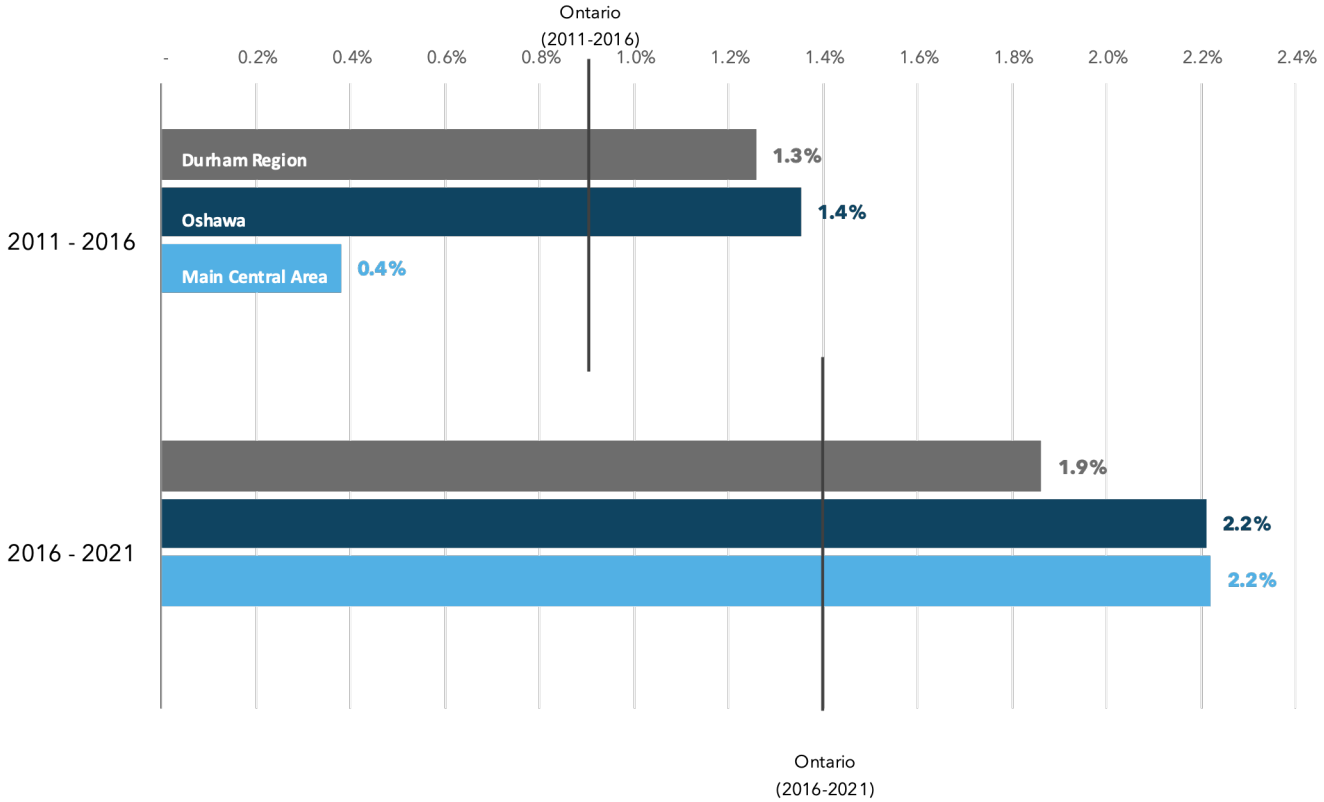
300 RITSON RD S: MARKET ASSESSMENT

Parcel

THE MCA HAS BEEN GROWING FASTER THAN THE CITY AND THE REGION

The MCA is currently home to some 14,230 residents (2021 Census), a 2.2% average annual increase since the 2016 Census.

Notwithstanding more limited growth in previous Census periods, the latest average annual growth in this area has been slightly above the City and higher than both the Region and the Province.



Source: Statistics Canada Census population, adjusted for net undercoverage.

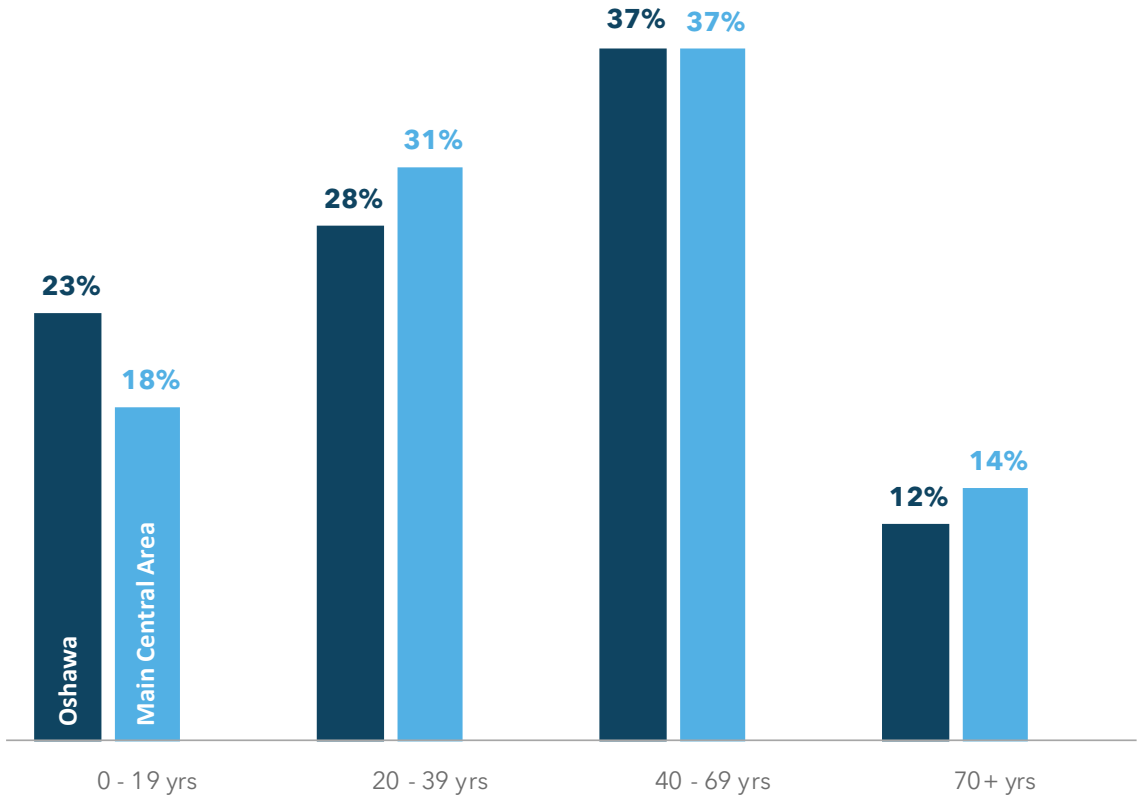
300 RITSON RD S: MARKET ASSESSMENT

Parcel

THE MCA POPULATION HAS MORE YOUNG ADULTS AND SENIORS THAN OSHAWA AVERAGES

The Main Central Area is proportionally home to:

- Fewer kids and youths under 19
- More young adults in their 20s and 30s
- More seniors over 70



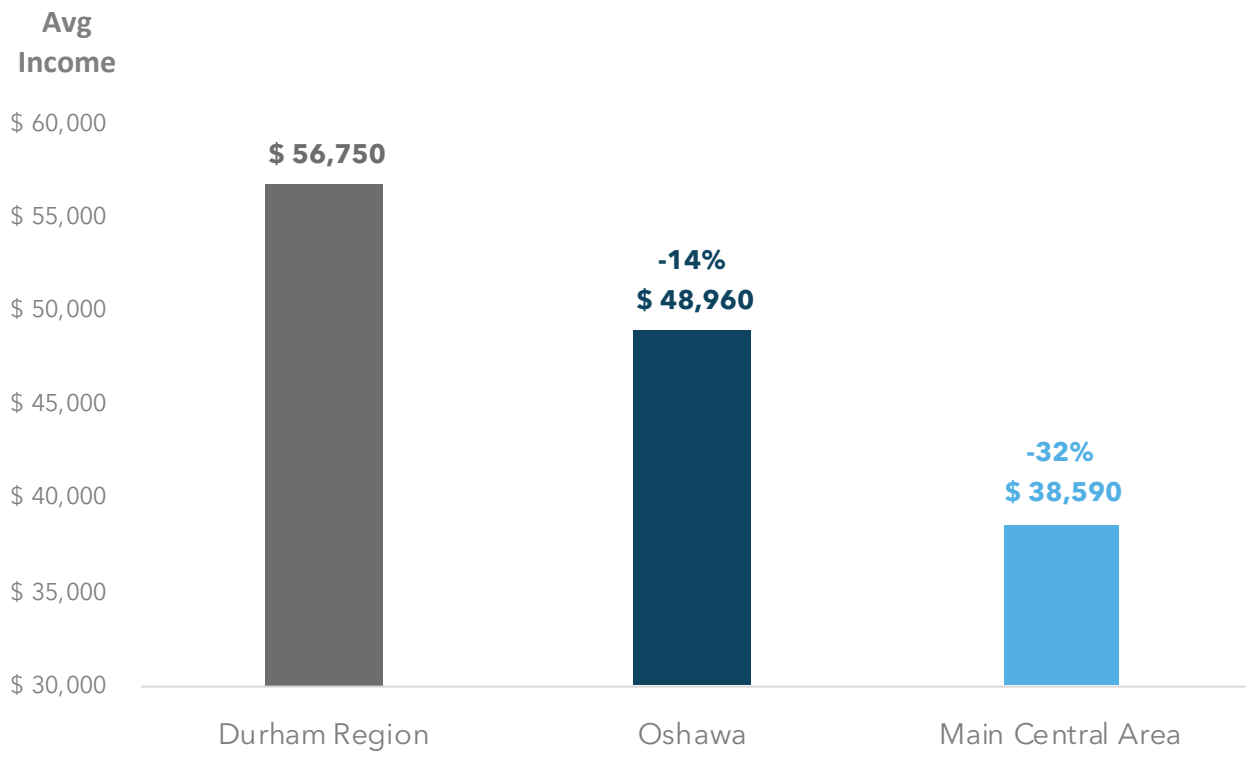
Source: Statistics Canada Census, population cohorts.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

MCA RESIDENTS HAVE HISTORICALLY LOWER INCOMES THAN THE CITY AND THE REGION

As of the 2021 Census, MCA residents made 14% less than the citywide average and 32% less than the regional average.



Source: Statistics Canada Census, average income of individuals.

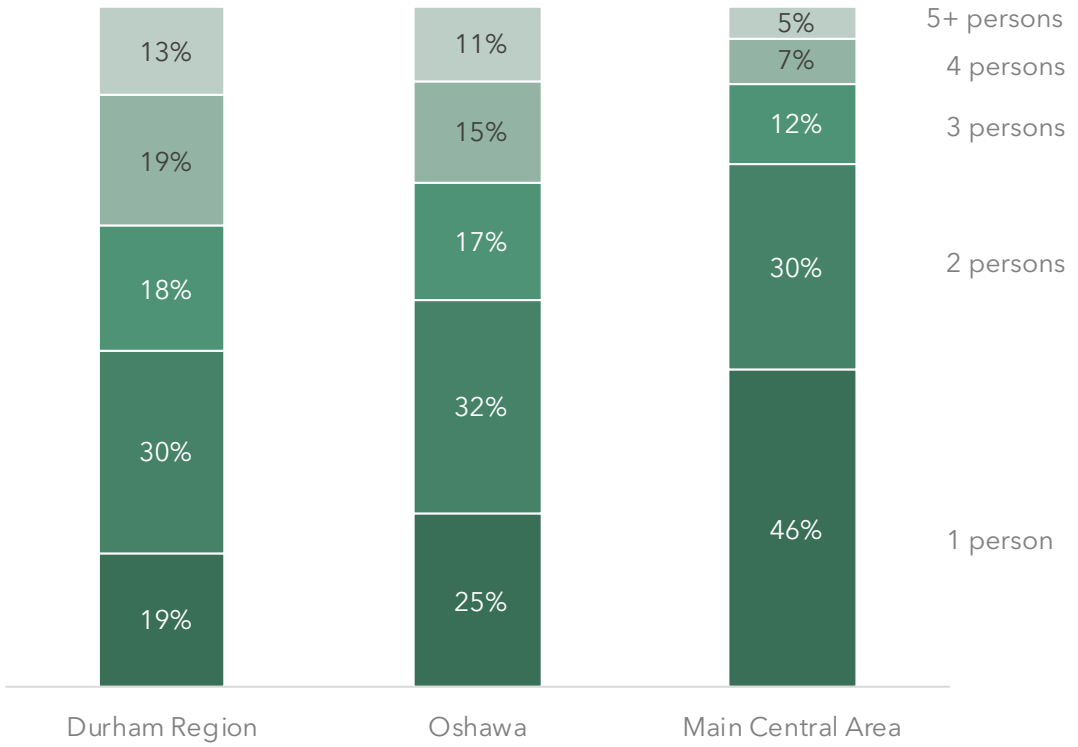
300 RITSON RD S: MARKET ASSESSMENT

Parcel

MORE THAN ¾ OF MCA HOUSEHOLDS ARE 1 OR 2 PERSONS

The Main Central Area has a much higher proportion of 1 and 2 person households than the City and the Region.

This is unsurprising given that more than 2/3rds of the MCA housing stock is apartments.



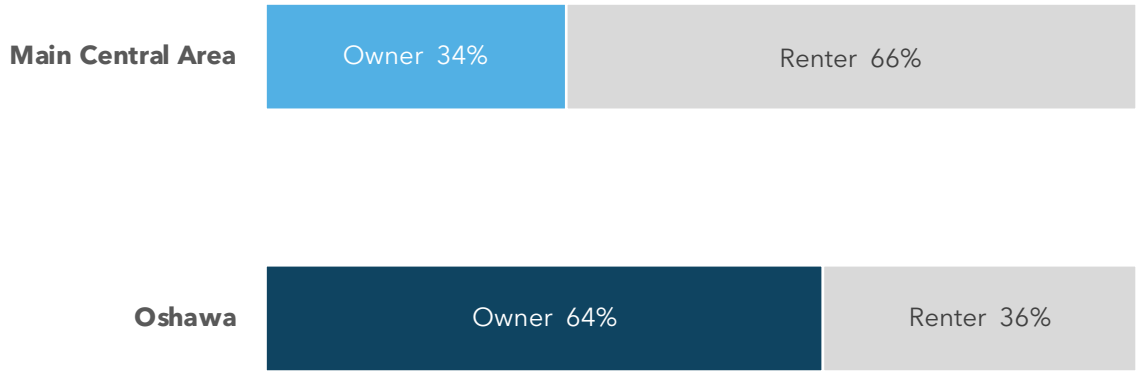
Source: Statistics Canada Census

300 RITSON RD S: MARKET ASSESSMENT

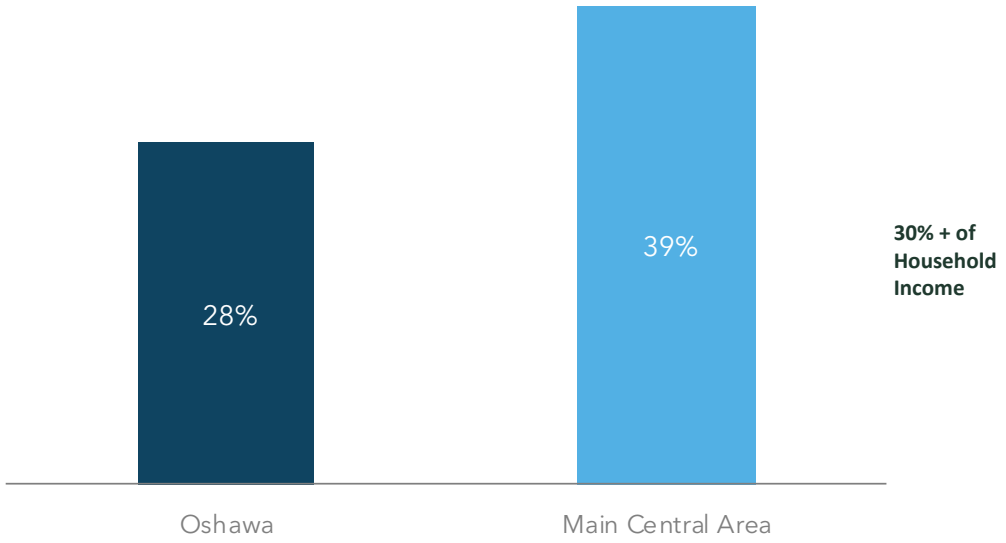
Parcel

2/3rds OF MCA RESIDENCES ARE RENTALS, MORE THAN 1/3rd SPENDING OVER 30% OF INCOME

Nearly 2/3rds of Oshawa residences are owned, while the inverse is true in the MCA.



More than 1/3rd of MCA households are spending more than 30% of their household income on shelter.



Source: Statistics Canada Census

300 RITSON RD S: MARKET ASSESSMENT

Parcel

UNEMPLOYMENT IS HIGH IN THE MCA

20% of the MCA labour force (i.e., 49% of its population) is unemployed. This is higher than the City (15%) and the Province (8%).

Oshawa 15% < **MCA 20%**

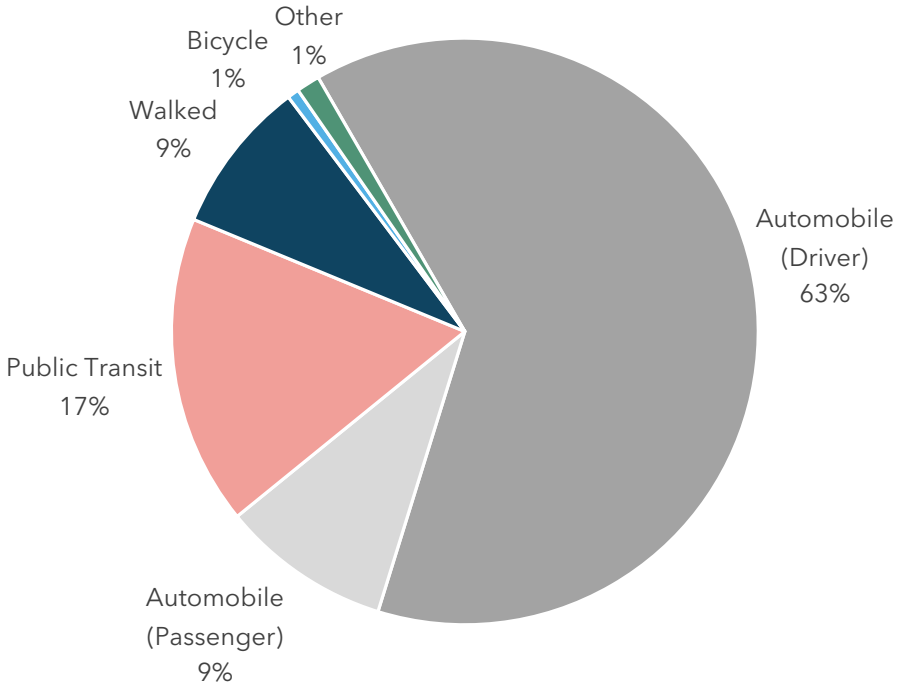
Source: Statistics Canada 2021 Census

300 RITSON RD S: MARKET ASSESSMENT

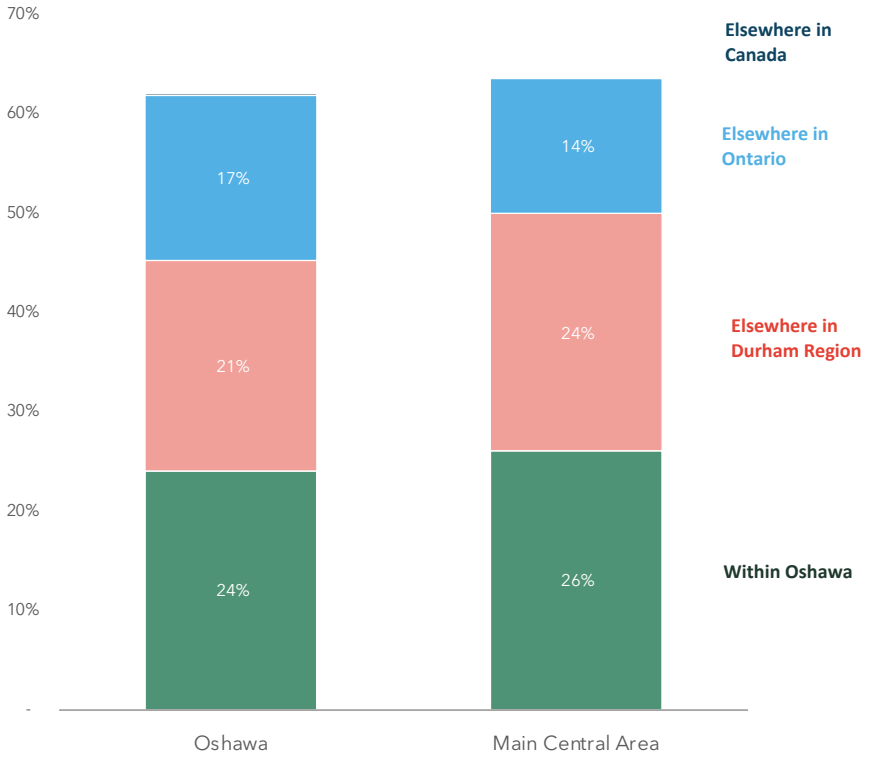
Parcel

MORE THAN 2/3rds OF EMPLOYED MCA RESIDENTS TAKE A CAR TO WORK

MCA residents typically drive–or are passengers in–cars to get to work. Only 17% take transit.



This is in large part because some ¾ work elsewhere in the Region or the Province, similar to everyone else in Oshawa's labour force.



Source: Statistics Canada 2021 Census

POPULATION & DEMOGRAPHICS

(FORECAST)

300 RITSON RD S: MARKET ASSESSMENT

300 RITSON RD S: MARKET ASSESSMENT

Parcel

DEMOGRAPHIC CONDITIONS WILL UNDOUBTEDLY EVOLVE WITH DEVELOPMENT & GROWTH

As the area continues to redevelop, Central Oshawa could be characterized by the following demographic shifts relative to community-wide averages:

- Disproportionately **high population growth**;
- Increased prevalence of **young adults**;
- Higher **income levels**, on average;
- Higher proportion of **smaller households** (one- to two-person households); and,
- More **rental households**.

300 RITSON RD S: MARKET ASSESSMENT

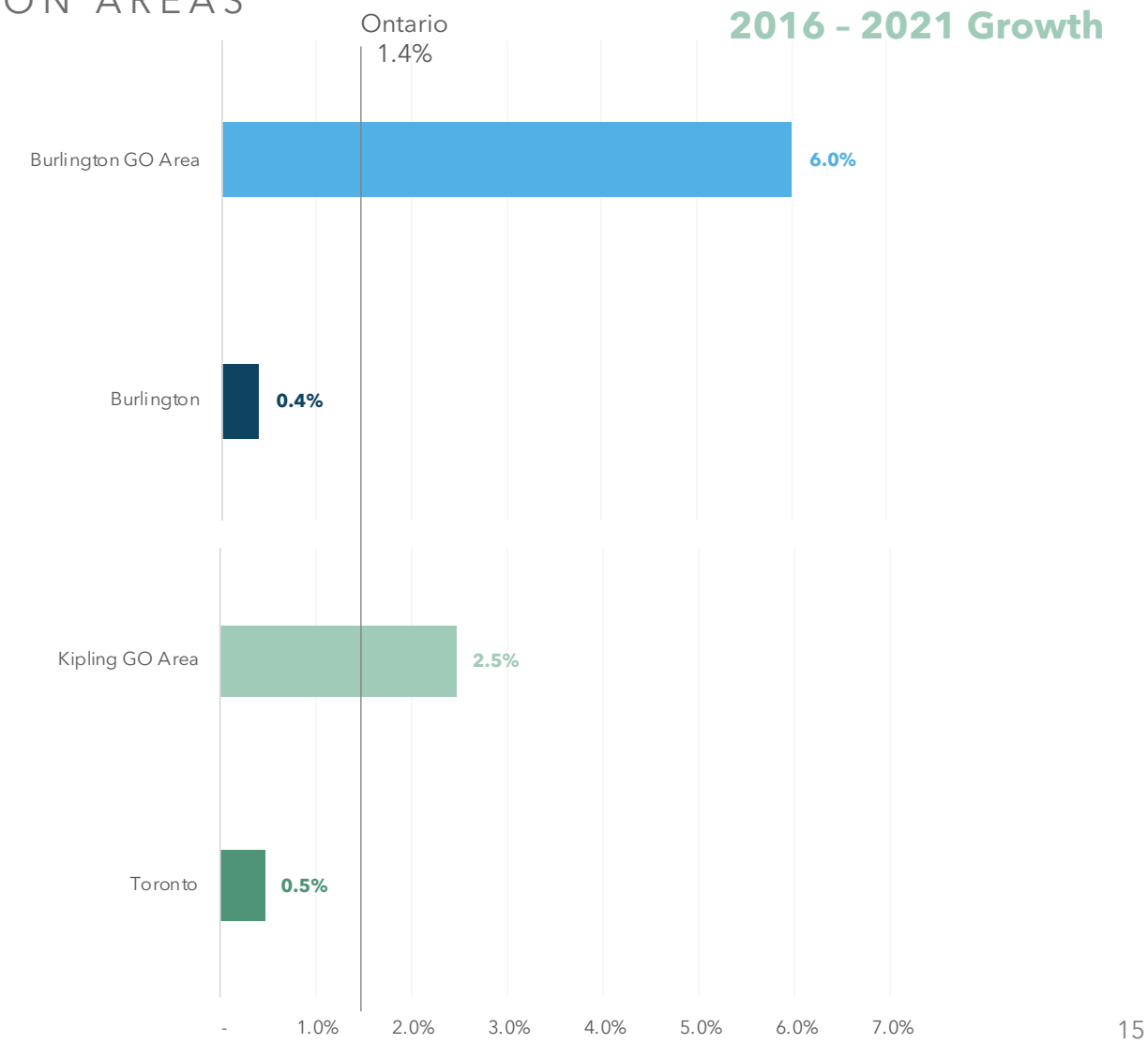
Parcel

EXPEDITED POPULATION GROWTH IN GO STATION AREAS

Go Station areas saw significant increases in population between 2016 and 2021

- Some 1,100 persons in the Burlington GO Area, or 6.0% average annual growth
- Some 1,900 person in the Kipling GO Area, or 2.5% average annual growth

GO Station Areas experienced significantly higher population growth than the City and Province.



Source: Statistics Canada Census population.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

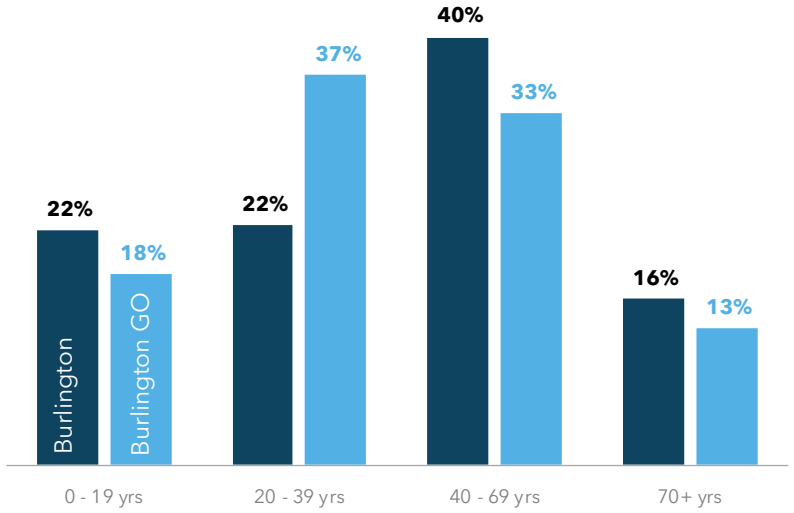
GO STATION AREAS HAVE AN INCREASED PRESENCE OF YOUNG ADULTS

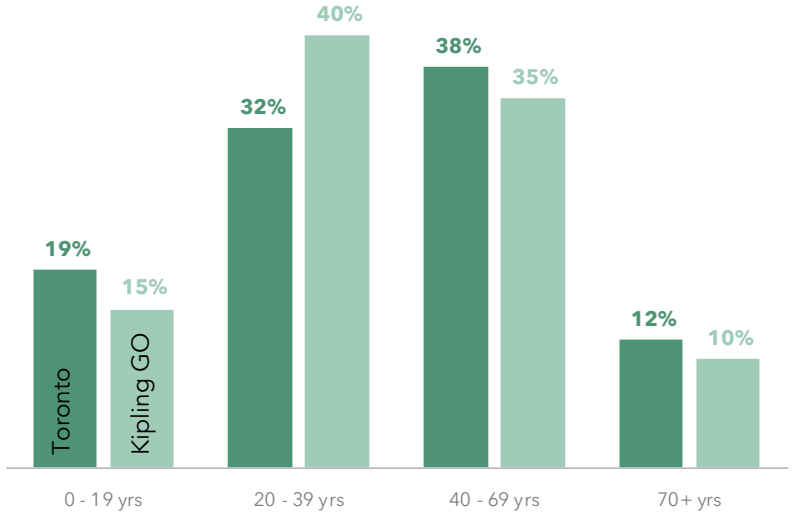
The Burlington GO area saw… the share of people in their 20s and 30s increase 7% from 2016, while the percentage of those over the age of 40 dropped 6%.

Around the Kipling GO…the share of people in their 20s and 30s increased 1% from 2016, leading to a similar decline in those 40+

Relative to the city-averages, the areas surrounding GO Stations are generally home to:

- Fewer kids and youths under 19
- **More young adults** in their 20s and 30s
- A reduced share of older adults





Source: Statistics Canada Census, population cohorts.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

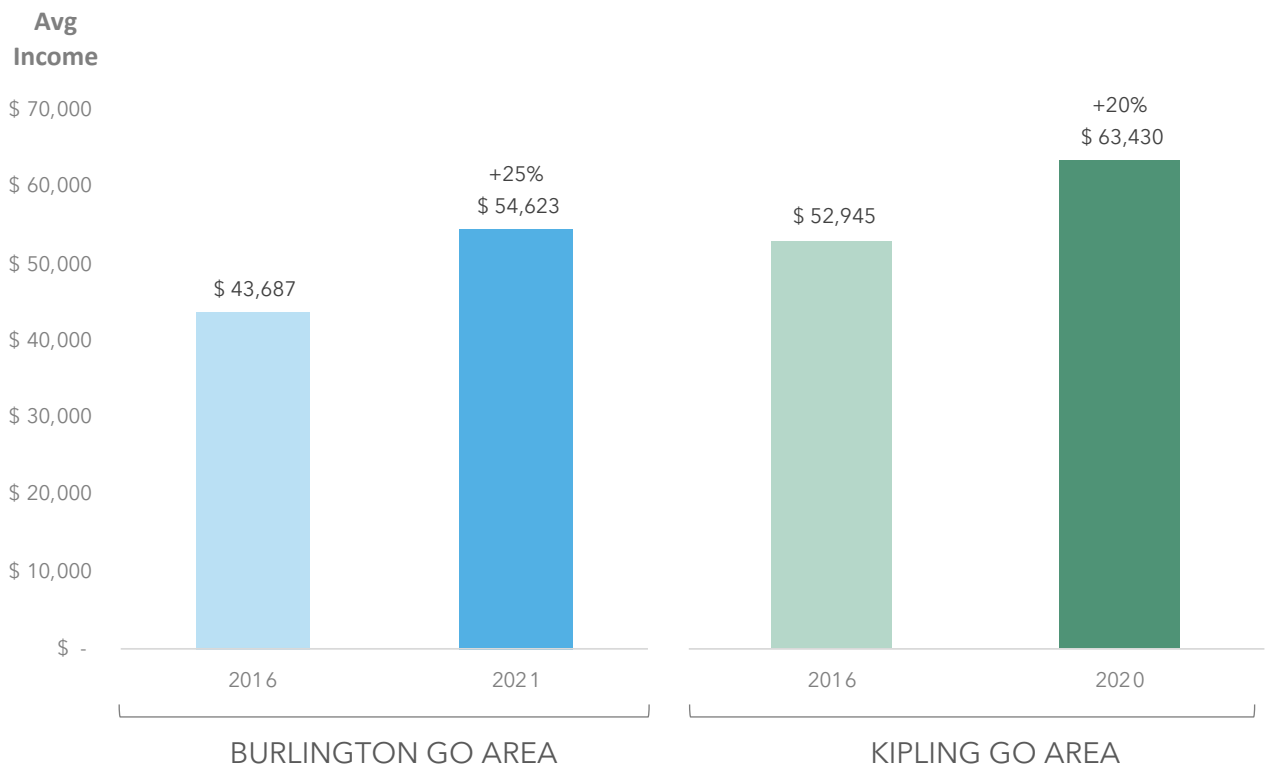
INCOMES IN THE GO STATION AREA INCREASED

Average income in GO Station Areas increased between 2016 and 2021

- The Burlington GO area saw a 25% increase while average income surrounding the Kipling GO increased 20%

Average growth in these areas over this period also exceeded the average income growth of the City.

- The average income of individuals around the Burlington GO was 39% less than the City in 2016. In 2021, it was 26% less than the City average.
- Previously in-line with the City, the average individual income surrounding the Kipling GO was 2% higher than the City average in 2021.



Source: Statistics Canada Census, average income of individuals.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

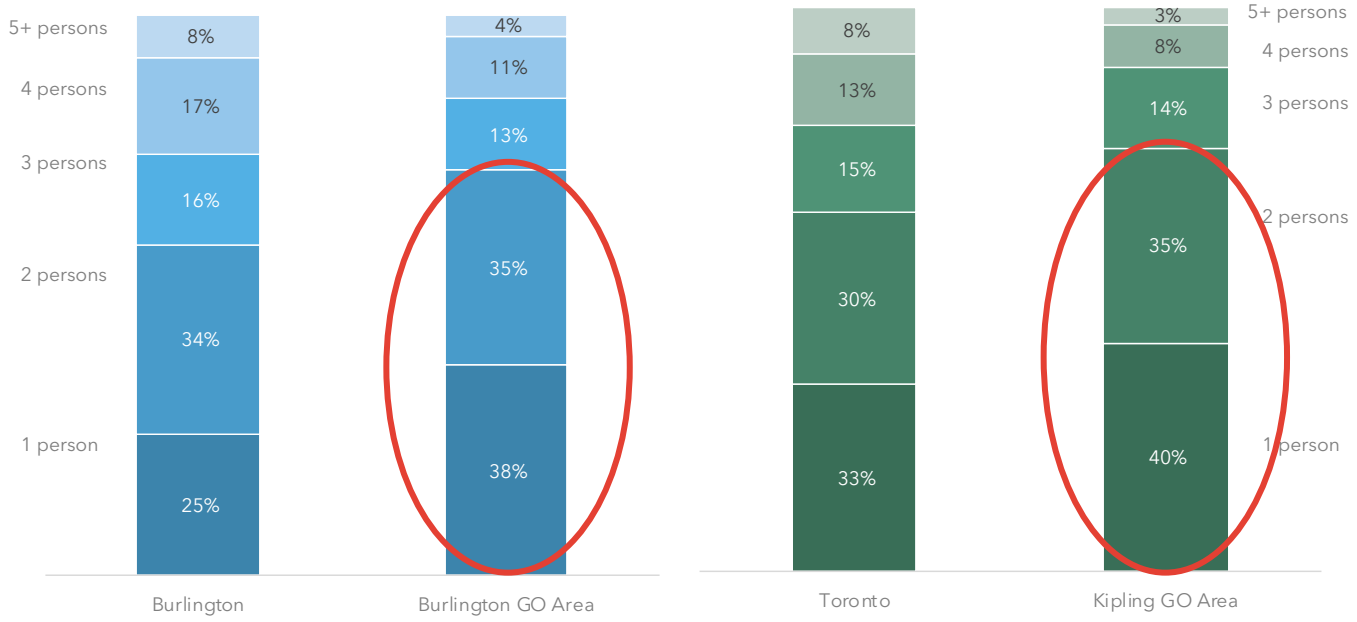
NEARLY ¾ OF HOUSEHOLDS NEAR GO STATIONS ARE 1 OR 2 PERSONS

GO Station Areas have a **higher proportion of 1- and 2-persons** households than the City.

This is unsurprising given the heightened presence of apartments.

GO Station Areas experience heightened growth in apartment units. Between 2016 and 2021 the share of apartments increased by:

- **3% per year** in the Kipling GO Area (*City averaged 1% per year over this period*) .
- **13% per year** in the Burlington GO Area (*City averaged 2% per year over this period*) .



Source: Statistics Canada Census

300 RITSON RD S: MARKET ASSESSMENT

Parcel

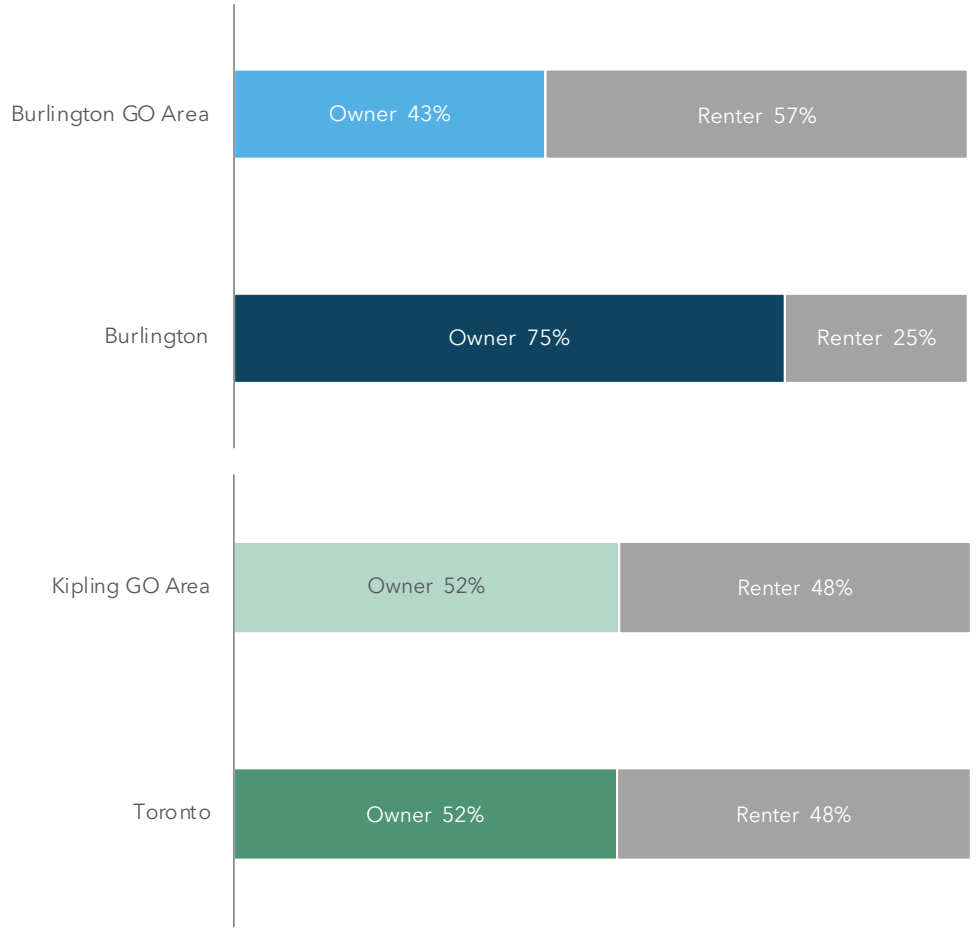
THOSE RESIDING NEAR A GO STATIONS ARE MORE LIKELY TO RENT

This trend is not surprising given the heightened concentration of apartments and smaller households.

Between 2016 and 2021:

- The share of renter households in the Burlington GO Area increased by 6% . By comparison, the City of Burlington only experienced a 1% increase over this period.
- While previously tracking below the City, the share of renter households in the Kipling GO Area increased by 2% from 2016 and bringing the local area in line with the City.

Relative to the City, the share of renter households increased more significantly around GO Station Areas.



MARKET PROFILE: RESIDENTIAL

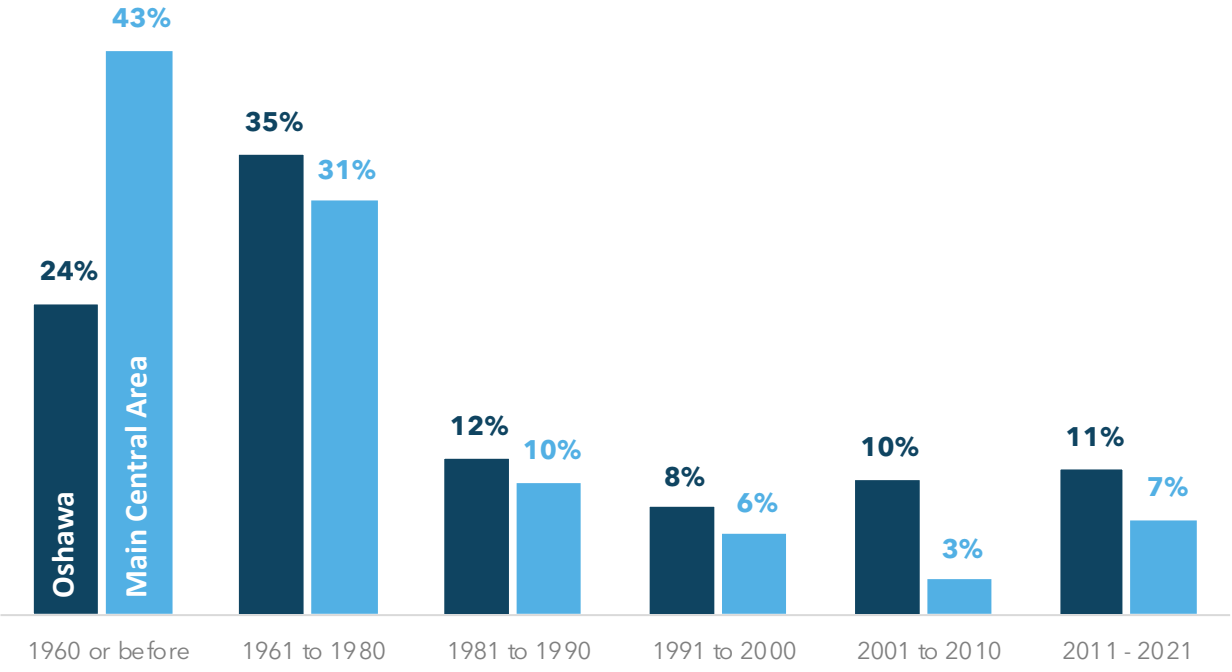
300 RITSON RD S: MARKET ASSESSMENT

300 RITSON RD S: MARKET ASSESSMENT

Parcel

NEARLY ¾ OF THE MCAs HOUSING STOCK WAS BUILT BEFORE 1980

Historically comprised of workforce housing, the Main Central Area is home to post-war bungalow and older apartment buildings. Census data clearly shows that investments in new housing have occurred elsewhere across the City in recent decades (e.g., northeast Oshawa).



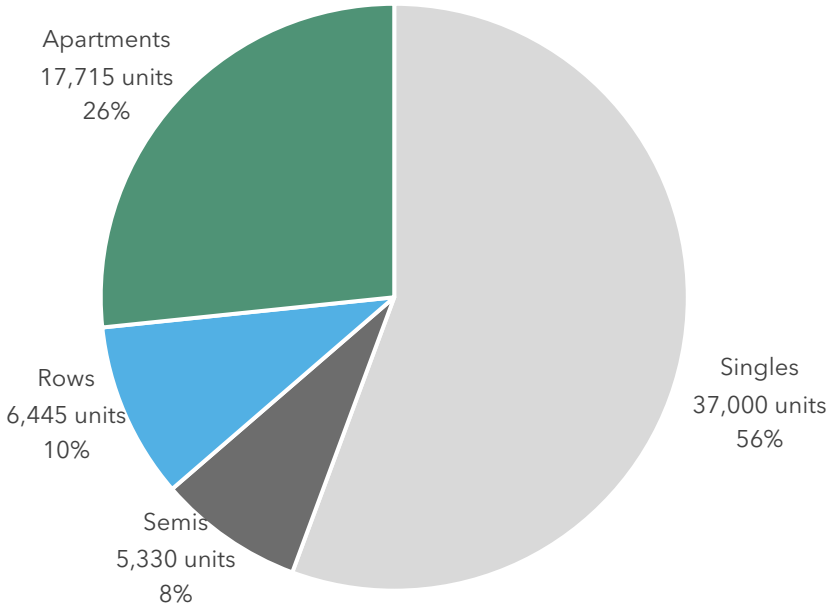
Source: Statistics Canada 2021 Census

300 RITSON RD S: MARKET ASSESSMENT

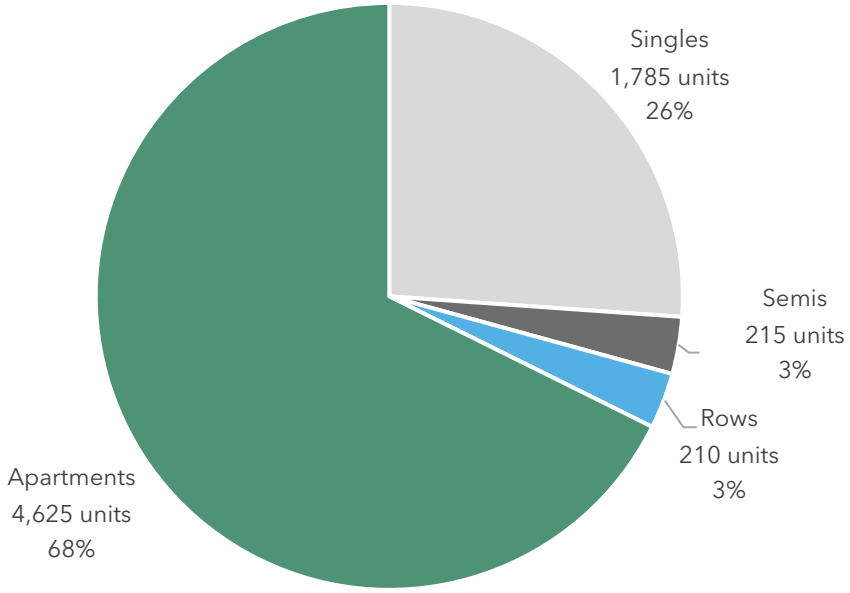
Parcel

EXISTING HOUSING STOCK IN THE CITY IS MOSTLY LOW DENSITY

Nearly ¾ of the City's housing stock is in the form of ground-oriented homes (i.e., singles, semis and rows).



The MCA is the inverse of the City with more than 2/3rds of the housing stock as apartments.



Source: Statistics Canada 2021 Census

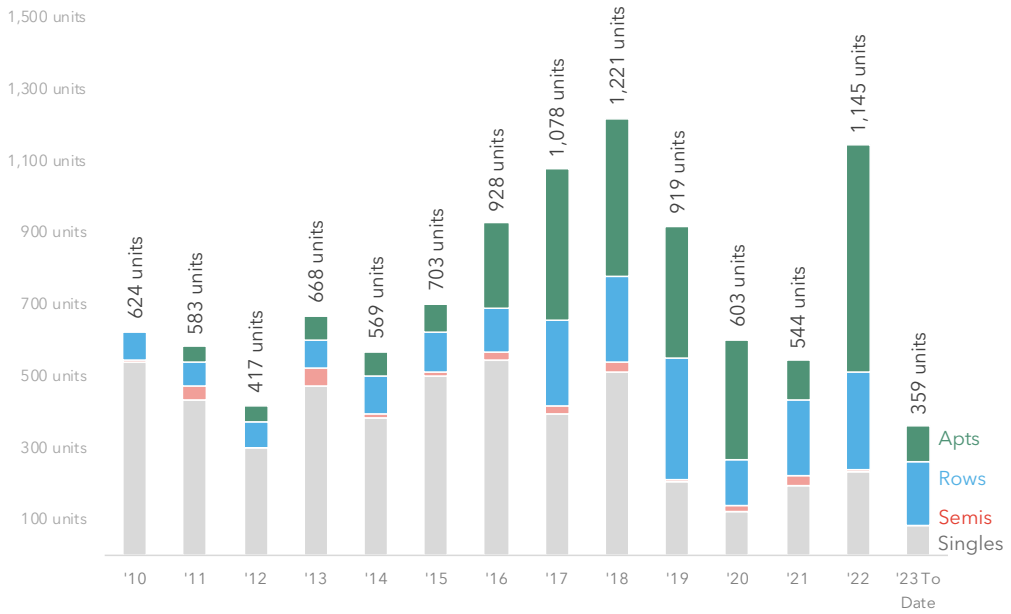
300 RITSON RD S: MARKET ASSESSMENT

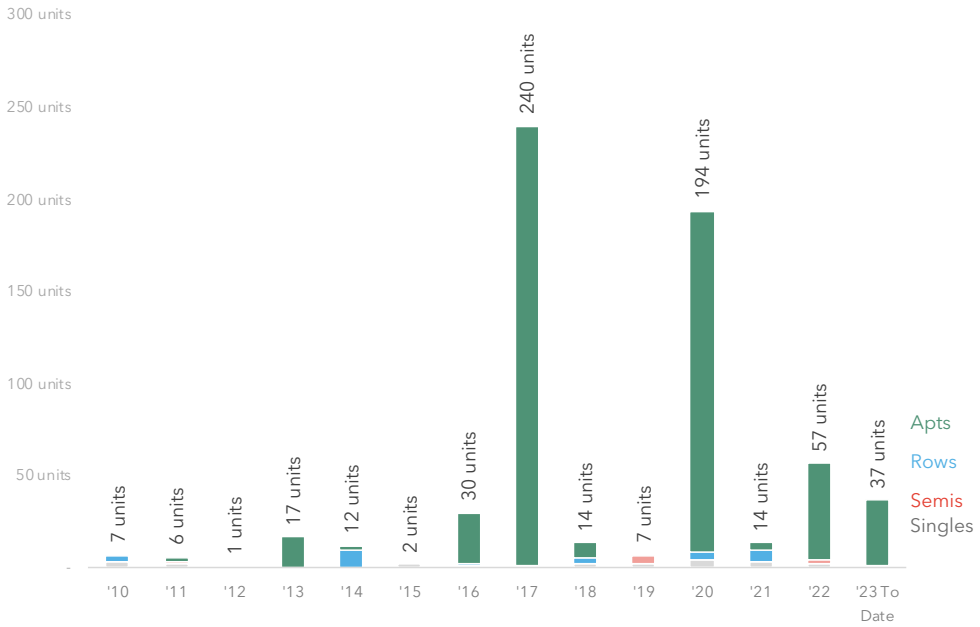
Parcel

RECENT COMPLETIONS HAVE BEGUN TO INCLUDE MORE ROWS AND APARTMENTS

Even as recently as the early 2010s apartments were less than 10% of annual completions in Oshawa. More recently, apartments have surpassed 50% in select years while rows are consistently above 20%.

In the MCA there have been only a handful of new units each year, with the exceptions being when a new apartment building was completed (e.g., 2017 and 2020).





Source: Canada Mortgage and Housing Corporation

300 RITSON RD S: MARKET ASSESSMENT

Parcel

THERE ARE MORE THAN 9,700 UNITS IN THE DEVELOPMENT PIPELINE

As of October 2022, there were approximately 98 new residential units under construction and 2,800 new residential units under application in the proposed Central MTSA. Furthermore, the City's economic development department website highlights an additional 821 apartments in the Downtown development pipeline. **These new units could accommodate some 5,265 new residents[1].**

We also note that pre-application consultations have identified the potential for some 5,985 additional units and 64,045 square feet (5,950 square metres) of non-residential space across the Central MTSA, however, we note that these development concepts can—and likely will—evolve from pre-application consultation to formal application to the City. **These additional units could accommodate a further 10,525 new residents[1].**

Source: Parcel, based on information provided by the City of Oshawa. For the purpose of our analysis, we have included 135 Bruce Street in its entirety, despite the site being bisected by the northern boundary of the MTSA.

[1] Based on the PPU assumptions in the City's DC Background Study (2019)

300 RITSON RD S: MARKET ASSESSMENT

Parcel

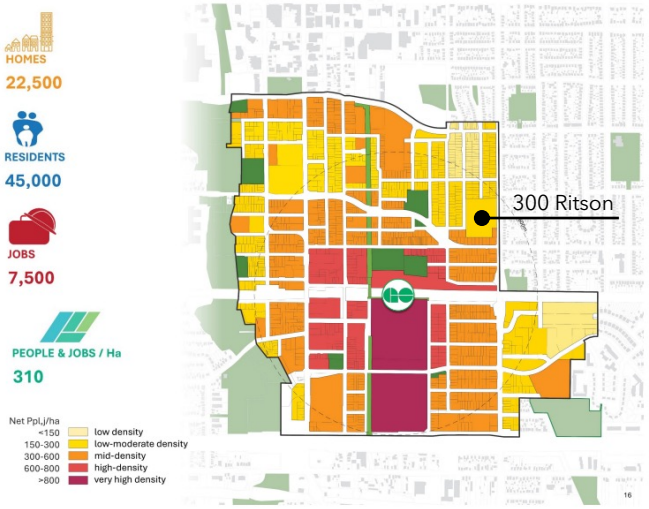
THE CITY IS UNDERTAKING AN MTSA STUDY TO GUIDE FUTURE GROWTH

The City is currently soliciting feedback from the community on three land use alternatives which accommodated between 45,000 and 51,000 residents and 7,500 to 8,500 jobs within the MTSA Study Area.

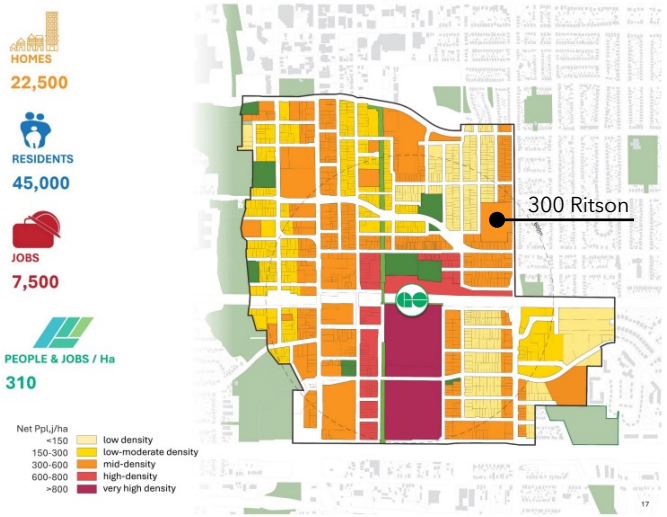
300 Ritson is shown as low-moderate density on Alternatives 1 & 3, and mid-density on Alternative 2.

Depending on the mix of residential and non-residential uses, this is likely to equate to approximately 28,000 square metres[1] of gross floor area.

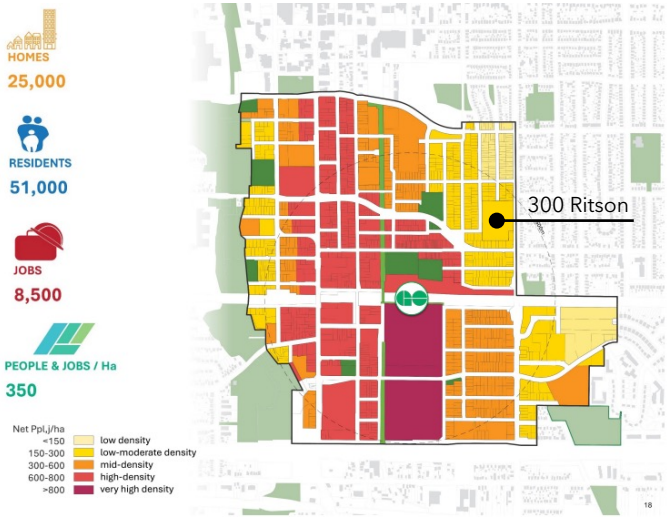
Alternative 1 | GO Station TOD Centre



Alternative 2 | Mid-rise High Street + TOD Centre



Alternative 3 | Bridging to Downtown



Source: Connect Oshawa website. [1] Based on 300 people & jobs per hectare and development assumptions made by Parcel based on typical benchmarks.

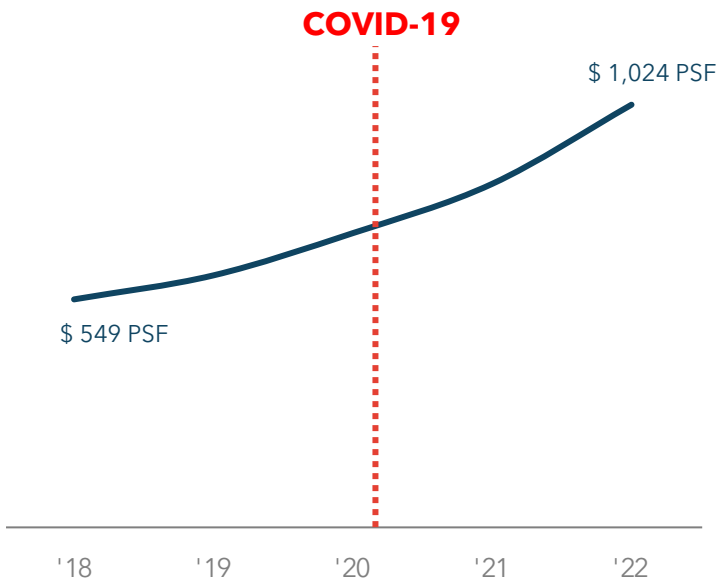
300 RITSON RD S: MARKET ASSESSMENT

Parcel

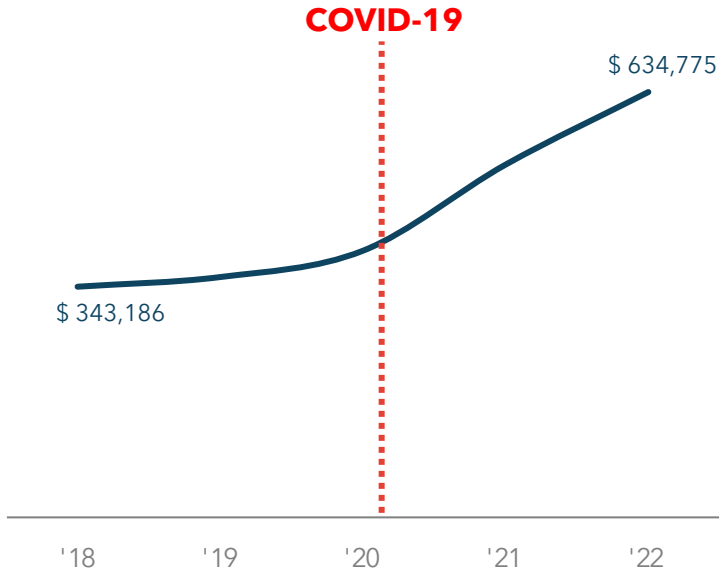
OSHAWA NEW CONSTRUCTION APARTMENT UNITS CONTINUE TO BECOME MORE EXPENSIVE

While average unit sizes remain relatively stable, prices continue to rise, nearly doubling the price per square ($PSF) foot since 2018.

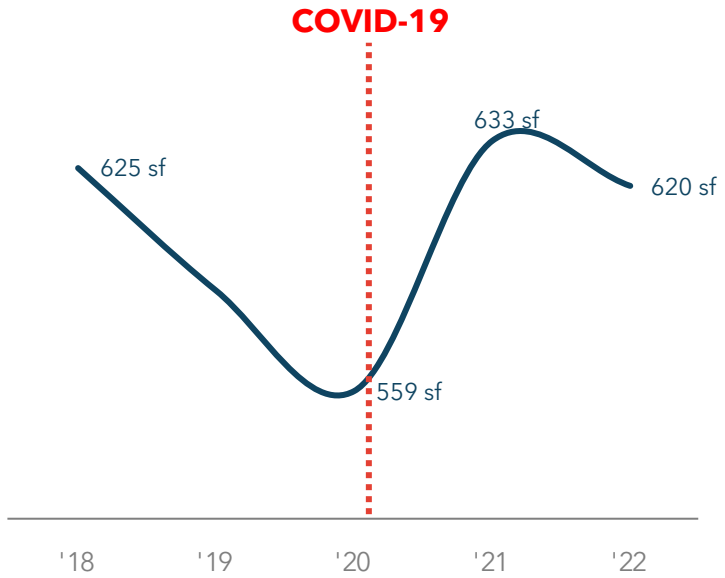
Price ($PSF)



Price ($)



Size (SF)



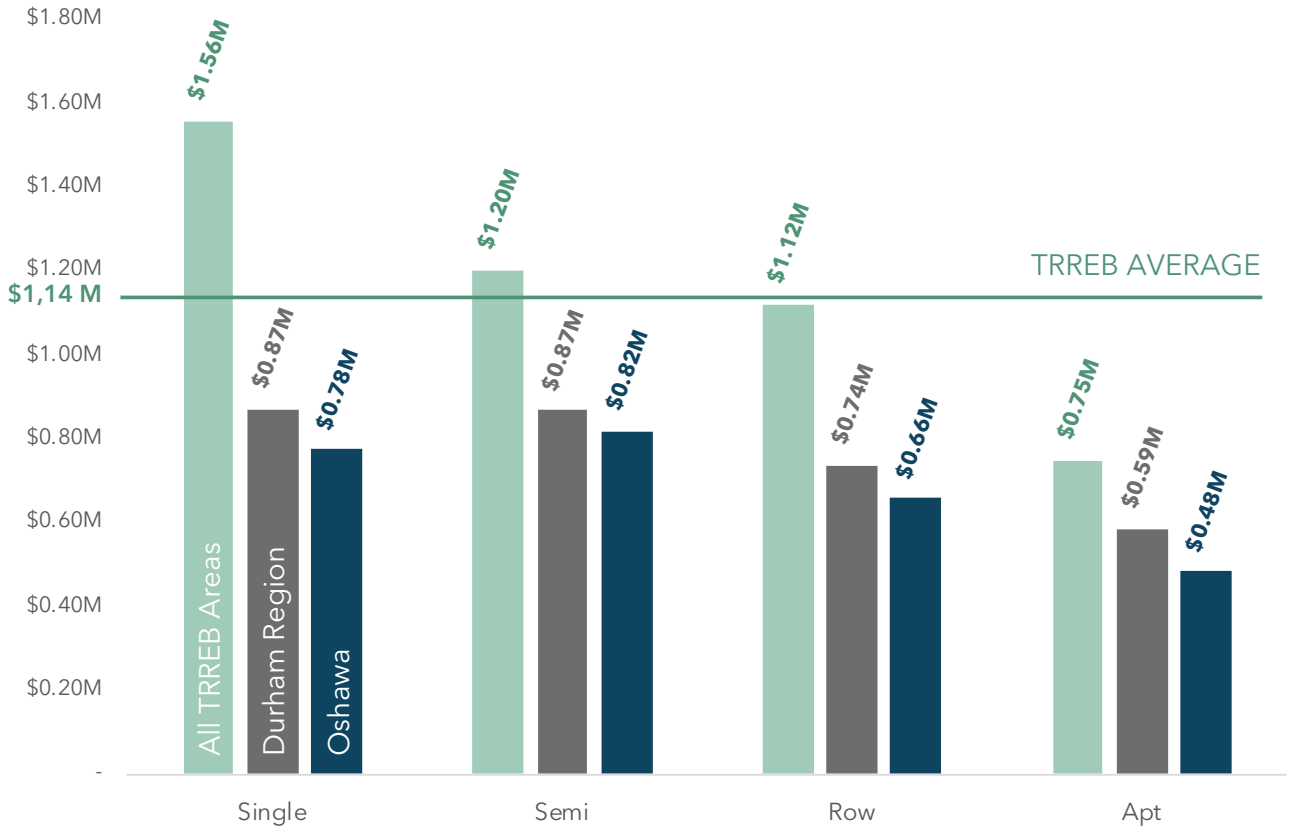
Source: Altus Data Studio

300 RITSON RD S: MARKET ASSESSMENT

Parcel

RESALE HOMES IN OSHAWA ARE COMPARATIVELY AFFORDABLE ACROSS TYPOLOGIES

Across all unit types (singles, semis, rowhouses and apartments), resale homes in Oshawa consistently command lower prices relative to the market average for equivalent types of houses in the Region, and throughout the balance of the GTA.



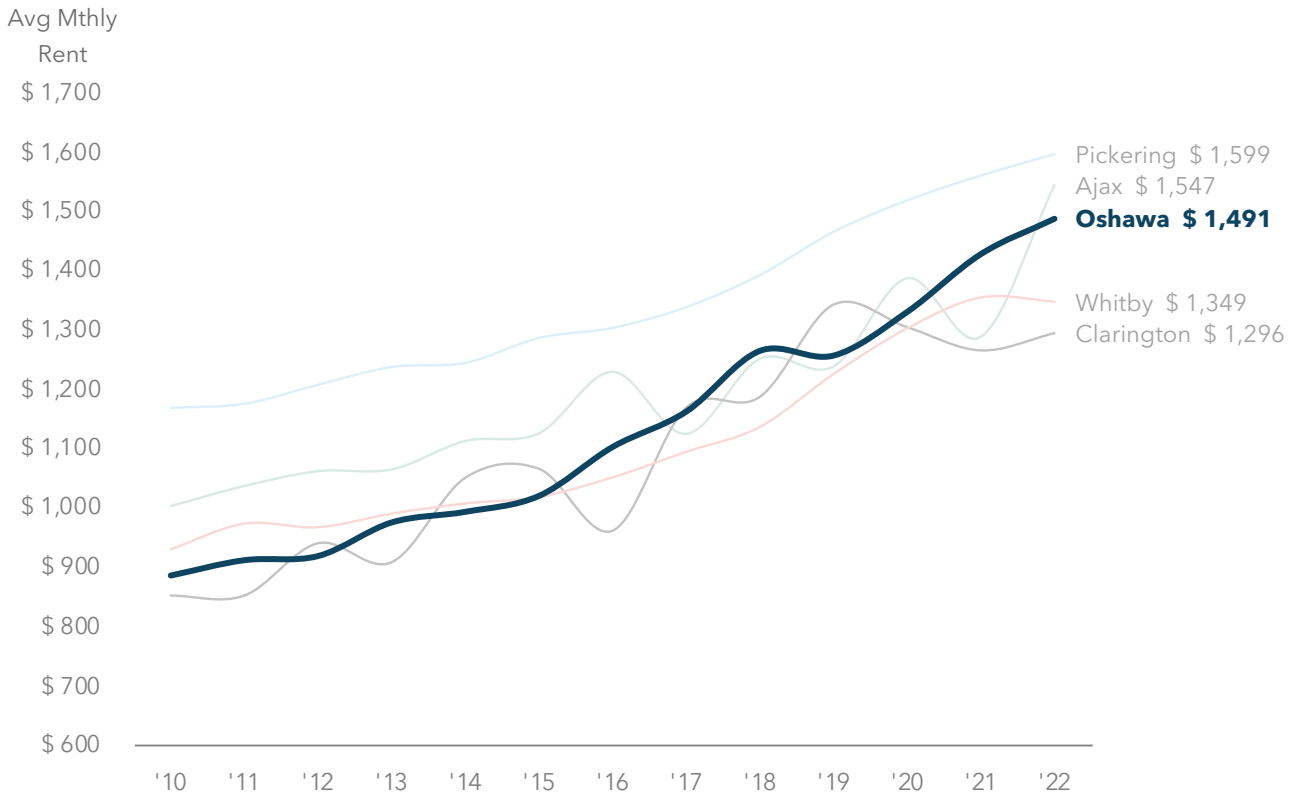
Source: TRREB Market Watch, May 2023

300 RITSON RD S: MARKET ASSESSMENT

Parcel

LIKE THE REST OF THE REGION, RENTS CONTINUE TO RISE

Oshawa's average monthly rent has risen considerably since 2010 and is just below its neighbours to the west who are closer to the City of Toronto.



Source: Canada Mortgage and Housing Corporation

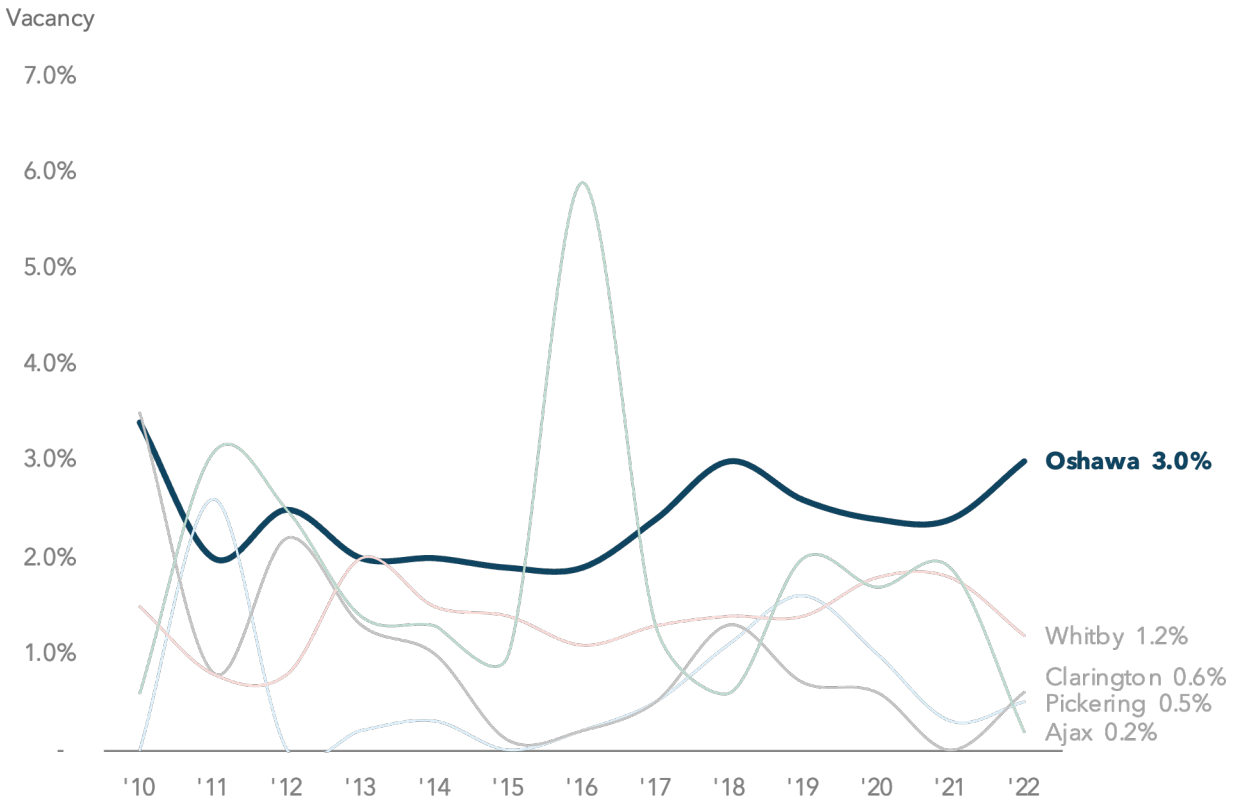
300 RITSON RD S: MARKET ASSESSMENT

Parcel

VACANCY IS CONSISTENTLY HIGHER IN OSHAWA BUT AT THE LOWER END OF HEALTHY

Consistently hovering around 3%, Oshawa's vacancy is quite low, reducing options for local residents and keeping rent growth elevated.

That said, vacancy rates have consistently remained above other area municipalities, where they have trended toward critically low levels (~1% and below).



Source: Canada Mortgage and Housing Corporation

MARKET PROFILE: NON-RESIDENTIAL

300 RITSON RD S: MARKET ASSESSMENT

300 RITSON RD S: MARKET ASSESSMENT

Parcel

RETAIL MARKET CONDITIONS REMAIN RELATIVELY HEALTHY

Quick Facts

27% Portion of Durham Region Retail space located in Oshawa

-3% Net Rental Rates in Oshawa compared to Durham Region

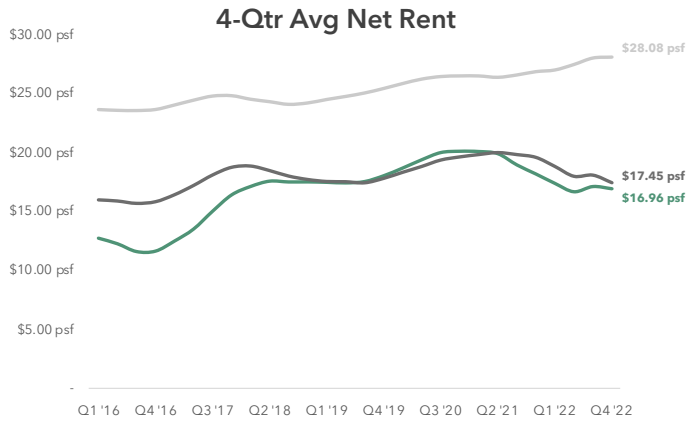
HIGHER Vacancy Rate than Durham Region

72.7% of the Under Construction space in Durham Region is in Oshawa

9.9% of the Under Construction space in GTA is in Oshawa

17.2% of the Proposed space in Durham Region is in Oshawa

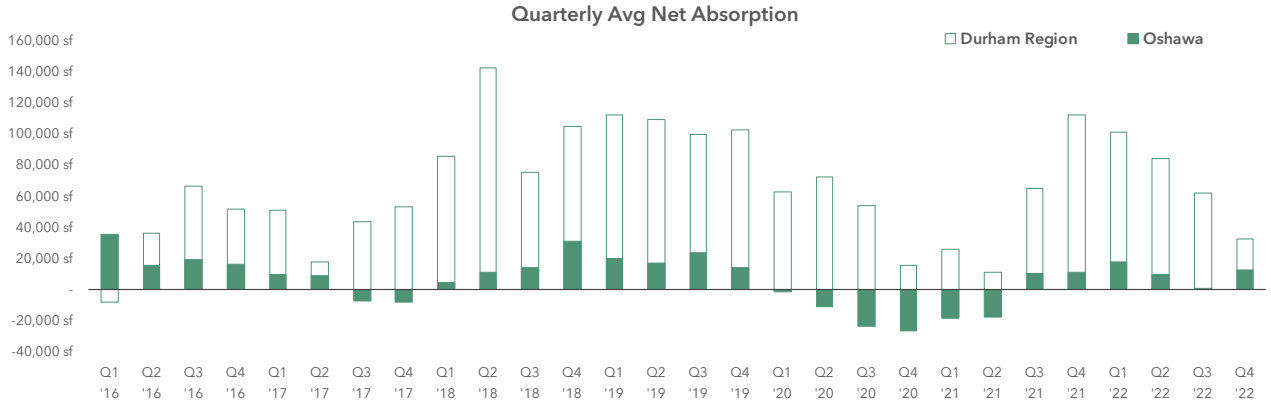
2.2% of the Proposed space in GTA is in Oshawa

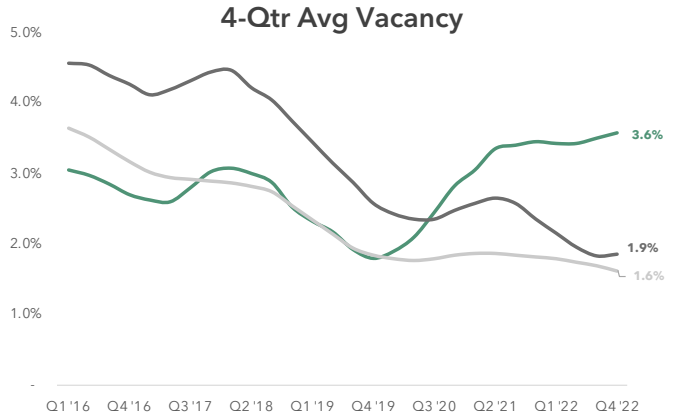


Oshawa

Durham Region

GTA





Source: CoStar Realty Inc.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

OFFICE MARKET CONDITIONS ARE CHALLENGING FOR NEW DEVELOPMENT

Quick Facts

44% Portion of Durham Region Office space located in Oshawa

-12% Net Rental Rates in Oshawa compared to Durham Region

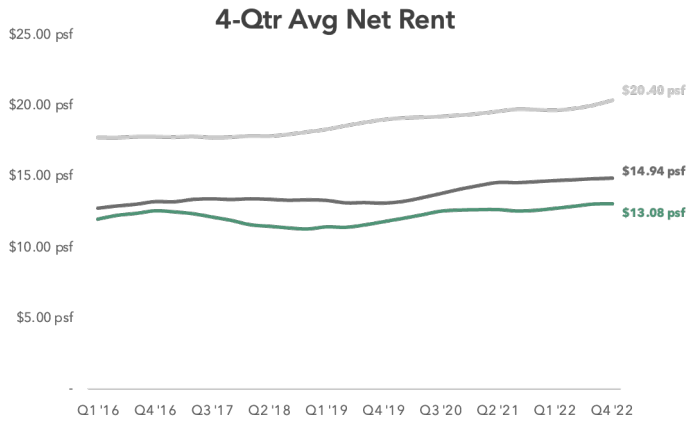
LOWER Vacancy Rate than Durham Region

27.3% of the Under Construction space in Durham Region is in Oshawa

0.3% of the Under Construction space in GTA is in Oshawa

0.0% of the Proposed space in Durham Region is in Oshawa

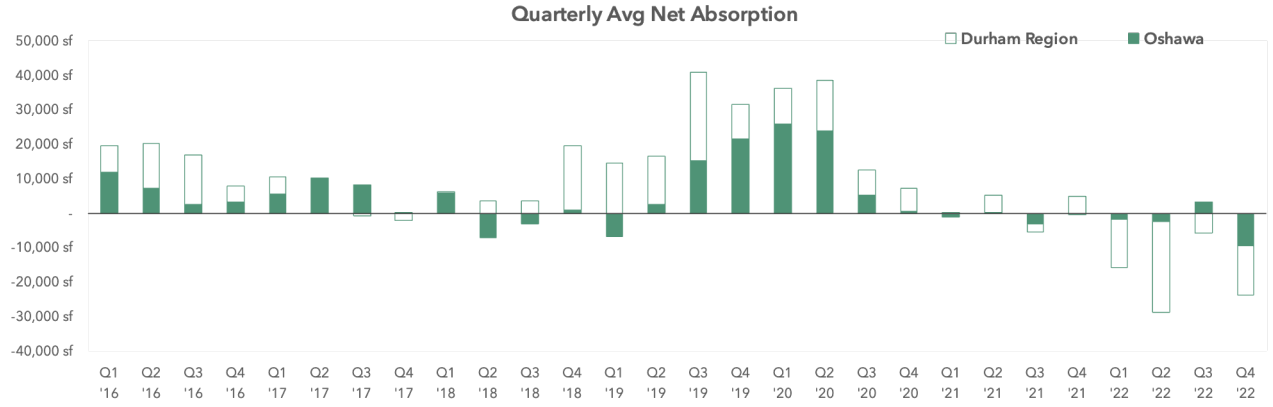
0.0% of the Proposed space in GTA is in Oshawa

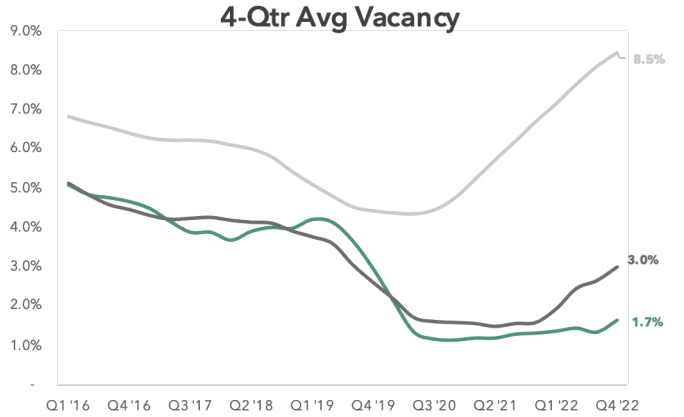


Oshawa

Durham Region

GTA





Source: CoStar Realty Inc.

FEASIBILITY CONSIDERATIONS

(KEY FACTORS)

300 RITSON RD S: MARKET ASSESSMENT

300 RITSON RD S: MARKET ASSESSMENT

Parcel

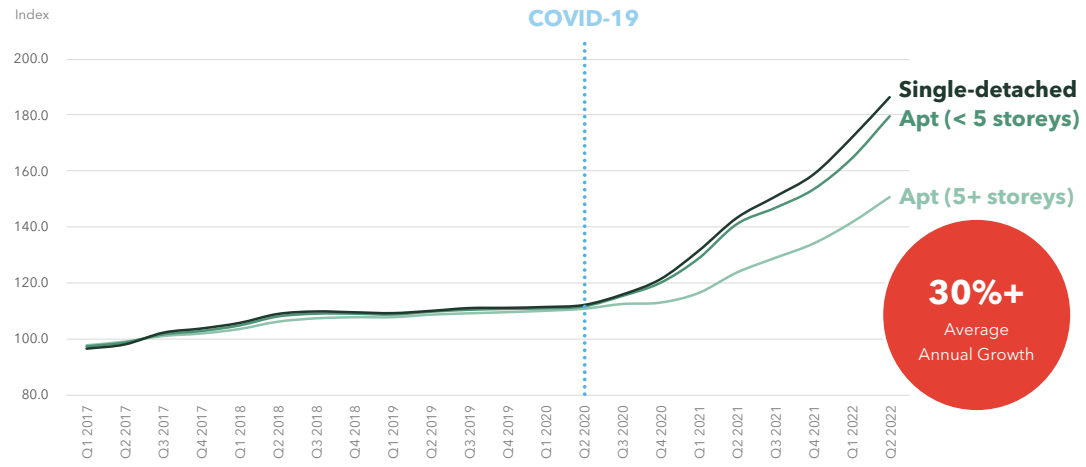
HARD COST ESCALATION CHALLENGES THE FEASIBILITY OF ALL TYPES OF DEVELOPMENT

Factor #1: Hard Building Cost Escalation

- As emphasized through recent media coverage and corresponding data releases (e.g., Statistics Canada Construction Price Index, Altus Construction Cost Guide, etc.), per square foot **cost ratios have risen sharply since the beginning of the COVID-19 pandemic**. This has also been observed across all asset classes.

- Recognizing the potential diversity of housing options contemplated at the Ritson site, it is also interesting to note that the rate of increase has **not necessarily been uniform across all building typologies, nor housing formats**. For better or worse, cost escalation has been the most "sharp" for lower density / more ground-oriented housing formats (e.g., singles, apartments less than 5 storeys in height, etc.).

Residential CPI (Construction Prince Index)



Source: Parcel, based on Statistics Canada data.

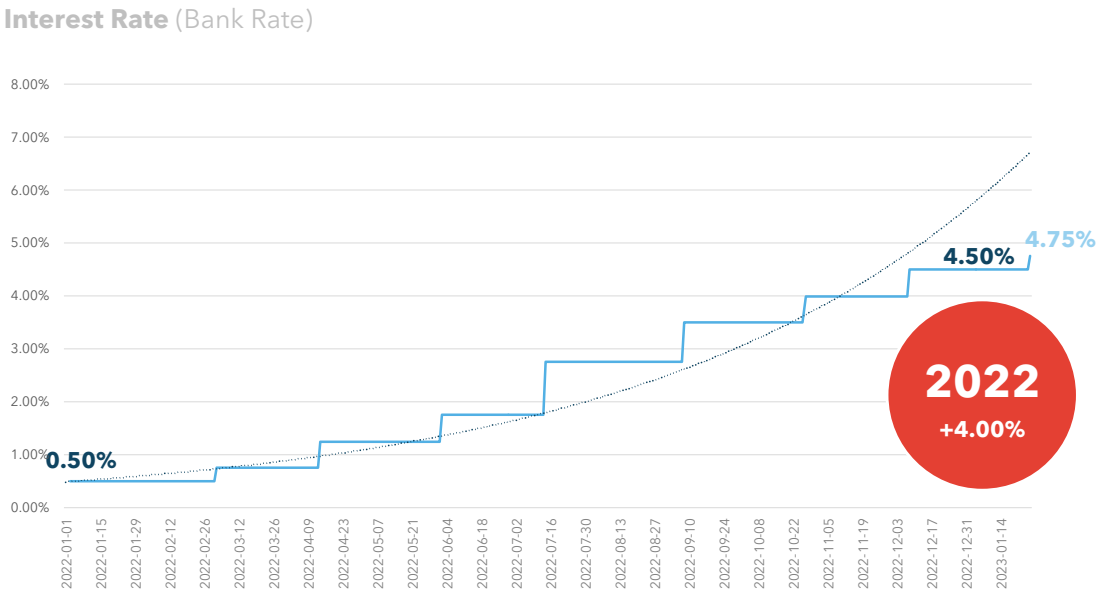
300 RITSON RD S: MARKET ASSESSMENT

Parcel

RISING INTEREST RATE ENVIRONMENT CREATES ADDITIONAL CHALLENGES

Factor #2: Interest Rate Increases

- Following an extended period of notably low interest rates leading up to the COVID-19 pandemic, 2022-23 has marked a period of notable adjustment, as recent government announcements continue to plot rates back up to approximately 4.75% as of late January 2023, and even higher today.
- In conjunction with the significant capital costs associated with developing new real estate, this can have **significant impacts on financing** (i.e., subject to the amount of equity available for a given project and/or the amount required to be financed via debt / loans).



Source: Parcel, based on Statistics Canada data.

300 RITSON RD S: MARKET ASSESSMENT

Parcel

THERE IS A NEED TO BALANCE FINANCIAL & NON-FINANCIAL MUNICIPAL OBJECTIVES

Factor #3: Land Use Policy & Government Fees

- In response to continued growth pressures and finite financial resources, municipalities across the Greater Toronto Area and beyond have been **steadily increasing the amounts levied against new developments** (e.g., one-time development charges, community benefits charges, parkland requirements / cash-in-lieu fees, etc.). Although this is highly jurisdiction-specific, the overall trend has been to require higher one-time payments for new development.
- Similarly, more structural policy changes continue to be implemented through new legislation, including recent announcements from the Province of Ontario with respect to Bill 23, which will effectively alter the amount of these fees that can be charged across selected types of development (**including affordable and rental housing specifically**). Although not yet fully defined, a new class of "attainable" housing is also expected to be introduced, which would similarly allow for certain relief of one-time development fees.
- Land use policy changes (e.g., land use permissions, urban design guidelines, etc.) can also directly impact the feasibility of a given project – particularly if the amount or scale of development required to achieve viability is not permitted as-of-right. This can either **render projects entirely infeasible** from the outset, or **risk a more lengthy—and likely costly—approvals process** that limits projects from getting "off the ground".

Factor #4: "Highest & Best Use" Inertia

- Unsurprisingly, **market residential (ownership) continues to represent the "highest and best use" for most typical development sites across the Greater Toronto Area** and beyond.
- With even purely market-based projects challenged by the various factors identified earlier, it has become increasingly difficult to achieve project feasibility for affordable housing that inherently results in a reduced—or "discounted"—revenue stream. Furthermore, regardless of profit motivations, this continues to squeeze the gap between total project costs and available revenues to offset them.
- It is also important to note that most highest and best use assessments are informed by two distinct components within the purview of land economics: (1) market opportunity or "demand"; and, (2) financial feasibility. **Whereas there is plenty of demand—or "need"—for affordable housing, it certainly does not allow for favourable conditions for financial viability.**

Factor #5: Non-Residential Use Requirements

- The inclusion of non-residential uses—such as neighbourhood-serving retail/service commercial uses, institutional facilities and other community functions—**can serve as an important amenity to growing communities**.
- That said, even new market residential projects can often become challenged or overburdened by the cumulative effects of various other limiting factors affecting feasibility, including **requirements for a significant amount* of non-residential space** (especially where demand may not be available).

As a general "rule-of-thumb", we often observe that when a development project is required to dedicate **more than approximately 5-10% of its total floor area to non-revenue (or limited revenue) generating uses, it can begin to materially strain feasibility. This condition risks disincentivizing investment altogether that begins to look elsewhere. This relationship can be even more impactful in the case of predominantly—or exclusively—affordable housing developments, as well as those contemplating significant community / institutional uses, such as @ 300 Ritson.*

FEASIBILITY CONSIDERATIONS

(RES / NON-RES BALANCE)

300 RITSON RD S: MARKET ASSESSMENT

300 RITSON RD S: MARKET ASSESSMENT

Parcel

ACHIEVING AN APPROPRIATE BALANCE BETWEEN RESIDENTIAL & NON-RESIDENTIAL USES

In order to preserve conditions for financial feasibility, it will be necessary to ensure an appropriate balance of market housing (highest and best use), with other use types (e.g., affordable / below-market housing, commercial amenities, civic / institutional / community-serving uses, etc.).

- Local precedent projects track at **<1% non-residential**
  (predominantly market-based commercial uses)
- Regional precedent projects track at **up to 20% non-residential**
  (inclusive of market-based commercial uses + community uses)
- 300 Ritson is located at the periphery of the GTHA Region + periphery of the subject MTSA = non-residential percentages **may be even lower**

300 RITSON RD S: MARKET ASSESSMENT

Parcel

THERE IS A MINIMUM RESIDENTIAL COMPONENT REQUIRED TO PRESERVE FEASIBILITY

250 Harmony

(Oshawa, Ontario)

- **100% residential**
- 0% non-residential (market)
- 0% non-residential (institutional)

135 Bruce Street

(Oshawa, Ontario)

- **100% residential**
- 0% non-residential (market)
- 0% non-residential (institutional)

144 – 155 First Ave

(Oshawa, Ontario)

- **99% residential**
- 1% non-residential (market)
- 0% non-residential (institutional)

300 RITSON RD S: MARKET ASSESSMENT

Parcel

THERE IS A MINIMUM RESIDENTIAL COMPONENT REQUIRED TO PRESERVE FEASIBILITY

Sc. Junction

(Toronto, Ontario)

- **96% residential**
- 3% non-residential (market)
- 1% non-residential (institutional)

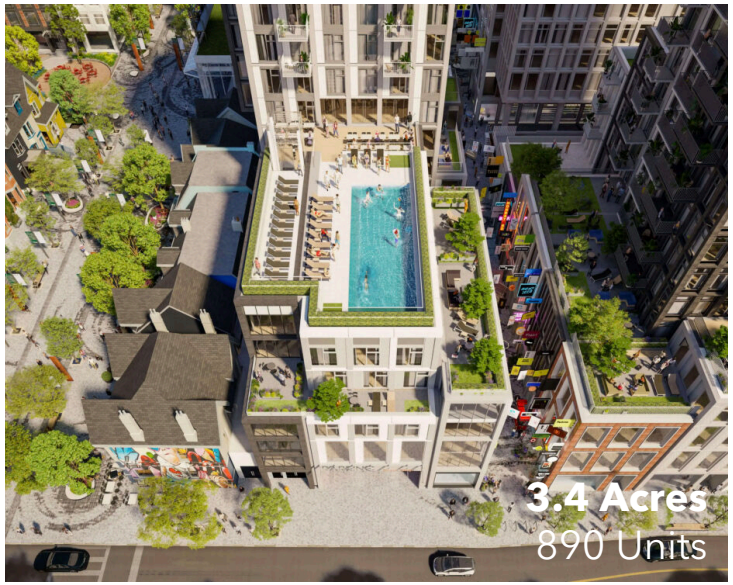
Bloor & Dufferin

(Toronto, Ontario)

- **87% residential**
- 2% non-residential (market)
- 11% non-residential (institutional)

Mirvish Village

(Toronto, Ontario)



- **80% residential**
- 7% non-residential (market)
- 12% non-residential (institutional)

CONTACT US

Parcel

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416-869-8264
250 University Avenue, #221, Toronto, Ontario, M5H 3E5

Appendix B:

Round 1 'What We Heard' Engagement Executive Summary

Ritson School Project
Round 1 'What We Heard' Engagement
Executive Summary

Prepared by LURA Consulting

September 2023

Introduction and Background

The Region of Durham is working to expand access to affordable housing and community services and supports across all eight local area municipalities to promote equitable access for all residents. This process will look at the opportunities to use the existing school property to create more housing and support the Region's commitment to initiate the development of 1,000 new affordable rental housing units by 2024 across the Region of Durham, as per At Home in Durham, the Durham Housing Plan 2014-2024, and the Region's Master Housing Strategy.

The Ritson School Project aims to explore potential uses for the former elementary school building for community programming needs of residents in the surrounding neighbourhoods and Durham Region.

Round 1 Engagement Process Overview

Engagement Activity	Number of Participants
1 Public Community Conversation	50
1 Community Survey	187
3 Community Partner Workshops	43
1 Regional Staff Workshop	14
'Have Your Say' Portal Feedback	6
TOTAL	**300**

Project information was also communicated through a project video, mailed postcards, social media posts, and the project webpage FAQs.

Round 1 'What We Heard' Summary Overview

A summary of feedback from round 1 engagement activities is provided below. A more detailed summary of feedback for each engagement can be found in the appendices.

Vision and Purpose

Participants highlighted the following priorities for the vision of 300 Ritson Road South:

- Increasing the supply of affordable rentals
- Access to community services and programs
- Increasing the supply of housing with supports
- Providing a mix of housing and service

Services and Programs

Participants identified the following services and programs that would be most valuable to the community:

- Housing (e.g., affordable, mixed-income, long-term care)
- Support for individuals experiencing homelessness, addiction, or other challenges (e.g., emergency shelter, food bank, addiction treatment)
- Health services (e.g., specialized health care, mental health, paramedic unit)
- Education and training (e.g., cultural education, Indigenous programming)
- Social services (e.g., employment support, immigration services)
- Children's services (e.g., childcare, early years programs)
- Food security (e.g., food bank, community kitchen, community garden)
- Other including:
    - Senior programming (e.g., adult day programs)
    - Office spaces and spaces for gatherings
    - Recreational and community-based programs

Partnerships and Resources

Participants identified the following partnerships and resources they would like the Region to consider:

- Financial services and institutions (e.g., tax clinics, banks)
- Educational institutions and libraries
- Local organizations and association
- Non-profit and cultural organizations
- Medical and health services
- Community and local groups (e.g., neighbourhood associations)
- Housing and accommodation service providers
- Social services and community organizations
- Recreational centers and programming
- Seniors' centers and aging-in-place service providers

Next Steps

The project team will review the feedback received and use it as one of many inputs to develop recommended design concepts for the site. Additional engagement on these design concepts is anticipated for Winter 2024.

Appendix C:

Community Engagement Drop-In Event & Online Survey 'What We Heard' Summary

Ritson School Project
Community Engagement Drop-In Event & Online Survey
'What We Heard' Summary

Prepared by LURA Consulting

August 18, 2023

Introduction and Background

The Region of Durham is working to expand access to affordable housing and community services and supports across all eight local area municipalities to promote equitable access for all residents. This process will look at the opportunities to use the existing school property to create more housing and support the Region's commitment to initiate the development of 1,000 new affordable rental housing units by 2024 across the Region of Durham, as per At Home in Durham, the Durham Housing Plan 2014-2024, and the Region's Master Housing Strategy.

The Ritson School Project aims to explore potential uses for the former elementary school building for community programming needs of residents in the surrounding neighbourhoods and Durham Region.

Purpose and Format

The project team held a drop-in open house style public session on July 11, 2023, from 6 p.m. to 8 p.m. at the Oshawa Public Library McLaughlin Branch (65 Bagot Street, Oshawa ON).

The purpose of the public session was to:

- Introduce the project and generate awareness.
- Understand housing, programming and service needs of community members.
- Educate and engage in an interactive and open environment.
- Meet the project team.

Staff from Durham Region were present to provide information about the project, answer questions, and gather feedback. The Region's staff were supported by their consultants Smart Density (Planning and Design) and LURA Consulting (Engagement and Facilitation).

Thirty-seven (37) people signed in at the meeting, with approximately 50 people in attendance. Sign-in was optional.

Following the meeting, an online survey with the same questions used in the public session was available to receive additional input from July 11 to August 15. During this time, 187 survey responses were received.

What We Heard

A summary of what we heard through the community engagement drop-in event and community survey is provided below and organized by engagement questions and themes.

Vision

Participants were almost evenly divided on the importance of four priorities for the vision of 300 Ritson Road South (**Figure 2**). **Increasing the supply of affordable rentals, providing access to community services and programs, increasing the supply of housing with supports, and providing a mix of housing and service** uses each received 21-22% of responses.

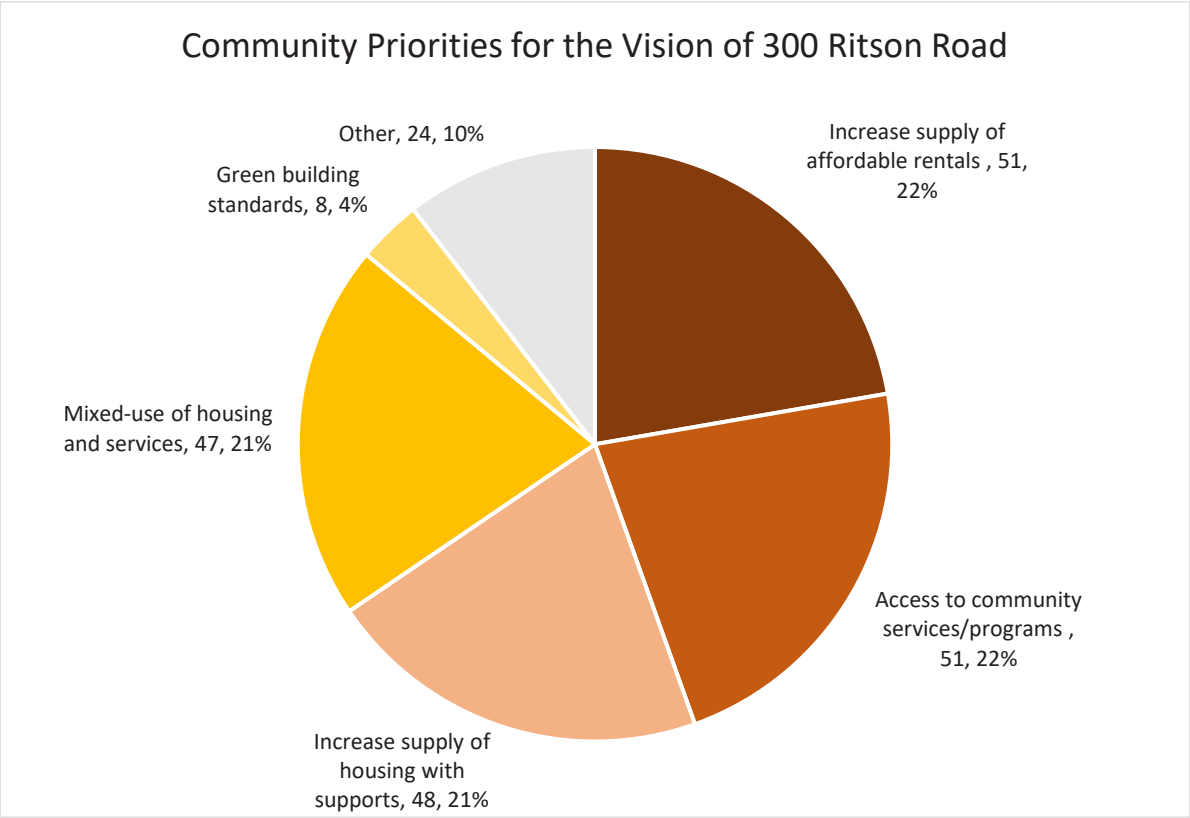


Figure 1. Summary of respondents' top priority for 300 Ritson Road South (Number of Responses: 229)

The project team received many comments further elaborating on participants' thoughts on the vision for the site:

- Overall, participants identified a desire for the site to serve as a reflection of the community's needs.
- Some participants identified key groups in need of housing that could potentially be accommodated on the site. These included seniors (living independently or through a long-term care or retirement facility), university students, and generally, individuals who would benefit from more affordable housing.
- Some participants supported the site's suitability for transitional or supportive housing, with some identifying the opportunity and benefits of wrap-around housing services. Some participants expressed concerns about on-site transitional or supportive housing,

recognizing that it would demand too much available space without providing opportunities for other community services and programs the community desires.

Participants were also asked what qualities would help to foster a welcoming environment:

- Some participants identified that the idea of a welcoming space carries different implications for user groups. Some people will feel inherently more/less welcome based on their gender, race, age, language, access to housing, employment, or other factors. An equitably welcoming space should acknowledge that some people and communities need unique support services to make them feel welcome.
    - Some examples included multi-faith rooms, information in multiple languages, and gender-neutral washrooms with child-changing facilities and washing facilities for religious practices.
- Participants identified the need to accommodate a variety of ways for people to travel to the site by including vehicle parking and amenities for safe bicycle parking.
- Participants indicated the space should be inclusive and provide opportunities for people to feel safe where prejudice is not tolerated.
- Participants identified that the space should be barrier-free.
- Some participants suggested that there could be a community stewardship initiative for the space to help nurture the community around the area.
- Participants referenced the importance of ensuring people feel ownership over the space and have a say in their spaces.
- A participant suggested that welcoming committees could be implemented to engage with people accessing the space/living in it so they have a person to connect with.

Valued Services

Participants indicated that Housing and Homelessness services would be most valuable to the community, followed by Physical and Mental Healthcare, then Education and Training (**Figure 3**).

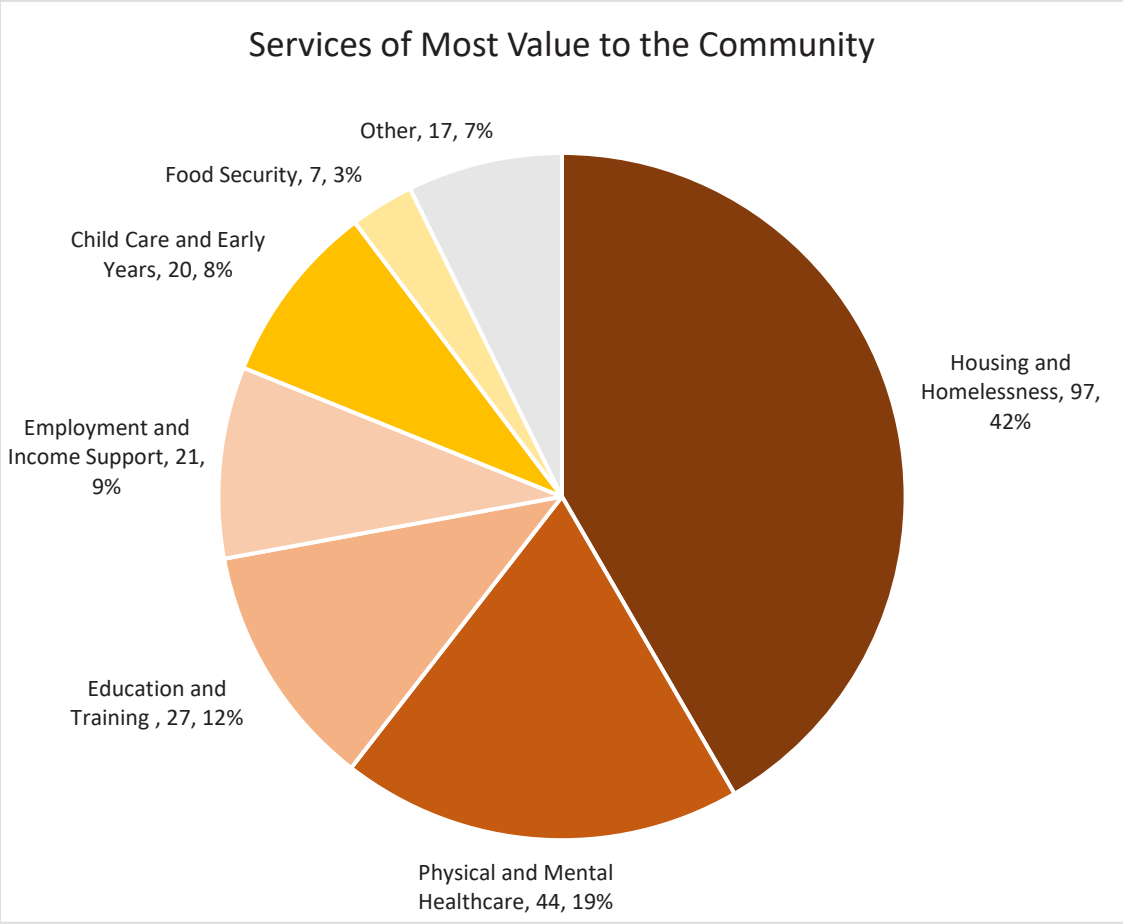


Figure 2. Summary of services respondents identify as most valuable to the community (Number of Responses: 233)

Current and Desired Programs and Services

Participants identified that the top programs and services they currently access include the Library, Recreation Services/Programs, and Healthcare Services/Programs. Participants expressed interest in future programs/services related to Community Services, Education and Training, and Mental Health Services/Programs (**Figure 4**).

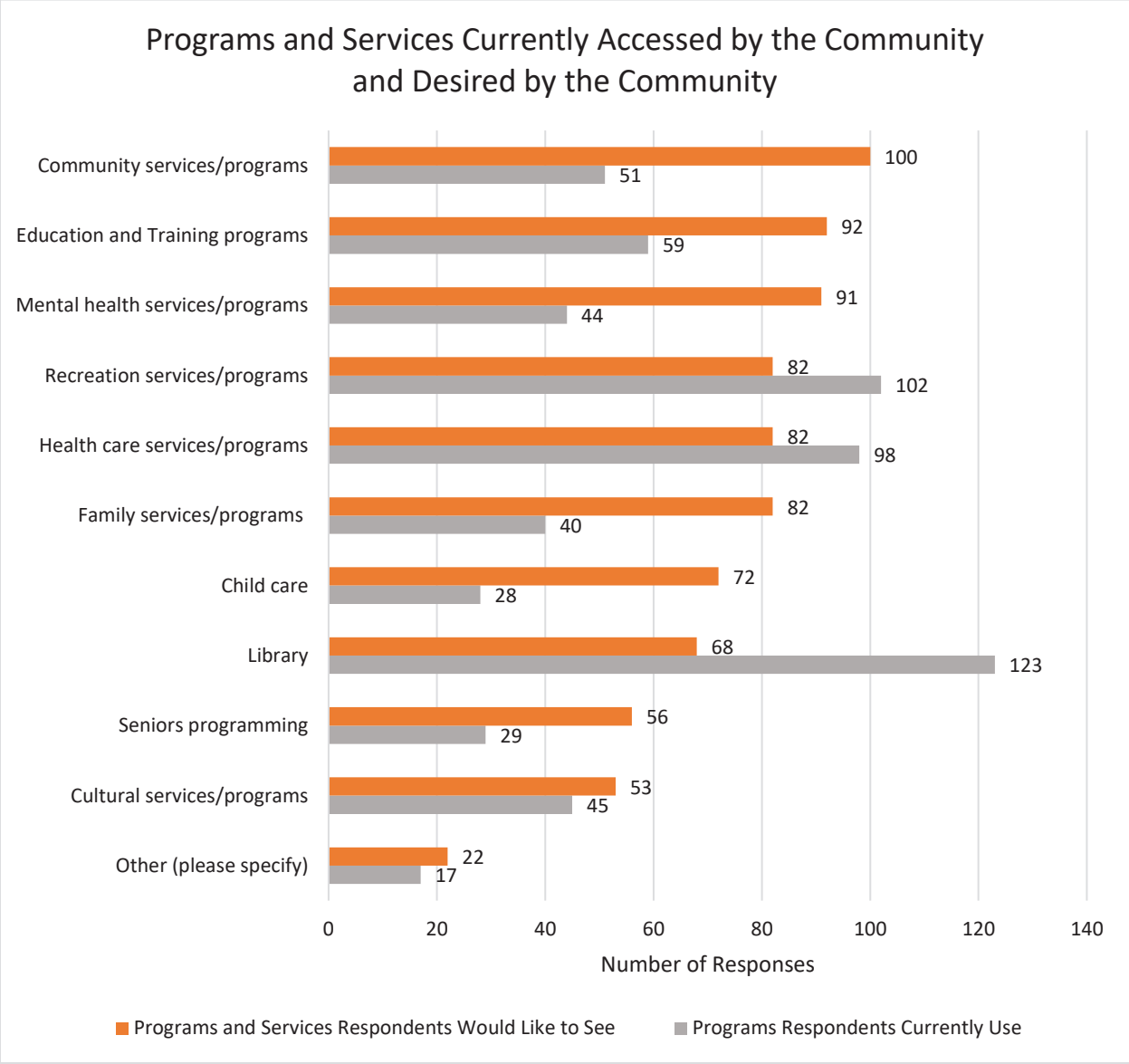


Figure 3. Summary of programs and services respondents currently use and desire to see reflected in the future of 300 Ritson Road South.

Participants also identified the following community programs and services they currently use:

- Schools, noting that several have closed in their community and related concerns associated with school capacity.
- Seniors-specific healthcare services.

Respondents also identified the following programs and services they would like to see in the future of Ritson School:

- Access to food either through groceries or a communal garden. This included urban farming/gardening.
- Spaces for gathering generally and specific needs, such as children's play and off-leash dog space. Family recreation and fitness were also noted.
- Opportunities for intergenerational connection.
- Paramedic unit.
- Long-term care.
- Indigenous healthcare navigator.
- Library.
- Childcare.
- Family services.
- Arts centre.
- Museum of Oshawa.
- Warming/cooling centre capabilities.

Participants were divided on whether housing and services should be separated so that the site provides only housing or only services or a more integrated housing and services model. Participants who supported the integration of housing and services generally indicated that this is a strong model for helping to support people. A participant referenced Cornerstone on Bloor Street in Oshawa as a similar successful model from which the project could learn to further build a unique service model.

Individuals who supported separating housing and services (only providing housing or services) generally indicated the affordable housing availability challenges facing Oshawa/Durham Region, requiring optimizing sites to deliver as much as possible. Some concerns were expressed regarding challenges to the surrounding community that may arise from social services and supportive/transitional housing concentrated under one roof.

Other feedback

Participants also provided additional feedback for the project team to understand as part of the community's desires for the site, including feedback received through the 'Have Your Say' portal on the webpage:

- Participants were eager for the project's timeline to be accelerated to deliver either housing or social programs and services, or a combination of both on the site.
- Some participants identified a connection between the community, the building, and the landscape's historic significance. Participants were interested in ensuring the building continues to look and feel like the original schoolhouse. Participants were also interested in ensuring the property's trees are protected.
- Some concerns were raised regarding the tradeoffs associated with historic preservation and the challenges it can pose for redevelopment. Historic preservation should clearly articulate the significance of preserving elements and not simply preserving something because it is old.
- There is interest in having Durham Region manage the housing on-site rather than a for-profit company.

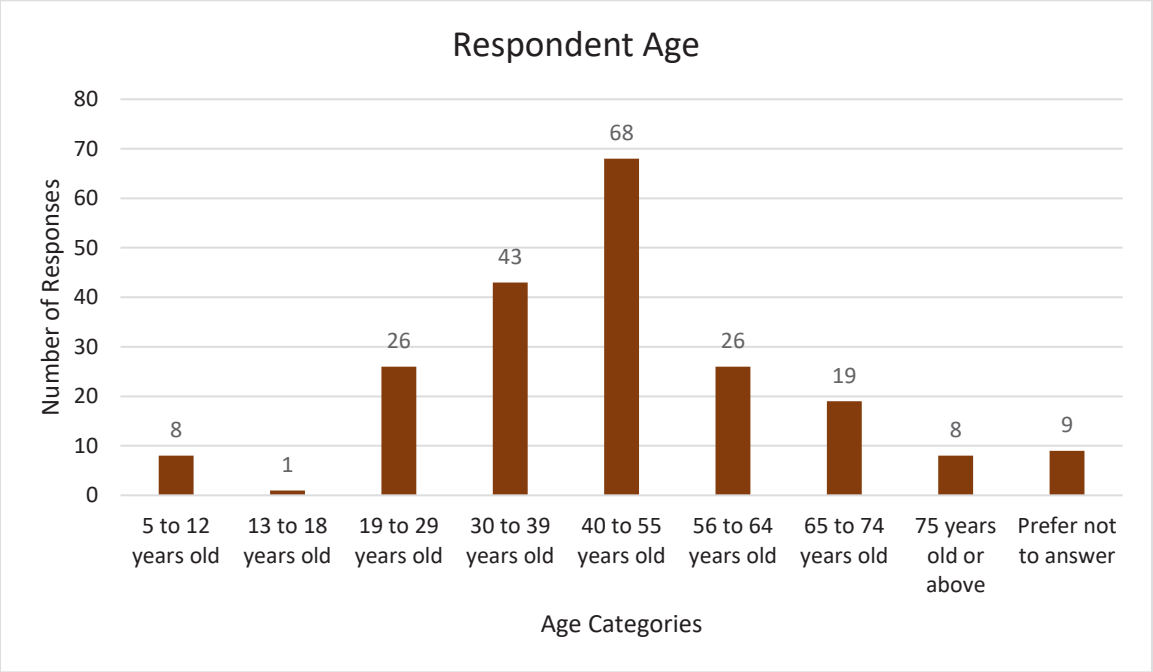
- Participants were interested in understanding how "affordability" is defined in the context of this project.
- Individuals were generally concerned about housing affordability and the desire to ensure attainable affordable housing for the future use of this site.
- Interest in knowing more about the housing models being examined for the site – some participants were interested to know if co-op housing could be explored.
- Participants would like reassurance that efforts are being made to help individuals experiencing homelessness, addiction, or other issues.
- A participant suggested using the building as semi-permanent living quarters with opportunities for skill-building for homeless individuals until they are secure enough to live independently and can potentially relocate to other communities in Canada to utilize their newfound skills.
- Participants suggested transforming the building into a centralized hub for the homeless population where social supports and essential services, including counselling, addiction treatment, and mental health support, could be provided.
- A participant suggested employing local talents, such as teachers, nurses, social workers, and others within the building, to support the programs and services provided.
- A participant suggested using the field around the building for mixed housing, referring to examples like Ontario Shores and exploring the potential for collaboration with other communities across Canada.
- A participant suggested possibly including programs similar to Gate 3:16, where basic necessities and emergency shelters are provided.
- Participants are generally supportive of the micro-home projects nearby but are concerned with issues like fights and theft. Participants acknowledge that the outcome will largely depend on the use(s) of the site.
- Participants identified the potential need for on-site security presence and safety enhancements around the neighbourhood.
- Some participants expressed concerns about cleanliness and ongoing maintenance of the site.
- Some concerns were expressed related to service capacity, particularly school capacity.
- Participants highlighted the pressing need for more schools in Oshawa, as existing ones are overcrowded, and suggested reopening the building as an elementary school.
- The Canada-Wide Early Learning & Child Care (CWELCC) funding is helping families afford childcare, but the high demand has created long waitlists.

Next Steps

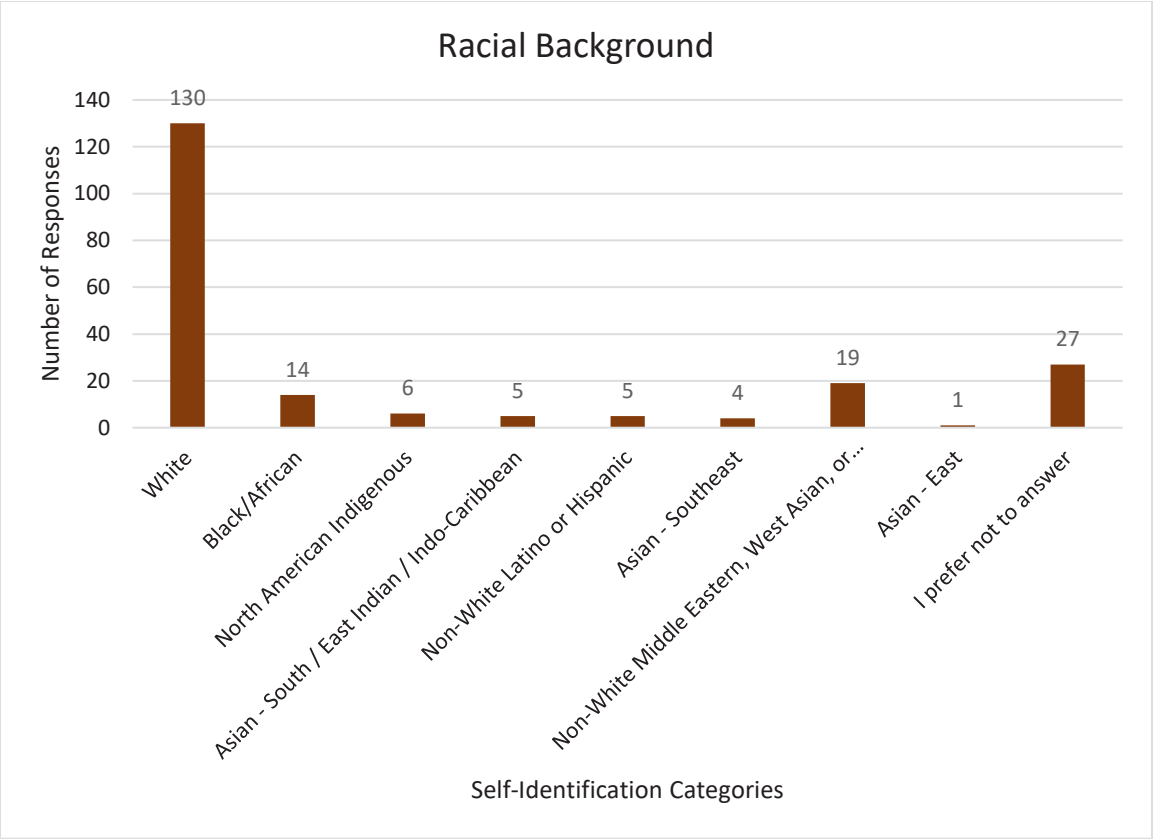
The project team will review the feedback received and use it as one of many inputs to develop design concepts for the site. Additional engagement on these design concepts is anticipated for Winter 2024.

Appendix A – Online Survey Demographics

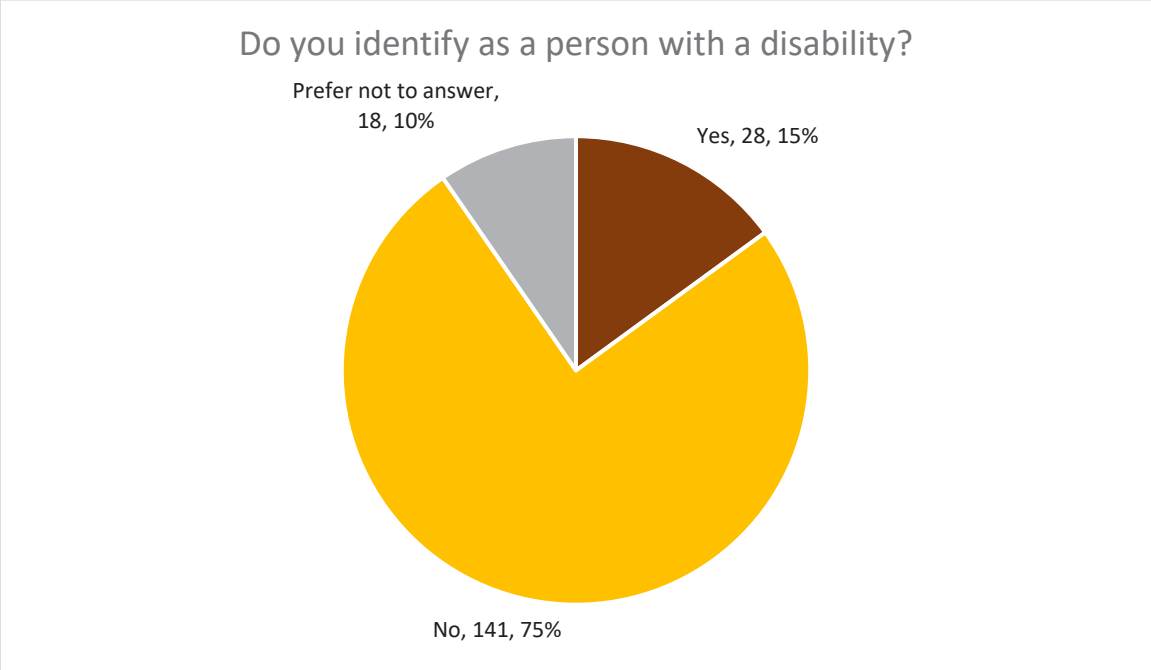
Age



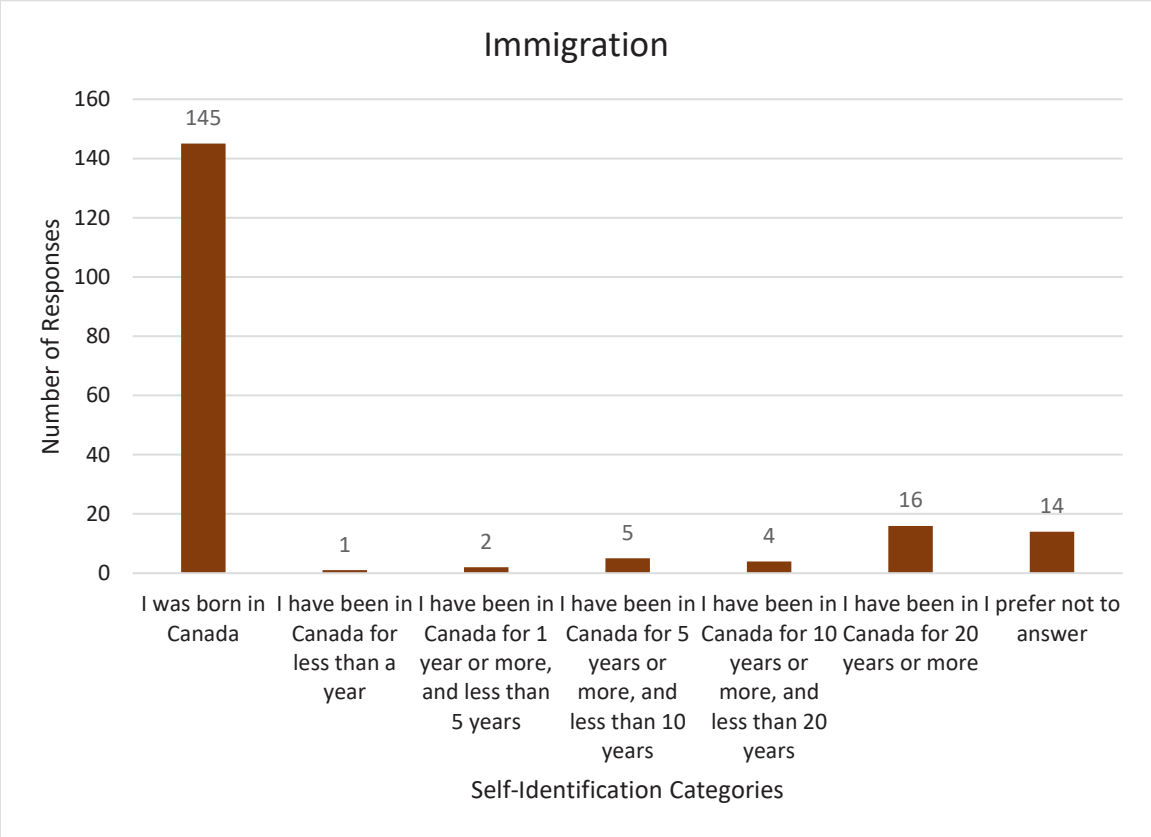
Racial Background



Disability



Immigration Background



Appendix D:

Stakeholder Workshops 'What We Heard' Summary

Ritson School Project
Stakeholder Workshops
'What We Heard' Summary

Prepared by LURA Consulting

July 2023

Introduction and Background

The Region of Durham is working to expand access to affordable housing and community services and supports across all eight local area municipalities to promote equitable access for all residents. This process will look at the opportunities to use the school property to create more housing and support the Region's commitment to initiate the development of 1,000 new affordable rental housing units by 2024 across the Region of Durham, as per At Home in Durham, the Durham Housing Plan 2014-2024, and the Region's Master Housing Strategy.

The Ritson School Project aims to explore potential uses for the former elementary school building for community programming needs of residents in the surrounding neighbourhood and Durham Region.

Purpose and Format

The project team (Region of Durham, prime consultant Smart Density and sub-consultant LURA Consulting) held three (3) stakeholder sessions for businesses and service providers on July 13, 2023, at the Spark Centre (2 Simcoe Street South, Oshawa, ON).

- Session #1 engaged businesses and was held from 8 a.m. to 9 a.m.
- Session #2 engaged service providers and was held from 10 a.m. to 12 p.m.
- Session #3 engaged service providers and was held from 1 p.m. to 3 p.m.

The purpose of the stakeholder workshops was to:

- Introduce the project and generate awareness.
- Understand interests in commercial space and community needs.
- Understand service providers and their clients' needs.
- Understand interests and gaps for programs and service spaces.
- Build relationships and discuss potential partnerships.
- Meet the project team.

Zoie Browne and Susan Hall of LURA Consulting facilitated the workshops. They welcomed the participants, introduced the project and consultant team, and provided a brief overview presentation to highlight project opportunities and timeline. Participants were asked to introduce themselves and their business, organization, or group affiliation during each session. The project team divided participants into several groups to allow for group discussions and asked questions to better understand interests and gaps for programs, services, commercial uses, and the needs of the community, businesses, and service providers. LURA Consulting facilitated the discussions, and the project prime consultants Smart Density and the Region project leads received feedback.

Forty-four (43) people signed in at the meeting, which comprised ten (10) businesses and thirty-four (34) service providers.

The meeting agendas can be found in **Appendix A,** and the list of participants can be found in **Appendix B.**

What We Heard

Understanding the Current State

Participants identified the following as the biggest opportunities for the Ritson School Project for their community and businesses:

- Develop mixed housing options that combine affordable and market-rate units and establish a housing initiative that addresses homelessness (e.g., The Refuge Youth Outreach Centre).
- Develop a health hub incorporating social determinants of health and partner with the Durham Ontario Health Team (DOHT).
- Facilitate collaboration and integration among various social services.
- Diversify services, commercial offerings, and partnerships.
- Promote a sustainable approach to building design and social integration.
- Foster a more unified community identity while promoting a stronger sense of community and belonging.
- Establish a foreign language school with dormitories for international students.

Service Provider participants identified the following as the most significant services and programming needs for their organization, group, and/or clients:

- Office spaces with meeting rooms and storage for supplies and equipment.
- Space for medical consultations (private) and healthcare services.
- Services and support programs for mental health and disabilities.
- Community-based health and exercise programs.
- Programs and services that support youth involvement.

Community Services and Program Assets

The project team has developed a draft asset map of local programs and services. The following list includes elements that participants indicated as missing or needing to be added:

- **Schools**
  - Ontario Tech University
  - Durham College
- **Housing**
  - Student Housing
  - Supportive and Senior's Housing
    - Sunrise Seniors Place
    - Faith Place

        - Naturally Occurring Retirement Communities (NORCs)[1]
    - Women's Shelters
        - The Denise House
    - Transitional Housing and Correctional Half-Way House
        - Cornerstone Community Association Durham
        - Bloor Street East and Simcoe Street South locations noted
    - Micro-homes at Olive Avenue, Drew Street and Banting Avenue
- **Parks and Trails**
    - Brick by Brick Park
    - Oshawa Creek Trail
- **Heritage Properties and Assets**
    - Parkwood Estate
- **Indigenous Programs and Services**
    - Bawaajigewin Aboriginal Community Circle (BACC)
    - Oshawa and Durham Region Métis Council
    - Baagwating Indigenous Student Centre at Ontario Tech University
- **Social and Community Services**
    - Community Care Durham (CCD)
    - Community Development Council Durham (CDCD)
    - Home and Community Care Support Services
    - Boys and Girls Club Durham (BGC)
    - The Refuge Youth Outreach Centre
    - YWCA Durham
    - The Participation House
    - Community Living Durham North
    - John Howard Society of Durham Region
    - Backdoor Mission
    - Durham Outlook for the Needy
    - Feed the Need in Durham
    - Durham Region Unemployed Help Centre (DRUHC)
    - Durham Rape Crisis Centre (DRCC)
    - Canadian Mental Health Association Durham (CMHA)
    - Durham Community Health Centre (DCHC)
    - AIDS Committee of Durham Region (ACDR)
    - Ontario Works (200 John Street West)
    - Durham Community Legal Clinic
- **Art and Recreational Spaces**
    - Robert McLaughlin Gallery
    - Abilities Centre
- **Social and Community Establishments**
    - Grocery Stores
    - Pharmacy
    - Clinics

[1] A naturally occurring retirement community (NORC) refers to a community or neighborhood with a high proportion of older adult residents.

  - Libraries
  - Paramedic Services
  - Drug and Alcohol Treatment Centres

Commercial Space Needs

Participants identified the following complementary commercial spaces that should be considered for inclusion on the site:

- Health and essential services (e.g., optical, dental, and medical facilities, pharmacy, grocery stores)
- Food establishments that are not limited to fast food and cafes
- Daycare facilities and programming for children
- Office and co-working spaces (e.g., CORE21, Spark Centre)
- Artist studios (e.g., Artscape)
- Banking facilities
- Spaces to enhance educational opportunities for community members

Participants highlighted the following conflicts/concerns that should be considered with other businesses and initiatives:

- Retail spaces should not be the primary focus, as many office and commercial spaces are currently vacant.
- Provide more facilities and opportunities for children to play downtown.
- Focus on maintaining employment opportunities in the area.
- The neighbourhood's changing dynamics have increased foot traffic, making it essential to design well-planned walkways to promote easy movement within the site.
- Address concerns about concentrating services and support in one area and the challenge of accessibility.
- Participants indicated that considerations should be made for:
  - transportation access and services (e.g., GO stations)
  - senior residences
  - outdoor/recreational spaces

Service and Programming Needs

Given the opportunity to offer services and programs for the community from this site, participants from various organizations and groups identified the following as the type of services and programs they would like to offer from the site.

- Community Hub (place for gatherings)
- Housing support and services
- Employment skills and training programs
- Life skills-based programming (e.g., cooking, budgeting, parenting courses)
- Programs and services targeted at supporting youth outreach and engagement
- Counselling and mental health-related services
- Developmental services
- Indigenous community programming
  - Space for prayers, healing, and traditional ceremonies

    - Access to healers and traditional medicines
    - Land-based programming
    - Drum socials
    - Sweat lodge
    - Smudging
- Health care services
- Free or low-cost recreational programs
- Community food programs
    - Food banks
    - Community fridges
- Pet-friendly spaces

Participants highlighted the following groups and individuals that could benefit from these proposed services and programs.

- Seniors
- Youth
- People with disabilities
- Young couples and families
- Diverse communities, including Black and Indigenous peoples

Participants highlighted the following uses that could be considered for the space:

- Community kitchen for food education, meal preparation, and cooking classes
- Indoor and outdoor spaces for people to gather without time constraints.
- Program space for different age groups and cultural groups, such as a seniors' drop-in center and daycare facilities.
- Multi-purpose space for various activities like gym, yoga, and recreational sports.
- Venue for social events and large gatherings.
- Space to preserve and practice Indigenous teachings, traditions, and ceremonies.
- Community health center with primary and secondary health care offerings (e.g., walk-in clinic, medical assessments and labs, counselling offices)
- Office space and meeting rooms that can be booked as needed.
- Storage space for supplies and equipment needed by various agencies running programs.
- Green spaces such as a green roof, community garden, and medicine garden.
- Meditation and prayer rooms.

Participants provide the following additional comments about how the space can be utilized:

- The space must be accessible with features like accessible entrances, ramps, elevators, accessible parking spaces, automatic doors, and accessible washrooms.
- Create a space accessible to community groups (e.g., AA, NA, Rotary) with flexible scheduling.
- The space should support the on-site residents and the surrounding community and include amenities, programs, and services.
- Consider integrating health services under one roof for seamless access.

- Consider having designated full-time spaces (e.g., coffee shops) where profits get reinvested into the space.

Partnerships

Participants identified the following kinds of partnerships they would like the Region to consider:

- Financial services and institutions (e.g., tax clinics, banks)
- Educational institutions (e.g., Ontario Tech University, Durham College)
- Local organizations for skill development opportunities
- Medical and health services (e.g., Lakeridge Health)
- Community and local groups (e.g., neighbourhood associations)
- Housing and accommodation service providers
- Social services and community organizations (e.g., immigration services)
- Senior housing and aging-in-place service providers
- Heart and Stroke Foundation
- Autism Home Base
- Community Living Durham North
- Durham Outlook for the Needy
- Community Care Durham (CCD)
- Community Development Council Durham (CDCD)
- Durham Ontario Health (OHT)
- Durham Community Health Centre (CHC)
- Durham Association for Family Resources and Support (DAFRS)
- Developmental Services Ontario (DSO)
- Boys and Girls Club Durham (BGC)
- Durham Regional Police (DRP)

Additional Comments, Concerns, and Suggestions

Participants shared the following comments, concerns, and suggestions to the project team:

- Encourage community-driven engagement and partnerships between community organizations and businesses to provide a wide range of services and resources to the community.
- Blend the offered services and programs seamlessly into the existing neighbourhood, using a natural neighbourhood approach[2].
- There are many Indigenous groups in the Region; therefore, offering Indigenous-led programs and services can help foster a sense of belonging for Indigenous youth and families and ensure they feel seen, heard, and represented.
- Establish a Community Advisory Committee to help inform where gaps exist and actively involve community members throughout all stages of the project while adopting a "do with, not for" approach.
- Successful models from other locations (e.g., Toronto) should be considered to avoid reinventing the wheel.

[2] A natural neighborhood is where services are naturally provided in an accessible and supportive manner.

- There is a preference for context-sensitive lower-rise building(s) (e.g., 6-7 floors max) instead of a high-rise structure.
- Consider barriers to access and transportation issues to ensure the community can access services.

Next Steps

The project team will review the feedback received and use it as one of many inputs to develop design concepts for the site. Additional engagement on these design concepts is anticipated for Winter 2024.

Appendix A – Agendas

Session #1: Businesses: 8:00am – 9:00am

TIME	AGENDA ITEM
8:00am	**Welcome and Project Overview**
8:15am	**Introductions and Understanding the Current State** 1. What do you see as the biggest opportunity for the Ritson School Project for your community and business?
8:25am	**Community Services and Program Assets** 1. The project team has developed a draft asset map of local programs and services. Is anything missing or needs to be changed? **Commercial Space Needs** The vision for the Ritson School Project will see the renovation of the former elementary school building to be used for community programs that meet the current and future needs of residents in the surrounding neighbourhoods and communities. 2. What complimentary commercial spaces should be considered for inclusion in the site and why? 3. Are there any conflicts/concerns to consider with other businesses/initiatives?
8:45am	**Partnerships** 4. What kind of partnerships would you like the Region to consider?
8:55am	**Thank you and Next Steps**
9:00am	Adjourn

Session #2: Service Providers: 10:00am – 12:00pm
Session #3: Service Providers: 1:00pm – 3:00pm

TIME	AGENDA ITEM
10:00am *1:00pm*	**Welcome** 1. *What are the biggest services and programming needs for your organization/group and clients?*
10:05am *1:15pm*	**Project Overview**
10:15am *1:45pm*	**Service and Programming Needs** 2. The project team has developed a draft asset map of local programs and services. Is anything missing or needs to be changed? 3. If your organization/group could offer services and programs for the community from this site, what would it be and why? a. Who would benefit and how? b. Are there adjacent services to consider? In order to give the project team a better idea of how much space might be needed… 4. What different uses might the space need to accommodate, and what kind of specific resources should be considered?
11:30am *2:30pm*	**Partnerships** 2. What kind of partnerships would you like the Region to consider?
11:40am *2:40pm*	**Report Back**
11:55am *2:55pm*	**Thank you and Next Steps**
12:00pm *3:00pm*	**Adjourn**

Appendix E:

Internal Programming Needs Analysis Workshop 'What We Heard' Summary

Ritson School Project
Internal Programming Needs Analysis Workshop
'What We Heard' Summary

Prepared by LURA Consulting

July 2023

Introduction and Background

The Region of Durham is working to expand access to affordable housing and community services and supports across all eight local area municipalities to promote equitable access for all residents. This process will look at the opportunities to use the school property to create more housing and support the Region's commitment to initiate the development of 1,000 new affordable rental housing units by 2024 across the Region of Durham, as per At Home in Durham, the Durham Housing Plan 2014-2024, and the Region's Master Housing Strategy.

The Ritson School Project aims to explore potential uses for the former elementary school building for community programming needs of residents in the surrounding neighbourhood and Durham Region.

Purpose and Format

The project team held an internal programming needs analysis workshop for the Region of Durham stakeholders on June 20, 2023, from 4 p.m. to 6 p.m. at Regional Headquarters, 605 Rossland Road East.

The purpose of the workshop was to:

- Gather feedback about divisional perspectives for regional service/programming needs that may be incorporated into the Ritson School Project.
- Discuss information related to:
    - Proposed types of services that departments could provide in the building/site.
    - Identify department roles and highlight the value of having program space in the building that would benefit the community and/or Durham Region.
    - Space requirements.

Andrew McIntosh, Region of Durham, provided opening remarks. Zoie Browne and Susan Hall of LURA Consulting reviewed the agenda, provided a brief project overview, including preliminary market assessment research (conducted by Parcel and supported by the consultant lead's Smart Density), and facilitated participant introductions and discussions.

The meeting agenda can be found in **Appendix A,** and the list of participants can be found in **Appendix B.**

What We Heard

A summary of what we heard is below and organized by discussion questions and themes.

What Regional services and programs should be considered for inclusion in the Ritson School Project?

- Children's services
  - Early years programs and drop-ins (EarlyON)
  - Children's developmental and behavioral support
- Seniors programming
  - Adult Day Programs and drop-in
  - Creating social opportunities that cater to seniors and services in one location
- Housing
  - Affordable housing for families and seniors
  - Mixed-income housing
  - Low support respite
- Durham 311 Representative
- Ontario Works (IEHSD supports)
- Social services
  - Settlement and newcomer services
  - Human services intake
  - Employment support
- Service Hub
  - Community Safety Advisor
  - Offers a place where agencies come together
  - Agencies can have independent access
- Health
  - Specialized healthcare
  - Mental health (Counselling, family support)
  - Infant development
  - Sexual health clinic
  - Community paramedicine program
  - Urgent care clinic
- Office space
  - Community Paramedicine Touchdown
- Indigenous programming (space that is shared but builds ownership and identity)
  - Early learning
  - Ceremony
  - Language
  - Healing garden
  - Courtyard, greenspace, playground, gathering space
- Outdoor amenities and public green space
  - Community garden

Why should these services be considered?

- Improve the quality of life
- Reduce poverty

- Enhance health and safety
- Serve underserved areas
- Promote accessibility
- Contribute to community vitality and well-being
- Leverage economic opportunities
- Address housing needs
- Ensure food security

Who do these services benefit, and how?

- Individuals in all stages of life
- Neighbourhoods and surrounding communities
- Local businesses
- Service providers
- Tenants
- Commuters
- Two generations of seniors
    - Younger, close to retirement
    - Older – look at keeping them out of long-term care and offer programs that support independent living.
- Indigenous
- New immigrants

Are there any conflicts/concerns to consider with other initiatives?

- Programs with age restrictions
- Competing programs nearby
- Costs and funding
- Staffing
- Space requirements
- Changing demographics and density (unsure what it will look like and its impact on current residents)
    - GO station coming to the area, proximity to the highway, etc., will change the projected demographics.
- Traffic
- Lack of services for increasing population (banks, grocery stores)
- Lack of cohesiveness with the province
- Cultural protocols and practices
- Changing priorities of the government
- Duplication of services
- NIMBYism
- Micro home locations

Are there adjacent services to consider?

- Immigration and settlement services
- Recreational spaces (gym, playgrounds, outdoor space, etc.)
- Libraries
- Kitchens (for community, residents, and learning)

- Gardens
- Cafés
- Markets
- Hubs for health and wellness
- MTSA and access to transit
- Courthouse

Are there partnerships to consider?

- Non-profit and cultural organizations
- Schools
- Libraries
- Seniors' centers
- Non-profit housing
- Developers
- Legal aid
- Health
    - Pharmacies
    - Physicians
    - Dental
    - Mental Health and Well-being

How much space and what kind of resources should be considered?

- Flexible spaces were a noted value. This includes:
    - Shared computers and technology access
    - Staffing (permanent and rotational on a calendar)
- Single reception (e.g., Welcome Centre)
- Office space and meeting rooms
    - Office space for 2-3 staff at a time
    - Auditorium style for ~300 people
    - Conference style for 30-50 people
    - Indoor and outdoor open-concept style for 30-50 people
- Meeting equipment (e.g., chairs, tables, A/V, etc.)
  Storage (e.g., administrative and recreational supplies)
- Kitchen
- Lounge areas (e.g., movie and games night)

Are there any local groups you think should be engaged in this process?

- Bawaajigewin Aboriginal Community Circle (BACC)
- Métis Nation of Ontario
- Community Care Durham
- Durham Family & Cultural Centre
- Ifarada Institute
- Kujenga Wellness Project
- Durham Community Action Group
- Black-Led Engagement Network of Durham – BLEND
- The Canadian Jamaican Club of Oshawa

- Womxn of Colour Durham Collective
- Women's Multicultural Resource & Counselling Centre
- Congress of Black Women of Canada, Oshawa / Whitby Chapter
- Canadian Council of Muslim Women
- Durham Educator's Network for South Asians
- Durham Tamil Association
- Durham Chinese Culture Centre
- Back Door Mission
- Frontenac Youth Services
- DurhamOne
- GAP committee
- Durham Region AAC and Oshawa AAC
- Durham Black Educators Network (DBEN)
- Oshawa Senior Community Centres
- Pickering Welcome Centre
- Ajax Welcome Centre
- Achev Assessment Services
- Durham Community Health Centre (DCHC/Formerly Carea)
- Big Brothers Big Sisters of South-West Durham
- Oshawa Seniors Centre
- We Grow Food Organization
- Service Oshawa
- Oshawa Parks and Recreation
- Durham Regional Local Housing Corporation (DRLHC)
- Habitat for Humanity
- Lakeridge Health
- Queen's University
- Trent University
- Ontario Tech University
- Durham College
- Durham District School Board (DDSB)
- Durham Catholic District School Board (DCDSB)

The following divisions have identified the following ways to support the Ritson School Project:

<u>Planning Division</u>

- Participate and assist in stakeholder engagement (e.g., project refinement, project updates, and communications).
- Provide planning-related due diligence.
- Provide planning rationale reports, exhibits, maps, and drafting of bylaws.
- Prepare application and submission to area municipalities (e.g., Oshawa).
- Attend and participate in public meetings and follow-up.
- Provide evidence at OLT hearings.
- Review and comment on materials prepared by external consultants.

DEI Division

- Participate and assist in outreach and community engagement.
- Provide inclusive and accessible design advice.
- Provide an equity review of materials (e.g., communications, RFPs, plans, and reports).

Finance Department

- Assist in developing and/or reviewing the business case for short and long-term options for support (e.g., new community housing choices and/or Regional programs/services to be potentially provided at the subject site).
- Support the revitalization, intensification, and development of strong and vibrant urban areas.
- Facilitate the development of mixed-income communities that are well-designed, well-managed, and built on a scale that ensures integration within the community.
- Support opportunities that promote social and economic integration within Durham's communities.
- Encourage planning and development that supports an improved live/work relationship.
- Investigate opportunities to alleviate the social housing waitlist in neighbourhoods where the need is greatest.
- Create buildings that are energy efficient while promoting conservation and ensuring accessibility.
- Encourage rental developments that allow community partners to provide affordable housing with supports for vulnerable people.
- Request that the federal and provincial governments re-establish their responsibilities, introduce and/or reintroduce funding, tax incentives, exemption and credits, loans, and sustainable funding programs that encourage developers to build affordable rental housing.
- Explore the opportunity to use Private Public Partnerships to:
    - Leverage private sector expertise for housing, including development, construction, marketing, and property management.
    - Ensure on-schedule and on-budget project delivery, innovation, and value-for-money, secured through a project agreement with payment based on performance guarantees.
    - Ensure life-cycle project management, with construction and operational risks transferred to the private sector.
    - Allow for a competitive bidding process to weigh benefits beyond costs, including social, environmental, and community factors and benefits.
    - Enable projects to take on more risk, with potential transfer of financing risks to a private sector participant.
-

Recommendations:

- Know the things that people have already told the Region before hosting consultations.
    - Retelling deficiencies about the community or things that are needed can be re-traumatizing.
    - Create a dialogue with the existing community and an inclusive forum for community feedback.

- Slow the process down and have an extended timeline.
- Discuss and determine the best use of the housing component with the City of Oshawa staff.
- Look at the programs offered. Currently only looking at organization location, not programs.
- Look at opportunities for land ownership. This could include gifting as part of Indigenous Reconciliation.
- Open house or drop-in for the public, not town hall.
- Social service providers – open invitation (not limited), consider more than 1 session.

Other Information:

- Community analysis for EarlyON is done annually (an updated one is available in the fall).
- Tamarack approach[1].
- Bawaajigewin[2] needs assessment is available online.
- Heritage designation can be a challenge (time/costing).
- There is no Welcome Centre serving Oshawa and the eastern parts of the Region. Consider having a temporary space in the project for newcomers east of Ajax and Pickering.
- Follow-up with staff to learn more about micro homes pilot experience, Beaverton housing project experience, Early Years Indigenous Needs Assessment, equity, diversity, and inclusion known research and partnerships, and Oshawa's Integrated Major Transit Area engagement process.

Next Steps

The project team will review the feedback received and use it as one of many inputs to develop design concepts for the site. Additional public and stakeholder engagement sessions will be held throughout July 2023.

[1] Tamarack develops and supports collaborative strategies that engage citizens and institutions to solve major community issues across Canada and beyond.
[2] The Bawaajigewin Aboriginal Community Circle (BACC) is an Aboriginal-led incorporated non-profit agency in Durham Region. BACC has conducted a large-scale community needs assessment through an Ontario Trillium Fund Grant to create a Strategic Plan that was responsive to the current needs of the community.

Appendix A: Workshop Agenda

TIME	AGENDA ITEM
4:00pm	**Welcome and Project Overview**
4:15pm	**Introductions and Understanding the Current State** 1. What do you see as the biggest opportunity for the Ritson School Project for your division and the community?
4:30pm	**Shaping the Ritson School Project** 2. What Regional services and programs should be considered for inclusion in the Ritson School Project? ▪ Why should these services be considered? ▪ Who do these services benefit, and how? ▪ Are there any conflicts/concerns to consider with other initiatives? ▪ Are there adjacent services to consider? ▪ Are there partnerships to consider? For the suggested Regional services and programs… 3. How much space and what kind of resources should be considered?
5:40pm	**Community Engagement** 4. Are there any local groups that you think should be engaged in this process?
5:50pm	**Supporting the Ritson School Project** 5. What role(s) could your division play in supporting the Ritson School Project?
5:55pm	**Thank You and Next Steps**
6:00pm	**Adjourn**