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The Regional Municipality of Durham Report

To: Committee of the Whole
From: Acting Commissioner of Works and Commissioner of Finance
Report: #2022-COW-18
Date: June 22, 2022

Subject:

Next Steps for the Restoration and Redevelopment of 300 Ritson Road South, in the City of Oshawa

Recommendations:

That the Committee of the Whole recommends to Regional Council:

- A) That the overview of the proposed project plan for the restoration and redevelopment of the former Ritson Public School located at 300 Ritson Road South in the City of Oshawa be received for information;
 - B) That financing for the detailed site investigation work estimated at \$550,000 be provided to support advancing the building and site development at the discretion of the Commissioner of Finance; and
 - C) That the Commissioner of Finance be authorized to execute any necessary agreements with respect to the grant funding associated with the implementation of GHG reduction measures at this location.
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Report:

1. Purpose

- 1.1 The purpose of this report is to provide Regional Municipality of Durham (Region) Council with an overview of the proposed project plan for the restoration and redevelopment of the former Ritson Public School located at 300 Ritson Road South in the City of Oshawa (Oshawa).

1.2 This report also seeks authorization to commence detailed building and site investigative work to inform future project phases and guide the proposed conceptual site planning.

1.3 Dollar amounts followed by an asterisk (*) are before applicable taxes.

2. Background and Previous Reports

2.1 In November 2020, Durham Regional Council approved the Master Housing Strategy and committed to the initiation of 1,000 new affordable rental/supportive housing units and to increase the supply of medium to high-density housing in Durham.

2.2 The Durham District School Board (DDSB) declared the former Ritson Public School, located at 300 Ritson Road South, surplus to their needs and offered it for sale at fair market value.

2.3 Report #2021-COW-24 authorized staff to enter into negotiations with the DDSB and to enter into an Agreement of Purchase and Sale at the Regional Municipality of Durham's (Region) estimated fair market value of \$6,990,400. The Region had until October 19, 2021, to submit a fair market value offer for the site under the DDSB's disposition regulations.

2.4 Report #2021-COW-33 authorized staff to amend the offer of compensation from \$6,990,400 to \$7,490,000 as negotiated with the DDSB for the acquisition of 300 Ritson Road South, Oshawa.

2.5 The Region took possession of the site on January 26, 2022.

2.6 On May 9, 2022, the Region was notified that its Expression of Interest Submission under the Low Carbon Economy Challenge Champions Stream titled "Regional Municipality of Durham Net Zero Carbon Building Retrofit for 300 Ritson Road South, Oshawa" was successfully evaluated, resulting in an invitation to submit a Formal Proposal for \$2,000,000 in funding to implement GHG reduction measures at this location.

3. Project Development

3.1 The physical work to be undertaken at the 300 Ritson Road South site will follow two streams involving the existing building and the undeveloped lands.

3.2 Project Stream 1 will involve the restoration and renovation of the former Ritson Public School building. Exterior building envelope restoration and surrounding

site improvements will be undertaken to ensure building elements remain structurally intact to preserve and maintain the original building character. The project team will explore retrofitting the building systems to meet energy targets as well as the potential for on-site energy generation such as solar. This work can advance separately from the interior renovation work that will be guided by the determination of services and programming to be delivered from this location.

- 3.3 Once the interior programming has been determined through a consultative process, detailed design for interior renovations and exterior restorations to meet the programming will commence. The staging of the work will be determined based on when the services are desired to commence and the availability of funds to advance the work. The method of project delivery will be determined based on the scope of the individual work packages.
- 3.4 Project Stream 2 will examine the potential for the undeveloped lands (approximately 2 acres). Conceptual massing and master planning for the development of the undeveloped lands will be undertaken. Work completed at this stage will be used to determine the appropriate method to deliver the planned development and to inform the detailed design work that will follow. Delivery options could be led solely by the Region or in partnership with other organizations or the private sector.
- 3.5 Public consultation will be the foundation leading into each stream of work. There will be a significant connection between the activities proposed in the former school building and how the remainder of the site is developed. Staff propose that to commence the project, full consultation for both streams of work be undertaken simultaneously to ensure there is no disconnect and that the site integration and adjacencies are effective.
- 3.6 Consultations will involve Regional staff, staff from the City of Oshawa, the community and other service agencies, and will target the identification of services to be delivered from the building and inform the conceptual development of the undeveloped lands on the site.
- 3.7 The proposed phasing of the project will be broken down into distinct phases:
 - a) Planning, consultation, and conceptual design work.
 - Retention of master planning consultant for community consultation, program development and conceptual design work:
 1. Development of scope of work.

2. RFP (Request for Proposals) process.
 3. Onboarding of selected consultant and commencement of assignment.
- Stakeholder consultation and needs analysis with internal Regional departments, City of Oshawa staff, the community and external agencies and organizations for:
 1. Project Stream 1: Proposed program and services to be developed in the former school building.
 2. Project Stream 2: The conceptual designs and site massing concepts for the vacant lands.
 - Ongoing exploration of external funding opportunities/financing for building restoration, greenhouse gas (GHG), energy upgrades, etc.
- b) Project Stream 1: Design and renovation of the existing building and Ritson Road frontage site.
- Determine construction delivery model.
 - Commence procurement project.
 - Detailed design and construction documentation.
 - Execute agreements for use of space as required (applicable to external agencies and organizations).
- c) Project Stream 2: Commencement of development process for vacant lands.
- Determine development approach (Regional, private, partnership, other).
 - Commence procurement process/negotiations.
 - Execution of agreements determined by development approach (lease, partnership, contracts, other).
 - Detailed design and construction documentation.

4. Interim Works

- 4.1 Interim works is estimated at \$550,000*; \$375,000* to retain professional services to undertake the consultation and conceptual planning and site massing activities and \$175,000* for works broken down as follows:

- d) Archaeological Assessment - \$23,000*
- e) Geotechnical Survey - \$25,000*
- f) Geophysical Survey - \$20,000*
- g) Updated Phase 1 ESA - \$14,000*
- h) Full Designated Substance Survey (DSS) Report - \$11,000*
- i) Air Quality Testing - \$2,000*
- j) Minor building security upgrades - \$20,000*
- k) Roof drainage repairs - \$35,000*
- l) Preliminary Structural Assessment - \$25,000*

5. Financial Implications

- 5.1 It is recommended that financing for the detailed site investigation work estimated at \$550,000* be provided to support advancing the building and site development at the discretion of the Commissioner of Finance.
- 5.2 As noted in this report, the Region was notified that its Expression of Interest submitted under the Low Carbon Economy Challenge Champions Stream is advancing to the formal proposal stage. If the formal proposal is approved, the Commissioner of Finance will execute any necessary agreements related to this initiative.

6. Conclusion

- 6.1 Staff have developed a high-level project plan as presented in this report to guide the process of restoring and redeveloping the Ritson Public School located at 300 Ritson Road South in Oshawa. The detailed scope of work for the professional services required for the planning, consultation and conceptual design stages will be developed over the next few months.
- 6.2 In the interim, staff will undertake background work and studies that will inform the more detailed work to be undertaken in 2023 throughout the balance of 2022, with financing to be provided.
- 6.3 Staff will continue to investigate external funding opportunities applicable to this project and advance any applications required as appropriate.
- 6.4 For additional information, please contact Andrew MacIntosh, Project Manager, at 905-260-4384.

Respectfully submitted,

Original signed by:

Jenni Demanuele, CPA, CMA
Acting Commissioner of Works

Original signed by:

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer