



# Redevelopment Feasibility Analysis of DRLHC Sites

Committee of the Whole

June 12, 2024

# Master Housing Strategy

The Strategy aims to improve affordability and access to housing with and without supports, protect the existing affordable housing supply, encourage housing diversity, and build capacity in the housing system.

Expected outcomes from the Strategy includes:

- The initiation of 1,000 new affordable housing units by 2024;
- Improved readiness for provincial and federal funding announcements;
- Establishing a shovel-ready portfolio of potential projects aligned with the affordable housing needs of our communities;
- Sustainable investment strategies to support new affordable rental development and the preservation and growth of community housing;

This strategy includes ensuring optimal utilization of Regional resources and developing an evidence-based strategy for managing and revitalizing the DRLHC portfolio.



## Region of Durham Master Housing Strategy

November 2020



### What is the Master Housing Strategy?

The Master Housing Strategy is a living document that operationalizes the Region of Durham's long-term vision for housing set out in **At Home In Durham, the Durham Housing Plan 2014-2024**.

The Master Housing Strategy emphasizes a holistic and systems-level approach to the planning of community, supportive and transitional housing, as well as homelessness supports and prevention.

The Master Housing Strategy commits to an affordable, suitable and sustainable supply of housing for all people in Durham.

# Due Diligence Support

In 2023 the Region engaged Infrastructure Ontario (IO) to examine the feasibility of redeveloping the DRLHC sites at Malaga Road and Christine Crescent into modernized, mixed-income rental communities:

- leverage IO's affordable housing development expertise and build internal capacity
- provide advisory and project management services

In 2023 the Region engaged Bousfields to lead the development and implementation of an engagement, consultation and communications strategy for the redevelopment and revitalization of the DRLHC sites at Malaga Road and Christine Crescent.



# Christine Crescent

419-451 Christine Crescent

**Site Area:** 0.6 hectares (1.48 acres)

**Contains:** 12 semi-detached units (6 vacant)

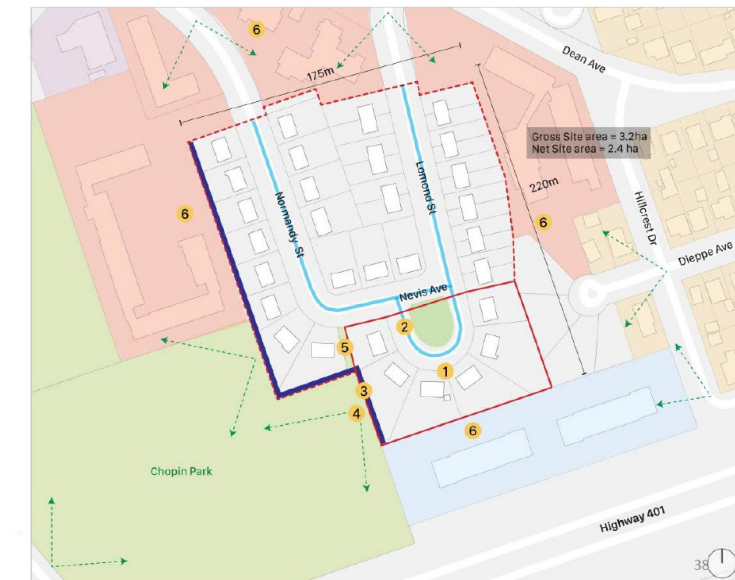
- **First Phase** of the overall redevelopment of the broader Nevis/Normandy/Lomond neighbourhood as a mixed income community
- **Chopin Park** (eastern portion) is underutilized - a community revitalization opportunity
- Designated “Residential” in the City of Oshawa Official Plan
- Zoned “R2” in the City of Oshawa Zoning By-law



## Site Considerations

- 1 EXISTING TOPOGRAPHY**  
SITE'S ELEVATION IS GRADUALLY HIGHER IN COMPARISON WITH THE SURROUNDING CONTEXT
- 2 EXISTING ROAD CONFIGURATION**  
THE FUTURE CONDITION OF CHRISTINE CRESCENT WILL DICTATE THE OVERALL ORGANIZATION AND PATTERN OF THE SITE
- 3 DEVELOPMENT LIMIT**  
EASEMENT ALONG WESTERN EDGE
- 4 VIEW CORRIDORS**  
VISIBILITY TOWARDS THE SITE FROM SURROUNDING STREETS AND EXTERNAL VIEWS – IN PARTICULAR, TOWARDS CHOPIN PARK
- 5 CONNECTIVITY AND CIRCULATION**  
PEDESTRIAN ACCESS TO CHOPIN PARK IS CONSTRAINED DUE TO GRADE CHANGE AND EXISTING INFORMAL PATHWAYS
- 6 SURROUNDING BUILT FORM CONTEXT**  
DEVELOPMENT POTENTIAL AND EMERGING BUILT FORM CONTEXT WITHIN THE IMMEDIATE AREA – IN PARTICULAR, 485 NORMANDY STREET

- |                     |                   |
|---------------------|-------------------|
| HILL SITE (PHASE 1) | TOWNHOMES         |
| HILL SITE (PHASE 2) | MIDRISE APARTMENT |
| CHRISTINE CRESCENT  | SINGLE FAMILY     |
| EASEMENT            | RETAIL/INDUSTRIAL |
| VIEWS               |                   |



# Christine Crescent

## Development Concept

- +/- 164 units (82 market units, and 70 affordable units and 12 RGI replacement units)
- Parkland/pathway and access improvements on adjacent unused portion of Chopin Park
- On-site private open space
- Surface and below grade parking

## Unit Breakdown – 164 units

- 7 bachelor apt. units (4 market, 3 affordable)
- 47 1-bedroom apt. units (25 market, 22 affordable)
- 61 2-bedroom apt. units (35 market, 26 affordable)
- 23 3-bedroom apt. units (7 market, 10 affordable, 6 RGI)
- 3 4-bedroom apt. units (3 affordable)
- 24 2-bedroom back-to-back townhouse units (12 market, 6 affordable, 6 RGI)

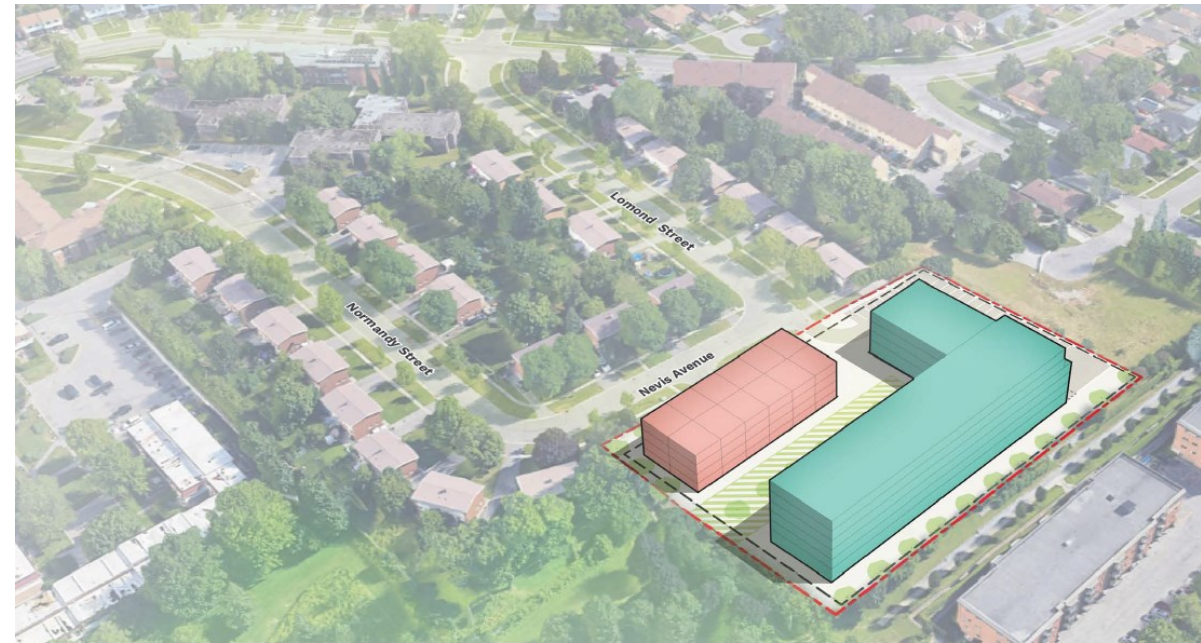
## Project Feasibility Summary

- Project cost forecasted at \$93M
- Financing modelled using Regional (\$35M) and CMHC funding sources
- Cashflow applies a mix of market, affordable and RGI



| Christine Redevelopment<br>Preferred Option<br>Prepared by Bousfields Inc. (April 2024) |               |
|---|---------------|
|   | <b>Total</b>  |
| Gross Site Area (ha)  | 0.785         |
| Net Redevelopment Area (ha)   | 0.785         |
| <b>Total Gross Floor Area (sq.m)</b>  | <b>13,220</b> |
| Total Indoor Amenity GFA (sq.m)   | 328           |
| Net Floor Space Index (FSI)   | 1.68          |
| Net Units per Hectare (UPH)   | 209           |
| <b>Unit Yield**</b>   | <b>164</b>    |
| <b>Parking</b>  | <b>222</b>    |
| P1 U/G Parking  | 190           |
| Surface Visitor Parking Spaces  | 32            |
| Area of Private Roads/Driveways (ha)  | 0.135         |
| <b>Parkland and Open Space (ha)</b>   | <b>0.098</b>  |
| Private and Publicly Accessible Open Spaces (ha)  | 0.098         |

| LEGEND                          |                       |
|---------------------------------|-----------------------|
| Site Boundary                   | Rooftop Amenity       |
| Easement Access                 | Pedestrian Connection |
| Mid-rise Building               | Parking Extent        |
| Stacked Back-to-Back Townhouses | Lobby Entrance        |
| Open Space at Grade             | Parking Entrance      |



| LEGEND                 |                                 |
|------------------------|---------------------------------|
| Site Boundary          | Mid-rise Building               |
| Front Drive Townhouses | Stacked Back-to-Back Townhouses |
| Parks and Open Space   |                                 |

# Christine Crescent

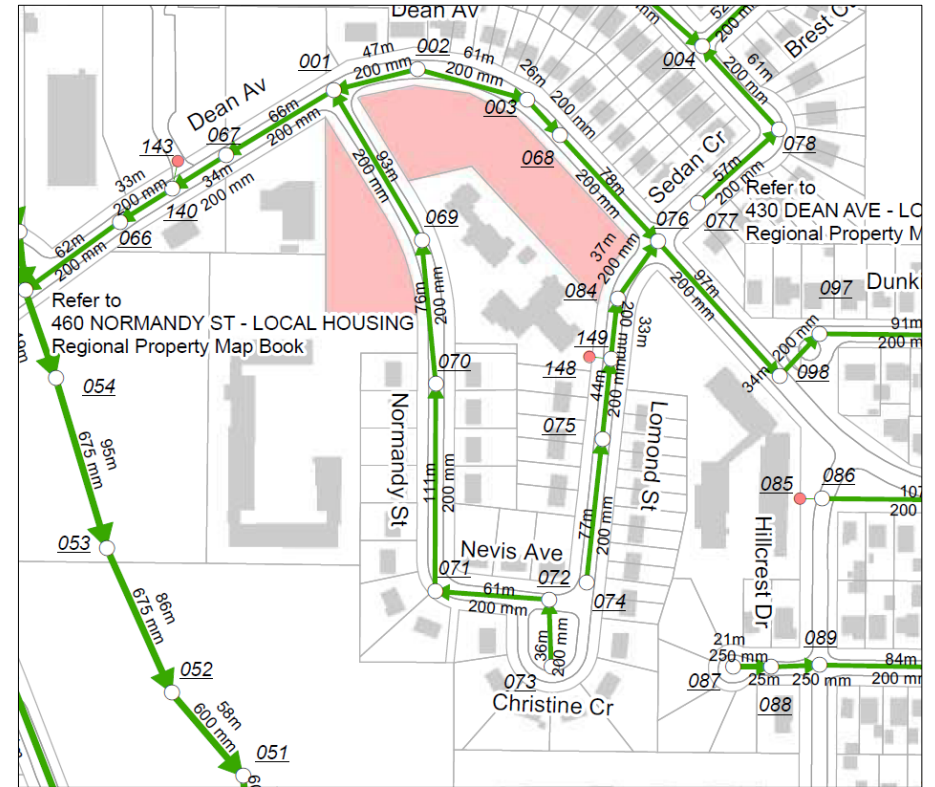
## Technical Studies identified through Preconsultation:

- Stormwater Management Study
- Functional Servicing Report (sewer and watermain infrastructure improvements required along Normandy/Nevis/Lomond to achieve overall redevelopment)
- Traffic Impact Study/Parking Optimization
- Noise Study
- Archaeological Assessment
- Phase 1 and 2 Environmental Site Assessment and RSC
- Planning Rationale Report

**Second Preconsultation** meeting required by the City of Oshawa once draft of required studies completed

## Development Applications

- Official Plan Amendment and Rezoning applications submission follows comments from Second Preconsultation
- Municipal approvals on OPA/ZBA required before Site Plan application accepted



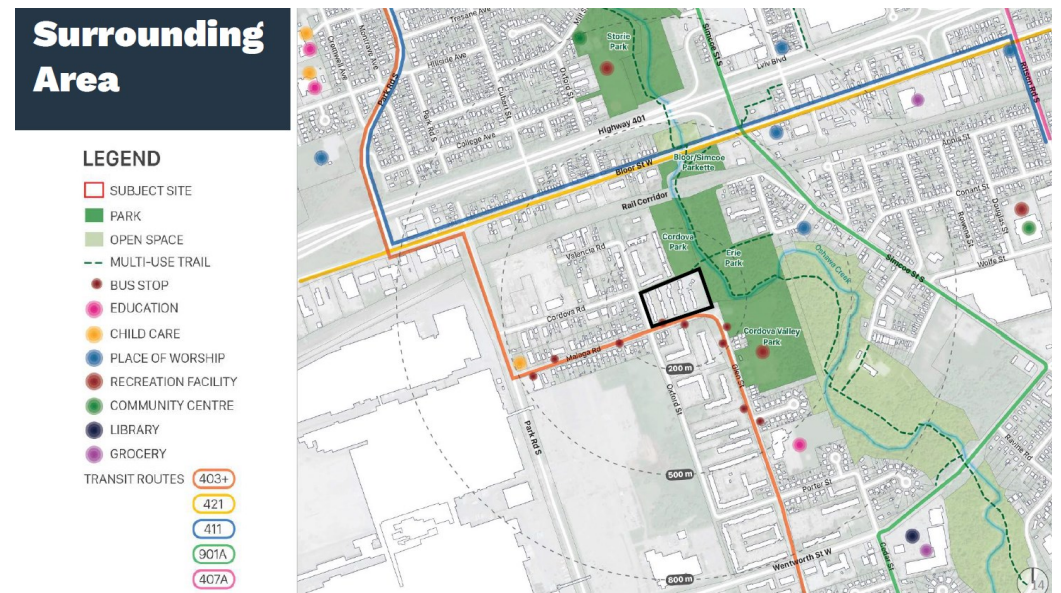
# Malaga Road

416-448 Malaga Road

**Site Area:** 1.94 hectares (4.79 acres)

**Contains:** 65 three storey townhouse dwellings (25 vacant)

- Next to Cordova Park, and in proximity to Cordova Valley Community Centre, and Oshawa Creek and recreational trail system.
- Designated 'Residential' and 'Open Space and Recreation' within the Oshawa Official Plan. Eastern portion is also identified as 'Natural Heritage System' and 'Hazard Lands'.
- Zoned R4-A/R6-B which permits Block Townhouses, Apartments, Long Term Care, Nursing Home and Retirement Home uses.
- A portion of the site is within a regulated area of the Central Lake Ontario Conservation Authority centered on the Oshawa Creek System.



# Malaga Road

## Development Concept

- +/- 440 units (220 market units/155 affordable units/ 65 RGI replacement units)
- 408 apartments (10 storeys) (53 RGI)
- 32 townhouse units - stacked and back-to-back (3-4 storeys) (12 RGI)
- Indoor amenity area (878 m<sup>2</sup>) and on-site outdoor amenity space (0.47 ha)
- Natural heritage system buffer (0.38 ha)
- Ground floor common space, commercial and community opportunity
- Surface and underground parking (627 spaces)

## Unit Breakdown – 440 units

- 18 bachelor apt. units (10 market, 8 affordable)
- 134 1-bedroom apt. units (81 market, 53 affordable)
- 152 2-bedroom apt. units (92 market, 60 affordable)
- 88 3-bedroom apt. units (20 market, 23 affordable, 45 RGI)
- 16 4-bedroom apt. units (8 affordable, 8 RGI)
- 16 3-bedroom back-to-back units (8 market, 8 RGI)
- 8 2-bedroom stacked townhouse units (4 market, 4 affordable)
- 8 4-bedroom stacked townhouse units (4 market, 4 RGI)

## Project Feasibility Summary

- Project cost forecasted at \$260M
- Financing modelled using Regional (\$95M) and CMHC funding sources
- Cashflow applies a mix of market, affordable and RGI units

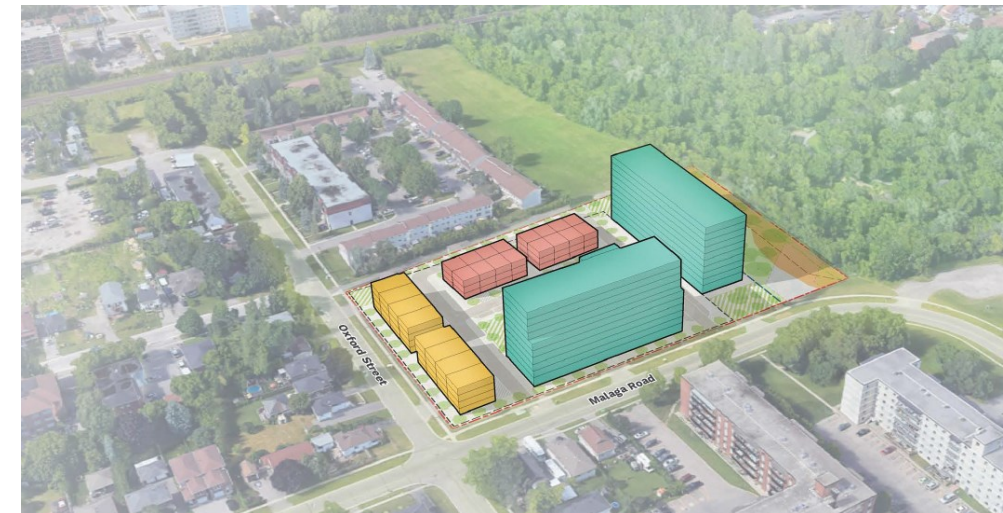


| Malaga Redevelopment<br>Preferred Option<br>Prepared by Bouffields Inc. (April 2024) |        |
|--|--------|
|  | Total  |
| Gross Site Area (ha)   | 1,927  |
| Net Redevelopment Area (ha)*   | 1,549  |
| Total Gross Floor Area (sq m)  | 96,214 |
| Total Indoor Amenity GFA (sq m)  | 878    |
| Net Floor Space Index (FSI)  | 2.34   |
| Net Units per Hectare (UPH)  | 283    |
| Unit Yield**   | 498    |
| Parking  | 627    |
| P1 U/G Parking   | 340    |
| P2 U/G Parking   | 204    |
| Parking for Towns (2 spaces/unit)  | 64     |
| Visitor and Pick-Up/Drop-Off Layby Parking Spaces                                    | 19     |
| Area of Private Roads/Driveways (ha)   | 0.262  |
| Natural Heritage Setback and Open Space (ha)   | 0.852  |
| Natural Heritage System Buffer (ha)  | 0.378  |
| Private and Publicly Accessible Open Spaces (ha)                                     | 0.474  |

**LEGEND**

|                               |                          |
|-------------------------------|--------------------------|
| Site Boundary                 | Stacked Townhouses       |
| CLCCA Regulated Area          | Back-to-Back Townhouses  |
| Sewage Easement               | Mid-rise Building        |
| Development Limit (Approx)    | Parking Extent           |
| 30m Riparian Corridor Setback | Lobby Entrance           |
| 10m Wooded Area Setback       | Parking Entrance         |
| Open Space at Grade           | Non-Residential Frontage |
| Roof-top Amenity              | Pedestrian Connection    |

10





# Malaga Road

**Technical Studies** for OPA and Rezoning identified at April 4 Preconsultation meeting:

- Environmental Impact Study (incl. tree preservation plan, hydrogeological assessment, slope stability, vegetation assessment as required by CLOCA)
- Stormwater Management Assessment
- Functional Servicing Report
- Traffic Impact Study/Parking Optimization
- Noise Impact Study
- Archaeological Assessment
- Planning Rationale Report
- Phase 1 & 2 ESA and Record of Site Condition

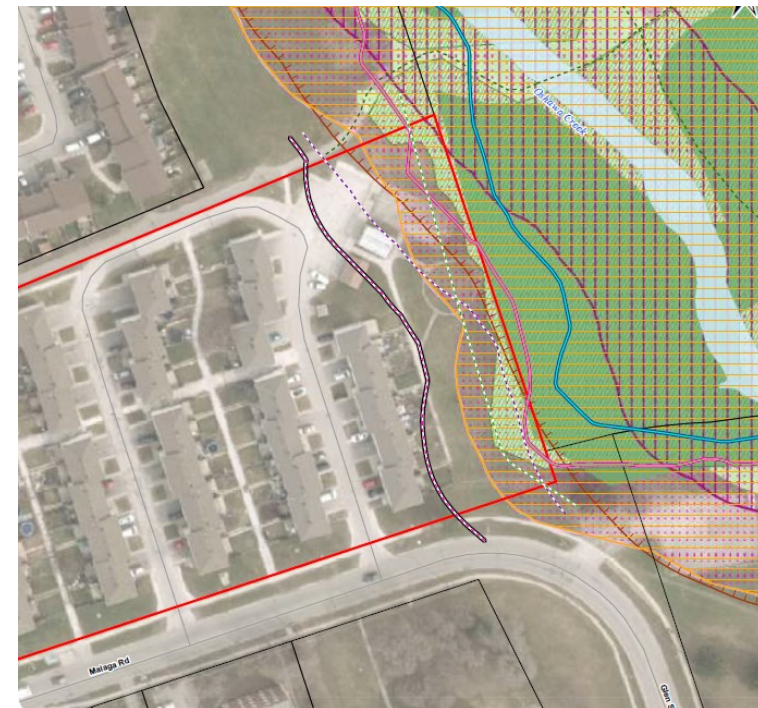
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## Development Applications

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- Municipal approvals on OPA/ZBA required before Site Plan application accepted

## Site Considerations

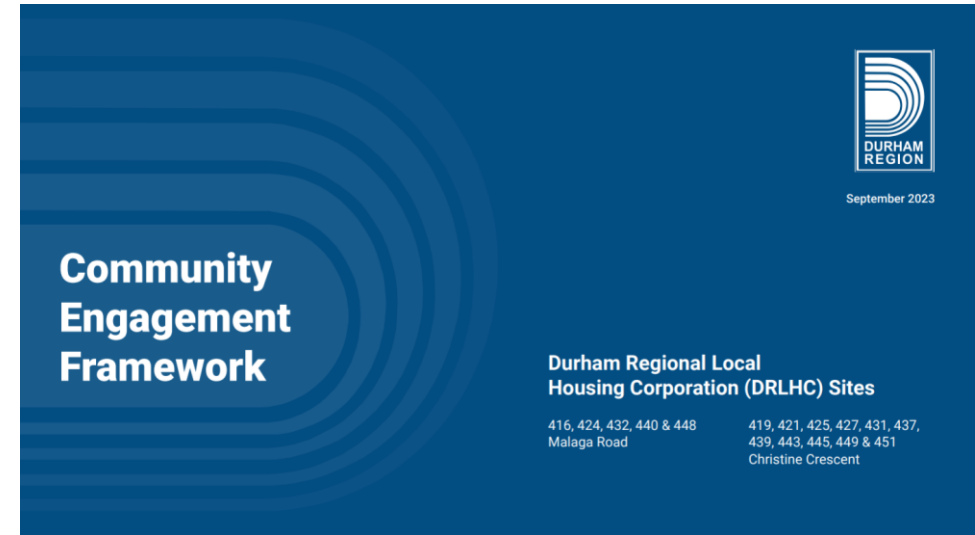
- 1 VARIABLE TOPOGRAPHY ACROSS THE SITE**  
GRADE INTERNAL TO SITE NOT CONSISTENT WITH SURROUNDING PUBLIC REALM
  - 2 DEVELOPMENT LIMIT / NON-DEVELOPABLE AREAS**  
APPROXIMATE DEVELOPMENT LIMIT, SETBACKS, CLOCA REGULATED AREA AND SEWAGE LINE EASEMENT
  - 3 EXISTING OPEN SPACE AND FACILITIES**  
OPEN SPACE ADJACENT TO ERIE PARK, BASKETBALL COURT AND ANCILLARY BUILDINGS
  - 4 CONNECTIVITY AND CIRCULATION**  
FENCED ACCESS TO ADJACENT MULTI-USE TRAILS AND JOSEPH-KOLODZIE OSHAWA CREEK BIKE PATH
  - 5 POTENTIAL BUILT FORM CONTEXT**  
DEVELOPMENT POTENTIAL OF SURROUNDING AREAS
- |                                     |                   |
|-------------------------------------|-------------------|
| MALAGA SITE                         | TOWNHOMES         |
| OPEN SPACE                          | MIDRISE APARTMENT |
| CLOCA REGULATED AREA                | SINGLE FAMILY     |
| SEWAGE EASEMENT                     | RETAIL/INDUSTRIAL |
| APPROXIMATE DEVELOPMENT LIMIT (30M) |                   |
| RIPARIAN CORRIDOR SETBACK (30M)     |                   |
| WOODED AREA SETBACK (10M)           |                   |



- Legend**
- SITE BOUNDARY
  - CLOCA REGULATED AREAS
  - PARCELS (CITY OF OSHAWA)
  - HAZARD LANDS
  - NATURAL HERITAGE SYSTEM
  - KEY NATURAL HERITAGE & HYDROLOGIC FEATURE
  - RIPARIAN CORRIDOR
  - GREENBELT URBAN RIVER VALLEY
  - WOODED AREA
  - WATERBODIES (LAND INFORMATION ONTARIO)
  - OSHAWA TRAILS
  - STABLE TOP OF BANK OF OSHAWA CREEK
  - APPROXIMATE DEVELOPMENT LIMIT
  - FLOODPLAIN (CLOCA)
  - RIPARIAN CORRIDOR SETBACK (30M)
  - STABLE TOP OF BANK SETBACK (30M)
  - WOODED AREA SETBACK (10M)

# Community Engagement: Stages

- **Phase 1 Engagement:**
  - August, 2023 – Meet and Greet
  - October 30 & November 2, 2023 – Neighbourhood Walks
  - November 13 to December 8, 2023 – Survey #1
  - December 4 & 6, 2023 – Tenant and Community Open Houses
- **Phase 2 Engagement:**
  - February 27, 2024 – Door-knocking (spoke to 46 tenants)
  - February 28, 2024 – Online Community Meeting (11 attendees)
  - February 27 to March 15, 2024 – Survey #2 (243 respondents)
  - Ongoing – Project Webpage and Email



# Phase 1 Community Engagement



## Open and Green Space

- Create recreation and play spaces for a mix of uses, ages and seasons
- Ensure the presence of greenery, garden spaces and consider aesthetics
- Address community concerns around safety
- Design with consideration for people with special needs



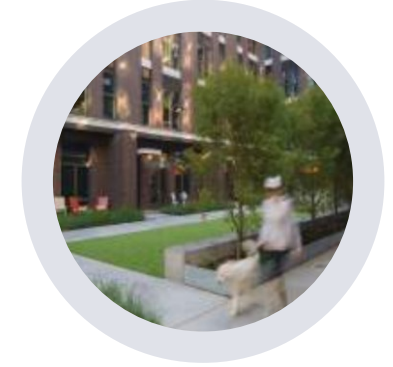
## Streets and Connections

- Accessibility of infrastructure and connections
- Consider greenery and aesthetics
- Emphasis on traffic and pedestrian safety
- Create and maintain broader community connections



## Housing Type

- Prefer townhomes and some medium density forms
- Consider aesthetic and material choices and modern architectural design
- Ensure easy maintainability of the units
- Explore unit sizes friendly for families and pets



## Community Spaces

- Consider themed play spaces
- Explore kid-friendly public spaces and art
- Consider indoor space for community gatherings
- Consider indoor/outdoor exercise areas

# Phase 2 Community Engagement

- **Christine Crescent** – 60 Responses: Majority of respondents liked the ideas of:
  - Entrances of townhomes off Nevis Avenue and central open space
  - Apartment lobby facing the central open space area
  - Some four-bedroom units at the ground level
  - Improving the connections and condition of neighbouring Chopin Park
  - Exterior and interior amenity spaces
- Generally positive response to height and density; desire for inclusive and accessible designs;
- Some concerned with potential for noise from public spaces; loss of square footage in new units; spillover parking.

# Phase 2 Community Engagement

- **Malaga Road** – 183 Responses: Majority of respondents supported the ideas of:
  - increasing the amount of affordable housing in a mix of townhomes and apartment buildings
  - multiple open spaces for a range of activities;
  - new pedestrian connections
  - community use/amenity/retail on the ground floor of one of the buildings
  - making sure the ground floors of buildings have active uses and greater visibility
- Some not in favour of proposed height and density; others supported increasing height and density; some favoured current proposal
- Majority supported including more affordable housing
- Some concerned about safety and traffic with additional residents
- Other questions and comments centred on built form/design; accessibility; location of mid-rise buildings; parking locations; mix of RGI and market units; potential family sized units; amenities for youth

# Recommendations

- That the redevelopment feasibility analysis prepared by Infrastructure Ontario (IO) be endorsed in principle;
- Advance redevelopment of Christine Crescent through a direct delivery option, subject to final Council approval after municipal development approvals, refined development costs and grant opportunities are obtained;
- That staff be authorized to:
  - Prepare, submit and support the necessary official plan amendment and zoning by-law amendment applications
  - Retain consulting expertise for the required technical studies identified through Preconsultation
  - Additional public consultation as may be required by the City.
- That staff be authorized to prepare a comprehensive strategy to increase affordable housing supply:
  - Identify **opportunities and best practices** for reducing isolation and marginalization of existing DRLHC sites by transforming them into mixed income communities
  - Identify **opportunities for partnerships** with private and not-for-profit housing providers to include additional Rent-Geared-to-Income (RGI) supply within project buildings
  - **Align revitalization efforts** with other Regional strategic priorities on poverty prevention, reducing homelessness, supporting transit-oriented development initiatives and environmental sustainability measures;
  - Implement a **program of community housing improvement** and redevelopment projects
  - Develop a **long-term portfolio** of shovel ready projects.

# Next Steps

- **Complete Required Technical Studies** identified through Preconsultation
- **Second Preconsultation** meeting required by the City of Oshawa once the required Technical Studies are completed
- **OPA and Rezoning** application submissions and processes
- **Future Site Plan applications**



# Redevelopment Feasibility Analysis of DRLHC Sites

Committee of the Whole

June 12, 2024