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# The Regional Municipality of Durham Report

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To: Committee of the Whole  
From: Commissioner of Community Growth and Economic Development and  
Commissioner of Finance  
Report: #2026-COW-14  
Date: March 11, 2026

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**Subject:**

Request for Regional Financial Support for the new Lakeridge Health and Queen's University Centre for Teaching and Primary Care at the Jerry Coughlan Health and Wellness Centre in the City of Pickering

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**Recommendation:**

That the Committee of the Whole recommends to Regional Council:

- A) That the Region of Durham approve the request from the City of Pickering to provide a financial contribution to the new Lakeridge Health and Queen's University Centre for Teaching and Primary Care at the Jerry Coughlan Health and Wellness Centre in the total amount of \$500,000 to be paid in \$100,000 payments annually for five years beginning in 2026 conditional on an executed contribution agreement, the City of Pickering providing matching funding and accountability of project costs;
  - B) That the 2026 contribution of \$100,000 be funded at the discretion of the Commissioner of Finance with the 2027 to 2030 contributions to be provided for within the annual Business Plans and Budget; and
  - C) That the Commissioner of Finance be authorized to execute a contribution agreement on terms satisfactory to the Regional Solicitor necessary to implement this contribution.
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**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to advise Committee and Council that the Region of Durham has received a request from the City of Pickering for a financial contribution to the new Lakeridge Health and Queen's University Centre for Teaching and Primary Care to be located at the Jerry Coughlan Health and Wellness Centre

(JCHWC) in the City of Pickering, and to recommend the financial contribution be supported.

## **2. Background**

- 2.1 The Region of Durham received correspondence from the City of Pickering, dated November 26, 2025, regarding 'Lakeridge Health & Queen's University Centre for Teaching and Primary Care – Letter of Support', which is attached to this report as Attachment #1.
- 2.2 The letter requests that the Region of Durham match the City of Pickering's financial contribution to this new clinic with \$100,000 annually for five years, starting in 2026.

## **3. Discussion**

- 3.1 The request, while not eligible for funding under the Region's Community Investment Grant Program, it is aligned with the Region's support of the family doctor attraction program and the Region's 2025-2035 Strategic Plan.
- 3.2 Providing comprehensive wrap-around primary care for Durham Residents offers many valuable benefits for the local community. The Region of Durham has a family doctor attraction program, and that program could be helpful in attracting new primary care physicians to practice in this new clinic.
- 3.3 The 2027 to 2030 annual contributions of \$100,000 will be included in the annual Business Plans and Budgets. The 2026 annual contribution of \$100,000 will be funded at the discretion of the Commissioner of Finance. It is recommended that annual funding disbursements be conditional on an executed contribution agreement, the City of Pickering providing matching funding and accountability of project costs.
- 3.4 Regional staff will work with the City of Pickering, Lakeridge Health and Queen's University to develop a contribution agreement for this annual contribution to support the costs of developing the Lakeridge Health and Queen's University Centre for Teaching and Primary Care. This Centre is approximately 8,600 square feet and will provide multiple exam rooms, training areas equipped for real-time, hands-on education.

## **4. Relationship to Strategic Plan**

- 4.1 This report aligns with/addresses the following Strategic Direction and Pathway in Durham Region's 2025-2035 Strategic Plan:
  - a. Healthy People, Caring Communities
    - H1. Implement preventive strategies to support community health, including food security.

4.2 This report aligns with/addresses the following Foundation(s) in Durham Region's 2025-2035 Strategic Plan:

- a. People: Making the Region of Durham a great place to work, attracting, and retaining talent.

**5. Conclusion**

5.1 In support of a request by the City of Pickering, it is recommended that the Region of Durham provide a financial contribution to the new Lakeridge Health and Queen's University Centre for Teaching and Primary Care located in the Jerry Coughlan Health and Wellness Centre in the total amount of \$500,000 to be paid in \$100,000 payments annually for five years beginning in 2026.

**6. Attachments**

6.1 Attachment #1: Correspondence from the City of Pickering dated November 26, 2025, RE: Lakeridge Health & Queen's University Centre for Teaching and Primary Care – Letter of Support File: A-1000-002

Respectfully submitted,

Original Signed By  
Sandra Austin,  
Commissioner of Community Growth and  
Economic Development

Original Signed By  
Nicole Pincombe, CPA, CMA  
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed By  
Elaine C. Baxter-Trahair  
Chief Administrative Officer



City of  
**PICKERING**

Office of the Mayor



Sent by email

November 26, 2025

John Henry  
Regional Chair  
The Regional Municipality of Durham  
605 Rossland Road East  
Whitby, ON L1N 6A3

Subject: Lakeridge Health & Queens University Centre for Teaching and Primary Care  
- Letter of Support  
File: A-1000-002

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On behalf of the City of Pickering, I am writing to express our strong support for the Lakeridge Health–Queens University Centre for Teaching and Primary Care, which will be located at the Jerry Coughlan Health and Wellness Centre (JCHWC) in Pickering. This initiative represents a transformative step toward addressing the growing need for primary care services across Durham Region while training the next generation of health care providers.

The Centre will serve as both a teaching hub and a primary care clinic, with a particular focus on the prevention and management of chronic diseases. Spread over 8,600 square feet, the facility will include multiple exam rooms, training areas equipped for real-time, hands-on education, and a procedure room. Its location within the JCHWC will further enhance the utility of a site that already offers lab, pharmacy, dental, and day surgery services, creating a comprehensive health and wellness destination for our residents.

Northwest Healthcare Properties REIT will co-design the space with Lakeridge Health and enter into a long-term lease upon completion. Contributions from the City of Pickering and the Region of Durham will help support lease payments during the early years of operation while demand ramps up and the operating model stabilizes.

Recognizing the significant health and economic benefits this initiative will deliver across the Region, the City of Pickering has committed \$100,000 annually for five years, beginning in 2026. We respectfully request that the Region of Durham match this contribution with \$100,000 annually for five years, starting in 2026. This initiative will not only improve health care access but also contribute to the region's economic vitality by attracting skilled professionals and supporting local services.

We appreciate the Region's consideration and partnership in this matter. Please do not hesitate to reach out should you require any additional information. We look forward to working together to make this initiative a success.

Thank you for your leadership and continued support.

Yours truly



Kevin Ashe  
Mayor, City of Pickering

Copy: Elaine Baxter-Trahair, Chief Administrative Officer, The Regional Municipality of Durham  
Sandra Austin, Executive Director, Strategic Initiatives, The Regional Municipality of Durham

Marisa Carpino, Chief Administrative Officer, City of Pickering  
Fiaz Jadoon, Director, Economic Development & Strategic Projects, City of Pickering