

Expression of Interest (EOI)

Development and Operation of Up to Two

Supportive Housing Projects on Region-Owned Land

Issued	July 10, 2026
Submission Deadline	July 29, 2026, at 11:59pm
Submission Method	HousingDurhamDevelopment@durham.ca

Regional Municipality of Durham

Affordable Housing Development and Renewal

Table of Contents

Expression of Interest Contact.....	3
Purpose and Intended Outcomes	3
1. General Overview of the Scope of Work	3
2. Project Opportunities	4
2.1 Site #1 – Town of Ajax (Harwood Avenue / Achilles Road).....	4
2.2 Site #2 – City of Oshawa (Ritson School Site)	4
3. Agreement and Duration	5
4. Project Details.....	5
4.1 Development Scope	5
4.2 Operating and Support Service Scope	5
4.3 Community Engagement and Project Integration Scope.....	6
4.4 Resident Population and Access	6
4.5 Staffing	7
4.6 Community Integration and Partnerships	7
4.7 Financial and Partnership Model.....	7
5. Experience Requirements	7
6. Submission Requirements.....	8
6.1 Understanding of Project Requirements	8
6.2 Agency Background, Qualifications and Experience	8
6.3 Work Team Background, Qualifications, Experience and Recruitment.....	8
6.4 Project Approach / Support Service Plan / Development Plan.....	9
6.5 Financial Overview	9
6.6 Risk and Mitigation	9
7. Milestones / Specific Deliverables	9
8. Performance Measures During the Contract Term	9
9. Review and Assessment Process	10
10. General Terms and Conditions	10
Attachments	11

Expression of Interest Contact

For the purposes of this Expression of Interest, the Contact is:

Meaghan Macdonald, Manager – Affordable Housing Development and Renewal

905-668-4113 ext. 2315

Meaghan.macdonald@durham.ca

Purpose and Intended Outcomes

The purpose of this Expression of Interest (EOI) is to identify one or more qualified non-profit or charitable organizations to partner with the Region of Durham (Region) in the development and operation of up to two supportive housing projects on Region-owned land.

The Region is seeking responses from organizations with demonstrated expertise in supportive housing operations and housing development, including experience serving individuals experiencing homelessness or housing instability who may require moderate to high levels of support.

Respondents may propose involvement in one project or both projects and must include both a development and operating role, recognizing the importance of effective building design for supportive housing operations. The Region is seeking flexible responses that identify the partner's contribution to project capital and/or ongoing operations.

This is not a procurement process. The Region may use responses to this EOI to identify one or more potential partner organizations for further discussions, due diligence, negotiations, approvals, and/or future agreement development. Selection through this EOI, if any, will not create a binding obligation unless and until formal agreements are approved and executed by the Region.

The Region may undertake due diligence on any respondent, including review of organizational capacity, financial information, references, governance, experience, and proposed partnership arrangements.

1. General Overview of the Scope of Work

The Region has identified two opportunities for the development and operation of supportive housing on Region-owned lands and is inviting qualified agencies to submit an expression of interest for one or both opportunities.

These projects are intended to respond to the significant unmet need for supportive housing for individuals who are homeless, at risk of homelessness, and/or identified through coordinated access and the By-Name List, by increasing the available supply of this type of housing. This investment aligns with **At Home in Durham 2025–2035**, Durham Region's Housing and Homelessness Plan, which identifies the expansion of supportive housing as a critical priority to help address homelessness, improve housing stability, and ensure individuals with higher support needs can access and maintain appropriate housing. A copy of the plan is available upon request.

REGIONAL MUNICIPALITY OF DURHAM

The Region anticipates a moderate to high-acuity resident population across the projects. The successful proponent(s) must be able to deliver supports that respond to varying levels of acuity, including higher-intensity needs, while also promoting a safe, stable, and well-managed housing environment.

The Region is open to a range of partnership structures, including long-term land access arrangements, service agreements, operating agreements, development partnerships, and/or staged implementation models. Information gathered through this EOI may be used to inform future partnership discussions, approvals, and project structuring.

2. Project Opportunities

2.1 Site #1 – Town of Ajax (Harwood Avenue / Achilles Road)

Project Description	Up to 50 supportive housing studio units in a three-storey building with main floor programming space including a commercial kitchen and outdoor amenity space. Intention is programming geared to a mid-to-high acuity resident.
Timing	Ideal construction starts early 2027.
Planning Status	Zoning is in place and pre-consultation with the Town of Ajax on the proposed concept has taken place.
Regional Objective	Build and operate a supportive housing project on Region-owned land that contributes to increased supportive housing supply and addresses local homelessness and housing instability.
Proponent Opportunity	Respondents may propose capital and operating models, partnership structures, and levels of service appropriate to the proposed project concept.

2.2 Site #2 – City of Oshawa (Ritson School Site)

Project Description	Up to 50 supportive housing one-bedroom units in a four-storey building with main floor programming space and outdoor amenity space. Intention is programming geared to a low-to-mid acuity resident.
Timing	Ideal construction starts late 2027 or early 2028.
Site Context	The site is located on the north-east corner of a larger development area identified for affordable and market housing and the renovation of the existing Ritson School building as a community hub and social service space.
Planning Status	Concept-level opportunity identified by the Region. Further project development, planning, and coordination will be required.
Regional Objective	Advance a supportive housing development that contributes to a broader mixed-use and mixed-income redevelopment vision while delivering high-quality, purpose-built supportive housing.
Proponent Opportunity	Respondents may propose a project model and contribution strategy aligned with the site context and broader redevelopment vision.

Respondents must clearly identify in their submission whether they are responding to Site #1, Site #2, or both.

3. Agreement and Duration

Any resulting agreement(s) will be subject to the availability of finances and the review and approval by Regional Management, applicable Standing Committees, and Regional Council, as appropriate and may include separate development, land-lease, capital funding, operating, and/or support service agreements depending on the proposed model.

Respondents should identify the minimum terms required to support project financing, project stability, and long-term sustainability, including any assumptions related to land tenure, inflationary adjustments, renewal options, and transition planning.

4. Project Details

The Region is seeking proponent(s) that can advance one or both supportive housing opportunities through development and operation. The Region expects submissions to demonstrate a clear understanding of the project requirements and the interplay between capital development, long-term operations, and supportive service delivery.

4.1 Development Scope

For the proposed development services, respondents should describe how they would contribute to project feasibility, design development, approvals, financing, construction, commissioning, and occupancy planning. Please note that development approvals for each project are the responsibility of the local area municipality and not within the Region's scope.

This may include but is not limited to: project management; development pro forma preparation; architectural and consultant coordination; procurement and contract administration; financing strategy; construction oversight; and readiness planning for building opening and operations.

Respondents should identify the extent to which they can contribute equity, grants, fundraising proceeds, debt financing, or other capital resources and specify the anticipated role of the Region in any capital stack.

4.2 Operating and Support Service Scope

For the proposed operating and support services, respondents must demonstrate an ability to provide or coordinate a comprehensive supportive housing program that promotes housing stability, health and well-being and successful long-term tenancies.

Support services must be delivered using a trauma-informed, harm reduction, culturally responsive, and client-centred approach. Services are expected to be responsive to varying resident needs and adaptable over time as acuity and stabilization needs change.

The support services to be made available should include, but not be limited to, the following as appropriate to the proposed model:

- Housing stability supports such as intake, assessment, move-in assistance, tenancy sustainment, landlord/tenant support, conflict resolution, and planned transitions to more independent housing where appropriate.
- Participation and life stabilization supports that help residents maintain housing and improve daily functioning before crisis occurs.
- Economic integration supports such as assistance with income stabilization, access to benefits, employment supports, and education or training connections.
- Social and community integration supports including recreation, community engagement, culturally relevant programming, and supports that reduce isolation and promote belonging.
- Clinical and treatment supports, either directly or through partnership, that help residents access physical health, mental health, addictions, and other specialized services.
- Basic needs supports that contribute to housing stability such as food access, hygiene and household supplies, life skills development, transportation assistance related to integration activities, and access to technology in a community setting.
- Approaches to maintain a safe and inclusive housing environment for residents, staff, and the broader community, including crisis response, de-escalation, overdose response, and incident management processes as applicable.
- Approaches to property and building operations coordination, including how support staff will work alongside property management, maintenance, and security functions, where those functions are delivered by the respondent or other parties.

4.3 Community Engagement and Project Integration Scope

Respondents must demonstrate commitment and ability to successfully integrate the project(s) into the broader community including community engagement and information sharing initiatives. Showcasing past experience successfully achieving this integration would be considered an asset. Activities may include but are not limited to:

- Community Engagement or Liaison Committees
- Community information sharing practices
- Conflict resolution and addressing community concerns
- “Good Neighbour” approach and/or policies

4.4 Resident Population and Access

The Region anticipates that residents will include individuals experiencing homelessness or housing instability who require supportive housing and may be drawn from a range of acuity levels, including individuals with moderate to high support needs.

Respondents must describe how their model would support a moderate to high acuity resident population, how they would manage building stability and resident well-being, and how they would coordinate with the Region regarding referrals, initial occupancy planning, and phased lease-up or occupancy as appropriate.

The Region expects proponents to demonstrate familiarity with Coordinated Access, By-Name List approaches, and system coordination. Respondents should explain how units would be filled, how referral decisions would be supported, and how the project would contribute to broader homelessness system outcomes.

4.5 Staffing

Respondents must provide a staffing model that is appropriate to the proposed project(s), resident profile, and hours of service. The staffing model must identify positions, roles, responsibilities, reporting relationships, and whether roles will be delivered directly or through partner agencies.

At a minimum, respondents should identify how on-site and/or on-call supports would be structured, how supervision and case coordination would occur, and how staffing levels would respond to higher-acuity needs, evenings and weekends, emergencies, staff absences, and service continuity requirements.

Proponents should also identify recruitment, retention, training, and staff wellness strategies, with specific attention to trauma-informed practice, harm reduction, de-escalation, equity and inclusion, privacy and confidentiality, cultural competency, and any specialized support needs anticipated for the proposed resident population.

4.6 Community Integration and Partnerships

Respondents must describe how they would support positive integration of the project within the surrounding community and how they would maintain relationships with community partners, neighbours, health and social service organizations, and any relevant Indigenous-led or culturally specific service providers.

Partnerships that strengthen service integration, improve access to specialized supports, and enhance culturally responsive service delivery are encouraged. Where Indigenous residents are anticipated, partnerships with Indigenous-led agencies or Indigenous service providers should be identified where possible.

4.7 Financial and Partnership Model

The Region is not prescribing a single financial or development model through this EOI. Respondents are encouraged to propose viable and sustainable models that set out what they are able to contribute and what support they would require from the Region. Regional Council has approved a conditional financing framework that includes up to \$3.19 million for the Ajax supportive housing project and up to \$5.0 million for the Oshawa supportive housing project, subject to the projects proceeding and securing senior government funding. These potential municipal capital contributions demonstrate Regional support for the projects and may contribute to overall project viability.

Submissions should identify any capital contribution, financing, grants, fundraising, operating subsidy, service funding, in-kind contribution, or other resources the respondent expects to bring to the project(s), along with any key assumptions and risks.

5. Experience Requirements

Eligible applicants must be non-profit or charitable organizations. For-profit organizations are not eligible to apply as lead respondents to this EOI.

The Region is seeking respondents with demonstrated experience in supportive housing operations and housing development. Respondents must be able to show that they have the organizational capacity, governance, financial stability, and operational expertise and experience necessary to undertake a project of this scale and complexity.

At a minimum, respondents should have experience in the following areas, directly or through formal partnerships:

- Operating supportive or transitional housing for individuals who are homeless, at risk of homelessness, or require ongoing support to maintain housing stability.
- Serving residents with moderate to high acuity needs, including experience with mental health, addictions, trauma, and other complex support needs.
- Developing, financing, and/or delivering affordable or supportive housing projects of similar scope, scale, or complexity.
- Coordinating with health, social service, and community partners to deliver integrated supports.
- Managing organizational risk, privacy, financial accountability, quality improvement, and performance reporting.

6. Submission Requirements

Submissions must include sufficient detail for the Region to assess organizational capacity, understanding of the project requirements, and the viability of the proposed approach. At a minimum, the submission must include the following sections.

6.1 Understanding of Project Requirements

Provide a thorough narrative demonstrating your understanding of the Region's objectives, the proposed project opportunities, and the supportive housing context in Durham Region.

Describe your understanding of the requirements associated with developing and/or operating supportive housing for a moderate to high acuity population, including how your proposed approach would promote housing stability, safety, service integration, and positive community outcomes.

If responding to one or both sites, identify any site-specific considerations, opportunities, constraints, and assumptions that inform your proposed approach.

6.2 Agency Background, Qualifications and Experience

Provide an overview of your organization, including mission, governance structure, years in operation, charitable/non-profit status, current service portfolio, and experience relevant to this EOI.

Provide details of related projects of similar scope, including supportive housing, affordable housing, or transitional housing projects delivered within the past five years. Highlight experience in both direct service provision and project delivery/development where applicable.

Provide a narrative describing your organization's experience serving marginalized populations with a history of homelessness or housing instability, including populations requiring mental health, addictions, or other complex supports.

Provide an organizational chart showing the resources, roles, responsibilities, and reporting structure that would support the project requirements of this EOI.

6.3 Work Team Background, Qualifications, Experience and Recruitment

Provide a detailed description of the work team members, partners, and/or subcontractors that would be utilized and define their proposed roles and responsibilities as they relate to this specific project.

Describe your staffing approach, including recruitment, retention, training, supervision, and contingency planning to ensure service continuity and project readiness.

6.4 Project Approach / Support Service Plan / Development Plan

Provide a comprehensive approach that clearly describes how you would deliver the work contemplated by this EOI. This should include your proposed development model, operational model, support service plan, referral/access approach, community integration strategy, and risk mitigation plan, as applicable.

If proposing support services, provide a draft staffing ratio and schedule appropriate to the resident population and level of service proposed.

Identify any innovative or value-added elements that have been successful on previous projects and explain how they would support the successful delivery of this project.

6.5 Financial Overview

Provide a high-level financial overview identifying the estimated capital and/or operating cost of your proposed model, the funding sources you would bring to the project, and the support required from the Region.

The Region is interested in understanding both the respondents' contribution and the level of Regional support being requested. Consideration may be given to proposals that leverage additional resources or provide a strong value proposition while meeting the objectives of the project.

6.6 Risk and Mitigation

Identify key project risks and mitigation strategies, including development risks, funding risks, operational risks, staffing risks, and any site-specific considerations.

7. Milestones / Specific Deliverables

At the EOI stage, respondents are expected to provide a preliminary implementation approach and anticipated milestones for the project(s) proposed.

Selected proponents may be asked to participate in further discussions and provide additional information related to development feasibility, service design, financial assumptions, governance, timing, and approvals.

Any future agreement may include milestone-based deliverables such as project planning, design development, financing confirmation, construction milestones, staffing and operational readiness, occupancy planning, reporting, and annual audited financial statements.

8. Performance Measures During the Contract Term

If the Region proceeds to agreement with one or more proponents, performance measures may be established to monitor project implementation and ongoing operations. These may include housing stability outcomes, occupancy, service access and participation, community integration, financial accountability, and compliance with reporting requirements.

Respondents should identify the outcomes they would track and the methods they would use to monitor service quality, resident progress, and overall project performance.

9. Review and Assessment Process

Submissions will be reviewed and evaluated based on the extent to which they demonstrate an understanding of the project requirements, organizational capacity, relevant experience, a feasible project approach, and a sound financial and partnership model.

Criteria	Response Instructions
Understanding of Project Requirements	Provide a thorough narrative demonstrating your full understanding of the project requirements, the supportive housing context, and the work required to successfully develop and operate the proposed project(s). Include a description of how your approach would support housing stability, resident well-being, service integration, and positive community outcomes.
Agency Background, Qualifications and Experience	Provide details of related projects of similar scope. Highlight your organization's minimum relevant experience in supportive housing operations, homelessness-serving supports, and supportive housing development. Provide a detailed narrative demonstrating experience serving marginalized populations with a history of homelessness or housing instability, including populations with mental health and addictions support needs. Include your organizational chart.
Work Team Background, Qualifications, Experience and Recruitment	Provide a complete and detailed description of the work team members, partners, and/or subcontractors to be utilized. Identify and define their roles and responsibilities as they relate to this specific project and describe the steps that will be taken to appropriately recruit, retain, train, and support staff.
Project Approach / Support Service Plan / Development Plan	Provide a comprehensive and clear project approach that demonstrates the methodology for delivering the work described in this EOI. Include your proposed support service model and/or development model, staffing ratio and schedule where applicable, community integration strategy, referral/access approach, and any innovative or value-added elements that will support successful service delivery and project implementation.
Financial Overview and Partnership Model	Provide a high-level financial overview that identifies estimated capital and/or operating costs, the sources of funding or contributions the proponent will bring, and the level of support requested from the Region. The Region is open to different partnership and funding models and will consider the overall value, feasibility, and sustainability of the proposed approach.
Risk and Mitigation	Provide a detailed description of the key risks that may affect the successful development, implementation, operation, or long-term sustainability of the proposed project(s), and describe the mitigation strategies your organization would use to manage those risks. For each risk, describe the likelihood and potential impact, the proposed mitigation approach, the party responsible for managing the risk, and any support or decisions required from the Region.

10. General Terms and Conditions

This EOI is not a call for proposals, a tender, or a request for bids and does not commit the Region to enter into any agreement with any respondent.

This EOI is intended to assist the Region in identifying potential partner organization(s) and informing next steps, which may include further discussions, negotiations, approvals, procurement processes, or agreements.

The Region reserves the right, in its sole discretion, to amend or cancel this EOI, request additional information, engage in discussions with one or more respondents, negotiate with any respondent, proceed with one or more projects, or not proceed with any project.

All submissions become the property of the Region. Information received through this EOI is subject to the Region's obligations under the Municipal Freedom of Information and Protection of Privacy Act. Any

information that a respondent wishes to be treated as commercially confidential should be marked accordingly.

Respondents are solely responsible for all costs incurred in the preparation and submission of their response and in any subsequent participation in discussions or negotiations.

Respondents must disclose any actual or potential conflicts of interest.

Attachments

- Attachment #1 – Report #2026-COW-16 Advancing Supportive Housing at the Ritson School Site, Oshawa and the Harwood/Achilles Site, Ajax
- Attachment #2 – Proposed Development Concept for Ajax Supportive Housing Site
- Attachment #3 – Proposed Development Concept for Ritson Supportive Housing Site

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2666



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioner of Social Services and Commissioner of Finance
Report: #2026-COW-16
Date: March 11, 2026

Subject:

Advancing Supportive Housing at the Ritson School Site, Oshawa and the Harwood/Achilles Site, Ajax

Recommendation:

That the Committee of the Whole recommends to Regional Council:

- A) That Council approve, conditional on receiving federal grant funding under the Build Canada Homes (BCH) program, a permanent supportive housing capital project with 50 supportive housing units at the northeast corner of 300 Ritson Road South in the City of Oshawa, with a total capital cost of \$30,000,000 to be financed as follows:

Financing Source	Amount
Federal Grant Funding – Build Canada Homes (application pending Council approval of this report)	\$25,000,000
Social Housing Reserve Fund – reallocation from the previously approved 590-650 Rossland Road Partnership Development Project	5,000,000
Total	<u>\$30,000,000</u>

- B) That Council approve, conditional on receiving federal grant funding under the Build Canada Homes (BCH) program, a permanent supportive housing capital project with 50 supportive housing units at the northeast corner of Harwood Avenue and Achilles Road in the Town of Ajax, with a total capital cost of \$28,000,000 to be financed as follows:

Financing Source	Amount
Federal Grant Funding – Build Canada Homes (application pending Council approval of this report)	\$24,810,000
Social Housing Reserve Fund – reallocation from the previously approved project for developing affordable and market housing at this site	3,190,000
Total	<u>\$28,000,000</u>

C) That the Commissioner of Finance be authorized to execute any necessary related agreements.

Report:

1. Purpose

- 1.1 The purpose of this report is to request Regional Council's authorization to advance two permanent supportive housing development projects and to best position them to be eligible for federal funding through Build Canada Homes (BCH) programs.

2. Background

- 2.1 In March 2025, Regional Council approved in principle the 10-year Housing and Homelessness Service and Financing Strategy (2025-2034) including Regional investment in housing and homelessness service enhancements and new affordable housing redevelopment and renewal initiatives ([Report #2025-COW-14](#)). The objectives of the Strategy included:
- a. Identifying long-term community needs and targeted outcomes;
 - b. Setting the Region of Durham's long-term vision, priorities and associated costs for housing and homelessness support initiatives and strategies;
 - c. Establishing a long-term financing strategy that includes Senior Government funding, incremental Regional property taxes, debt and reserve fund financing; and
 - d. Providing a long-term investment plan approved by Council to support senior government advocacy efforts.
- 2.2 Central Oshawa and Downtown Ajax are both identified by the Health Department as Priority Neighbourhoods. These areas require focus to build on health and well-being due to various factors including a greater incidence of female lone-parent families, a greater percentage of seniors who live alone, a higher percentage of the population spending more than 30% of their income on shelter costs, a higher percentage of low-income households and unemployment. These areas have a higher incidence of homelessness.

- 2.3 There are more than 13,000 applicants on the Durham Access to Social Housing (DASH) Waitlist. More than 8,500 are Durham residents. About 43% live in Oshawa (3,723) and about a quarter of those (24%) are seniors. 145 DASH applicants require a fully accessible unit.
- 2.4 Housing providers have growing concerns about the level of support some tenants require but which they are not equipped to provide.
- 2.5 There are over 1,500 individuals on the By-Name List. Lack of affordable housing, income insecurity, disabilities, and health determinants are all contributing factors. Within Durham, incidences of housing precarity and homelessness are most pronounced in Oshawa and Ajax.
- 2.6 The draft At Home in Durham Plan 2025-2035 is the Region's updated 10-Year Housing and Homelessness Plan and was approved for submission to the Ministry of Municipal Affairs and Housing in December 2025. The first goal is to address housing precarity and homelessness by addressing the increasing need for supportive housing options across Durham Region.
- 2.7 Supportive Housing is a housing first solution that provides long term housing stability for those who need it most. Residents in supportive housing have their own apartment and are provided with the individual supports that they require to stay permanently housed. Wraparound services and supports are holistic and individualized to meet the unique needs of the individual within their long term housing. All units would be rent geared to income with no fixed time limit on how long a resident may stay in their unit. Service partners would provide specialized programming and support.

3. Build Canada Homes

- 3.1 Build Canada Homes was launched by the federal government on September 12, 2025 as a new agency created to accelerate the construction of affordable housing at scale. BCH is responsible for deploying federal capital grant funding for transitional, supportive, community and affordable housing projects.
- 3.2 In November 2025, the BCH Investment Policy Framework was released which highlighted BCH's focus on growing housing supply across the country using modern methods of construction and prioritizing projects that utilize domestically produced materials. BCH is currently prioritizing proposals for shovel-ready projects where construction could start within twelve months.
- 3.3 BCH is deploying \$1 billion in capital grant funding to build supportive and transitional housing for people who are experiencing homelessness or at imminent risk of homelessness.
- 3.4 The portal for submitting proposals opened in November 2025. Regional staff are preparing a portfolio submission outlining the pipeline of affordable housing projects in Durham Region, composed of both Regional and community housing

provider projects. This proposal will include a capital grant funding request to create two permanent supportive housing projects in Durham.

4. Description of Proposed Supportive Housing Projects

- 4.1 The Region owns two sites with permissions in the local municipal official plans and zoning by-laws for the proposed supportive housing projects. The sites have been selected based on community need, existing development permissions, proximity to transit, site size and configuration, and proximity to services and amenities.
- 4.2 Development concepts for both sites have been prepared with 50 supportive housing units each, together with common areas and staff spaces. Project designs anticipate energy efficiency and greenhouse gas reductions and the use of modern methods of construction (modular). Class “D” cost estimates have been prepared based on schematic design drawings and include soft costs and contingencies. Costs differ for the two projects because of on-site conditions and topographic constraints which affects building configuration and sizing.
- 4.3 Each unit would have a kitchen and bathroom. Universal design and accessibility features would include accessible units, barrier free entries and corridors and common areas as part of each project design.
- 4.4 In-building features would include centralized meal, kitchen and laundry spaces, staff meeting space, administration, security and reception areas, counselling spaces and areas for case management. Each building would provide both resident privacy and spaces for social connection. Project designs would adhere to CPTED principles including controlled access, clear sightlines and visibility, and good lighting.
- 4.5 Each project would proceed through the site plan approval process and likely a design-build procurement following a positive decision by BCH.

Ritson School Site, Oshawa

- 4.6 The Ritson School site at 300 Ritson Road South, Oshawa will provide a mix of sustainably built, mixed income, mixed-use housing with community services and supports. Phased redevelopment of the site is envisioned through direct investment and development partnerships including the restoration and reuse of the existing heritage school building.
- 4.7 The Ritson School site is identified as “Partnership Site” in the Housing and Homelessness Service and Financing Strategy, where the Region takes an enabling role to development. On partnership sites, preconstruction due diligence, studies, development permissions and feasibility is undertaken by the Region before it is offered to a third-party developer/operator. Capital construction and operations are assumed to be delivered and financed by a third-party partner, under a future land lease arrangement.

- 4.8 This report is recommending a 50-unit supportive housing building at the northeast corner of the site, on a 3,020 m² (0.75 acre) portion of the overall property. This building would be four storeys in height at street level and would include indoor and outdoor amenity spaces and a surface parking area accessed from Ritson Road (see Figure 1).
- 4.9 Although this specific supportive housing project was not included within the 10-year Housing and Homelessness Service and Financing Strategy (2025-2034), the need to provide a range of affordable housing options does form part of the Strategy.
- 4.10 Refining the program for the northeast corner of the site to target supportive housing is also generally consistent with the findings of the Ritson School Site Community Needs Assessment completed in 2024. The demonstration plan prepared for the site assumed a 69-unit mixed market (70%) and affordable housing (30%) building as a future phase of development. Approval of the recommendations would slightly reduce remaining market housing development potential on the overall site in the longer term, while providing for additional community housing supply with deeper affordability sooner.
- 4.11 The balance of the site will continue to advance as a Partnership project. The introduction of new supportive housing at the northeast corner of the site will be shared with prospective development proponents as the Region continues to pursue third-party development partner(s) to finance, build, operate and maintain affordable and market rental units on the remaining west and south sides of the subject site.

Figure 1: Proposed Ritson Supportive Housing

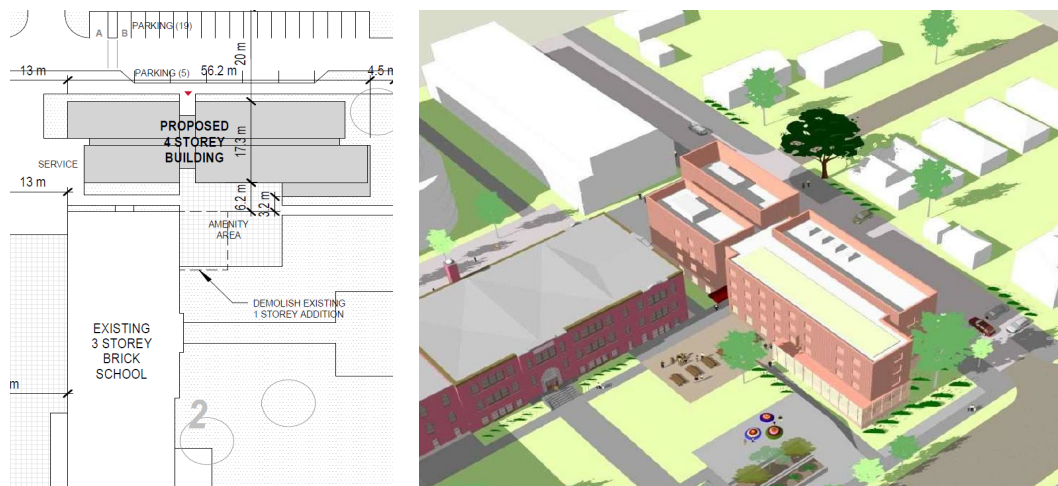


Table 1: Comparison of Affordable Housing Outcomes

Site	Recommended Supportive Units (RGI)	Partnership Scenario	
		Assumed Affordable Units (at 80% of AMR)	Assumed Market Rental Units
Harwood/Achilles	50	39	92
Ritson School Site (north-east corner)	50	21	48
Total	100	60	140

5. Financial Implications

5.1 Table 2 provides a summary of the capital costs and financing plan for both proposed supportive housing projects.

Table 2: Summary of Capital Costs and Proposed Financing Plan

Project	Estimated Gross Capital Cost	Proposed Financing		
		Federal Grant (BCH)	Reserve/Reserve Funds	Total
Ritson Supportive Housing	\$30,000,000	\$25,000,000	\$5,000,000*	\$30,000,000
Harwood/Achilles Supportive Housing	\$28,000,000	\$24,810,000	\$3,190,000**	\$28,000,000
Total	\$58,000,000	\$49,810,000	\$8,190,000	\$58,000,000

Notes:

*The \$5,000,000 social housing capital reserve fund contribution for the Ritson Supportive Housing project is recommended as a reallocation from the 590-650 Rossland Road partnership development project, previously approved through the 10 Year Housing and Homelessness Servicing and Financing Strategy ([Report #2025-COW-14](#)).

The \$3,190,000 social housing capital reserve fund contribution for the Ajax Supportive housing project was previously approved through the Region's 2026 business planning and budget process, for a partnership development project at the Harwood/Achilles site.

- 5.2 The recommended capital contributions from the Region towards the proposed supportive housing projects are an important component for a strong BCH proposal.
- 5.3 To provide sufficient regional investment in these projects, a reallocation of \$5,000,000 of Social Housing Reserve fund financing from the 590-650 Rossland Road partnership project to the Ritson Road Support Housing project is required. This will reduce the approved 590-650 Rossland Road project budget from \$5,510,000 to \$510,000. The remaining amount (\$510,000) is sufficient to advance housing development on the Rossland site as a partnership initiative. Market sounding will take place over 2026 to gauge private development interest.
- 5.4 Similar to other Regional buildings, ongoing maintenance, repairs and eventual long term capital replacement of the new facilities will be the responsibility of the Region, but associated costs are not known at this time.
- 5.5 The estimated net annual costs to operate each permanent supportive housing building is approximately \$3.2 million for a total of \$6.4 million. This implies an annual cost of \$64,000 per unit. These net operating cost estimates are preliminary and have been based on costs experienced at the Region's Beaverton supportive housing site.
- 5.6 BCH has indicated that they are actively working with the Province of Ontario to secure ongoing operational funding for transitional and supportive housing. Regional staff will work with the province to secure the ongoing operational annual funding for these two buildings. If this funding is not secured, it will be the responsibility of the Region to take on the ongoing annual net operational cost to operate these buildings as permanent supportive housing. The estimated annual net operating costs for these two supportive housing projects were not included in the 10-year Housing and Homelessness Service and Financing Strategy (2025 – 2034) and would be in addition to the annual 0.75% property tax increase forecasted each year to implement the 10-year strategy. In the absence of provincial funding support, the estimated annual property tax increase required for the net operating costs associated with these two new supportive housing projects is 0.61%. This does not include any property tax funding for the ongoing maintenance or eventual replacement of these two facilities.
- 5.7 Both of these proposed supportive housing projects will only proceed if the capital grant funding requests outlined in Table 2 above are approved by BCH.

6. Previous Reports and Decisions

- 6.1 In March 2025, Regional Council approved in principle the Housing and Homelessness Service and Financing Strategy (2025 – 2034) ([Report #2025-](#)

[COW-14](#)). This report provides a 10-year forecast for Regional investment in housing and homelessness service enhancements, new affordable housing development and renewal initiatives, and Durham Regional Local Housing Corporation (DRLHC) asset management and retrofit activities. The overall intent of the Strategy is to maximize outside funding, incorporate third-party expertise, diversify risks, leverage flexibility and scalability and address housing and homelessness challenges.

- 6.2 Attachment #2 of the Report provided the 2025 capital program and financing, including conditional expenses and financing for partnership development projects. The Ritson School site, the Harwood/Achilles site and the Rossland Road site are identified as “Partnership Projects”.
- 6.3 A combined total of \$7.121 million has been allocated for preconstruction activities for new housing development on Partnership sites. Approval of the recommendations will enable a redistribution already approved preconstruction funding amongst the three partnership projects in order to take advantage of this BCH opportunity.
- 6.4 In December 2025, Regional Council Report #2025-COW-40 – Draft At Home In Durham 2025-2035 10-Year Housing and Homelessness Plan.

7. Relationship to Strategic Plan

- 7.1 This report aligns with/addresses the following Strategic Direction(s) and Pathway(s) in Durham Region’s 2025-2035 Strategic Plan:
 - a. Connected and Vibrant Communities
 - C1. Align Regional infrastructure and asset management with projected growth, climate impacts, and community needs.
 - C2. Enable a full range of housing options, including housing that is affordable and close to transit.
 - b. Environmental Sustainability and Climate Action
 - E1. Reduce corporate greenhouse gas emissions to meet established targets.
 - c. Healthy People, Caring Communities
 - H3. Integrate and co-ordinate service delivery for positive life outcomes, including investments in poverty prevention, housing solutions, and homelessness supports.
 - d. Strong Relationships

- S3. Collaborate across local area municipalities, with agencies, non-profits and community partners to deliver co-ordinated and efficient services.
- S4. Advocate to the federal and provincial government and agencies to advance regional priorities.
- S5. Ensure accountable and transparent decision-making to serve community needs, while responsibly managing available resources.

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

- a. Processes: Continuously improving processes to ensure we are responsive to community needs.

8. Conclusion

8.1 The Region is taking steps to advance need supportive housing development projects as quickly as possible.

8.2 Build Canada Homes provides a separate funding stream dedicated to the delivery of transitional and supportive housing. To meet BCH timelines, both projects need to be shovel-ready, supported by detailed designs, technical studies and Class D cost estimates. Approval of these recommended actions will allow the procurement process on both projects to begin subject to receipt of capital funding through BCH and operational funding through the province.

Respectfully submitted,

Original signed by

Stella Danos-Papaconstantinou
Commissioner of Social Services

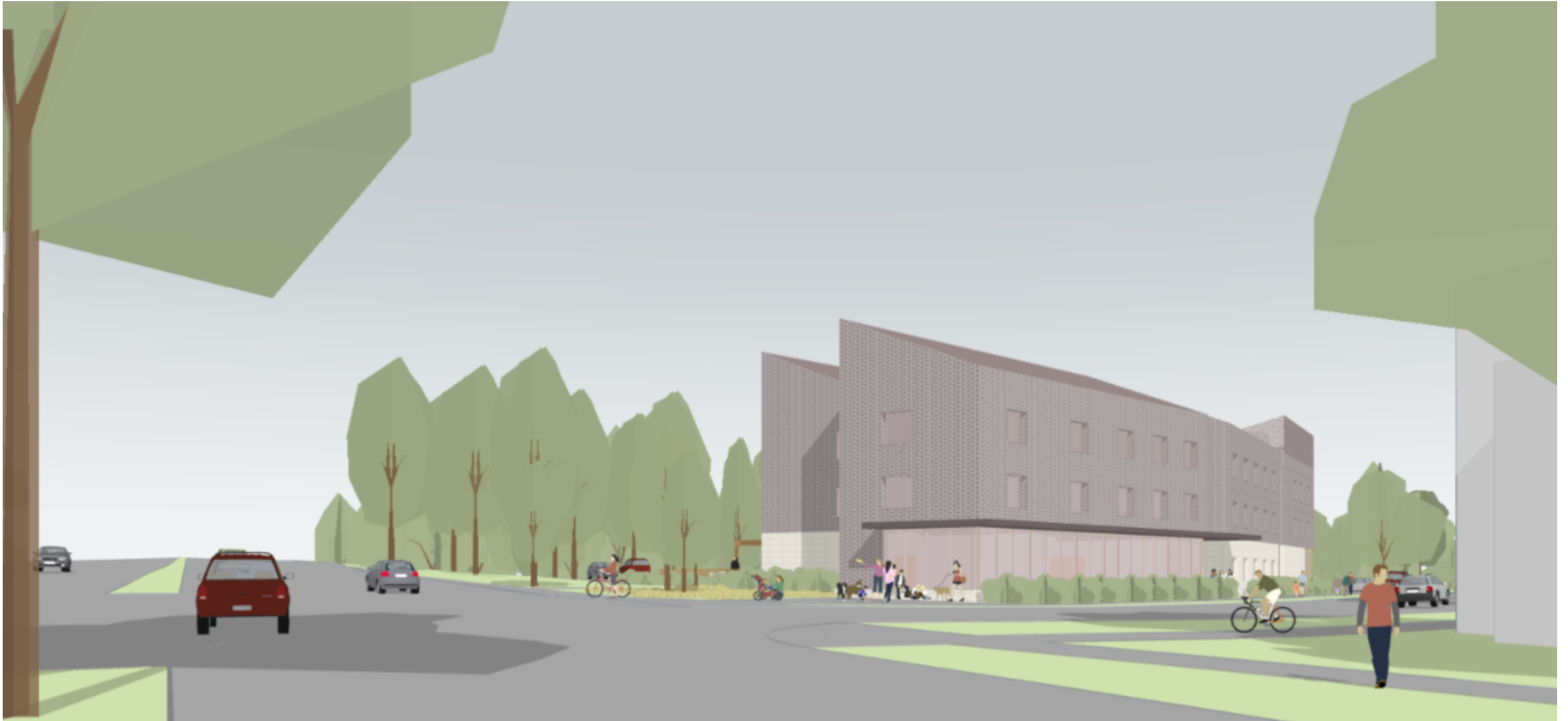
Original signed by

Nicole Pincombe, CPA, CMA
Commissioner of Finance

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer



Harwood & Achilles

Supportive Housing

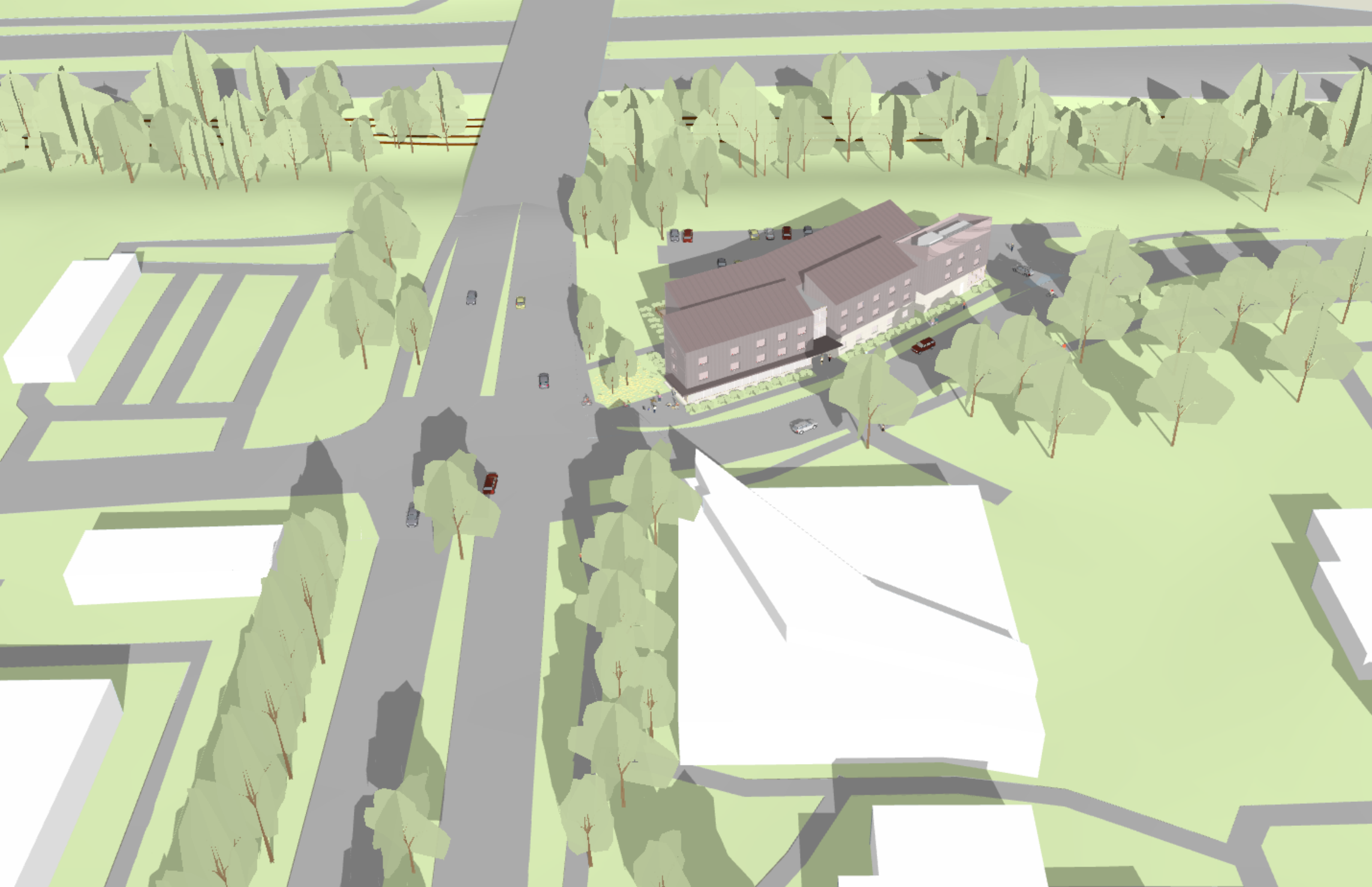
JANUARY 30, 2026

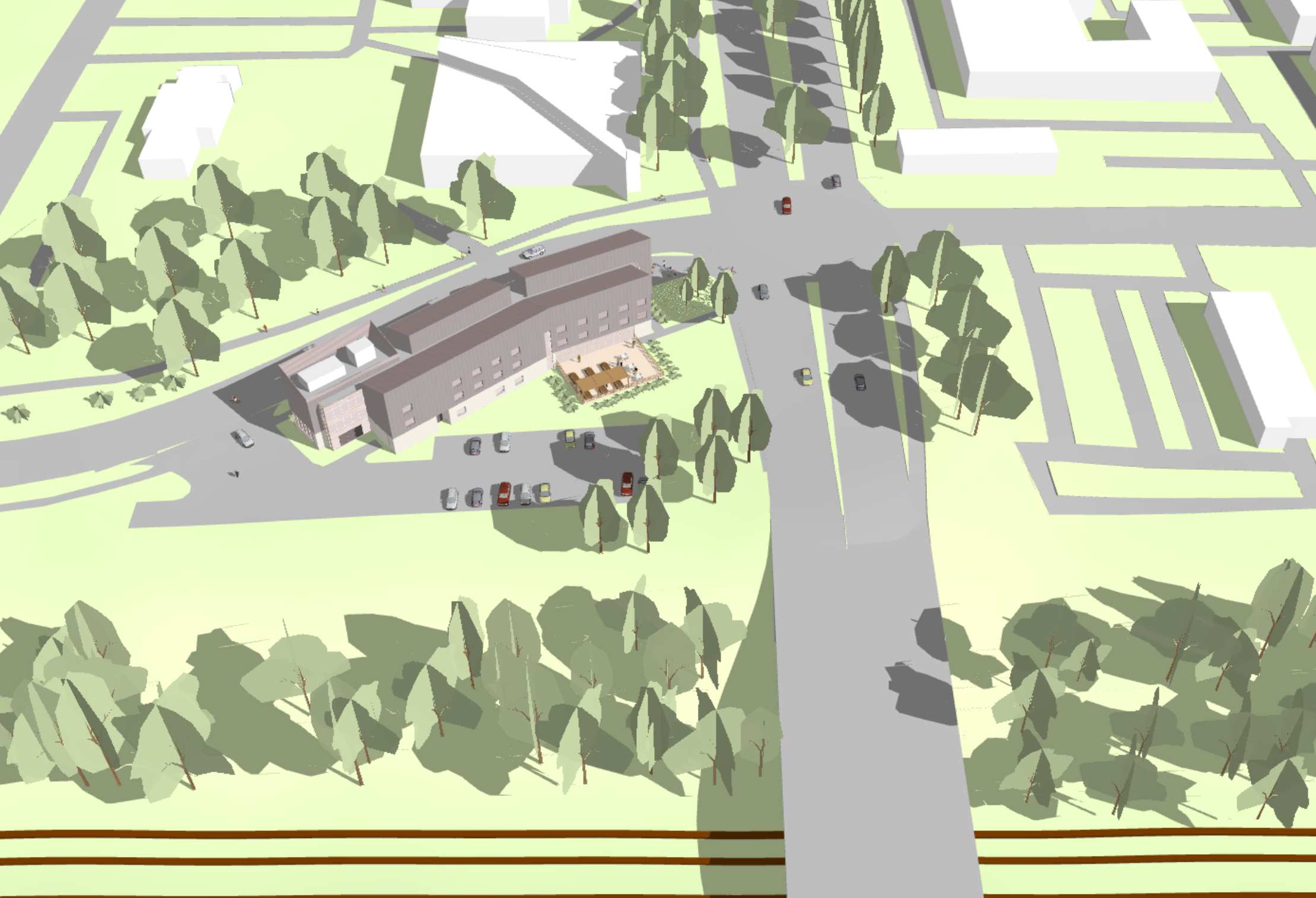
MontgomerySisam

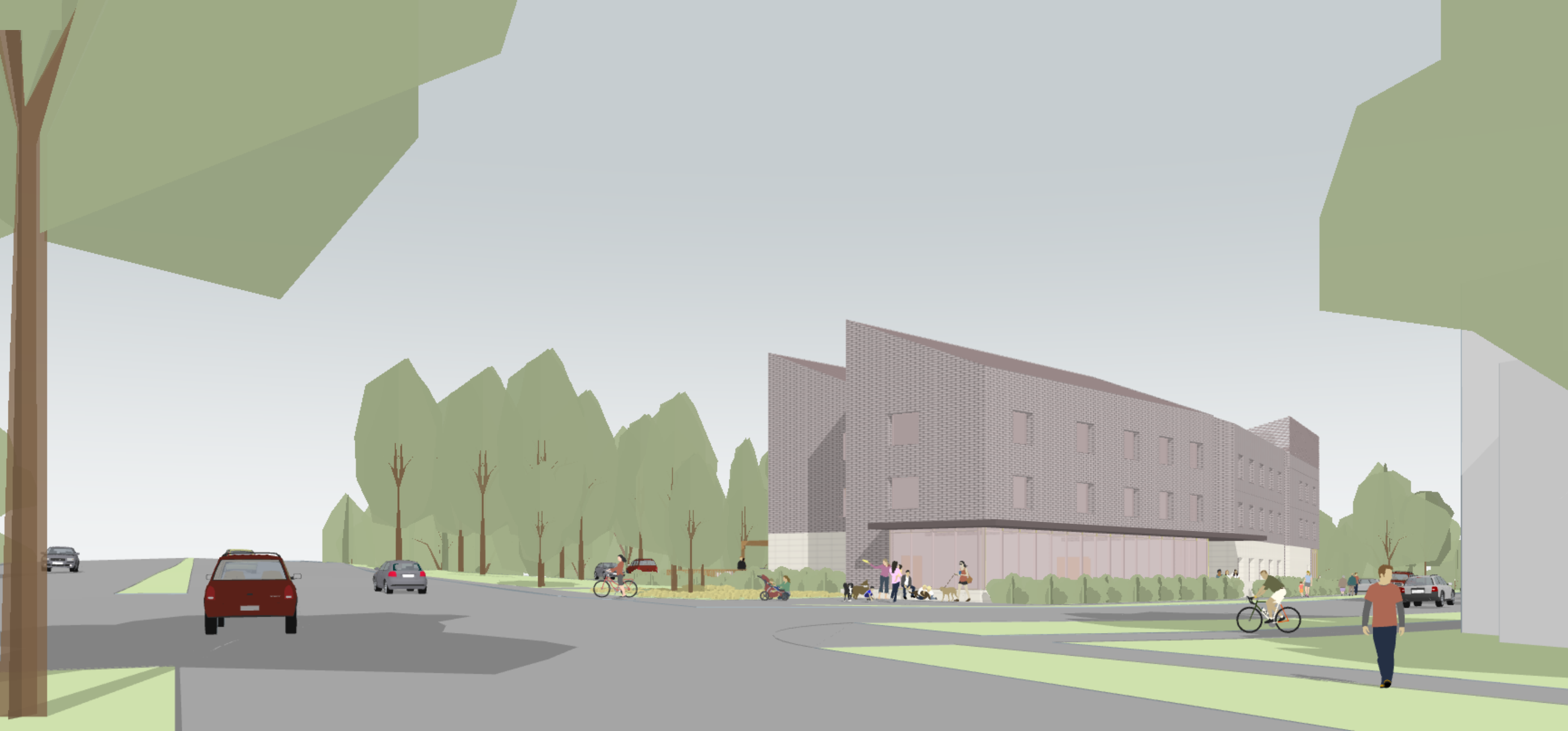
LOT AREA	3516.4 <i>sqm</i>	37850 <i>sqf</i>
BUILDING AREA	1055 <i>sqm</i>	11356 <i>sqf</i>
CANOPY AREA	50 <i>sqm</i>	538 <i>sqf</i>
PERGOLA AREA	27 <i>sqm</i>	291 <i>sqf</i>
GFA	3165 <i>sqm</i>	34068 <i>sqf</i>
LOT COVERAGE	31.4%	
FSI	0.90	
BUILDING STOREYS	3	
BUILDING HEIGHT	~15.5 <i>m</i>	
PROPOSED WASTE LOADING SPACES	1	
PROPOSED LOADING SPACES	1	
PROPOSED PARKING SPACES	30	
UNIT MIX		
1S	40 80%	
1S BF	10 20%	
TOTAL	50 100%	
UNIT BREAKDOWN		
	1S	1S BF
TYPICAL UNIT AREA (<i>sm</i>)	31	46.5
LEVEL 1	6	2
LEVEL 2	17	4
LEVEL 3	17	4
TOTAL	40	10













Proposed use of lighter masonry base with darker masonry top to compliment adjacent library

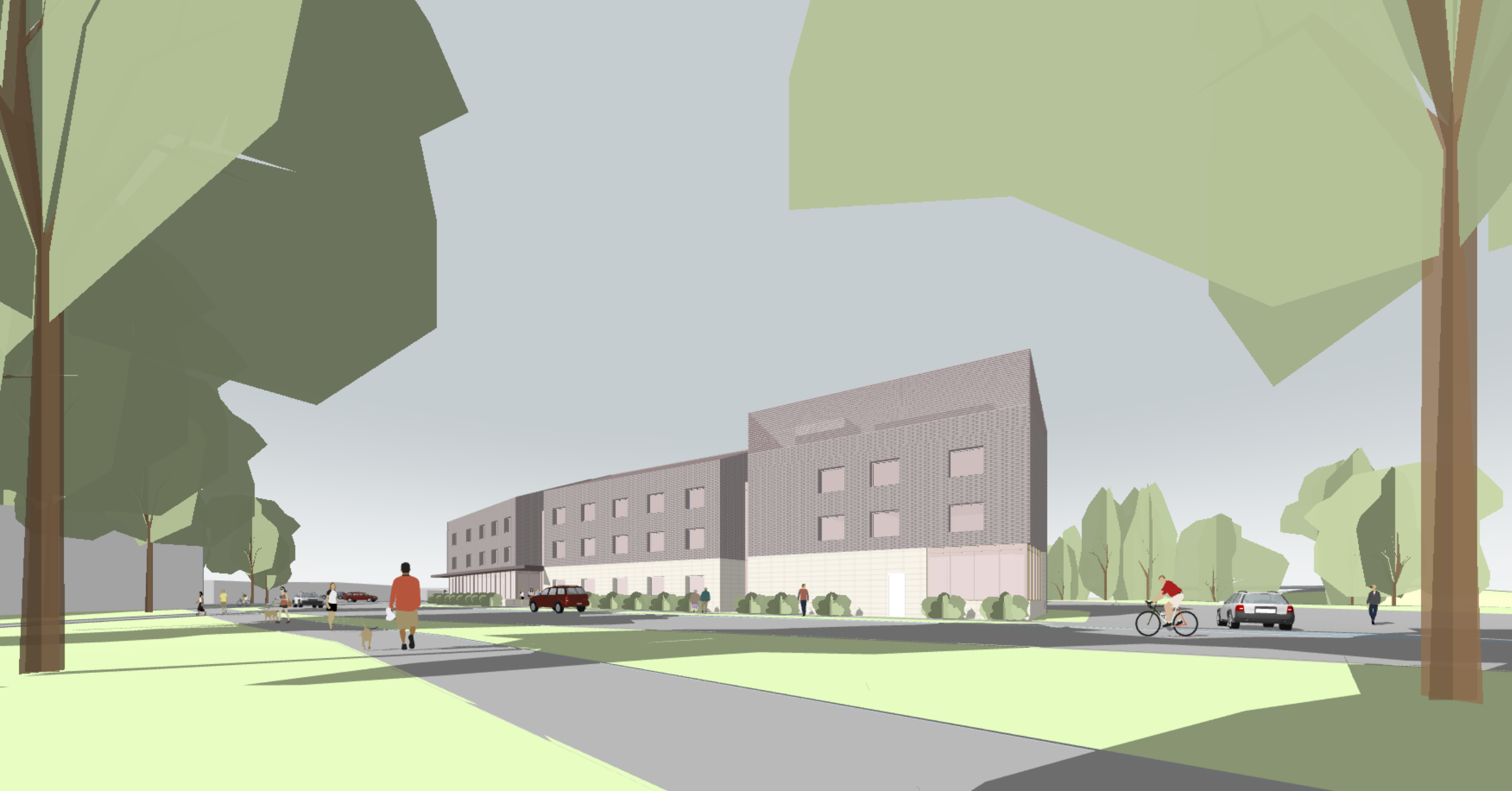


Masonry walls used at adjacent Ajax Public Library





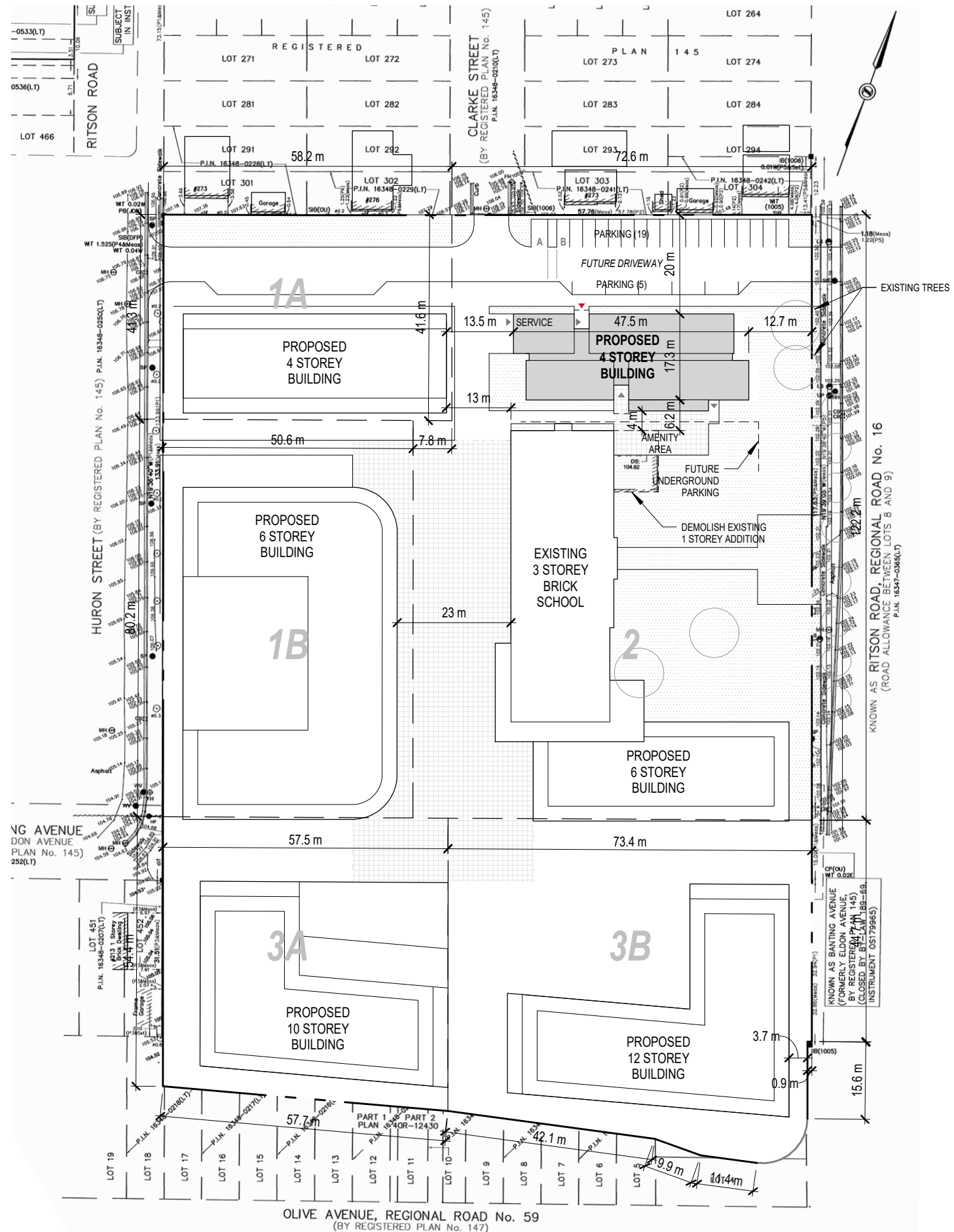








SITE STATISTICS		
PROPOSED 4 STOREY SUPPORTIVE HOUSING BUILDING		
SITE AREA:	23,789.6	M2
LOT COVERAGE:	790	M2
GFA:	3,071	M2
STOREYS:	4	
BUILDING HEIGHT:	17.5	M
DWELLING UNITS:	50	
PARKING SPACES:	24	



1:200 TYPICAL UPPER LEVEL PLAN

PROPOSED UNITS			
	1S	1S BF	TOTAL
TYP. AREA M2	31	40	-
LEVEL 1	2	0	2
LEVEL 2	13	3	16
LEVEL 3	13	3	16
LEVEL 4	13	3	16
TOTAL	41	9	50
OBC BF 15% MIN.	-	7.5	-

Please note this concept is currently being updated to accomodate all 1-bedroom units.

