



## REPORT TO THE POLICE SERVICE BOARD

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Date of Report: 10/15/2024

Type of Report: Public

Title: Regional Reporting Centre – Property Acquisition

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### RECOMMENDATION

“That the Board receives and approves the land acquisition of 4.90 acres at 991 Simcoe Street, Oshawa as outlined, for \$8.1 million, fully funded through the approved 2024 Budget”.

### EXECUTIVE SUMMARY

In March 2022, the Region informed the Service of its intention to redevelop the lands at 590 and 650 Rossland Road to support an affordable housing project, in partnership with the Province of Ontario. The Service currently occupies the 3.5-acre site at 650 Rossland which houses the Regional Reporting Centre, including space for the Durham Accident Support Services, managed through a shared services agreement.

The Service first included this project in its 2023 - 2032 long-term capital plan. The 2024 approved budget included \$9.0 million for the acquisition of replacement land. The proposed 2025 – 2034 long-term capital plan includes additional amounts for design and building construction, estimated to be \$38.8 million. The Service is currently having discussions with the Region to seek funding support representing the property's value (land and building) being released back to the Region.

In November 2023, the Region identified a potential site that they had an interest in purchasing, that may also be a suitable replacement of 650 Rossland Rd. The land parcel was 6.04 acres in size with the Region requiring 1.14 acres, leaving 4.90 acres available for the Service.

The Service assessed the property, the location, future growth, and traffic analytics when determining its suitability. The proposed location had been deemed fully suitable to meet the current operational requirements of the reporting centre.

The Region will be seeking Council approval to proceed to execute a purchase agreement for the full parcel of land at 991 Simcoe Street, Oshawa for \$9.7 million. The Service's total acquisition cost is estimated to be \$8.1 million, including \$7.8 million for land, plus \$0.3 million for other acquisition costs.

The purchase agreement is contingent upon the following two (2) additional contract terms:

1. Regional Council approval and
2. Region satisfaction with the results of environmental testing to be completed within 90 days of the contract execution date.

Should the second (2<sup>nd</sup>) condition not be fulfilled, the Service will have to re-consider the site suitability and likely re-engage the search process for another site.

## **DISCUSSION**

The Regional Reporting Centre is located at 650 Rossland Rd. in Whitby. The Service has a shared space agreement with Durham Accident Support Services which is the official reporting centre for the Service. The centralized collision reporting centre assists in managing minor motor vehicle collisions which reduces the burden on the frontline officers. The two-story building, 50-year-old building has 17,416 square feet of useable space and is situated on a 3.5-acre parcel of land.

The proposed site at 991 Simcoe St. in Oshawa (Simcoe/Wentworth/Ritson) provides an acceptable replacement property. While being located further south of the current location (Garden/Rossland), using 2023 accident reporting statistics, it was found that 93% of collisions occurred within a 30-minute drive and 52% of collisions occurred within a 15-minute drive from the proposed location, consistent with the current location experience of 95% and 64% (**Appendix 1**).

The Service's long-term capital plan includes a new building on this site featuring 27,000 square feet of interior space, sufficient for the relocation of the Regional Reporting Centre, Traffic Services, and Central Alternative Response, and sufficient to support future growth. With a planned occupancy in 2027, a preliminary site plan highlights the building location with separate site entry and site exit, ample staff and visitor parking, and a vehicle garage (**Appendix 2**). The design focus will be on flexible space to ensure adaptability for future needs. Critical building systems infrastructure and technology requirements will be integrated to support long-term operations. The new construction will offer significant benefits by providing a modern, scalable, and purpose-built environment that better aligns with future growth and operational efficiency, and sustainability features.

Following the land acquisition, the Service will procure consulting services for the design and construction of the new building. The current estimated cost for the design and construction project is estimated to be \$38.8 million. **Table 1** provides a breakdown of the total capital project cost estimate of \$46.9 million, which excludes any financial consideration that may be received from the Region for the 650 Rossland Road property.

**Table 1: Property Acquisition and Building Cost Breakdown**

<b>Description</b>	<b>Cost (Est) \$</b>	<b>Funding Source</b>
Land	\$ 7,843,840	2024 Approved Budget (\$9M)
Other Acquisition Costs (1)	\$ 300,000	2024 Approved Budget (\$9M)
<b>Sub-total: Land Purchase</b>	<b>\$ 8,143,840</b>	<b>4.90 acres</b>
Building Design	\$ 3,000,000	2025 Proposed Budget
Construction, FF&E	\$ 35,800,000	2026-2034 Capital Plan
<b>Sub-total: Building</b>	<b>\$ 38,800,000</b>	<b>27,000 sq. ft.</b>
<b>TOTAL COSTS (2)</b>	<b>\$ 46,943,840</b>	<b>Est. Occupancy 2027</b>

(1) Other Acquisition Costs include, but not limited to: closing costs, survey and environmental fees

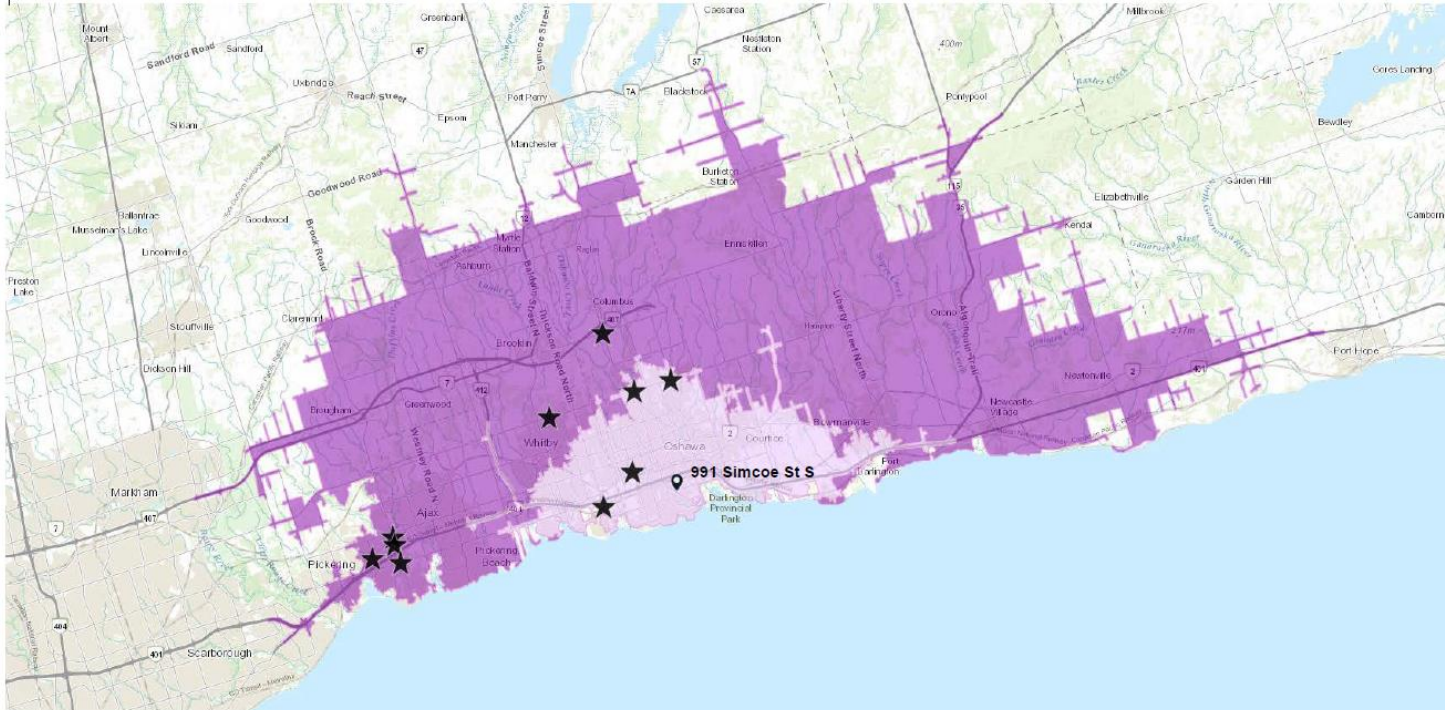
(2) Total Cost excluding any financial consideration for the land/building located at 650 Rossland Road, Whitby

## **RECOMMENDATION**

The Service is recommending approval to proceed with the project, beginning with the land acquisition, upon satisfaction of the two (2) contract terms and supported by funding in the Service's approved 2024 budget and 2025-2034 long-term capital plan.

# APPENDIX 1: 2023 Collision Analysis Map of the proposed and existing locations

## Drive Time To 991 Simcoe St S, Oshawa



**Drive Time**

Minutes

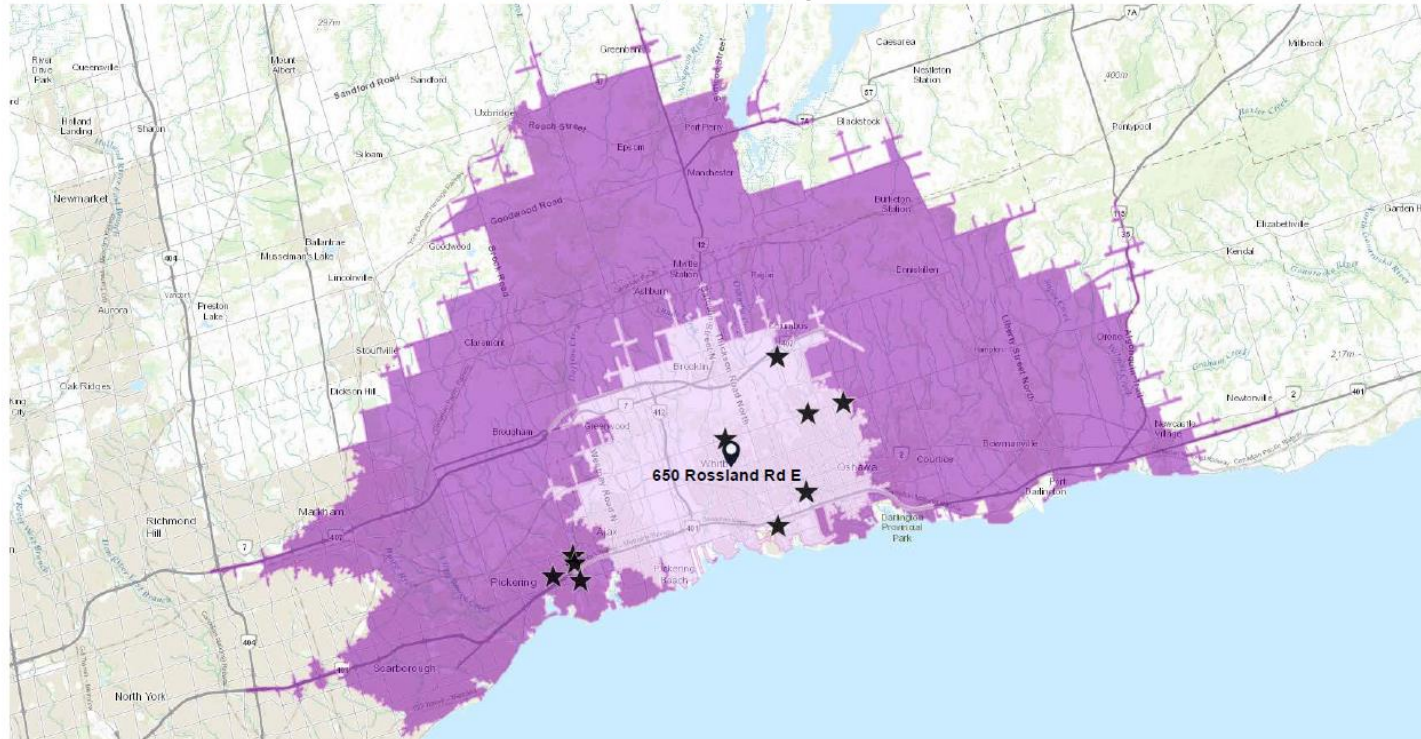


★ Top 10 Collision Intersection

**93% of 2023 collisions occurred within a 30 minute drive to 991 Simcoe St S**

**52% of 2023 collisions occurred within a 15 minute drive to 991 Simcoe St S**

# Drive Time To 650 Rossland Rd E, Whitby



Drive Time

Minutes

15

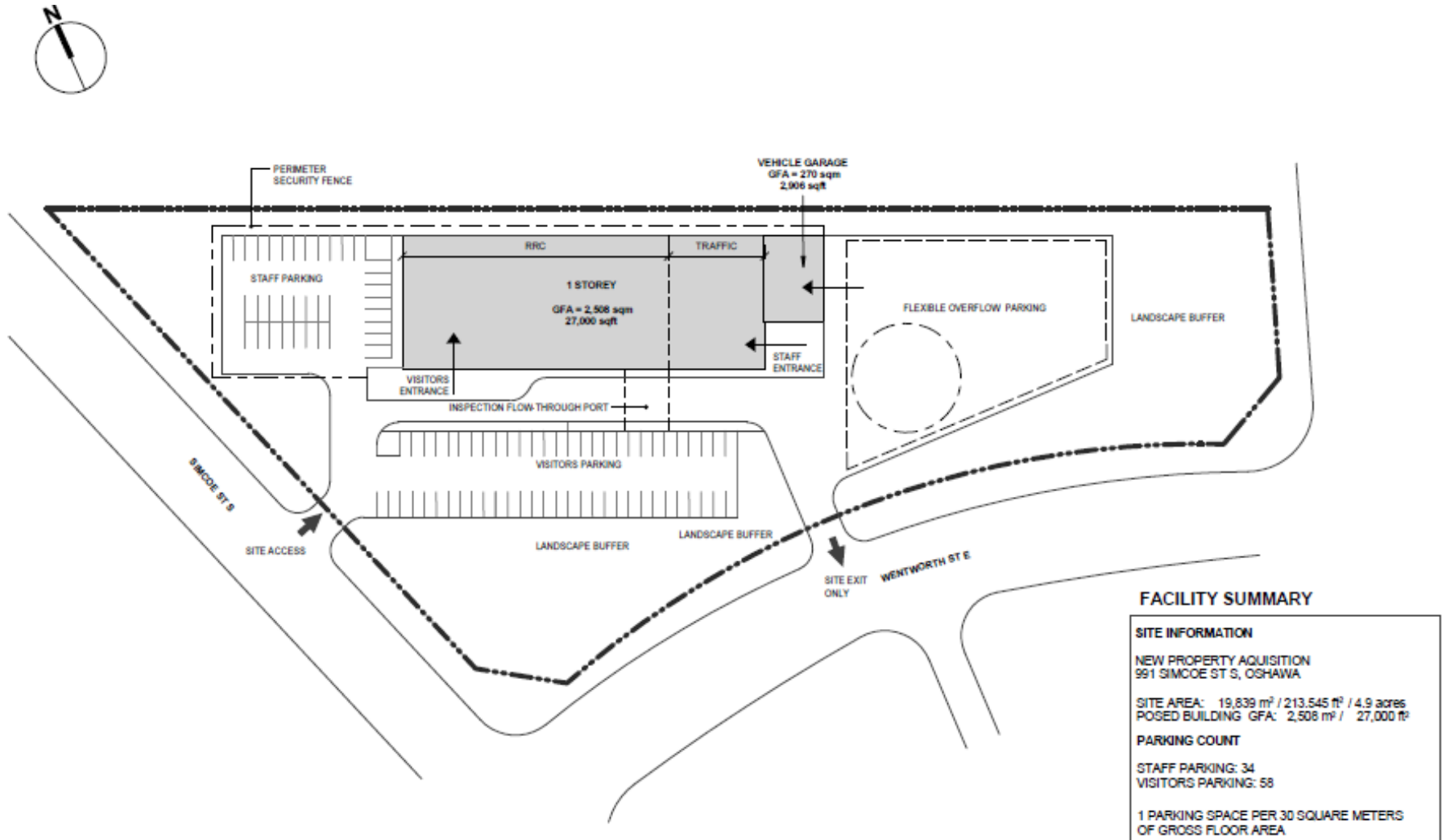
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★ Top 10 Collision Intersection

**95% of 2023 collisions occurred within a 30 minute drive to 650 Rossland Rd E**

**64% of 2023 collisions occurred within a 15 minute drive to 650 Rossland Rd E**

**APPENDIX 2: Preliminary Site Development Plan (991 Simcoe Street, Oshawa)**



## Report Approval Details

Document Title:	Regional Reporting Centre - Property Acquisition.docx
Attachments:	
Final Approval Date:	Oct 7, 2024

This report and all of its attachments were approved and signed as outlined below:

Stan MacLellan



Peter MOREIRA