

## DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

**REPORT TO:** Durham District School Board

**DATE:** January 19, 2026

**SUBJECT:** Quarterly Construction and Major Projects

**PAGE:** 1 of 9

**ORIGIN:** Camille Williams-Taylor, Director of Education and Secretary to the Board  
Lisa Bianca, Associate Director of Corporate Services and Treasurer of the Board  
Lindsay Wells, Senior Manager of Development and Inclusive Design  
Mike Kennedy, Manager of Major Projects  
Ambrosio Dimagiba, Manager of Design and Construction

The Durham District School Board recognizes Indigenous rights are distinct. In the exercise of those rights, Indigenous staff and students shall not be subjected to actions with the aim or effect of depriving these distinct rights.

The Durham District School Board is committed to providing learning and working environments that centre human rights and equity and are safe, welcoming, respectful, equitable, accessible, inclusive and free from all forms of discrimination, oppression, harassment and harm.

### **1.0 Strategic Links**

New schools and revitalization of existing spaces supports meaningful learning by providing high quality teaching and learning spaces; contributes to connected communities by creating spaces that foster opportunities to meet, learn from and inspire each other; and advocates well-being by ensuring all schools and workplaces are safe, caring, and respectful environments where people can thrive.

### **2.0 Policy and Legislative Connections**

[Capital Funding for the 2024-25 School Year 2024:B08](#)

[2025-26 Education Funding 2025:B02](#)

[2025-26 Capital Priorities Program 2025:B04](#)

[Launch of 2024-25 Capital Priorities Program 2024:B11](#)

[Launch of 2023-24 Capital Priorities Program 2023:B08](#)

[Education Capital Policies and Programs Manual](#)

### 3.0 **Abstract**

The Quarterly Construction report provides current information on Capital and major project work being undertaken by staff, including the progress details on the anticipated opening of new schools and additions, and designates how Ministry of Education (EDU) funding for repairs and renovations is being used by the District.

At the conclusion of the projects noted throughout this report there will be a total of 6,477 new pupil places, and a total of 195 new child care places. This increase in capacity, its impact on partner schools, and portable utilization is reflected in the [Pupil Accommodation Plan 2025-2029](#).

### 4.0 **Purpose**

The purpose of this report is to provide the Board of Trustees with an update on the status of construction and major projects as of December 31, 2025. This is a quarterly report that is provided as a cyclical update to the Board of Trustees in January, March, June, and September. These reports can be found on the Board's website [Construction and Property Updates](#). This report is provided for information.

### 5.0 **Background and Context**

#### 5.1 Capital Priorities Projects

The Board has received EDU approval for eight new school builds through the Capital Projects funding process at this time. The progress of these projects is outlined in section 6 of this report.

On September 8, 2025, the EDU Capital Program Branch launched the 2025-2026 Capital Priorities Program (CPP) inviting school boards to submit proposals for funding consideration to address boards' highest priority capital needs. On October 8, 2025, DDSB submitted requests for four projects and provided information on long term growth-related capital needs across the District. Projects submitted in order of priority included:

1. Unnamed North Oshawa PS - Kedron
2. Unnamed Seaton PS - Alexander Knox Road
3. Unnamed Scugog PS - Union Avenue
4. Unnamed Pickering PS - Kingston Road

#### 5.2 Major Projects

EDU annually provides school boards with two grants to fund renovations and building improvements. DDSB received \$17.9M in School Condition Improvement funding and \$12.4M in School Renewal funding for the 2025-2026 school year to fund these projects. In addition, DDSB received \$1.7M in funding for replacement of reinforced autoclaved aerated concrete structures (RAAC) (a lightweight alternative to standard concrete used in public buildings like schools from the 1950s to the 1990s for roofs, floors, and walls) and \$7.7M in funding for Accessibility Upgrades at existing DDSB sites.

## 6.0 Analysis

### 6.1 Approved Capital Priorities Projects

#### Unnamed North Oshawa SS (Windfields Farm East/Bridle Road South)



Project Type: New Secondary School

Capital Priorities Submission(s): July 2015, July 2016, September 2017, September 2019, May 2021, February 2022

Ministry Approval: May 2022

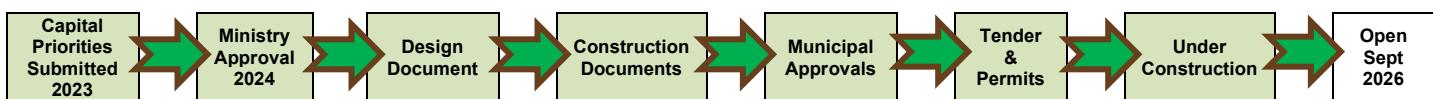
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc.

Construction on the new facility continues to progress well with site services and underground rough-ins complete. Structural work is over 90% complete and exterior works (grading, parking lot and landscape) are 60% complete. Curtain wall is nearing completion while roofing is approaching 85% completion and the building is projected to be watertight by the end of year. Mechanical and electrical rough-ins are progressing well. Site plan agreement has been registered and full building permit has been issued. Project completion is currently scheduled for September 2026.

#### Unnamed West Whitby PS (Maskell Crescent and Coronation Road)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: October 2023

Ministry Approval: March 2024

Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Pre-Eng Contracting Ltd.

Construction is well underway with soil stabilization, site services, excavations, and footings complete. Structural steel, load bearing masonry and precast concrete are approaching 50% completion. Conditional building permits are still in place while Facilities staff and the Town of Whitby finalize the site plan agreement and full building permit. Project completion is scheduled for September 2026.

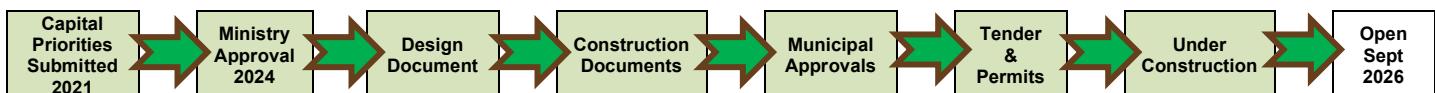
Unnamed West Whitby PS (Cisco Drive and Limoges Street)


Project Type: New Elementary School

Capital Priorities Submission(s): May 2021, February 2022, October 2023

Ministry Approval: March 2024  
 Occupancy Date: Potentially mid-October 2026 (to be confirmed)  
 Architect: Snyder Architects Inc.  
 Contractor: Pre-Eng Contracting Ltd.

Construction is underway with excavations and foundations complete and underground rough-ins nearing completion. Structural steel, load bearing masonry and precast concrete are approaching 40% completion. Full building permits have been issued and Facilities staff and the Town of Whitby have finalized the site plan agreement. Delayed approvals from EDU and Whitby as well as soil disposal issues have delayed scheduled progress. Staff continue to work with the general contractor and architect to find efficiencies and improvements to the schedule. Staff will continue to monitor project progress and provide updates as project milestones are realized. At this time, staff are anticipating and planning for an opening date in mid-October. An alternate accommodation plan is currently under development with the expectation that it will be shared with impacted school communities in March 2026.

Unnamed Oshawa PS (Symington Avenue and Steeplechase Street)


Project Type: New Elementary School

Capital Priorities Submission(s): May 2021, February 2022, October 2023

Ministry Approval: March 2024  
 Occupancy Date: September 2026  
 Architect: Hossack Architects & Associates Inc.  
 Contractor: Everstrong Construction Ltd.

Construction of the new facility continues to progress with site services, foundations, and underground rough-ins complete along with ground floor slab on grade. Structural steel, load bearing masonry and precast concrete are over 60% complete while ground floor load bearing masonry is approaching 90% completion. Interior mechanical and electrical rough-ins are ongoing on the 1st and 2nd floors. Installation of windows and weatherproofing has commenced and brick veneer to follow closely. Base coat asphalt of parking areas and playground has also started. The site plan agreement has been registered and the full building permit was issued. Project completion is scheduled for September 2026.

Unnamed Oshawa PS (Whitelaw Avenue and Glenbourne Drive)


Project Type: New Elementary School

Capital Priorities Submission: September 2024

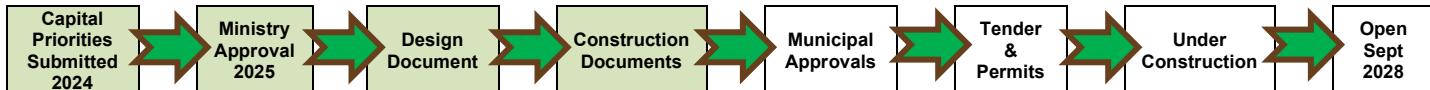
Ministry Approval: January 2025

Occupancy Date: September 2027

Architect: Hossack Architects & Associates Inc.

Contractor: To be determined

Pre-tender package was submitted to EDU in November 2025. The project was issued for tender on November 25, 2025 and bids received on December 18, 2025. Bid analysis is underway. Site plan application has been submitted to the City of Oshawa and comments are in process. Project completion is currently scheduled for September 2027.

Unnamed West Whitby SS (Des Newman Boulevard and Coronation Road)


Project Type: New Secondary School

Capital Priorities Submission: September 2024

Ministry Approval: January 2025

Occupancy Date: September 2028

Architect: Hossack Architects & Associates Inc.

Contractor: To be determined

Contract documents and Class A cost estimate are in development in preparation for issue to EDU in accordance with the pre-tender process. Site plan application has been submitted to the Town of Whitby awaiting comments that were due December 1, 2025, Facilities staff continue to follow up. Project construction tender is planned for February 2026. Project completion is currently scheduled for September 2028.

## 6.2 Major Projects

Major Projects are funded from Capital Funding provided annually to the DDSB. Funding from School Condition Improvement and School Renewal grants is used to repair, upgrade and renovate DDSB facilities in support of the goals of the Multi-Year Strategic Plan.

Opportunities to create connected communities and enhance student learning and well-being are supported by these funds. The District's commitment to providing and maintaining clean, safe and modern learning and working spaces aligns with the commitment to respecting the dignity of staff and students and an acknowledgement of the impact of physical space on learning.

Appendix B: Capital Schedules found at pages 34-36 in the [2025-2026 Budget Book](#) provides additional information. Projects are organized under the following categories:

### School Condition Improvement

#### **Ignite Connection**

##### Asphalt Replacement/Exterior Site Improvements

- G.L. Roberts CVI – Nearing completion. Final deficiencies and minor works remain for completion.
- Valley View PS, Willows Walk PS, R.S. McLaughlin CVI, Cedarackque PS, Valley Farm PS, Bayview Heights PS, Meadowcrest PS, College Hill PS, and Carruther's Creek PS - In design.

#### **Ignite Well-Being**

##### Roof Replacement Projects

- Pierre Elliot Trudeau PS, West Lynde PS, Hillsdale PS, and C.E. Broughton PS – In design.

##### Masonry/Wall Cladding Restoration

- Southwood PS - In design.

##### Dust Collector Replacement Projects

- Dunbarton HS, Brock HS – Construction complete.
- Anderson CVI, O'Neill CVI, Ajax HS - In design.

##### Ventilation Projects Non-Air Conditioned – Partial Building

- Scott Central PS and Dunbarton HS (South Campus) Phase 1 – Construction complete.
- Dunbarton HS - South Campus Phase 2 - In design.
- Dunbarton HS - North Campus - Phase 1 - In design.
- Brock HS - Phase 1 - In design.
- Vaughan Willard PS - In design.
- Lincoln Avenue PS - In design.

## **Sustainability & Energy Efficiency**

### Window Replacements

- Ajax HS - In design.

### Boiler Replacements Projects

- J. Clarke Richardson CVI, A.G. Bell PS, Westcreek PS – Construction complete.

## **Building Services Infrastructure**

- William Dunbar PS, Lester B. Pearson PS, Village Union, S.A. Cawker PS and Ontario St. PS – Watermain Upgrades – Construction complete.
- Uxbridge PS - Final connection at street to be completed.
- Beau Valley PS - In design.
- Electrical Service & Distribution Equipment Upgrades
  - West Lynde PS – Deferred based on tender budget overage. To be retendered with scope modifications to align with allocated budget.
  - Highbush PS - In design.
- Fire Alarm Upgrades
  - Donald A. Wilson SS - Under investigation.

## School Renewal

### **Ignite Learning**

#### Main Office/Guidance Renovations

- Adelaide McLaughlin PS - Under investigation.

#### Specialty Learning Space Renovations

- Henry St HS - Culinary Renovation - Tendering.

#### Interior Modifications – Teaching Space - Classroom Refresh

- EA Lovell (D.C.E.), Woodcrest PS, and Bolton C. Falby PS - In design.

### **Ignite Well-Being**

#### Change Room Renovations

- Pine Ridge SS – To be awarded.
- Port Perry HS – Nearing completion, minor deficiencies remain.

#### Washroom Upgrade Projects

- Ajax HS - Nearing completion, minor deficiencies remain.
- Brock HS – In design.
- O'Neill CVI, Brock HS, Bellwood PS, and Ajax HS - In design.

### Partial Air Conditioning/Cooling Centres

- J. Clarke Richardson CVI – Construction is underway. Chillers to be commissioned and running spring 2026.
- Hillsdale PS - Construction complete.

### Inclusive Design & Accessibility

- Dunbarton HS – PLP Room Air Conditioning Upgrade – Construction complete.
- Dr. S.J. Phillips PS – Various Accessibility Upgrades – Tendering.
- Brock HS - Accessible Field Ramp - In design.
- William Dunbar PS - Elevator - Under investigation.
- Highbush PS - Elevator - Under investigation.
- Bayview Heights PS - Elevator - Under investigation.
- Waverly PS - Elevator and Accessible. Washroom - Under investigation.

Investigations for projects allotted under 2025-2026 capital budget are well underway. Major Projects is working with the engaged consultants on design and construction documents for the identified projects. As noted under section 5.2 of this report, additional funds were received for the replacement of reinforced autoclaved aerated concrete structures. (RAAC) RAAC is a lightweight alternative to standard concrete used in public buildings like schools from the 1950s to the 1990s for roofs, floors, and walls. Due to its "bubbly" texture, it can deteriorate as it ages, especially with moisture, leading to structural concerns and potential sudden failure. Buildings with identified RAAC are monitored, and temporary measures (like snow removal) are taken for safety until replacement can be undertaken. Major projects recently completed the identified roof replacement at Brock HS expending the aggregate of the current allocated RAAC funds. DDSB also received specific funding for accessibility upgrades throughout existing DDSB sites. The department is working to investigate additional accessibility upgrades (identified under Inclusive Design & Accessibility above) for design and construction.

### **7.0 Risks and Opportunities**

An element of risk is inherently present in all construction projects. Influencing factors such as unknown or unforeseen site and building conditions, weather impacts, material and labour shortages and delays can all impact schedules and ultimately occupancy of new spaces. Through regularly scheduled meetings and formal communication protocols, staff work to manage delays and share updated information as soon as it becomes available. An alternate plan to ensure learning remains continuous for students and staff is always the utmost priority when managing delays or schedule changes in progress.

The creation of learning spaces in new and existing schools provides opportunities to further current pedagogical approaches and support student learning, well-being and connections.

## **8.0 Financial Implications**

EDU approved Capital Priorities funds of \$177 million is being used to construct the new school projects detailed throughout this report and represents Capital Priorities funding received over a number of years, as projects receive approval. \$76 million was utilized in 2024-2025. Annual Capital funds of \$30.3 million are being used for the completion of the major projects listed in the report.

Additional information can be found in pages 27-30 and 34-36 of the [2025-2026 Budget Book](#).

## **9.0 Communication/Implementation Plan**

The Quarterly Construction and Major Projects Report is posted on the [DDSB website](#) and provides families and community members with current information on DDSB's capital works. This information is updated quarterly.

## **10. Conclusion**

This report is provided to the Board of Trustees for information.

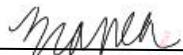
## **11. Appendices**

N/A

Report reviewed and submitted by:

---

Camille Williams-Taylor, Director of Education and Secretary to the Board



Lisa Bianca, Associate Director of Corporate Services and Treasurer of the Board