

DURHAM DISTRICT SCHOOL BOARD ADMINISTRATIVE REPORT

REPORT TO: Durham District School Board

DATE: September 22, 2026

SUBJECT: Construction and Major Projects Update Report **PAGE:** 1 of 10

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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 support 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 **Executive Summary**

The Construction and Major Projects report provides current information on Capital and major project work being undertaken at the Durham District School Board (DDSB), 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.

At the conclusion of the projects noted throughout this report there will be a total of 5,987 new pupil places, and a total of 49 new childcare places. This increase in capacity, its impact on partner schools, and portable utilization is reflected in the [Pupil Accommodation Plan 2026-2030](#).

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 June 2026. 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 seven 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.

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.

Major Projects construction and renovation work relies on data gathered from site inspections, work orders, and the Facility Condition Index (FCI):

- **Site Inspections:** On-site walkthroughs by staff identify immediate operational and physical needs across facilities.
- **Work Orders:** Logged maintenance requests track recurring repairs and highlight equipment needing upgrades or replacement.

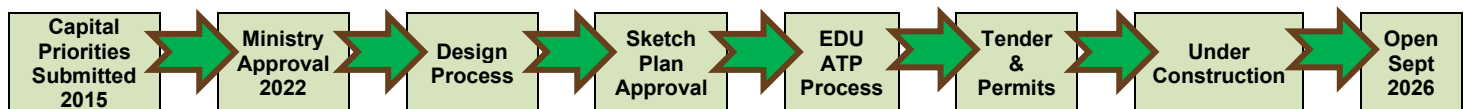
- **Facility Condition Index (FCI):** A standardized measure calculated by the Ministry of Education to evaluate a school's overall physical condition relative to its replacement cost. To establish this metric, Ministry-appointed assessment consultants—joined by school board staff whenever possible—conduct comprehensive facility assessments on a five-year cycle.

Combining daily operational data with these periodic expert evaluations ensures funding and capital resources are directed where they are needed most.

6.0 Analysis

6.1 Approved Capital Priorities Projects

Cedar Valley SS (formerly Unnamed North Oshawa SS)



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

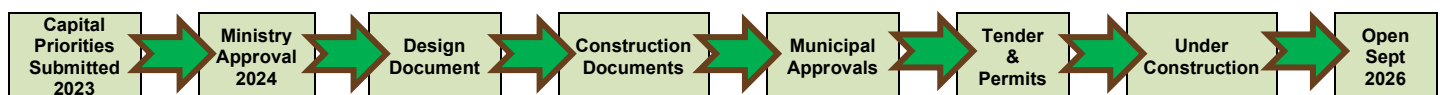
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc.

Construction on the new facility is complete, and Cedar Valley SS opened September 8, 2026. Occupancy was granted August 27, 2026, while the deficiency lists are in progress with rectification to follow. Total project completion and close out is anticipated mid-2027.

Whitby Meadows PS (formerly Unnamed West Whitby PS)



Project Type: New Elementary School, Including Child Care Centre

Capital Priorities Submission: October 2023

Ministry Approval: March 2024

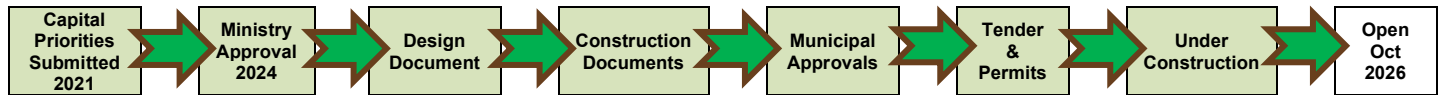
Occupancy Date: September 2026

Architect: Hossack Architects & Associates Inc.

Contractor: Pre-Eng Contracting Ltd.

Construction of the new elementary school is complete, and Whitby Meadows PS opened September 8, 2026, with the childcare centre set to open mid-October 2026. Occupancy was granted September 4, 2026, while the final deficiency lists are in progress with rectification to follow. Total project completion is anticipated mid-2027.

Heartwood PS (formerly Unnamed West Whitby PS)



Project Type: New Elementary School

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

Ministry Approval: March 2024
 Occupancy Date: October 2026
 Architect: Snyder Architects Inc.
 Contractor: Pre-Eng Contracting Ltd.

Construction made significant progress over the summer due to additional supports provided by DDSB and a dedicated consulting team. School grounds, mechanical and electrical work along with interior finishing work are all nearing completion. Construction is on track for a mid-October 2026 school opening. An alternate accommodation plan has been shared with the impacted school communities to ensure a smooth transition.

Waaban Public School (formerly Unnamed Oshawa PS)



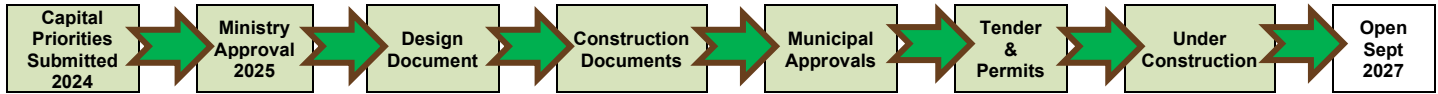
Project Type: New Elementary School

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 on the new facility is complete, and Waaban PS opened September 8, 2026. Occupancy was granted September 1, 2026, while the deficiency lists are in progress with rectification to follow. Total project completion and close out is anticipated mid-2027.

Unnamed Oshawa PS (Whitelaw Avenue and Glenbourne Drive)



Project Type: New Elementary School

Capital Priorities Submission: September 2024

Ministry Approval: January 2025

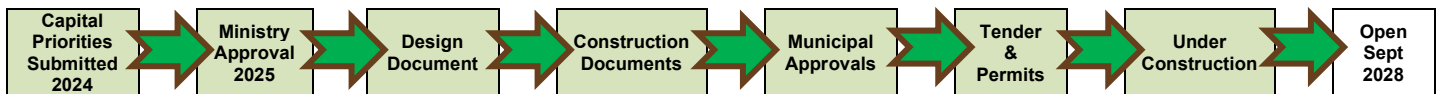
Occupancy Date: September 2027

Architect: Hossack Architects & Associates Inc.

Contractor: Everstrong Construction Ltd.

Construction is well underway on the new facility with completion of soil stabilization and foundations. Underground services work has commenced along with ground floor load-bearing masonry work. Facilities staff and the City of Oshawa continue to work towards municipal approvals while a conditional building permit for site services and foundations has been issued. The final site plan and full building permit applications have both been submitted and are currently under review. 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

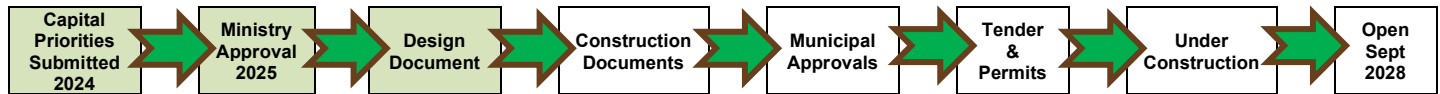
Occupancy Date: September 2028

Architect: Hossack Architects & Associates Inc.

Contractor: Percon Construction Inc.

The Post-Tender check-in package (Within Budget) – was submitted to EDU on June 23, 2026. EDU approval was received June 30, 2026, and a letter of intent was issued to Percon Construction Inc. on the same day. The contractor has begun mobilizing on site to commence construction while Facilities staff continue to work with the Town of Whitby staff and consultants to obtain all project approvals. Project completion currently remains scheduled for September 2028.

Unnamed North Oshawa PS - Kedron (Verne Bowen Street and Conlin Road East)



Project Type: New Elementary School

Capital Priorities Submission: October 2025

Ministry Approval: December 2025

Occupancy Date: September 2028

Architect: Moffat & Duncan Architects

Contractor: To be determined

Design development continues to progress, with public and private locates complete and traffic, topographic and geotechnical surveys in progress. Initial site plan discussions with the City of Oshawa continue while the application package for this and the required minor variance are under development. Project completion is 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: Projects referenced in this report are outlined in the Capital Schedules on pages 34-36 in the [2025-2026 Budget Book](#), which provides additional project information. Projects are organized under the following categories:

School Condition Improvement

Ignite Connection

Asphalt Replacement/Exterior Site Improvements

- Valley View PS, Willows Walk PS, R.S. McLaughlin CVI, Cadarackque PS, Valley Farm PS, Meadowcrest PS, College Hill PS, Bayview Heights PS – Construction complete.

Ignite Well-Being

Roof Replacement Projects

- Hillsdale PS, West Lynde PS – Construction is complete with minor deficiencies remaining.
- Pierre Elliot Trudeau PS, C.E. Broughton PS – Construction complete.

Masonry/Wall Cladding Restoration

- Southwood PS – Construction is complete with minor deficiencies remaining.

Dust Collector Replacement Projects

- Anderson CVI, O'Neill CVI, Ajax HS – Construction is well underway with completion scheduled for the end of September 2026.

Ventilation Projects Non-Air Conditioned – Partial Building

- Dunbarton HS - South Campus Phase 2 – Interior fit-up work is complete. Roof-top unit delivery/replacement, installation, and commissioning to be complete by end of October 2026.
- Dunbarton HS - North Campus - Phase 1 – General construction is complete with final mechanical and electrical tie-ins at new air handling units and commissioning to be completed by the end of October 2026.
- Brock HS - Phase 1 – Construction is well underway. Phased completion of the classroom ventilation upgrade is ongoing with completion scheduled for the end of December 2026.
- Vaughan Willard PS – Construction complete with final controls installation and commissioning ongoing and to be complete by end of October 2026.
- Lincoln Avenue PS– Construction complete with final controls installation and commissioning ongoing and to be complete by end of September 2026.

Sustainability & Energy Efficiency

Window Replacements

- Ajax HS – Construction complete.

Boiler Replacements Projects

- Watermain Replacements
 - Beau Valley PS - Construction is complete with final tie-in at the main roadway to be confirmed by Region of Durham.
- Electrical Service & Distribution Equipment Upgrades
 - West Lynde PS – Construction complete.
 - Highbush PS – Construction is complete with minor items outstanding. All outstanding work to be complete end of October 2026.
- Fire Alarm Upgrades
 - Donald A. Wilson SS – Construction complete.

School Renewal

Ignite Learning

Main Office/Guidance Renovations

- Adelaide McLaughlin PS – Construction has commenced and completion is scheduled for the end of March 2027.

Specialty Learning Space Renovations

- Henry Street HS - Culinary Renovation – Construction complete with minor deficiencies remaining.

Interior Modifications – Teaching Space - Classroom Refresh

- Durham Continuing Education (EA Lovell site), Woodcrest PS – Construction complete.
- Bolton C. Falby PS - Construction work is underway. Phased classroom renovation work is scheduled for completion by end of December 2026.

Ignite Well-Being

Change Room Renovations

- Pine Ridge SS – Construction complete.

Washroom Upgrade Projects

- Ajax HS – Phase 2 – Construction work is underway. Work is scheduled for completion by end of December 2026.
- O'Neill CVI – Under construction. Work is scheduled for completion by the end of January 2027.
- Brock HS - Under construction. Work is scheduled for completion by the end of December 2026.
- Bellwood PS – Construction complete.

Partial Air Conditioning/Cooling Centres

- J. Clarke Richardson CVI – Construction complete.
- Ormiston PS – Construction complete.
- Vaughan Willard PS – Construction complete with final controls installation and commissioning to be completed by end of October 2026.

Inclusive Design & Accessibility

- Dr. S.J. Phillips PS – Various Accessibility Upgrades (New Elevator, Accessible Washrooms, and Accessible Ramp) - Construction underway with scheduled completion in Spring 2027.
- Brock HS - Accessible Field Ramp – Construction complete.
- William Dunbar PS - Elevator – Construction underway with scheduled completion at the end of December 2026.
- Highbush PS - Elevator – Construction underway with scheduled completion at the end of December 2026.
- Bayview Heights PS - Elevator – Construction underway with scheduled completion at the end of November 2026.
- Waverly PS - Elevator and Accessible Washroom - Construction underway with scheduled completion at the end of December 2026.
- J.Clarke Richardson CVI & Eastdale CVI - Lift Replacements - Construction complete.

The majority of summer 2026 construction is complete, while multi-year projects are fully coordinated with school administrators to prevent disruption during the 2026–2027 academic year. Additionally, planning for newly budgeted 2026–2027 capital projects is underway, with consultant engagement to follow.

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 are 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 this report.

Additional information can be found in pages 28-31 and 35-37 of the [2026-2027 Budget Book](#).

9.0 Communication/Implementation Plan

The Construction and Major Projects Update 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, DDSB Chief Executive Officer and Secretary to the Board



Lisa Bianca, Chief Business Officer, Corporate Services and Treasurer of the Board