

Letter of Interest - Northwood Community Centre Project (Ward 2)

Whereas on March 24, 2024, City Council considered Report CNCL-24-24, dated March 20, 2024, concerning the New Community Centre in the Northwood Business Park – Alternative Design Concept and directed that staff report back to Council prior to tender on total funds required to complete the facility and recommendations on a funding strategy; and

Whereas in 2024, the future Northwood Community Centre (“the Site”) was included in the Development Charge Background Study in the Parks and Recreation section in the amount of approximately \$144 million and the library component at approximately \$15 million as a forecasted collectable amount over many years if development continued at current rate; and

Whereas to date, approximately \$16 million has been collected and \$8.5 million has been allocated to the facility design,

Whereas the current total cost of construction for the future Northwood Community Centre is approximately \$169 million (\$149 million for the building/ site and \$20 million for soft costs); and

Whereas representatives from Broccolini Real Estate Group (Ontario) Inc. (“Broccolini”) contacted the City enquiring about the possible acquisition of the Site for future development as they have already completed other major projects within the Northwood Business Park and are currently engaged in property dealings directly south of the Site; and

Whereas Broccolini became aware of the Northwood Community Centre Project and were directed to Report CNCL-24-24 for further information and current Council direction; and

Whereas on June 9, 2025, Broccolini submitted correspondence, Letter of Interest – Northwood Community Centre Project (refer to Attachment 1), highlighting alternative partnership delivery solutions that may align with the long-term financial strategy of the City;

Therefore be it resolved that based on Item CNCL-25-35 concerning the Letter of Interest - Northwood Community Centre Project, dated June 9, 2025 from Broccolini, and in consideration of Council direction related to Report CNCL-24-24 dated March 20, 2024, staff be directed to:

1. Advance discussions with Broccolini on alternative partnership delivery solutions and include a framework for potential delivery and financing options as part of the staff response to Report CNCL-24-24 in the fall of 2025;

2. That staff provide requested documents regarding the proposed design, land composition, and project delivery schedule, subject to the execution of a non-disclosure confidentiality agreement, in a form and content satisfactory to the Chief Administrative Officer, the Commissioner, Safety and Facilities Department, and the City Solicitor.

June 9, 2025

Tracy Adams
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

Cc: Anthony Ambra and Adam Grant

Subject: Letter of Interest – Northwood Community Centre Project

Dear Ms. Adams,

Broccolini Real Estate Group (Ontario) Inc. is writing to formally express our interest in the City of Oshawa's Northwood Community Centre initiative, as detailed in Council Report CNCL-24-24. We commend the City for undertaking this visionary project and wish to explore opportunities to support its realization.

As an integrated developer, builder, and real estate owner with over 75 years of experience delivering institutional, commercial, and industrial projects across Canada, Broccolini is uniquely positioned to assist the City in advancing this community infrastructure through potential alternative delivery models.

We would welcome the opportunity to receive further details regarding the proposed design, land composition, financial framework, and project delivery schedule. Understanding these elements in greater depth will allow us to consider how we might partner with the City to facilitate efficient and cost-effective implementation.

Alternative Delivery Solutions

Broccolini has extensive experience developing public-facing facilities through innovative deal structures. We can bring forward a range of options, including:

- Long term Design-Build leasebacks
- Lease-to-own models
- Hybrid ownership frameworks involving public-private risk sharing

These models allow for cost certainty, risk transfer, and reduced capital outlay for municipalities, while expediting delivery timelines and optimizing lifecycle asset performance.

We are currently evaluating similar community centre developments in other jurisdictions and would be pleased to share insights and precedent models with your team. Broccolini's value lies not only in construction excellence, but also in crafting flexible, solutions-oriented structures that meet the operational, financial, and community goals of our public partners.

Northwood Business Park Track Record

Broccolini maintains a strong commitment to the Northwood Business Park. Most notably, we recently completed a 380,000 square foot facility for Lactalis Canada on Thornton Road North, demonstrating our capability to deliver high quality real estate development at scale in this area. Our vested interest in the continued growth and vitality of this business park underpins our desire to see the Northwood Community Centre succeed.

In addition, as the alternative design concept for the Community Centre is refined, we would also be interested in further discussions regarding the residual lands north of the facility. There may be opportunities for the City to recapture land value or unlock further development potential through strategic disposition or partnership, and Broccolini would be well positioned to explore such scenarios in alignment with municipal objectives.

Next Steps

We respectfully request the opportunity to engage in further dialogue with City staff and to receive the relevant documentation, design plans, and background reports that would inform our due diligence.

We appreciate your consideration of this letter and look forward to the opportunity to collaborate with the City of Oshawa on this exciting and impactful project.

Sincerely,



Toni Wodzicki

Vice-President, Acquisitions and Investments

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