

Development Services Committee – May 9, 2022

Peter Taylor, President, Friends of Second Marsh - Correspondence CNCL-22-27 - A request to re-purpose the former General Motors of Canada Headquarters Building (Ward 5)

That the Development Services Committee recommend to City Council:

Whereas, on March 28, 2022 City Council considered CNCL-22-27, correspondence from Peter Taylor, President of Friends of the Second Marsh regarding a request to re-purpose the former General Motors of Canada (G.M.) Headquarters building (see Attachment 1); and,

Whereas, on March 28, 2022, the following motion was introduced and considered by City Council in response to CNCL-22-27:

“That pursuant to CNCL-22-27 the City support, in principle, the proposal by the Friends of the Second Marsh dated March 22, 2022 to repurpose the General Motors of Canada Headquarters building on Colonel Sam Drive into a Great Lakes Centre for education and research provided such support does not imply any form of financial support for the proposal.; and,

That the City Clerk be directed to send a copy of this resolution to Friends of Second Marsh; General Motors of Canada; Central Lake Ontario Conservation Authority; Ducks Unlimited; Ontario Tech; Trent University Durham; Durham College; John Henry, Regional Chair and CAO, Durham Region; Colin Carrie MP; all Durham MPPs; Minister of Ministry of Northern Development, Mines, Natural Resources and Forestry; Minister of Ministry of Environment, Conservation and Parks; and Minister of Heritage, Sport, Tourism and Culture Industries for their information.”; and,

Whereas, on March 28, 2022, after considering CNCL-22-27, Council referred the above motion related to CNCL-22-27 to staff for a report to the Development Service Committee; and,

Whereas, G.M. retained C.B. Richard Ellis (C.B.R.E.) to manage the commercial real estate opportunity related to the sale of the Headquarters and surrounding G.M. owned vacant lands on Colonel Sam Drive (see Attachment 2); and,

Whereas, City staff understand that offers for purchase of the G.M. owned headquarters and vacant lands on Colonel Sam Drive were being accepted until the end of April 2022; and,

Whereas, City staff have worked closely with both G.M. and C.B.R.E. throughout the listing process and understand that there has been significant interest in the listing and the possibility for multiple offers on the property is anticipated; and,

Whereas, City staff are prepared to support any successful proponent in achieving highest and best use of this signature site in the City of Oshawa, particularly from an economic development and job creation perspective;

Therefore, be it resolved that pursuant to DS-22-107:

1. That the City support, in principle, the proposal by the Friends of the Second Marsh dated March 22, 2022 to repurpose the General Motors of Canada Headquarters building on Colonel Sam Drive into a Great Lakes Centre for education and research provided such support does not imply any form of financial support for the proposal.
2. That the City support, in principle, any successful proponent in achieving highest and best use of this signature site in the City of Oshawa, particularly from an economic development and job creation perspective.
3. That the City Clerk be directed to send a copy of this resolution to Friends of Second Marsh, General Motors of Canada, the Central Lake Ontario Conservation Authority, Ducks Unlimited, Ontario Tech University, Trent University Durham, Durham College, the Durham Regional Chair, the Durham Regional Chief Administrative Officer, the Regional Municipality of Durham; all Durham M.P.s and M.P.P.s, the Minister of Ministry of Northern Development, Mines, Natural Resources and Forestry, Minister of Ministry of Environment, Conservation and Parks and the Minister of Heritage, Sport, Tourism and Culture Industries for their information.

From: president@secondmarsh.ca <president@secondmarsh.ca>
Sent: Tuesday, March 22, 2022 2:50 PM
To: clerks <clerks@oshawa.ca>; Laura Davis <LDavis@oshawa.ca>;
mmediros@oshawa.ca
Cc: Mayor@Oshawa.ca
Subject: Friends of Second Marsh - Request for Support

Mayor Carter and Members of Oshawa City Council,

The Board of Directors of Friends of Second Marsh (FSM) has an audacious vision (copy attached) to bring together a group of like-minded people to re-purpose the former General Motors of Canada headquarters building into a Great Lakes Centre for education and research. Through a collaboration of academic, public and private sector partners, the Centre would study wetlands, develop approaches to preserve these sensitive ecological habitats, address invasive species management, restore natural systems and investigate natural infrastructure as a means to combat the impacts of climate change.

The former GM headquarters building is the perfect location for an education and research centre. The building is ideally located on the edge of the McLaughlin Bay Wildlife Reserve, overlooking Lake Ontario. It lies between Darlington Provincial Park and Second Marsh Wildlife Area – one of the last, and the largest (137 ha) most biodiverse coastal wetland remaining *on the north shore of Lake Ontario, a Provincially Significant Wetland (PSW), a Provincially Significant Area of Natural and Scientific Interest (ANSI) and designated under Part IV the Ontario Heritage Act for its cultural heritage value and interest.*

Our requests for support for such a centre have already been well received from several key community partners, and we hope that you too will see this once in a lifetime opportunity – for GM, the City, Durham Region, the Greater Toronto Area and the Province – to re-purpose the building to become the Great Lakes Centre that has been envisioned for so long.

We ask that City Council support this proposal as soon as possible and adopt the attached draft resolution. Council previously supported the concept of a Great Lakes Centre and continued support will help to ensure the participation of other potential partners. In addition, making this vision a reality in time for the City's 100th anniversary in 2024 would be a significant milestone, and serve to advance Oshawa's presence in the Province.

FSM is a registered not-for-profit Canadian charity dedicated to encouraging the protection and appreciation of Second Marsh, its watershed and adjacent properties. FSM promotes a healthy environment through education, communication, developing partnerships and fostering connections with all sectors of the local community. FSM

believes the best way to protect Second Marsh is by connecting people to the importance of the wetland and the watershed.

If you have any questions or if a Council presentation is desired, please contact me.

Thank you,

Peter Taylor

Peter S. Taylor, President
Friends of Second Marsh
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RPO Kingsway Village
Oshawa, ON L1H 8N9

905-449-6037

Follow us on social media: @secondmarsh

Visit our website: www.secondmarsh.ca



Our Vision

Imagine a place you can visit to clear your head and come away feeling revitalized... Around you are beautiful trees, multiple specimens of different bushes and plants, and an amazing variety of birds. Each time you visit you see differences, some subtle, some dramatic that rekindle your curiosity to visit again.

Welcome to the magic of the Second Marsh.

This coastal wetland on the north shore of Lake Ontario is a hidden gem in an urban setting. It is designated as a Provincially Significant Wetland (PSW), a Provincially Significant Area of Natural and



Scientific Interest (ANSI) and designated under the Ontario Heritage Act for its Cultural Heritage Value.

Now imagine a building where passionate people spend hour after hour researching and innovating how they can preserve wetlands, develop approaches to address invasive species management, restore natural systems, combat climate change, and preserve indigenous plants.

In the building's educational area, people come together to learn about the incredible natural resources and wildlife they have in their community.

Welcome to the Second Marsh and the Great Lakes Centre for Natural Heritage and Climate Change.

Friends of Second Marsh has an audacious vision to bring together a group of like-minded people to repurpose what was GM Canada's headquarters building into this centre.

The GMHQ building at 1908 Colonel Sam Drive is the perfect location for the Centre. It sits on the edge of The McLaughlin Bay Wildlife Reserve between the Second Marsh - the largest remaining urban wetland in the Greater Toronto Area and the largest wetland on the north shore of Lake Ontario - and Darlington Provincial Park.

The Board of Friends of Second Marsh believes that there are a number of academic, political and corporate partners in Durham Region and beyond who would support a centre that would offer them designated space to educate, research, and collaborate.

Our requests for support from several key community partners have been well received, and we hope that you too will see the potential in developing a centre of environmental excellence and research.

This is a ***once in a lifetime opportunity*** – both for GM and the community to repurpose the building to become the Great Lakes Centre that has been envisioned for so long.

We would welcome a letter of support for our vision via an email reply to president@secondmarsh.ca I have attached a sample letter of support which can be edited in whatever way you feel appropriate.

Our target date for letters of support is March 31, 2022 so we can append them to our formal Expression of Interest.

Please do not hesitate to call or write if you would like more information.

Your support in making this vision a reality will be greatly appreciated for years to come.

Thank you.

FOR SALE

± 74 Acres of
Prestige Industrial Land with 284,500 sq. ft.
Freestanding Office Building



CBRE

COLONEL SAM DRIVE BUILDING & LANDS, OSHAWA

Executive Summary

CBRE Limited is pleased to offer for sale on behalf of GM Canada (the "Vendor") the building and lands located at 1908 Colonel Sam Drive (Known as the "Property") in the City of Oshawa. The offering is comprised of a ±284,524 sq. ft. freestanding office building (Known as the "Building"), in addition to ± 55 acres of designated industrial land (Known as the "Excess Lands"). The total area of the Property is just over 74 acres, including the office building and surface parking. Please note that the Property will be subject to a severance from approximately 87 acres, which will be donated by the Vendor to the City (Please see below for more information).

Previously being operated as the Vendor's Central Headquarters in Canada, the Building is approximately ± 284,524 sq. ft. in total, that spans 4 floors and includes office space, training rooms, cafeteria, gym, as well as warehouse/storage space and multiple drive-in doors. Surface parking is provided on either side of the Building, and to the north across Colonel Sam Drive is the visitor parking lot. In total there are 1,222 parking spaces provided. The Building is situated on approximately 18.7 acres and has unmatched views from all floors of Lake Ontario and the protected McLaughlin Bay Reserve.

The Excess Lands, as shown on the aerial, comprises all of the lands to the north and east of Colonel Sam Drive, that is not part of the Building. The Excess Land totals approximately ± 55 acres, providing an exceptional investment opportunity for a purchaser to subdivide into lots. The lands are designated Industrial and zoned P1A(2). Prestige Industrial, which permits a wide range of uses including light manufacturing, processing of semi-manufactured goods, self-serve storage buildings, office and wholesale distribution centres, among other employment and commercial uses. Please see page 4 for more information.

The Property provides an exceptional opportunity for a range of investors, developers, and users alike, as the existing building is well configured for a wide range of industries and operations and the current zoning allows for an array of industrial/employment uses to be built. Situated just south of Highway 401, the Property benefits significantly from its proximity to the on ramp at Farewell Drive, being just under 4 minutes from the Property and allows over 1,900 feet of unobstructed highway frontage providing premium exposure for future users of both the Building and Excess Lands.

LANDS TO BE DONATED

Approximately 87 acres will be severed and conveyed to the Conservation Authority as part of a donation to the City. Once conveyed, the lands will be preserved along with McLaughlin Bay.



Investment Highlights



Large Freestanding Structure

The Property is improved with a ±284,500 sq. ft. office building situated on ± 74 acres, providing an excellent user/investor opportunity.



Significant Build Out

The Building has significant improvements including a fitness centre, cafeteria and training rooms which are well suited for a range of users or prospective tenants



Flexible Zoning

Flexible zoning provides for a wide range of uses, including industrial, both for the existing building and future development of Excess Lands.



Highly Accessible

Located just 4 minutes to the Highway 401 interchange, the Property is well located providing users and workers with convenient connections to surrounding municipalities and across the GTA.



Surrounding Features

Backing on to approximately 87 acres of conservation land the Property provides an abundance of outdoor amenities, such as walking trails in addition to picturesque office views.

Excess Lands

The offering provides a significant opportunity for ~ 555 acres of land designated industrial within the City of Oshawa Official Plan. The layout, configuration and frontage of the Excess Lands along Colonel Sam Drive allows the opportunity for a purchaser to further subdivide the lands into lots, allowing the opportunity for a user or developer. In addition, over 19 acres of land has frontage and visibility from Highway 401 providing excellent exposure.

As per the policies of the Official Plan, areas designated Industrial "shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming facilities, corporate offices, utility functions and transportation terminals" (Section 2.4.1.2). In addition, Industrial areas that are readily visible from Highway 401, such as the offering, shall generally be developed with prestige industrial uses at relatively higher employment densities. Further, such areas shall be developed with extensive landscaping and visually aesthetic buildings, featuring articulated, high-quality highway and street facades. In order to provide an attractive appearance that reflects or takes advantage of such visibility and exposure. As such, the Excess Lands provide a significant opportunity for development that may be appealing to a wide range of users and developers.

ZONING BY-LAW

In keeping with the designation both the Excess Lands and the Building are zoned PI-A(Q) – Prestige Industrial Zone with special policy area 1.

Within the special policy area 1, the entire Property has been divided into Parts 1, 2, 3, 4 and 5 with specific regulations for each, notwithstanding the PI-A zone. Please refer to Section 27.3. With regards to the Excess Lands, these lands are within Part 5. All other parts (1, 2, 3, 4) zone the lands that will be donated to the City of Oshawa. Please see the following page for a list of permitted uses.

The following regulations are applicable to Part 5, including a maximum building height of 30 metres and a maximum lot coverage of 50%. The minimum lot frontage shall be 147 ft. (45 m) and lot area shall be 10 acre (0.4 hectares). Please see Section 27.3.3(6) for more information.



- Auction establishment
- Brew your own operation
- Call Centre
- Church
- Club
- Commercial School or Training Centre
- Data Processing centre

- Day Care Centre
- Dry Cleaning and Laundry Plant
- Educational or Training Centres¹
- Financial Institution
- Food Preparation Plant
- Hotels including ancillary commercial uses¹
- Offices

- Light Industrial Uses
- Light Manufacturing
- Processing of Semi-Manufactured Goods
- Assembly of Manufactured Goods
- Painting Establishment
- Parking Lots²
- Research and Development Establishment

- Restaurant
- Self-Serve Storage Building
- Service Industry
- Taxi Establishment
- Television or Radio Broadcasting Station or Studio
- Warehouse for Semi-Manufactured or Manufactured Goods
- Wholesale Distribution Centre

Permitted Uses

¹Use permitted in addition to PI-A zone based on special policy area 1

²As per 2016



The Building

Total Building Size
± 284,524 sq. ft.

Net Rentable Area
± 267,802 sq. ft.

Number of Storeys
4 storeys in addition to concourse level

Property Usage
Office

Approximate Land Size (Ac.)
± 18.7 ac.

Date of Construction
1987

Parking
1122 spaces

Parking Ratio
4:1,000 sq. ft.

A/C
Provided by chillers, ice storage system and RTUs

Heating
Provided by natural gas-fired boilers and furnaces

Electrical
480-volt, 3-phase, 4-wire service at 2000-amperes

Metering
Central

Elevators
4

Occupancy/Possession Date
Vacant / Immediate

STAIRWELL/HALLWAY



EXECUTIVE PARKING GARAGE

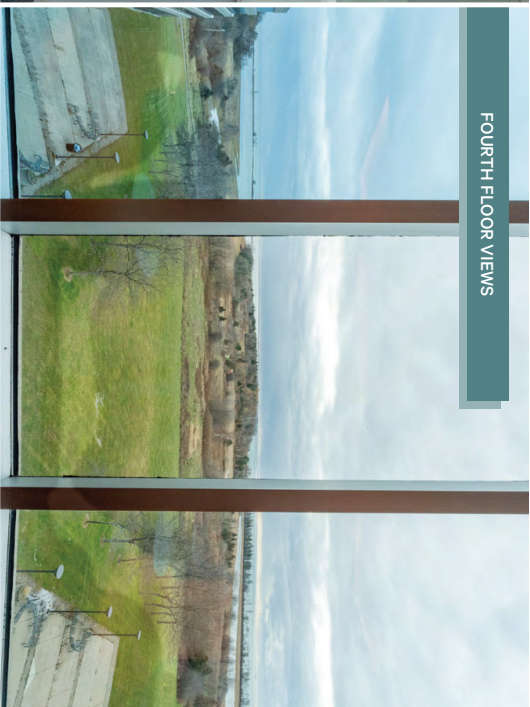




CAFETERIA



PRIVATE OFFICES



FOURTH FLOOR VIEWS



MAIN STAIRWELL

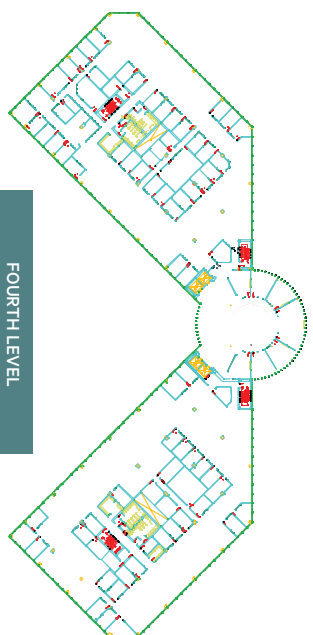
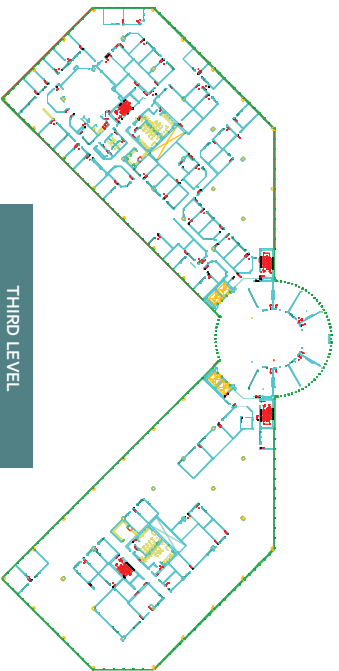
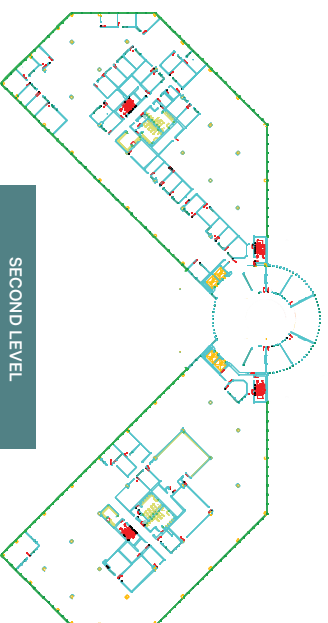
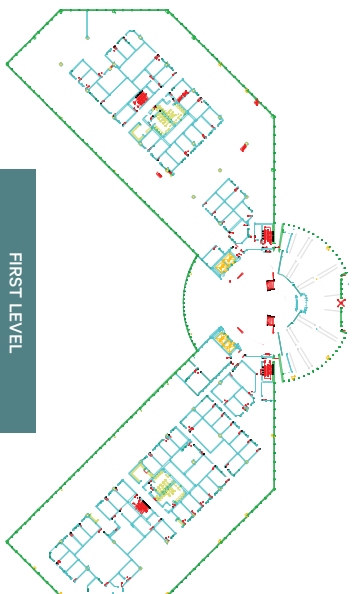


TRAINING ROOMS



MULTIPLE DRIVE-IN DOORS

Floor Plans



Nearby Amenities

RETAIL

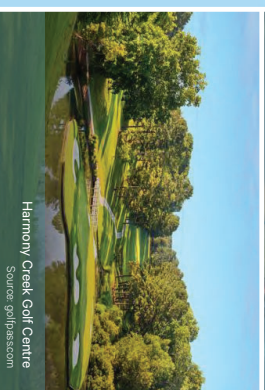
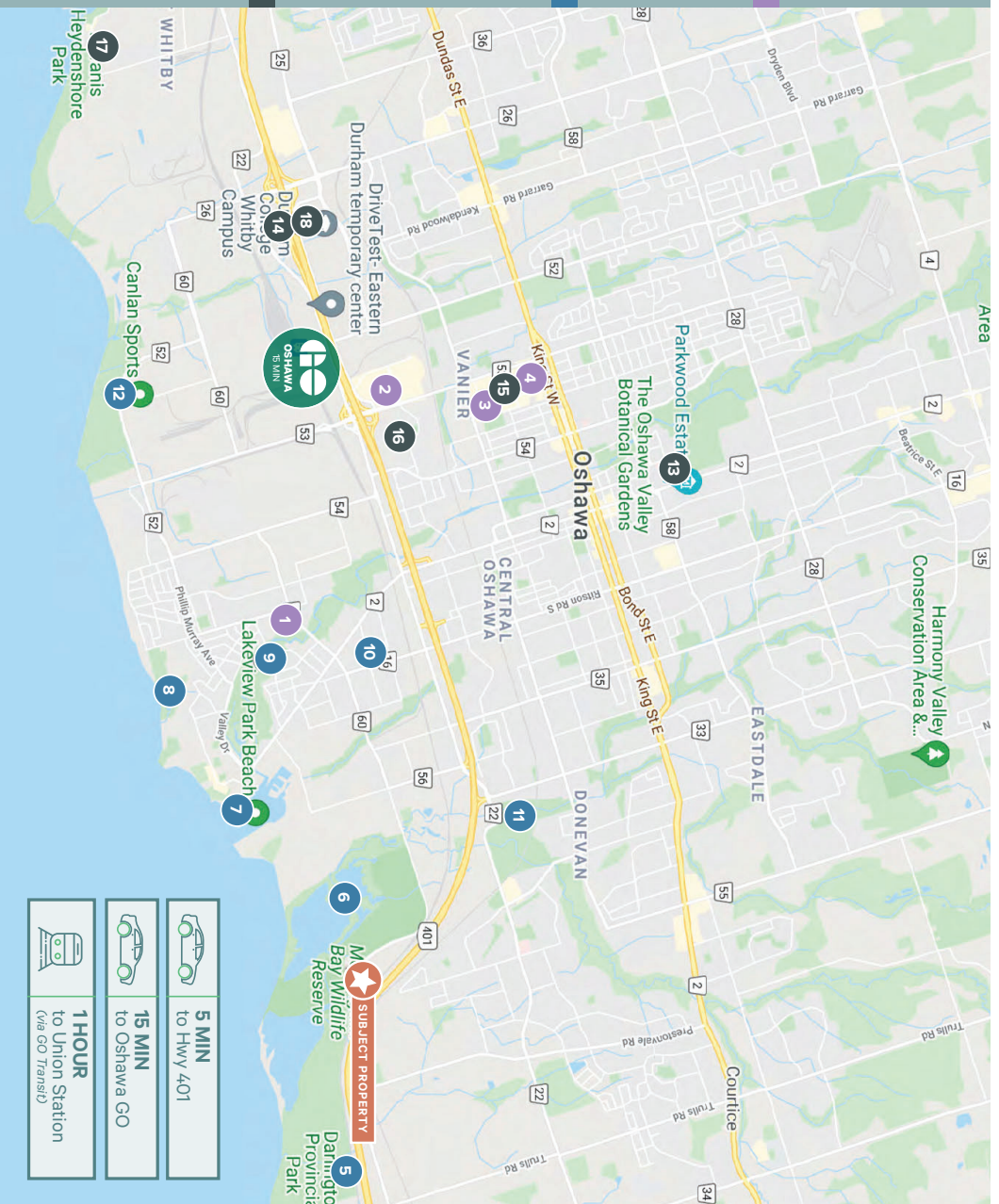
1. Shoppers Drug Mart
2. Walmart Supercentre
3. Oshawa Centre
4. IKEA Oshawa - Design Studio

PARKS AND RECREATION

5. Darlington Provincial Park
6. Second Marsh Wildlife Area
7. Lakeview Park Beach
8. PumpHouse Marsh Wildlife Reserve
9. Oshawa Valleylands Conservation Area
10. Hamman Park Arena
11. Harmony Creek Golf Centre Ltd
12. Canlan Sports

INSTITUTIONAL

13. Lakeridge Health Oshawa
14. Durham College Whitby Campus
15. Trillium College - Oshawa Campus
16. College Hill Public School
17. Canada Christian College
18. Ontario Tech University



Offering Process

CBRE has been retained by the vendor as the exclusive advisor to seek proposals for the collective disposition of 1908 Colonel Sam Drive, Oshawa. Interested purchasers will be required to execute and submit the vendor's form of Confidentiality Agreement ("CA") prior to receiving the information on the Offering.

All inquiries regarding the Property or for further information should be directed to the advisors below. In addition, please contact the advisors to schedule a tour.

OFFER SUBMISSION DATE TO BE ANNOUNCED BY ADVISORS.

CONFIDENTIALITY AGREEMENT:

Potential purchasers that require access to the Document Centre must complete a CA and return it to:

CAMILA.GREENE@CBRE.COM

All offers are requested to be submitted to the attention of both:

Graeme McDonald | graememcdonald@cbre.com

Mike Czestochowski | mikeczestochowski@cbre.com



For more information on the offering, please contact Advisors below:

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