

To: City Council

From: Anthony Ambra, P.Eng., Commissioner,  
Economic and Development Services Department

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## **1.0 Purpose**

The purpose of this Report is to present the 2023 City of Oshawa Housing Monitoring Report.

The 2023 Housing Monitoring Report forms Attachment 1 to this Report and is generally based on year-end 2023 information from a variety of sources.

## **2.0 Input From Other Sources**

The following have been consulted in the preparation of this Report:

- Canada Mortgage and Housing Corporation
- Central Lakes Association of Realtors
- Municipal Law Enforcement and Licensing Services
- Region of Durham Housing Services
- Statistics Canada

## **3.0 Analysis**

In accordance with Oshawa Official Plan policy, the City is required to monitor the achievement of housing policies and to report the results in an annual Housing Monitoring Report.

Since 1991, this Department has reported to Council on the range of housing forms produced, house prices, household characteristics, housing supply, building permits issued, subdivision activity and housing affordability in an annual Housing Monitoring Report. The Housing Monitoring Report also includes information on the creation of new accessory apartments.

The City's housing policies, financial and otherwise, are being successfully implemented. The Provincial target for intensification within the "built boundary" in the Region of Durham

as expressed in the Durham Region Official Plan currently in effect is 40%. Oshawa's allocation of Durham's total intensification is 39%.

In 2023, 26% of the City's new residential units were issued permits for lands within the "built boundary" as defined by the Province pursuant to the Provincial Growth Plan. This represents a slight increase from the 19% reported in the 2022 Housing Monitoring Report but still falls below the City's intensification target of 39% within the built boundary. This also represents the second time in the last five (5) years where the annual intensification experienced in the City has not exceeded the Regional intensification target for Oshawa. This is due largely in part to the increased development happening in those parts of the Windfields community which fall outside the built boundary as well as in the Kedron community which falls entirely outside the built boundary. 2023 was Oshawa's second highest year for Total Construction Value on record at \$639,450,500 of which the Residential Construction Value accounted for \$372,071,400.

#### **4.0 Financial Implications**

There are no financial implications associated with this Report.

#### **5.0 Relationship to the Oshawa Strategic Plan**

This Report and the identified housing initiatives advance the Economic Prosperity and Financial Stewardship and Social Equity goals of the Oshawa Strategic Plan.



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Economic and Development Services Department

**2023 City of Oshawa Housing Monitoring Report**



750 King Street East

**Prepared by: Economic and Development Services Department, February 2024**

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## **1.0 Introduction**

This Report constitutes the year-end 2023 Housing Monitoring Report. An annual housing monitoring report is required by the Oshawa Official Plan.

More specifically, the housing policies in the Oshawa Official Plan require the City to monitor the adequacy of the supply of lands designated for residential uses, the price and range of housing produced by type and tenure, residential intensification and resale housing.

On April 27, 2010, City Council directed that the status of the implementation of the Student Accommodation Strategy be included in the annual Housing Monitoring Report. An update has been provided in Section 4 of this Report.

In June 2014, this Department started to monitor the creation of new accessory apartments by providing Council with a yearly update in the annual Housing Monitoring Report.

Sources of information used in the preparation of this Housing Monitoring Report include the Oshawa Land Information System (O.L.I.), City of Oshawa Building Permit statistics, City of Oshawa registration statistics for accessory apartments, Canada Mortgage and Housing Corporation (C.M.H.C.), Central Lakes Association of Realtors (C.L.A.R.), the Region of Durham Housing Services, and Statistics Canada.

## **2.0 Summary Highlights**

It is estimated that as of year-end 2023, the City of Oshawa contained 73,409 dwelling units. These were comprised of 37,355 single detached dwelling units (after accounting for 27 demolitions in 2023), 5,527 semi-detached dwelling units, 8,398 townhouse units and 22,129 apartment units (after accounting for 3 demolitions in 2023). Accessory apartments and duplexes are included in the apartment category.

In 2023, building permits were issued for 1,204 new dwelling units.

There was a large supply (17,418 units) of potential units (2,591 single detached, 196 semi-detached, 4,122 townhouse and 10,509 apartment units) in proposed, draft approved and registered plans of subdivision as of year-end 2023.

The availability of rental apartment accommodation in the City of Oshawa experienced a decrease in 2023 as the overall private rental apartment vacancy rate in Oshawa decreased from 3.2% in 2022 to 1.6% in 2023.

The City of Oshawa had a supply of 3,223 assisted housing units as of December 2023, comprised of 1,000 seniors' units and 2,223 family/non-seniors' units (after accounting for the removal of 21 family/non-seniors' units from the supply in 2023). The City of Oshawa also has a supply of 357 rental assistance units in addition to the above assisted housing units.

At year-end there were 2,396 registered two-unit houses in the City of Oshawa.

### 3.0 Housing Data

#### 3.1 Existing Housing Supply

##### 3.1.1 Number of Housing Units by Type

The total number of housing units and the distribution of housing units by type at year-end 2023 are shown in Table 1 below.

**Table 1: City of Oshawa Housing Unit Distribution by Type, 2023**

Housing Type	Number	Percentage of Total
Single Detached	37,355	50.9%
Semi-Detached	5,527	7.5%
Town House	8,398	11.4%
Apartment	22,129	30.1%
<b>Total</b>	<b>73,409</b>	<b>100%</b>

Sources: Statistics Canada (2021 Census) and Economic and Development Services Department Building Permit Statistics since 2021 Census.

##### 3.1.2 Rental Vacancy Rate

The vacancy rate for private apartments in Oshawa was 1.6% as of October 2023, down from 3.2% in 2022 (C.M.H.C. Rental Market Survey Data Tables, Oshawa CMA, 2023). In order to ensure an adequate supply of rental accommodation, the Oshawa Official Plan contains guidance regarding the conversion of existing rental units to condominium tenure. Such conversions are not normally permitted when the rental vacancy rate is below 3%. Nevertheless, the City is not currently processing any condominium conversion applications.

##### 3.1.3 Assisted Housing

Table 2 highlights the number of assisted seniors' units in Oshawa by dwelling type and service provider at year-end 2023.

**Table 2: Oshawa Assisted Seniors' Units, 2023**

Oshawa Assisted Housing Units	Townhouse/Row/Semi	Apartment	Total
Durham Regional Local Housing Corporation (D.R.L.H.C.)	5	296	301
Private Non-Profit and Cooperatives	0	699	699
<b>Total Seniors' Units</b>	<b>5</b>	<b>995</b>	<b>1,000</b>

Source: Region of Durham Housing Services



Table 3 highlights the number of assisted family/non-seniors' units in Oshawa by dwelling type and service provider at year-end 2023.

**Table 3: Oshawa Assisted Family/Non-Seniors' Units, 2023**

<b>Oshawa Assisted Housing Units</b>	<b>Townhouse/Row/Semi</b>	<b>Apartment</b>	<b>Total</b>
D.R.L.H.C. (including 12 units under the Investment in Affordable Housing Program)	361	12	373
Durham Region Non-Profit Housing Corporation	104	126	230
Private Non-Profit and Cooperatives	343	540	883
Federal Cooperatives	472	81	553
Affordable Housing: Canada-Ontario Investments in Affordable Housing (I.A.H.) and Canada-Ontario Affordable Housing Program (A.H.P.) – Private Sector	0	184	184
<b>Total Family/Non-Seniors' Units</b>	<b>1,280</b>	<b>943</b>	<b>2,223</b>

Source: Region of Durham Housing Services

The total number of assisted seniors' and assisted family/non-seniors' units at year-end 2023 was 3,223, consisting of 1,285 townhouse/row housing/semi-detached units and 1,938 apartment units. Note: in 2023, one (1) D.R.L.H.C. assisted family/non-seniors' unit and twenty (20) Durham Region Non-Profit Housing Corporation units were removed from the overall supply.

Table 4 highlights the number of rental assistance units by dwelling type at year-end 2023.

Note: in 2023, twelve (12) rental assistance units were added to the overall supply of rental assistance units in Oshawa.

**Table 4: Rental Assistance Units in Oshawa**

<b>Rental Assistance</b>	<b>Townhouse/Row/Semi</b>	<b>Apartment</b>	<b>Total</b>
Rent Supplement	15	299	314
Durham Housing Benefit	13	30	43
<b>Total Units</b>	<b>28</b>	<b>329</b>	<b>357</b>

Source: Region of Durham Housing Services

The City continues to provide support in the form of property tax incentives for certain assisted rental housing projects. This is a prerequisite to senior government approvals under the Investment in Affordable Housing Program and previously the Canada-Ontario Affordable Housing Program.

## 3.2 Household Characteristics

### 3.2.1 Persons per Unit

Between 1996 and 2006, the number of persons in each dwelling unit declined, as shown in Table 5 below. However, the 2011 and 2016 Censuses revealed a modest increase in the number of persons per dwelling. The 2021 Census indicated another marginal increase in the number of persons per dwelling unit.

**Table 5: Oshawa Persons per Dwelling Unit, 1996-2021**

Census Year	Persons per Dwelling Unit
1996	2.7
2001	2.6
2006	2.4
2011	2.5
2016	2.5
2021	2.6

Source: Statistics Canada

The persons per dwelling unit reported by the O.L.I. System using the assessment data at year-end 2023 was 2.11, on par with what was reported in the 2022 Housing Monitoring Report.

### 3.2.2 Family Households

C.M.H.C. defines a family household as at least one economic family. An economic family is defined as a group of related individuals sharing a common dwelling unit. A non-family household is considered to have one or more unattached persons.

As shown in Table 6, the proportion of family households as a component of all households has generally declined between 1996 and 2011, but has increased in 2021 from 73% in 2016, to 75%. Family households remain the predominant household type.

**Table 6: Census Based Family Household Percentages in Oshawa**

Census Year	Family Households as Percentages of Total Households
1996	74%
2001	72%
2006	71%
2011	71%
2016	73%
2021	75%

Source: Statistics Canada

### 3.2.3 Home Ownership

Between 1996 and 2006, the percentage of units owned vs. units rented has generally increased as shown in Table 7. Since 2006, there has been a trending decrease in the percentage of units owned vs. units rented.

**Table 7: Census Based Ownership and Rental Percentages in Oshawa**

<b>Census Year</b>	<b>Owned Units as a Percentage of Total Units</b>	<b>Rented Units as a Percentage of Total Units</b>
1996	64%	36%
2001	67%	33%
2006	70%	30%
2011	69%	31%
2016	68%	32%
2021	64%	36%

Source: Statistics Canada

According to O.L.I., using assessment data, the tenure split of existing housing stock at year-end 2023 was 75.5% ownership and 24.5% rental, on par with what was reported at year-end 2022.

### 3.3 Subdivision Summary

The City of Oshawa has a very healthy supply of vacant residential lots/blocks, as shown in Table 8.

**Table 8: City of Oshawa, Subdivision Summary, 4<sup>th</sup> Quarter, 2023**

<b>Approval Stage</b>	<b>Single Detached</b>	<b>Semi-Detached</b>	<b>Townhouse</b>	<b>Apartment</b>	<b>Total</b>
Housing Units in Proposed Draft Plans	566	52	1,983	8,020	10,621
Housing Units in Draft Approved Plans	1,880	144	1,711	1,521	5,256
Housing Units on Lots in Registered Plans Without Building Permits Issued	145	0	428	968	1,541
<b>Total Units</b>	<b>2,591</b>	<b>196</b>	<b>4,122</b>	<b>10,509</b>	<b>17,418</b>

Source: Economic and Development Services Department

It is important to note that Table 8 includes figures for units in proposed draft plans which are not approved and which may be revised through the development review process. Further, this table does not include units intended to be developed through the site plan approval process (i.e. units which are not in a plan of subdivision).

The City also has additional Residentially-designated land in the current Oshawa Official Plan that is not yet in the subdivision process.

### 3.4 Residential Building Permits

Table 9 indicates Oshawa's residential building permit activity from 2019 to 2023. Residential building permit activity in 2023 was the third highest year on record for the City, with a Residential Construction Value of \$372.1 million. Residential building permits continue to provide a broad range of new housing types (e.g. townhouses and apartments). The Total Construction Value for 2023, however, is the second highest on record for the City, coming in at \$639.5 million.

**Table 9: City of Oshawa Residential Building Permit Activity, 2019-2023**

Year	Construction Value of Residential Permits	Single Detached	Semi-Detached, Duplex and Accessory Apartments	Townhouse	Apartment	Total Units
2019	\$153.5 M	75	168	85	222	550
2020	\$363.9 M	133	168	300	960	1,561
2021	\$467.9M	444	165	591	121	1,321
2022	\$762.1M	515	231	569	806	2,121
2023	\$372.1M	195	386	170	453	1,204

Source: Economic and Development Services Department

### 3.5 Rental Rates and House Prices

#### 3.5.1 Apartments

Average private apartment monthly rental rates by unit type in the City of Oshawa from 2019 to 2023 are shown in Table 10.

**Table 10: City of Oshawa Private Apartment Rental Rates by Type, 2019-2023**

Unit Type	Rental Rate 2019	Rental Rate 2020	Rental Rate 2021	Rental Rate 2022	Rental Rate 2023
Bachelor	\$898	\$937	\$1,014	\$1,124	\$1,068
1 Bedroom	\$1,168	\$1,182	\$1,288	\$1,290	\$1,425
2 Bedroom	\$1,264	\$1,352	\$1,428	\$1,477	\$1,653
3 Bedroom +	\$1,400	\$1,499	\$1,596	\$1,849	\$1,946

Source: C.M.H.C. Rental Market Survey, Ontario, 2023

### 3.5.2 Single Detached Dwellings

C.L.A.R. statistics indicate that Oshawa continues to exhibit lower house prices for single detached dwellings, compared to other lakeshore municipalities in Durham Region, as shown in Table 11.

**Table 11: Average Price of a Single Detached Dwelling (resale) by Location, 2023**

<b>Municipality</b>	<b>Average Price 2022</b>	<b>Average Price 2023</b>
Oshawa	\$977,718	\$791,096
Clarington	\$1,051,627	\$858,269
Whitby	\$1,241,657	\$1,091,497
Ajax	\$1,219,897	\$985,281
Pickering	\$1,382,241	\$1,297,044
Brock	\$929,690	\$741,000
Scugog	\$1,130,203	\$978,889
Uxbridge	\$1,453,232	\$1,040,800
Durham Region	\$1,130,114	\$954,564

Source: C.L.A.R. Housing Report, December 2023

### 3.6 Accessory Apartments

On June 23, 2014, Council passed amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain changes to the Planning Act resulting from Bill 140, the Strong Communities through Affordable Housing Act, 2011, to allow accessory apartments more broadly in single detached dwellings and semi-detached dwellings. Effective November 28, 2022, as a result of Bill 23, the “More Homes Built Faster Act, 2022”, accessory apartments are now permitted “as-of-right” in all serviced urban areas of the City, within single detached, semi-detached, townhouses as well as accessory buildings. Up to two (2) accessory apartments are allowed on any lot, resulting in up to three (3) units in total permitted on any residential lot. In response to the recent permissions granted by the Province to allow accessory apartments more broadly, City staff advanced amendments to Zoning By-law 60-94 intended to regulate these additional residential units in the Oshawa context.

Permits for a record number of accessory apartments were issued in 2023 (360 in total, surpassing the previous record of 225 set in 2022), and staff anticipate that the City will continue to see an increasing amount of building permits for accessory apartments in 2024.

**Table 12: City of Oshawa 2023 Applications to Register Two-Unit Houses**

<b>Application Status</b>	<b>Number of Properties</b>
Certificate Issued	239
Application Accepted (in process)	25
Application Denied or Application Cancelled by Owner	2

<b>Application Status</b>	<b>Number of Properties</b>
<b>Total Applications</b>	<b>266</b>

Source: Oshawa Municipal Law Enforcement and Licensing Services

### **3.7 Residential Intensification within the Built Boundary**

The Province of Ontario established the Growth Plan for the Greater Golden Horseshoe (Growth Plan) in 2006. As of May, 2019, this Growth Plan has been replaced by the updated Growth Plan for the Greater Golden Horseshoe, 2019. The updated Growth Plan continues to set the direction for accommodating growth and development in the Greater Golden Horseshoe Region and requires municipalities to grow in ways that use land and resources more efficiently. The Growth Plan encourages growth through intensification and promotes optimization of new and existing infrastructure. The 2019 Growth Plan requires that by the time the next Municipal Comprehensive Review of the Durham Regional Official Plan (D.R.O.P.) is approved and in effect, and for each year thereafter, a minimum of 50% of all residential development occurring annually within Durham Region needs to be built within the City's built-up area (Built Boundary).

It is important to note that in April 2023, the Province released a proposed new Provincial Planning Statement that would, if passed, combine elements of the Growth Plan and the existing Provincial Policy Statement, and remove the requirement to establish and maintain specific population and employment density targets outside strategic growth areas and major transit station areas.

The Region of Durham has advanced their Municipal Comprehensive Review to amend the D.R.O.P. (Envision Durham) and it is currently with the Province for their review and approval. Envision Durham will provide new intensification targets for the City which will be reflected in the Oshawa Official Plan update to implement the D.R.O.P. The intensification target for that portion of the City within the Built Boundary in the current D.R.O.P. is 39%. In the event that Envision Durham is approved by the Province, this intensification target for the City will increase to 50%, representing 20% of the total Regional intensification target. Until such time the province approves Envision Durham, the City's current Official Plan intensification target of 39% will continue to align with the target identified in the current D.R.O.P.

In 2023, 25.66% of the City's new residential units were issued a building permit within the Built Boundary as defined by the Province pursuant to the Growth Plan. This percentage has increased from 2022 when the percentage was 19%, but still falls short of the City's intensification target of 39%. This percentage also represents the second time in five (5) years where the intensification in the City has not exceeded the target in the D.R.O.P. In order to continue to encourage more residential development within the Built Boundary, the City promotes various financial incentive programs through Community Improvement Plans, has advanced development charge exemptions in certain strategic growth areas of the City and has pre-zoned areas in the City for higher density development. In addition, the City is currently advancing multiple studies aimed at increasing density within specified areas inside the Built Boundary to assist in meeting the intensification targets laid out in the D.R.O.P. and to also align with Bill 23, the "More Homes Built Faster Act, 2022".

### **3.8 More Homes, Built Faster**

The Province of Ontario introduced Bill 23, the “More Homes Built Faster Act, 2022”, to ensure municipalities grow and provide housing to meet the needs of all in the Province of Ontario.

The City of Oshawa has been tasked with facilitating the delivery of 23,000 new homes by 2031. On February 6, 2023, the Economic and Development Services Committee endorsed Item ED-23-27 as the City’s pledge to the Minister of Municipal Affairs and Housing to facilitate the construction of 23,000 new homes in Oshawa by 2031.

### **3.9 Housing Accelerator Fund**

As part of the 2022 Federal Budget, the Government of Canada announced \$4 billion in new funding to create the Housing Accelerator Fund (H.A.F.), a program administered by the C.M.H.C. intended to grow the annual housing supply across the country by providing incentive funding to local governments.

The primary objectives of the H.A.F. are to increase housing supply at an accelerated pace and enhance certainty in the approvals and building process, while also supporting the following priorities:

- Supporting the development of complete communities that are walkable, consisting of appropriate residential densities and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation;
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum; and,
- Supporting the development of low-carbon and climate resilient communities.

On June 26, 2023, pursuant to Report CNCL-23-69 dated June 21, 2023, City Council endorsed a Housing Action Plan in support of its application to the Federal government’s H.A.F. program, with the hope of obtaining funding for housing-related community infrastructure projects. The City’s application was submitted on August 18, 2023, and staff are awaiting a response.

Performance against these targets is evaluated based on all new construction housing starts by the end of year (i.e. foundation construction complete). Notwithstanding this, accessory apartments and residential conversions in existing buildings are counted at building permit issuance. The Ministry of Municipal Affairs and Housing (“M.M.A.H.”) has reported a total of 864 new housing starts in Oshawa by year end in 2023.

On August 21, 2023, Ontario announced the Building Faster Fund, a three-year, \$1.2 billion program that will provide up to \$400 million per year to municipalities that meet or exceed their annual housing targets. For the purposes of this funding program, the

M.M.A.H. has provided the City of Oshawa with the following phased in targets for the years 2023-2025 as shown in Table 13:

**Table 13: Provincial and Municipal Housing Targets**

<b>Target</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Provincial</b>	110,000	125,000	150,000
<b>City of Oshawa</b>	1,687	1,917	2,300

Source: M.M.A.H.



## 4.0 Student Accommodation Strategy

The City's first Student Accommodation Strategy was adopted by City Council on April 27, 2010. The purpose of the 2010 Strategy was to identify, plan for and facilitate a sufficient mix of quality student accommodations that would integrate with the community and advance sound planning and building principles.

Planning Services presented to Council a 5-year review of the Student Accommodation Strategy in April 2020. The 5-year review found that the 2010 Strategy has proven very successful. The area surrounding the Simcoe Street North corridor is a mixed-use area consisting of new apartments, townhouses, and commercial uses. The ongoing development in the area has provided students access to a broader range of housing opportunities with proximity to the schools. By year end of 2022, a total of 914 dwelling units (2,543 beds) in the form of apartments and block townhouses were constructed or were under construction in the Simcoe Street North, south of Conlin Road, and King Street West/Thornton Road South corridors since 2010. No construction of additional units was advanced in 2023 as the Simcoe Street North corridor is now mostly built-out.

Table 14 is a list of off-campus building projects in the Simcoe Street North corridor and Table 15 is a list of off-campus building projects in the King Street West/Thornton Road South corridor that provide additional opportunities for student accommodation that have been built or proposed since the Student Accommodation Strategy was adopted.

**Table 14: Housing Projects in the Simcoe Street North Corridor, south of Conlin Road near Ontario Tech University and Durham College**

Status	Address	Units	Beds
Completed Construction	1700 Simcoe Street North	133	588
Completed Construction	1805 Simcoe Street North	48	238
Completed Construction	33 Taylorwood Road	14	70
Completed Construction	2011 Simcoe Street North/2 Taylorwood Road	59	260
Completed Construction	2015 to 2019 Simcoe Street North	23	113
Completed Construction	2021 and 2023 Simcoe Street North	19	93
Completed Construction	1645 and 1655 Simcoe Street North	15	60
Completed Construction	1900 Simcoe Street North	308	308
Completed Construction	1720 to 1800 Simcoe Street North	170	438
Completed Construction	1569 to 1621 Simcoe Street North	125	375
<b>Total</b>		<b>914</b>	<b>2,543</b>

There are additional opportunities north of Conlin Road for housing in the RioCan subdivisions near Simcoe Street North and Windfields Farm Drive. There is also a proposed student housing project at the southwest corner of Simcoe Street North and the south leg of Niagara Drive with 142 bachelor units, and at 1664 Simcoe Street North with 507 apartment units.

**Table 15: Housing Projects in the King Street West/Thornton Road South Corridor near Trent University**

<b>Status</b>	<b>Address</b>	<b>Units</b>	<b>Beds</b>
Completed Construction	710 King Street West	25	47
Completed Construction	75 Thornton Road South	140	200
<b>Total</b>		<b>165</b>	<b>247</b>

In addition, recently completed developments in the Downtown Oshawa Urban Growth Centre provide further opportunities for students or young professionals to obtain accommodation with studio and one-bedroom apartments. Other proposed residential developments in the Downtown Oshawa Urban Growth Centre that are advancing include:

- 35, 39 and 45 Division Street and 196, 200 and 204 Bond Street East (233 apartment units).
- 135 Bruce Street (509 apartment units).
- 47 Simcoe Street South (193 apartment units).
- South side of Richmond Street between Mary Street North and Ontario Street (670 apartment units).
- 39 Athol Street West (140 apartment units)
- 70 King Street East (170 apartment units)
- 88 King Street West (220 apartment units)

## **5.0 Community Improvement Plans and Development Charge Exemptions**

A number of the City's financial policies are intended to assist with the creation of a range of housing and more affordable housing. In this regard, the City has a number of Community Improvement Plans (C.I.P.s) and provides a development charge exemption for certain types of residential development such as in the Downtown Oshawa Urban Growth Centre and the King Street West and Thornton Road South corridors near Trent University Durham.

In 2016, Council approved a new Downtown Urban Growth Centre Community Improvement Plan to replace the Central Business District Renaissance Community Improvement Plan and Downtown Shoulder Area Renaissance Community Improvement Plan. The new Downtown Urban Growth Centre Community Improvement Plan contains five financial incentive programs, including an Increased Assessment Grant Program and a conversion to residential grant, which assists property owners with the financing of building improvements to convert non-residential floor space to residential dwelling units.

## **6.0 Accomplishments in 2023**

In 2023, the following accomplishments were undertaken by Economic and Development Services staff:

- Continued advancement of the Integrated Major Transit Station Area Study for Central Oshawa.
- Completed the Columbus Part II Plan Study, and adopted a Part II Plan for the Columbus community. The plan is currently awaiting approval from the Region of Durham.
- Issued building permits for a broad range of housing types including singles, townhouses, apartments and a record amount of accessory apartments.
- Initiated the Urban Growth Centre Intensification Study specific to downtown Oshawa.
- Initiated the Bloor-Simcoe Intensification Study (Interim Control By-law 133-2023).
- Updated various policies and regulations in response to Bill 109, the “More Homes for Everyone Act, 2022” and Bill 23, the “More Homes Built Faster Act, 2022”, including zoning by-law amendments to permit up to three (3) dwelling units on a lot, as-of-right.
- Advanced the sale of City-owned surplus land as residential infill opportunities.
- Submitted an application to the Housing Accelerator Fund (H.A.F.), a federally backed program administered by the C.M.H.C., to help assist Oshawa in increasing its housing supply.
- Advanced the approval of subdivisions and residential site plans in the Windfields, Kedron and Lakeview communities.
- Advanced approval of an increased assessment grant application under the City's Urban Growth Centre Community Improvement Plan for additional residential units in the downtown at 87 Simcoe Street North.
- Issued two (2) Requests for Expressions of Interest for residential redevelopment opportunities on City-owned land in an effort to support intensification in the Downtown Oshawa Urban Growth Centre.

## **7.0 Proposed Actions in 2024**

In 2024, Economic and Development Services staff will:

- Continue to support and facilitate appropriate multi-residential growth, including identifying any funding opportunities for the private sector under any Federal and Provincial affordable housing programs.
- Process applications under the City's C.I.P. program(s).
- Continue to advance the review of the City's Zoning By-law, including regulations to determine residential intensification opportunities.
- Continue to process and advance applications such as the subdivisions in the Kedron Part II Plan and any other submitted residential development applications.
- Advance the housing action items listed in Plan 20Thirty for Downtown Oshawa, the City's new action plan for Downtown Oshawa which replaces the previous Plan 20Twenty action plan.
- Continue to advance the Integrated Major Transit Station Area Study for Central Oshawa.
- Continue to advance the Bloor-Simcoe Intensification Study.
- Continue to advance the Urban Growth Centre Intensification Study.
- Initiate a municipal comprehensive review of the Oshawa Official Plan to align with Envision Durham, which replaces the current Durham Regional Official Plan and is anticipated to be approved by the Provincial government shortly.
- Continue to assist the Region of Durham to advance new assisted living projects in Oshawa.
- Continue to monitor Oshawa's application to the Housing Accelerator Fund, and advance the City's endorsed Housing Action Plan under the H.A.F. application.

## **8.0 Conclusions**

The 2023 Housing Monitoring Report shows that the City of Oshawa has a variety of housing types, affordable single detached homes (compared to other lakeshore municipalities in Durham) and a good supply of vacant lots in the development approval process.

The availability of rental apartments decreased in 2023 and is below the 3% threshold considered healthy and balanced by C.M.H.C. The vacancy rate decreased from 3.2% in 2022 to 1.6% in 2023.

Overall, the housing policies related to such matters as ensuring an adequate supply of lands designated for residential use and providing a range of housing types are being advanced.