

To: City Council

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

Item Number: INFO-24-50

Date: February 14, 2024

Subject: Development Activity: Review of 2023 and Outlook for 2024

File: 12-12-2095

1.0 Purpose

The purpose of this Report is to provide an overview of development activity in Oshawa during 2023 and what is anticipated in 2024.

2.0 Input From Other Sources

Not applicable.

3.0 Analysis

3.1 Year End 2023 Building Permit Statistics

Attachment 1 to this Report is a table showing the City's 2023 year-end building permit statistics and comparative data from past years.

In 2023 the City:

- Issued a total of 1,530 building permits with a total construction value of \$639,450,500, which is Oshawa's second highest total construction value on record; and,
- Issued permits for 1,204 new residential units.

In total, the City set 18 new building records in 2023. The following are highlights of these records:

- Highest total industrial construction value issued in any one year (\$128.965 million) – surpassing the previous record of \$97.46 million set in 2003;
- Highest total industrial construction value issued in any one month (\$119.78 million) – surpassing the previous record of \$84.2 million set in 2003;

- Highest number of accessory dwellings issued in one year (360) – surpassing the previous record of 225 set in 2022; and,
- Highest number of accessory dwellings issued in one month (39 in June) – surpassing the previous record of 28 set in 2022.

In 2023 the percentage value of permits was as follows:

- 96.75% residential;
- 0.30% government/institutional; and,
- 2.95% commercial/industrial.

Tables 1 to 7 below highlight the 2023 building permit statistics and identify the major building projects by sector and location which were started or completed in 2023.

Table 1: Major Building Projects in 2023 for New Single Detached Dwellings

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Miscellaneous Infill Lots	City-wide	11 single detached dwellings	\$8.4 million
Minto	North of Conlin Road East, west of Harmony Road North	51 single detached dwellings	\$32.2 million
Conlin Kedron (Sorbara)	North of Conlin Road East, west of Harmony Road North	51 single detached dwellings	\$28.7 million
Medallion	North of Conlin Road East, east of Harmony Road North	3 single detached dwellings	\$2.0 million
Greenpark	North of Conlin Road East, east of Grandview Street North	55 single detached dwellings	\$38.2 million
Jeffery Homes	North of Conlin Road East, west of Harmony Road North	7 single detached dwellings	\$4.6 million
Treasure Hill	North of Conlin Road East, east of Grandview Street North	2 single detached dwellings	\$2.0 million
Greycrest	West of Harmony Road North, north of Greenhill Avenue	4 single detached dwellings	\$2.2 million

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Holland Homes	South side of Queensdale Avenue, west of Keewatin Street South	11 single detached dwellings	\$7.42 million

Table 2: Major Building Projects in 2023 for New Townhouse Construction

Owner	Location	Use	Permit Value (\$)
Medallion	North of Conlin Road East, east of Harmony Road North	15 townhouse dwellings	\$5.0 million
Minto	North of Conlin Road East, west of Harmony Road North	60 townhouse dwellings	\$22.3 million
Treasure Hill	North of Conlin Road East, east of Grandview Street North	70 townhouse dwellings	\$27.5 million
Sorbara	North of Conlin Road East, west of Harmony Road North	24 townhouse dwellings	\$9.3 million
2490500 Ontario Ltd.	122 Olive Avenue	1 street townhouse dwelling	\$0.26 million

Table 3: Major Building Projects in 2023 for New Semi-Detached, Duplex and Accessory Apartment Construction

Owner	Location	Use	Permit Value (\$) (≥than \$1m)
Accessory Apartments	City-wide	360 accessory apartment units	\$24.4 million
Miscellaneous Infill Lots	City-wide	8 semi-detached dwelling units	\$6.1 million
Treasure Hill	North of Conlin Road East, east of Grandview Street North	18 semi-detached dwellings	\$8.0 million

Table 4: Major Building Projects in 2023 for Multi-Unit Apartment Residential Buildings

Owner	Location	Use	Permit Value (\$) (≥ than \$1m)
Tribute (Simcoe Street) Limited	2545 Simcoe Street North (U.C. Tower 2)	386 apartment units	\$96.4 million
Tall Treed Investment Corporation	271 Tresane Avenue	4 apartment units	\$1.12 million
Tall Treed Investment Corporation	215 Cordova Road	6 apartment units	\$1.15 million
Refuge Outreach	357 Simcoe Street South	27 apartment units	\$5 million
Habitat for Humanity	510 Lomond Street	8 apartment units (stacked townhouses)	\$1.8 million
Miscellaneous Infill Apartments	City-wide	22 apartment units	\$6.6 million

Table 5: Major Building Projects in 2023 for Industrial

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Broccolini Thornton Limited Partnership	1600 Thornton Road North	Warehouse	\$68.14 million
Panattoni Development Company	650 Conlin Road West	Warehouse	\$49 million

Table 6: Major Building Projects in 2023 for Government and Institutional

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Durham Catholic District School Board	2465 Bridle Road	School addition	\$4.76 million
Durham District School Board	110 Mary Street North	School addition	\$7.4 million
Durham District School Board	466 Windfields Farm Drive West	New elementary school	\$21.47 million

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Sedna Women's Shelter and Support Services	1356 Simcoe Street South	Women's shelter and support offices	\$10 million

Table 7: Major Building Projects in 2023 for Commercial

Owner	Location	Use	Permit Value (\$) (≥than \$1m)
Kiya Developments Ltd.	474 Aviator Lane and 481 Taunton Road West	New office building and hotel	\$26.8 million
2285136 Ontario Limited (RioCan)	Northeast corner of Simcoe Street North and Windfields Farm Drive East	New commercial buildings	\$12.54 million
RioCan REIT	2370 Simcoe Street North	New commercial building	\$3.7 million
RioCan Holdings (Five Points) Inc.	1295 Simcoe Street North	New commercial building	\$4.7 million

3.2 Year End 2023 Residential Lot/Block Availability

Oshawa has a good supply of lots currently available and in the development approval process.

In this regard, on December 31, 2023 the City had 17,418 potential residential units at various stages in the subdivision approval process, consisting as follows:

- 10,621 potential units comprised of 566 single detached lots, 52 semi-detached lots, 1,983 townhouse units and 8,020 apartment units on lots and blocks in proposed draft plans;
- 5,256 potential units on lots and blocks that are draft approved and pre-zoned for residential growth comprised of 1,880 single detached lots, 144 semi-detached lots, 1,711 townhouse units and blocks for 1,521 apartment units; and,
- 1,541 potential units on vacant lots and blocks registered and pre-zoned for residential growth, comprised of 145 single detached lots, 428 townhouse units and blocks for 968 apartment units (see Table 8).

The 17,418 potential units at various stages in the subdivision approval process do not include potential infill housing developments that are not within a proposed or recently registered plan of subdivision.

Table 8 shows the major residential developments with pre-zoned and registered vacant lots as of December 31, 2023.

Table 8: Available Pre-zoned and Registered Vacant Lots and Blocks in Major Residential Developments as of December 31, 2023

Subdivider	Location	Number of Units
Medallion Developments	East of Harmony Road North, north of Conlin Road East	1 single detached dwelling, 15 street townhouse dwellings, and 781 apartment units
825901 Ontario Ltd. (F.K.T.)	South of Conlin Road East, west of Harmony Road North	8 single detached dwellings
Whitby Meadows Inc.	South of Taunton Road East, east of Clearbrook Drive	11 single detached dwellings, 78 block townhouse dwellings, 16 street townhouse dwellings, and 25 apartment units
Sorbara Development Group	North of Conlin Road East, west of Harmony Road North	19 single detached dwellings
Oshawa (Conlin) Developments (BT) Inc. (Treasure Hill)	North of Conlin Road East, east of Grandview Street North	106 single detached dwellings, 86 block townhouse dwellings, and 42 street townhouse dwellings
Minto	2466 Harmony Road North	191 block townhouse dwellings and 162 apartment units

It is expected that a number of subdivisions will be registered in 2024 and will increase the supply of vacant pre-zoned and “construction ready” lots.

In addition to the healthy supply of registered lots/blocks, draft approved lots/blocks and proposed lots/blocks, the City also has a good supply of Residentially-designated land in the current Oshawa Official Plan that is available for future subdivision approvals, including lands in the Kedron Planning Area and the Columbus Planning Area north of Highway 407 East.

At the end of 2022 the Provincial Government set a goal of building at least 1.5 million homes by 2031 and assigned housing targets for 29 municipalities in Ontario, including Oshawa. The Province has assigned a target for Oshawa of 23,000 new housing units between 2022 and 2031. This would mean the City of Oshawa would have to accommodate an average of 2,300 units every year between 2022 and 2031. The City issued permits for 1,204 new housing units in 2023. Had builders advanced building permits for site plan approved projects alone, the City would have issued permits for 420 more residential units.

The Provincial government is maintaining an online municipal housing tracker to monitor the progress of the 29 municipalities towards achieving their assigned targets. However, the tracker relies on monthly housing data provided by the Canadian Mortgage and Housing Corporation (“C.M.H.C.”) based on housing starts (i.e. units with foundations constructed), not the number of permits issued by the municipalities. According to the tracker, total housing starts in Oshawa between January 1, 2022 and January 19, 2024 was 2,690 (despite the City issuing permits for 3,324 units in 2022 and 2023). The Province’s specific housing target for Oshawa for 2023 was 1,687 units whereas only 864 units (51%) were recorded by C.M.H.C. as started. Municipalities that reach 80% or more of their assigned annual target will be eligible for funding from the Provincial Building Faster Fund. Most municipalities did not meet or exceed the 80% target in 2023.

3.3 Potential 2024 Major Building/Subdivision Activity

3.3.1 Major Residential Development Anticipated in 2024

Table 9 shows the subdivisions that are anticipated to be registered in 2024.

Table 9: Potential Subdivisions to be Registered in 2024

Subdivider	Location	Estimated Units
Sorbara	West of Harmony Road North, north of Conlin Road East	103 single detached dwellings
Nideva Properties	East of Ritson Road North, north of Conlin Road East	85 single detached dwellings, 8 semi-detached dwellings, 33 street townhouse dwellings and 2 medium density blocks for approximately 173 block townhouse dwellings
Fieldgate	West of Grandview Street North, north of Conlin Road East	24 single detached dwellings and 1 medium density block for 33 block townhouse dwellings
Fieldgate	West of Grandview Street North, north of Britannia Avenue East	241 single detached dwellings
Menkes	East of Ritson Road North, north of Britannia Avenue East	179 single detached dwellings and 110 street townhouse dwellings
Jeffery Homes	West of Harmony Road North, north of Conlin Road East	102 single detached dwellings, 1 high density block (up to 300 residential units), and 1 mixed-use block (up to 99 residential units)
Greycrest Homes (Oshawa) Inc.	West of Harmony Road North, north of Greenhill Avenue	14 single detached dwellings and 34 street townhouse dwellings

Subdivider	Location	Estimated Units
Downing Street (1015 King Street) Inc.	South of King Street East, west of Keewatin Street South	10 street townhouse dwellings
SO Developments Inc.	West of Park Road South, south of Renaissance Drive	96 single detached dwellings
Greycrest Homes (Oshawa) Inc.	West of Harmony Road North, north of Greenhill Avenue	14 single detached dwellings and 34 street townhouse dwellings

Table 10 shows some of the potential multi-unit residential developments anticipated to start construction in 2024.

Table 10: Potential Major Multi-Unit Residential Developments in 2024

Builder/Developer	Location	Estimated Units
Downing Street (1015 King Street) Inc.	1015 King Street East	32 block townhouse dwellings and 10 street townhouse dwellings
Cedar City Developments	570 Shakespeare Avenue	105 block townhouse dwellings
Medallion Corporation	1040 Cedar Street and 280 Wentworth Street West	306 apartment units
Dean Avenue Residences Inc.	477 Dean Avenue	16 street townhouse dwellings
Veltri and Son Limited/974729 Ontario Inc.	425 to 433 Bloor Street East	42 apartment units
Holland Homes	1399 Simcoe Street North	70 apartment units
Holland Homes	1438 and 1454 Simcoe Street North	30 apartment units (stacked townhouses)
Simcoe Street Developments Inc.	1188 Simcoe Street South	44 apartment units (stacked townhouses)
Durham Region Non-profit Housing Corporation	1050 Simcoe Street South	54 apartment units (senior citizens apartments)
Sorbara	2050 Harmony Road North (at Lockie Drive)	155 block townhouse dwellings
Minto	2466 Harmony Road North	168 block townhouse dwellings
Asma Nasir	925 Harmony Road North	24 block townhouse dwellings
Medallion Corporation	135 Bruce Street	509 apartment units

Builder/Developer	Location	Estimated Units
Barakaa Developer Inc.	North of Ormond Drive, east of Ritson Road North	18 block townhouse dwellings and 2 semi-detached dwellings
Downing Street (Ritson Road) Inc.	East of Ritson Road North, north of Adelaide Avenue East	154 apartment units (stacked townhouses)
George Lysyk and Sons Ltd.	465 Dieppe Court	20 apartment units (stacked townhouses)
Condor Dnipro GP Inc.	681 Dnipro Boulevard	124 apartment units (stacked townhouses)
Select Avenue Developments	185 Hillcroft Avenue	100 apartment units
1579394 Ontario Inc.	223 Albert Street	10 apartment units
Karmina Developments Ltd.	1664 Simcoe Street North	142 apartment units
Build Up Real Development Co Oshawa Inc.	20 and 24 Beatrice Street West	20 apartment units and 6 semi-detached dwellings

Table 11 shows some of the mixed-use commercial and residential developments anticipated to start construction in 2024.

Table 11: Potential Major Mixed-Use Commercial and Residential Developments in 2024

Owner	Location/Address	Estimated Units and Floor Space
2532973 Ontario Inc.	633 Greenhill Avenue	Mixed-use building containing 13 apartment units and 869 square metres (9,354 sq. ft.) of ground floor commercial floor space
Atria Developments	35 Division Street	233 apartment units and 205 square metres (2,211 sq. ft.) of ground floor commercial floor space

Based on Tables 9, 10 and 11, it is anticipated that building permits for between approximately 1,500 and 4,500 residential units could be issued in 2024.

A number of residential development applications will continue to be processed in 2024 such as the following:

- 2583422 Ontario Inc. (Nahid Corp.) for lands located east of Simcoe Street South, north of Harbour Road: application for site plan approval for two mixed-use buildings with a total of 1,038 square metres (11,173 sq. ft.) of commercial floor space and 1,414 apartment units.

- Icon Harmony Limited at 1081 and 1093 Harmony Road North and 836 Pinecrest Road: applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision and a common elements draft plan of condominium to permit 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings.
- Katanna Simcoe Ltd. at 1279 Simcoe Street North: applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision and a common elements draft plan of condominium to permit 172 block townhouse dwellings.
- City Homes Ltd. at 1226 King Street East: application to amend Zoning By-law 60-94 to permit a 4-storey, 18 unit apartment building.
- First Avenue Investments (Oshawa) Inc. at 144 and 155 First Avenue: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 and for approval of a draft plan of subdivision to permit eight (8) development blocks featuring multiple towers ranging in height from 14 to 42 storeys, 5,435 residential units, approximately 5,873 square metres (63,219 sq. ft.) of ground related commercial floor space, a 0.52 hectare (1.28 ac.) public park, two (2) road widening blocks and private roads.
- Atria Developments for lands located on the south side of Richmond Street East between Mary Street North and Ontario Street: application for site plan approval for a mixed use building with two towers containing 670 apartment units and 590 square metres (6,351 sq. ft.) of ground floor commercial space.
- 2702758 Ontario Ltd. at 88 King Street West: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 22-storey mixed use building with 220 apartment units and 415 square metres (4,467 sq. ft.) of commercial space on the ground floor.
- Rossland Residences Corp. at 555 Rossland Road West: application to amend Zoning By-law 60-94 to permit six stacked townhouse buildings with 175 units.
- 1494339 Ontario Limited at the southeast corner of Ritson Road North and Luple Avenue: applications to amend the Samac Secondary Plan and Zoning By-law 60-94 to permit 4 single detached dwellings and a 6-storey, 46-unit apartment building.

A number of Stage 2 Technical Pre-consultation submissions were submitted in 2023 which are anticipated to be advanced as pre-consultation or zoning by-law amendment applications in 2024, such as the following:

- 827 Gordon Street: 75 apartment units (stacked townhouses).
- 487, 489, 513 and 517 Bloor Street East: three apartment buildings (6, 4 and 16 storeys) containing 494 apartment units.
- 636, 640, 646 and 650 King Street East: two mixed-use buildings (25 and 27 storeys) containing 649 apartment units and 4,474 square metres (48,159 sq. ft.) of commercial floor space.

- 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive: 10-storey mixed-use building containing 507 apartment units and 4,495 square metres (48,385 sq. ft.) of commercial floor space.
- Central Clear View Developments Inc. at 39 Athol Street West: Stage 2 Technical Pre-consultation for a site plan approval application for a 12-storey, 140-unit apartment building.
- Atria Developments at 47 Simcoe Street South: Stage 2 Technical Pre-consultation for a site plan approval application for an 11-storey mixed use building containing 193 residential units and approximately 535 square metres (5,759 sq. ft.) of commercial space on the ground floor.

The following are major residential subdivision applications currently being advanced through the planning approvals process in the Kedron Part II Planning Area:

- Sorbara Group (Phase 2)
- Minto (Phase 2 or draft approval)
- The following subdivisions in the Kedron Part II Planning Area have been draft approved but not registered in part or in full:
 - Nideva
 - Delta-Rae
 - Menkes
 - Schleiss
 - Medallion Developments (Phase 2)
 - Fieldgate (Phase 2)
 - Treasure Hill (Phase 2)
 - Minto (Phase 2)
 - Jeffery Homes (Phase 2)

3.3.2 Potential Major Non-Residential Building Projects in 2024

Tables 12 to 14 show the major non-residential building projects anticipated to begin construction in 2024.

Table 12: Major Commercial Building Projects Anticipated in 2024

Owner	Location/Address	Use	Estimated Permit Value (\$)
2285136 Ontario Limited (RioCan)	Southwest corner of Simcoe and Windfields Farm Drive West	Standalone restaurant and 3-unit commercial building, comprising a total of 1,071 square metres (11,560 sq. ft.) of floor space	\$2.6 million

Table 13: Potential Major Government and Institutional Building Projects in 2024

Owner	Location/Address	Use	Estimated Permit Value (\$)
Durham District School Board	Southwest corner of Windfields Farm Drive East and Bridle Road	Secondary School	\$68 million
Durham Catholic District School Board	Southeast corner of Harmony Road North and Greenhill Avenue	Secondary School	\$56 million
Durham District School Board	1915 Queensbury Drive	School addition for child care	\$2.1 million
Gurudwara Sahib Durham Region	1410 Stevenson Road North	Community Centre	\$4.9 million

Table 14: Potential Major Industrial Building Projects in 2024

Owner	Location/Address	Use	Estimated Permit Value (\$)
Panattoni (CSPAC Industrial Thornton Woods GP, Inc.)	1565 Thornton Road North	Industrial building	\$89 million

3.3.3 Outlook for 2024

Development activity in 2023 only slowed in comparison to its all-time height in 2022, resulting in the City achieving its second highest Total Annual Construction Value on record (\$639,450,500) since record tracking began in 1964. The City issued the highest number of permits for accessory apartment units (360) than any other year on record, due, in part, to new rules created by Bill 23, the More Homes Built Faster Act, 2022. In 2024, the City will continue to process a number of significant development applications due to the continued influence of Highway 407 East, the future Lakeshore East Line GO Extension, Provincial and Federal government messaging for more housing, the re-opening of General Motors of Canada, momentum in the Northwood Business Park, a growing and diversifying city, and positive post-secondary school impacts.

At all times, the City must ensure it has a good supply of buildable sites (representing potential opportunities), provides good and timely customer service, and has appropriate programs (like Community Improvement Plans) in place.

4.0 Financial Implications

There are no financial implications associated with this Report.

5.0 Relationship to the Oshawa Strategic Plan

The projects and developments identified in this Report cumulatively help to advance all of the goals of the Oshawa Strategic Plan.

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Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services

A handwritten signature in blue ink, appearing to read "Anthony Ambra".

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



Oshawa Building Permit Statistics for December, 2023
Prepared by the Economic and Development Services Department

Value of Permits Issued (Dollars)						Total Number of Permits	Number of Dwelling Units Created						
Time Period	Residential	Commercial	Industrial	Governmental & Institutional	Total		Single Detached	Accessory Apartments	Semi-Detached	Duplex	Row Houses	Apartments	Total
December													
2019	1,975,800	501,200	2,780,800	700,000	5,957,800	47	1	7	0	2	0	1	11
2020	29,056,900	2,159,200	0	2,297,000	33,513,100	198	13	11	0	0	94	0	118
2021	34,516,900	868,800	40,000	1,162,200	36,587,900	148	36	10	0	0	37	8	91
2022	20,710,200	3,260,700	105,000	462,000	24,537,900	121	0	13	0	0	65	0	78
2023	82,931,800	2,498,100	35,000	255,000	85,719,900	232	59	29	18	0	70	8	184
January to December (Year to Date)													
2019	153,586,700	30,957,800	87,362,900	55,154,800	327,062,200	980	75	158	8	2	85	222	550
2020	363,923,800	38,965,000	63,808,200	13,777,100	480,474,100	1,434	133	150	18	0	300	960	1,561
2021	467,915,300	51,540,200	36,616,700	8,510,400	564,582,600	2,233	444	163	2	0	591	121	1,321
2022	762,115,500	56,803,600	65,390,700	17,503,700	901,813,500	2,209	516	225	2	0	569	806	2,118
2023	372,071,400	90,722,300	128,986,500	47,691,300	639,471,500	1,530	195	359	26	0	170	453	1,203
Year End Totals													
2019	153,586,700	30,957,800	87,362,900	55,154,800	327,062,200	980	75	158	8	2	85	222	550
2020	363,923,800	38,965,000	63,808,200	13,777,100	480,474,100	1,434	133	150	18	0	300	960	1,561
2021	467,915,300	51,540,200	36,616,700	8,510,400	564,582,600	2,233	444	163	2	0	591	121	1,321
2022	762,115,500	56,803,600	65,390,700	17,503,700	901,813,500	2,209	515	229	2	0	569	806	2,121
2023	372,071,400	90,722,300	128,986,500	47,691,300	639,471,500	1,530	195	360	26	0	170	453	1,204

Note: Started entering single with accessory/converted & semi-detached in June 2013