

To: Economic and Development Services Committee

From: Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-23-193

Date of Report: October 11, 2023

Date of Meeting: October 16, 2023

Subject: Update on the City of Oshawa's Ability to Meet the Provincial
Target of 23,000 New Homes in Oshawa by 2032

Ward: All Wards

File: 12-03-3531

1.0 Purpose

The purpose of this Report is two-fold.

Firstly, it provides the Province with an update on the City of Oshawa's ability to meet the Provincial target of 23,000 new homes in the City of Oshawa (the "City") by 2032.

Secondly, it recommends that the Province instruct the development industry to physically construct and deliver houses to help the City achieve the Provincial target in instances where the City has undertaken all necessary steps under its direct control (i.e. planning approvals) to advance the delivery of housing.

Attachment 1 to this Report is a chart detailing the number of dwelling units currently in registered or draft approved plans of subdivision in Oshawa.

Attachment 2 to this Report is a chart detailing the number of dwelling units currently in inactive plans of subdivision in Oshawa that are either draft approved or which have not yet received draft approval.

Attachment 3 to this Report is a chart detailing the number of dwelling units currently subject to approved site plans in Oshawa for which site plan agreements have been registered.

Attachment 4 to this Report is a chart detailing the number of dwelling units currently in site plan applications in Oshawa that have been approved but not yet registered and are awaiting the execution of a site plan agreement by the applicant, or which have become inactive due to a lack of activity by the applicant.

Attachment 5 is a list of developers with projects in Oshawa that require action on the part of the developer as the next step to advance through the subdivision approval or site plan approval process.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to instruct the development industry to build houses to help the City achieve the Provincial target of 23,000 new units in Oshawa by 2032, in instances where the City has undertaken all necessary steps to advance delivery of the same that are under its direct control.
2. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to engage with the developers listed on Attachment 5 to said Report and encourage them to immediately take the steps necessary to obtain building permits.
3. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to engage with the developers listed on Attachment 5 to said Report and encourage them to immediately take the steps necessary to obtain site plan approval.
4. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to confirm that the City of Oshawa will receive the maximum funding available under the Building Faster Fund on the basis of our year-to-date building activity and the contents of this Report.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

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

- Chief Administrative Officer
- Commissioner, Corporate and Finance Services
- City Solicitor

5.0 Analysis

5.1 Background

On October 25, 2022, the Ministry of Municipal Affairs and Housing released a bulletin on the Environmental Registry of Ontario website entitled “Consultations on More Homes Built Faster: Ontario’s Housing Supply Action Plan 2022-2023” (the “Action Plan”). The bulletin can be viewed at the following link: <https://ero.ontario.ca/notice/019-6162>.

To support the Action Plan, the Provincial government introduced the “More Homes Built Faster Act, 2022”, under Bill 23. Bill 23 aims to ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

Over the past decade, the price of a home has risen at more than double the rate of the average household income. As a result, rent and home prices continue to be out of reach for many. Experts have advised that this is due to a structural undersupply of housing. As well, housing construction has not kept pace with Ontario’s growing population. Ontario’s housing stock has to both catch up and keep up with population growth projections. As a result, the Province is committed to building 1.5 million homes over the next ten years. The Action Plan and Bill 23 are intended to provide the groundwork for growth and to achieve the goal of 1.5 million new homes over the next ten years in Ontario by:

- Reducing the bureaucratic costs and red tape that are delaying construction and pushing home prices even higher;
- Promoting construction near transit and reforming zoning to create more “gentle density”; and,
- Protecting homebuyers and utilizing Provincial lands to build more attainable homes.

A high-level overview of the Action Plan includes the following actions:

1. Building more homes by:

- Addressing the “missing middle”
- Building more homes near transit
- Implementing municipal housing targets

2. Reducing costs, fees, and taxes by:

- Freezing, reducing and exempting fees
- Reducing taxes on affordable housing
- Implementing inclusionary zoning and rental replacement rules

3. Streamlining development approvals by:

- Streamlining processes
- Improving the Ontario Land Tribunal (“O.L.T.”)
- Reviewing heritage planning

4. Helping homebuyers and renters by:

- Offering a new attainable housing program
- Addressing vacant homes
- Protecting homebuyers

5. Better planning by:

- Reviewing planning policy
- Identifying more land for housing
- Focusing schools in urban growth areas

Ultimately, the Action Plan attempts to address the housing crisis by reducing government fees and fixing development approval delays that slow housing construction and increase costs. The Province intends to reform these processes at the Provincial and municipal levels to ensure that all Ontarians can find a home that meets their needs and budgets.

5.2 Breakdown of Housing Supply

In order to do its part to achieve the Provincial target of 23,000 homes in Oshawa by 2032, City staff regularly monitor the supply of housing and ensure that municipal staff are focused on diligently advancing developments that are development ready. However, a significant portion of the supply of housing starts in Oshawa is comprised of the following:

- Dwelling units in plans of subdivision that are either registered and awaiting building permit applications or draft approved and awaiting the developer to execute a subdivision agreement.
- Dwelling units in plans of subdivision that are being processed by City staff but are not active and are awaiting the submission of supporting information from developers.
- Dwelling units that are subject to approved site plans for which site plan agreements have been registered and are awaiting building permit applications.
- Dwelling units that are in site plan applications that have been approved but not yet registered and are awaiting the execution of a site plan agreement by the applicant, or which have become inactive due to a lack of activity by the applicant.

Table 1 below details the combined supply of housing starts by unit type in Oshawa accounted for under the four above noted “categories”:

Table 1: Breakdown of Supply of Housing Starts by Unit Type

	Single Detached	Semi-detached	Block Townhouse	Street Townhouse	Apartment	Total
Overall Totals	2,122	164	1,503	785	7,072	11,646

Table 2 below provides a summary of the breakdown of the supply of housing starts in Oshawa according to application type (i.e. plan of subdivision or site plan) and application status. The breakdown is a compilation of the information contained in Attachments 1 to 4 to this Report.

Table 2: Breakdown of Supply of Housing Starts by Application Status

Application Type	Application Status	Unit Count
Plan of Subdivision	Draft Approved including inactive draft approved plans	5,589
Plan of Subdivision	Registered	1,663
Plan of Subdivision	Inactive, not draft approved	2,241
Site Plan	Registered	287
Site Plan	Not registered and/or inactive	1,866
Total		11,646

It is important to note that to avoid double-counting, the number of dwelling units currently in inactive plans of subdivision that are draft approved (i.e. 45 units, as identified in Attachment 2 and Table 2 above) should not be considered as part of the calculation when adding up the overall totals for all four supply categories, as these units are already accounted for as part of the total number of units in draft approved subdivisions (i.e. 5,589 units, as identified in Attachment 1 and Table 2 above).

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa by 2032, the number of dwelling units currently falling under the four supply categories noted above (as adjusted to avoid double-counting) would achieve 50.7% of the target, representing 5.07 years of development.

5.3 Dwelling Units in Registered or Draft Approved Plans of Subdivision and Awaiting Building Permits

Attachment 1 to this Report is a chart detailing the number of dwelling units currently in registered or draft approved plans of subdivision in Oshawa.

At this point in the approvals process, the role of the City has either concluded (if the plan has been registered) or is hampered (if the plan has been draft approved), as there are no tools currently available to the City to require the developer to apply for building permits and construct the dwelling units once the plan of subdivision is registered, or to execute a subdivision agreement for a plan of subdivision that is draft approved (which is a pre-requisite for registration).

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa by 2032, the number of dwelling units currently in registered or draft approved plans of subdivision (i.e. 7,252 units) would achieve 31.5% of the target, representing 3.15 years of development.

5.4 Dwelling Units in Inactive Plans of Subdivision and Awaiting Building Permits

Attachment 2 to this Report is a chart detailing the number of dwelling units currently in inactive plans of subdivision in Oshawa that are either draft approved or which have not yet received draft approval. City staff are diligent in terms of communicating with

developers and their consultants in an attempt to spur development efforts and avoid inactivity.

However, similar to Section 5.3 of this Report, in the event an application for a plan of subdivision becomes inactive, the role of the City is hampered as there are no tools currently available to the City to require the developer to complete the development process.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa by 2032, the number of dwelling units currently in inactive plans of subdivision (i.e. 2,286 units) would achieve 9.9% of the target, representing approximately one (1) year of development.

5.5 Dwelling Units in Registered Site Plan Agreements

Attachment 3 to this Report is a chart detailing the number of dwelling units currently subject to approved site plans in Oshawa for which site plan agreements have been registered, and hence are eligible for a building permit and are shovel-ready.

Similar to Sections 5.3 and 5.4 of this Report, at this point in the approvals process, the role of the City has concluded as there are no tools currently available to the City to require the developer to submit a building permit application and construct the dwelling units.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa by 2032, the number of dwelling units currently unbuilt in registered site plans (i.e. 287 units) would achieve 1.2% of the target, representing 0.12 years of development.

5.6 Dwelling Units in Site Plan Applications that Are Inactive or Which Have Been Approved But Not Yet Registered

Attachment 4 to this Report is a chart detailing the number of dwelling units currently in site plan applications in Oshawa that have been approved but not yet registered and are awaiting the execution of a site plan agreement by the applicant, or which have become inactive due to a lack of activity by the applicant.

Similar to Sections 5.3, 5.4 and 5.5 of this Report, the City currently has no tools at its disposal to require a developer to reactivate an inactive site plan application or execute a site plan agreement for an approved site plan.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa by 2032, the number of dwelling units currently unbuilt in site plans that have been approved but not yet registered or are in applications that have gone inactive (i.e. 1,866 units), would achieve 8.1% of the target, representing almost one (1) year of development.

5.7 Conclusion

The delivery of 23,000 new dwelling units in Oshawa by 2032 in accordance with the Province's target for the City relies on the efforts of both municipalities and the development industry to advance planning approvals and issue building permits.

City staff are committed to processing development applications in an efficient and timely manner in accordance with the Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act") and the tenets of Bill 23 and the Action Plan. However, as discussed under Section 5.2 of this Report, the City's ability to increase the supply of housing in Oshawa is limited to undertaking all necessary steps of the development approvals process over which it has direct control. This does not extend to advancing matters that are directly under the control of the development industry, such as decisions to let planning applications go inactive for protracted periods of time, or to not apply for building permits for projects that are approved and shovel-ready.

In consideration of such factors at these and their effect on the housing supply, it is appropriate that the Province undertake the following:

- Engage developers identified by municipalities, including Oshawa, to encourage them to immediately take the steps necessary to obtain building permits or site plan approval; and,
- Instruct the development industry to build houses to help municipalities such as Oshawa achieve their housing targets, in instances where the municipality has undertaken all necessary steps to advance the delivery of housing that are under its direct control.

With respect to potential mechanisms to instruct the development industry to physically construct and deliver houses, some suggested measures the Province may wish to consider implementing are generally as follows:

- Introduce a higher tax rate for not developing vacant properties that are shovel-ready.
- Entrench in the Planning Act permission for municipalities to require a new site plan application including fees (perhaps higher than the original fee, if the subject lands effectively remain under the same ownership) for any application being processed that is stagnant for 180 days or longer.
- Build into the Planning Act "stop the clock" provisions relating to appeals and refund rules in order that the time an application is spent in the developer's hands does not contribute towards the time that leads to appeals and refunds. This would act as an incentive for developers to advance their resubmissions to the municipality in a timely fashion.
- Prevent a landowner from selling their property while an associated Zoning By-law Amendment application or application for Site Plan Approval is filed with a municipality, or within one (1) year of receiving approval of such applications, unless the municipality consents to the sale. This would have the effect of preventing developers from just getting approvals and then flipping the property for profit.
- Amend the Planning Act to allow municipalities to require a developer to pay their Development Charge prior to the passing of a Zoning By-law Amendment. While Bill 23 stipulates that Development Charges and Parkland rates be frozen for two (2) years from the date of a rezoning or site plan application, this suggested measure would obligate a developer to pay their Development Charge prior to receiving zoning

approval. As a further consideration, this suggested measure might also be structured such that the developer would be entitled to receiving it back after two (2) years, but perhaps only in part.

- Eliminate the fee refund rules, as they incentivize developers to not advance applications quickly. Alternatively, if the refund rules are not eliminated, amend them to be for timeframes longer than the appeal periods.

As of the end of the third quarter of 2023, there have been 934 dwelling units created in the City of Oshawa. This translates to 1,245 units by the end of 2023 based upon the current pace of development.

While it is important to acknowledge that this is approximately 1,000 units less than the Provincial target on an annualized basis, it is equally important to note that the annualized supply of housing starts equates to an additional 1,164 units (i.e. 11,646 units over 10 years equates to 1,164 units annually).

Accordingly, it can be demonstrated that the target can be met with the assistance of the development community in advancing projects when the role of the City has concluded or that are in the control of the developer.

6.0 Financial Implications

While there are no financial implications for the City associated with the Recommendation in this Report, it should be noted that the information contained herein clearly demonstrates that the City is doing its part to achieve the Provincial target of delivering 23,000 new units in Oshawa by 2032.

Those elements of the planning approvals process that are under the direct control of the City are being diligently advanced in a timely fashion by staff. The data compiled for the purposes of this Report shows that fully half of the units to be delivered by 2032, as targeted by the Province, are already subject to planning applications whose advancement currently relies on action by the development community.

In view of the foregoing, it is the expectation of the City that it will be eligible to receive funding from the Province through the Building Faster Fund. This fund, which was launched by the Province on August 21, 2023, is a three-year, \$1.2 billion program that provides significant new funding based on performance against provincial housing targets. The Building Faster Fund will provide \$400 million in new annual funding for three years to municipalities that are on target to meet provincial housing targets by 2032. Municipalities that reach 80 percent of their annual target each year will become eligible for funding based on their share of the overall goal of 1.5 million homes. Municipalities that exceed their target will receive a bonus on top of their allocation.

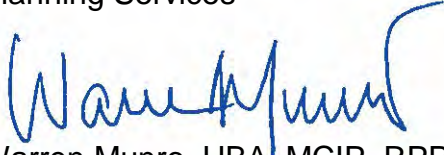
In the case of Oshawa, staff have already done their part to advance delivery of over half (i.e. five-years of supply) of the City's municipal target of 23,000 new units by 2032. As such, the City's eligibility to receive funding under the Building Faster Fund, including bonus funding, would appropriately be considered to be secured.

7.0 Relationship to the Oshawa Strategic Plan

The Recommendation advances the Accountable Leadership goal of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Tom Goodeve".

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

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department

Title: Number of Dwelling Units Currently in Registered or Draft Approved Plans of Subdivision

Subject: Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032

Ward: All Wards

File: 12-03-3531

Item: ED-23-193

Attachment 1



City of Oshawa
Economic and Development Services



Draft Approved Plans of Subdivision

File Number	Name of Applicant	Address	Approval Stage	Single Detached	Semi Detached	Block Townhouse	Street Townhouse	Apartment	Total
S-O-2016-02	Jeffery Homes	West of Harmony Rd N, north of Conlin Rd E	Draft Approved	153	0	0	109	399	661
S-O-2017-04	Gurnam Singh Jhattu and Rajwinder Kaur Jhattu	2623 Bridle Rd	Draft Approved	3	0	0	15	0	18
S-O-2019-01	Asma Nasir	925 Harmony Rd N	Draft Approved	0	0	24	0	0	24
S-O-2016-06	Downing Street (1015 King St) Inc.	1015 King St E	Draft Approved	6	0	0	0	0	6
18T-96004	Medallion Corporation	South of John St Extension and west of McKim St Extension	Draft Approved	27	0	0	0	0	27
S-O-2014-06	Menkes Oshawa Holdings Ltd.	North of Conlin Rd E, east of Ritson Rd N	Draft Approved	185	0	438	135	0	758
S-O-2016-04	Delta-Rae (Harmony Valley) Inc.	North of Conlin Rd E, west of Wilson Rd N	Draft Approved	77	0	43	0	88	208
S-O-2014-02	Nideva Properties	North of Conlin Rd E, east of Ritson Rd N	Draft Approved	537	8	251	181	133	1110
S-O-2016-11	SO Developments (Greywood Developments)	South of Renaissance Dr, west of Park Rd S	Draft Approved	165	0	0	0	0	165
S-O-2017-07	Minto (Harmony Road) LP	East and west of Harmony Rd N, north of Conlin Rd E	Draft Approved	2	0	138	59	216	415
18T-94025	825901 Ontario Ltd. Etal (FKT)	South of Conlin Rd E, west of Harmony Rd N	Draft Approved	123	62	0	34	310	529
S-O-2014-05	Oshawa (Conlin) Developments (BT) Inc.	North of Conlin Rd E, east of Grandview St N	Draft Approved	336	92	86	209	127	850
S-O-2014-03	Kose Developments Inc. (Fieldgate Developments)	North of Conlin Rd E, west of Grandview St N	Draft Approved	257	0	108	0	0	365
S-O-2016-01	Medallion Developments	North of Conlin Rd E, east of Harmony Rd N	Draft Approved	178	0	0	27	248	453
Total				2049	162	1088	769	1521	5589

Registered Plans of Subdivision

File Number	Name of Applicant	Address	Approval Stage	Single Detached	Semi Detached	Block Townhouse	Street Townhouse	Apartment	Total
40M-2751	Downing Street (1015 King St) Inc.	1015 King St E	Registered	11	0	0	0	0	11
40M-2605	RioCan Property Services Trust/Tribute (Simcoe Street) Limited)	2545 Simcoe St N	Registered	0	0	0	0	337	337
40M-2706	Sorbara Development Group	North of Conlin Rd E, west of Harmony Rd N	Registered	32	0	0	0	0	32
40M-2742	Whitby Meadows Inc.	South of Taunton Rd E, east of Clearbrook Dr	Registered	11	0	78	16	25	130
40M-2750	Minto (Harmony Road) LP	East and west of Harmony Rd N, north of Conlin Rd E	Registered	11	0	191	0	162	364
40M-2721	825901 Ontario Ltd. Etal (FKT)	South of Conlin Rd E, west of Harmony Rd N	Registered	8	0	0	0	0	8
40M-2727	Medallion Developments	North of Conlin Rd E, east of Harmony Rd N	Registered	0	0	0	0	781	781
Total				73	0	269	16	1305	1663

**Item: ED-23-193
Attachment 2**

Title: Number of Dwelling Units Currently in Inactive Plans of Subdivision.
Subject: Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032
Ward: All Wards
File: 12-03-3531

Inactive Plans of Subdivision That Are Draft Approved

File Number	Name of Applicant	Address	Single Detached	Semi Detached	Block Townhouse	Street Townhouse	Apartment	Total
18T-96004	Medallion Corporation	South of John St Extension and west of McKim St Extension	27	0	0	0	0	27
S-O-2017-04	Gurnam Singh Jhattu and Rajwinder Kaur Jhattu	2623 Bridle Rd	3	0	0	15	0	18
Total			30	0	0	15	0	45

Inactive Plans of Subdivision That Are Not Draft Approved

File Number	Name of Applicant	Address	Single Detached	Semi Detached	Block Townhouse	Street Townhouse	Apartment	Total
S-O-2016-03	Medallion Corporation	135 Bruce St	0	0	96	0	2145	2241
Total			0	0	96	0	2145	2241

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Attachment 3

Title: Number of Dwelling Units Currently Subject to Approved Site Plans For Which Site Plan Agreements Have Been Registered
Subject: Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032
Ward: All Wards
File: 12-03-3531

City of Oshawa
Economic and Development Services



File Number	Name of Applicant	Address	Single Detached	Semi	Block Townhouse	Street Townhouse	Apartment	Total
SPA-2018-13	Barakaa Developer Inc.	NE corner of Ormond & Ritson Rd N	0	2	16	0	0	18
SPA-2018-32	CHS (Wynfield II) Inc.	1231 Ormond Dr	0	0	0	0	201	201
SPA-2017-41	Daniels LR Corporation	1707 Ritson Rd N	0	0	0	0	68	68
Total			0	2	16	0	269	287

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Attachment 4

Title: Number of Dwelling Units Currently in Site Plan Applications That Have Been Approved But Not Yet Registered, or Which Have Become Inactive
Subject: Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032
Ward: All Wards
File: 12-03-3531

City of Oshawa
Economic and Development Services



File Number	Name of Applicant	Address	Single Detached	Semi Detached	Block Townhouse	Street Townhouse	Apartment	Total
SPA-2019-05	1579394 Ontario Inc.	223 Albert St	0	0	0	0	10	10
SPA-2019-17	YCWA Durham	39 McGrigor	0	0	0	0	33	33
SPA-2012-27	1387925 Ontario Ltd. (George Ihor Lysyk)	1909 Simcoe St N	0	0	0	0	18	18
SPA-2018-24	Veltri & Son Ltd./974729 Ontario Ltd.	425 Bloor St E	0	0	0	0	42	42
SPA-2021-17	Richmond & Mary Development Inc.	SW corner of Richmond/Mary	0	0	0	0	630	630
SPA-2020-22	Circoflex Corporation (Solarfy Technology Inc.)	133 Ritson Rd N	0	0	34	0	217	251
SPA-2022-23	Bruce Street Developments Limited	135 Bruce St (Phase 1)	0	0	0	0	509	509
SPA-2021-14	Downing Street (Ritson Road) Inc.	N of 301 Ritson Rd N	0	0	0	0	154	154
SPA-2022-06	G. Lysyk & Sons Ltd.	465 Dieppe Crt	0	0	0	0	20	20
Z-2019-08	2318917 Ontario Limited	63 Albany St	0	0	0	0	99	99
Z-2020-01	1841393 Ontario Inc. and Walter Lam	64 Albany St	0	0	0	0	100	100
	Total		0	0	34	0	1832	1866

Title: List of Developers With Projects in Oshawa That Require Action on the Part of the Developer
Subject: Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032
Ward: All Wards
File: 12-03-3531

City of Oshawa
Economic and Development Services



List of developers with projects in Oshawa that require action by the developer as the next step to advance through the subdivision process

File Number	Name of Applicant	Address
S-O-2016-02	Jeffery Homes	West of Harmony Rd N, north of Conlin Rd E
S-O-2017-04	Gurnam Singh Jhattu and Rajwinder Kaur Jhattu	2623 Bridle Rd
S-O-2019-01	Asma Nasir	925 Harmony Rd N
S-O-2016-06	Downing Street (1015 King St) Inc.	1015 King St E
18T-96004	Medallion Corporation	South of John St Extension and west of McKim St Extension
S-O-2014-06	Menkes Oshawa Holdings Ltd.	North of Conlin Rd E, east of Ritson Rd N
S-O-2016-04	Delta-Rae (Harmony Valley) Inc.	North of Conlin Rd E, west of Wilson Rd N
S-O-2014-02	Nideva Properties	North of Conlin Rd E, east of Ritson Rd N
S-O-2016-11	SO Developments (Greywood Developments)	South of Renaissance Dr, west of Park Rd S
S-O-2017-07	Minto (Harmony Road) LP	East and west of Harmony Rd N, north of Conlin Rd E
18T-94025	825901 Ontario Ltd. Etal (FKT)	South of Conlin Rd E, west of Harmony Rd N
S-O-2014-05	Oshawa (Conlin) Developments (BT) Inc.	North of Conlin Rd E, east of Grandview St N
S-O-2014-03	Kose Developments Inc. (Fieldgate Developments)	North of Conlin Rd E, west of Grandview St N
S-O-2016-01	Medallion Developments	North of Conlin Rd E, east of Harmony Rd N
S-O-2016-03	Medallion Corporation	135 Bruce Street (Draft Plan of Subdivision)
40M-2751	Downing Street (1015 King St) Inc.	1015 King St E
40M-2605	RioCan Property Services Trust/Tribute (Simcoe Street) Limited)	2545 Simcoe St N
40M-2706	Sorbara Development Group	North of Conlin Rd E, west of Harmony Rd N
40M-2742	Whitby Meadows Inc.	South of Taunton Rd E, east of Clearbrook Dr
40M-2750	Minto (Harmony Road) LP	East and west of Harmony Rd N, north of Conlin Rd E
40M-2721	825901 Ontario Ltd. Etal (FKT)	South of Conlin Rd E, west of Harmony Rd N
40M-2727	Medallion Developments	North of Conlin Rd E, east of Harmony Rd N

List of developers with projects in Oshawa that require action by the developer as the next step to advance through the site plan approval process

File Number	Name of Applicant	Address
SPA-2018-13 *	Barakaa Developer Inc.	NE corner of Ormond Dr & Ritson Rd N
SPA-2018-32 *	CHS (Wynfield II) Inc.	1231 Ormond Dr
SPA-2017-41 *	Daniels LR Corporation	1707 Ritson Rd N
SPA-2019-05	1579394 Ontario Inc.	223 Albert St
SPA-2019-17	YCWA Durham	39 McGrigor
SPA-2012-27	1387925 Ontario Ltd. (George Ihor Lysyk)	1909 Simcoe St N
SPA-2018-24	Veltri & Son Ltd./974729 Ontario Ltd.	425 Bloor St E
SPA-2021-17	Richmond & Mary Development Inc.	SW corner of Richmond/Mary
SPA-2020-22	Ciroflex Corporation (Solargy Technology Inc.)	133 Ritson Rd N
SPA-2022-23	Bruce Street Developments Limited	135 Bruce St (Phase 1)
SPA-2021-14	Downing Street (Ritson Road) Inc.	North of 301 Ritson Rd N
SPA-2022-06	G. Lysyk & Sons Ltd.	465 Dieppe Crt
Z-2019-08	2318917 Ontario Limited	63 Albany St
Z-2020-01	1841393 Ontario Inc. and Walter Lam	64 Albany St

* Note - Only remaining action is to obtain building permits or start construction of stale permits