

To: Economic and Development Services Committee

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

Report Number: ED-24-128

Date of Report: October 30, 2024

Date of Meeting: November 4, 2024

Subject: 2024 Update on the City of Oshawa's Ability to Meet the
Provincial Target of 23,000 New Homes in Oshawa between
2022 and 2031

Ward: All Wards

File: 12-03-3531

1.0 Purpose

The purpose of this Report is to provide City Council 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 between 2022 and 2031.

Attachment 1 to this Report is a table detailing the number of dwelling units in draft approved plans of subdivision as of June 30, 2024

Attachment 2 to this Report is a table detailing the number of dwelling units in registered plans of subdivision for which building permits have not been applied for and issued as of June 30, 2024.

Attachment 3 to this Report is a table detailing the number of dwelling units in inactive proposed draft plans of subdivision that have received draft approval.

Attachment 4 to this Report is a table detailing the number of dwelling units in inactive proposed draft plans of subdivision that have not yet received draft plan approval.

Attachment 5 to this Report is a table detailing the number of dwelling units currently subject to approved residential site plans which are eligible for a building permit and are shovel-ready.

Attachment 6 to this Report is a table detailing the number of dwelling units currently in residential site plan applications that have not yet been approved due to the applicant not sufficiently advancing them.

Attachment 7 to this Report is a table detailing the proposed residential projects that were subject to zoning by-law amendment applications that were approved by the City but the applicant has not submitted a site plan application to advance the development.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council that Report ED-24-128 dated October 30, 2024 providing the 2024 update on the City's ability to meet the Provincial target of 23,000 new homes in Oshawa between 2022 and 2031 be received for information.

3.0 Input From Other Sources

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

- Chief Administrative Officer

4.0 Analysis

4.1 Background

On October 25, 2022, the Ministry of Municipal Affairs and Housing released bulletins 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") and "2031 Municipal Housing Targets". The bulletins can be viewed at the following links:

- Consultations on More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-2023: <https://ero.ontario.ca/notice/019-6162>;
- 2031 Municipal Housing Targets: <https://ero.ontario.ca/notice/019-6171>.

The Action Plan called for the construction of 1.5 million new homes in Ontario between 2022 and 2031. To support the Action Plan, the Provincial government passed the "More Homes Built Faster Act, 2022" ("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 in part 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. For this reason, 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 municipal 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.

On June 6, 2024, the “Cutting Red Tape to Build More Homes Act, 2024” (“Bill 185”) received Royal Assent. Bill 185 made changes to various piece of legislation with the intent to encourage more homes to be built. The following list is a summary of the measures contained in Bill 185:

- Publicly-assisted universities are now exempt from the Planning Act, with the intent being to accelerate the construction of student housing;
- New “use-it-or-lose-it” rules allow a municipality to withdraw draft plan approval if an approved draft plan takes too long to register, in order to free up servicing capacity for shovel-ready projects. This was, in part, a response to requests from municipalities. Moving forward, municipalities must provide that all new plans of subdivision or condominium approvals will lapse on a certain date not to be less than three years. Subject to future regulations, Bill 185 also allows for municipalities to add a lapsing condition when approving new site plan control applications;
- Third-party appeals to the O.L.T. have been eliminated;
- Minimum parking requirements within protected major transit station areas have been eliminated;
- Planning application refund requirements for zoning by-law amendment applications and site plan applications have been eliminated. This was, in part, a response to requests from municipalities;
- The ability for municipalities to require pre-consultation has been removed;
- The right to appeal in the event a municipality refuses an application to expand the urban area boundary has been introduced; and,
- Planning approval responsibilities have been removed from the Regions of Peel, York and Halton effective July 1, 2024, and there is a commitment to remove planning responsibilities from the Regions of Durham, Niagara and Waterloo and the County of Simcoe in the near future.

In order to do its part to achieve the Provincial target of 23,000 new homes in Oshawa between 2022 and 2031, 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 draft approved plans of subdivision that are primarily in the hands of the developer to advance;
- Dwelling units in registered plans of subdivision that are awaiting building permit applications by the developer;
- Dwelling units in approved site plans which are eligible for a building permit and are shovel-ready, but are awaiting building permit applications by the developer;

- Dwelling units in inactive site plan applications which are not yet approved due to the applicant not sufficiently advancing them; and,
- Dwelling units in development proposals which have received zoning approval by the City but the applicant has not advanced a site plan application.

According to the Province's online tracking tool, 3,925 new homes were started between January 2022 and August 2024 (17.1% of total housing for 2022 to 2031). This means the City needs to deliver 19,075 new housing starts between September 2024 and December 2031.

4.2 Dwelling Units in Draft Approved or Registered Plans of Subdivision

Attachment 1 to this Report is a table detailing the number of dwelling units in draft approved plans of subdivision in Oshawa as of June 30, 2024. Attachment 1 demonstrates there are 5,976 dwelling units in draft plans of subdivision that have been approved by the City, and require the developer to continue advancing the subdivision through detailed design, registration, and building permits.

At this point in the approvals process, the advancement of the subdivision is primarily in the hands of the developer as there are no tools currently available to the City to require the developer to advance detailed design, fulfill draft plan approval conditions and register the plan. Furthermore, when developers do advance the subdivision, they typically do it in phases based on a variety of factors such as market demand and the developer's capacity to build.

Attachment 2 to this Report is a table detailing the number of dwelling units in registered plans of subdivision for which building permits have not been applied for and issued in Oshawa as of June 30, 2024. Of the 1,966 dwelling units in registered plans, 412 units could get building permits and start construction immediately since they are freehold single detached dwellings (212) and street townhouses (200).

At this point in the approvals process, the role of the City has generally concluded 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. However, as discussed in Section 4.1 of this Report, Bill 185 has granted municipalities new "use-it-or-lose-it" rules providing the ability to apply a lapsing condition when approving new plans of subdivision.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, the number of dwelling units currently in draft approved or registered plans of subdivision (i.e. 7,942) would achieve 34.5% of the target, representing 3.45 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.3 Dwelling Units in Inactive Draft Plans of Subdivision

Attachment 3 to this Report is a table detailing the number of dwelling units in inactive draft plans of subdivision in Oshawa that have been draft approved by the City.

Attachment 4 to this Report is a table detailing the number of dwelling units in inactive proposed draft plans of subdivision in Oshawa that have not yet received draft plan approval. City staff are diligent in terms of communication with developers and their consultants in an attempt to spur development efforts to avoid inactivity.

Draft plans of subdivision become inactive for a variety of reasons, but are primarily related to a lack of interest/motivation on the part of the developer to focus on advancing the subdivision for any one of or a number of reasons, such as the developer's capacity and ability to develop the plan, market demands, or if the developer intends to sell the subdivision rather than build it.

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 subdivision approval and registration process.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, the number of dwelling units currently in inactive draft plans of subdivision (i.e. 2,286 units) would achieve 9.8% of the target, representing 1 year of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.4 Dwelling units in Approved Site Plans

Attachment 5 to this Report is a table detailing the number of dwelling units currently subject to approved residential site plans in Oshawa which are eligible for a building permit and are shovel-ready.

At this point in the approvals process, the role of the City has generally concluded as there are no tools currently available to the City to require the developer to apply for building permits and construct the dwelling units. However, as discussed in Section 4.1 of this Report, Bill 185 has granted municipalities new "use-it-or-lose-it" rules providing the ability to apply a lapsing condition when approving new site plan control applications.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, the number of dwelling units currently unbuilt in approved site plans (i.e. 430 units) would achieve 1.9% of the target, representing 0.19 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.5 Dwelling Units in Inactive Site Plan Applications

Attachment 6 to this Report is a table detailing the number of dwelling units currently in residential site plan applications in Oshawa that have not yet been approved due to the applicant not sufficiently advancing them.

The City currently has no tools at its disposal to require a developer to reactivate an inactive site plan application.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, the number of dwelling units currently unbuilt in inactive site plan applications (i.e. 461) would achieve 2% of the target, representing 0.2 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.6 Dwelling Units in Approved Zoning By-law Amendment Applications Which Have Not Been Advanced Subsequent to Zoning Approval

Attachment 7 to this Report is a table detailing proposed residential projects that were subject to zoning by-law amendment applications that were approved by the City but the applicant has not submitted a site plan application to advance the development.

The City currently has no tools at its disposal to require a developer to submit a site plan application.

Given the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, the number of dwelling units in zoning by-law amendment applications the City has approved in recent years but which have not been advanced by the applicant through the submission of a site plan application (i.e. 1,242 units) would achieve 5.4% of the target, representing 0.54 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.7 Summary of Potential Dwelling Units Outside the Control of the City

Table 1 summarizes the number of dwelling units in applications where the City has either concluded its role or the advancement of the application is primarily in the hands of the applicant/developer:

Table 1

| Status | Number of Units |
|---|------------------------|
| Dwelling Units in Draft Approved or Registered Plans of Subdivision | 7,942 |
| Dwelling Units in Inactive Draft Plans of Subdivision | 2,286 |
| Dwelling Units in Approved Site Plans | 430 |
| Dwelling Units in Inactive Site Plans | 461 |
| Dwelling Units in Approved Zoning By-law Amendment Applications Which Have Not Been Advanced Since Approved | 1,242 |
| Total | 12,361 |

Cumulatively these dwelling units would achieve 53.7% of the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, representing 5.37 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

4.8 Dwelling Units in Other Active Applications

Table 2 details the estimated number of potential dwelling units in applications that are still active but not yet approved:

Table 2

| Application Type | Number of Units |
|---|-----------------|
| Site plan applications* | 2,952 |
| Zoning by-law amendment applications and draft plan of subdivision applications | 9,074 |
| Total | 12,026 |

*Not including site plan applications within recently registered plans of subdivision which are accounted for in Attachment 1

These dwelling units would achieve 52.3% of the Provincial target of delivering 23,000 new dwelling units in Oshawa between 2022 and 2031, representing 5.23 years of development based on a demand for 2,300 units per year on average over 10 years between 2022 and 2031.

These 12,026 dwelling units are contained within only 34 applications. However, three of these applications account for 61.8% of these dwelling units (7,428 units).

City staff continue to work diligently with these applicants and their consultants to advance these projects, as appropriate, through the development review process and building permit process. Subject to applicants advancing their applications, staff expect building permits to be issued for a significant number of dwelling units over the next 14 months.

In addition to the combined 24,387 dwelling units identified in Tables 1 and 2, staff expect additional dwelling units to be created by the end of 2031 by way of infill development on existing vacant lots or new lots created by consent, and the creation of accessory apartments. For example, the City issued permits for 229 accessory apartments in 2022, 360 accessory apartments in 2023, and between January and August 2024, permits for 279 accessory apartments. This trend suggests accessory apartments have the potential to account for 15% to 20% of the Province's 23,000 target for Oshawa.

4.9 Conclusion

Based on the foregoing, it can be demonstrated that the Province's target for Oshawa can be met with the assistance of the development community in advancing projects when the role of the City has concluded or when advancing the application process is in the control of the developer. The delivery of 23,000 new dwelling units between 2022 and 2031 in accordance with the Province's target for the City relies on the efforts of both the City 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 Bills 23 and 185 and the Action Plan. However, as discussed in 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.

5.0 Financial Implications

The information contained herein clearly demonstrates that the City is doing its part to achieve the Provincial target of delivering 23,000 new housing units in Oshawa between 2022 and 2031.

Those elements of the development approvals process that are primarily under the direct control of the City are being diligently advanced in a timely fashion by staff to the best of their ability subject to the quality of development applications being submitted by the development community. The data compiled for the purposes of this Report shows that fully half of the units to be delivered by 2031, as targeted by the Province, are already subject to planning applications whose advancement currently relies primarily on action by the development community.

In view of the foregoing, it would not be unreasonable to expect that the City would be eligible to receive funding from the Province through the B.F.F. This fund, which was launched by the Province on August 21, 2023, is a \$1.2 billion program that provides significant new funding based on performance against provincial housing targets. The B.F.F. will provide \$400 million in new annual funding for three years to municipalities that are on target to meet provincial housing targets. Municipalities that reach 80% 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.

The Provincial government is maintaining an online housing tracker to monitor the progress of the Province's 50 largest and fast growing municipalities towards achieving their assigned targets and the Province as a whole towards reaching the 1.5 million target. 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. Therefore, Oshawa did not reach at least 80% of its 2023 target and did not receive any funding under the B.F.F. For comparison, the City of Barrie has an identical target of 23,000 units between 2022 and 2031 and had an identical 2023 target of 1,687. Housing starts in Barrie were 102% of their target in 2023, and the City of Barrie received \$6.34 million from the Province from the B.F.F. The Province awarded \$260.99 million to 25 municipalities in year 1 of the B.F.F. program.

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 in 2023.

The Province's assigned housing target for Oshawa for 2024 is 1,917. In order for Oshawa receive funding under the B.F.F., at least 1,534 new dwelling units must be started in 2024 (80%). The online housing tracker indicates that there were 811 housing starts in Oshawa between January and August 2024 (42.31%).

There are numerous potential factors impacting the supply of new housing in 2023 and 2024 including, but not limited to, the following:

- Constant planning legislation changes by the Province which has created uncertainty for developers;
- Planning application refund rules created by the Province (and now rescinded) which had created uncertainty for applicants;
- Interest rates;
- Cost of materials;
- Availability and cost of labour;
- Changing housing market preferences;
- Changing tax and fee regimes applicable to home construction; and,
- Planning approval timelines (which are impacted by various factors such as quality of submissions and timing of resubmissions by applicants).

In the case of Oshawa, staff have already undertaken work sufficient to advance delivery of over half (i.e. five-years' supply) of the City's municipal target of 23,000 new units between 2022 and 2031.

Several Ontario municipalities have requested that the Province revise the B.F.F. qualification criteria to base the awarding of funding on building permits issued, not housing units started. Even when a municipality issues a building permit, it is not guaranteed that the developer will build the home. This discrepancy could be the difference between a municipality receiving funding under the B.F.F. and not receiving funding, for no fault of their own.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

“Belong: Inclusive and Healthy Community” with the goal to support and encourage diverse housing options.



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



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

Draft Approved Plans of Subdivision (June 2024)

| File Number | Name of Applicant | Location | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|-------------|---|---|-----------------|---------------|-----------------|------------------|-----------|-------|
| S-O-2016-02 | Jeffery Homes | West of Harmony Road North, north of Conlin Road East | 153 | 0 | 0 | 109 | 399 | 661 |
| S-O-2017-04 | Gurnam Singh Jhattu and Rajwinder Kaur Jhattu | 2623 Bridle Road | 3 | 0 | 0 | 15 | 0 | 18 |
| S-O-2016-06 | Downing Street (1015 King Street) Inc. | 1015 King Street East | 0 | 0 | 0 | 10 | 0 | 10 |
| S-O-2021-02 | Downing Street (1015 King Street) Inc. | 1015 King Street East | 0 | 0 | 32 | 0 | 0 | 32 |
| 18T-96004 | Medallion Corporation | South of John Street extension, west of McKim Street | 27 | 0 | 0 | 0 | 0 | 27 |
| S-O-2014-06 | Menkes Oshawa Holdings Ltd. | East of Ritson Road North, north of Britannia Avenue East | 185 | 0 | 438 | 135 | 0 | 758 |

| File Number | Name of Applicant | Location | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|-------------|--|--|-----------------|---------------|-----------------|------------------|-----------|-------|
| S-O-2016-02 | Delta-Rae (Harmony Valley) Inc. | 820 Conlin Road East | 77 | 0 | 43 | 0 | 88 | 208 |
| S-O-2014-02 | Nideva Properties | North of Conlin Road East, between Ritson Road North and Wilson Road North | 537 | 8 | 251 | 181 | 133 | 1110 |
| S-O-2016-11 | SO Developments Inc. | West of Park Road Sough, south of Renaissance Drive | 165 | 0 | 0 | 0 | 0 | 165 |
| S-O-2017-07 | Minto (Harmony Road) LP | East and west of Harmony Road North, north of Britannia Avenue East | 2 | 0 | 138 | 59 | 216 | 415 |
| 18T-94025 | 825901 Ontario Ltd (FKT) | South of Conlin Road East, west of Harmony Road North | 109 | 62 | 0 | 0 | 310 | 481 |
| S-O-2014-05 | Oshawa (Conlin) Developments (BT) Inc. | North of Conlin Road East, east of Grandview Street North | 173 | 74 | 0 | 97 | 127 | 471 |

| File Number | Name of Applicant | Location | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|--------------|-------------------------------------|---|-----------------|---------------|-----------------|------------------|-------------|-------------|
| S-O-2014-03 | Kose Developments Inc. (Fieldgate) | North of Conlin Road East, west of Grandview Street North | 257 | 0 | 108 | 0 | 0 | 365 |
| S-O-2016-01 | Medallion Developments | North of Conlin Road East, east of Harmony Road North | 178 | 0 | 0 | 27 | 248 | 453 |
| S-O-2022-03 | Athabasca Residence Corp. | 65 Athabasca Street | 21 | 22 | 0 | 46 | 0 | 89 |
| S-O-2014-01 | Conlin (Oshawa) 130 Acres (Sorbara) | North of Conlin Road East, west of Harmony Road North | 101 | 0 | 0 | 0 | 0 | 101 |
| S-O-2014-04 | Regita Enterprises Inc. | 1500 Conlin Road East | 370 | 0 | 170 | 72 | 0 | 612 |
| Total | | | 2358 | 166 | 1180 | 751 | 1521 | 5976 |

Registered Plans with no permits issued (June 2024)

| File Number | Name of Applicant | Location | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|-----------------------|--|--|-----------------|---------------|-----------------|------------------|-------------|-------------|
| 40M-2706 | Conlin (Oshawa) 130 Acres (Sorbara) | West of Harmony Road North, north of Conlin Road East | 153 | 0 | 0 | 109 | 399 | 661 |
| 40M-2742 | Whitby Meadows Inc. | South of Taunton Road East, east of Clearbrook Drive | 3 | 0 | 78 | 16 | 25 | 122 |
| 40M-2750 | Minto (Harmony Road) GP Inc. | West of Harmony Road North, north of Britannia Avenue East | 0 | 0 | 23 | 0 | 162 | 185 |
| 40M-2721 and 40M-2768 | 825901 Ontario Ltd. (FKT) | South of Conlin Road East, west of Harmony Road North | 12 | 0 | 0 | 34 | 0 | 46 |
| 40M-2763 | Oshawa (Conlin) Developments (BT) Inc. | North of Conlin Road East, east of Grandview Street North | 43 | 0 | 86 | 26 | 0 | 155 |
| 40M-2727 | Medallion Developments | North of Conlin Road East, east of Harmony Road North | 1 | 0 | 0 | 15 | 781 | 797 |
| Total | | | 212 | 0 | 187 | 200 | 1367 | 1966 |

Inactive Approved Draft Plans of Subdivision

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

Inactive Draft Plans of Subdivision that are not Approved

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

Approved Site Plan Applications

| File Number | Name of Applicant | Location | Approval Stage | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|--------------|---|--|----------------|-----------------|---------------|-----------------|------------------|------------|------------|
| SPA-2018-13 | Barakaa Developer Inc. | Northeast corner of Ritson Road North and Ormond Drive | Approved 2023 | 0 | 2 | 16 | 0 | 0 | 18 |
| SPA-2018-32 | CHS (Wynfield II) Inc. | 1231 Ormond Drive | Approved 2022 | 0 | 0 | 0 | 0 | 201 | 201 |
| SPA-2017-41 | Daniels LR Corporation | 1707 Ritson Road North | Approved 2022 | 0 | 0 | 0 | 0 | 68 | 68 |
| SPA-2018-24 | Veltri and Son Ltd./974729 Ontario Ltd. | 425 Bloor Street East | Approved 2022 | | | | | 42 | 42 |
| SPA-2022-06 | G. Lysyk & Sons Ltd. | 465 Dieppe Court | Approved 2023 | 0 | 0 | 0 | 0 | 20 | 20 |
| SPA-2017-21 | 2318917 Ontario Limited | 63 Albany Street | Approved 2018 | 0 | 0 | 0 | 0 | 65 | 65 |
| SPA-2021-06 | Dean Avenue Residences Inc. | 477 Dean Avenue | Approved 2023 | 0 | 0 | 16 | 0 | 0 | 16 |
| Total | | | | 0 | 2 | 32 | 0 | 396 | 430 |

Inactive Site Plan Applications

| File Number | Name of Applicant | Location | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|--------------------|---------------------------|--|------------------------|----------------------|------------------------|-------------------------|------------------|--------------|
| SPA-2021-14 | Willsonia Industries Ltd. | East of Ritson Road North, north of Adelaide Avenue East | 0 | 0 | 0 | 0 | 154 | 154 |
| SPA-2018-10 | Kingsway Developer | 434, 444 and 446 Simcoe Street South and 24 Mill Street | 0 | 0 | 0 | 0 | 50 | 50 |
| SPA-2022-21 | Ariste Ateufack Dji | 856 Simcoe Street South | 0 | 0 | 0 | 0 | 6 | 6 |
| SPA-2020-22 | Solargy Technology Inc. | 133 Ritson Road North | 0 | 0 | 0 | 0 | 251 | 251 |
| Total | | | 0 | 0 | 0 | 0 | 461 | 461 |

Zoning Approved No Site Plan Application

| File Number | Name of Applicant | Location | Approval Stage | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|--------------------------|-------------------------------------|--|----------------------|-----------------|---------------|-----------------|------------------|-----------|-------|
| Z-2019-08 | 2318917 Ontario Ltd. | 63 Albany Street | Zoning approved 2019 | 0 | 0 | 0 | 0 | 99 | 99 |
| Z-2021-09 | Dines Plaza Inc. | 400 King Street West | Zoning approved 2023 | 0 | 0 | 0 | 0 | 244 | 244 |
| Z-2020-03 | 2676916 Ontario Inc. | 480, 484, 490 and 506 Ritson Road Street | Zoning approved 2023 | 0 | 0 | 0 | 0 | 39 | 39 |
| Z-2021-05 and A-2023-142 | Post Office LP (Atria Development) | 47 Simcoe Street South | Zoning approved 2022 | 0 | 0 | 0 | 0 | 195 | 195 |
| Z-2023-04 | 184 Bond Oshawa Limited | 184 Bond Street West | Zoning approved 2024 | 0 | 0 | 0 | 0 | 38 | 38 |
| Z-2020-01 | 1841393 Ontario Inc. and Walter Lam | 64 Albany Street | Zoning approved 2020 | 0 | 0 | 0 | 0 | 100 | 100 |
| Z-2023-02 | Rossland Residences Corp. | 555 Rossland Road West | Zoning approved 2024 | 0 | 0 | 0 | 0 | 159 | 159 |

| File Number | Name of Applicant | Location | Approval Stage | Single Detached | Semi Detached | Block Townhouse | Street Townhouse | Apartment | Total |
|--------------------|--------------------------|--------------------------|-----------------------|------------------------|----------------------|------------------------|-------------------------|------------------|--------------|
| Z-2022-12 | Katanna Simcoe Ltd. | 1279 Simcoe Street North | Zoning approved 2024 | 0 | 0 | 170 | 0 | 0 | 170 |
| Z-2022-01 | TT7 Inc. | 70 King Street West | Zoning approved 2023 | 0 | 0 | 0 | 0 | 198 | 198 |
| Total | | | | 0 | 0 | 170 | 0 | 1072 | 1242 |