

To: City Council

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

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Subject: 2024 City of Oshawa Housing Monitoring Report

Ward: All Wards

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## **1.0 Purpose**

The purpose of this Report is to present the 2024 City of Oshawa Housing Monitoring Report.

The 2024 Housing Monitoring Report forms Attachment 1 to this Report and is generally based on year-end 2024 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. "Envision Durham", the new Durham Regional Official Plan approved by the Ministry of Municipal Affairs and Housing on September 3, 2024, plans for a minimum of 50% of all new residential units in Oshawa to be provided through intensification on an annual basis within the delineated built-up area.

Pursuant to Bill 23, the "More Homes Built Faster Act, 2022", as of January 1, 2025, the Region of Durham is defined by the province as an "upper-tier municipality without planning responsibilities". While this does not mean the elimination of the upper-tier planning function, Durham's eight area municipalities (including Oshawa) have assumed approval authority for all Planning Act decisions, except as prescribed by the Ministry of Municipal Affairs and Housing. Envision Durham has now become part of the Area Municipal Official Plans of Durham's eight municipalities. Each area municipality may repeal or amend it, meaning that each area municipality has responsibility for Envision Durham as it pertains to their municipality.

In 2024, 45% of the City's new residential units were issued permits for lands within the "delineated built-up area" as defined in Envision Durham. This represents a significant increase from the 26% reported in the 2023 Housing Monitoring Report and comes close to the City's intensification target of 50% within the delineated built-up area established by Envision Durham. This increase can be attributed in part to the City of Oshawa's amendments to Zoning By-law 60-94, as amended, to more broadly permit as-of-right accessory apartments City-wide. In 2024 accessory apartments made up 42% of all new residential units created in Oshawa, with many of these units being created within the delineated built-up area. 2024 was Oshawa's second highest year for Total Construction Value on record at \$649,175,200 of which the Residential Construction Value accounted for \$286,744,500.

#### **4.0 Financial Implications**

There are no financial implications associated with this Report.

#### **5.0 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

**2024 City of Oshawa Housing Monitoring Report**



385 Arctic Red Drive

**Prepared by: Economic and Development Services Department, February 2025**

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## **1.0 Introduction**

This Report constitutes the year-end 2024 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 City-View application system, 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 2024, the City of Oshawa contained 74,325 dwelling units. These were comprised of 37,454 single detached dwelling units (after accounting for 24 demolitions in 2024), 5,524 semi-detached dwelling units (after accounting for 4 demolitions in 2024), 8,644 townhouse units and 22,703 apartment units. Accessory apartments and duplexes are included in the apartment category.

In 2024, building permits were issued for 944 new dwelling units.

There was a large supply (17,512 units) of potential units (2,602 single detached, 194 semi-detached, 3,926 townhouse and 10,790 apartment units) in proposed, draft approved and registered plans of subdivision as of year-end 2024.

The availability of rental apartment accommodation in the City of Oshawa experienced an increase in 2024, as the overall private rental apartment vacancy rate in Oshawa increased from 1.6% in 2023 to 3.6% in 2024.

The City of Oshawa had a supply of 3,242 assisted housing units as of December 2024, comprised of 995 seniors' units and 2,247 family/non-seniors' units (after accounting for the removal of 5 seniors' units from the supply in 2024). The City of Oshawa also has a supply of 312 rental assistance units in addition to the above assisted housing units.

At year-end there were 2,696 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 2024 are shown in Table 1 below.

**Table 1: City of Oshawa Housing Unit Distribution by Type, 2024**

Housing Type	Number	Percentage of Total
Single Detached	37,454	50.4%
Semi-Detached	5,524	7.4%
Town House	8,644	11.6%
Apartment	22,703	30.6%
<b>Total</b>	<b>74,325</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 3.6% as of October 2024, up from 1.6% in 2023 (C.M.H.C. Rental Market Survey Data Tables, Oshawa CMA, 2024). 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 2024.

**Table 2: Oshawa Assisted Seniors' Units, 2024**

Oshawa Assisted Housing Units	Townhouse/Row/Semi	Apartment	Total
Durham Regional Local Housing Corporation (D.R.L.H.C.)	0	296	296
Private Non-Profit and Cooperatives	0	699	699
<b>Total Seniors' Units</b>	<b>0</b>	<b>995</b>	<b>995</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 2024.

**Table 3: Oshawa Assisted Family/Non-Seniors' Units, 2024**

<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)	362	12	374
Durham Region Non-Profit Housing Corporation	168	85	253
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>1,345</b>	<b>902</b>	<b>2,247</b>

Source: Region of Durham Housing Services

The total number of assisted seniors' and assisted family/non-seniors' units at year-end 2024 was 3,242, consisting of 1,345 townhouse/row housing/semi-detached units and 1,897 apartment units. Note: in 2024, five (5) D.R.L.H.C. senior units were removed, while twenty-four (24) family/non-seniors units were added to the overall supply.

Table 4 highlights the number of rental assistance units by dwelling type at year-end 2024.

Note: In 2024, the Durham Housing Benefit Program ended, which had benefitted a total of 43 rental units in Oshawa in 2023.

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

<b>Rental Assistance</b>	<b>Townhouse/Row/Semi</b>	<b>Apartment</b>	<b>Total</b>
Rent Supplement	30	282	312
Durham Housing Benefit (**Program ended in March 2024)	0	0	0
<b>Total Units</b>	<b>30</b>	<b>282</b>	<b>312</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

### 3.2.2 Family Households

The 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

### 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, 2024**

<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	162	0	1,379	8,141	9,682
Housing Units in Draft Approved Plans	2,193	194	2,325	1,282	5,994
Housing Units on Lots in Registered Plans Without Building Permits Issued	247	0	222	1,367	1,836
<b>Total Units</b>	<b>2,602</b>	<b>194</b>	<b>3,926</b>	<b>10,790</b>	<b>17,512</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 2020 to 2024. Residential building permit activity in 2024 saw the highest year on record for permits issued for accessory apartments, and residential development overall in 2024 had a total Residential Construction Value of \$286.7 million. Residential building permits continue to provide a broad range of new housing types (e.g. townhouses and apartments). The Total

Construction Value for 2024 is the second highest on record for the City, coming in at \$649.1 million.

**Table 9: City of Oshawa Residential Building Permit Activity, 2020-2024**

Year	Construction Value of Residential Permits	Single Detached	Semi-Detached, Duplex and Accessory Apartments	Townhouse	Apartment	Total Units
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
2024	\$286.7M	123	398	246	177	944

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 2020 to 2024 are shown in Table 10.

**Table 10: City of Oshawa Private Apartment Rental Rates by Type, 2020-2024**

Unit Type	Rental Rate 2020	Rental Rate 2021	Rental Rate 2022	Rental Rate 2023	Rental Rate 2024
Bachelor	\$937	\$1,014	\$1,124	\$1,068	\$1,274
1 Bedroom	\$1,182	\$1,288	\$1,290	\$1,425	\$1,636
2 Bedroom	\$1,352	\$1,428	\$1,477	\$1,653	\$1,696
3 Bedroom +	\$1,499	\$1,596	\$1,849	\$1,946	\$1,931

Source: C.M.H.C. Rental Market Survey, Ontario, 2024

#### 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, 2024**

Municipality	Average Price 2023	Average Price 2024
Oshawa	\$791,096	\$878,683
Clarington	\$858,269	\$936,881

<b>Municipality</b>	<b>Average Price 2023</b>	<b>Average Price 2024</b>
Whitby	\$1,091,497	\$1,136,333
Ajax	\$985,281	\$1,069,867
Pickering	\$1,297,044	\$1,242,220
Brock	\$741,000	\$759,916
Scugog	\$978,889	\$1,042,845
Uxbridge	\$1,040,800	\$1,400,009
Durham Region	\$954,564	\$1,026,818

Source: C.L.A.R. Housing Report, December 2024

### **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 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, in the second quarter of 2024 City staff advanced amendments to Zoning By-law 60-94 intended to regulate these additional residential units in the Oshawa context for the City’s urban area.

On October 20, 2024, the Provincial Planning Statement, 2024 (the “P.P.S.”) came into effect. The P.P.S. is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, while building upon housing-supportive policies from both documents. Section 4.3 of the P.P.S. contains policies related to agriculture. Among other matters, these policies indicate that where a residential dwelling is permitted on a lot in a prime agricultural area, up to two (2) additional residential units shall be permitted in accordance with Provincial guidance, provided that, where two (2) additional units are proposed, at least one unit is located within or attached to the principal dwelling. In view of this new P.P.S. policy, staff initiated amendments to Zoning By-law 60-94 in the fourth quarter of 2024 intended to regulate these additional residential units in the Oshawa context for the City’s rural area. It is anticipated that these amendments will come into effect in the first quarter of 2025.

Permits for a record number of accessory apartments were issued in 2024 (396 in total, surpassing the previous record of 360 set in 2023), and staff anticipate that the City will continue to see an increasing amount of building permits for accessory apartments in 2025.

**Table 12: City of Oshawa 2024 Applications to Register Two-Unit Houses**

<b>Application Status</b>	<b>Number of Properties</b>
Certificate Issued	300
Application Denied or Application Cancelled by Owner	3
<b>Total Applications</b>	<b>303</b>

Source: Oshawa Municipal Law Enforcement and Licensing Services

### **3.7 Residential Intensification within the Delineated Built-up Area**

Policy 2.3.1.4 of the P.P.S. requires Planning Authorities to establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The Region of Durham recently completed its municipal comprehensive review of the Durham Regional Official Plan (Envision Durham), which included, among other matters, updated population and job growth projections for all local lower-tier municipalities and density targets.

Envision Durham was adopted by Regional Council on May 17, 2023 and approved by the Province (in part, with modifications) on September 3, 2024.

Staff note that as of January 1, 2025, the land use planning responsibilities for Durham Region will be removed and the various lower-tier municipalities in Durham will effectively inherit their respective, relevant components of Envision Durham as a new suite of policies in addition to their own official plans.

Envision Durham identifies a “delineated built-up area”, which refers to the limits of the developed urban area of the Region, for the purpose of measuring the minimum intensification targets as set out in the plan. Figure 9 in Envision Durham establishes an intensification target of 50% for the City of Oshawa, which means that 50% of all new residential units constructed in Oshawa on an annual basis should be constructed within the delineated built-up area.

In 2024, 45% of the City’s new residential units were issued permits for lands within the “delineated built-up area” as defined by the Region of Durham in Envision Durham. This represents a significant increase from the 26% reported in the 2023 Housing Monitoring Report and comes close to the City’s intensification target of 50% within the delineated built-up area established by Envision Durham. In order to continue to encourage more residential development within the delineated built-up area, 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 and amendments to the Oshawa Official Plan and Zoning By-law 60-94 aimed at increasing density within specified areas inside the delineated built-up areas in order to assist in meeting the intensification targets laid out in the Envision Durham and to also align with Bill 23, the “More Homes Built Faster Act, 2022”. These areas include the two (2) Protected Major Transit Station Areas surrounding the planned Thornton’s Corners and Central Oshawa GO Stations along the Lakeshore East GO Rail Corridor extension through Oshawa to Bowmanville.

### 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.

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**

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

Source: M.M.A.H.

### 3.9 Housing Accelerator Fund – Round 2

On July 8, 2024, the C.M.H.C. announced that it was reopening the Housing Accelerator Fund (H.A.F. 2) for a second round with \$400 million in new funding. The objective of the H.A.F. 2 program is to accelerate the supply of housing across Canada, resulting in putting permissions in place for the construction of at least 12,000 more housing units, in addition to the 100,000 housing units that are expected from the first round, that would not have occurred without the program.

Local governments within Canada who have delegated authority over land use planning and development approvals, and who were declined under the first round of funding, were eligible to apply to the H.A.F. 2 program. The online application portal opened on July 15, 2024 and closed on September 13, 2024.

To be eligible for funding under the H.A.F. 2 program, the City was required to:

- Develop an action plan, which includes a minimum of seven (7) initiatives that the City will undertake to grow housing supply and speed up housing approvals;
- Commit to allowing four (4) units per residential lot as-of-right City-wide;
- Commit to the housing supply growth targets that are identified in the above-noted action plan;
- Complete or update a housing needs assessment report and include a re-occurring scheduled review date within the report to ensure that the housing needs assessment is kept current; and,

- Submit periodic reports to the C.M.H.C. in the form and timelines prescribed, including:
  - Progress reporting on the initiatives and commitments within the action plan;
  - Micro-level permit data for residential buildings for all permitted units; and,
  - Details that support that funding was used for a permitted purpose.

On September 23, 2024, pursuant to its consideration of Report [ED-24-102](#), City Council approved an action plan containing a list of City initiatives to grow housing supply and speed up housing approvals, and authorized City staff to submit an application to the H.A.F. 2 program. City staff submitted the H.A.F. 2 application on behalf of the City and are still awaiting a response from the C.M.H.C. If approved, the City is estimated to be eligible for up to \$25,509,000 under the H.A.F. 2 program.



#### 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.

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 are also a number of proposed housing projects targeting students in the following locations:

- 1804, 1806, 1808 Simcoe Street North and 426 Niagara Drive, where a 10 storey mixed-use building featuring 392 student apartment units is proposed; and,

- 1664 Simcoe Street North, where a 6 storey apartment building consisting of 137 student apartment units is proposed.

**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 (219 apartment units).
- South side of Richmond Street between Mary Street North and Ontario Street (649 apartment units).
- 39 Athol Street West (172 apartment units)
- 88 King Street West (220 apartment units)
- 109 Colborne Street West (75 unit affordable housing apartment building)
- 40 King Street West (119 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 2024

In 2024, the following accomplishments were undertaken by Economic and Development Services staff:

- Continued advancement of the Integrated Major Transit Station Area Study for Central Oshawa.
- Received Durham Regional approval of the Columbus Part II Plan, which came into effect as of October 16, 2024.
- Issued building permits for a broad range of housing types including singles, townhouses, apartments and a record amount of accessory apartments.
- Completed the Urban Growth Centre Intensification Study specific to downtown Oshawa and advanced the approval of City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to increase permitted densities and heights in support of accelerating and streamlining development approvals in the downtown.
- Advanced the sale of City-owned surplus land as residential infill opportunities.
- Submitted an application to the second round of the H.A.F., a federally backed program administered by the C.M.H.C., to help assist Oshawa in increasing its housing supply.
- Continued advancement of subdivisions and residential site plans throughout Oshawa.
- Advanced approvals of increased assessment grant applications under the City's Urban Growth Centre Community Improvement Plan for additional residential units in the downtown at 35 Division Street, 40 King Street West and 109 Colborne Street West.
- Issued three (3) Requests for Proposals (R.F.P.) for residential redevelopment opportunities on City-owned land. Two of the R.F.P.s were aimed at supporting intensification in the Downtown Oshawa Urban Growth Centre, while the third R.F.P. focused on another area of the City.

## 7.0 Proposed Actions in 2025

In 2025, 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 and advance amendments to the Oshawa Official Plan and Zoning By-law 60-94 to designate and pre-zone two (2) Protected Major Transit Station Areas surrounding the planned Thornton's Corners and Central Oshawa GO Stations.
- Continue to advance the municipal comprehensive review of the Oshawa Official Plan (Imagine Oshawa) to align with Envision Durham.
- Continue to assist the Region of Durham to advance new assisted living projects in Oshawa.
- Continue to monitor Oshawa's application to the second round of the H.A.F. program.

## **8.0 Conclusions**

The 2024 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 increased in 2024 and is slightly above the 3% vacancy threshold, which is considered healthy and balanced by the C.M.H.C. The vacancy rate increased from 1.6% in 2023 to 3.6% in 2024.

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.