

To: City Council

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

Item Number: INFO-25-27

Date: February 12, 2025

Subject: Development Activity: Review of 2024 and Outlook for 2025

Ward: All Wards

File: 12-12-4926

1.0 Purpose

The purpose of this Report is to provide an overview of development activity in Oshawa during 2024 and what is anticipated in 2025.

2.0 Input From Other Sources

Not applicable.

3.0 Analysis

3.1 Year End 2024 Building Permit Statistics

Attachment 1 to this Report is a table showing the City's 2024 year-end building permit statistics and comparative data from past years.

In 2024 the City:

- Issued a total of 1,519 building permits with a total construction value of \$649,175,200, which is Oshawa's second highest total construction value on record; and,
- Issued permits for 944 new residential units.

In total, the City set 15 new building records in 2024. The following are highlights of these records:

- Highest total institutional construction value issued in any one year (\$191.4 million) – surpassing the previous record of \$171.6 million set in 2008;
- Highest number of accessory dwellings issued in one year (396) – surpassing the previous record of 360 set in 2023; and,

- Highest number of accessory dwellings issued in one month (50) – surpassing the previous record of 28 set in 2023.

In 2024 the percentage value of permits was as follows:

- 44.2% residential;
- 29.5% government/institutional; and,
- 26.3% commercial/industrial.

Tables 1 to 8 below highlight the 2024 building permit statistics and identify the major building projects by sector and location which were started or completed in 2024.

Table 1: Major Building Projects in 2024 for New Single Detached Dwellings

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Miscellaneous Infill Lots	City-wide	11 single detached dwellings	\$8.4 million
Sunny Communities	South of Taunton Road East, east of Clearbrook Drive	8 single detached dwellings	\$5.29 million
Greenpark	North of Conlin Road East, east of Grandview Street North	60 single detached dwellings	\$42.9 million
Jeffery Homes	North of Conlin Road East, west of Harmony Road North	19 single detached dwellings	\$7.4 million
Greycrest Homes (Oshawa) Inc	North of Greenhill Avenue, west of Harmony Road North	10 single detached dwellings	\$4.09 million
Treasure Hill Homes	North of Conlin Road East, east of Grandview Street North	5 single detached dwellings	\$4.15 million

Table 2: Major Building Projects in 2024 for New Townhouse Construction

Owner	Location	Use	Permit Value (\$ >than \$1m)
Minto (Harmony Road) LP	West of Harmony Road North, north of Britannia Avenue East	168 street townhouse dwellings	\$62.5 million
Treasure Hill	North of Conlin Road East, east of Grandview Street North	16 street townhouse dwellings	\$5.83 million
Greycrest Homes (Oshawa) Inc.	North of Greenhill Avenue, west of Harmony Road North	17 street townhouse dwellings	\$8.83 million

Table 3: Major Building Projects in 2024 for New Semi-Detached, Duplex and Accessory Apartment Construction

Owner	Location	Use	Permit Value (\$)
Accessory Apartments	City-wide	396 accessory apartment units	\$25.4 million
Miscellaneous Infill Lots	City-wide	1 duplex dwelling	\$0.25 million

Table 4: Major Building Projects in 2024 for Multi-Unit Apartment Residential Buildings

Owner	Location	Use	Permit Value (\$ >than \$1m)
Durham Region Non-Profit Housing Corporation	1050 Simcoe Street South	54 apartment units (senior citizens apartments)	\$18.5 million
Albert Developments Inc.	223 Albert Street	10 apartment units	\$2.5 million
Riverbank Homes Ltd.	115 Colborne Street West	75 apartment dwellings (all affordable housing units)	\$30 million

Table 5: Major Building Projects in 2024 for Industrial

Owner	Location	Use	Permit Value (\$ >than \$1m)
1626314 Alberta ULC	953 Farewell Street	Industrial building addition	\$8.2 million

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Panattoni (CSPAC Industrial Thornton Woods GP. Inc.)	1565 Thornton Road North	Warehouse	\$64.9 million

Table 6: Major Building Projects in 2024 for Government and Institutional

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Durham District School Board	245 Windfields Farm Drive East	Secondary school	\$60 million
Durham District School Board	1915 Queensbury Drive	School addition for child care	\$3.39 million
City of Oshawa	240 Centre Street South	Rotary Park redevelopment and recreation facility	\$18.8 million
Ontario Power Generation	1908 Colonel Sam Drive	Office alterations for Ontario Power Generation's new head office	\$90.0 million

Table 7: Major Building Projects in 2024 for Commercial

Owner	Location	Use	Permit Value (\$) (>than \$1m)
RioCan REIT	2575 Thoroughbred Street	Commercial plaza with a bank, medical office and a restaurant	\$1.7 million
2285136 Ontario Limited	2585 Thoroughbred Street	Commercial building	\$1.9 million
RioCan REIT	2605 Simcoe Street North	Commercial building	\$4.85 million

Table 8: Major Building Projects in 2024 for Mixed Use Commercial and Residential

Owner	Location	Use	Permit Value (\$) (>than \$1m)
2532973 Ontario Inc.	633 Greenhill Avenue	13 flats and ground floor commercial	\$5.9 million

3.2 Year End 2024 Residential Lot/Block Availability

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

In this regard, on December 31, 2024 the City had 17,512 potential residential units at various stages in the subdivision approval process (higher than in 2023), consisting as follows:

- 9,682 potential units comprised of 162 single detached lots, 1,379 townhouse units and 8,141 apartment units on blocks in proposed draft plans;
- 5,994 potential units on lots and blocks that are draft approved and pre-zoned for residential growth, comprised of 2,193 single detached lots, 194 semi-detached lots, 2,325 townhouse units, and blocks for 1,282 apartment units; and,
- 1,836 potential units on vacant lots and blocks registered and pre-zoned for residential growth, comprised of 247 single detached lots, 222 townhouse units, and blocks for 1,367 apartment units.

The 17,512 potential units at various stages in the subdivision approval process do not include potential infill housing developments that are not within a proposed or recently registered plan of subdivision.

Table 9 shows the major residential developments within pre-zoned and registered vacant lots as of December 31, 2024.

Table 9: Available Pre-zoned and Registered Vacant Lots and Blocks in Major Residential Developments as of December 31, 2024

Subdivider	Location	Number of Units
Jeffery Homes	North of Conlin Road East, west of Harmony Road South	86 single detached dwellings and 399 apartment units
Treasure Hill	North of Britannia Avenue East, east of Grandview Street North	38 single detached dwellings and 86 block townhouse dwellings
Medallion	North of Britannia Avenue East, east of Harmony Road North	781 apartment units
Minto	North of Britannia Avenue East, west of Harmony Road North	23 block townhouse dwellings and 162 apartment units
SO Developments	South of Phillip Murray Ave, west of Park Road South	96 single detached dwellings
FKT	South of Conlin Road East, west of Harmony Road North	4 single detached dwellings and 17 street townhouses
Whitby Meadows	South of Taunton Road East, east of Clearbrook Drive	3 single detached dwellings and 3 street townhouse dwellings

It is expected that a number of subdivisions will be registered in 2025, thereby increasing the supply of vacant pre-zoned and “construction ready” lots.

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

At the end of 2022 the Provincial Government set a goal of building at least 1.5 million homes by 2031 and assigned housing targets for 29 municipalities in Ontario, including Oshawa. The Province has assigned a target for Oshawa of 23,000 new housing units between 2022 and 2031. This would mean the City of Oshawa would have to accommodate an average of 2,300 units every year between 2022 and 2031. The City issued permits for 944 new housing units in 2024.

The Provincial government is maintaining an online municipal housing tracker to monitor the progress of Ontario municipalities towards achieving their assigned targets. However, the tracker relies on monthly housing data provided by the Canadian Mortgage and Housing Corporation (“C.M.H.C.”) based on housing starts (i.e. units with foundations constructed), not the number of permits issued by the municipalities. According to the tracker, total housing starts in Oshawa between January 1, 2022 and October 2024 was 4,001 (despite the City issuing permits for 4,268 units between 2022 and 2024). The Province’s specific housing target for Oshawa for 2024 was 1,917 units whereas only 887 units (46.27%) were recorded by C.M.H.C. as started by October 2024, based on the latest information available as of the writing of this Report. Municipalities that reach 80% or more of their assigned annual target will be eligible for funding from the Provincial Building Faster Fund. The Province has assigned a target of 2,300 units for Oshawa for 2025. [Report ED-24-128](#) dated October 30, 2024 provided an update on the City’s ability to meet the Provincial target. As of October 2024, the City had 12,361 units in the approvals process where the City has either concluded its role or the advancement of the application was primarily in the hands of the applicant/developer.

3.3 Potential 2025 Major Building/Subdivision Activity

3.3.1 Major Residential Development Anticipated in 2025

Table 10 shows the subdivisions that are anticipated to be registered in 2025.

Table 10: Potential Subdivisions to be Registered in 2025

Subdivider	Location	Estimated Units
Jeffery Homes (Phase 2A)	West of Harmony Road North, north of Conlin Road East	49 single detached dwellings and 25 street townhouse dwellings
Sorbara (Phase 2)	West of Harmony Road North, north of Conlin Road East	101 single detached dwellings

Subdivider	Location	Estimated Units
Nideva Properties (Phase 1)	East of Ritson Road North, north of Conlin Road East	85 single detached dwellings, 8 semi-detached dwellings, 33 street townhouse dwellings and 2 medium density blocks for approximately 173 block townhouse dwellings
Fieldgate (Phase 1B)	West of Grandview Street North, north of Conlin Road East	24 single detached dwellings and 1 medium density block for 33 block townhouse dwellings
Fieldgate (Phase 2)	West of Grandview Street North, north of Britannia Avenue East	241 single detached dwellings
Menkes (Phase 1A)	East of Ritson Road North, north of Britannia Avenue East	79 single detached dwellings and 110 street townhouse dwellings
Athabasca Residences Corp.	65 Athabasca Street	21 single detached dwellings, 22 semi-detached dwellings and 46 street townhouse dwellings
Treasure Hill (Phase 2)	East of Grandview Street North, north and south of Britannia Avenue East	173 single detached dwellings, 74 semi-detached dwellings, 97 street townhouse dwellings and one mixed-use block for approximately 127 apartment units
Minto	East of Harmony Road North, north of Britannia Avenue East	79 street townhouse dwellings and 162 apartment units
Medallion	East of Harmony Road North, north of Britannia Avenue East	153 single detached dwellings and 39 street townhouse dwellings

Table 11 shows some of the potential multi-unit residential developments anticipated to start construction in 2025.

Table 11: Potential Major Multi-Unit Residential Developments in 2025

Builder/Developer	Location	Estimated Units
Medallion	151 Bruce Street	509 apartment units
Medallion	1040 Cedar Street and 280 Wentworth Street West	306 apartment units
Medallion	North of Conlin Road East, east of Harmony Road North	79 townhouse dwellings

Builder/Developer	Location	Estimated Units
2583422 Ontario Inc. (Nahid Corp.)	East of Simcoe Street South, north of Harbour Road	302 apartment units (Phase 1 only)
Barakaa Developer Inc.	North of Ormond Drive, east of Ritson Road North	2 semi-detached dwellings and 18 block townhouse dwellings
Build Up Real Development Co Oshawa Inc.	20 and 24 Beatrice Street West	6 semi-detached dwellings and 20 apartment units
Downing Street (Ritson Road) Inc.	East of Ritson Road North, north of Adelaide Avenue East	154 apartment units (stacked townhouses)
Downing Street (1015 King Street) Inc.	1015 King Street East	32 block townhouse dwellings
Daniels LR Corporation	1707 Ritson Road North	66 apartment units (stacked townhouse dwellings)
Treasure Hill	East of Grandview Street North, north of Conlin Road East	41 block townhouse dwellings
Treasure Hill	Southeast corner of Grandview Street North and Britannia Avenue West	56 block townhouse dwellings
Holland Homes	1399 Simcoe Street North	70 apartment units
Holland Homes	1438 Simcoe Street North	30 apartment units (stacked townhouse dwellings)
Simcoe Street Developments Inc.	1188 Simcoe Street South	44 apartment units (stacked townhouse dwellings)
Condor Dnipro GP Inc.	681 Dnipro Boulevard	124 apartment units (stacked townhouse dwellings)
Tribute (Simcoe Street) Limited	West of Steeplechase Street, south of Windfields Farm Drive East	25 block townhouse dwellings
Sorbara	1030 Lockie Drive	155 block townhouse dwellings
Lifelong Developments Inc.	1664 Simcoe Street North	137 apartment units
City Homes Ltd.	1226 King Street East	18 apartment units
Cedar City Developments	570 Shakespeare Avenue	105 block townhouse dwellings

Builder/Developer	Location	Estimated Units
Icon Homes	Northeast corner of Harmony Road North and Pinecrest Road	33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings

Table 12 shows some of the mixed-use commercial and residential developments anticipated to start construction in 2025.

Table 12: Potential Major Mixed-Use Commercial and Residential Developments in 2025

Owner	Location/Address	Estimated Units and Floor Space
Central Clear View Developments Inc.	39 Athol Street West	171 apartment units and 156 square metres (1,679 sq. ft.) of ground floor commercial space
Jasmas Inc.	510 and 520 Taunton Road East	48 apartment units and 905.1 square metres (9,742 sq. ft.) of ground floor commercial space
Atria Development Corporation	South side of Richmond Street East between Mary Street North and Ontario Street	670 apartment units and 590 square metres (6,351 sq. ft.) of ground floor commercial space
HVJ Properties Inc.	200 Bond Street East	233 apartment units and ground floor commercial

Based on Tables 10, 11 and 12, it is anticipated that building permits for between approximately 2,000 and 5,000 residential units could be issued in 2025.

A number of residential development applications will continue to be processed in 2025 such as the following:

- 2583422 Ontario Inc. (Nahid Corp.) for lands located east of Simcoe Street South, north of Harbour Road: application for site plan approval for two mixed-use buildings with a total of 1,414 apartment units and 1,038 square metres (11,173 sq. ft.) of commercial floor space (first tower with 302 apartment units in 2025).
- Durham Region Local Housing Corporation (“D.R.L.H.C.”) for lands located at 419 to 451 Christine Crescent: application to amend the Oshawa Official Plan to permit 165 apartment units (49 of which are intended to be affordable units managed by D.R.L.H.C.).
- Atria Development at 47 Simcoe Street South: application for site plan approval for a 9 storey addition to the existing 2 storey building (for a total of 11 storeys) for 219 apartment units.

- 2702758 Ontario Ltd. at 88 King Street West: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 22-storey mixed use building with 285 apartment units and 372 square metres (4,004 sq. ft.) of commercial space on the ground floor.
- Albany Street Investments at 63 Albany Street: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit two 3-storey buildings containing 18 block townhouse units and a 22-storey building containing 307 apartment units.
- 2835731 Ontario Inc. for lands located at 827 Gordon Street: application to amend Zoning By-law 60-94 to permit 75 block townhouse dwellings.
- 1619321 Ontario Limited for lands located at 1251 Taunton Road East: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 10-storey building containing 74 apartment units.
- Oshawa 6IX Limited Partnership for lands located at 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 10-storey mixed-use building with 392 apartment units and 2,466 square metres (26,543 sq. ft.) of commercial floor space.
- Greycrest Homes for lands located at 1600 Conlin Road East: applications to amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94 to permit the development of three apartment buildings with a total of 385 apartment units.
- Greycrest Homes at 671 to 723 Conlin Road East: applications for a draft plan of subdivision and to amend Zoning By-law 60-94 for 74 street townhouse dwellings and 4 semi-detached dwellings.
- 1000645992 Ontario Ltd. for lands located at 121, 125 and 131 Bloor Street East: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit an 11-storey mixed-use building with 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space.
- First Avenue Investments (Oshawa) Inc. at 144 and 155 First Avenue: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 and for approval of a draft plan of subdivision to permit eight development blocks featuring multiple towers ranging in height from 14 to 42 storeys, 5,435 residential units, approximately 5,873 square metres (63,219 sq. ft.) of ground related commercial floor space, a 0.52 hectare (1.28 ac.) public park, two road widening blocks and private roads.
- Rossland Residences Corp. at 555 Rossland Road West: application for site plan approval for six stacked townhouse buildings containing 159 dwelling units.
- Urban Life Development Inc. at 737 to 745 Taunton Road East: applications for approval of a draft plan of subdivision and to amend Zoning By-law 60-94 for 57 block townhouse dwellings.

- 11373846 Canada Corp at 374 Farewell Avenue: applications for a draft plan of subdivision and to amend Zoning By-law 60-94 for 8 single detached dwellings and 2 semi-detached dwellings.
- Scugog River Developments Inc. at 245 and 255 Bloor Street West: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 12-storey mixed use building with 108 apartment units and 200 square metres (2,152 sq. ft.) of ground floor commercial floor space.
- 1000923055 Ontario Inc. at 40 King Street West: proposal to convert the upper 7 floors of the 8-storey office building to 119 apartment units and maintain ground floor commercial floor space.

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

- Sorbara Group (Phase 2)
- Minto (Phase 2 or draft approval)
- The following subdivisions in the Kedron Part II Planning Area have been draft approved but not registered in part or in full:
 - Nideva
 - Delta-Rae
 - Menkes
 - Schleiss
 - Medallion Developments (Phase 2)
 - Fieldgate (Phase 1B and 2)
 - Treasure Hill (Phase 2)
 - Minto (Phase 2)
 - Jeffery Homes (Phase 2)

3.3.2 Potential Major Non-Residential Building Projects in 2025

Tables 13 to 15 show the major non-residential building projects anticipated to begin construction in 2025.

Table 13: Major Commercial Building Projects Anticipated in 2025

Owner	Location/Address	Use	Estimated Permit Value (\$)
2578138 Ontario Inc.	1230 Wilson Road North	Automobile repair plaza	\$1.9 million

Table 14: Potential Major Government and Institutional Building Projects in 2025

Owner	Location/Address	Use	Estimated Permit Value (\$)
UMMAH Foundation of Durham	1423 Thornton Road North	Place of worship	\$29 million
Al Arqam Islamic Centre	1709 Harmony Road North	Place of worship	\$12.7 million
Durham Catholic District School Board	1001 Greenhill Avenue	Secondary school	\$72.6 million
Durham Catholic District School Board	1425 Coldstream Drive	Addition to elementary school	\$4.37 million
Durham District School Board	South of Symington Avenue, east of Steeplechase Street	Elementary School	\$33 million

Table 15: Potential Major Industrial Building Projects in 2025

Owner	Location/Address	Use	Estimated Permit Value (\$)
Canfab Investments Inc.	750 Farewell Street	Additions to existing industrial building	\$8.26 million
Durham Region Transit	710 Raleigh Avenue	Office addition	\$6.49 million

3.3.3 Outlook for 2025

Development activity in 2024 resulted in the City achieving its second highest Total Annual Construction Value on record (\$649,175,200) since record tracking began in 1964. The City issued the highest number of permits for accessory apartment units (396) than any other year on record, due, in part, to new rules created by Bill 23, the More Homes Built Faster Act, 2022. In 2025, the City will continue to process a number of significant development applications due to the continued influence of Highway 407 East, the future Lakeshore East Line GO Extension, Provincial and Federal government messaging for more housing, momentum in the Northwood Business Park and North Kedron Industrial Area, new regulations for properties within the City’s Protected Major Transit Station Area and Downtown Oshawa Urban Growth Centre, a growing and diversifying city, and positive post-secondary school impacts.

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

4.0 Financial Implications

There are no financial implications associated with this Report.

5.0 Relationship to the Oshawa Strategic Plan

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.



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Planning Services



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



Oshawa Building Permit Statistics for December, 2024
Prepared by the Economic and Development Services Department

Value of Permits Issued (Dollars)						Total Number of Permits	Number of Dwelling Units Created						
Time Period	Residential	Commercial	Industrial	Governmental & Institutional	Total		Single Detached	Accessory Apartments	Semi-Detached	Duplex	Row Houses	Apartments	Total
December													
2020	29,056,900	2,159,200	0	2,297,000	33,513,100	198	13	11	0	0	94	0	118
2021	34,516,900	868,800	40,000	1,162,200	36,587,900	148	36	10	0	0	37	8	91
2022	20,710,200	3,260,700	105,000	462,000	24,537,900	121	0	13	0	0	65	0	78
2023	82,931,800	2,498,100	35,000	255,000	85,719,900	232	59	29	18	0	70	8	184
2024	51,596,900	208,200	500,000	1,609,000	53,914,100	100	0	16	1	0	45	77	139
January to December (Year to Date)													
2020	363,923,800	38,965,000	63,808,200	13,777,100	480,474,100	1,434	133	150	18	0	300	960	1,561
2021	467,915,300	51,540,200	36,616,700	8,510,400	564,582,600	2,233	444	163	2	0	591	121	1,321
2022	762,115,500	56,803,600	65,390,700	17,503,700	901,813,500	2,209	516	225	2	0	569	806	2,118
2023	372,071,400	90,722,300	128,986,500	47,691,300	639,471,500	1,530	195	359	26	0	170	453	1,203
2024	286,744,500	69,648,600	101,343,700	191,438,400	649,175,200	1,519	123	396	1	1	246	177	944
Year End Totals													
2020	363,923,800	38,965,000	63,808,200	13,777,100	480,474,100	1,434	133	150	18	0	300	960	1,561
2021	467,915,300	51,540,200	36,616,700	8,510,400	564,582,600	2,233	444	163	2	0	591	121	1,321
2022	762,115,500	56,803,600	65,390,700	17,503,700	901,813,500	2,209	515	229	2	0	569	806	2,121
2023	372,071,400	90,722,300	128,986,500	47,691,300	639,471,500	1,530	195	360	26	0	170	453	1,204
2024	286,744,500	69,648,600	101,343,700	191,438,400	649,175,200	1,519	123	396	1	1	246	177	944

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