

To: Economic and Development Services Committee

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

Report Number: ED-25-100

Date of Report: October 1, 2025

Date of Meeting: October 6, 2025

Subject: Update Regarding Imagine Oshawa: The Official Plan Review,  
including the Growth Management Study Component

Ward: All Wards

File: 12-12-0389

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## **1.0 Purpose**

The purpose of this Report is to:

1. Provide an update on the preliminary findings of the Growth Management Study component of the Oshawa Official Plan Review (the “Official Plan Review”).
2. Provide an overview of the feedback received to date on the Growth Management Study, including comments received from the Growth Management Study feedback form.
3. Seek Council endorsement of the preliminary findings of the Growth Management Study, in principle.
4. Seek authorization to hold a Public Information Centre (“P.I.C.”) to share the draft findings of the Growth Management Study.

On October 28, 2024, Council considered Report ED-24-113 and adopted the following recommendation:

- “1. That, based on Report ED-24-113 dated October 2, 2024, in the event funding in the amount of \$450,000 is approved in the 2025-2026 Mayor’s budget for the Official Plan Review:
- a) Economic and Development Services staff be authorized to prepare appropriate Terms of Reference, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, to

complete a Growth Management Study as part of the Official Plan Review, including a Land Needs Assessment; and,

- b) Staff be authorized to advance a Request for Proposal process in consultation with Corporate and Finance Services staff that is open to the general public and targeted to planning related consultants to retain a consultant to undertake the Growth Management Study component of the Official Plan Review.
2. That staff be authorized to forward a copy of Report ED-24-113 dated October 2, 2024 and the related Council resolution to the Region of Durham.”

Attachment 1 is a copy of the current Oshawa Official Plan (the “O.O.P.”). Owing to the size of the document, it is not attached to this Report but can be viewed at the following link: <https://www.oshawa.ca/media/eyrbocs5/official-plan.pdf>

Attachment 2 is a copy of Envision Durham, the recently adopted Durham Regional Official Plan (the “D.R.O.P.”). Owing to the size of the document, it is not attached to this Report but can be viewed at the following link: <https://www.durham.ca/en/doing-business/resources/Documents/PlanningandDevelopment/Envision-Durham/Approved-Durham-ROP-2024.pdf>

Attachment 3 is a copy of the Growth Management Study Background Discussion Paper that provides background information on the Growth Management Study, with the intention to provide key information to help and encourage interested parties to understand, participate, and provide meaningful input into the Growth Management Study. Owing to the size of the document, it is not attached to this Report but can be viewed at the following link: [https://hdp-ca-prod-app-oshawa-connect-files.s3.ca-central-1.amazonaws.com/2317/5155/5669/Oshawa\\_GMS\\_-\\_Background\\_Discussion\\_Paper\\_-\\_Final.pdf](https://hdp-ca-prod-app-oshawa-connect-files.s3.ca-central-1.amazonaws.com/2317/5155/5669/Oshawa_GMS_-_Background_Discussion_Paper_-_Final.pdf)

Attachment 4 is a copy of the Growth Management Study feedback form used to solicit public input following the commencement of the Growth Management Study.

## **2.0 Recommendation**

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

1. That, based on Report ED-25-100 dated October 1, 2025, Council endorse, in principle, the preliminary findings of the Growth Management Study as identified in Section 4.3.2 of said Report, as the basis for the development of the final Growth Management Study.
2. That staff be authorized to schedule a Public Information Centre to be held in the fourth quarter of 2025 at Oshawa City Hall for the purpose of presenting for public review and input the draft results of the Growth Management Study.
3. That upon concluding the public consultation process for the Growth Management Study component of the Official Plan Review, staff be directed to report back to the

Economic and Development Services Committee with the results of the public consultation and the finalized Growth Management Study.

### **3.0 Input From Other Sources**

#### **3.1 Public**

Public input is being sought on the Growth Management Study component of the Official Plan Review. Staff prepared a feedback form (see Attachment 4) that was available online at [ConnectOshawa.ca/OPReview](https://connectoshowa.ca/OPReview), in person at Service Oshawa and at two pop-up consultation sessions held at the Delpark Homes Centre and the Jess Hann Branch of Oshawa Public Libraries. The feedback form was intended to assist staff to gain an understanding of the public's current level of familiarity with the Official Plan and the City's planning framework, and to shape how the Project Team (comprised of City staff and consultants) engages with the public throughout the Growth Management Study and Official Plan Review process.

Staff received 50 online responses to the feedback form and 11 responses via hard copy. The majority of respondents were Oshawa residents and many heard about the feedback form through email and social media. Results also show that over half of respondents were between the ages of 35 and 54.

The following subsections summarize the comments received through the feedback form, as well as general comments received from the public and other interested parties to date.

##### **3.1.1 Feedback Form Comments**

Some words that were identified when thinking of the O.O.P. include:

- Growth
- Planning
- Vision
- Outdated
- Development
- Confusing
- Future
- Community

Many respondents were not aware that there was an Official Plan Review taking place and some noted that it would be helpful to provide more simplified definitions and to communicate future information in a simpler and clearer way.

To ensure that staff are engaging all community members and being inclusive, it was identified that staff should be reaching out to the following demographic groups, other groups, agencies, committees, etc.:

- Farmers
- Those who do not have access to the internet
- New immigrants

- Young families
- Individuals in the 20 to 35 age range
- Residents who live all across the City of Oshawa
- Current homeowners
- Local non-profit organizations
- Indigenous Communities
- Landlords
- Cultural partners (e.g. museums)
- Business owners
- Places of Worship
- The South Oshawa community
- Low income communities and underserved areas of the City

The preferred method of participating in the Official Plan Review going forward included submitting feedback forms on Connect Oshawa, receiving email updates, and both in-person and virtual meetings and workshops. It was also identified that the majority of respondents would prefer in-person events to be held at gathering spaces (e.g. libraries, community centres and schools).

The top three themes that appear to be the most important to the respondents of the survey are growth management, housing and the environment. As well, the Land Needs Assessment is the component of the Growth Management Study that interests the most number of respondents.

Although not specifically asked in a feedback form question, there were a number of comments related to rental housing concerns in Oshawa.

Lastly, additional comments received included:

- A request to consider farmers that still farm in Oshawa and to listen to what they have to say;
- Focus on intensification and adaptive reuse of brownfield sites;
- Encourage more commercial development to ensure that each neighbourhood has businesses that are within walking/biking distance;
- Improve education and awareness of the Official Plan Review, including communication methods; and,
- Focus on creating more jobs.

All of the comments received to date through the feedback form will be considered as the Growth Management Study and Official Plan Review process progresses, and will be used to inform the development of the final Growth Management Study and new and/or updated Official Plan policies.

### **3.1.2 Other Comments Received**

Staff have already received a number of specific requests, including Urban Area boundary expansion requests for certain lands to be brought within the Urban Area. All of the specific requests and comments received to date will be considered as the Official Plan Review process progresses.

### **3.2 Other Departments and Agencies**

Feedback is also being sought from other City departments and external agencies on the Official Plan Review, including the Growth Management Study component. The City has established a Technical Advisory Committee (T.A.C.), whose role is to review technical information and provide input throughout the entire Official Plan Review process. The T.A.C. consists of the following members:

- Representatives from the Policy Planning, Development Planning, and Urban Design and Landscape Architecture divisions of Planning Services;
- A representative from Parks Planning and Development;
- A representative(s) from Engineering Services;
- A representative from Business and Economic Development Services;
- A representative from Diversity, Equity and Reconciliation;
- A representative from Durham Region's Community Growth and Economic Development Department;
- Other Durham Regional staff as necessary (e.g. from Durham Region Transit, Durham Region Engineering, etc.); and,
- A representative(s) from the Central Lake Ontario Conservation Authority.

Three T.A.C. meetings have been held to date. It is intended that the T.A.C. will meet, at a minimum, during each phase of the Official Plan Review, as well as on an as needed basis.

Other agencies and departments who do not form part of the T.A.C., such as various Provincial ministries, school boards and utility companies, will be consulted during the Official Plan Review process as necessary, and in accordance with the requirements of the Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act").

In addition, the City's Advisory Committees such as Heritage Oshawa, the Oshawa Environmental Advisory Committee and the Oshawa Accessibility Advisory Committee will be consulted throughout the Official Plan Review process. Staff presented to all three Advisory Committees in April and May of 2024 to provide an introduction and overview of the Official Plan Review process, and will continue to present and/or circulate Official Plan Review materials to the Advisory Committees, as necessary.

### **3.3 Indigenous Communities**

A key component of the consultation and engagement plan for the Official Plan Review involves the engagement and input from participating Indigenous Communities. Engagement with Indigenous Communities will be conducted in a targeted, integrated manner, to ensure that meaningful and impactful engagement opportunities are undertaken.

Since the commencement of the Official Plan Review, staff have engaged with nine separate Indigenous Communities. These consist of the seven member nations of the Williams Treaties Nations (Beausoleil First Nation, Chippewas of Rama First Nation, Curve Lake First Nation, Georgina Island First Nation, Hiawatha First Nation, Alderville First Nation and Mississaugas of Scugog Island First Nation), as well as the Métis Nation of Ontario and the Huron-Wendat Nation.

Staff issued correspondence to each of the Indigenous Communities noted above in July 2025 to provide information on the Growth Management Study component of the Official Plan Review and to provide a copy of the Growth Management Study Background Discussion Paper. Staff subsequently followed up via email to share the online Growth Management Study feedback form.

At the time of the preparation of this Report, staff have a meeting arranged with Curve Lake First Nation, Alderville First Nation and Hiawatha First Nation to learn more about their communities, their traditional knowledge, and their comments and feedback on the Official Plan Review to date.

Staff will continue to circulate necessary materials throughout the entire Official Plan Review process, as well as seek feedback from the nine separate Indigenous Communities. As well, staff will continue to engage with the Indigenous Communities by offering to set up in-person or virtual meetings, as necessary.

## **4.0 Analysis**

### **4.1 Background**

The O.O.P. is a document that sets out a unified set of policies and land use designations to guide long-term growth and development in the City. The O.O.P. is the highest order land use planning document for the City and it gives direction to zoning by-laws and all other statements of local planning policy. It is the primary tool available by which to manage and guide the physical form and growth of the City. In terms of scope, the O.O.P. applies to the entirety of the City.

The current O.O.P. contains population, housing, and employment forecasts that are used to plan and manage growth and guide land use decision-making to 2031. However, an updated planning horizon to at least 2051 is necessary owing to the City of Oshawa's growing population and the Region's adoption of Envision Durham, which also has a time horizon of 2051. The City is anticipated to experience significant growth over the next thirty years.

The Official Plan Review is divided into four phases:

1. Phase 1: Visioning/Background Research and Review
2. Phase 2: Initial Findings/Policy Development
3. Phase 3: Statutory Phase
4. Phase 4: Adoption

The Project Team is currently undertaking the advancement of Phase 2 and completing the initial findings and policy development, including the preparation of the Growth Management Study component of the Official Plan Review.

## **4.2 Envision Durham**

In 2019, the Region of Durham launched Envision Durham – the Municipal Comprehensive Review of the D.R.O.P. On May 17, 2023, Durham Regional Council adopted the new D.R.O.P. (see Attachment 2) which includes, among other matters, updated population and job growth projections, density targets and the comprehensive delineation of Regional Corridors. On September 3, 2024, the Province approved the new D.R.O.P., in part, with several modifications. Accordingly, those parts of the new D.R.O.P. that were approved by the Province are now final and in effect.

At the time of commencement of the Official Plan Review, the O.O.P. had to be updated to ensure conformity with the newly adopted D.R.O.P., pursuant to Planning Act requirements at that time. However, pursuant to Bill 23, 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 have assumed approval authority for all Planning Act decisions, except as prescribed by the Ministry of Municipal Affairs and Housing. Envision Durham, the new D.R.O.P., has now become part of the Area Municipal Official Plans of Durham’s eight municipalities, including the O.O.P. Each area municipality may repeal or amend it, meaning that each area municipality will have responsibility for the D.R.O.P. as it pertains to their municipality.

## **4.3 Growth Management Study**

### **4.3.1 Background**

On March 31, 2025, Council considered Report CF-25-15 and awarded a contract to Watson and Associates Economists Ltd. (“Watson”) to undertake the Growth Management Study component of the Official Plan Review. Watson has partnered with WSP Canada (henceforth known as the “Consultant Team”) to prepare the Growth Management Study.

The purpose of the Growth Management Study is to determine how much available serviced land will be required to accommodate Oshawa’s future population, including both residents and jobs. The Growth Management Study will consider settlement area boundary expansions, employment area conversions, allocating appropriate density targets across the City and implementing development phasing policies.

The Consultant Team has prepared a Growth Management Study Background Discussion Paper (see Attachment 3). The purpose of the Growth Management Study Background Discussion Paper is to provide:

- General background on the Growth Management Study context;
- A summary account of applicable provincial growth management requirements;
- An initial review of background documents and data, macro and local opportunities and challenges; and,
- Initial research directions to be considered by the Growth Management Study.

The Growth Management Study is being undertaken in three phases which will produce five deliverables:

**Phase 1 – Early Outreach and Engagement:** Focuses on raising awareness of the Official Plan Review and includes conducting background research and launching online engagement and in-person consultation opportunities to reach a broader audience.

**Phase 2 – Develop Findings:** Includes online and in-person engagement where background analysis and initial recommendations will be shared and presented to elicit feedback from interested parties.

**Phase 3 – Reporting and Endorsement:** Includes refining the analysis and incorporating and addressing feedback received from Phases 1 and 2 as well as generating a final report and recommendations.

The five project deliverables consist of the following reports:

**Land Needs Assessment (“L.N.A.”):** The L.N.A. includes forecasts that refine population, housing, and employment growth allocated to Oshawa as part of Envision Durham, and the City’s associated land needs. The L.N.A. will address how the City should balance intensification in built-up areas versus development in new greenfield areas, identify the suitable range and mix of housing types and building forms, analyze employment land needs, and address overall growth management policies. It will also consider the optimal location and phasing of development within the Urban Expansion Area assigned to the City by Envision Durham.

**Intensification Strategy:** The Intensification Strategy will assess Oshawa’s ability to accommodate population and employment growth through intensification. It will review current conditions, trends, and policies, and develop intensification strategies, including for specific areas in the City, as required by the Province. The Intensification Strategy will identify the scale and types of intensification suitable in Oshawa, including intensification targets and policies. It will also flag areas with significant intensification potential based on servicing, urban design, affordability, and access to transit considerations.

**Employment Lands Strategy:** The Employment Lands Strategy will analyze Oshawa’s Employment Area land supply, absorption trends, regional competitiveness, and emerging



needs. It will assess current and future land sufficiency, identify constraints, including infrastructure and transportation considerations, and recommend refinements to land use designations as well as measures to protect strategic areas. It will also consider Urban Expansion Areas based on planning, servicing, and market readiness criteria.

**Growth Phasing and Urban Expansion Options Report:** The Growth Phasing and Urban Expansion Options Report integrates the results of the three above-noted reports: the L.N.A., the Intensification Strategy and the Employment Lands Strategy. It will evaluate where Oshawa should grow based on planning, servicing, and market readiness criteria, including within the Urban Expansion Area added through Envision Durham. It will establish a phasing framework that will prioritize the various development areas within Oshawa, considering infrastructure capacity, cost efficiency, and community-building goals. Lastly, it will serve as a foundation for integrating growth planning with Oshawa's capital works, infrastructure plans, financial tools such as development charges, and asset management strategies.

**Engagement Summary Report:** The Engagement Summary Report will detail and provide a synopsis of engagement activities completed throughout the Study, including the input received (i.e. what was said), the key issues or concerns interpreted by the Project Team (i.e. what we heard) and how the Project Team addressed the issues or concerns (i.e. what we did).

More background details on the Growth Management Study can be found in Attachment 3.

#### **4.3.2 Preliminary Findings**

While the Consultant Team is still finalizing the key deliverables of the Growth Management Study, they have identified the following preliminary findings:

##### **Land Needs Assessment**

- In line with Envision Durham, the City of Oshawa is forecast to have a 2051 population of 298,540. The Growth Management Study extends this forecast to 2056, with an overall population target of 314,390. This 2056 forecast represents a growth rate of 1.6% annually, which is higher than the historical growth rate of 1.4% annually, achieved between 2006 and 2021. This means that Oshawa is forecast to grow at a faster rate than historically observed.
- Oshawa's forecasted population for 2026 is 212,410. This is based on the Statistics Canada Postcensal estimate of 207,400 people (including the Census undercount) residing in the City of Oshawa as of 2024.
- From 2021 to 2056, Oshawa's total housing growth mix is anticipated to be comprised of 21% low density development, 31% medium density development and 48% high density development. It should be noted that low density development includes single and semi-detached dwellings, medium density development includes duplexes and townhouses, and high density development includes stacked townhouses and apartments, and secondary units.

- By 2056, approximately two-thirds of all housing existing in Oshawa is anticipated to be ground-oriented (i.e. low and medium density housing).
- It is appropriate to maintain a 50% intensification target for Oshawa, which is the target prescribed in Envision Durham.
- From 2025 to 2056, it is anticipated that there will be 22,010 new units in Oshawa's built-up area based on an intensification target of 50%. Achieving this rate of intensification will require a substantial amount of high density development (62%) in the City's built-up areas.
- From 2025 to 2056, it is anticipated that there will be 21,980 new units in Oshawa's Designated Growth Area, of which 6% will be secondary units, 15% will be high density, 39% will be medium density, and 40% will be low density. The City's Designated Growth Area is forecast to continue to attract residents looking to reside in new ground-oriented dwellings.
- Based on densities observed in the City's Designated Growth Area lands that are developed or under active development applications, it is appropriate to prescribe an overall 2056 density target of 63 people and jobs combined per hectare for Designated Growth Areas.
- It is anticipated that there will be a Designated Growth Area land surplus of 105 hectares by 2056.
- Despite a surplus forecast by 2056, it is appropriate to include all of the 2051 Urban Expansion Area lands as identified in Envision Durham into Oshawa's Major Urban Area boundary. A key next step for the City (as part of Phase 3 of the Growth Management Study), given the surplus, will be exploring a phasing strategy to guide future development across Oshawa's Designated Growth Areas.
- It is anticipated that buildout will occur by 2061 (whereas Envision Durham identified buildout occurring by 2051).

### **Employment Lands Strategy**

- From 2025 to 2056, it is anticipated that City-wide employment will increase by approximately 38,600 jobs.
- It is anticipated that the density for Employment Area lands will be 33 jobs per net hectare.
- Based on the available supply of Employment Area lands and forecast demand for these lands, it is estimated that the City will have a surplus of 7 hectares by 2056. This tighter surplus suggests that the City will have to actively monitor the absorption of its employment lands, to ensure that an adequate supply of marketable land is consistently available to accommodate employment growth across the forecast horizon.

Staff recommend that the Economic and Development Services Committee and Council endorse the preliminary findings of the Growth Management Study, in principle, as the basis for advancing work to prepare the finalized Growth Management Study.

#### **4.3.3 Next Steps**

The Consultant Team will continue to work on finalizing the Growth Management Study and preparing the first draft of the key deliverables. Once the first draft is complete, the results will be shared at a future P.I.C. and there will be opportunities for consultation with all interested parties. It is anticipated that the future P.I.C. will be held in the fourth quarter of 2025 at Oshawa City Hall.

### **5.0 Financial Implications**

Funding in the amount of \$450,000, inclusive of non-rebateable H.S.T. was approved by Council in 2025 for the Official Plan Review. Based on Report CF-25-15, the Manager, Procurement awarded a contract to Watson in the amount of \$399,200 excluding H.S.T. to undertake the Growth Management Study.

Potential future costs related to Indigenous Community engagement, such as additional file fees, administrative expenses, and consultation meetings, will be assessed as work on the Official Plan Review progresses.

Anticipated costs to the City as a result of the staff recommendation under Section 2.0 of this Report relate mainly to the advertising of a future P.I.C., which can be accommodated within the appropriate Department budget.

## **6.0 Relationship to the Oshawa Strategic Plan**

This Report responds to the following Oshawa Strategic Plan Priority Areas:

“Lead: Governance and Service Excellence” with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes; and

“Belong: Inclusive and Healthy Community” with the goals to support and encourage diverse housing options and support sustainable and safe modes of transportation, including active transportation.



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



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



## Growth Management Study

The City of Oshawa has launched **Imagine Oshawa: Municipal Comprehensive Review of the Oshawa Official Plan (the “Official Plan Review”)**, a city-wide initiative to guide how Oshawa grows and develops in the years ahead.

A key part of the Official Plan Review is a Growth Management Study, which will explore when, where and how future growth and development should happen in Oshawa. This includes planning for land uses and infrastructure to meet our needs today and in the future – and we need your input to help set the course!

As a first step, you are invited to complete a brief feedback form available online at **Connect Oshawa** or in person at Service Oshawa in Oshawa City Hall (50 Centre St. S.).

Feedback may be submitted up to noon on Friday, August 1, 2025. This input will help the project team to understand your current level of familiarity with the Official Plan and the City’s planning framework, and shape how we engage with the community throughout the Growth Management Study and Official Plan Review process.

You might be wondering, are we asking you to engage on how we engage? Yes we are! Your feedback will help us create a more informed, inclusive and effective approach.

Thank you for sharing your feedback with us.

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**1. Have you heard of the City of Oshawa's existing Official Plan?**

To learn more about the Plan or to refresh your knowledge, visit [connectoshawa.ca/OPReview](http://connectoshawa.ca/OPReview) or [oshawa.ca/OfficialPlan](http://oshawa.ca/OfficialPlan).

- ☐ If yes, what are three words that come to mind?

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- ☐ If no, skip to **Question 4**.

**2. Are you aware of the activities related to the Official Plan Review? Three (3) staff reports, a feedback form, a Special Meeting of Council and a number of community pop-ups have taken place so far in the process.**

- ☐ Yes

- ☐ No

**3. Have you participated in the Official Plan Review to date?**

- ☐ If yes, was it a user-friendly process? What can we do better?

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- ☐ If no, why not?

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**4. What is your preferred method of participating in community planning? Please select all that apply.**

- ☐ In-person meetings and workshops
- ☐ Virtual meetings and workshops
- ☐ Submitting feedback forms on Connect Oshawa

- ☐ Email updates and submission of comments
- ☐ Reacting to Social Media updates
- ☐ Other: \_\_\_\_\_
- ☐ I do not want to participate

5. We want our in-person events to be held in convenient and accessible locations. Where should we meet you? Please select all that apply.

- ☐ Gathering spaces (library, community centres, schools)
- ☐ Public events (farmers markets, festivals, sports tournaments)
- ☐ Passive places (neighbourhoods, public parks)
- ☐ Other: \_\_\_\_\_

6. The following themes will be explored as part of the Official Plan Review. Which are the most important to you? Please select all that apply.

- ☐ Growth Management: when, where and how future growth and development should occur in Oshawa.
- ☐ Housing: new Official Plan policies will encourage greater housing diversity and tenure, including addressing the missing middle, the promotion of more affordable housing options, and directing land to be used more efficiently for housing.
- ☐ Transportation: includes transit, active transportation (walking and cycling) and roads.
- ☐ Cultural Heritage: the Official Plan provides policies for defining, protecting and promoting cultural heritage resources (significant features which are indicative of past human activities, events or achievements, including archaeological sites, buildings, structures and artifacts of architectural or historical significance).
- ☐ Agriculture and the Rural System: some key issues facing the agricultural and rural sector today include loss and fragmentation of productive agricultural land, rural severance policies and potential conflicts between urban and rural uses.
- ☐ Environment: includes many natural areas, from the Lake Ontario shoreline to the rolling hills of the City's rural areas, as well as urban open spaces / green spaces, trails and parks.
- ☐ Climate Change and Sustainability: consideration will need to be given to more sustainable development options (i.e., low impact development, green buildings, promoting sustainable energy, building more active transportation infrastructure).

- ☐ Economic Development: includes the City's employment lands and policies to help the City reach its fullest economic potential, while maintaining the quality of life and economic wellbeing of City residents.

7. To ensure we are inclusive and engaging all community members, please let us know who we should be reaching out to (demographic, geographic area, specific committee or agency, equity-deserving group, etc.)?

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8. Which part of the Growth Management Study interests you the most? Please see the description below for each component and make one selection.

- ☐ Land Needs Assessment - includes forecasts that refine population, housing and employment growth allocated to Oshawa as part of Envision Durham (the Regional Official Plan) and the City's associated land needs. This will address how the City should balance intensification in built-up areas versus development in new greenfield areas, identify the suitable range and mix of housing types and building forms, analyze employment land needs, and address overall growth management policies. It will also consider the optimal location and phasing of development within the Urban Expansion Area assigned to the City through Envision Durham.
- ☐ Intensification Strategy - will assess Oshawa's ability to accommodate population and employment growth through intensification. It will review current conditions, trends and policies, and develop intensification strategies, including for specific areas in the City, as required by the Province. The Strategy will identify the scale and types of intensification suitable in Oshawa, including intensification targets and policies. It will also flag areas with significant intensification potential based on servicing, urban design, affordability, and access to transit.
- ☐ Employment Lands Strategy - will analyze Oshawa's Employment Area land supply, absorption trends, regional competitiveness and emerging needs. It will assess current and future land sufficiency, identify constraints, including infrastructure and transportation considerations, and recommend refinements to land use designations as well as measures to protect strategic areas. It will also consider urban expansion areas based on planning, servicing, and market readiness criteria.



- ☐ Growth Phasing and Urban Expansion - Integrates the results of the three reports above. It will evaluate where Oshawa should grow based on planning, servicing, and market readiness criteria, including within the urban expansion area added through Envision Durham. It will establish a phasing framework that will prioritize the various development areas within Oshawa, considering infrastructure capacity, cost efficiency, and community-building goals. It will serve as a foundation for integrating growth planning with Oshawa's capital works, infrastructure plans, financial tools such as development charges, and asset management strategies.
- ☐ Other: \_\_\_\_\_

9. Was this feedback form user-friendly? How can we improve?

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10. Do you have any additional comments related to the Growth Management Study?

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## Demographic Information

Thank you for participating. Your feedback is very important to us. We would appreciate it if you could please complete this demographic section.

**11.** How old are you?

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| <input type="checkbox"/> 17 and under | <input type="checkbox"/> 18 – 24 |
| <input type="checkbox"/> 25 – 34      | <input type="checkbox"/> 35 – 44 |
| <input type="checkbox"/> 45 – 54      | <input type="checkbox"/> 55 – 64 |
| <input type="checkbox"/> 65 – 74      | <input type="checkbox"/> 75+     |

**12.** Are you an Oshawa resident, and/or Oshawa business/property owner?

- |                              |   |
|------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No (skip to <b>Question 13</b> ) |
|------------------------------|---|

**13.** If you answered “Yes” to **Question 11**, what ward do you live in / is your business/property located in? Select all that apply.

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Ward 1 | <input type="checkbox"/> Ward 2     |
| <input type="checkbox"/> Ward 3 | <input type="checkbox"/> Ward 4     |
| <input type="checkbox"/> Ward 5 | <input type="checkbox"/> Don't know |

**14.** How did you learn about this community engagement opportunity? Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> City Facility                 | <input type="checkbox"/> City of Oshawa website |
| <input type="checkbox"/> Connect Oshawa website        | <input type="checkbox"/> Email                  |
| <input type="checkbox"/> Mailed or hand-delivered item | <input type="checkbox"/> Road sign              |
| <input type="checkbox"/> Poster                        | <input type="checkbox"/> Social media           |
| <input type="checkbox"/> Word of mouth                 |   |
| <input type="checkbox"/> Other: _____                  |   |