

To: City Council

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

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Subject: 2025 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 2025 City of Oshawa Housing Monitoring Report.

The 2025 Housing Monitoring Report forms Attachment 1 to this Report and is generally based on year-end 2025 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 that was partially approved by the Ministry of Municipal Affairs and Housing on September 3, 2024, and fully approved on December 13, 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". Durham's eight (8) 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. As a result of Envision Durham and other recent changes to Provincial policies and direction, the City is currently advancing a municipal comprehensive review of the Oshawa Official Plan to bring it into conformity with all relevant Envision Durham and Provincial policies. These changes will be made through a future Official Plan Amendment.

In 2025, 69% of the new residential units for which building permits were issued in Oshawa were located within the "delineated built-up area" as defined in Envision Durham. This represents a significant increase from the 45% intensification rate reported in the 2024 Housing Monitoring Report and exceeds 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 2025, accessory apartments made up approximately half of all new residential units created in Oshawa, with many of these units being created within the delineated built-up area. 2025 was also Oshawa's seventh highest year for Total Construction Value on record at \$513,475,989 of which the Residential Construction Value accounted for \$223,745,106.

#### **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

**2025 City of Oshawa Housing Monitoring Report**



1050 Simcoe Street South, 'Housing Durham' Seniors Housing Project

**Prepared by: Economic and Development Services Department, February 2026**

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## **1.0 Introduction**

This Report constitutes the year-end 2025 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.

Sources of information used in the preparation of this Housing Monitoring Report include the CityView 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 2025, the City of Oshawa contained 75,016 dwelling units. These were comprised of 37,536 single detached dwelling units (after accounting for 18 demolitions in 2025), 5,524 semi-detached dwelling units, 8,668 townhouse units and 23,288 apartment units (after accounting for 13 demolitions in 2025). Accessory apartments and duplexes are included in the apartment category.

In 2025, building permits were issued for 722 new dwelling units.

There was a large supply (17,074 units) of potential units (2,395 single detached, 134 semi-detached, 3,915 townhouse and 10,630 apartment units) in proposed, draft approved and registered plans of subdivision as of year-end 2025.

The availability of rental apartment accommodation in the City of Oshawa experienced an increase in 2025.

The City of Oshawa had a supply of 3,224 assisted housing units as of December 2025, comprised of 995 seniors' units and 2,229 family/non-seniors' units. The City of Oshawa also has a supply of 386 rental assistance units in addition to the above assisted housing units.

At year-end, there were 2,971 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 2025 are shown in Table 1 below.

**Table 1: City of Oshawa Housing Unit Distribution by Type, 2025**

Housing Type	Number	Percentage of Total
Single Detached	37,536	50%
Semi-Detached	5,524	7.4%
Town House	8,668	11.6%
Apartment	23,288	31%
<b>Total</b>	<b>75,016</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 4.1% as of October 2025, with units having multiple bedrooms (2 to 3 bedroom units) seeing a significant reduction in vacancy rates to as low as 1.6% (C.M.H.C. Rental Market Survey Data Tables, Oshawa 2025). 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. 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 2025.

**Table 2: Oshawa Assisted Seniors' Units, 2025**

Oshawa Assisted Housing Units	Townhouse/Row/Semi	Apartment	Total
Housing Durham, formerly known as "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 2025.

**Table 3: Oshawa Assisted Family/Non-Seniors' Units, 2025**

<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)	291	12	303
Durham Region Non-Profit Housing Corporation	169	138	307
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	183	183
<b>Total Family/Non-Seniors' Units</b>	<b>1,275</b>	<b>954</b>	<b>2,229</b>

Source: Region of Durham Housing Services

The total number of assisted seniors' and assisted family/non-seniors' units at year-end 2025 was 3,224, consisting of 1,275 townhouse/row housing/semi-detached units and 1,949 apartment units. It should be noted that a total of 52 assisted family/non-seniors' apartment units were added to the supply in 2025; however, 70 townhouse/row housing/semi-detached units were removed from the supply resulting in an overall reduction of 18 assisted family/non-seniors' units from the supply at year-end. However, Region of Durham Housing Services is anticipating the removal of an additional 22 units from the existing supply in 2026 for redevelopment purposes that will result in more available units becoming available in the future.

Table 4 highlights the number of rental assistance units by dwelling type at year-end 2025.

Note: In 2024, the Durham Housing Benefit Program ended, to make way for the Durham Affordable Housing Rent Program which was introduced in 2025. The units under the previous program were transferred over and are still accounted for under the Affordable Housing Rent Program. In total, the Affordable Housing Program has 386 total units as shown below.

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

<b>Rental Assistance</b>	<b>Townhouse/Row/Semi</b>	<b>Apartment</b>	<b>Total</b>
Rent Supplement	43	283	326
Durham Affordable Housing Rent	0	60	60
<b>Total Units</b>	<b>43</b>	<b>343</b>	<b>386</b>

Source: Region of Durham Housing Services

A total of 74 rental assistance units were added to the supply by year-end 2025.

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**

Census Year	Owned Units as a Percentage of Total Units	Rented Units as a Percentage of Total Units
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, 2025**

Approval Stage	Single Detached	Semi-Detached	Townhouse	Apartment	Total
Housing Units in Proposed Draft Plans	142	4	1,397	8,017	9,560
Housing Units in Draft Approved Plans	1,776	130	2,230	1,246	5,382
Housing Units on Lots in Registered Plans Without Building Permits Issued	477	0	288	1,367	2,132
<b>Total Units</b>	<b>2,395</b>	<b>134</b>	<b>3,915</b>	<b>10,630</b>	<b>17,074</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 2021 to 2025. Residential building permit activity in 2025 saw another strong year for permits issued for accessory apartments (359 in total), and residential development overall in 2025 had a total Residential Construction Value of \$223,745,106. Although Residential building permits issued in 2025 provided some range in new housing types, 83% of all residential permits issued were either accessory apartments or new apartment units. The Total Construction Value for 2025 is the seventh highest on record for the City, coming in at \$513,475,989 million.

**Table 9: City of Oshawa Residential Building Permit Activity, 2021-2025**

Year	Construction Value of Residential Permits	Single Detached	Semi-Detached, Duplex and Accessory Apartments	Townhouse	Apartment	Total Units
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
2025	\$223.7M	100	359	24	239	722

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 2021 to 2025 are shown in Table 10.

**Table 10: City of Oshawa Private Apartment Rental Rates by Type, 2021-2025**

Unit Type	Rental Rate 2021	Rental Rate 2022	Rental Rate 2023	Rental Rate 2024	Rental Rate 2025
Studio (Bachelor)	\$1,014	\$1,124	\$1,068	\$1,274	\$1,318
1 Bedroom	\$1,288	\$1,290	\$1,425	\$1,636	\$1,598
2 Bedroom	\$1,428	\$1,477	\$1,653	\$1,696	\$1,771
3 Bedroom +	\$1,596	\$1,849	\$1,946	\$1,931	\$2,095

Source: C.M.H.C. Rental Market Survey, Ontario, 2025

### 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, 2025**

Municipality	Average Price 2024	Average Price 2025
Oshawa	\$878,683	\$786,665
Clarington	\$936,881	\$895,171
Whitby	\$1,136,333	\$1,067,209
Ajax	\$1,069,867	\$995,845
Pickering	\$1,242,220	\$1,107,787
Brock	\$759,916	\$618,556
Scugog	\$1,042,845	\$781,760
Uxbridge	\$1,400,009	\$1,267,250
Durham Region	\$1,026,818	\$934,629

Source: C.L.A.R. Housing Report, December 2025

### 3.6 Accessory Apartments

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 these permissions granted by the Province to allow accessory apartments more broadly, in the second quarter of 2023 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. These amendments came into effect through By-law 5-2025 on February 19, 2025.

In 2025, 359 permits were issued for new accessory apartment units, and a total of 275 accessory apartments were registered as two-unit houses. It should be noted that

new accessory apartments become registered as two-unit houses upon final building inspection. This means that a number of the accessory apartments for which building permits were issued in 2025 will become registered in 2026. The record number of permits issued for accessory apartments in a year was 396 in 2024. In 2025, approximately half of the total residential building permits issued were for accessory apartments and staff anticipate the City will continue to see a high number of building permits for accessory apartments in comparison to other permit types in 2026.

### **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 Durham Regional Official Plan (“Envision Durham”) was adopted by Regional Council on May 17, 2023, approved by the Province (in part, with modifications) on September 3, 2024, and fully approved on December 13, 2024.

Staff note that as of January 1, 2025, the land use planning responsibilities for Durham Region have been removed and the various lower-tier municipalities in Durham have effectively inherited 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 2025, 69% of the new residential units for which building permits were issued in Oshawa were located within the “delineated built-up area” as defined by the Region of Durham in Envision Durham. This represents a significant increase from the 45% intensification rate reported by the City in the 2024 Housing Monitoring Report and exceeds 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 advanced amendments to the Oshawa Official Plan and Zoning By-law 60-94 in 2025 aimed at increasing density within specified areas inside the delineated built-up area in order to assist in meeting the intensification targets laid out in Envision Durham and to also align with Bill 23, the “More Homes Built Faster Act, 2022”. These areas include, but are not limited to, 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 12:

**Table 12: Provincial and Municipal Housing Targets**

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

Source: M.M.A.H.

Staff wish to highlight that there are many factors currently affecting new residential development in Ontario, including in Oshawa, with the most prevalent being the current economic climate which has resulted in a significant decrease in new home construction and sales, especially for ground-related housing units such as single detached, semi-detached and townhouse dwelling units.

#### 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 in the Simcoe Street North (south of Conlin Road) and King Street West/Thornton Road South corridors since 2010.

Table 13 is a list of off-campus building projects in the Simcoe Street North corridor and Table 14 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 13: 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 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;
- 1664 Simcoe Street North, where a 6 storey apartment building consisting of 137 student apartment units is proposed;

- 2043 Simcoe Street North, where two 3-storey buildings consisting of 33 apartment units targeted towards students are proposed; and,
- Lands west of Simcoe Street North, north of Conlin Road West, where Ontario Tech University is proposing two 5-storey buildings with a combined total of 237 units and 444 beds for student housing.

**Table 14: 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	105	150
<b>Total</b>		<b>130</b>	<b>197</b>

Note: In 2025, Trent University Durham submitted a change of use permit application at 75 Thornton Road South to convert 35 student housing units into office space due to vacancies and increased demand for office space on campus, resulting in a loss of 50 beds and 35 units compared to 2024.

In addition, recently completed developments in the Downtown Oshawa Urban Growth Centre provide further opportunities for students and young professionals to obtain accommodation within 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 (502 apartment units).
- 47 Simcoe Street South (219 apartment units).
- 39 Athol Street West (204 apartment units)
- 88 King Street West (220 apartment units)
- 115 Colborne Street West (75 unit affordable housing apartment building)
- 40 King Street West (119 apartment units)
- 44 Colborne Street East (30 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 current 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.

On January 27, 2026, City Council approved a new C.I.P. entitled the Central Oshawa Protected Major Transit Station Area Community Improvement Plan (P.M.T.S.A. C.I.P.). This C.I.P. consists of an Increased Assessment Grant program, a Municipal Property Acquisition, Investment and Partnership Program and an Increasing Commercial Occupancy Program. The purpose of the P.M.T.S.A. C.I.P. is to support recent City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 that were undertaken to establish two new Protected Major Transit Station Areas, including the Central Oshawa P.M.T.S.A. Amendments were also made to the Urban Growth Centre Community Improvement Plan (U.G.C. C.I.P.) to align with the new P.M.T.S.A. C.I.P., which included the introduction of a new Municipal Property Acquisition Program, Investment and Partnership Program and a new Increasing Commercial Occupancy Program.

## 6.0 Accomplishments in 2025

In 2025, the following accomplishments were undertaken by Economic and Development Services staff:

- Completed the Integrated Major Transit Station Area Study for the Central Oshawa and Thornton's Corners P.M.T.S.A.s, including related official plan and zoning by-law amendments.
- Issued building permits for a broad range of housing types including singles, townhouses, apartments and an extensive amount of accessory apartments.
- Advanced and/or continued advancing the sale of City-owned surplus land as residential infill opportunities.
- 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.
- Launched a new webpage on the City's website entitled the "Housing Dashboard". The dashboard provides transparency with respect to the City's building permit statistics and overall progress towards achieving the Province's housing target for Oshawa.
- Participated in the launch of CityView, which modernizes development and building permit application submissions, enabling digital intake, real-time tracking and improved transparency for applicants and staff.
- Undertook City-initiated amendments to the Zoning By-law that provide more flexibility in the design of single detached, semi detached and street townhouse dwellings to encourage the development of more accessory apartments and to align with the P.P.S.
- Up-zoned portions of King Street West and Bond Street West to permit increased residential density as-of-right, increased building heights and reduced residential parking requirements.
- Approved an official plan amendment and advanced a site plan amendment for the Durham Region housing project on Christine Crescent.
- Approved a City-initiated official plan amendment and zoning by-law amendment to permit greater residential building heights and densities and lower parking rates at the Oshawa Centre site.

## 7.0 Proposed Actions in 2026

In 2026, 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.
- Continue to process applications under the City's C.I.P. program(s).
- Implement a new C.I.P. for the Central Oshawa P.M.T.S.A. and introduce new programs under the Urban Growth Centre C.I.P.
- 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 latest action plan for Downtown Oshawa which replaces the previous Plan 20Twenty action plan.
- Continue to 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. These amendments have been submitted to the Province and staff are awaiting approval.
- Continue to advance the municipal comprehensive review of the Oshawa Official Plan (Imagine Oshawa) to align with Envision Durham and provincial policies.
- Continue to assist the Region of Durham to advance new assisted living projects in Oshawa.
- Continue working with Columbus developers towards subdivision applications.

## **8.0 Conclusions**

The 2025 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.

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.