

To: City Council

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

Item Number: INFO-26-36

Date: February 11, 2026

Subject: Development Activity

Ward: All Wards

File: 12-12-5265

1.0 Purpose

The purpose of this Report is to provide an overview of development activity in Oshawa during 2025 and what is anticipated in 2026.

2.0 Input From Other Sources

Not applicable.

3.0 Analysis

3.1 Year End 2025 Building Permit Statistics

Attachment 1 to this Report is a summary table showing the City's 2025 year-end building permit statistics and comparative data from past years.

In 2025 the City:

- Issued a total of 1,330 building permits with a total construction value of \$513,475,989, which is Oshawa's seventh highest total construction value on record; and,
- Issued permits for 722 new residential units.

In total, the City set five (5) new building records in 2025. The following are highlights of these records:

- Highest institutional construction value issued in October (\$92.8 million) – surpassing the previous record of \$46.4 million set in 2011;
- Highest industrial construction value issued in November (\$42.2 million) – surpassing the previous record of \$14.4 million set in 2002; and,

- Highest number of accessory apartments issued in November (42) – surpassing the previous record of 37 set in 2023.

In 2025 the percentage value of permits was as follows:

- 43.6% residential;
- 29.5% government/institutional; and,
- 26.9% commercial/industrial.

Tables 1 to 8 below highlight the 2025 building permit statistics and identify the building projects by sector and location which were started or completed in 2025.

Table 1: New Single Detached Dwellings

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Miscellaneous Infill Lots	City-wide	9 single detached dwellings	\$7.24 million
Sunny Communities	South of Taunton Road East, east of Clearbrook Drive	3 single detached dwellings	\$2.42 million
Jeffery Homes	North of Conlin Road East, west of Harmony Road North	5 single detached dwellings	\$3.14 million
Menkes	North of Britannia Avenue East, east of Ritson Road North	21 single detached dwellings	\$10.48 million
SO Developments Inc.	South of Renaissance Drive, west of Park Road South	9 single detached dwellings	\$5.17 million
Treasure Hill	North of Conlin Road East, east of Grandview Street North	40 single detached dwellings	\$35.89 million
Laurelcrest Homes	North of Conlin Road East, east of Ritson Road North	3 single detached dwellings	\$1.23 million

Table 2: New Townhouse Construction

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Sunny Communities	South of Taunton Road East, east of Clearbrook Drive	3 street townhouse dwellings	\$1.48 million
Menkes	North of Britannia Avenue East, east of Ritson Road North	17 street townhouse dwellings	\$7.71 million
Greycrest Homes (Oshawa) Inc.	North of Greenhill Avenue, west of Harmony Road North	4 street townhouse dwellings	\$2.22 million

Table 3: New Semi-Detached, Duplex and Accessory Apartment Construction

Owner	Location	Use	Permit Value (\$)
Accessory Apartments	City-wide	347 new accessory apartments accessory to existing homes	\$25.6 million
Miscellaneous Infill Lots	City-wide	3 new single detached dwellings each constructed with 1 accessory apartment	\$2.1 million
SO Developments Inc.	South of Renaissance Drive, west of Park Road South	5 new single detached dwellings each constructed with 1 accessory apartment	\$3.7 million
Daniele Raponi and Francesco Giordano	223 and 227 Grenfell Street	2 new single detached dwellings each constructed with 2 accessory apartments	\$2.37 million

Table 4: Multi-Unit Apartment Residential Buildings

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Durham Region Non-Profit Housing	420, 425, 430, 435 Pipestone Path	66 apartment units	\$18.2 million
1001109807 Ontario Limited	1226 King Street East	18 apartment units	\$6.8 million
13296415 Canada Corporation	86 Conant Street	4 apartment units	\$1.92 million

Table 5: Industrial

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Canfab Investments Inc.	750 Farewell Street	Industrial building addition	\$8.39 million
Wet Thornton Rd Inc.	1515 Thornton Road North	Industrial building	\$16.38 million
Panattoni (CSPAC Industrial Thornton Woods GP. Inc.)	1565 Thornton Road North	Warehouse	\$8.58 million
City of Oshawa	110 King Street West	Renovations to existing parking garage	\$1.3 million
Oshawa Power	2072 Thornton Road North	New headquarters	\$36 million

Table 6: Government and Institutional

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Ontario Power Generation	1908 Colonel Sam Drive	Office alterations for Ontario Power Generation's new head office	\$7.5 million
Durham District School Board	2495 Steeplechase Street	Elementary school	\$34.14 million
Gurudwara Sahib Durham Region	1410 Stevenson Road North	Community centre	\$5.5 million
Durham Catholic District School Board	1425 Coldstream Drive	Addition to existing elementary school	\$4.37 million
Calloway REIT (Harmony) Inc.	1425 Harmony Road North	Renovations to existing daycare centre	\$1.25 million
Regional Municipality of Durham	710 Raleigh Avenue	Renovations to the Durham Region Transit Bus Yard Maintenance	\$13 million
Durham Catholic District School Board	1001 Greenhill Avenue	Secondary school	\$79.57 million
City of Oshawa	50 Beatrice Street East	Renovations to Oshawa Fire Station 3	\$2.5 million
City of Oshawa	1455 Cedar Street	Renovations to the South Oshawa Community Centre	\$4.42 million

Table 7: Commercial

Owner	Location	Use	Permit Value (\$) (>than \$1m)
Oshawa Centre Portfolio Inc.	419 King Street West	Renovations to the Oshawa Centre	\$3.8 million
Oshawa South Developments Inc.	680 Laval Drive	Renovations to existing commercial building	\$5.9 million
Ritson Division Retail GP Limited	200 Ritson Road North	Renovations to existing commercial building	\$2.5 million
1370294 Ontario Ltd.	850 Champlain Avenue	Renovations to existing commercial building	\$1.5 million

Table 8: Mixed Use Commercial and Residential

Owner	Location	Use	Permit Value (\$) (>than \$1m)
1000923055 Ontario Inc.	40 King Street West	119 apartment units and ground floor commercial	\$61 million

3.2 Year End 2025 Residential Lot/Block Availability

Oshawa has a good supply of lots currently available for immediate activation and permit issuance and in the development approval process.

In this regard, on December 31, 2025 the City had 17,074 potential residential units at various stages in the subdivision approval process, consisting as follows:

- 9,560 potential units comprised of 142 single detached lots, 4 semi-detached lots, 1,397 townhouse units and 8,017 apartment units on blocks in proposed draft plans;
- 5,382 potential units on lots and blocks that are draft approved and pre-zoned for residential growth, comprised of 1,776 single detached lots, 130 semi-detached lots, 2,230 townhouse units, and blocks for 1,246 apartment units; and,
- 2,132 potential units on vacant lots and blocks registered and pre-zoned for residential growth, comprised of 477 single detached lots, 288 townhouse units, and blocks for 1,367 apartment units.

The 17,074 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 residential developments within pre-zoned and registered vacant lots as of December 31, 2025.

Table 9: Available Pre-zoned and Registered Vacant Lots and Blocks in Residential Developments as of December 31, 2025

Subdivider	Location	Number of Units
Jeffery Homes	North of Conlin Road East, west of Harmony Road North	79 single detached dwellings and 399 apartment units
Sorbara	North of Conlin Road East, west of Harmony Road North	11 single detached dwellings
Menkes	North of Conlin Road East, east of Ritson Road North	58 single detached dwellings and 88 street townhouse dwellings
SO Developments Inc.	South of Renaissance Drive, west of Park Road South	83 single detached dwellings

Subdivider	Location	Number of Units
Whitby Meadows	South of Taunton Road East, east of Wilson Road North	78 block townhouse dwellings and 25 apartment units
Minto	North of Britannia Avenue East, east of Harmony Road North	23 block townhouse dwellings and 162 apartment units
FKT	South of Conlin Road East, west of Harmony Road North	4 single detached dwellings and 13 street townhouse dwellings
Treasure Hill	North of Conlin Road East, east of Grandview Street North	1 single detached dwelling and 86 block townhouse dwellings
Fieldgate	North of Conlin Road East, west of Grandview Street North	241 single detached dwellings
Medallion	North of Britannia Avenue East, east of Harmony Road North	781 apartment units

It is expected that a number of subdivisions will be registered in 2026, thereby increasing the supply of 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 unit starts 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.

In early 2025, the City launched a Housing Dashboard webpage. The dashboard provides transparency with respect to the City’s building permit statistics and overall progress towards the Province’s housing target for Oshawa. According to the dashboard, between 2022 and 2025 the City issued building permits for 4,990 dwelling units.

3.3 Potential 2026 Building/Subdivision Activity

3.3.1 Residential Development Anticipated in 2026

Table 10 shows the subdivisions that are anticipated to be registered in 2026.

Table 10: Potential Subdivisions to be Registered in 2026

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 1B)	West of Harmony Road North, north of Conlin Road East	101 single detached dwellings
Nideva Properties (Phase 1)	East of Ritson Road North, north of Conlin Road East	89 lots for single detached dwellings, 8 semi-detached dwellings, 33 street townhouse dwellings, and 2 medium density blocks for 183 apartment units and block townhouse dwellings
Fieldgate (Phase 1B)	West of Grandview Street North, north of Conlin Road East	24 single detached dwellings and 31 block 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
11373846 Canada Corp. and The Pentecostal Assemblies of Canada	East side of Guelph Street, south of Olive Avenue	8 single detached dwellings and 2 semi-detached dwellings

Table 11 shows some of the potential multi-unit residential developments that could be in a position to start construction in 2026.

Table 11: Potential Multi-Unit Residential Developments in 2026

Builder/Developer	Location	Estimated Units
Medallion	151 Bruce Street	502 apartment units

Builder/Developer	Location	Estimated 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 block townhouse dwellings
Build Up Real Development Co Oshawa Inc.	20 and 24 Beatrice Street West	21 apartment units and 6 semi-detached dwellings
Downing Street (Ritson Road) Inc.	East of Ritson Road North, north of Adelaide Avenue East	133 apartment units (stacked townhouses)
Holland Homes	1399 Simcoe Street North	70 apartment units
Simcoe Street Developments Inc.	1190 Simcoe Street South	44 apartment units (stacked townhouses)
Condor Dnipro GP Inc.	681 Dnipro Boulevard	124 apartment units (stacked townhouses)
Tribute (Simcoe Street) Limited	Northeast corner of site at 2545 Simcoe Street North	25 block townhouse dwellings
Lifelong Developments Inc.	1664 Simcoe Street North	137 apartment units
Icon Homes	Northeast corner of Harmony Road North and Pinecrest Road	32 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings
905 Real Estate Holdings Inc.	44 Colborne Street East	30 apartment units
1662857 Ontario Limited	760 Conlin Road East	81 block townhouse dwellings and apartment units (stacked townhouses)
Fieldgate	Northeast corner of Conlin Road East and Coppermine Street	31 block townhouse dwellings
Fieldgate	Southeast corner of Grandview Street North and Canfield Street	41 block townhouse dwellings
Fieldgate	West of Grandview Street North, north of Conlin Road East	78 block townhouse dwellings
Woodland Homes	501 Luple Avenue	46 apartment units
Rossland Residence Corporation	555 Rossland Road West	159 apartment units (stacked townhouses)

Builder/Developer	Location	Estimated Units
Ontario Tech University	West of Simcoe Street North, north of Northern Dancer Drive	273 apartment units (442 beds)
Minto	South of Nancy Diamond Boulevard, west of Harmony Road North	136 apartment units (stacked townhouses)
Delta Rae	820 Conlin Road East	108 block townhouse dwellings

Table 12 shows some of the mixed-use commercial and residential developments that could be in a position to start construction in 2026.

Table 12: Potential Mixed-Use Commercial and Residential Developments in 2026

Owner	Location/Address	Estimated Units and Floor Space
Central Clear View Developments Inc.	39 Athol Street West	204 apartment units and 142 square metres (1,522 sq. ft.) of ground floor commercial space
Jasmas Inc.	510 and 520 Taunton Road East	48 apartment units and 909.7 square metres (9,792) of ground floor commercial space
HVJ Properties Inc.	200 Bond Street East	233 apartment units and 205.9 square metres (2,216) of ground floor commercial

A number of residential development applications will continue to be processed in 2026 in accordance with the Planning Act, such as the following (in no particular order):

- 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).
- Durham Region Local Housing Corporation (“D.R.L.H.C.”) for lands located at 419 to 451 Christine Crescent: application for site plan approval to permit 160 apartment units.
- Atria Development for lands located 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.
- 2835731 Ontario Inc. for lands located at 827 Gordon Street: application to amend Zoning By-law 60-94 to permit 75 block townhouse dwellings.

- Kiya Investment Corp. for lands located at 126 to 148 Townline Road North: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit the development of a 5-storey apartment building containing 155 apartment units.
- 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.
- First Avenue Investments (Oshawa) Inc. for lands located 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.
- Scugog River Developments Inc. for lands located 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.
- ATL Construction for lands located at 954 King Street East: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit a 5-storey apartment building with 32 units.
- Reza Fadavi for lands located at at 2043 Simcoe Street North: applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit two 3-storey apartment buildings (stacked townhouses) with 33 units.

Several applications for amendments to Zoning By-law 60-94 were approved by the City in 2025 for which the applicant has not yet submitted a site plan application in order to advance final design and site plan approval. These include:

- 2702758 Ontario Ltd. for lands located at 88 King Street West: 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 for lands located at 63 Albany Street: two 3-storey buildings containing 18 block townhouse units and a 22-storey building containing 307 apartment units.
- 1619321 Ontario Limited for lands located at 1251 Taunton Road East: 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: 10-storey mixed-use building with 392 apartment units and 2,466 square metres (26,543 sq. ft.) of commercial floor space.
- 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.

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

- Sorbara Group (Phase 2 of draft approval)
- Minto (Phase 2 of 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 – Heartwood Village (Phase 1)
 - Delta-Rae
 - Menkes – Winchester Estates (Phase 2)
 - Medallion – Tanglewood (Phase 2)
 - Fieldgate – Dreamscape (Phase 1B)
 - Treasure Hill – Palmetto (Phase 2)
 - Minto – Heights of Harmony (Phase 2)
 - Minto (1500 Conlin Road East)
 - Jeffery Homes – Views (Phase 2)
 - Woodland Homes (1440 Conlin Road East)
 - Sorbara – Homeward Hills (Phase 1B)

3.3.2 Potential Non-Residential Building Projects in 2026

Tables 13 to 15 show the non-residential building projects that could be in a position to begin construction in 2026.

Table 13: Commercial Building Projects Anticipated in 2026

Owner	Location/Address	Use	Estimated Permit Value (\$)
RioCan	2605 Simcoe Street North	Commercial buildings	\$6.8 million
2667729 Ontario Inc.	433 Simcoe Street South	Commercial alteration	\$1 million
Motor City Bowling Limited	1300 Wilson Road North	Addition to existing commercial building	\$4.1 million
Oshawa Centre Portfolio Inc.	419 King Street West	Demolition of existing commercial building	\$2.5 million

Table 14: Potential Government and Institutional Building Projects in 2026

Owner	Location/Address	Use	Estimated Permit Value (\$)
UMMAH Foundation of Durham	1423 Thornton Road North	Place of worship	\$26.6 million
Al Arqam Islamic Centre	1709 Harmony Road North	Place of worship	\$8.2 million
Durham District School Board	1390 Whitelaw Avenue	Elementary school	\$36.3 million
Durham Catholic District School Board	Britannia Avenue East and Coppermine Street	Elementary school	\$32 million
Regional Municipality of Durham	1540 Ritson Road South	Renovations to Oshawa Water Supply Plant	\$32 million
City of Oshawa	99 Athol Street East	Addition and renovations to Tribute Communities Centre	\$50 million
Metrolinx	767 Thornton Road South	New GO station platforms	\$20.4 million
Durham District School Board	570 Stevenson Road North	Secondary school addition	\$1 million

Table 15: Potential Industrial Building Project in 2026

Owner	Location/Address	Use	Estimated Permit Value (\$)
Winvestments Inc.	1155 Boundary Road	Renovations to existing industrial building	\$2.1 million

3.3.3 Outlook for 2026

New housing construction slowed across the Province in 2025 due to various factors. Housing developments that were expected to start in 2025 continue to be expected to start in the near future. However, overall development activity in 2025 across all sectors resulted in the City achieving its seventh highest Total Annual Construction Value on record (\$513,475,989) since record tracking began in 1964. In 2026, the City will continue to process a number of significant development applications due to the continued influence of Highway 407 East (now toll-free), 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, 2025
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													
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	14	0	0	65	0	79
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
2025	3,573,225	875,799	745,609	430,889	5,625,522	63	0	25	0	0	0	13	38
January to December (Year to Date)													
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	228	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	359	26	0	170	453	1,203
2024	286,744,500	69,648,600	101,343,700	191,438,400	649,175,200	1,520	123	397	1	1	246	177	945
2025	223,745,106	35,824,892	102,629,253	151,276,739	513,475,989	1,330	100	359	0	0	24	239	722
Year End Totals													
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	228	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	359	26	0	170	453	1,203
2024	286,744,500	69,648,600	101,343,700	191,438,400	649,175,200	1,520	123	397	1	1	246	177	945
2025	223,745,106	35,824,892	102,629,253	151,276,739	513,475,989	1,330	100	359	0	0	24	239	722

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