

To: Economic and Development Services Committee

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

Report Number: ED-26-25

Date of Report: March 25, 2026

Date of Meeting: March 30, 2026

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

Ward: All Wards

File: 12-12-0389

1.0 Purpose

The purpose of this Report is to:

1. Provide an overview of the feedback received to date on the Growth Management Study component of Imagine Oshawa: the Oshawa Official Plan Review (the “Official Plan Review”).
2. Seek Council endorsement on the final Growth Management Study, which is comprised of a Land Needs Assessment (“L.N.A.”), Employment Lands Strategy (“E.L.S.”), Intensification Strategy, Growth Phasing and Urban Expansion Options Report, and an Engagement Summary Report.

On October 27, 2025, Council considered Report ED-25-100 and adopted the following recommendation:

- “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; and,
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; and,
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.”

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/2s0fbomf/devapp_official-plan.pdf

Attachment 2 is a copy of Envision Durham, the 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 most recent Growth Management Study feedback form used to solicit public input on the draft L.N.A., draft E.L.S. and draft Intensification Strategy.

Attachment 4 is a table summarizing the comments received from all interested parties related to the Growth Management Study, as well as staff responses. 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/6817/7435/7054/ED-26-25_Att_4_Comment_and_Response_Table.pdf

Attachment 5 is a copy of the Engagement Summary Report. 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/2517/7401/8233/Final_GMS_Engagement_Summary_Report.pdf

Attachment 6 is a copy of the final L.N.A. 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/7817/7401/8357/Final_GMS_Land_Needs_Assessment.pdf

Attachment 7 is a copy of the final E.L.S. 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/2217/7401/7749/Final_GMS_Employment_Lands_Strategy.pdf

Attachment 8 is a copy of the final Intensification Strategy. 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/4817/7401/8297/Final_GMS_Intensification_Strategy.pdf

Attachment 9 is a copy of the Growth Phasing and Urban Expansion Options Report. 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/2717/7401/8406/Final_Growth_Phasing_and_Urban_Expansion_Options_Report.pdf

2.0 Recommendation

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

That, based on Report ED-26-25 dated March 25, 2026, Council endorse the final Growth Management Study as identified in Attachments 5 to 9 of said Report.

3.0 Input From Other Sources

3.1 Public

Staff gathered feedback on the draft Growth Management Study documents (L.N.A., E.L.S. and Intensification Strategy, as well as a memo that was prepared to provide high-level information on the draft Growth Phasing and Urban Expansion Options Report) through a variety of methods, including a feedback form, a Public Information Centre (“P.I.C.”) and circulation to all interested parties.

Staff prepared a feedback form (see Attachment 3) that was available online at [ConnectOshawa.ca/OPReview](https://connectoshawa.ca/OPReview) and in person at Service Oshawa. The feedback form was intended to gather the public’s thoughts on the three draft technical documents: L.N.A., E.L.S. and Intensification Strategy.

Staff received 40 online responses via the feedback form. All respondents were Oshawa residents and many heard about the feedback form through email and social media.

Section 3.1.1 of this Report provides more detail regarding the comments received through the feedback form.

Attachment 4 to this Report provides a summary table of the comments received from all interested parties related to the Growth Management Study, as well as staff responses. It should be noted that some comments received were not directly related to the Growth Management Study itself and are therefore not included in the comment and response table. However, any of these comments received that do relate to the general Official Plan Review will be considered as the Official Plan Review progresses.

As part of the Growth Management Study, an Engagement Summary Report has been prepared (see Attachment 5). Engagement is an essential part of growth management planning because it grounds technical work in the lived experiences, values and priorities of community members. The Engagement Summary Report documents the engagement activities completed to date and synthesizes key messages received from interested parties.

3.1.1 Feedback Form Comments

Respondents using the feedback form indicated that when planning a new neighbourhood, a blend of all types of housing density in different areas is important. Access to public transportation and an active transportation network were also listed as important considerations. When asked, “where in Oshawa do you think it makes the most sense to build taller buildings or more closely spaced homes?”, 40% of respondents identified the

downtown core as the most appropriate location for taller buildings. As well, 33% of respondents indicated that mixed-use buildings should be developed in areas where Oshawa plans to intensify. Additional feedback received also indicated that residents want more mixed use, walkable neighbourhoods. Specifically, residents want local businesses and restaurants to be intertwined within subdivisions.

Respondents noted that the greatest benefit associated with intensification is the revitalization of underused or aging areas, followed by more walkable communities, reduced pressure for urban sprawl, increased usage of local businesses and services and opportunities for affordable housing.

The types of jobs that residents want to see created in Oshawa's employment areas include both technology and innovation related jobs, as well as general office (e.g. headquarters or corporate offices and professional services such as law firms and accounting offices). Other types of jobs that residents want to see in Oshawa include small local businesses, creative industries, incubators, and government related jobs. It was also noted that key considerations when determining locations for land designated for business and job creation should include environmental impacts and proximity to major highways.

Additional comments received included:

- Requests for more mixed-income neighbourhoods and more affordable housing options;
- Requests to focus on adding more green space to neighbourhoods;
- Requests for additional public transit and active transportation options;
- Concerns related to growing traffic;
- Concerns related to illegal rooming houses in the City;
- Commentary that underutilized land (e.g. vacant parking lots, old motels, etc.) should be used for redevelopment opportunities;
- Commentary that the City should ensure a mix of establishments and business activities that support activity throughout the day and evening (and not just during standard working hours e.g. 9 a.m. to 5 p.m.).
- Suggestions that the City should offer more events to generate additional opportunity for local businesses;
- Commentary that Employment Areas should be accessible by public transportation;
- Commentary that the City should first fix what is broken before further intensifying an area (e.g. increase emergency services, improve the medical and education systems, roads and environment, etc.);
- Comments indicating that some residents prefer intensification to urban sprawl;

- Requests to focus on providing more housing options for seniors;
- Commentary that the City should ensure that servicing and infrastructure capacity can support planned intensification;
- Comments suggesting that new housing should be directed to areas that already have established transportation services; and,
- Comments suggesting that there is support for intensification if it is well planned.

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

3.1.2 Public Information Centre

A P.I.C. was held on November 25, 2025 at Oshawa City Hall to provide members of the public an opportunity to learn more about and offer input on the Growth Management Study component of the Official Plan Review. The format for the P.I.C. consisted of a drop-in session and a formal presentation. The drop-in session provided attendees with an opportunity to review Study information on display boards, and to talk with the Study team, including City staff and lead consultants. The formal presentation provided a summary of the three draft technical documents (L.N.A., E.L.S. and Intensification Strategy).

Notice of the P.I.C. was provided on the City's website and social media accounts and in accordance with the City's Public Notice Policy GOV-23-02. Notice was also posted on the Study's website, located at [ConnectOshawa.ca/OPReview](https://connectoshowa.ca/OPReview), and was emailed to the Study notification list.

Seven people attended the P.I.C. in person, either for the drop-in session or the formal presentation, or both. All attendees who provided contact information will be notified of future P.I.C.s and public meetings concerning the Official Plan Review. Many of the comments and/or questions documented during the P.I.C. related to next steps in the Official Plan Review process and the timeline for the release of the Growth Phasing and Urban Expansion Options Report.

All of the materials from the P.I.C. have been posted on the Study webpage for public reference.

3.2 Other Comments Received

Staff have already received a number of specific requests, some of them unrelated to the Growth Management Study but relevant to the broader Official Plan Review. All of the requests and comments received to date that are not related specifically to the Growth Management Study will be considered as the Official Plan Review process progresses and will be the subject of a future staff report.

3.3 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.

Four (4) T.A.C. meetings have been held to date. It is intended that the T.A.C. will meet, at a minimum, once 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.

3.4 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 met with Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation and the Mississaugas of Scugog Island First Nation in October 2025 to learn more about their communities, their traditional knowledge, and their comments and feedback on the Official Plan Review to date. It was suggested that staff include language in the updated Official Plan related to engagement and consultation guidance for Indigenous Communities. There was also discussion related to Indigenous landscapes and cultural heritage resources, environmental protection, archaeology, and the need to include policy language related to Indigenous Communities that the City can commit to.

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 finalizing Phase 2 and completing the initial findings and policy development, including the finalization of the Growth Management Study component of the Official Plan Review and working on the first draft of the Official Plan Amendment.

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 considers settlement area boundary expansions, employment area conversions, allocating appropriate density targets across the City and implementing development phasing policies.

The Growth Management Study is being undertaken in three phases:

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 final reports and recommendations.

The Growth Management Study consists of the following five documents: L.N.A., E.L.S., Intensification Strategy, Growth Phasing and Urban Expansion Options Report, and an Engagement Summary Report.

The following sections provide detail on the Growth Management Study documents (excluding the Engagement Summary Report which was discussed in Section 3.1 of this Report).

4.3.2 Land Needs Assessment

The L.N.A. evaluates Oshawa's capacity to accommodate forecast population, housing, and employment growth, and recommends policies to ensure sustainable, efficient, and complete community development. It also addresses the balance between intensification and Designated Growth Area ("D.G.A.") growth, the range and mix of dwelling and housing types and forms appropriate to accommodate growth, the City's employment needs for D.G.A. Community Area lands, and suitable growth management policies to achieve these outcomes.

The L.N.A. identifies several findings and recommendations, including:

- In line with Envision Durham, the City of Oshawa is forecast to have a 2051 population of 298,500. The Growth Management Study extends this forecast to 2056, with an overall population target of 314,400. This 2056 forecast represents an average population growth rate of 1.2% annually.
- From 2021 to 2056, new housing is forecast to include a mix of 21% low density development, 31% medium density development and 48% high density development. It should be noted that low density development consists primarily of single and semi-detached dwellings, medium density development includes townhouses and apartments in duplexes, and high density development consists primarily of apartments.
- Oshawa's total share of housing units is forecast to remain dominated by low-density and medium density units (e.g. single detached, semi-detached and townhouses).
- From 2025 to 2056, it is anticipated that there will be approximately 22,000 new housing units in Oshawa's built-up area.
- It is recommended to prescribe an overall density target of 63 people and jobs combined per gross hectare for D.G.A.s.
- It is anticipated that there will be a D.G.A. land surplus of 105 hectares by 2056. However, some of these lands are likely to remain undeveloped over the planning horizon due to physical, servicing or market constraints.

- 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.

4.3.3 Employment Lands Strategy

The E.L.S. evaluates Oshawa's supply, demand, and policy framework for employment lands. The E.L.S. provides a foundation for updating the O.O.P. to align with the redefined Employment Area definition under the Provincial Planning Statement, 2024 (the "P.P.S.") while ensuring adequate land supply to accommodate employment growth to 2056. Ultimately, the E.L.S. provides a technical land needs analysis to determine long-term employment land requirements and a policy framework to protect and guide development of Employment Areas in line with updated provincial direction.

The E.L.S. identifies several findings and recommendations, including:

- Employment growth to 2056 is forecast at 38,600 new jobs, bringing the overall total to approximately 113,000 jobs in Oshawa, consistent with Envision Durham projections.
- The City is estimated to accommodate 56% of jobs within its Community Areas and 44% within its employment lands. As a result, it is anticipated that the City will accommodate approximately 16,900 jobs within its employment lands between 2025 and 2056. Of the 16,900 jobs, approximately 15,400 jobs are anticipated to be located in Employment Areas, whereas 1,500 jobs are anticipated to be located on other employment-generating lands;
- It is anticipated that the density for new development within Employment Area lands will be 31 jobs per net hectare between 2025 and 2056.
- 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 approximately 10 hectares by 2056. A 7-hectare surplus has been forecast within employment-generating lands, and the protected Employment Area lands are forecast to have a small surplus of 3 hectares by 2056.
- Three proposed Employment Area removals are identified based on uses that are not consistent with the P.P.S. definition of "Employment Area." The three proposed Employment Area removals are located: in the Colonel Sam Business Park; in the southeast portion of the Northwood Business Park (on the north side of Taunton Road West between Goodman Creek and Oshawa Creek, generally extending from Thornton Road North to Simcoe Street North); and in the area generally forming the northeast quadrant of Thornton Road North and the future westerly extension of Britannia Avenue West. It is recommended that these lands be redesignated to reflect their existing land use context.

4.3.4 Intensification Strategy

The Intensification Strategy evaluates the City's capacity to accommodate future housing and employment growth through intensification within the existing built-up area of the City,

identifies strategic intensification areas, and recommends policy directions to guide complete community development to 2056.

The Intensification Strategy identifies several findings and recommendations, including:

- It is appropriate to maintain a 50% intensification target for Oshawa, which is the target prescribed in Envision Durham.
- Employment growth within Oshawa's built-up area is expected to remain a significant component of the City's overall employment forecast to 2056. Of the approximately 38,600 new jobs anticipated between 2025 and 2056, about 11,370 jobs are projected to be located in the built-up area.
- The Central Oshawa Protected Major Transit Station Area ("P.M.T.S.A.") is projected to have the highest intensification potential, with an estimated 37,600 housing units and approximately 6,000 jobs at full built-out.
- Oshawa's intensification areas have the capacity to accommodate approximately 117,840 housing units (far exceeding the demand forecast of 22,000 units between 2025 and 2056). Of this total, 4,110 units are suitable for medium-density housing, while the remaining 113,730 units are intended for high-density housing forms.
- It is recommended to establish a hierarchy of Strategic Growth Areas and intensification areas as part of the City's urban structure. These areas will be the location of the highest and most concentrated growth with the greatest mix and range of land uses, including everyday amenities, jobs, services, and transit, while enhancing walkability and connectivity. The hierarchy could be based on Envision Durham, as follows:
 - Urban Growth Centres (Downtown Oshawa);
 - P.M.T.S.A.s (Central Oshawa and Thornton's Corners);
 - Regional Centres (Downtown Main Central Area and Windfields Main Central Area); and,
 - Rapid Transit Corridors (King Street/Bond Street and Simcoe Street).
- It is recommended that minimum density targets be established within the City's various intensification areas, including in Strategic Growth Areas, that are consistent with Envision Durham, unless otherwise amended by the City.

4.3.5 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 E.L.S. and the Intensification Strategy. It addresses the "where and when" of growth, evaluating where Oshawa should grow based on various criteria, including sequential growth and servicing. It assesses the 2051 Urban Expansion Areas added through Envision Durham against planning, servicing, and market-readiness criteria. It also establishes a phasing framework that is intended to guide

development in a manner that supports complete communities and coordinated infrastructure delivery, while recognizing that not all lands can be serviced or developed concurrently.

The Growth Phasing and Urban Expansion Options Report identifies several findings and recommendations, including:

- It is appropriate for the phasing approach to be structured around two time periods for bringing lands forward: Phase 1 (mid-2025 to mid-2041) and Phase 2 (mid-2041 to mid-2056). Specific lands have been identified as Phase 1 and Phase 2, which are identified in Attachment 9.
- The following criteria are recommended to inform the phasing plan: sequential growth, complete communities, water and wastewater servicing, integration with the transportation network, and planning for and protecting Employment Areas.
- The two-phase structure anchored at mid-2041 provides an appropriate checkpoint aligned with development planning cycles, while maintaining flexibility to respond to evolving market conditions, servicing capacity, and policy direction.
- It is recommended that the City implement the growth phasing framework established through the Growth Management Study, including the identification of Phase 1 and Phase 2 Community Area and Employment Area lands. The phasing framework should be used as a guiding tool to inform development approvals, infrastructure planning, capital budgeting, and the coordination of growth-related financial tools to ensure orderly, contiguous, and fiscally responsible development.
- It is recommended that the City proactively monitor the development and build-out of its Employment Areas to ensure a reasonable supply of investment-ready land is maintained, consistent with projected employment growth and demand. It is also recommended that the City implement an ongoing growth monitoring framework to track population, housing, and employment growth, intensification rates, servicing capacity, and development activity across the City.

4.4 Next Steps

If Council endorses the final Growth Management Study, staff will use the Growth Management Study to inform the ongoing Official Plan Review process, including the preparation of forthcoming amendments to the O.O.P.

The next step will be to seek authorization to initiate the statutory process under the Planning Act for Council to consider a proposed amendment to the O.O.P. This will include the release of the draft comprehensive Official Plan Amendment for public review and comment, as well as the eventual scheduling of the statutory open house(s) and public meeting required under the Planning Act.

It is anticipated that staff will be seeking authorization to initiate the statutory process under the Planning Act, including releasing the initial draft comprehensive Official Plan Amendment for public review and comment in June 2026.

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.

Once the Growth Management Study is completed, the remainder of the work related to the Official Plan Review will be completed in-house. Anticipated future costs to the City relate mainly to advertising of future statutory open house(s) and a public meeting required under the Planning Act, 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, support sustainable and safe modes of transportation, including active transportation, and invest in infrastructure and assets that meet the needs for sustainable growth.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
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Anthony Ambra, P.Eng., Commissioner,
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Growth Management Study

The City of Oshawa has launched **Imagine Oshawa: the Oshawa Official Plan Review (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 into the future – and we need your input as the study moves forward!

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 Monday December 15, 2025.**

This input will be used to gather your thoughts on the following components of the Growth Management Study. Before you complete this form, please review the summaries available at the following links:

Land Needs Assessment - This document includes forecasts that refine how population, housing and employment growth are allocated to Oshawa. It also outlines the City’s associated land needs.

Employment Lands Strategy - This strategy analyzes Oshawa’s supply of employment area lands. It assesses whether there is enough employment land now and in the future, identifies any constraints and recommends updates to land use designations.

Intensification Strategy – This strategy evaluates Oshawa’s ability to support future population and employment growth by making better use of existing developed areas.

Thank you for sharing your feedback with us.

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

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

- If no, why not?

2. Imagine you had a piece of empty land that could be used to build a new neighborhood. If you had to choose between each of the two options presented below, which option would you prefer? *Select only one option per row.*

	Option 1	Option 2
Option 1: More green space; or Option 2: More housing options		
Option 1: Nearby schools; or Option 2: Nearby shops and restaurants		
Option 1: Bike paths and sidewalks; or Option 2: More parking		
Option 1: Apartments; or Option 2: Townhouses		
Option 1: Mixed-use buildings; or Option 2: Strictly residential area		

3. When planning a new neighborhood, what level of housing density feels right to you? Please select all that apply.

- Mostly single-family homes with large yards
- A mix of townhouses and low-rise apartments
- Mid-rise buildings with some green space
- High-rise apartments near transit and shops
- A blend of all types in different areas
- Something else: _____

4. When Oshawa is deciding where to grow and build new neighborhoods, what things do you think should be considered? Please select all that apply.

- Are sewer, water, and other services ready to go?
- Will it affect the environment in a good or bad way?
- Is it close to neighborhoods that already exist?
- Could it help create jobs or support local businesses?
- Is there public transit nearby (like buses or trains)?
- Something else: _____

5. Do you have any additional feedback or thoughts about creating new neighbourhoods?

6. What types of jobs would you most like to see created in Oshawa's employment areas? Please select up to two.

- Manufacturing
- Technology and Innovation
- Energy
- Logistics and Warehousing
- General Office (e.g., headquarters or corporate offices, professional services like law firms, insurance brokers, accounting clinics, etc.)
- Something else: _____

7. When deciding where to put land that will be used for businesses and job creation, what do you think matters most? Please select one.

- Proximity to major highways
- On large pieces of land that aren't broken up or separated by other uses
- Proximity to where people live
- Access to things like water, sewers and electricity
- Impact on the environment
- Something else: _____

8. Do you have any additional feedback or ideas related to employment areas?

9. Where in Oshawa do you think it makes the most sense to build taller buildings or more homes close together? Please select one.

- Downtown core
- Near GO Transit stations
- Along major road corridors (e.g. Simcoe Street)
- Within or adjacent to existing neighbourhoods
- Something else: _____

10. "Intensification" is adding more homes to existing neighbourhoods instead of creating new neighbourhoods. In locations where Oshawa plans to intensify, what kind of dwellings do you think should be built and why? Please select one.

- Single/semi-detached homes. Please tell us why:

- Townhouses. Please tell us why:

- Mid-rise apartments. Please tell us why:

- Mixed-use buildings. Please tell us why:

- High-rise buildings. Please tell us why:

- Something else: _____

11. What benefits do you associate with intensification? Select all that apply.

- Increased housing options
- Use of existing infrastructure (e.g., water, sewage, transit)
- More walkable communities
- Reduced pressure for “urban sprawl”
- Increased usage of local businesses and services
- Opportunities for affordable housing
- Revitalization of underused or aging areas
- Something else: _____

12. Do you have any opinions about intensification? If so, please share them with us.

13. Do you have any additional feedback or suggestions regarding intensification in Oshawa?

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

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.

15. What is your age?

- | | |
|---------------------------------------|----------------------------------|
| <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+ |

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

- | | |
|------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No (skip to Question 18) |
|------------------------------|---|

17. If you answered “Yes” to **Question 16**, 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 |

18. 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"/> Poster |
| <input type="checkbox"/> Social media | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Something else: _____ | |