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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2024-INFO-20
Date: March 28, 2024

Subject:

Annual Subdivision/Condominium Activity Report for 2023

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 This report provides an overview of subdivision and condominium activity in the Region of Durham from January 1 to December 31, 2023. This report focuses on applications which achieved major milestones in 2023 in terms of:

- a. New applications received;
- b. Applications draft approved;
- c. Plans registered; and
- d. Active applications.

1.2 This report also compares the 2023 activity results with 2022.

2. Previous Reports and Decisions

2.1 A subdivision/condominium report is prepared for Council's information annually. The last report outlining activity in 2022 was provided in the Council Information Package on May 5, 2023 ([#2023-INFO-37](#)).

3. Highlights

3.1 Highlights from 2023 are as follows:

- a. **Applications Received: 31** – 16 subdivision and 15 condominium (see Attachment #1);
- b. **Units Received: 7,955** – 6,854 within plans of subdivision and 1,101 within plans of condominium (see Attachment #1);
- c. **Draft Approved Plans: 32** – 14 subdivision and 18 condominium (see Attachment #2);
- d. **Draft Approved Units: 8,594** – 7,366 subdivision units and 1,228 condominium units (see Attachment #2);
- e. **Plans Registered: 41** – 19 subdivisions and 22 condominiums (see Attachment #3);
- f. **Registered Units: 3,735** – 2,980 within plans of subdivision and 755 within plans of condominium (see Attachment #3);
- g. **Total Number of Active Subdivision and Condominium applications in Durham Region at the end of 2023: 349** – 295 plans of subdivision, 54 plans of condominium (see Attachment #4);
- h. **Total Number of Active Subdivision and Condominium units in Durham Region at the end of 2023: 76,524** – 45,322 draft approved residential units and 31,202 residential units in process (i.e., not yet draft approved) (see Attachment #4).

4. Applications Received

- 4.1 In 2023, a total of 31 subdivision and condominium applications were received Region-wide, compared to 53 in 2022. Of these 31 applications, there were 16 residential plans of subdivision, 6 standard residential plans of condominium, 7 common element plans of condominium, and two industrial plans of condominium.
- 4.2 In 2023, a total of 7,955 residential units were proposed within subdivisions and standard condominium plans, compared to 10,066 in 2022. About 72 per cent of the units are located in the City of Oshawa, the majority of which are associated with one application in proximity to the future GO train station in the downtown area. The City of Pickering, the Municipality of Clarington, and the Town of Whitby accounted for about 16 per cent, 6 per cent and 5 per cent of units respectively. 36 industrial units within two condominium plans were also received.

5. Draft Approved Plans

- 5.1 A total of 32 plans were draft approved in 2023, compared to 39 draft approvals in 2022.
- 5.2 The number of units draft approved in 2023 increased from a total of 8,176 units in 2022 to 8,594 units in 2023. It should be noted that 59 per cent of the draft approved units were located within one plan of subdivision in the City of Pickering within the Pickering Urban Growth Centre.
- 5.3 In 2023, approximately 70 percent (5,983) of the residential units within draft approved plans were in the City of Pickering, 14 per cent (1,165) in the Town of Whitby, 8 per cent (722) in the Municipality of Clarington, 7 per cent (582) in the Town of Ajax, and 2 per cent (142) in the City of Oshawa.

6. Registered Plans

- 6.1 The number of plans of subdivision and condominium registered in 2023 decreased from 54 in 2022 to 41 in 2023. Also, fewer units were registered in 2023, with 3,735 units registered in 2023 compared to 6,067 registered in 2022.
- 6.2 The City of Pickering and the Town of Whitby combined for approximately 78 per cent of total units registered, with 1,739 units and 1,180 units respectively. The City of Oshawa (349 units) and the Municipality of Clarington (253 units) had approximately 9 per cent and 7 per cent of registered units respectively. 6 per cent (214 units) were registered in the Town of Ajax.

7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium applications decreased from 36 per cent in 2022 to 9 per cent in 2023 and the proportion of townhouses decreased from 41 per cent in 2022 to 9 per cent in 2023. The proportion of apartments within these application types increased from 22 per cent in 2022 to 81 per cent in 2023.
- 7.2 In 2023, there were 1,027 single detached units draft approved compared to 1,507 in 2022. The number of multiples or townhouse units draft approved decreased from 3,259 in 2022 to 1,202 in 2023. The number of apartment units in draft approved plans increased from 3,410 in 2022, to 6,076 in 2023.
- 7.3 The number of single detached units in registered plans decreased from 1,411 in 2022 to 1,180 in 2023. The number of townhouse units in registered plans

decreased from 2,688 in 2022 to 1,340 in 2023, while the number of apartment units in registered plans decreased from 1,804 in 2022 to 710 in 2023.

8. Active Applications

- 8.1 Active applications are comprised of “In Process” applications (i.e., not yet draft approved) and “Draft Approved” plans, which includes plans where Regional conditions have been provided but registration has not yet occurred, and where the registration extends over more than one phase. There were 349 active applications in the Region (150 In Process and 199 Draft Approved), compared to 362 active applications at the end of 2022.
- 8.2 There was a total of 31,202 residential units within In-Process applications in 2023 compared to 27,357 at the end of 2022. Approximately 63 per cent of the In-Process units were in the City of Oshawa (9,816) and the Town of Whitby (9,687).
- 8.3 There were 199 draft approved plans in the Region by the end of 2023, comprising 45,322 residential units, compared to 213 draft approved plans and 42,367 units at the end of 2022. Approximately 81 per cent of the draft approved units were in the City of Pickering (18,255), the Town of Whitby (10,169), and the City of Oshawa (8,446).
- 8.4 The majority (59 per cent) of In Process and Draft Approved units are within Greenfield areas (i.e., within the designated Urban Area but outside the delineated built-up area), constituting predominantly ground-related housing types and representing a healthy supply based on recent building activity, while 41 per cent of these units are within the delineated built-up area. There are extensive opportunities for intensification within the built-up area including Regional Centres and along Corridors which will provide significant additional housing supply in the Region.
- 8.5 Active applications also include industrial plans of subdivision/condominium. There are currently 23 applications (21 subdivision, 2 condominium) comprised of either whole or partial industrial sites totaling 41 units and 569.6 hectares (1,407 acres).

9. Current Activity

- 9.1 During the first two months of 2024, 3 new subdivision and 2 new condominium applications were received, representing 865 additional “In Process” residential units. In addition, 1 plan of subdivision, representing 67 units, was draft approved in

the first two months of 2024. There were two plans of condominium registered during the first two months of 2024, representing 336 units.

10. Relationship to Strategic Plan

10.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- a. Service Excellence – To provide exceptional value to Durham taxpayers through responsive, effective, and fiscally sustainable service delivery.

11. Conclusion

11.1 2023 saw a decrease in the number of subdivision and condominium applications received, and a decrease in the number of draft approved and registered plans compared to 2022. However, the number of units draft approved increased in 2023 compared to 2022.

11.2 The number of potential residential units that are “In Process” and “Draft Approved” increased between 2022 and 2023 from 69,724 in 2022 to 76,524 in 2023.

11.3 The Region’s supply of units through intensification and redevelopment, and land in draft approved and registered plans of subdivision and condominium is more than sufficient to accommodate the Provincially required (minimum) 3-year supply for residential growth, as per Provincial Policy Statement policy 1.4.1 (b) and Regional Official Plan policy 4.2.6. Based on average absorption rates since 2012, there is an approximate ten-year supply of draft approved lots in Durham Region.

11.4 The development application information from this report is also used to develop and maintain an internal inventory of housing supply within “Active” applications, as discussed above. The inventory was used to respond to a data request from the Regional Planning Commissioners of Ontario (RPCO) for an unbuilt housing supply inventory in early 2022.

11.5 The development application information used for this report only includes applications for Plans of Condominium and Plans of Subdivision. A significant amount of application activity is within Site Plan applications outside of plans of condominium or subdivision, which are not currently captured by this report. These applications can include residential developments like rental construction, student and retirement housing, or office-to-residential conversions. Inclusion of site plan application units of almost 20,000 increases the Region’s supply to over 96,000

units as of year-end 2023, all of which are within the current urban area boundary to 2031.

12. Attachments

Attachment #1: Subdivision and Condominium applications received in 2023.

Attachment #2: Subdivision and Condominium plans draft approved in 2023.

Attachment #3: Subdivision and Condominium plans registered in 2023.

Attachment #4: Active subdivision and condominium applications by municipality in 2023.

Attachment #5: Maps of 2023 Subdivision / Condominium development activity.

Respectfully submitted,

Original signed by

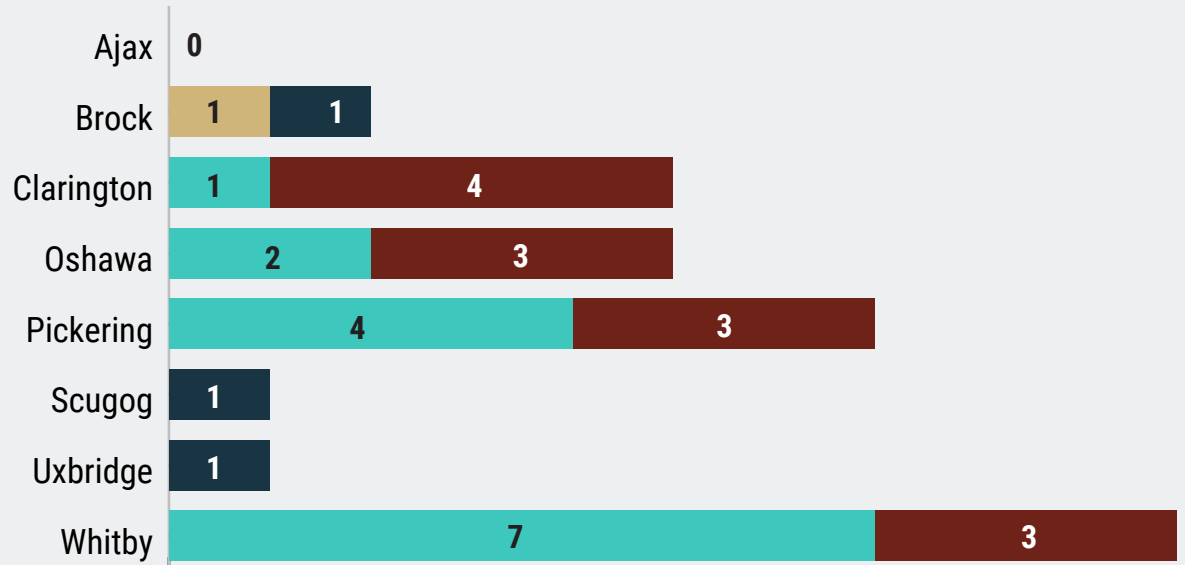
Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Planning and
Economic Development

Subdivision and condominium applications received in 2023

Application Types



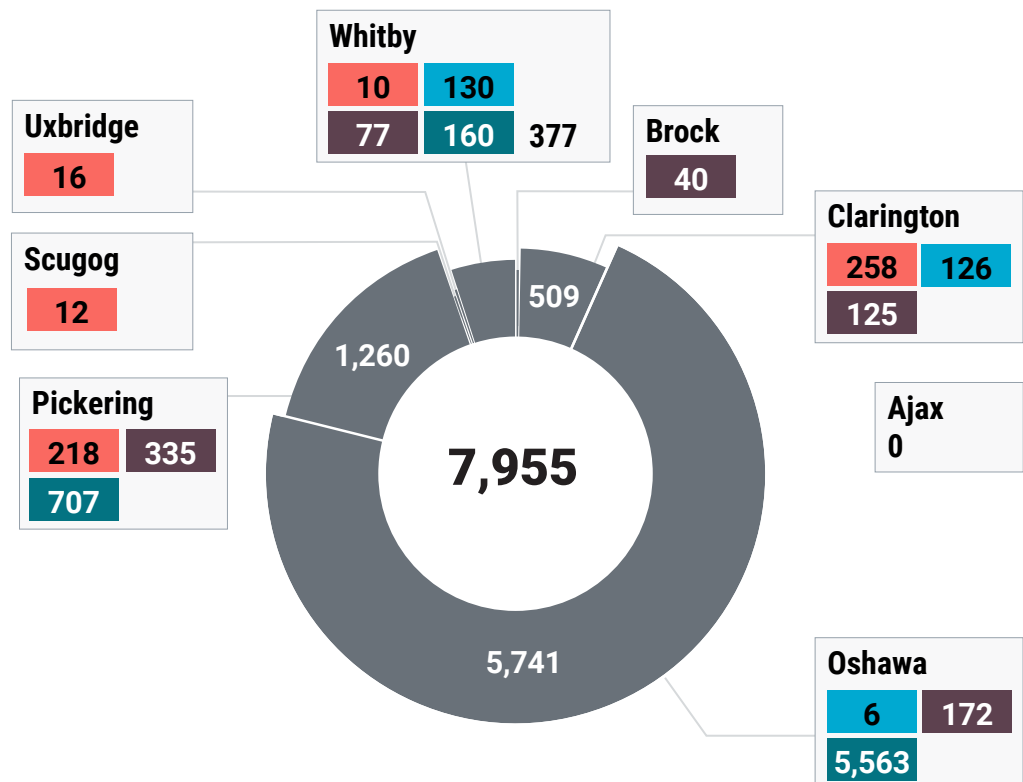
31 Applications received in Durham in 2023



Unit Categories



Breakdown of total number of units received in 2023

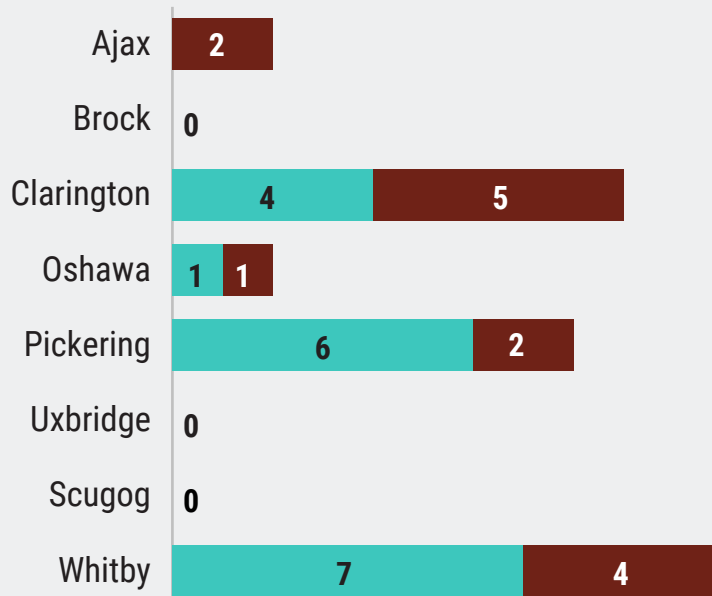


Subdivision and condominium plans draft approved in 2023

Application Types



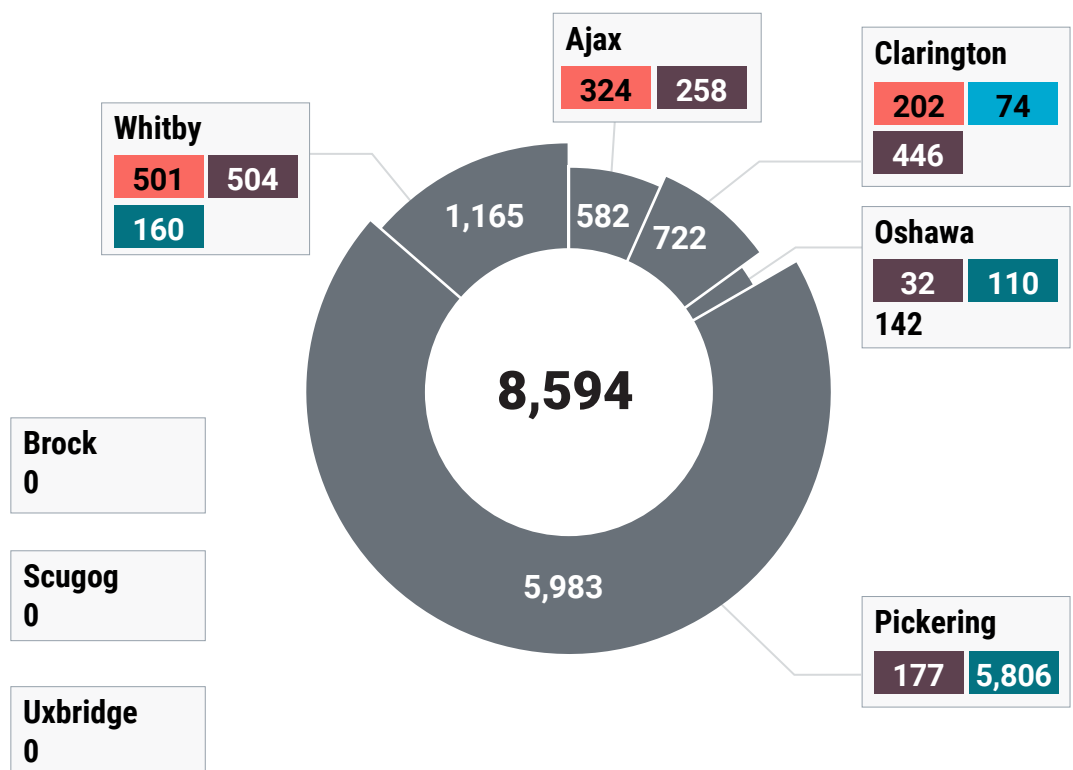
32 Plans draft approved in Durham in 2023



Unit Categories



Breakdown of total number of draft approved units in 2023

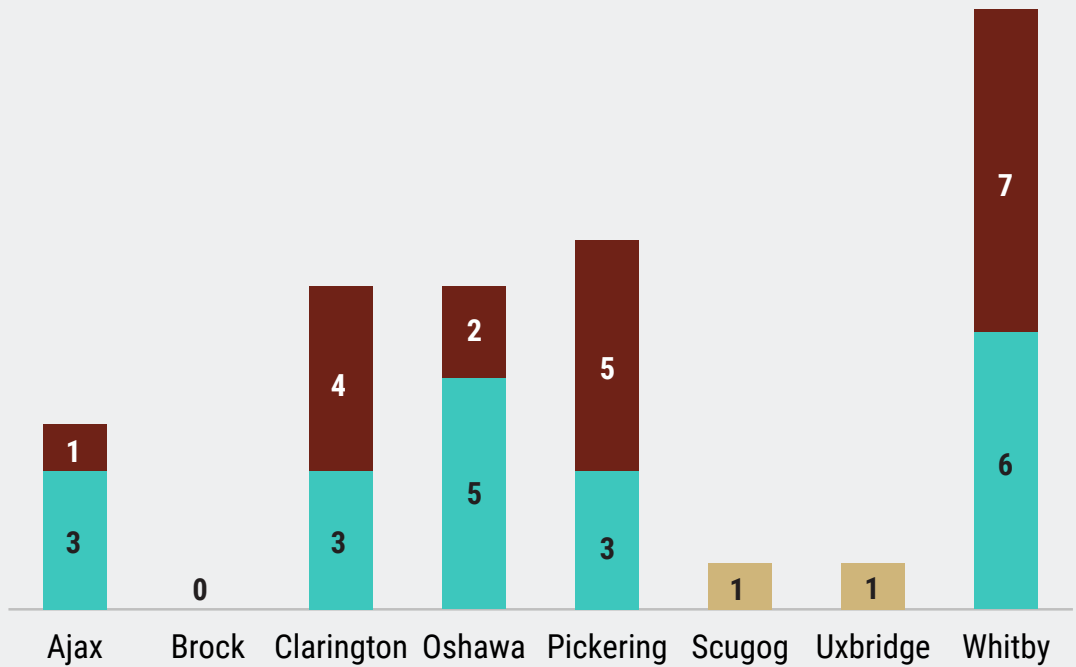


Subdivision and condominium plans registered in 2023

Application Types



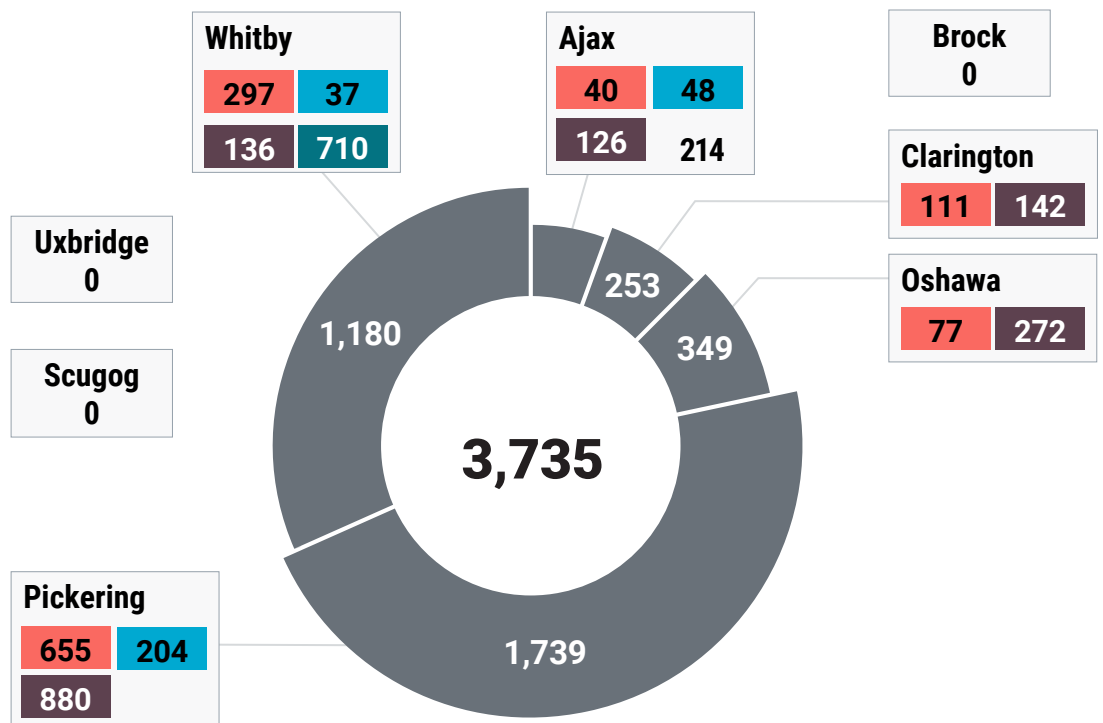
41 Plans registered in Durham Region in 2023



Unit Categories



Breakdown of number of registered units in 2023

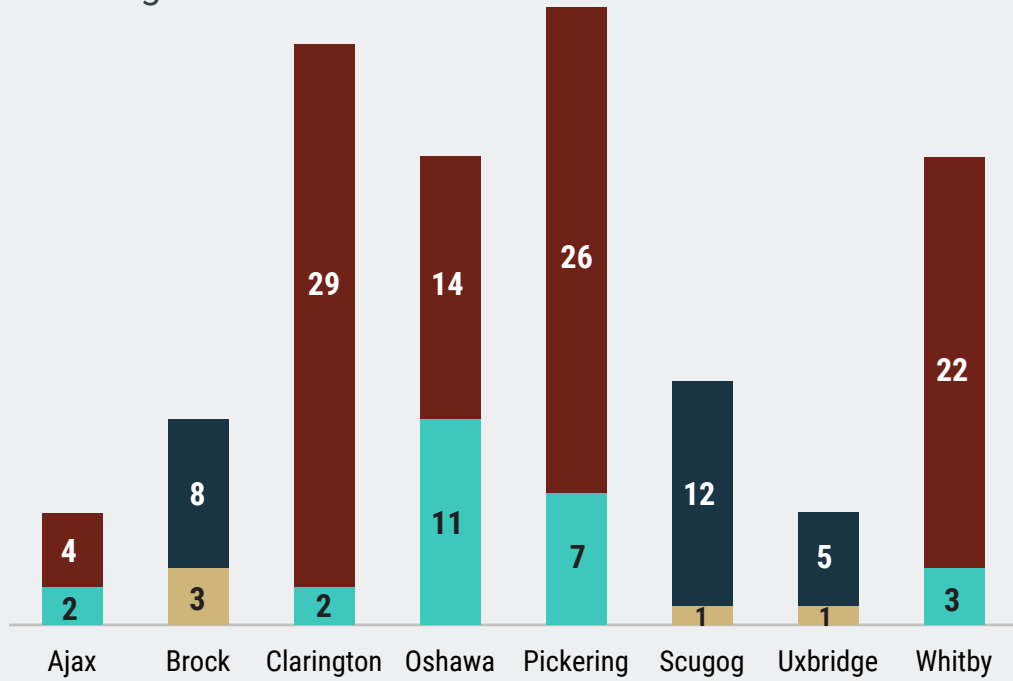


Active subdivision and condominium applications (in-process) by municipality in 2023

Application Types



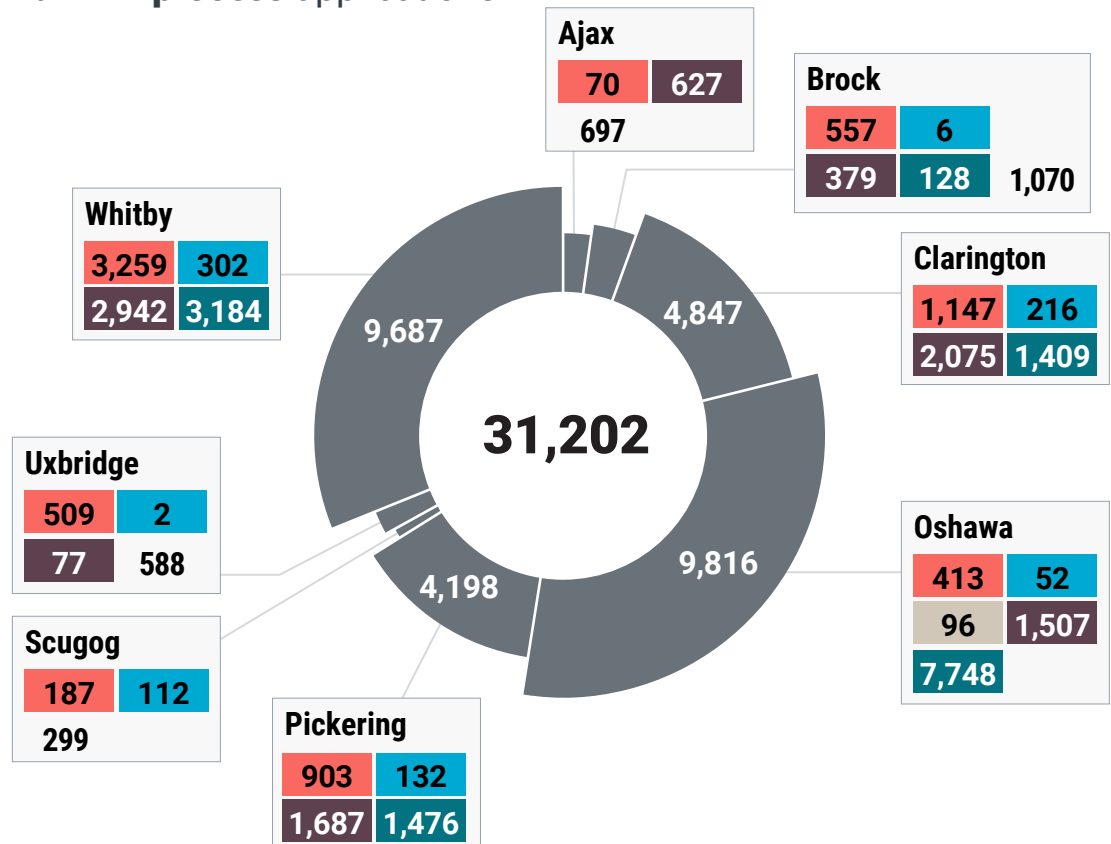
150 In-process applications in Durham Region in 2023



Unit Categories



Breakdown of number of units within **in-process** applications

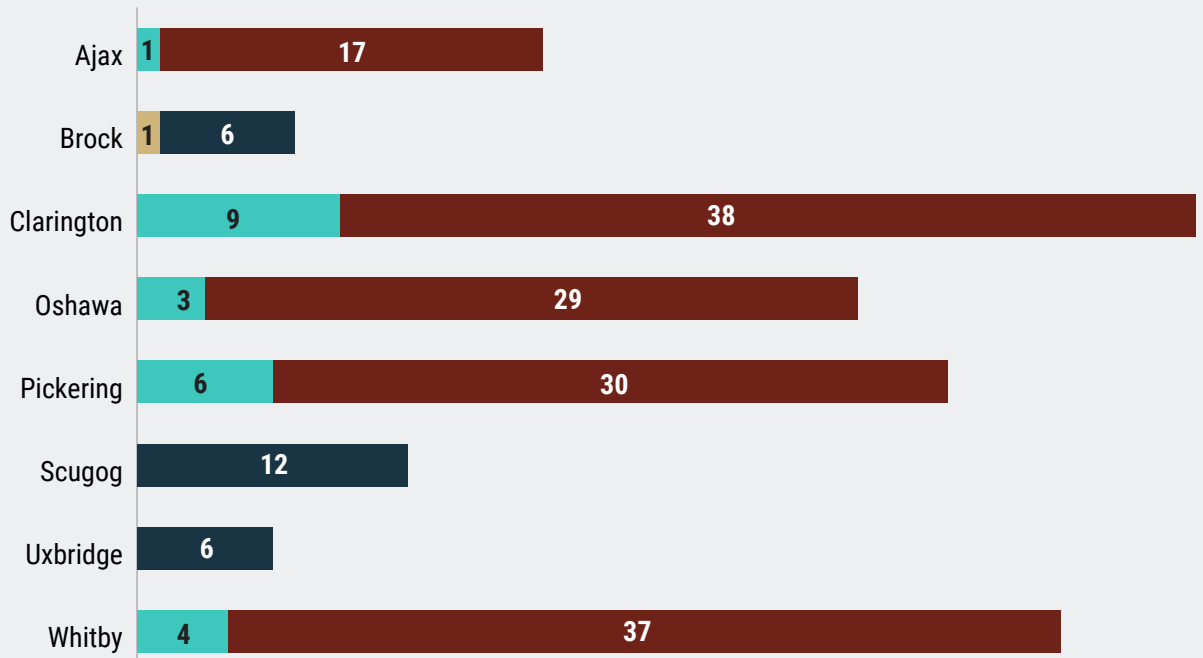


Active subdivision and condominium applications draft approved in 2023

Application Types



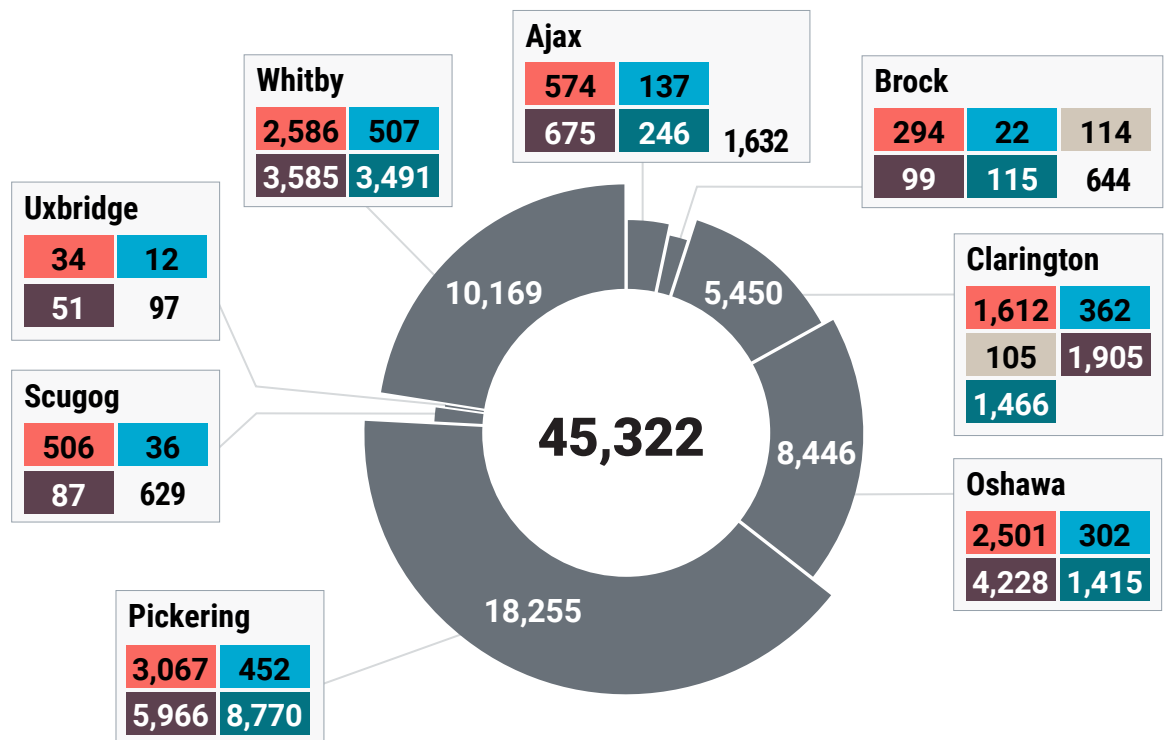
199 Draft active applications in Durham in 2023



Unit Categories

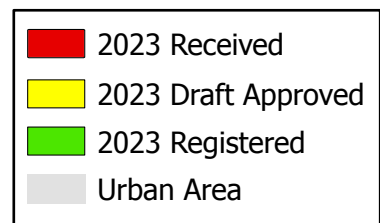
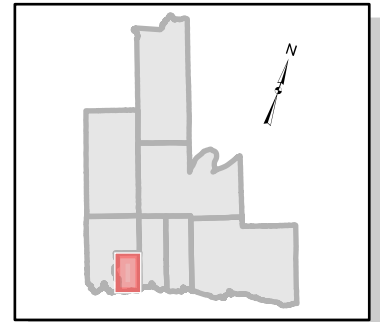
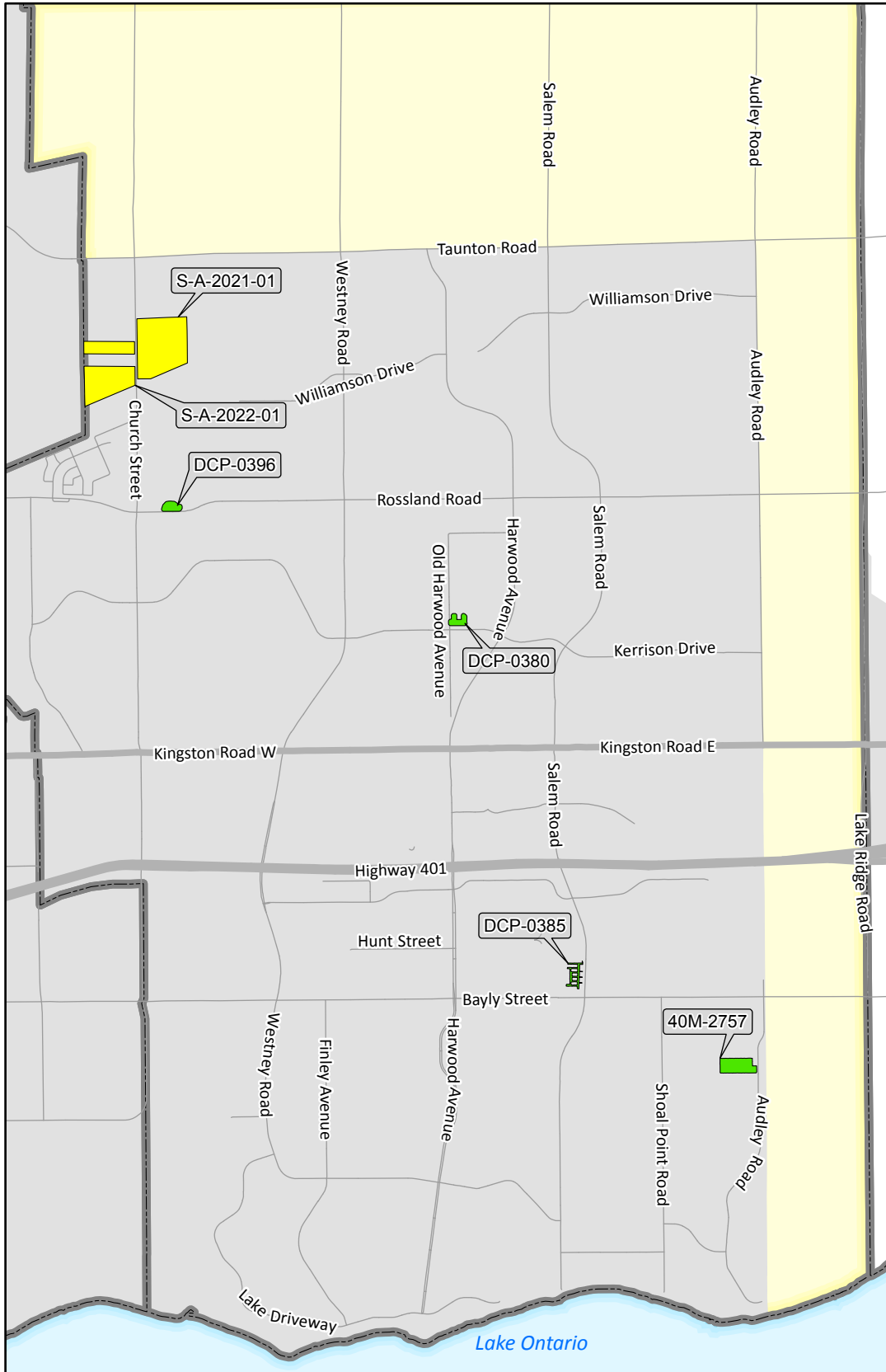


Breakdown of number of units within active draft approved applications





2023 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA

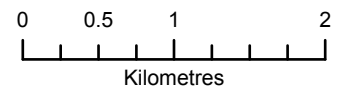


Draft Approved:

- S-A-2021-01 Malone Given Parsons Ltd.
- S-A-2022-01 Design Plan Services Inc.

Registered:

- DCP-0380 Your Home Developments (Grayson) Inc.
- DCP-0385 D.G. Biddle and Associates Ltd.
- DCP-0396 Fourteen Estates Ltd.
- 40M-2757 John Boddy Development Limited



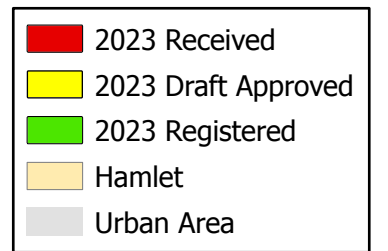
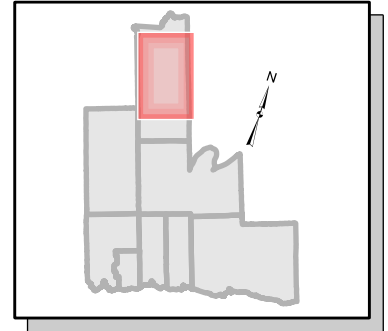
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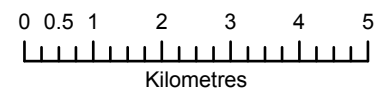


2023 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF BROCK



Received:

C-B-2023-01 Michael Smith Planning Consultants
S-B-2023-01 Michael Smith Planning Consultants

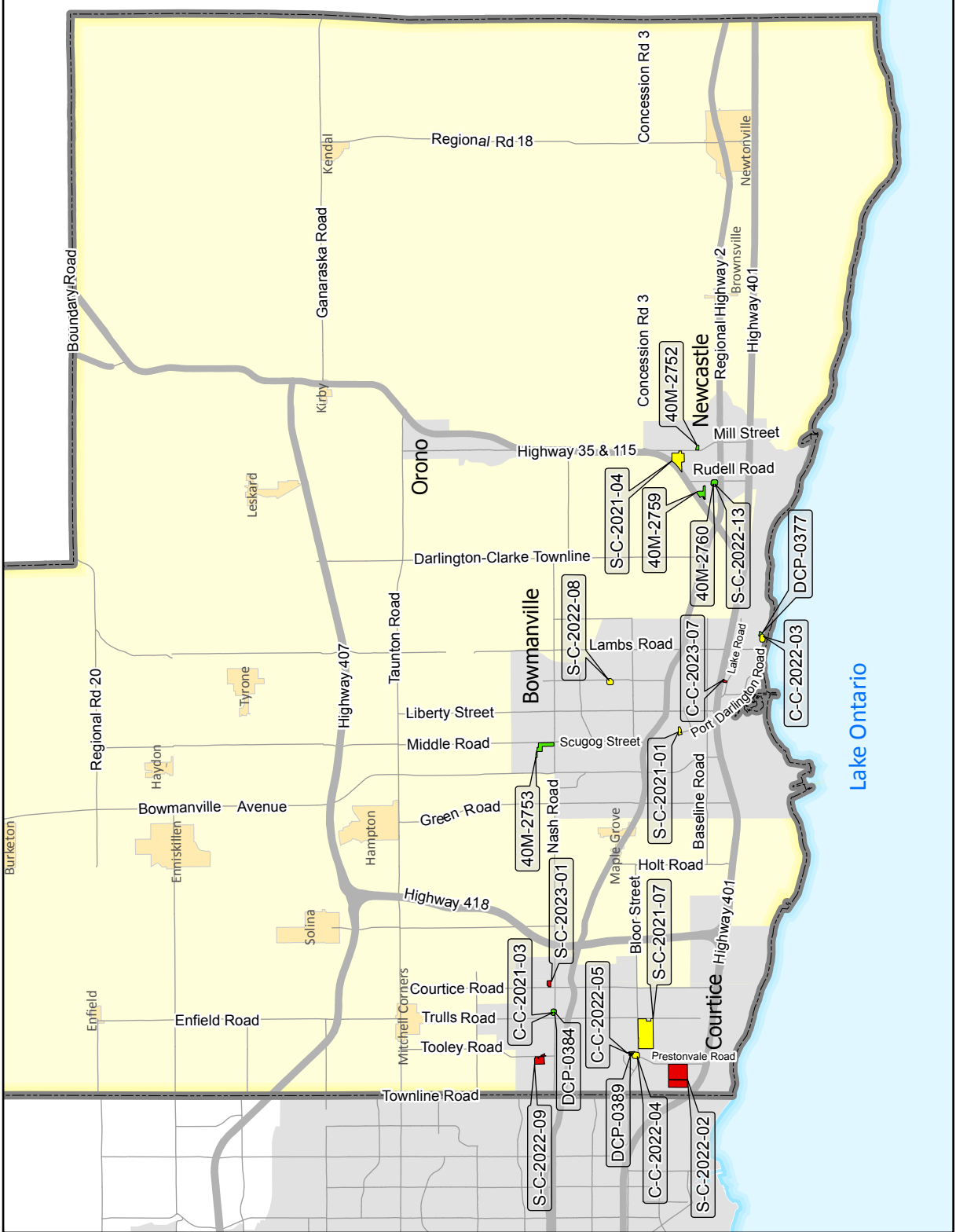
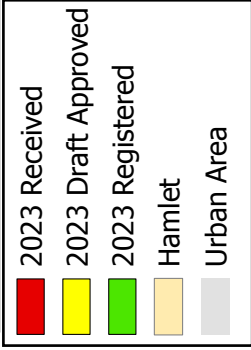
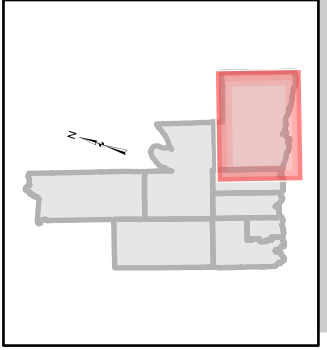


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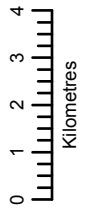
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2023 SUBDIVISION/CONDOMINIUM ACTIVITY MUNICIPALITY OF CLARINGTON



- Received:**
- C-C-2023-07 D.G Biddle and Associates Ltd.
 - S-C-2022-02 Tribute (Prestonvale) Limited
 - S-C-2022-09 D.G Biddle and Associates Ltd.
 - S-C-2022-13 D.G Biddle and Associates Ltd.
 - S-C-2023-01 The Biglett Group Ltd. c/o Mark Jacobs
- Draft Approved:**
- C-C-2021-03 LCJ Thomas Estates Inc.
 - C-C-2022-03 Bowmanville Lakebreeze East Village Ltd.
 - C-C-2022-04 National Homes (Prestonvale) Inc.
 - C-C-2022-05 National Homes (Prestonvale) Inc.
 - S-C-2021-01 Fairhaven Investments Inc.
 - S-C-2021-04 Beach Road Villas Inc and Golf Vista Homes Corporation Panterra Inc.
 - S-C-2021-07 Tribute (King Street) Limited
 - S-C-2022-08 D.G Biddle and Associates Ltd.
 - S-C-2022-13 D.G Biddle and Associates Ltd.
- Registered:**
- DCP-0377 Bowmanville Lakebreeze East Village Ltd.
 - DCP-0384 LCJ Thomas Estates Inc.
 - DCP-0389 National Homes (Prestonvale) Inc.
 - 40M-2752 Tomba Enterprises Ltd.
 - 40M-2753 Northglen Landowners Group - Tunney Planning Inc.
 - 40M-2759 Tunney Planning Inc.
 - 40M-2760 2103386 Ontario Ltd.
 - D.G Biddle and Associates Ltd.

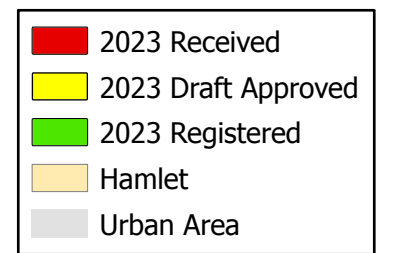
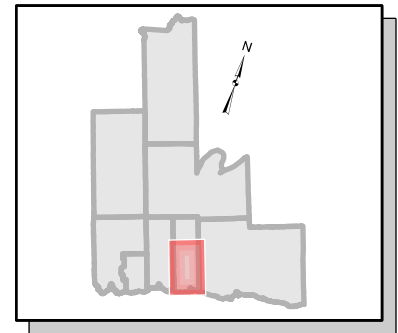
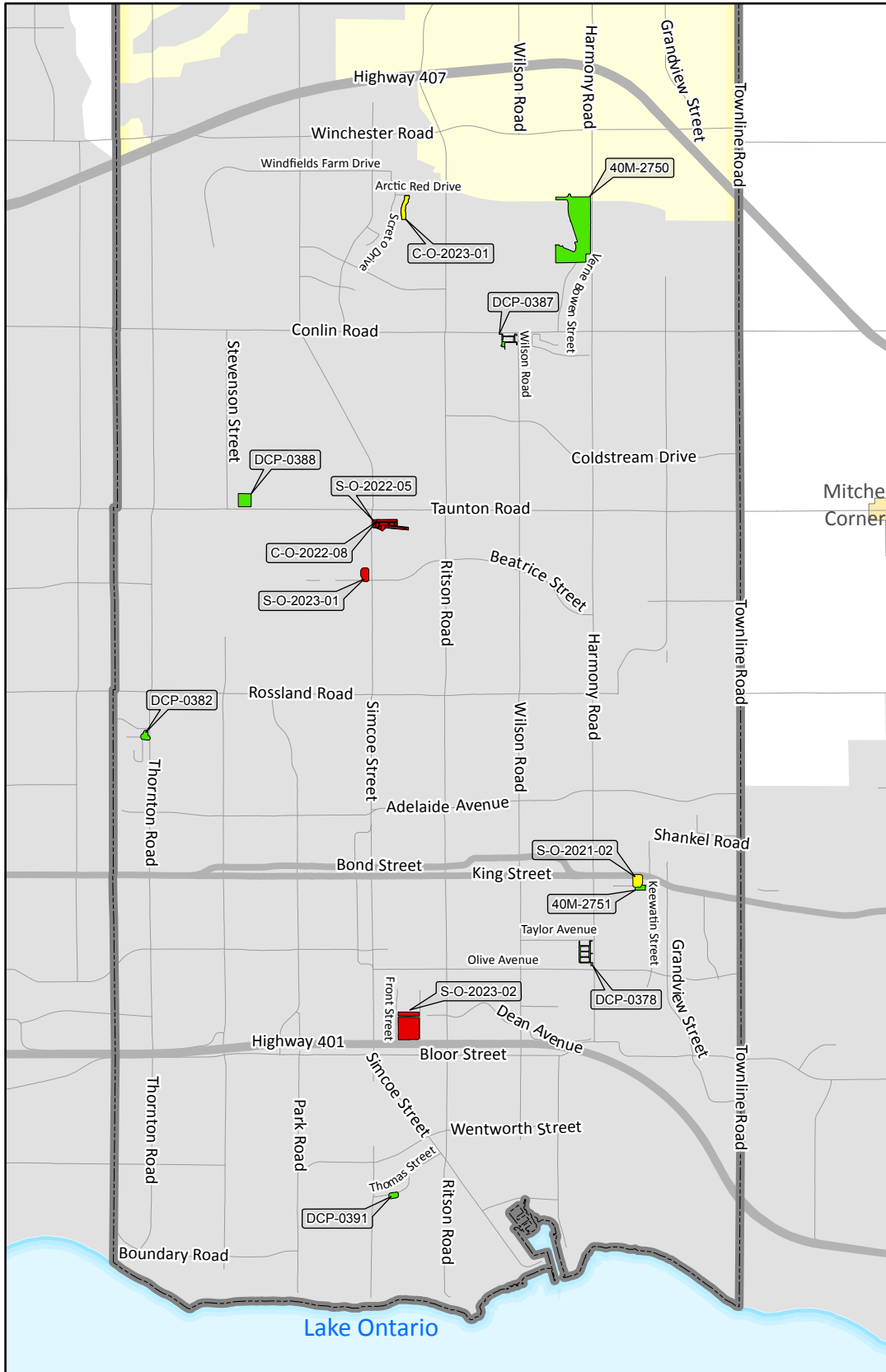


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2023 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



Received:

- C-O-2022-08 Weston Consulting
- C-O-2023-01 D.G Biddle and Associates Ltd.
- S-O-2022-05 Weston Consulting
- S-O-2023-01 John Henricks - NPG Planning Solutions
- S-O-2023-02 Fotenn Consultants Inc.

Draft Approved:

- C-O-2023-01 D.G Biddle and Associates Ltd.
- S-O-2021-02 Downing Street (1015 King St) Inc.

Registered:

- DCP-0378 Harmony Taylor Developments Limited
- DCP-0382 Gul Jacobi
- DCP-0387 Stafford Homes Ltd.
- DCP-0388 D.G Biddle and Associates Ltd.
- DCP-0391 Wiltshire Homes Canada Inc.
- 40M-2750 Minto Group
- 40M-2751 1015 King Inv. Ltd.



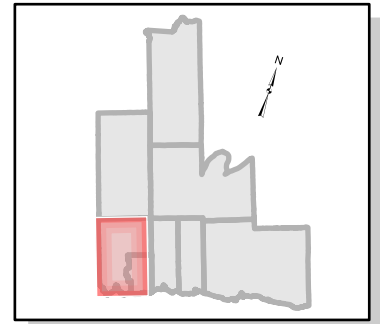
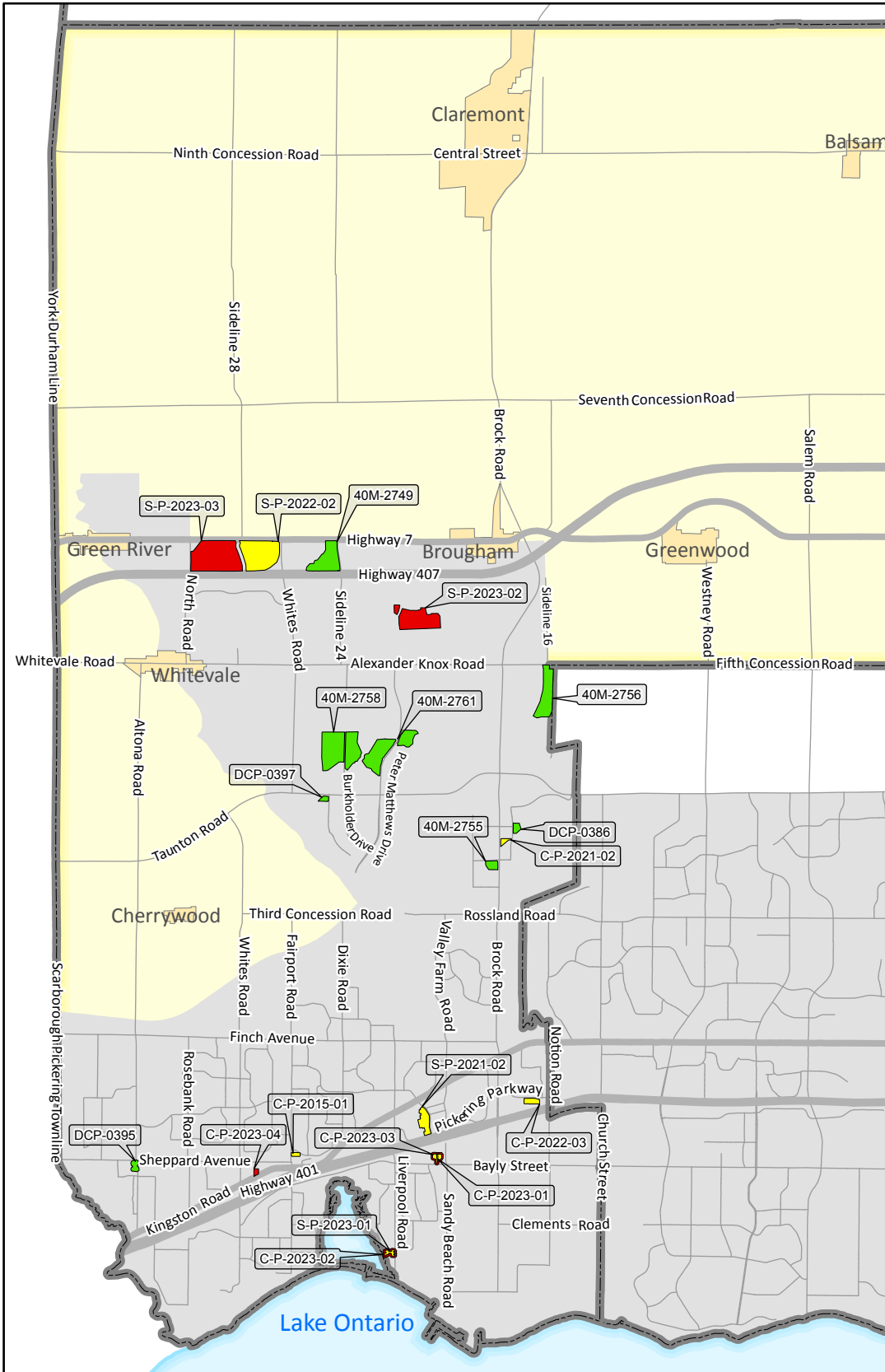
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2023 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



■	2023 Received
■	2023 Draft Approved
■	2023 Registered
■	Hamlet
■	Urban Area

Received:

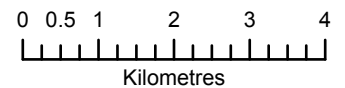
- C-P-2023-01 Universal City Two Developments Incorporated
- C-P-2023-02 Brian Moss and Associates Ltd.
- C-P-2023-03 Universal City Three Developments Incorporated
- C-P-2023-04 Icon Homes
- S-P-2023-01 Brian Moss and Associates Ltd.
- S-P-2023-02 Constance Ratelle
- S-P-2023-03 The Biglieri Group Ltd.

Draft Approved:

- C-P-2015-01 Pmg Planning Consultants
- C-P-2021-02 R-PE Surveying Ltd.
- C-P-2022-03 Metropia (Notion Road) Development Inc.
- C-P-2023-01 University City Two Developments Incorporated
- C-P-2023-02 Brian Moss and Associates Ltd.
- C-P-2023-03 University City Three Developments Incorporated
- S-P-2021-02 Cushman & Wakefield c/o Bruno Bartel
- S-P-2022-02 The Biglieri Group Ltd.

Registered:

- DCP-0386 Trillium Housing Oak Non-Profit Housing Corporation
- DCP-0395 Infrastructure Ontario
- DCP-0397 Mattamy (Seaton) Limited
- 40M-2749 SBB Industrial (Seaton) Limited Partnership
- 40M-2755 Brock Dersan Developments Inc.
- 40M-2756 Infrastructure Ontario
- 40M-2758 Lebovic Enterprises Ltd.
- 40M-2761 Lebovic Enterprises Ltd.



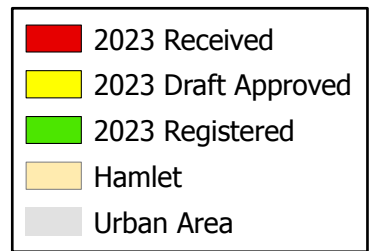
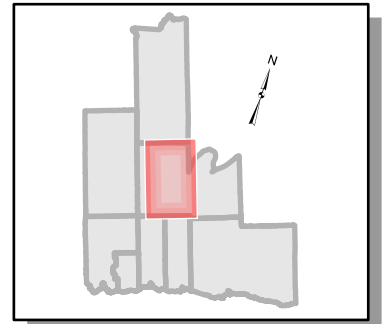
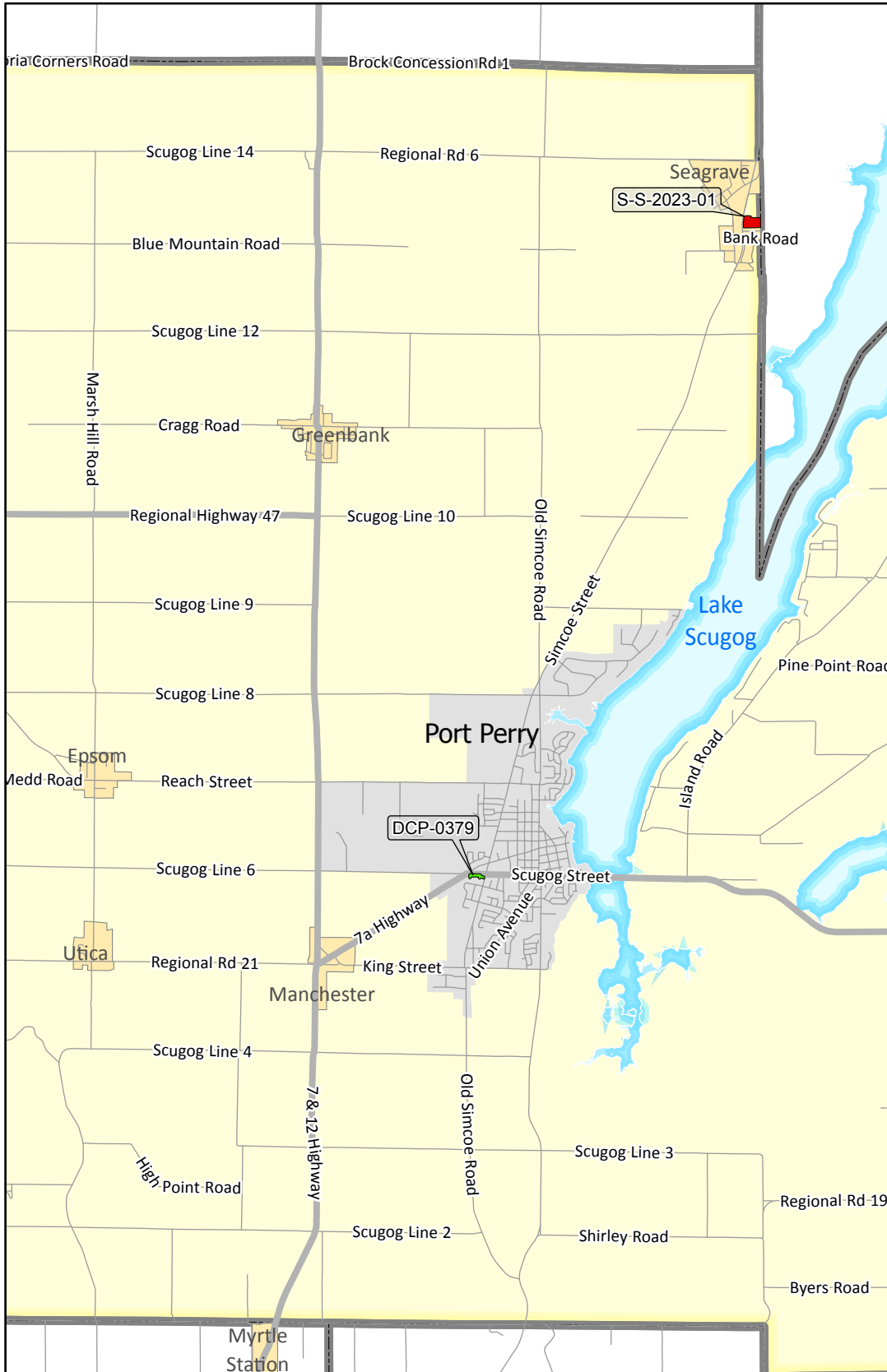
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2023 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF SCUGOG

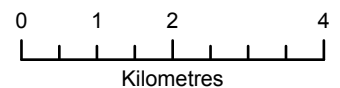


Received:

S-S-2023-01 Michael Smith Planning Consultants

Registered:

DCP-0379 2659163 Ontario Ltd.



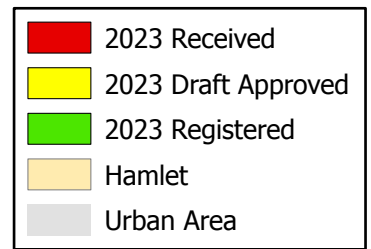
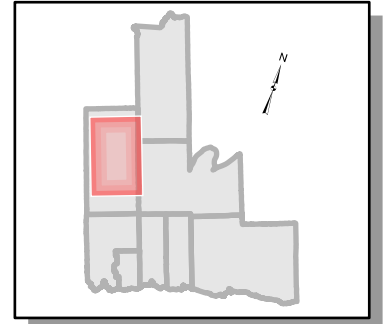
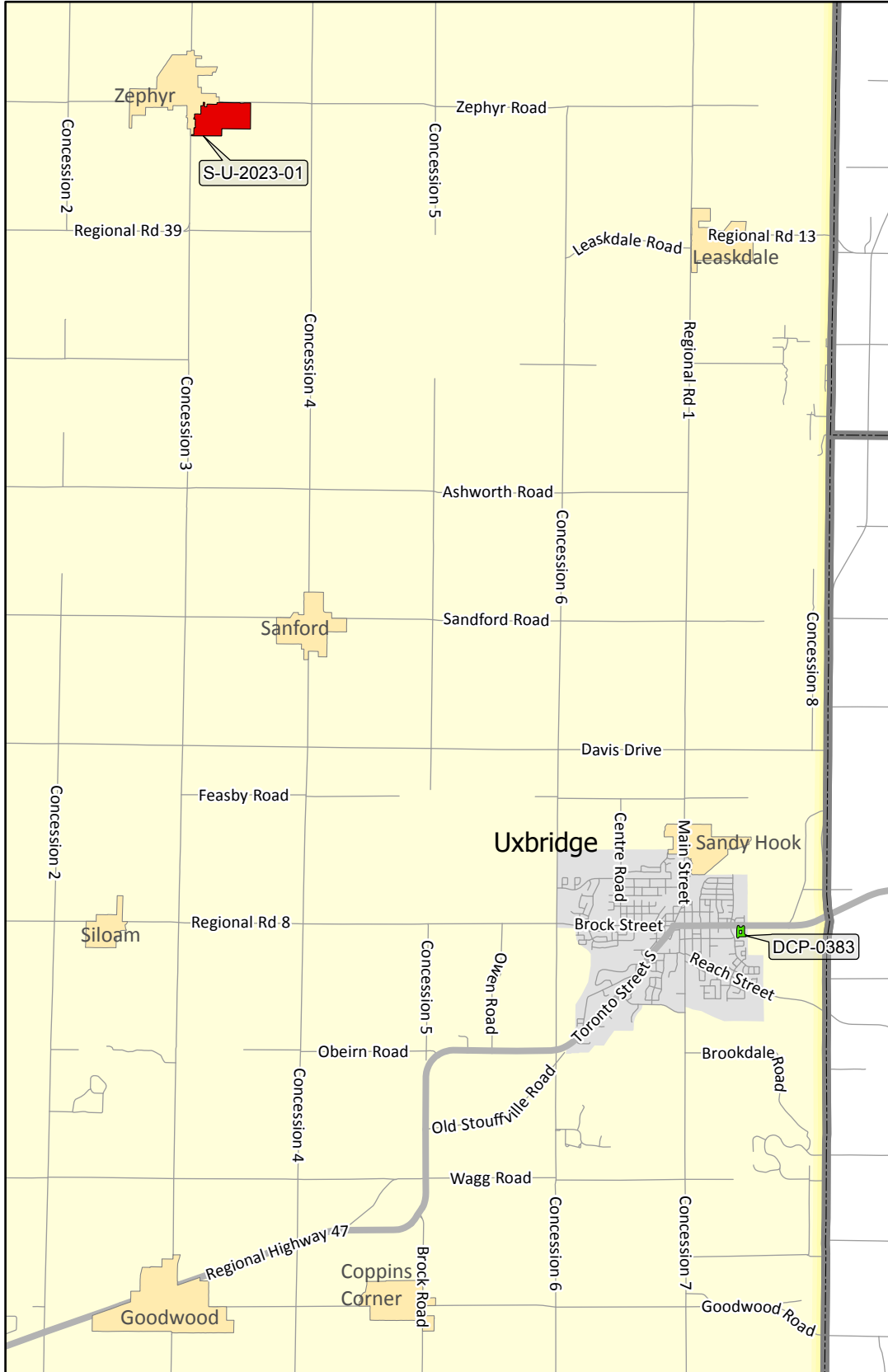
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2023 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF UXBRIDGE

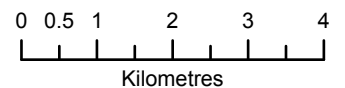


Received:

S-U-2023-01 EcoVue Consulting Services Inc.

Registered:

DCP-0383 West Lane Developments



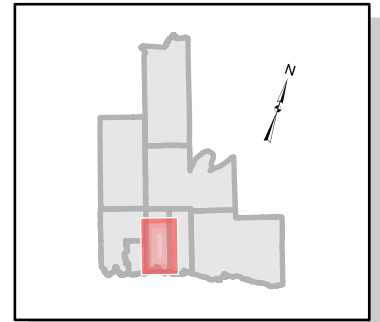
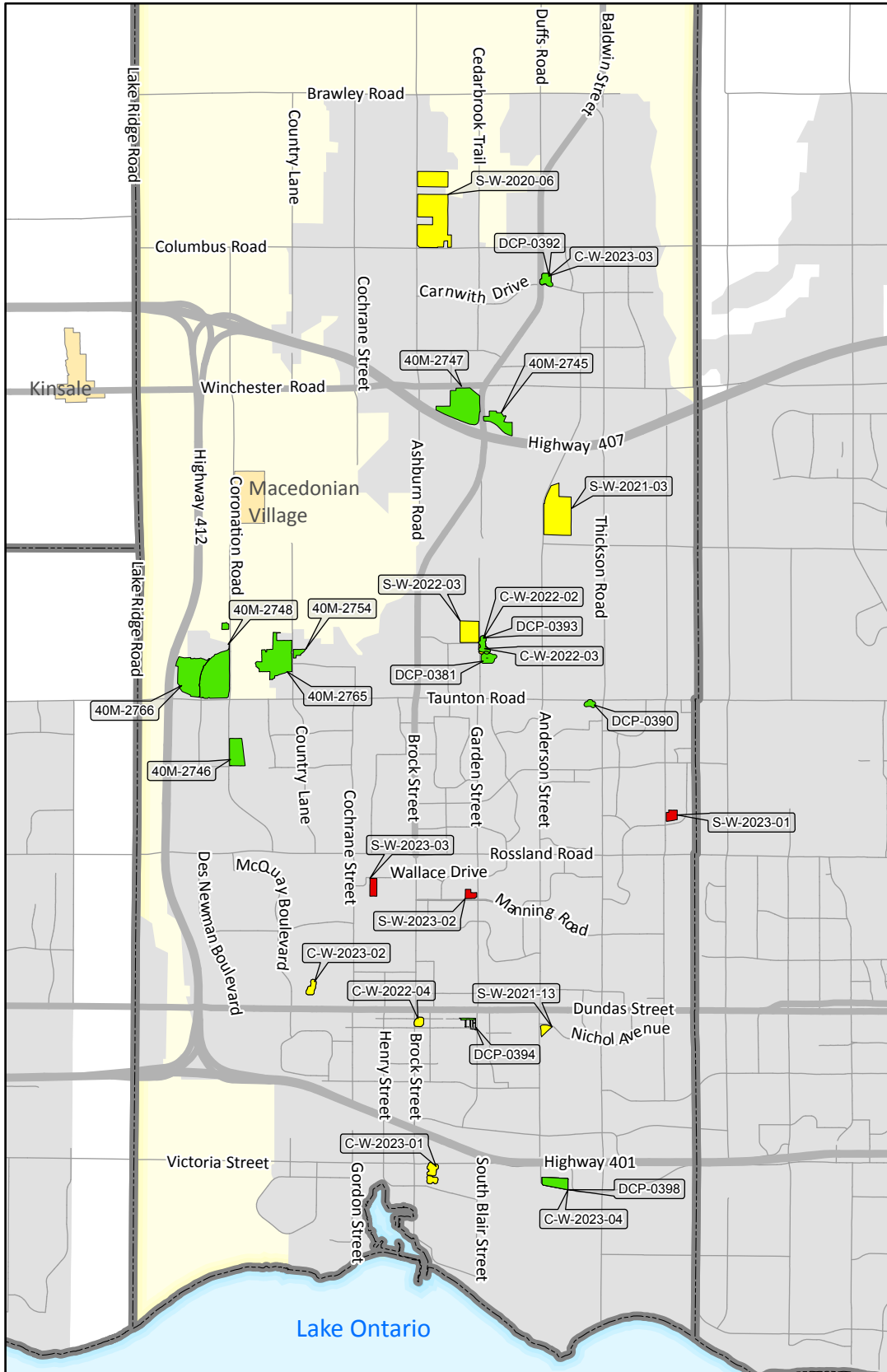
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2023 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



2023 Received
2023 Draft Approved
2023 Registered
Hamlet
Urban Area

Received:

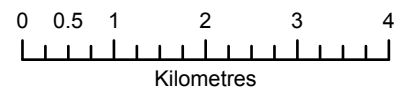
- C-W-2022-02 Blackthorn Development Corp
- C-W-2022-03 Blackthorn Development Corp
- C-W-2022-04 Brookfield Residential (Ontario) Station No. 3 Limited
- C-W-2023-01 Candevcon East Limited
- C-W-2023-02 The Inverlynn Estate Ltd. c/o Denoble Homes
- C-W-2023-03 Brooklin Meadows Limited
- C-W-2023-04 Sixfive (Vicdev) Inc.
- S-W-2023-01 GHD Limited
- S-W-2023-02 Miller Planning Services
- S-W-2023-03 GHD Limited

Draft Approved:

- C-W-2022-02 Blackthorn Development Corp
- C-W-2022-03 Blackthorn Development Corp
- C-W-2022-04 Brookfield Residential (Ontario) Station No. 3 Limited
- C-W-2023-01 Candevcon East Limited
- C-W-2023-02 The Inverlynn Estate Ltd. c/o Denoble Homes
- C-W-2023-03 Brooklin Meadows Limited
- C-W-2023-04 Sixfive (Vicdev) Inc.
- S-W-2020-06 2068681 Ontario Ltd.
- S-W-2021-03 Conland Development Corporation
- S-W-2021-13 Bousfields Inc.
- S-W-2022-03 Bousfields Inc.

Registered:

- DCP-0381 Minthollow Estates Inc.
- DCP-0390 Acorn Taunton Whitby Inc.
- DCP-0392 Brooklin Meadows Limited
- DCP-0393 Blackthorn Development Corp
- DCP-0394 Stafford Homes Ltd.
- DCP-0398 Sixfive (VicDev) Inc.
- 40M-2745 Madison Group
- 40M-2746 3425 Coronation Developments Limited
- 40M-2747 Winash Developments Limited
- 40M-2748 Whitby Taunton Holdings Limited
- 40M-2754 Country Lane Estates Inc.
- 40M-2765 Brian Moss and Associates Ltd.
- 40M-2766 Whitby Taunton Holdings Limited



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