March 24, 2016

Ms. S. Krane
Clerk
City of Oshawa
50 Centre Street, South
Oshawa, ON   L1H 3Z7

Re: Annual Subdivision/Condominium Activity Report for 2015
File: A14-05 Commissioner’s Report #2016-P-23

Ms. Krane, at their meeting held on March 22, 2016, the Durham Regional Planning & Economic Development Committee considered the above matter.

Enclosed for your information is a copy of Commissioner’s Report #2016-P-23. Should you have any questions or wish to discuss the report, please contact Richard Szarek, Senior Planner at 905-668-7711 ext. 2581.

Yours truly,

Roger Saunders, MCIP, RPP
Director, Strategic Planning

RS/mr

Encl.

If this information is required in an accessible format, please contact the Planner at 1-800-372-1102, extension 2551.
The Regional Municipality of Durham
Report

To: The Planning & Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2016-P-23
Date: March 22, 2016

Subject:

Annual Subdivision/Condominium Activity Report for 2015, File: A14-05

Recommendation:

That Commissioner's Report #2016-P-23 be received for information.

Report:

1. Purpose

1.1 This report provides the annual overview of subdivision and condominium activity in the Region from January 1 to December 31, 2015. This overview focuses on those applications which achieved major milestones in 2015 in terms of: new applications received, applications draft approved, and plans that were registered. The report also compares the 2015 figures with those that were recorded in 2014.

2. Summary

2.1 This report contains figures and maps which show the extent and location of subdivision and condominium activity by area municipality in 2015. A brief summary of the 2015 information is as follows:

- **Applications Received in 2015**: 38 (27 subdivision and 11 condominium); 3 of the subdivision applications and 3 of the condominium applications were industrial plans showing 39 industrial/condominium blocks on 180.1 hectares (445 acres); the remaining plans generated 7,795 residential units (see Figure 1);
- **Draft Approved Plans in 2015**: 20 (15 subdivision and 5 condominium) generating 2,113 residential units and includes an industrial plan of condominium containing 28 units on a 1.9 hectare (4.7 acre) block (see Figure 2);

- **Registered Plans in 2015**: 30 (18 subdivision and 12 condominium; generating 1,983 residential units) (see Figure 3);

- **Total number of Active Subdivision and Condominium Applications in Durham Region (as of Year End 2015)**: 278 applications (220 plans of subdivision, 58 plans of condominium) generating 16,671 in process residential units (not yet draft approved) and 30,734 draft approved residential units. (see Figure 4).

### Applications Received

2.2 In 2015, 38 subdivision and condominium applications were received Region-wide compared to 32 applications in 2014. Of these 38 applications, there were 24 residential plans of subdivision, 2 standard residential plans of condominium, 6 industrial plans (3 subdivision and 3 condominium), and 6 common element plans of condominium. A common element plan of condominium is typically comprised of private roadways, parking, and other common areas, and do not include any residential units. These plans are denoted as “CE CDM” in Figures 1 to 3 attached.

2.3 The total number of residential units within the 24 subdivision and 2 standard condominium applications received was 7,795 compared to 3,760 in 2014. This represents a more than double increase in the number of total residential units. In 2015, there were two large plans of subdivision received on properties within the Seaton area of the City of Pickering which accounted for almost 4,300 residential units or approximately 55% of the total number of residential units in the applications received in the Region of Durham in all of 2015.

2.4 Approximately 65% of all of the proposed residential units in applications received in 2015 were located in the City of Pickering, with most of these proposed units within development proposals situated in the Seaton area. The City of Oshawa and the Town of Whitby accounted for a combined 27% of the proposed residential units. The remaining proposed residential units were fairly evenly distributed within the Town of Ajax, the Municipality of Clarington, and the Township of Scugog. A small number of residential units were also proposed within the Township of Uxbridge.
2.5 As mentioned earlier, 3 industrial plans of subdivision and 3 industrial plans of condominium were received in 2015. The 3 subdivision applications illustrated 37 proposed blocks of land for industrial purposes and 2 blocks for commercial uses. The 3 condominium applications combined proposed a total of 57 industrial condominium units. In 2014, there were no industrial plans of subdivision or condominium received by the Region.

Draft Approved Plans

2.6 In 2015, there were 20 plans which were draft approved, compared to 29 in 2014. Of the 20 plans draft approved, 4 were common element plans of condominium which do not include any residential units. Also, an industrial plan of condominium was draft approved in 2015 which consisted of 28 industrial units.

2.7 Within the draft approved plans, the number of residential units were also slightly lower in 2015 than in 2014 (2,113 units draft approved compared to 2,510 units draft approved in 2014).

2.8 In 2015, slightly more than half (51%) of the draft approved residential units were in plans of subdivision situated in the Town of Whitby. Approximately 34% of the residential units in draft approved plans last year were located in the Municipality of Clarington. The remaining residential units in draft approved plans were located in the Town of Ajax, the City of Pickering, the Township of Scugog and the Township of Uxbridge.

Registered Plans

2.9 The number of registered subdivision and condominium plans increased slightly from 29 plans in 2014 to 30 plans in 2015. However, there was a slight decrease in the number of residential units contained within registered plans (1,983 units registered in 2015 compared to 2,032 units registered in 2014). The small decline in units is attributable to the fact that 6 of the 12 plans of condominium registered in 2015 were common element plans of condominium, which do not include any residential units.

2.10 The City of Oshawa and the Town of Whitby combined for approximately 45% of the total number of residential units that were in registered plans in the Region. The Town of Ajax had approximately 27% of all residential units registered in registered plans while the remainder of residential units registered were found in the City of Pickering, the Municipality of Clarington, the Township of Scugog and the Township of Uxbridge.
Residential Units by Type

2.11 The proportion of single detached units in applications received decreased from 31% in 2014 to about 27% in 2015. There were also significant decreases in the proportion of semi-detached units (from 11% in 2014 to about 4% in 2015) and the proportion of multiple or townhouse units (from 46% in 2014 to 33% in 2015). There was, however, a sharp increase in the proportion of apartment units from 11% in 2014 to over 35% in 2015. Two large plans of subdivision in the Seaton area of the City of Pickering contained high density blocks which accounted for almost 2,400 apartment units being proposed.

2.12 Single and semi-detached units combined represented just over 30% of the total number of residential units draft approved in 2015, slightly less than the proportion of 34% of the total number of residential units in 2014. The proportion of multiple or townhouse units in draft approved plans increased from about 27% in 2014 to almost 47% in 2015. The proportion of apartment units in draft approved plans decreased in the same time period from about 38% to about 23%. Overall, there appears to be a good mixture in the proportion of single and semi-detached units, multiple or townhouse units and apartment units in plans that were draft approved in 2015.

2.13 There was a slight decrease in the proportion of single detached units in registered plans over the previous year (59% in 2015 compared to 67% in 2014). There was a corresponding increase in the proportion of semi-detached units, multiple units and apartment units combined in registered plans from 2014 to 2015.

Active Applications

2.14 The active applications fall into two categories: "In Process" applications (not yet draft approved) and "Draft Approved" plans (plans that require fulfillment of "conditions of draft approval" before they can be final approved and registered). As of Year End 2015, there were 278 active applications (115 In Process, 163 Draft Approved) (see Figure 4). The 115 "In Process" applications reflect the potential of 16,671 residential units. Almost 65% of all proposed residential units within the In Process applications are found within the City of Pickering (primarily in the Seaton Area) and the Town of Whitby (mostly in the West Whitby Secondary Plan Area). The 163 Draft Approved plans have the potential to provide for 30,734 residential units. Over half (16,532 residential units) are attributable to plans in the Seaton Urban Area of the City of Pickering.
Current Activity

2.15 To date, in 2016, 12 new subdivision and condominium applications have been received by the Region. The Kedron Area of the City of Oshawa has accounted for 6 of these applications which provide for an additional 3,085 “In Process” residential units in the Kedron plans. Together with the other applications received by the Region, this would bring the current total to 19,724 “In Process” residential units from the 16,671 residential units at year end 2015. There were also 5 plans draft approved since year end 2015 bringing up the current total to 30,828 draft approved units.

3. Conclusion

3.1 The total number of new subdivision and condominium applications received in 2015 increased slightly from the previous year. The overall number of total residential units in applications received greatly increased in 2015 due to several large plans of subdivision that were received. There were also a larger number of industrial plans of subdivision and condominium received than in the previous year.

3.2 The number of applications draft approved in 2015 decreased from the previous year, however, the number of residential units draft approved in 2015 decreased only slightly. The number of plans registered and the total number of residential units registered in these plans remained virtually the same as in the previous year.

3.3 In 2015, there were some changes in the predominant housing types in both Applications Received and Applications Draft Approved. Single and semi-detached dwellings and townhouse units have seen a decrease while apartment units have seen an increase the proportion of total units in Applications Received. In Applications Draft Approved, the proportion of townhouse units have seen a large increase, while single and semi-detached residential, and apartment units have seen a decline.

3.4 The number of potential residential units that are “In Process” and “Draft Approved” are more than sufficient to satisfy the Regional Official Plan policy (Policy 4.2.6) requiring a 3 year supply of residential units in order to accommodate residential growth.

3.5 A copy of Commissioner’s Report #2016-P-23 will be forwarded to the Area Municipalities for their information.
4. Attachments

Figure #1: Subdivision and Condominium Applications Received in 2015
Figure #2: Subdivision and Condominium Plans Draft Approved in 2015
Figure #3: Subdivision and Condominium Plans Registered in 2015
Figure #4: Active Applications by Municipality as of Year End 2015
Figure #5: Subdivision Condominium Activity Maps by Area Municipality

Respectfully submitted,

Brian Bridgeman

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
### Figure 1

**SUBDIVISION/CONDOMINIUM APPLICATIONS RECEIVED IN 2015**

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### Figure 2

**SUBDIVISION/CONDOMINIUM APPLICATIONS DRAFT APPROVED IN 2015**

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### Figure 3

**SUBDIVISION/CONDOMINIUM PLANS REGISTERED IN 2015**
### Figure 4

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**ACTIVE APPLICATIONS BY MUNICIPALITY AS OF YEAR END 2015**

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2015 SUBDIVISION/CONDOMINIUM ACTIVITY
OSHAWA URBAN AREA

Received:
- S-O-2015-01 - Midhaven Dev. Ormond
- S-O-2015-02 - Halloway Developments
- C-O-2015-03 - Urban Life Dev. Ltd.
- C-O-2015-02 - 2157236 Ontario Ltd
- C-O-2015-01 - Thornton Industrial Park In
- S-O-2015-03 - Urban Life Dev. Ltd.
- S-O-2014-05 - E. Manson Investments Ltc

Draft Approved:
- C-O-2015-01 - Thornton Industrial Park In

Registered:
- 40M-2549 - Danbury Tribute Comm.
- 40M-2548 - Minto Comm. Inc
- 40M-2546 - Valleymore Land Corp.
- 40M-2543 - Danbury Tribute Comm.
- DCP-271 - Podium Developments
- DCP-270 - Cher-Brook Properties
- DCP-267 - Business Point Inc.

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2015 SUBDIVISION/CONDOMINIUM ACTIVITY
PICKERING URBAN AREA

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2015 SUBDIVISION/CONDOMINIUM ACTIVITY
SCUGOG AREA

Received:
S-S-2015-01 - Conard Port Perry Inc.
S-S-2015-02 - Canterbury Land Dev. Corp.

Draft Approved:
S-S-2014-01 - Cawkers Creek Corp.

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2015 SUBDIVISION/CONDORINIUM ACTIVITY
UXBRIDGE URBAN AREA

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Staion: Digital cartography by The Regional Municipality of Durham, Planning Department, March, 2016.

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C-U-2015-01 - R&D Kennedy
S-U-2015-01 - R&D Kennedy

Draft Approved:
S-U-2014-01 - Maple Brook homes Ltd.

Registered:
40M-2538 - 1238240 Ontario Ltd.
40M-2547 - Maple Brook Homes Ltd.
DCP-269 - Homeland Dev. Group Ltd.
DCP-274 - Brookfield Homes Ltd.
2015 SUBDIVISION/CONDOMINIUM ACTIVITY
WHITBY URBAN AREA

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