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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2021-INFO-33
Date: March 26, 2021

Subject:

Annual Subdivision/Condominium Activity Report for 2020

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report provides an overview of subdivision and condominium activity in the Region from January 1 to December 31, 2020. This report focuses on applications which achieved major milestones in 2020 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 2020 results with 2019.

2. Previous Reports and Decisions

2.1 Reports on planning activity and how the Commissioner's delegated planning approval authority is used, are prepared quarterly.

3. Highlights

3.1 Highlights from 2020 are as follows:

- a. **Applications Received: 31** (15 subdivision and 16 condominium) representing 4,108 units (see Attachment #1);
- b. **Draft Approved Plans: 23** (13 subdivision and 10 condominium) representing 3,326 units (see Attachment #2);
- c. **Plans Registered: 40** (27 subdivision and 13 condominium) representing 4,235 units (see Attachment #3);
- d. **Total number of Active Subdivision and Condominium applications in Durham Region at the end of 2020: 345** applications (258 plans of subdivision, 87 plans of condominium) representing 33,257 draft approved residential units and 25,714 residential units in-process (i.e. not yet draft approved) (see Attachment #4).

4. Applications Received

- 4.1 In 2020, 31 subdivision and condominium applications were received Region-wide, compared to 23 in 2019. Of these 31 applications, there were 15 residential plans of subdivision, 11 standard residential plans of condominium and 5 common elements plans of condominium.
- 4.2 In 2020, a total of 4,108 residential units were proposed within subdivisions and standard condominium plans, compared to 1,435 in 2019. About 64% of the units were located in the Town of Whitby, with just under half of these within one development proposed near Ashburn Road and Columbus Road West. The City of Pickering, the Municipality of Clarington and the City of Oshawa accounted for about 12%, 11% and 10% of units respectively.
- 4.3 During 2020 the three largest plans of subdivision were all located in the Brooklin Urban Area.

5. Draft Approved Plans

- 5.1 A total of 23 plans were draft approved in 2020, compared to 30 draft approvals in 2019. Of the 23 draft approved plans, 7 were in common elements plans of condominium which have no units, only common elements such as roads and shared amenities.

- 5.2 The number of units within draft approved plans decreased from 4,697 units in 2019 to 3,326 units in 2020. More than one quarter (26 percent) of the draft approved units were located within one plan of subdivision in the Kedron Secondary Plan Area of north Oshawa.
- 5.3 In 2020, approximately 51 percent (1,712) of the residential units within draft approved plans were in the Town of Whitby, 30 percent (1,004) in the City of Oshawa, 10 percent (328) in the Town of Ajax, 5 percent (158) in the Municipality of Clarington and 4 percent (124) in the City of Pickering.

6. Registered Plans

- 6.1 The number of plans of subdivision and condominium registered in 2020 increased from 28 in 2019 to 40 in 2020. Similarly, more new lots and units were registered in 2020, i.e. 4,235 in 2020 compared to 3,018 in 2019.
- 6.2 The City of Pickering, the City of Oshawa and the Town of Whitby combined for approximately 88 per cent of total units registered, with 1,324 units, 1,255 units and 1,163 units respectively. The Municipality of Clarington (156 units) had approximately 4 per cent of registered units. The Town of Ajax and the Township of Uxbridge each had approximately 3 per cent (122 units), with the remainder of units registered in the Township of Scugog.

7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium **applications received** increased from 18 percent in 2019 to 35 percent in 2020 and the proportion of townhouses increased from 36 percent in 2019 to 46 percent in 2020. However, the proportion of apartments within these application types decreased from 46 percent in 2019 to 19 percent in 2020.
- 7.2 In 2020, single detached units accounted for 18 percent (595) of the total 3,326 residential units within **draft approved plans**, which was half of the 36 percent proportion of the total 4,697 units within draft approved plans in 2019. The proportion of multiples or townhouse units in draft approved plans increased from about 30 percent (1,425) in 2019 to 44 percent (1,466) in 2020. The proportion of apartment units in draft approved plans increased from 34 percent (1,596) in 2019 to 38 percent (1,265) in 2020.
- 7.3 The proportion of single detached units in **registered plans** decreased substantially from 43 percent (1,303) of the total 3,018 units in 2019 to 17 percent (731) of the

total 4,235 units in 2020. There was an increase in the proportion of townhouse units in registered plans from 35 per cent (1,071) in 2019 to 47 per cent (2,003) in 2020 and the proportion of apartment units in registered plans increased from 21 per cent (644) in 2019 to 28 per cent (1,188) in 2020.

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 cleared but registration has not yet occurred, and where the registration extends over more than one phase. At the end of 2020, there were 345 active applications in the Region (134 In Process, 211 Draft Approved), compared to 369 at the end of 2019.
- 8.2 **In Process** applications represent a total of 25,714 residential units compared to 25,863 at the end of 2019. Approximately 84 percent (21,494) of the In Process units were in the City of Oshawa (7,840), the Town of Whitby (7,651) and the City of Pickering (6,003). There were 211 **Draft Approved** plans in the Region by the end of 2020, comprising 33,257 residential units, compared to 234 draft approved plans and 34,788 units at the end of 2019. Approximately 39 percent (12,855) of the draft approved units were in the City of Pickering.
- 8.3 The majority of the In Process and Draft Approved units represent Greenfield development (i.e. within the designated Urban Area but outside the delineated built-up area). These units were predominantly ground-related housing types and represent a healthy supply for Durham Region based on recent building activity. There continues to be opportunities for intensification within the built-up areas including Regional Centres and along Corridors which has the potential to provide significant additional housing supply in the Region.
- 8.4 Active applications also include industrial plans of subdivision/condominium. There are currently 31 applications (28 subdivision, 3 condominium) comprised of either wholly or partially industrial sites totaling 508.1 hectares (1,255 acres).

9. Current Activity

- 9.1 During the first two months of 2021, 5 new subdivision and 2 new condominium applications were received, representing 952 additional “In Process” residential units. In addition, 1 plan of subdivision and one plan of condominium, representing 56 units, were draft approved in the first two months of 2021. There was one

common elements condominium plan registered during the first two months of 2021.

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 2020 saw an increase in the number of subdivision and condominium applications received and registered, but a decrease in the number of draft approvals compared to 2019.

11.2 The number of potential residential units that are “In Process” and “Draft Approved” generally remained consistent between 2019 and 2020.

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 a ten-year supply of draft approved lots in Durham Region.

12. Attachments

Attachment #1: Subdivision and Condominium applications received in 2020

Attachment #2: Subdivision and Condominium plans draft approved in 2020

Attachment #3: Subdivision and Condominium plans registered in 2020

Attachment #4: Active subdivision and condominium applications by municipality in 2020

Attachment #5: Maps of 2020 Subdivision / Condominium development activity

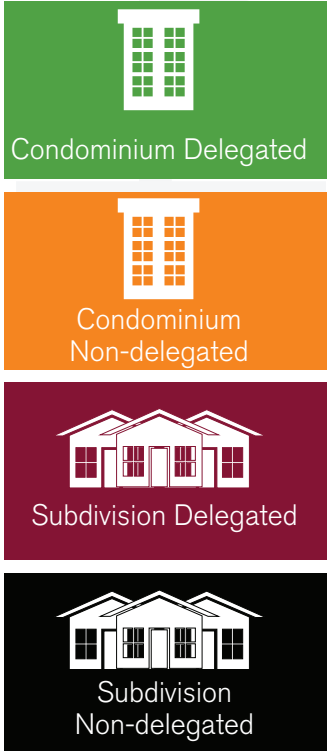
Respectfully submitted,

Original signed by

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

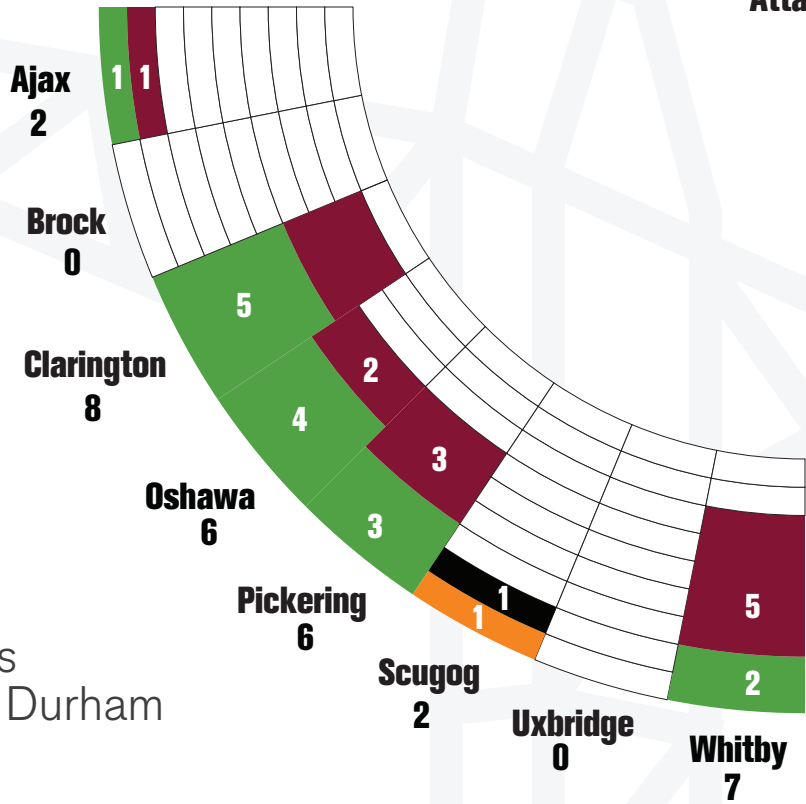
Subdivision and Condominium applications received in 2020

Application Types

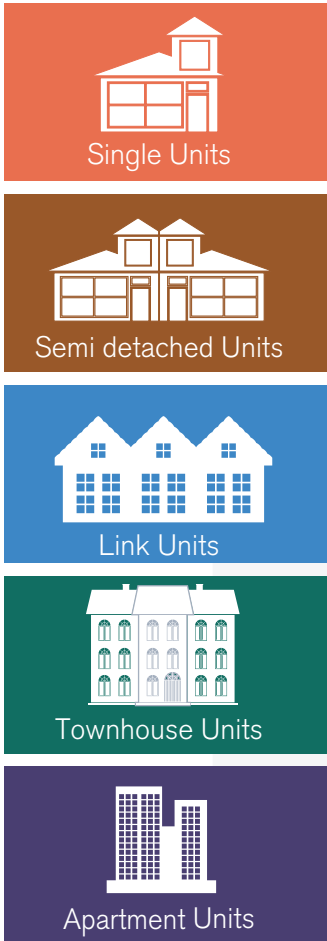


31

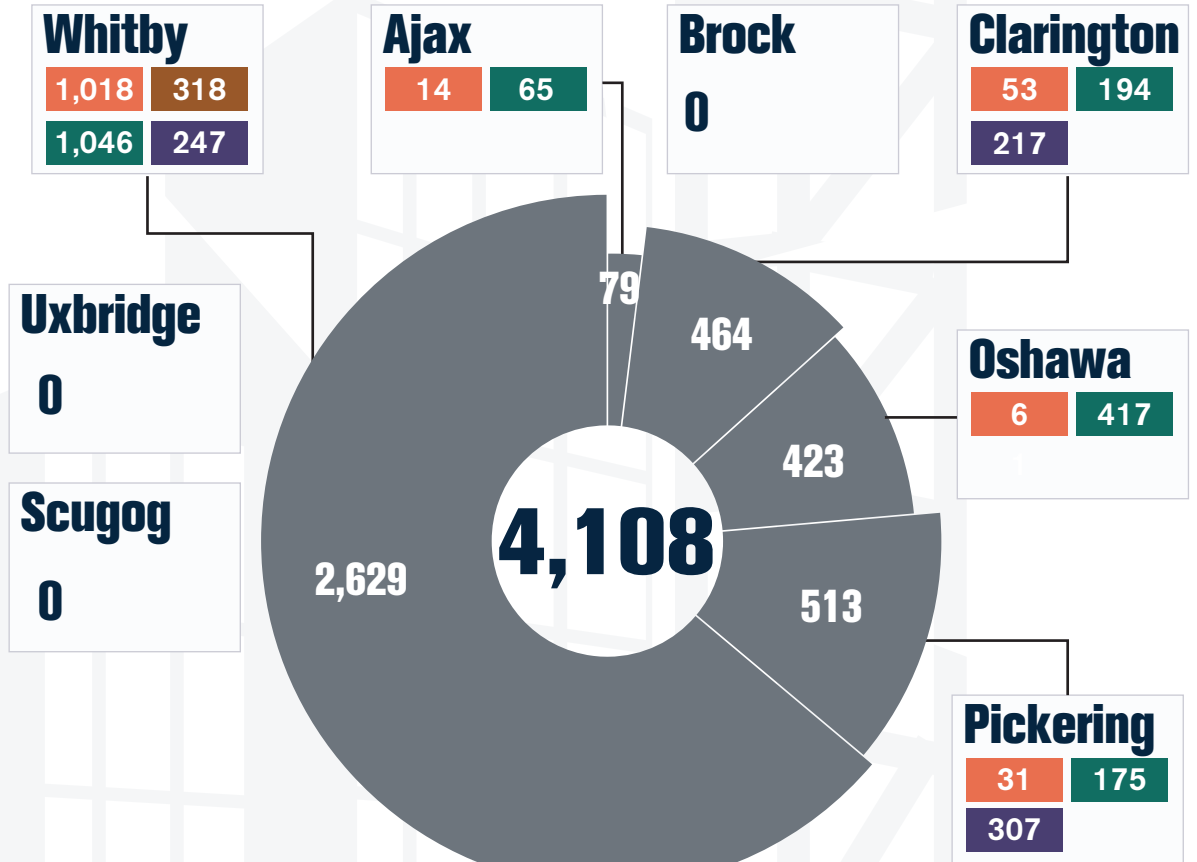
Applications **received** in Durham in 2020



Unit Categories



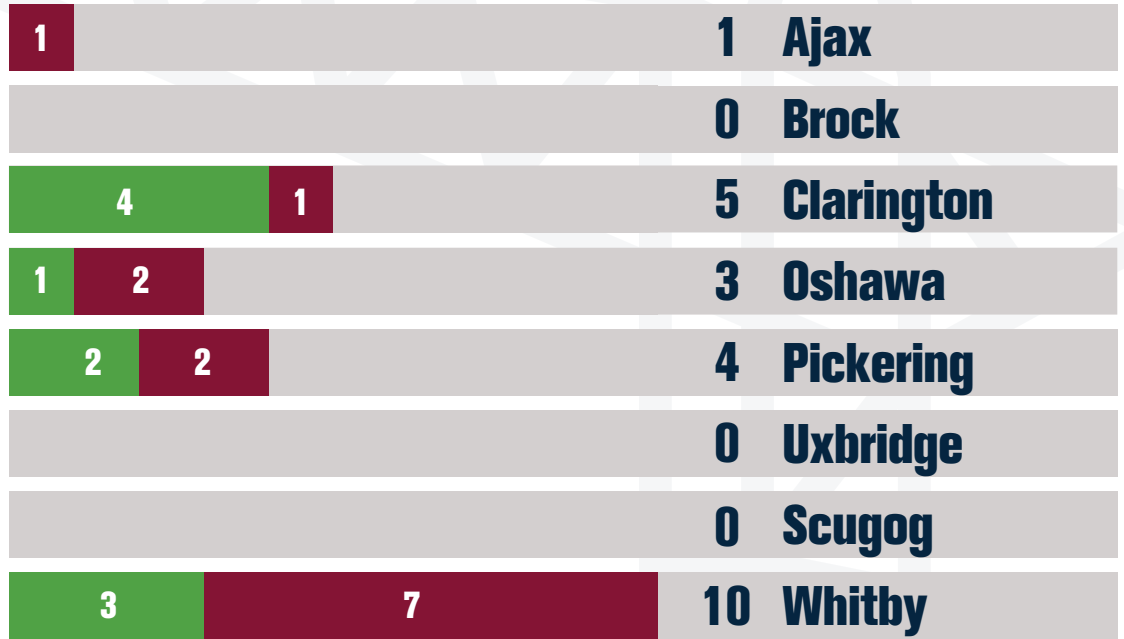
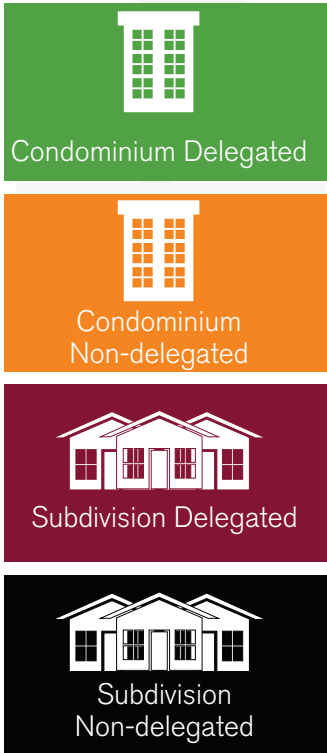
Breakdown of number of **units received** In 2020



Subdivision and Condominium plans draft approved in 2020

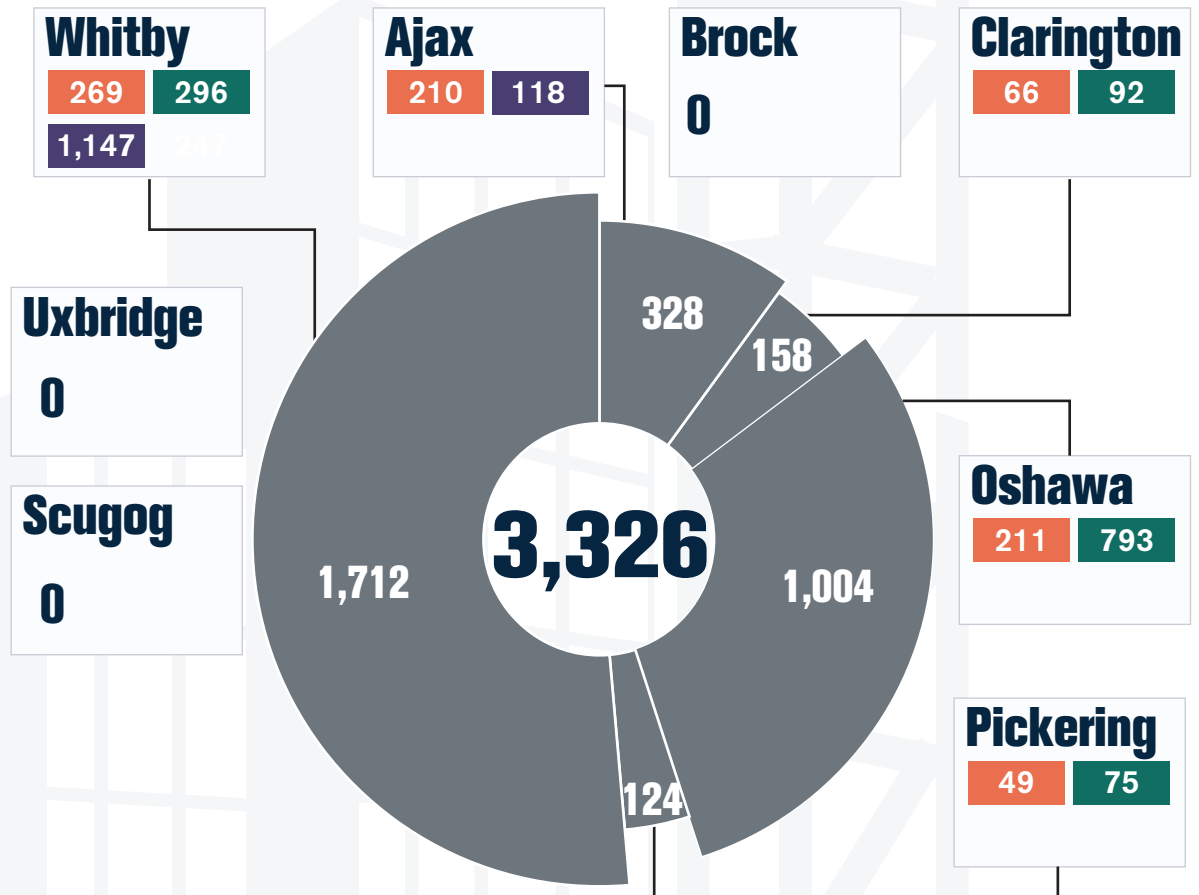
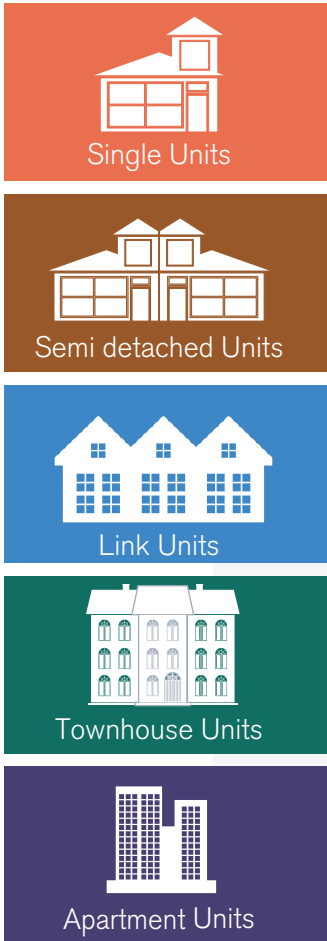
Application Types

23 Plans **draft approved** in Durham in 2020



Unit Categories

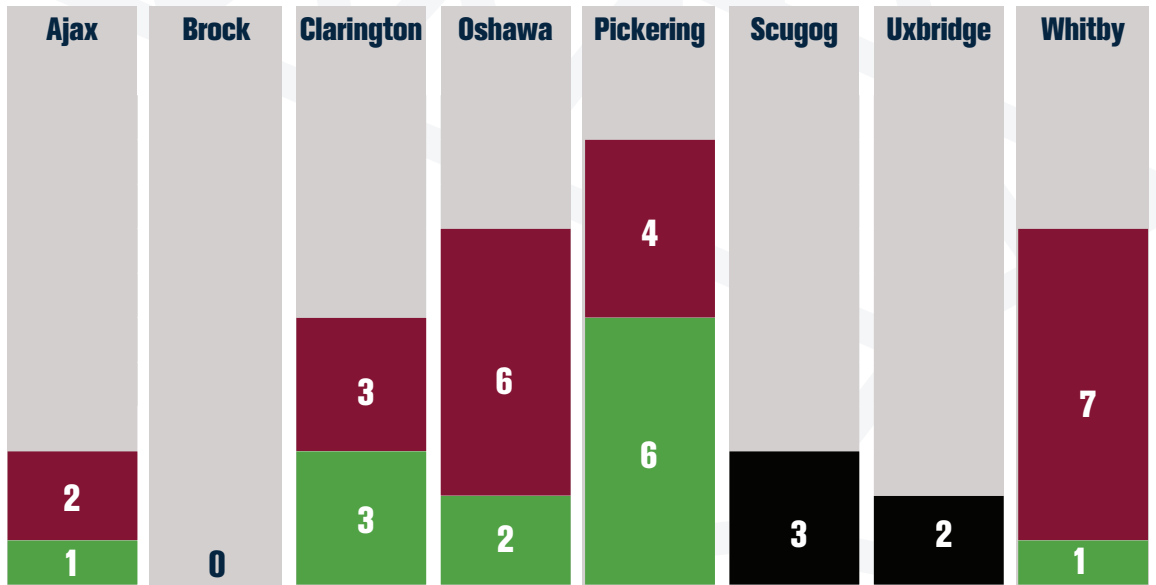
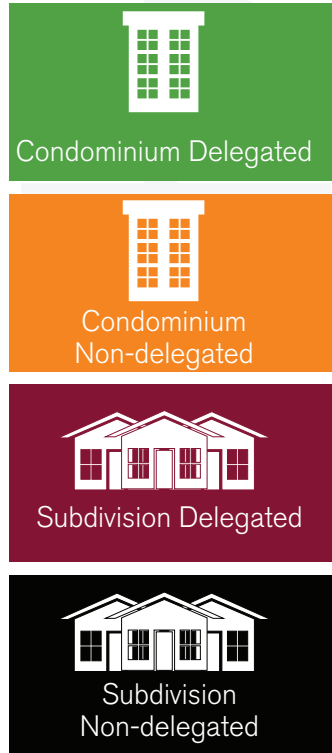
Breakdown of number of **draft approved** units in 2020



Subdivision and Condominium plans registered in 2020

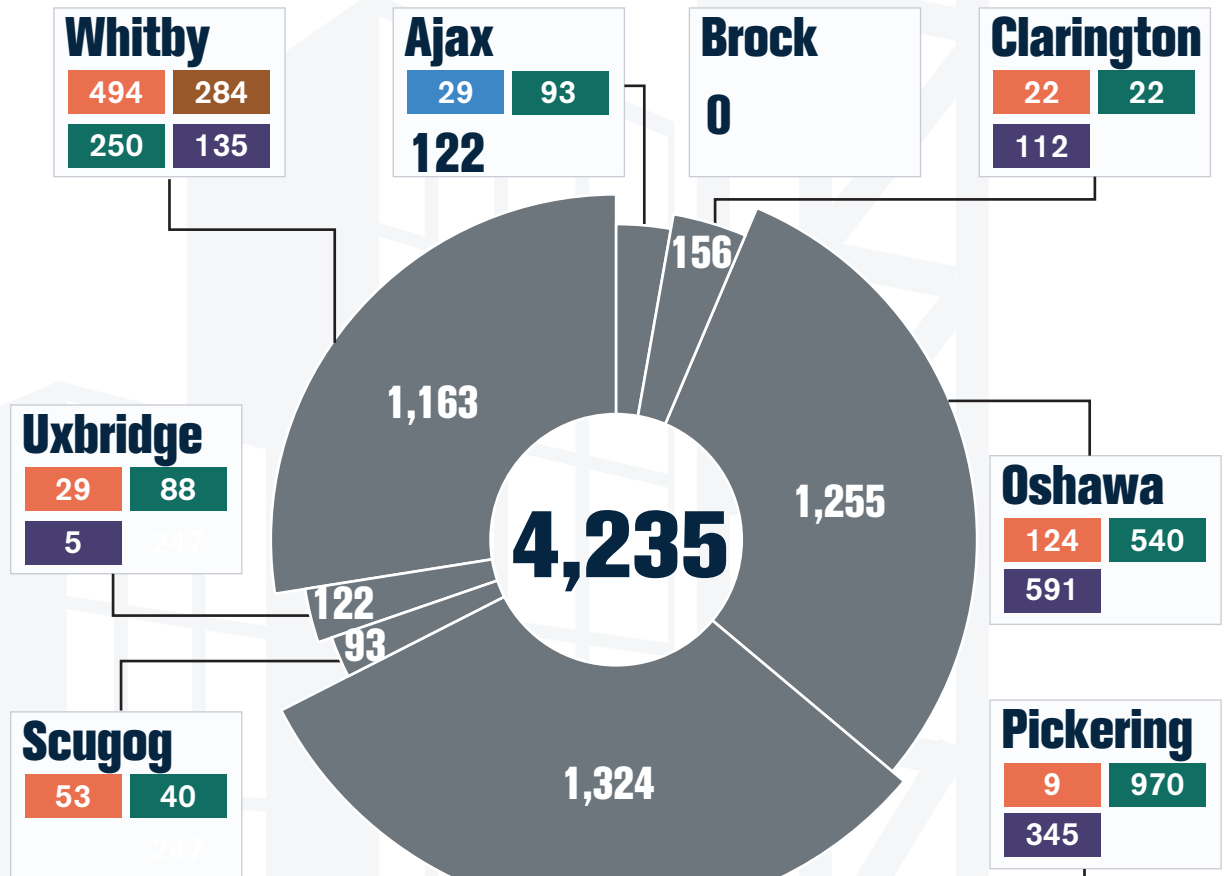
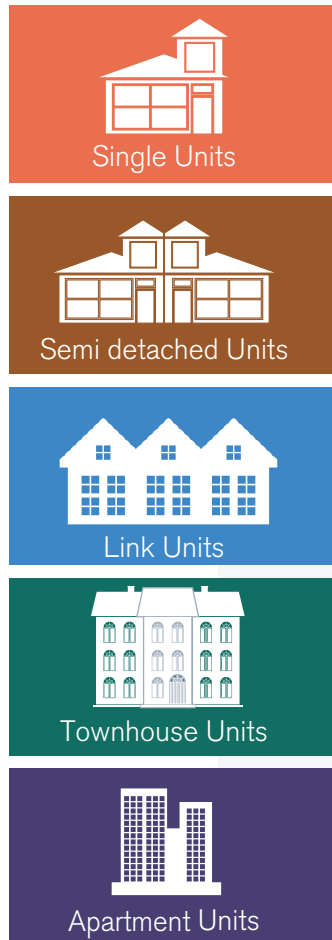
Application Types

40 Plans registered in **Durham** last year



Unit Categories

Breakdown of number of **registered units** in 2020

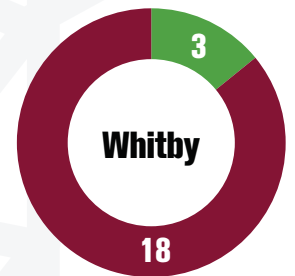
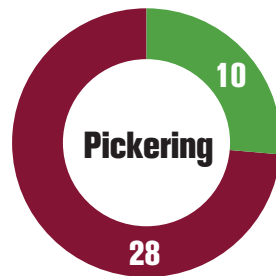
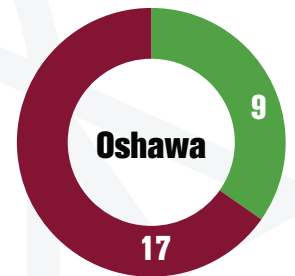
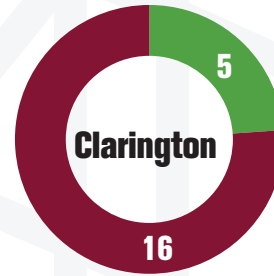
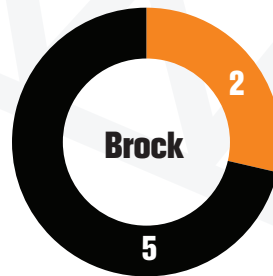
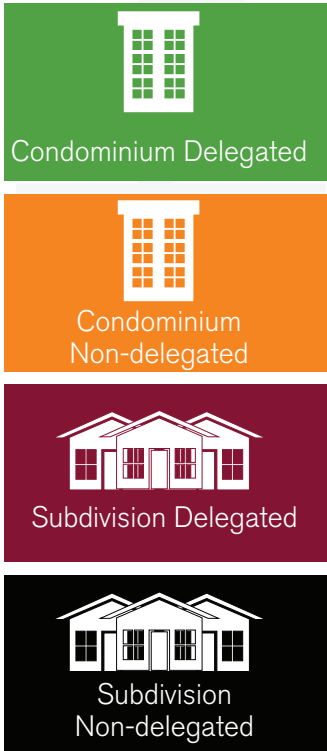


Active subdivision and condominium applications (in process) by municipality in 2020

Attachment #4

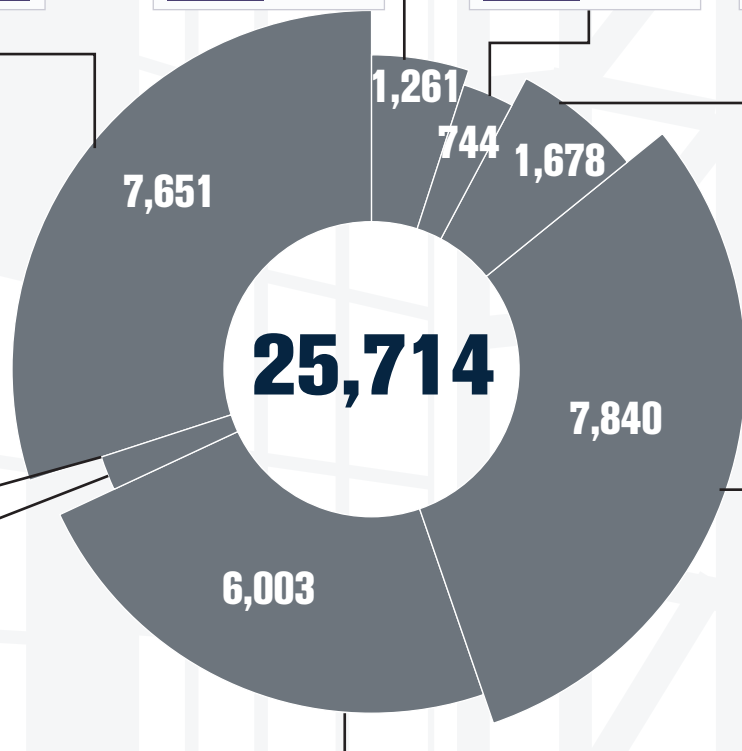
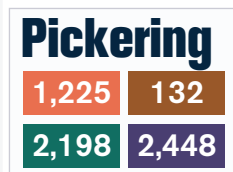
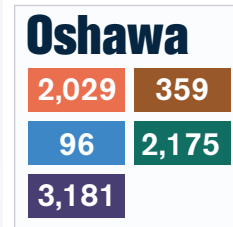
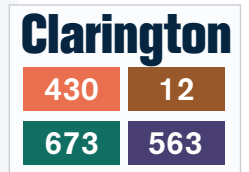
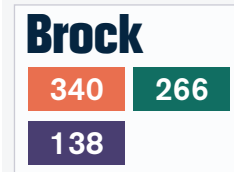
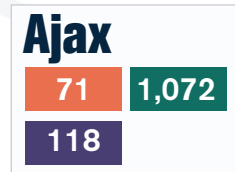
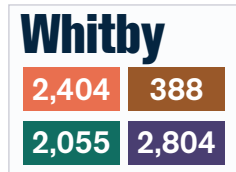
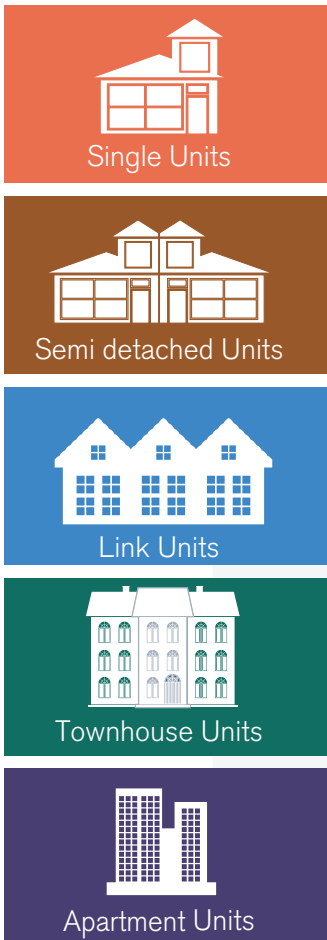
Application Types

134 In process applications in **Durham** last year



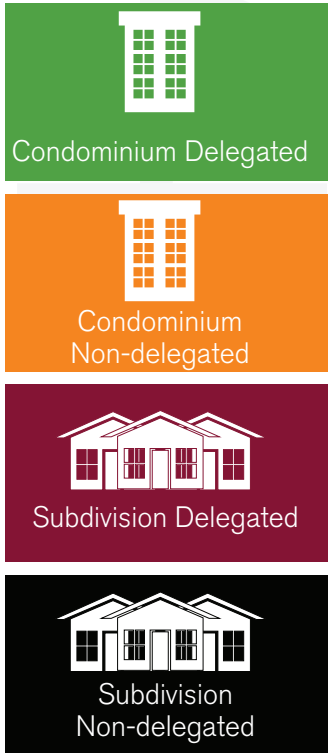
Unit Categories

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

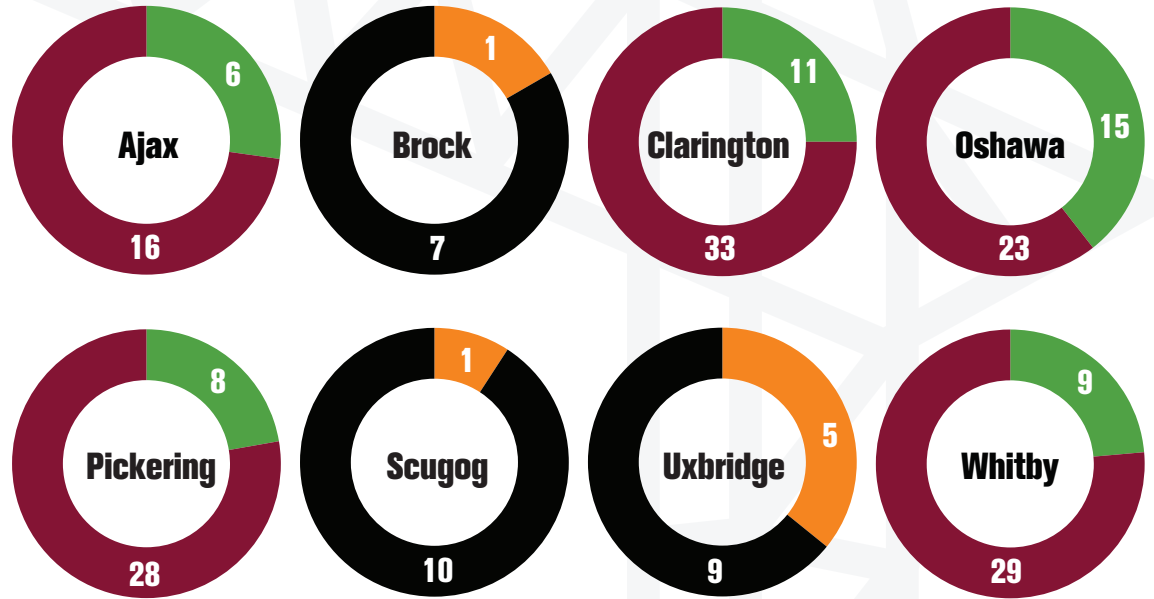


Active subdivision and condominium applications (draft approved) by municipality in 2020

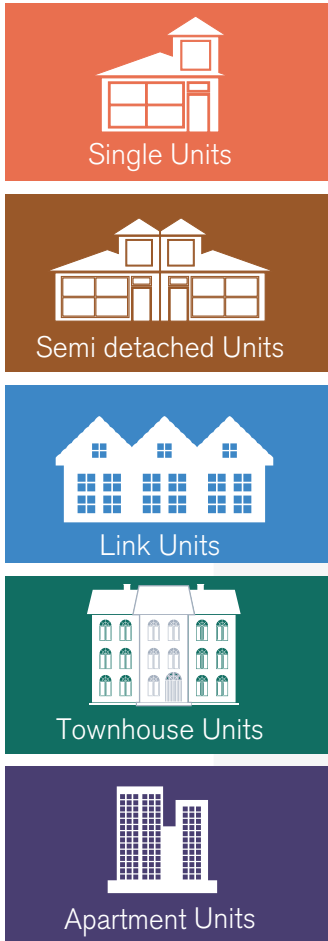
Application Types



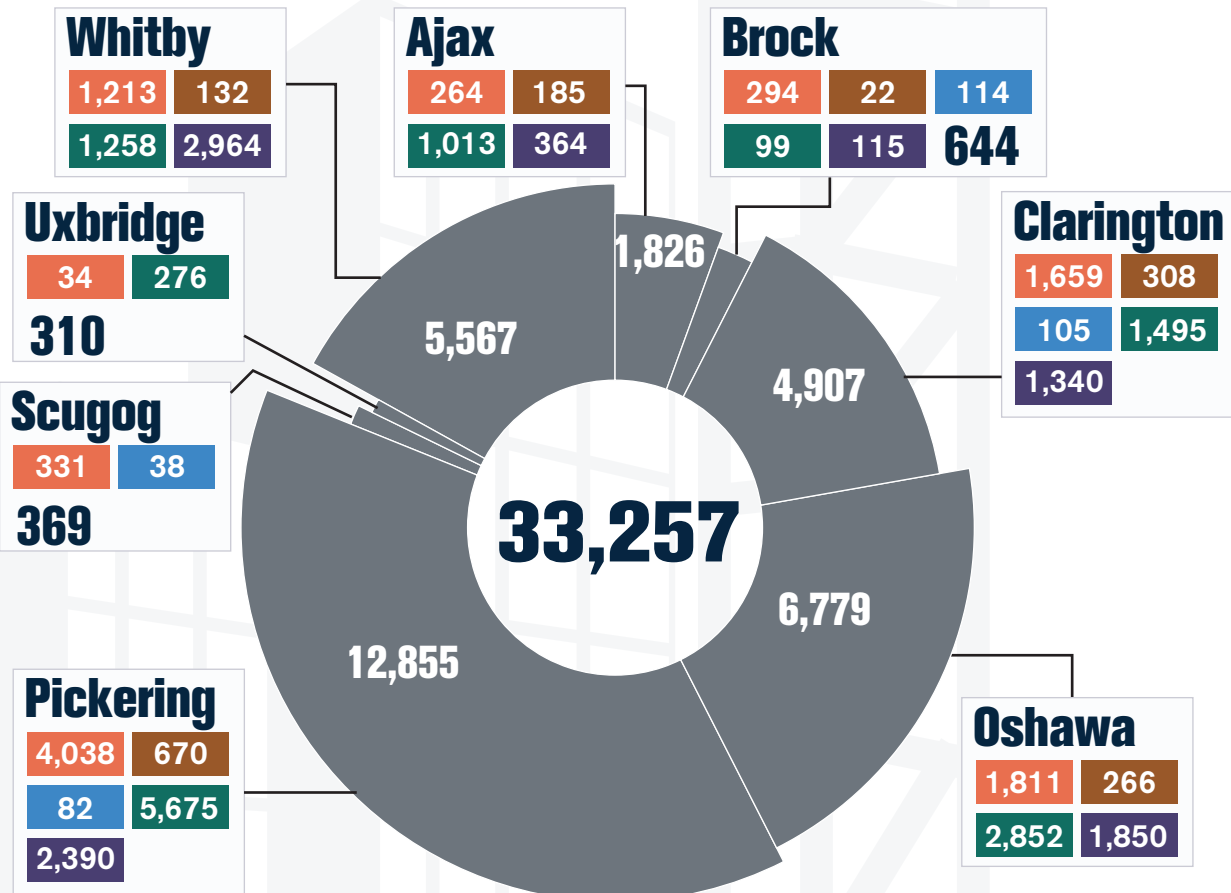
211 Active **draft approved** applications in **Durham** last year



Unit Categories

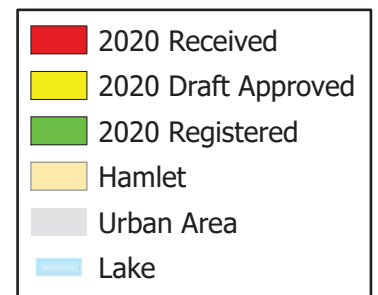
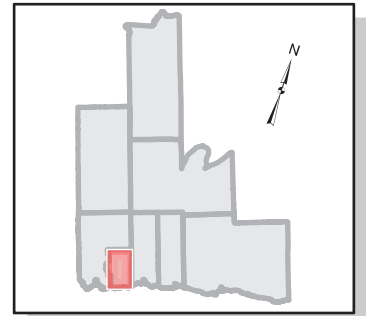
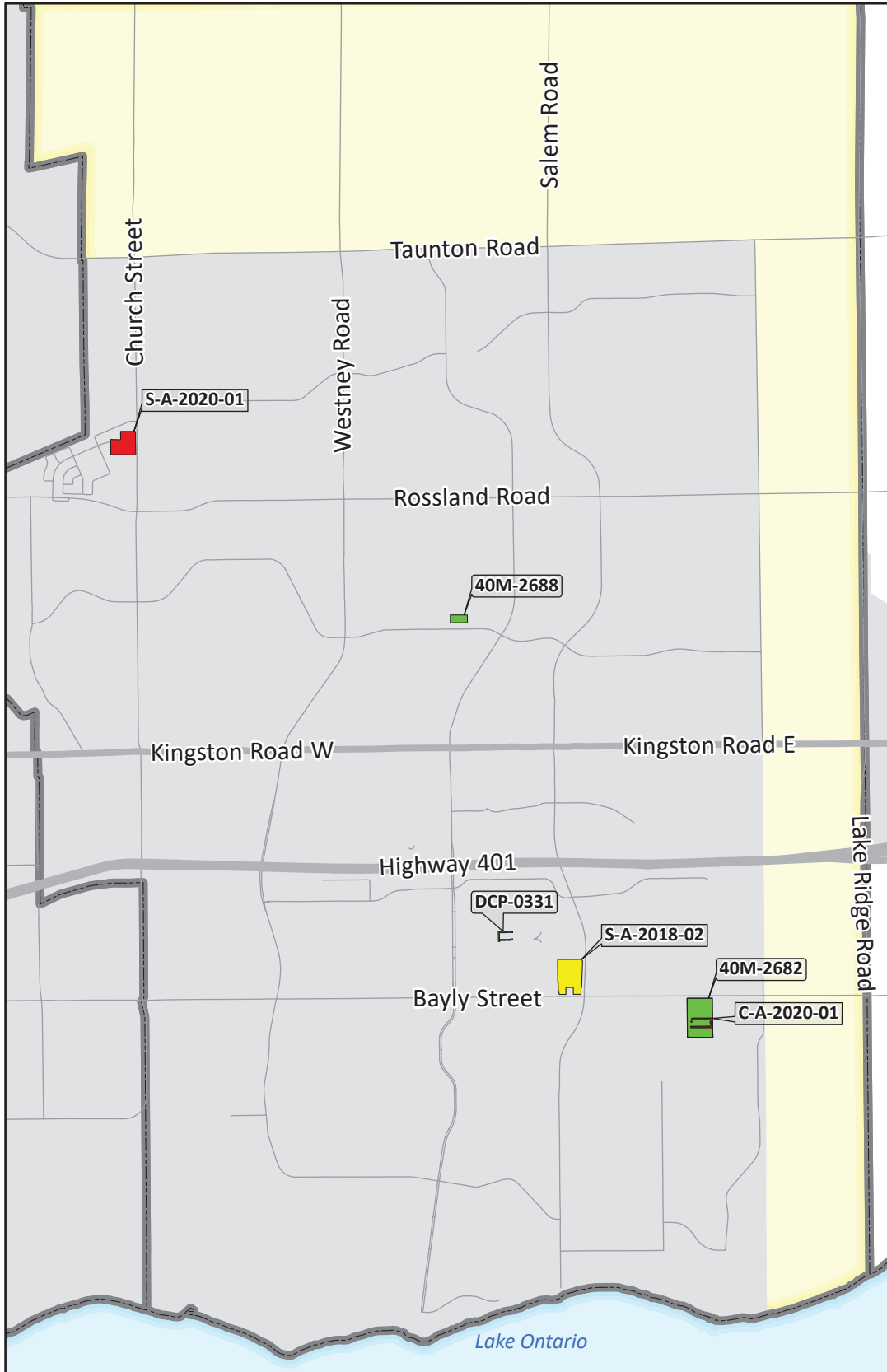


Breakdown of number of units within **active draft approved** applications





2020 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

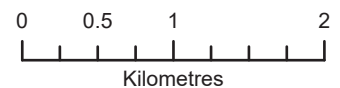
C-A-2020-01 Brookfield Properties
S-A-2020-01 2649368 Ontario Inc.

Draft Approved:

S-A-2018-02 Bayley Salem Developments Limited

Registered:

DCP-0331 King's Crescent Developments Inc.
40M-2682 Daste Inv. (Bayly) Ltd.
40M-2688 Your Home Developments (Grayson) Inc.



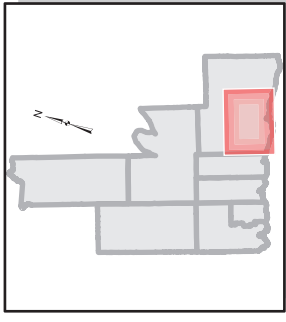
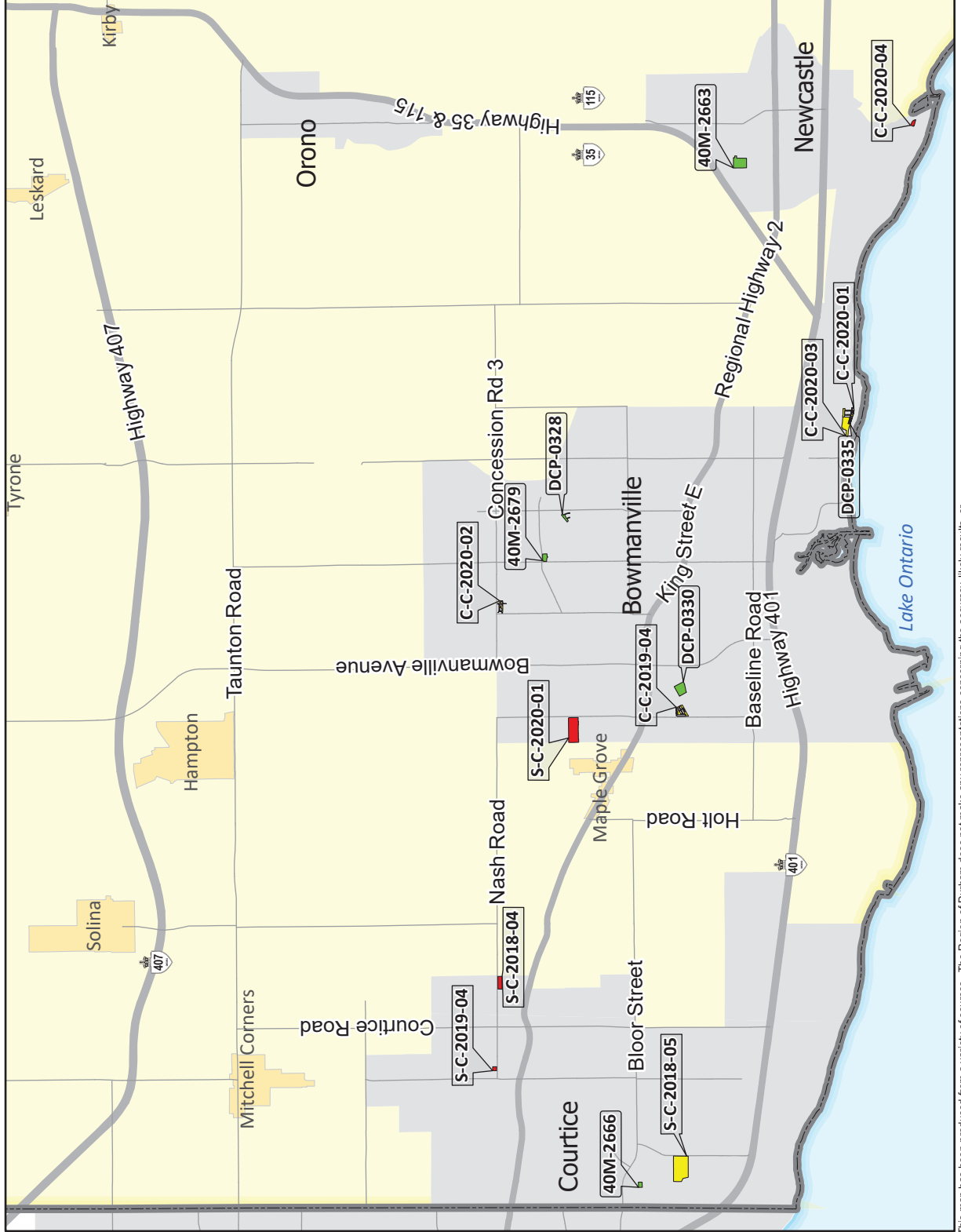
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2020 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREAS



Received:

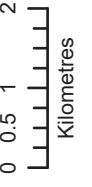
- C-C-2019-04 Pentaco Holdings Inc.
- C-C-2020-01 Bowmanville Lakebreeze Towns Ltd. (Enzo Bertucci)
- C-C-2020-02 Ace Developments (Scugog Village Ltd.)
- C-C-2020-03 Bowmanville Lakebreeze Towns Ltd.
- C-C-2020-04 Newcastle Marina Villa Ltd.
- S-C-2018-04 Trolleybus Urban Development Inc.
- S-C-2019-04 Nathan Thomas/LCJ Thomas Estates Inc. (Sakmet Developments)
- S-C-2020-01 DG Group (Players Business Park Ltd.)

Draft Approved:

- C-C-2019-04 Pentaco Holdings Inc.
- C-C-2020-01 Bowmanville Lakebreeze Towns Ltd. (Enzo Bertucci)
- C-C-2020-02 Ace Developments (Scugog Village Ltd.)
- C-C-2020-03 Bowmanville Lakebreeze Towns Ltd.
- S-C-2018-05 Delpark Homes (Prestonvale) Inc.

Registered:

- DCP-0328 Averton Homes (Bowmanville) Inc.
- DCP-0330 Aspen Gardens Ltd.
- DCP-0335 Bowmanville Lakebreeze Towns Ltd.
- 40M-2663 Lindvest Properties (Clairington) Limited
- 40M-2666 2399263 Ontario Limited
- 40M-2679 2510267 Ontario Ltd. c/o Rosella Canonaco



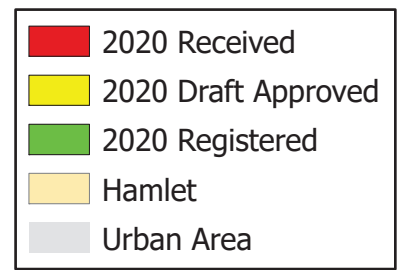
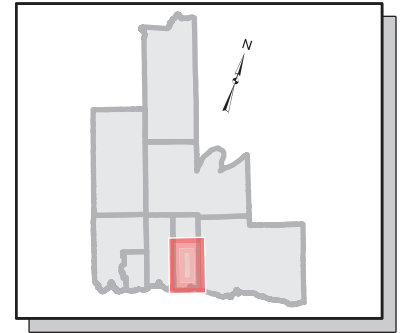
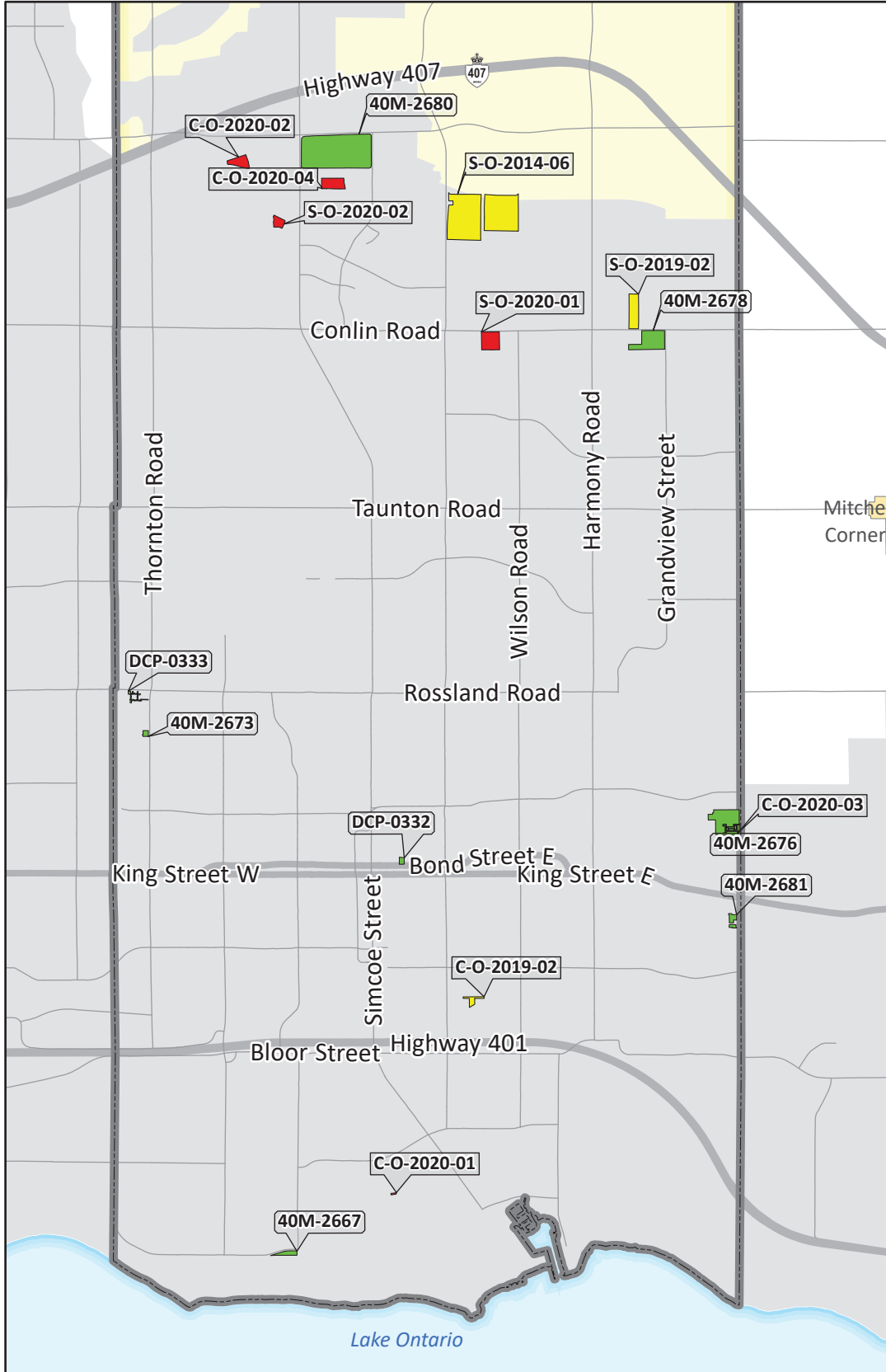
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2020 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



Received:

- C-O-2020-01 Wiltshire Homes Canada Inc.
- C-O-2020-02 2157236 Ontario Limited (Dantonbury Developments Inc.)
- C-O-2020-03 Leland Land Corp.
- C-O-2020-04 2157236 Ontario Limited
- S-O-2020-01 Greycrest Homes (Oshawa) Inc.
- S-O-2020-02 2157236 Ontario Limited

Draft Approved:

- C-O-2019-02 Crowncove Investments Inc.
- S-O-2014-06 Menkes Oshawa Holdings Ltd.
- S-O-2019-02 City Homes (2486210 Ontario Ltd.)

Registered:

- DCP-0332 BOND AND MARY DEVELOPMENT INC.
- DCP-0333 Delpark Homes (Rossland) Inc.
- 40M-2667 SO Developments Inc./Graywood Developments
- 40M-2673 10184110 Canada Inc.
- 40M-2676 Kingsway College c/o Jeremy O'Dell
- 40M-2678 Upperview Homes (Oshawa) Inc.
- 40M-2680 RioCan Property Services Trust
- 40M-2681 1494339 Ontario Limited



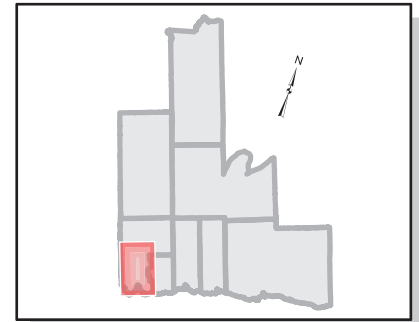
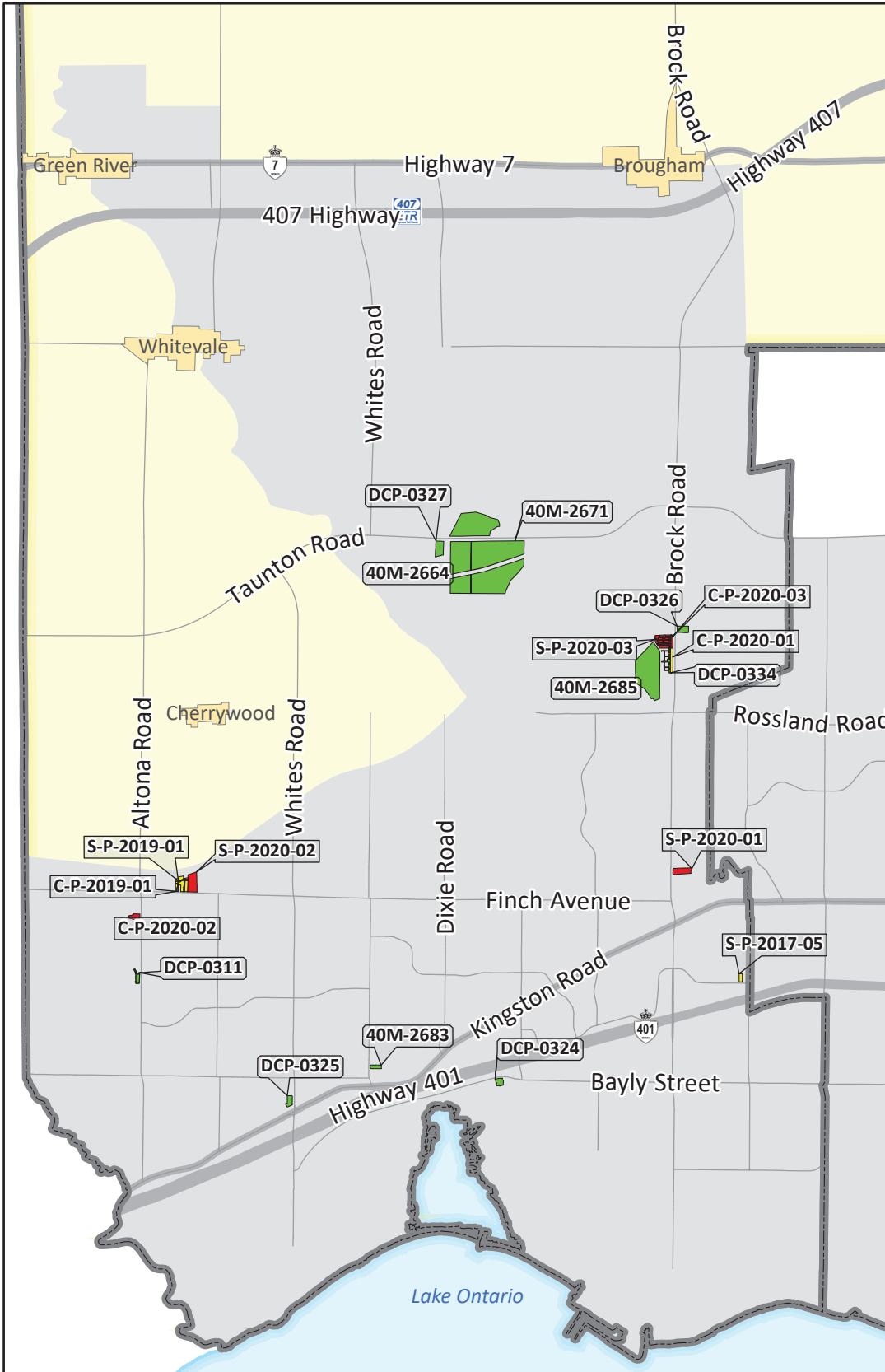
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2020 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



■	2020 Received
■	2020 Draft Approved
■	2020 Registered
■	Hamlet
■	Urban Area

Received:

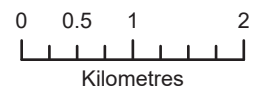
- C-P-2020-01 Madison Brock Limited
- C-P-2020-02 Marshall Homes (Altona) Inc.
- C-P-2020-03 Brock Dersan Developments Inc.
- S-P-2020-01 Brock Road Duffins Forest Inc.
- S-P-2020-02 Medallion Developments (Pickering Finch) Ltd.
- S-P-2020-03 Brock Dersan Developments Inc.

Draft Approved:

- C-P-2019-01 Marshall Homes (Finch) Ltd.
- C-P-2020-01 Madison Brock Limited
- S-P-2017-05 CPC II Management Inc.
- S-P-2019-01 Marshall Homes (Finch) Ltd.

Registered:

- DCP-0311 Altona Road Subdivision Ltd.
- DCP-0324 SR & R Bay Ridges (Two) Ltd.
- DCP-0325 Icon Dunfair Limited
- DCP-0326 Gironde Community Development Inc.
- DCP-0327 Mattamy (Seaton) Limited
- DCP-0334 Madison Brock Limited
- 40M-2664 Lebovic Enterprises Limited
- 40M-2671 1133373 Ontario Inc.
- 40M-2683 1144317 Ontario Limited
- 40M-2685 9004807 Canada Inc. (Stonepay)



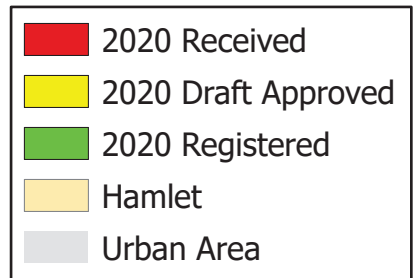
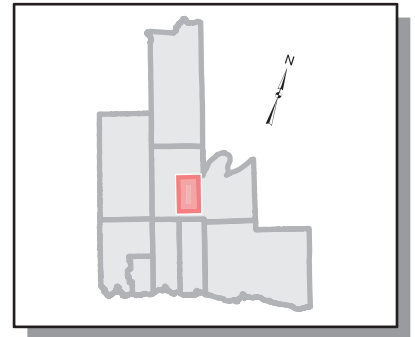
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2020 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG



Received:

C-S-2020-01 2659163 Ontario Ltd.
S-S-2020-01 Magnum General Contracting Inc.

Registered:

40M-2675 Cawkers Creek Corporation
40M-2677 Ribcor Holdings Inc.-Martin Stein
40M-2684 Oxnard Port Perry Inc.



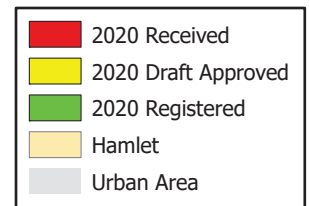
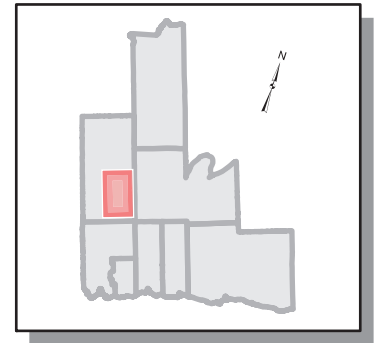
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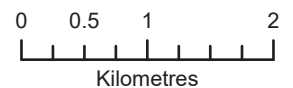


2020 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



Registered:

40M-2669 Evendale Developments Limited
 40M-2670 Oxford Developments/711371 Ontario Corp.



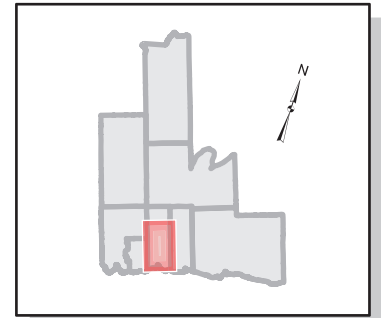
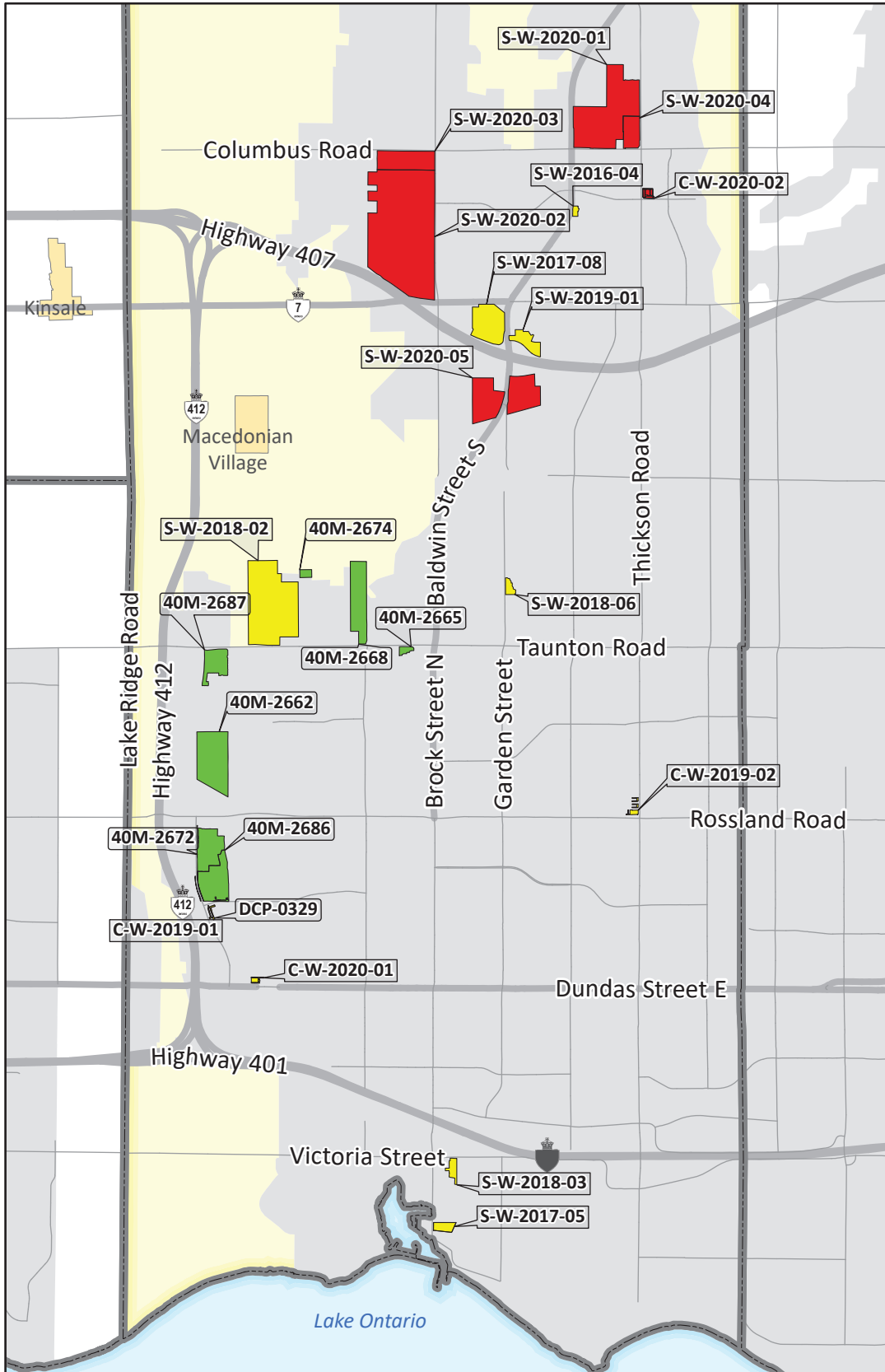
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2020 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



■	2020 Received
■	2020 Draft Approved
■	2020 Registered
■	Hamlet
■	Urban Area

Received:

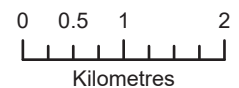
- C-W-2020-01 Hiddenbrook Developments Ltd.
- C-W-2020-02 Zancor Homes (Parkview) Ltd.
- S-W-2020-01 Abacus Equity Infusion Limited
- S-W-2020-02 East Valley and Brooklin Dev. General Partner Ltd.
- S-W-2020-03 625 Columbus Developments Ltd.
- S-W-2020-04 7150 Thicskon Developments Limited
- S-W-2020-05 Winash Developments Limited

Draft Approved:

- C-W-2019-01 Mattamy Homes (Mattamy (Whitby) Limited
- C-W-2019-02 Minto (Rossland) Inc.
- C-W-2020-01 Hiddenbrook Developments Ltd.
- S-W-2016-04 Yucca Whitby Land Ltd.-Rick Allen
- S-W-2017-05 Brookfield Homes (Ontario) Whitby Limited
- S-W-2017-08 Winash Developments Limited
- S-W-2018-02 HAW Limited Partnership/Heathwood Homes
- S-W-2018-03 Block Andrin (Whitby) Developments Limited
- S-W-2018-06 Signature 4335 Garden Inc.
- S-W-2019-01 Madison Brooklin Developments Ltd.

Registered:

- DCP-0329 Mattamy Homes (Mattamy (Whitby) Limited
- 40M-2662 Chelseahill Developments Inc.
- 40M-2665 Greyrock Commercial Construction Limited
- 40M-2668 Cedar City TFP Whitby Developments Inc.
- 40M-2672 West Whitby Holdings Inc.
- 40M-2674 Phil Lack (Lack Realty Appraisers & Consultants Inc.)
- 40M-2686 West Whitby Holdings Inc.
- 40M-2687 Lazy Dolphin Development Inc.



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