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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2023-INFO-37  
Date: May 5, 2023

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**Subject:**

Annual Subdivision/Condominium Activity Report for 2022

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**Recommendation:**

Receive for information

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**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, 2022. This report focuses on applications which achieved major milestones in 2022 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 2022 activity results with 2021.

**2. Previous Reports and Decisions**

2.1 A subdivision/condominium report is prepared for Council's information annually. The last report outlining activity in 2021 was provided in the Council Information Package on June 30, 2022 (#2022-INFO-58).

### 3. Highlights

#### 3.1 Highlights from 2022 are as follows:

- a. **Applications Received: 53** – 35 subdivision and 18 condominium (see Attachment #1);
- b. **Units Received: 10,066** – 8,883 within plans of subdivision and 1,183 within plans of condominium (see Attachment #1);
- c. **Draft Approved Plans: 39** – 19 subdivision and 20 condominium (see Attachment #2);
- d. **Draft Approved Units: 8,176** – 7,086 subdivision units and 1,090 condominium units (see Attachment #2);
- e. **Plans Registered: 54** – 29 subdivisions and 25 condominiums (see Attachment #3);
- f. **Registered Units: 6,067** – 4,239 within plans of subdivision and 1,828 within plans of condominium (see Attachment #3);
- g. **Total Number of Active Subdivision and Condominium applications in Durham Region at the end of 2022: 362** – 301 plans of subdivision, 61 plans of condominium (see Attachment #4);
- h. **Total Number of Active Subdivision and Condominium units in Durham Region at the end of 2022: 69,724** – 42,367 draft approved residential units and 27,357 residential units in process (i.e., not yet draft approved) (see Attachment #4).

### 4. Applications Received

- 4.1 In 2022, 53 subdivision and condominium applications were received Region-wide, compared to 43 in 2021. Of these 53 applications, there were 35 residential plans of subdivision, 9 standard residential plans of condominium, 8 common element plans of condominium, and one vacant plan of condominium.
- 4.2 In 2022, a total of 10,066 residential units were proposed within subdivisions and standard condominium plans, compared to 6,635 in 2021. About 42% of the units were located in the Town of Whitby, the majority of which are within or in proximity to the Brooklin Secondary Plan Area. The Municipality of Clarington, the City of Oshawa, and the City of Pickering accounted for about 37%, 13% and 5% of units respectively.

## **5. Draft Approved Plans**

- 5.1 A total of 39 plans were draft approved in 2022, compared to 16 draft approvals in 2021.
- 5.2 The number of units draft approved in 2022 increased from a total of 3,310 units in 2021 to 8,176 units in 2022. It should be noted that 27 percent of the draft approved units were located within one plan of subdivision in the City of Pickering within the Seaton Planning Area.
- 5.3 In 2022, approximately 37 percent (2,993) of the residential units within draft approved plans were in the Town of Whitby, 35 percent (2,863) in the City of Pickering, 14 percent (1,180) in the Municipality of Clarington, 11 percent (878) in the City of Oshawa, 3 percent (250) in the Town of Ajax, and 0.1% (12) in the Township of Uxbridge.

## **6. Registered Plans**

- 6.1 The number of plans of subdivision and condominium registered in 2022 increased from 38 in 2021 to 54 in 2022. Also, more units were registered in 2022, with 6,067 units registered in 2022 compared to 3,143 registered in 2021.
- 6.2 The City of Oshawa, the City of Pickering and the Town of Whitby combined for approximately 81 percent of total units registered, with 2,703 units, 1,421 units and 812 units respectively. The Municipality of Clarington (514 units) had approximately 8 percent of registered units. The Town of Ajax and the Township of Uxbridge had approximately 7 percent (439 units) and 2 percent (134 units), respectively, and 0.7% (44 units) were 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 increased from 32 percent in 2021 to 36 percent in 2022 and the proportion of townhouses decreased from 46 percent in 2021 to 41 percent in 2022. The proportion of apartments within these application types increased from 15 percent in 2021 to 22 percent in 2022.
- 7.2 In 2022, there were 1,507 single detached units draft approved compared to 1,121 in 2021. The number of multiples or townhouse units draft approved increased from 1,232 in 2021 to 3,259 in 2022. The number of apartment units in draft approved plans increased from 701 in 2021, to 3,410 in 2022.

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7.3 The number of single detached units in registered plans increased from 1,109 in 2021 to 1,411 in 2022. The number of townhouse units in registered plans increased from 1,576 in 2021 to 2,688 in 2022, while the number of apartment units in registered plans increased from 320 in 2021 to 1,804 in 2022.

## **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 362 active applications in the Region (149 In Process and 213 Draft Approved), compared to 347 active applications at the end of 2021.

8.2 There was a total of 27,357 residential units within In-Process applications in 2022 compared to 28,476 at the end of 2021. Approximately 72 percent of the In-Process units were in the Town of Whitby (9,950), the Municipality of Clarington (4,948), and the City of Oshawa (4,927).

8.3 There were 213 draft approved plans in the Region by the end of 2022, comprising 42,367 residential units, compared to 200 draft approved plans and 33,433 units at the end of 2021. Approximately 80 percent of the draft approved units were in the City of Pickering (14,544), the Town of Whitby (9,966), and the City of Oshawa (9,415).

8.4 The majority (73%) of In Process and Draft Approved units are within Greenfield areas (i.e., within the designated 2031 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 all these units are inside the current Urban Area Boundary, not all are “shovel-ready”. Some areas are awaiting the extension of Regional infrastructure and may take longer to be development-ready than other areas. 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 26 applications (24 subdivision, 2 condominium) comprised of either whole or partial industrial sites totaling 577.1 hectares (1,425 acres).

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## **9. Current Activity**

9.1 During the first quarter of 2023, 3 new subdivision and 9 new condominium applications were received, representing 790 additional “In Process” residential units. In addition, 1 plan of subdivision, representing 5,099 units, was draft approved in the first three months of 2023. These units are located in the Pickering Urban Growth Centre. There were two plans of subdivision and two plans of condominium registered during the first quarter of 2023, representing 558 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 2022 saw an increase in the number of subdivision and condominium applications received, and an increase in the number of draft approvals and registered plans compared to 2021.

11.2 The number of potential residential units that are “In Process” and “Draft Approved” increased between 2021 and 2022 from 61,909 in 2021 to 69,724 in 2022.

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 a ten-year average of 3,396 registered units per year since 2013, there is an approximate ten-year supply of draft approved lots in Durham Region.

11.4 As will be noted in the forthcoming Annual Building Permit Activity Review, there were 6,530 residential building permits issued across Durham in 2022. These permits were for units within newly registered plans, as well as on existing lots and through intensification.

## **12. Attachments**

Attachment #1: Subdivision and Condominium applications received in 2022

Attachment #2: Subdivision and Condominium plans draft approved in 2022

Attachment #3: Subdivision and Condominium plans registered in 2022

Attachment #4: Active subdivision and condominium applications by municipality in 2022

Attachment #5: Maps of 2022 Subdivision / Condominium development activity

Respectfully submitted,

Original signed by

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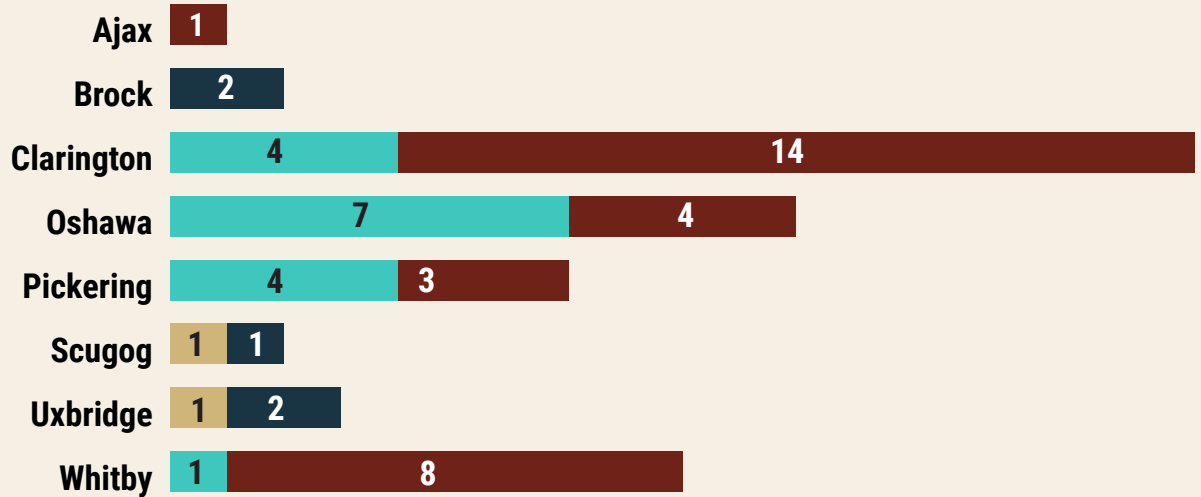
Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development

# Subdivision and condominium applications received in 2022

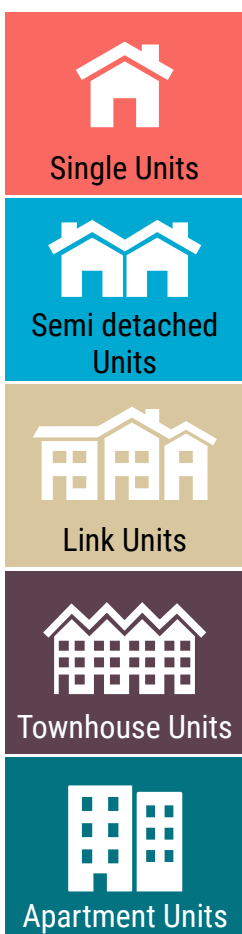
## Application Types



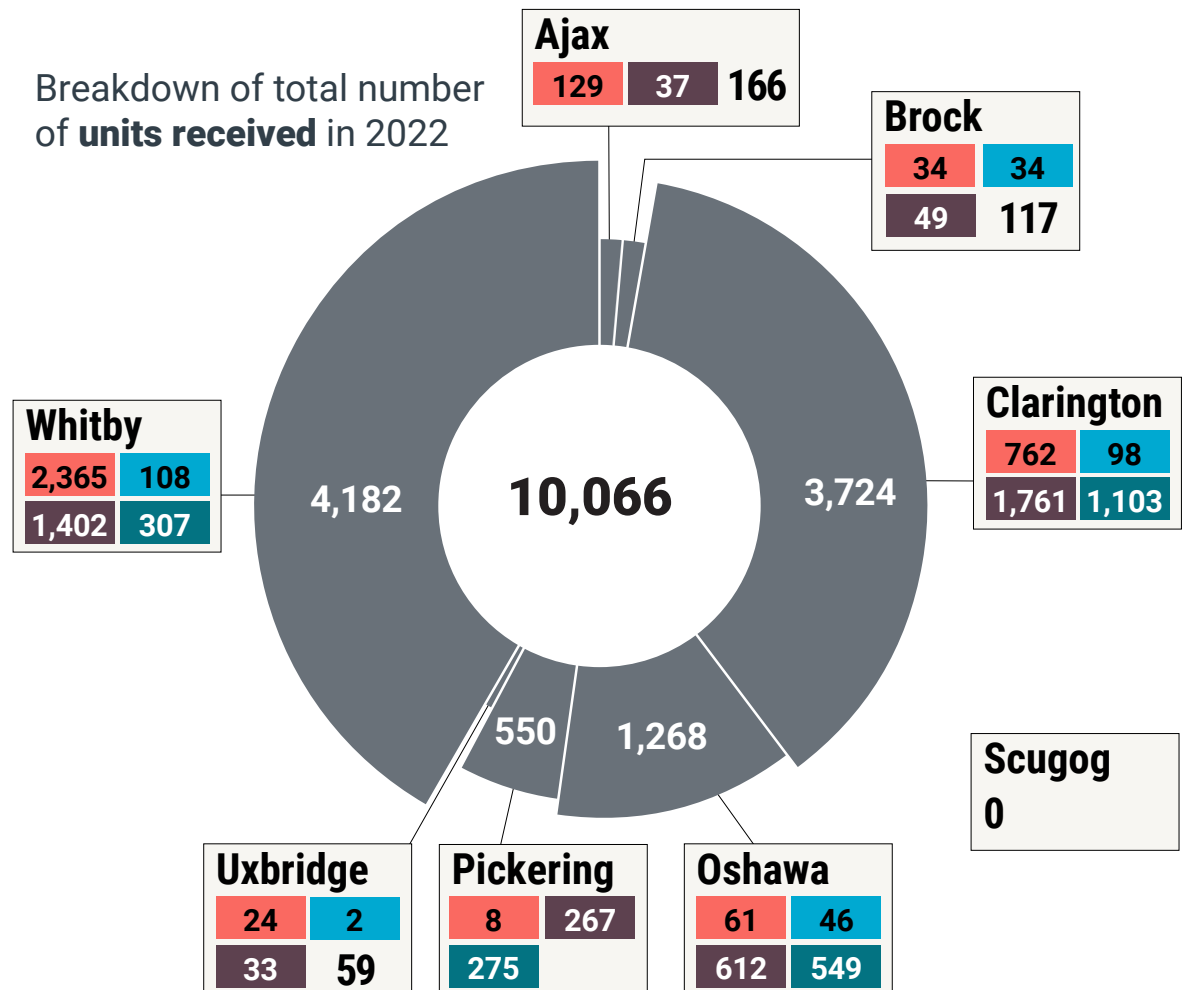
**53** Applications received in Durham in 2022



## Unit Categories

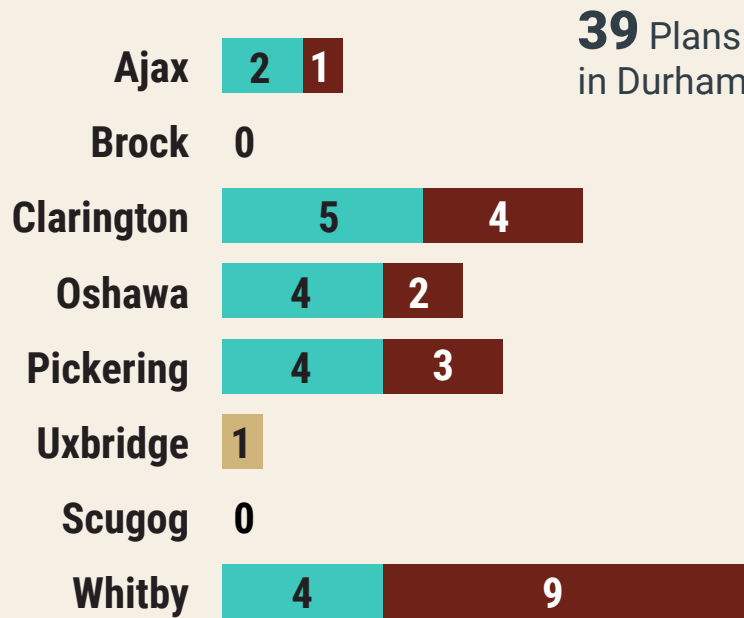


Breakdown of total number of **units received** in 2022



# Subdivision and condominium plans draft approved in 2022

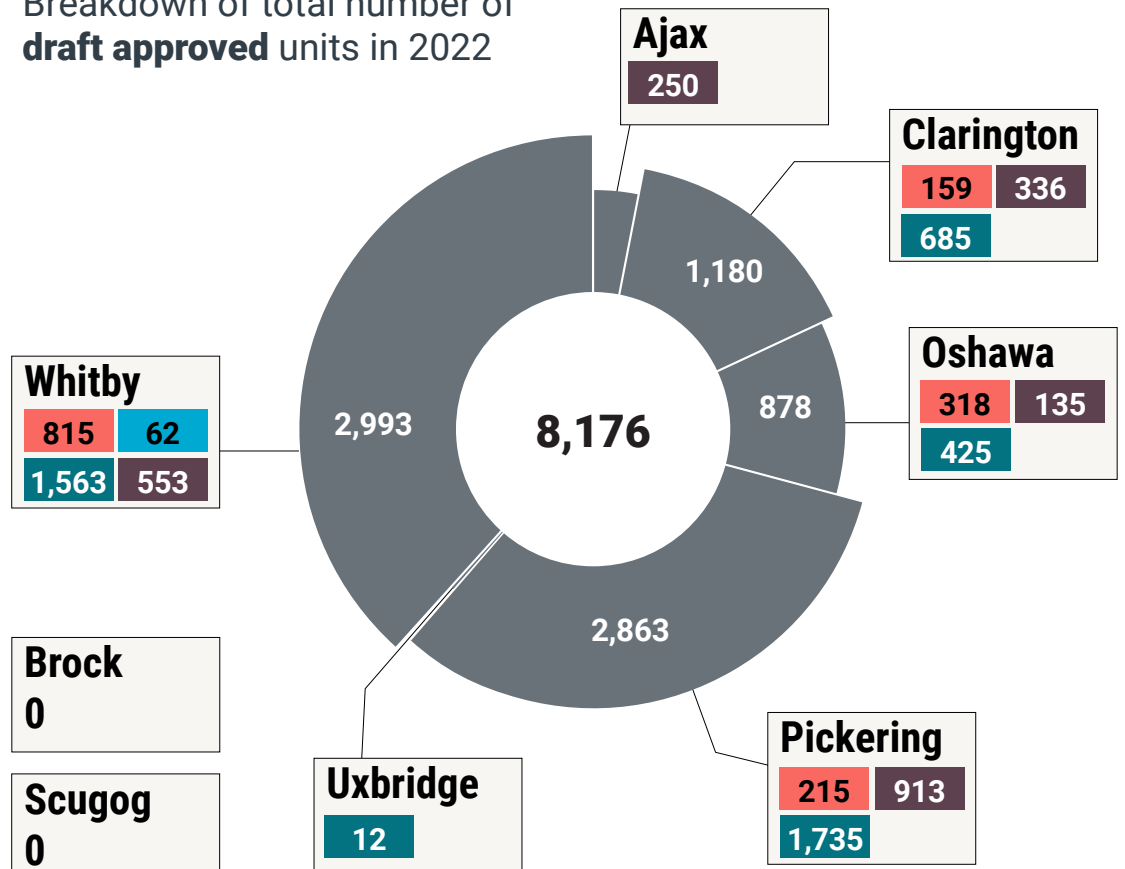
## Application Types



## Unit Categories



Breakdown of total number of draft approved units in 2022



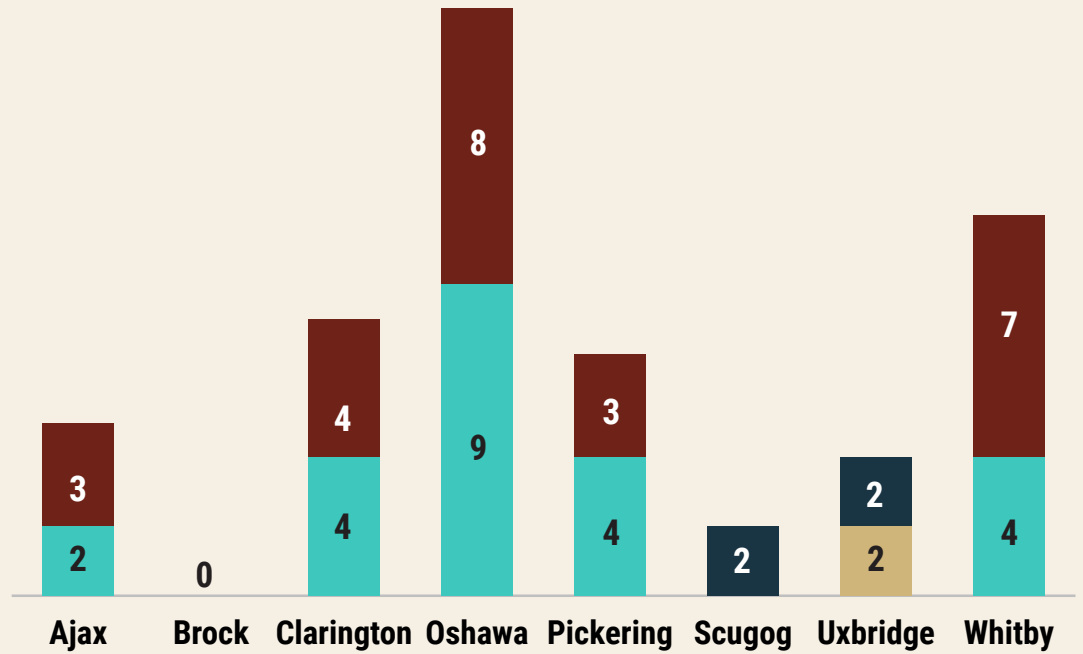


# Subdivision and condominium plans registered in 2022

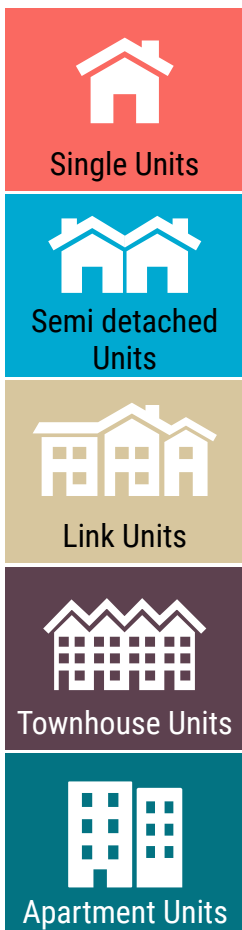
## Application Types



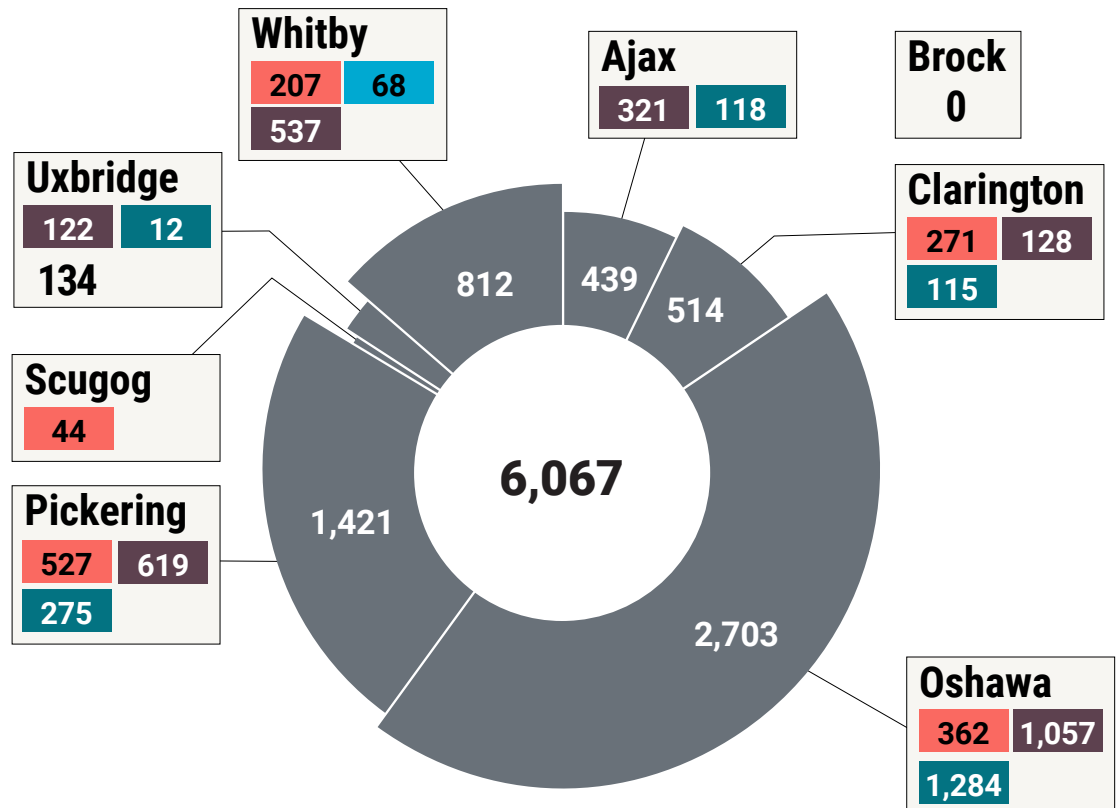
## 54 Plans registered in Durham Region in 2022



## Unit Categories



## Breakdown of number of registered units in 2022



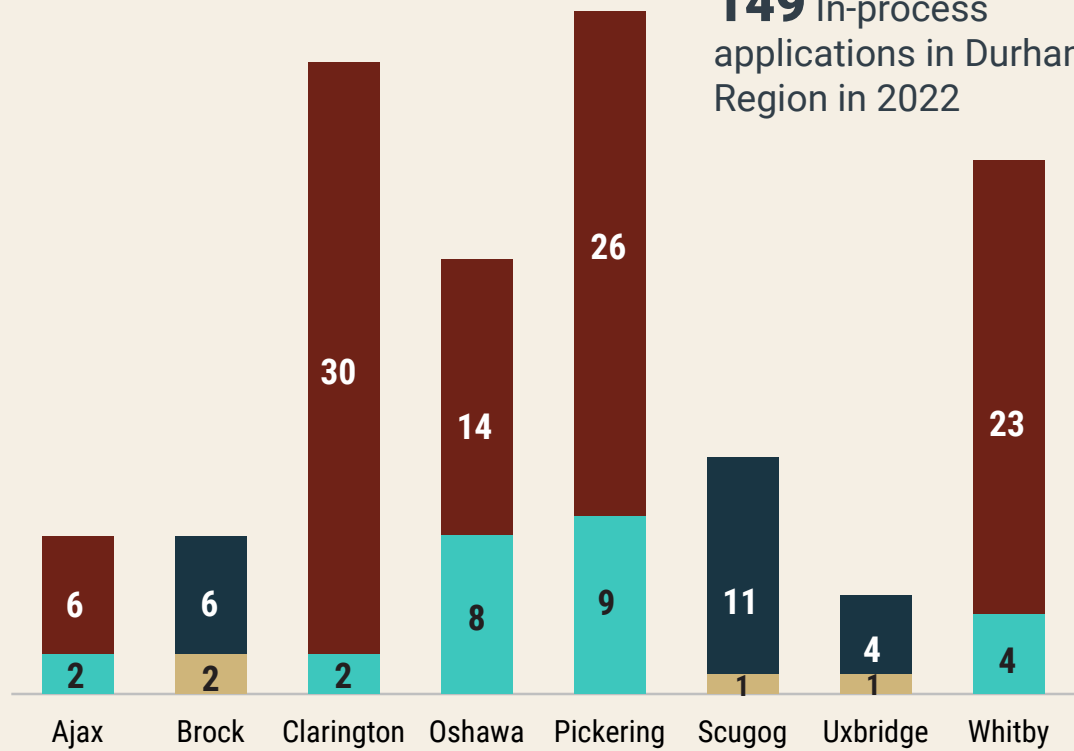
# Active subdivision and condominium applications (in-process) by municipality in 2022

Attachment #4

## Application Types



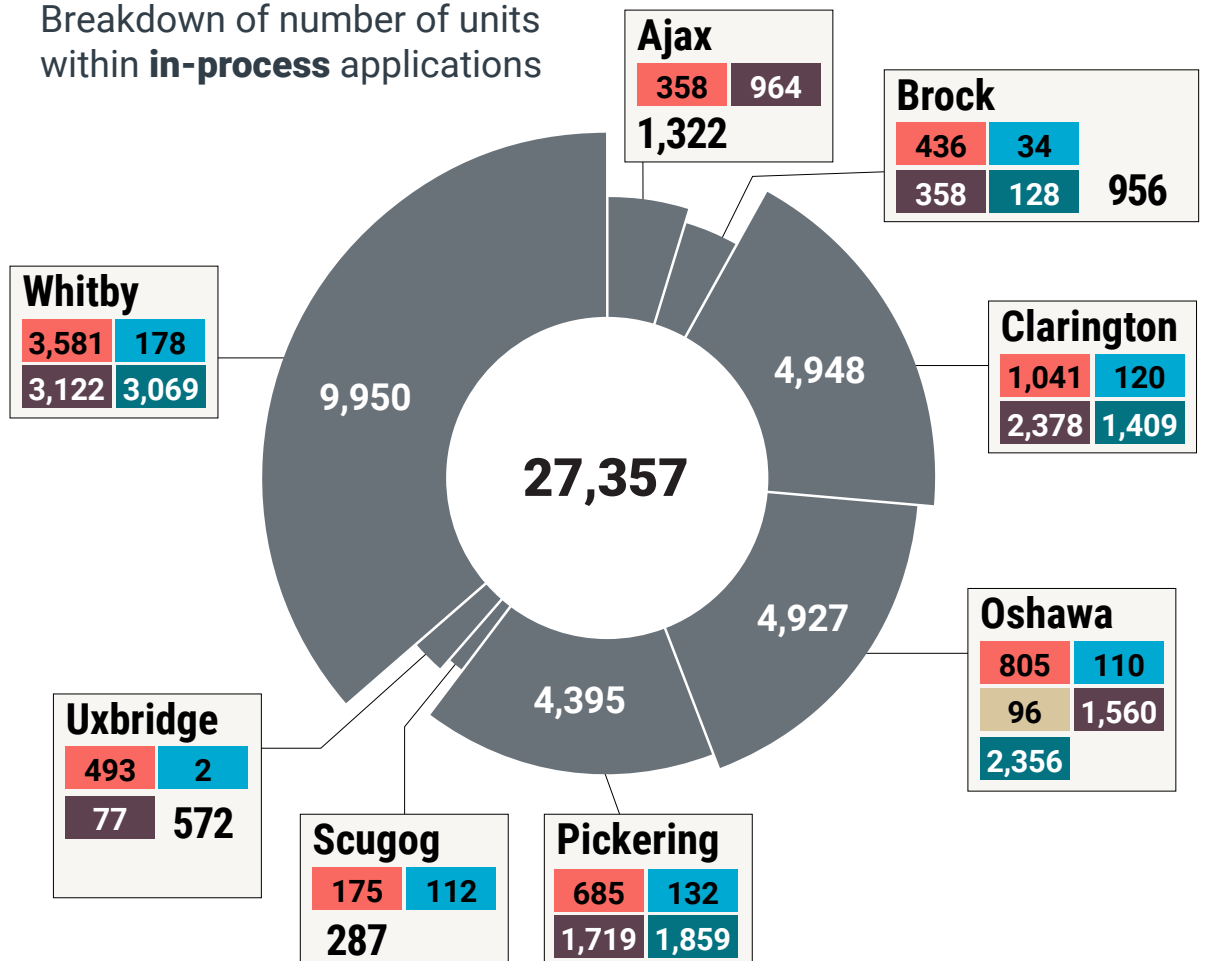
**149** In-process applications in Durham Region in 2022



## Unit Categories



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

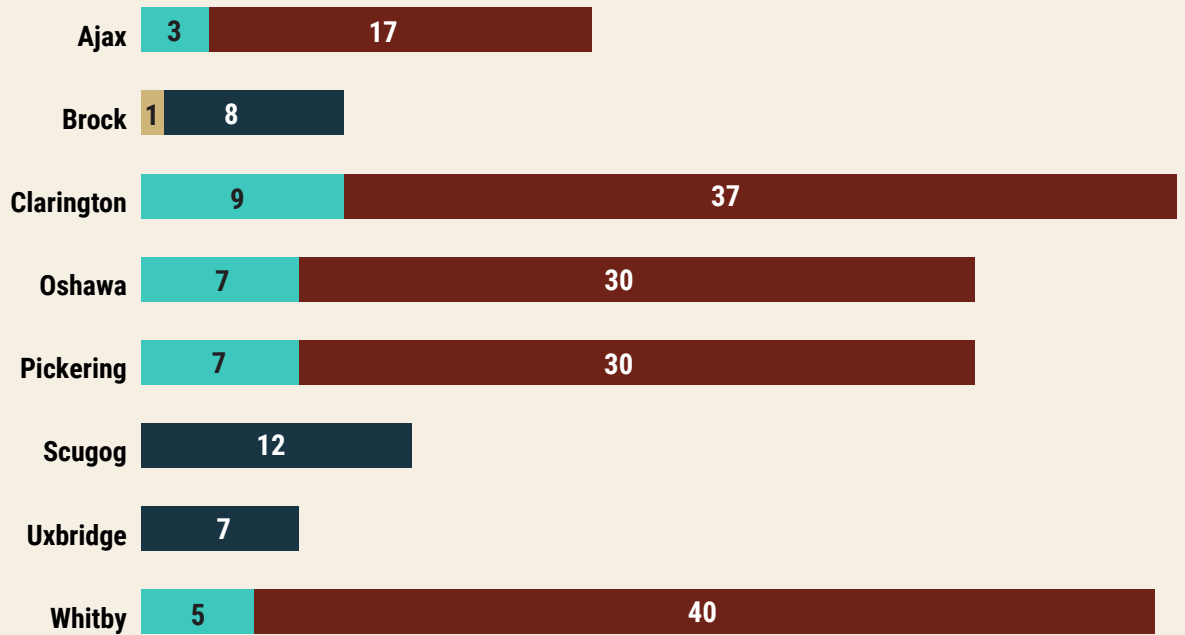


# Active subdivision and condominium applications draft approved

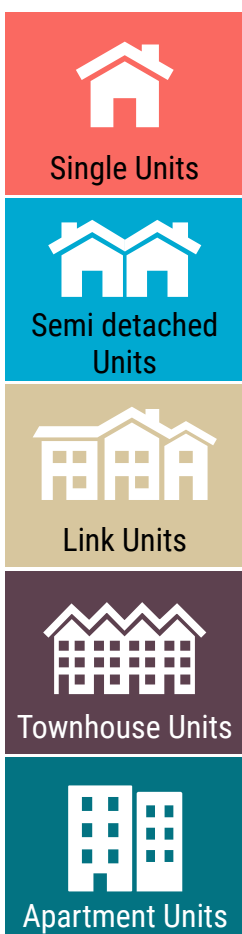
## Application Types



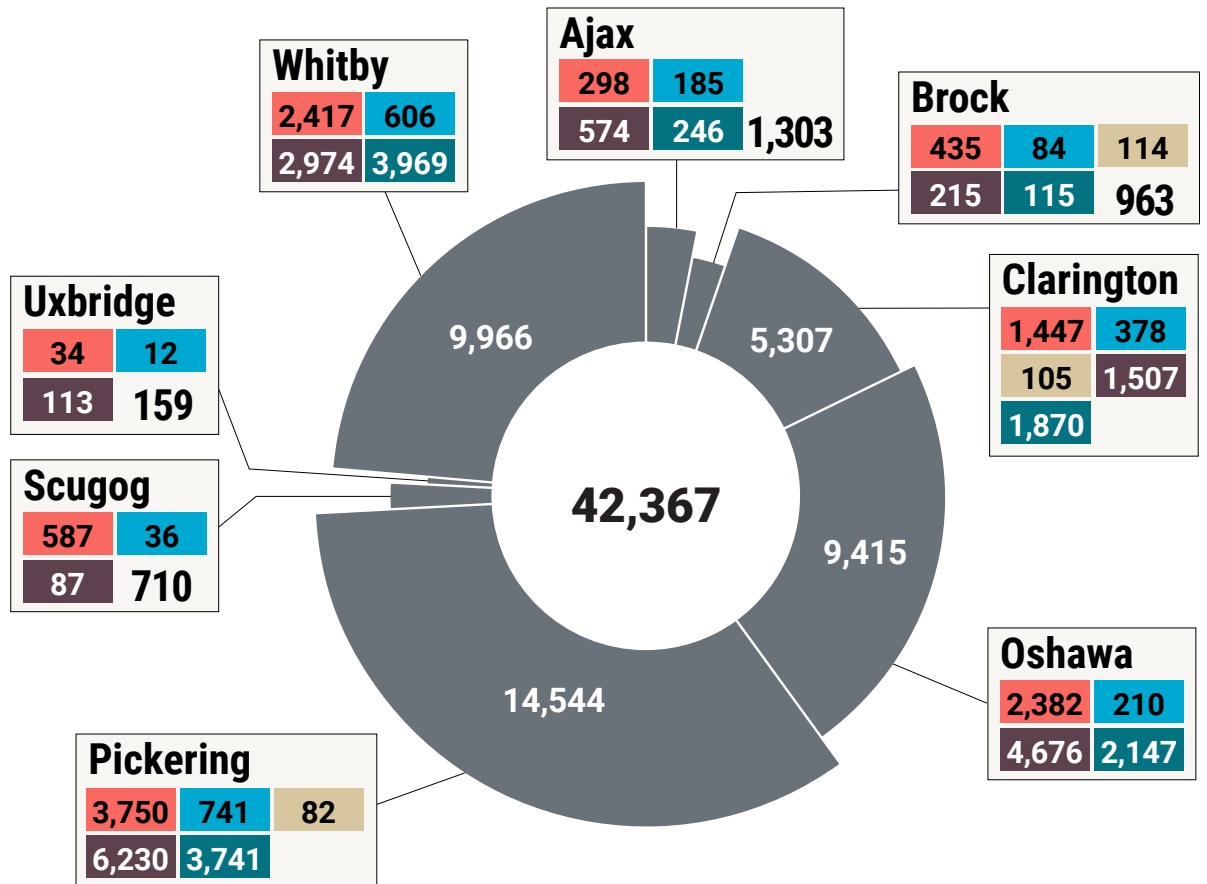
## 213 Draft active applications in Durham in 2022



## Unit Categories

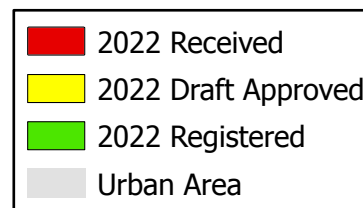
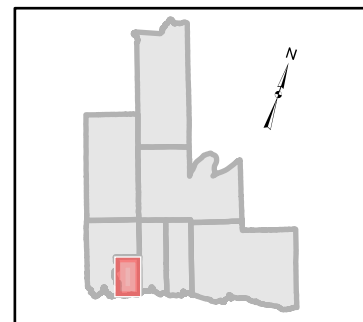
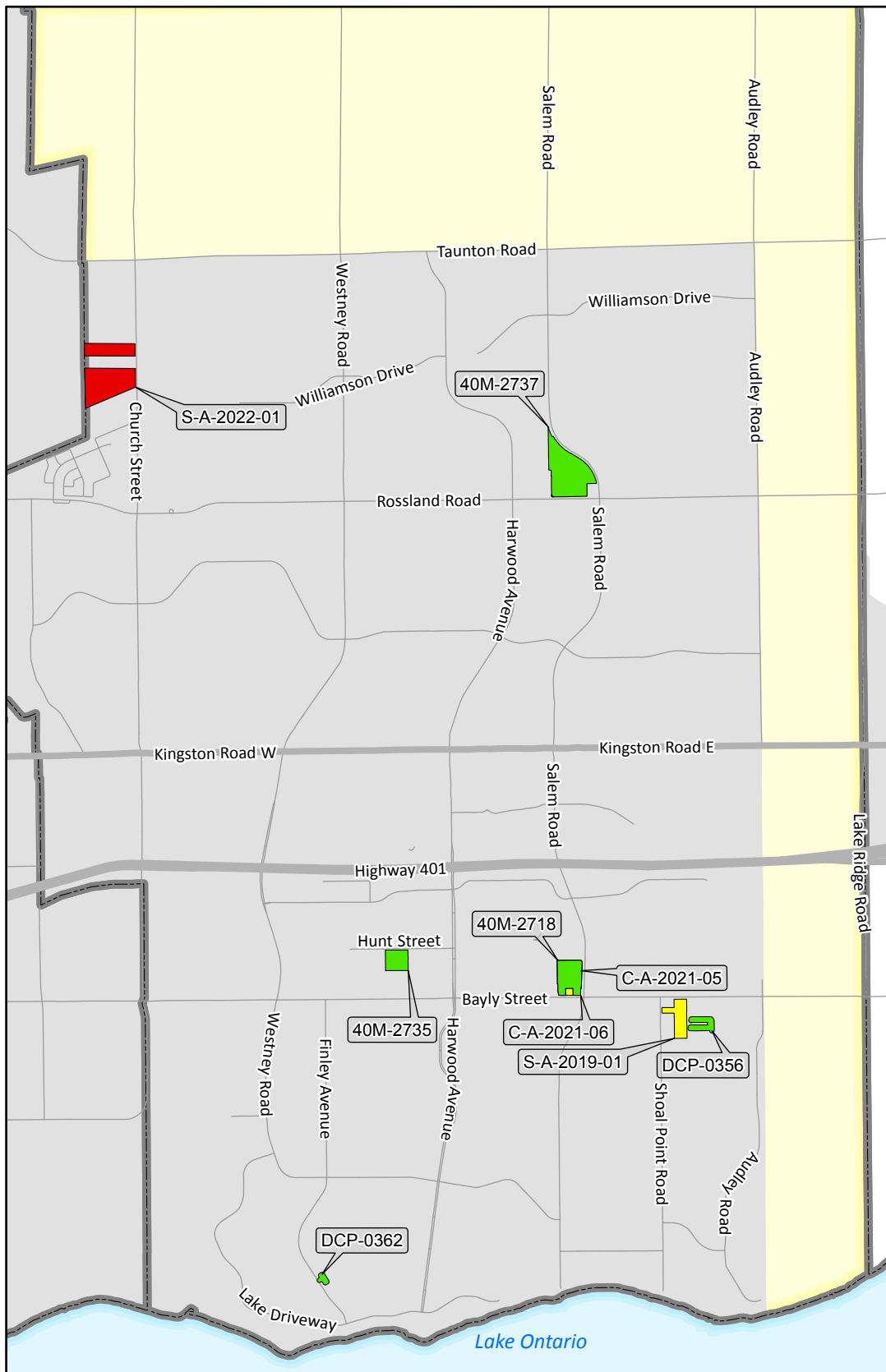


## Breakdown of number of units within active draft approved applications





# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



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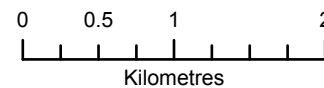
S-A-2022-01 Design Plan Services Inc.

**Draft Approved:**

C-A-2021-05 D.G. Biddle & Associates Ltd.  
 C-A-2021-06 Bayly Salem Developments c/o Mike Mclean  
 S-A-2019-01 Chieftan (Ajax) Development Corporation Inc.

**Registered:**

DCP-0356 Brookfield Properties  
 DCP-0362 Your Home Developments (Finley) Inc.  
 40M-2718 Bayly Salem Developments Limited  
 40M-2735 167 Hunt Street Ltd. (Stafford Homes)  
 40M-2737 Beechridge Farms Inc.



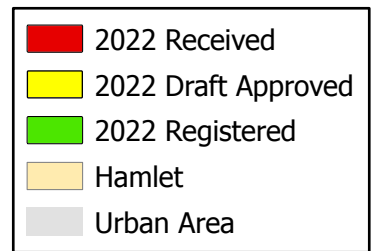
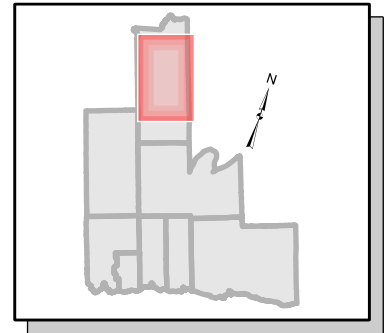
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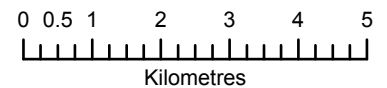


# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY BROCK URBAN AREAS, BROCK TOWNSHIP



**Received:**

- S-B-2022-01 SGL Planning & Design Inc.
- S-B-2022-02 Michael Smith Planning Consultants



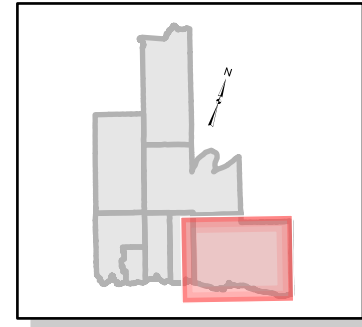
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# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREAS



<span style="color: red;">■</span>	2022 Received
<span style="color: yellow;">■</span>	2022 Draft Approved
<span style="color: green;">■</span>	2022 Registered
<span style="color: orange;">■</span>	Hamlet
<span style="color: grey;">■</span>	Urban Area

**Received:**

- S-C-2021-06 Eastrose Homes (Liberty North) 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-2021-02 GHD
- S-C-2021-05 Riley Park Developments Inc.
- S-C-2021-06 Tribute (Courtice) Limited
- S-C-2021-07 Tribute (King Street) Limited
- S-C-2021-09 Weston Consulting
- S-C-2022-01 D.G Biddle & Associates
- S-C-2022-03 Riley Park Developments Inc.
- S-C-2022-04 Clark Consulting Services
- S-C-2022-05 Bousfields Inc.
- S-C-2022-06 BV Courtice Partners GP Ltd.
- S-C-2022-08 D.G Biddle & Associates
- S-C-2022-10 D.G Biddle and Associates Ltd.
- S-C-2022-11 Plan Developments Inc.
- S-C-2022-12 Minto Communities Inc.

**Draft Approved:**

- C-C-2021-01 Highcastle Homes
- C-C-2021-02 Lanarose Homes Ltd.
- C-C-2021-04 Bowmanville Lakebreeze East Village Ltd.
- C-C-2021-05 Bowmanville Lakebreeze East Village Ltd.
- C-C-2021-06 Eastrose Homes (Liberty North) Inc.
- S-C-2018-03 Trolleybus Urban Development Inc.
- S-C-2019-02 Lynstrath Developments Inc.
- S-C-2020-01 DG Group (Players Business Park Ltd.)
- S-C-2021-03 Modo Bowmanville Urban Towns Ltd.

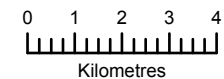
**Registered:**

- DCP-0361 Highcastle Homes
- DCP-0365 Lanarose Homes Ltd.
- DCP-0367 Bowmanville Lakebreeze East Village Ltd.
- DCP-0371 Eastrose Homes (Liberty North) Inc.
- 40M-2726 Headgate Group Inc.
- 40M-2730 LCJ Thomas Estates Inc.
- 40M-2732 Lindvest Properties (Clarington) Limited
- 40M-2741 2103386 Ontario Ltd.

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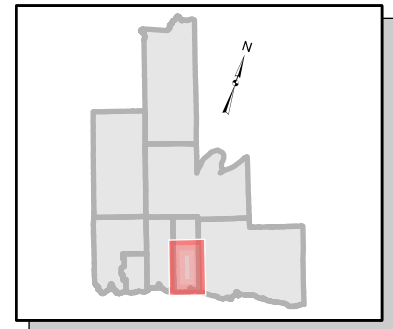
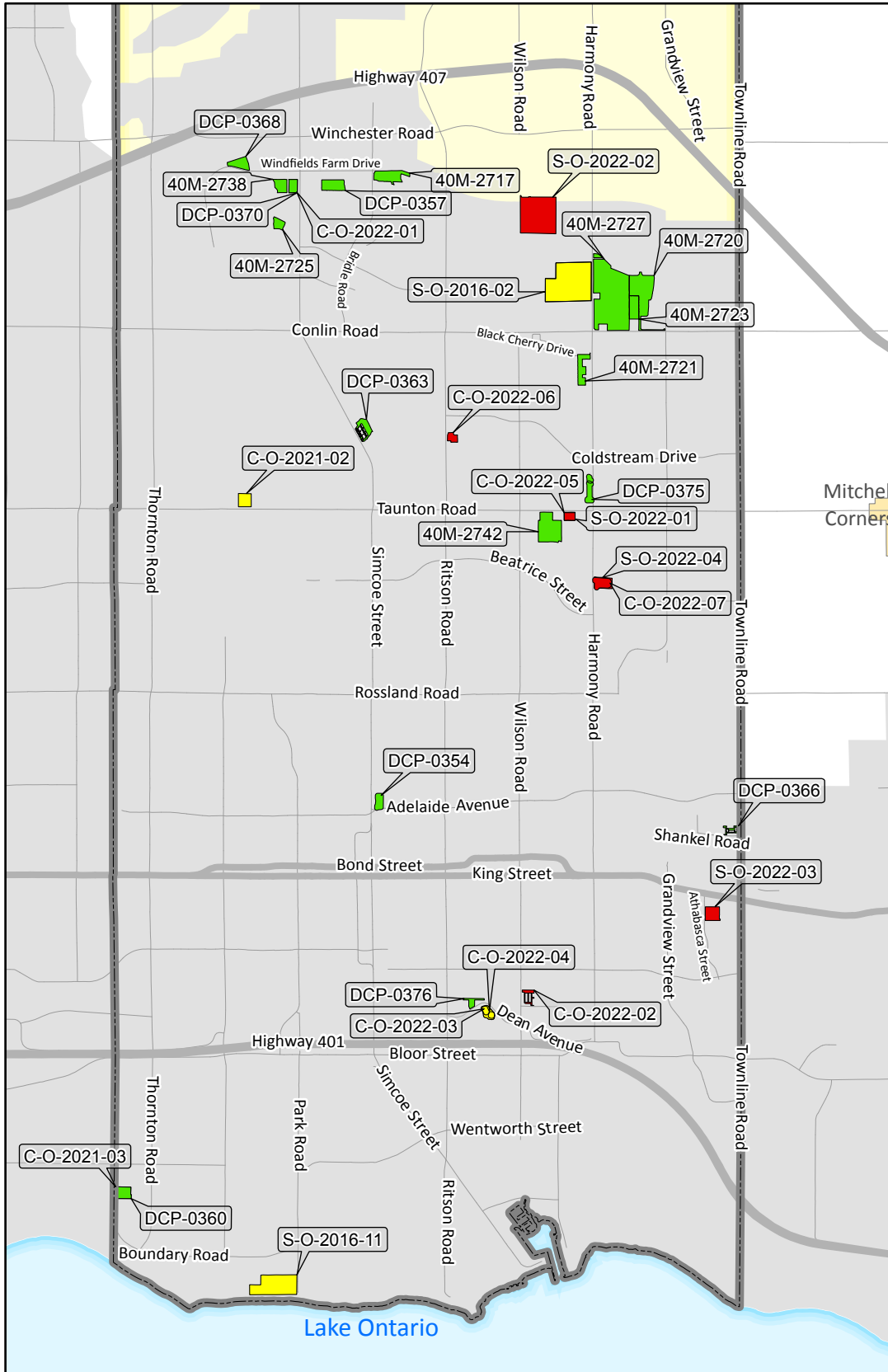
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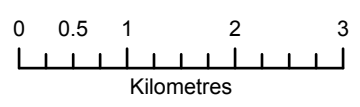


# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



**2022 Received**  
**2022 Draft Approved**  
**2022 Registered**  
 Hamlet  
 Urban Area

- Received:**
- C-O-2022-01 Tribute (Simcoe Street) Limited
  - C-O-2022-02 GHD Limited
  - C-O-2022-03 GHD Limited
  - C-O-2022-04 GHD Limited
  - C-O-2022-05 D.G Biddle & Associates
  - C-O-2022-06 D.G Biddle and Associates Ltd.
  - C-O-2022-07 Icon Harmony Limited
  - S-O-2022-01 D.G Biddle & Associates
  - S-O-2022-02 Weston Consulting
  - S-O-2022-03 Athabasca Residences Corp.
  - S-O-2022-04 Icon Harmony Limited
- Draft Approved:**
- C-O-2021-02 Brent Foley (1825576 Ontario Ltd.)
  - C-O-2021-03 Carlos Ilagan (Beedie Group Development Ltd.)
  - C-O-2022-03 GHD Limited
  - C-O-2022-04 GHD Limited
  - S-O-2016-02 1236296 Ontario Inc.
  - S-O-2016-11 SO Developments Inc. (Graywood Developments)
- Registered:**
- DCP-0354 Schaeffer & Dzaldov Ltd.
  - DCP-0357 2157236 Ontario Limited
  - DCP-0360 Carlos Ilagan (Beedie Group Development Ltd.)
  - DCP-0363 Podium Developments
  - DCP-0366 Treasure Hill (Terni Mont Homes Corp.)
  - DCP-0368 Dantonbury Developments Inc.
  - DCP-0370 Tribute (Simcoe Street) Limited
  - DCP-0375 Initialcorp (Harmony Road) Inc.
  - DCP-0376 Crowncove Investments Inc.
  - 40M-2717 Delpark Homes (Winchester) Inc.
  - 40M-2720 Kose Developments Inc.
  - 40M-2721 D. G. Biddle & Associates Ltd.
  - 40M-2723 City Homes (2486210 Ontario Ltd.)
  - 40M-2725 2157236 Ontario Limited
  - 40M-2727 Medallion Developments Ltd.
  - 40M-2738 Tribute (Simcoe Street) Limited
  - 40M-2742 Whitby Meadows Inc.



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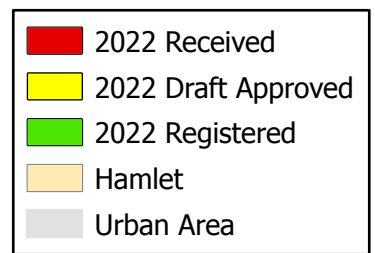
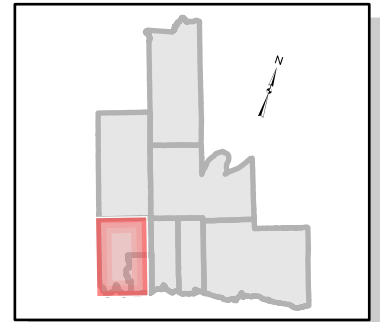
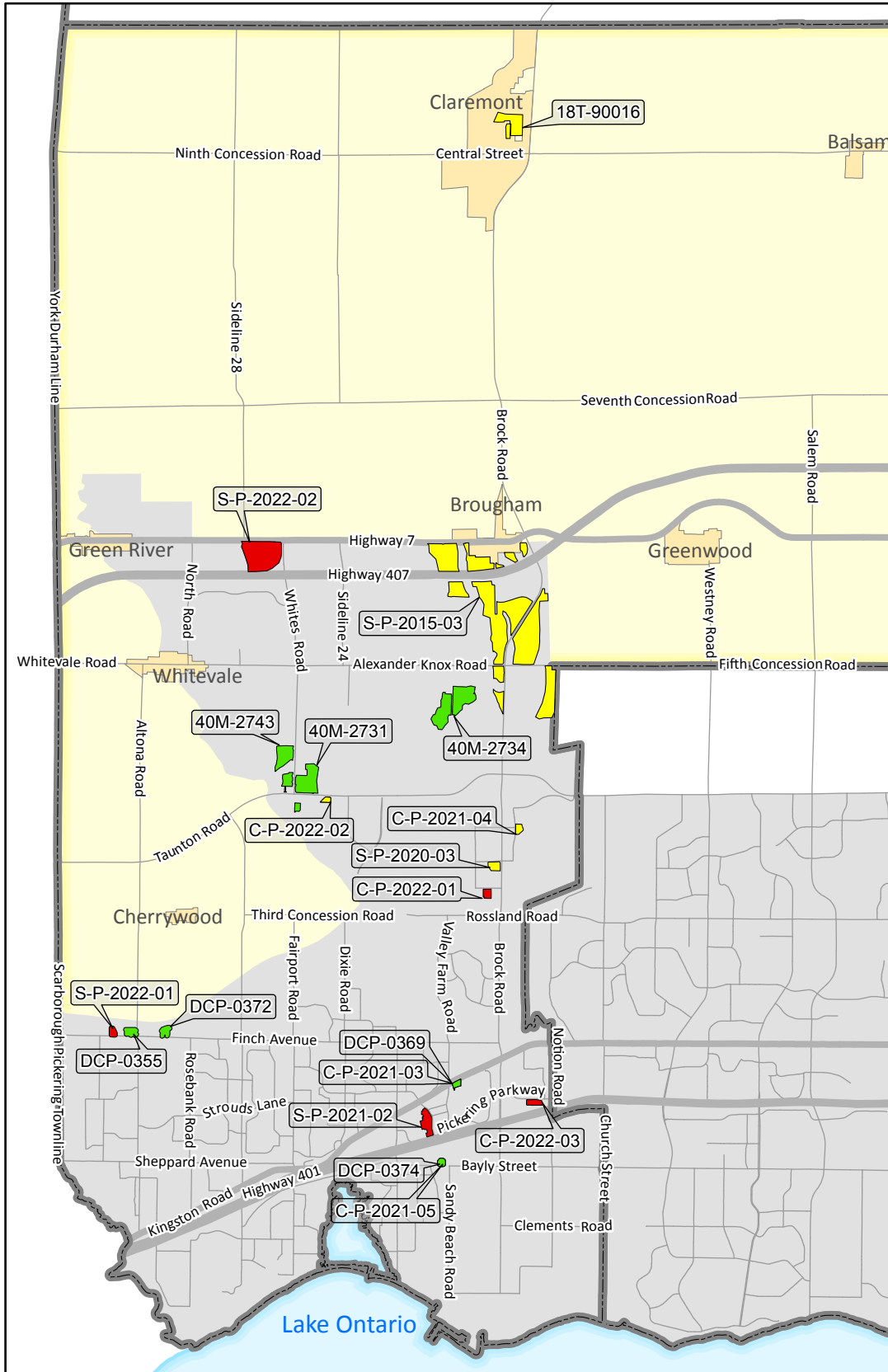
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# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



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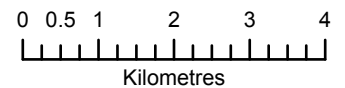
- C-P-2021-05 Weston Consulting
- C-P-2022-01 The Biglieri Group Ltd.
- C-P-2022-02 Mattamy (Seaton) Limited
- C-P-2022-03 Metroplia (Notion Road) Development Inc.
- S-P-2021-02 Cushman & Wakefield c/o Bruno Bartel
- S-P-2022-01 Design Plan Services Inc.
- S-P-2022-02 The Biglieri Group Ltd.

### Draft Approved:

- C-P-2021-03 Daniels LR Corporation
- C-P-2021-04 Trillium Housing Oak Non-Profit Corporation
- C-P-2021-05 Weston Consulting
- C-P-2022-02 Mattamy (Seaton) Limited
- 18T-90016 The Cairo Group Inc.
- S-P-2015-03 Infrastructure Ontario
- S-P-2020-03 Brock Dersan Developments Inc.

### Registered:

- DCP-0355 Icon Forest District Limited
- DCP-0369 Daniels LR Corporation
- DCP-0372 Marshall Homes
- DCP-0374 Weston Consulting
- 40M-2731 D.G. Group
- 40M-2734 Mattamy Corp.
- 40M-2743 Zavala Developments Inc.



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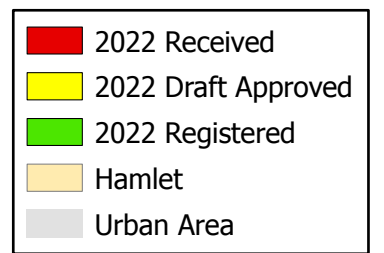
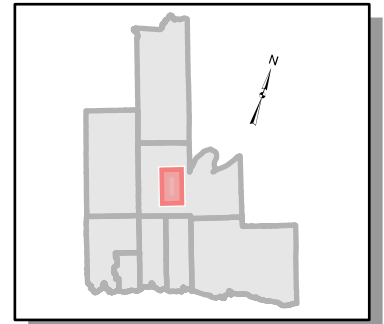
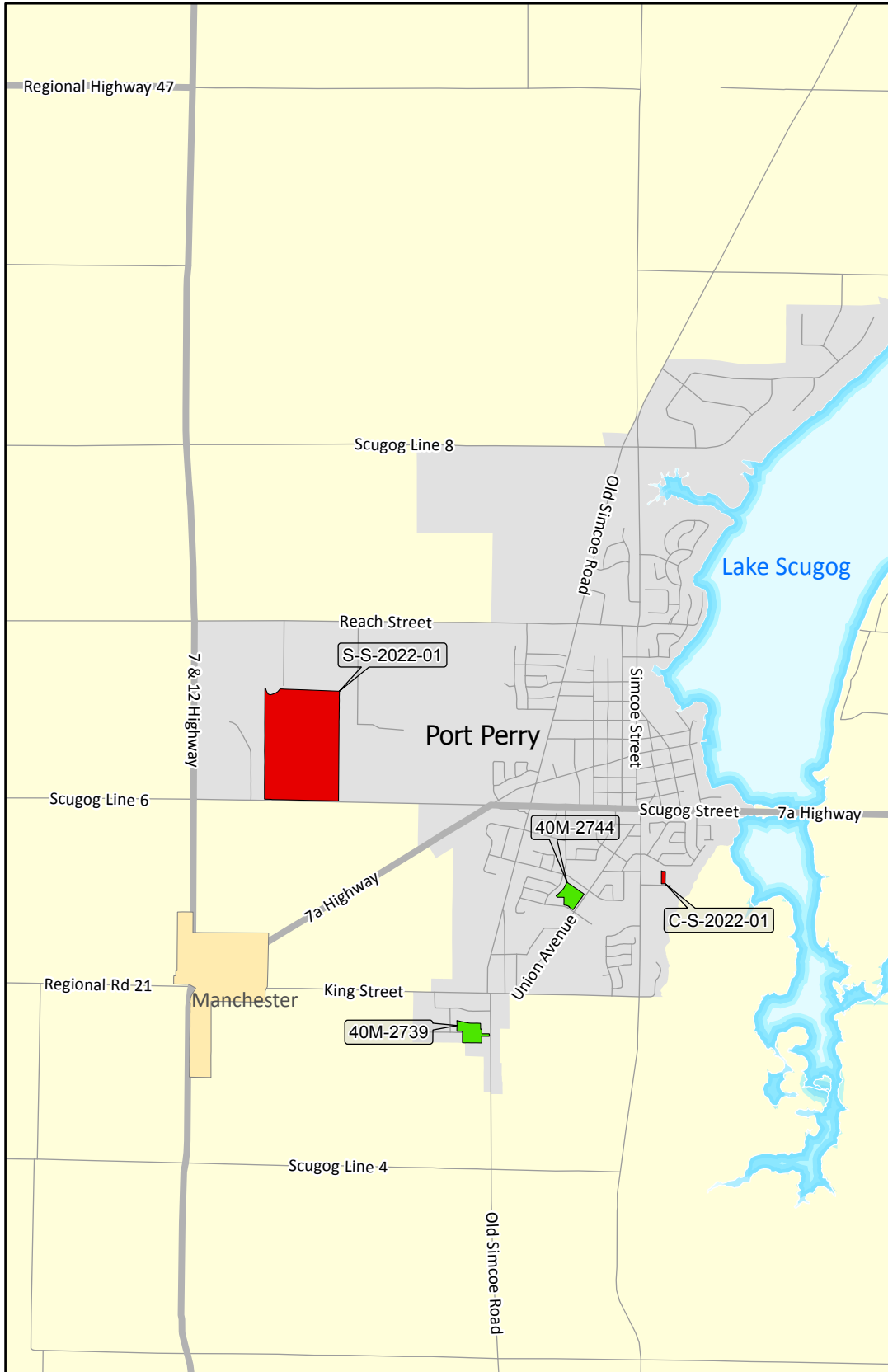
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# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG

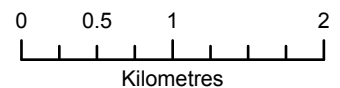


**Received:**

C-S-2022-01 Soloway Wright LLP  
S-S-2022-01 Batory Planning & Management

**Registered:**

40M-2739 2380884 Ontario Limited  
40M-2744 Ribcor Holdings Inc.



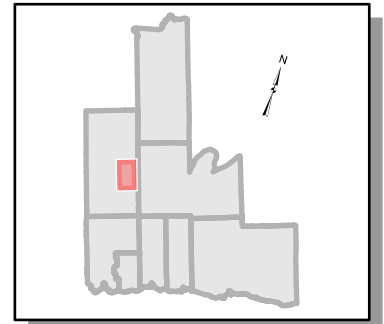
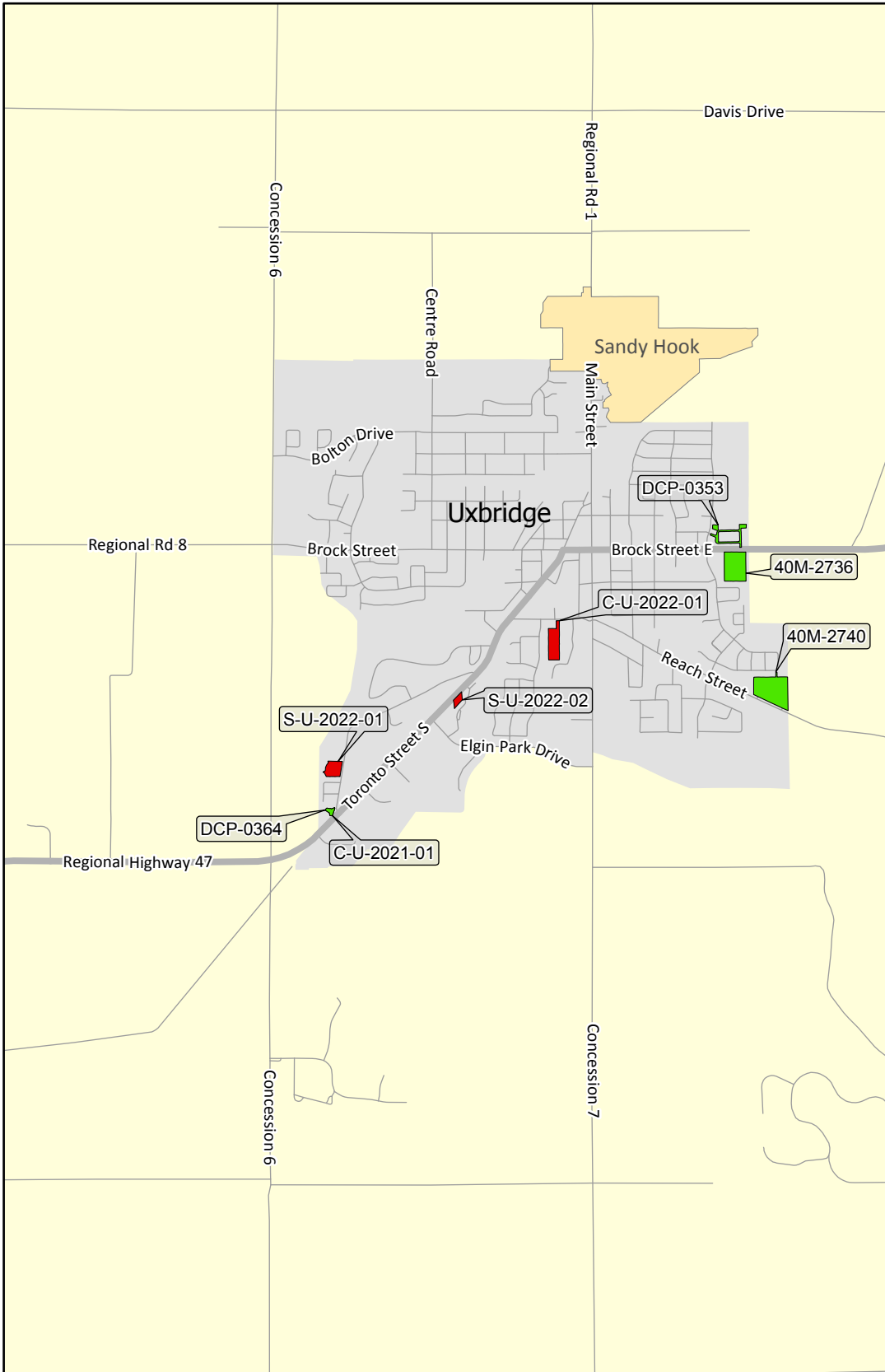
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**Citation:** Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2023.



# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



<span style="color: red;">■</span>	2022 Received
<span style="color: yellow;">■</span>	2022 Draft Approved
<span style="color: green;">■</span>	2022 Registered
<span style="color: orange;">■</span>	Hamlet
<span style="color: grey;">■</span>	Urban Area

**Received:**

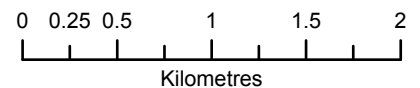
- C-U-2022-01 KLM Planning Partners Inc.
- S-U-2022-01 1093560 Ontario Limited
- S-U-2022-02 Larkin+ Land Use Planners Inc.

**Draft Approved:**

- C-U-2021-01 GHD Limited

**Registered:**

- DCP-0353 Evendale Developments Limited
- DCP-0364 GHD Limited
- 40M-2736 West Lane Developments
- 40M-2740 2452595 Ontario Ltd.



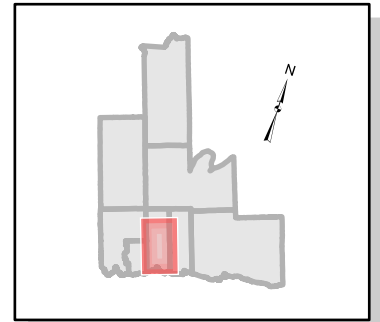
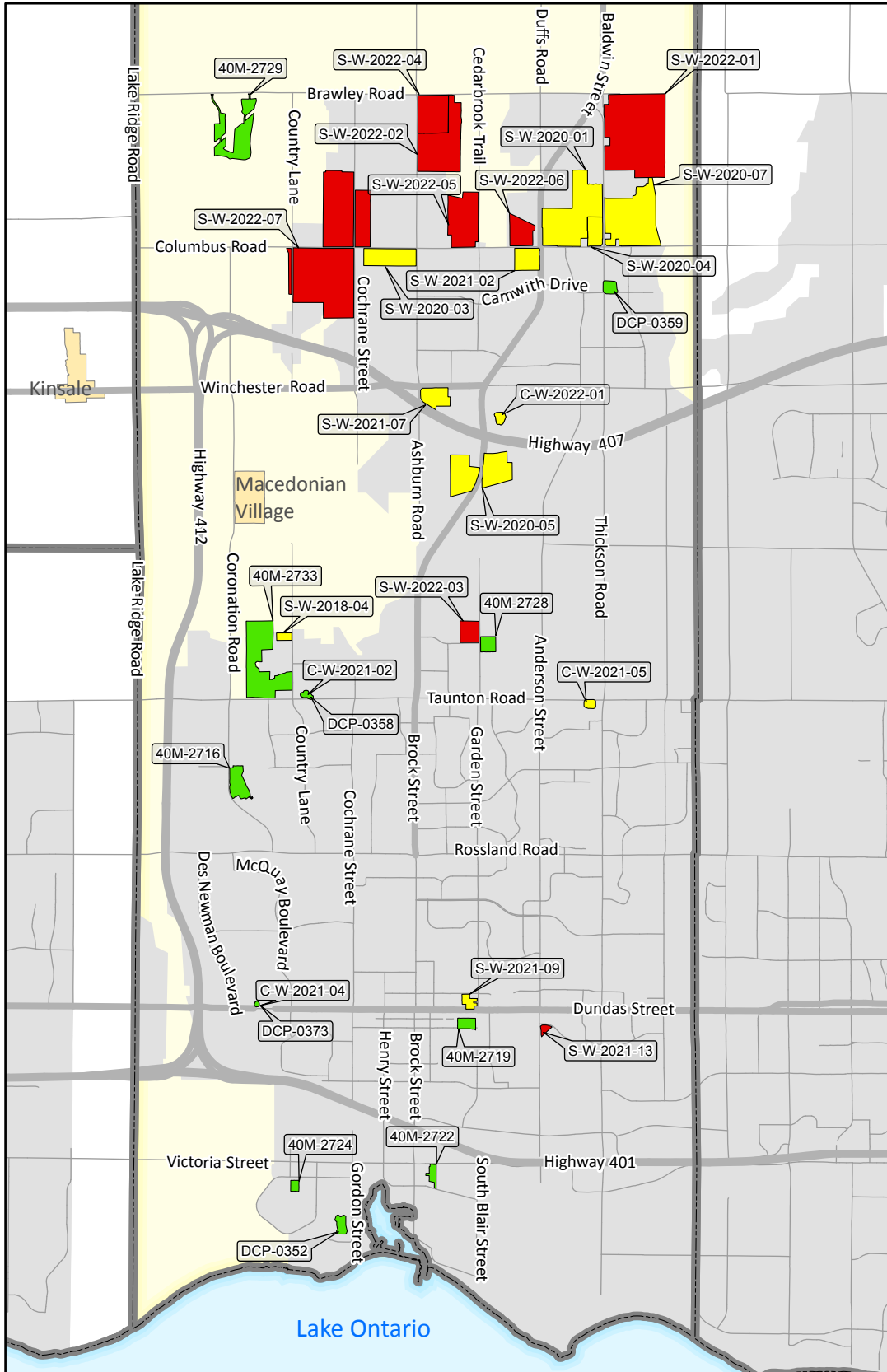
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# 2022 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



<span style="color: red;">■</span>	2022 Received
<span style="color: yellow;">■</span>	2022 Draft Approved
<span style="color: green;">■</span>	2022 Registered
<span style="color: orange;">■</span>	Hamlet
<span style="color: grey;">■</span>	Urban Area

**Received:**

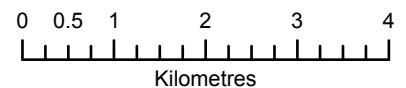
- C-W-2022-01 Madison Brooklin Developments Limited
- S-W-2021-13 Bousfields Inc.
- S-W-2022-01 Malone Given Parsons Ltd.
- S-W-2022-02 Malone Given Parsons Ltd.
- S-W-2022-03 Bousfields Inc.
- S-W-2022-04 Malone Given Parsons Ltd.
- S-W-2022-05 Evans Planning
- S-W-2022-06 Minto Communities Inc.
- S-W-2022-07 Malone Given Parsons Ltd.

**Draft Approved:**

- C-W-2021-02 Heathwood Homes (Country Lane) Limited
- C-W-2021-04 Manorgate Homes (Whitby) Inc.
- C-W-2021-05 Acorn Taunton Whitby Inc.
- C-W-2022-01 Madison Brooklin Developments Limited
- S-W-2018-04 4300 Country Lane Developments Limited
- S-W-2020-01 Abacus Equity Infusion Limited
- S-W-2020-03 625 Columbus Developments Limited
- S-W-2020-04 7150 Thickson Developments Limited
- S-W-2020-05 Winash Developments Limited
- S-W-2020-07 Candevcon East Limited
- S-W-2021-02 Geranium Corporation (BDF Development Corp.)
- S-W-2021-07 Winash Developments Limited
- S-W-2021-09 Winchcoron Holdings Limited

**Registered:**

- DCP-0352 Gordon Scadding Developments Limited
- DCP-0358 Heathwood Homes (Country Lane) Limited
- DCP-0359 Zancor Homes (Parkview) Ltd.
- DCP-0373 KLM Planning Partners Inc.
- 40M-2716 TFP Whitby Developments Inc.
- 40M-2719 Stafford Homes Ltd.
- 40M-2722 Block Andrin (Whitby) Developments Limited
- 40M-2724 Cedar City Seaboard Gate Inc.
- 40M-2728 Signature 4335 Garden Inc.
- 40M-2729 Summerlea Golf Club Limited
- 40M-2733 Brian Moss and Associates Ltd.



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