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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2020-INFO-68
Date: July 10, 2020

Subject:

Annual Subdivision/Condominium Activity Report for 2019

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, 2019. This report focuses on applications which achieved major milestones in 2019 in terms of:

- i) new applications received;
- ii) applications draft approved; and
- iii) plans registered.

1.2 This report also compares the 2019 results with 2018.

2. Highlights

2.1 Highlights from 2019 are as follows:

- **Applications Received:** 23 (11 subdivision and 12 condominium) representing 1,435 residential units (see Table 1);

- **Draft Approved Plans:** 30 (13 subdivision and 17 condominium) representing 4,697 residential units (see Table 2);
- **Plans Registered:** 28 (18 subdivision and 10 condominium), representing 3,018 residential units (see Table 3);
- **Total number of Active Subdivision and Condominium Applications in Durham Region at the end of 2019:** 369 applications (268 plans of subdivision, 101 plans of condominium) representing 34,788 draft approved residential units and 25,863 residential units in-process (i.e. not yet draft approved) (see Table 4).

3. Applications Received

- 3.1 In 2019, 23 subdivision and condominium applications were received Region-wide, compared to 42 applications in 2018. Of these 23 applications, there were 11 residential plans of subdivision, 8 standard residential plans of condominium, and 4 common element plans of condominium.
- 3.2 In the recent past, large numbers of applications were received in Kedron in North Oshawa, Seaton in Pickering, and West Whitby. In 2019, only one application was received in each of the Kedron and Seaton communities.
- 3.3 In 2019, a total of 1,435 residential units were proposed within subdivisions and standard condominium plans, compared to 7,215 units in 2018. Of these:
- a. approximately 34 per cent were located in the City of Pickering, with just over half within one development proposed near Bayly Street and Liverpool Road;
 - b. the Municipality of Clarington and the Town of Whitby each accounted for about 23 per cent;
 - c. approximately 12 per cent were located in the City of Oshawa;
 - d. the Town of Ajax and the Township of Brock each accounted for about 5 per cent of proposed residential units within draft plans of subdivision and condominium.

4. Draft Approved Plans

- 4.1 A total of 30 plans were draft approved in 2019, compared to 37 draft approvals in 2018. Of the 30 draft approved plans, 6 were in common element plans of condominium which have no units, only common elements such as roads and shared amenities.

- 4.2 The number of residential units within draft approved plans increased from 2,993 units in 2018 to 4,697 units in 2019, with more than half (58 percent) within three plans of subdivision in the Kedron community of north Oshawa.
- 4.3 In 2019, approximately 66 per cent (3,119) of the residential units within draft approved plans were in the City of Oshawa, 15 per cent (714) in the Municipality of Clarington and 7 per cent (334) in the Town of Whitby. The remainder was in the City of Pickering (289 units), the Town of Ajax (127 units), and the Township of Uxbridge (114 units).

5. Registered Plans

- 5.1 The number of plans of subdivision and condominium registered in 2019 dropped from 44 in 2018 to 28 in 2019. Similarly, fewer new lots/units were registered, i.e. 3,018 in 2019 compared to 4,674 in 2018.
- 5.2 The Town of Whitby and the City of Oshawa combined for approximately 62 per cent of total units registered, with 1,081 units and 795 units respectively. The Municipality of Clarington (483 units) and the Township of Brock (287 units) had approximately 16 per cent and 10 per cent of registered units respectively. Finally, the City of Pickering had approximately 9 per cent, with the remainder of units registered in the Town of Ajax and the Township of Scugog.

6. Residential Units by Type

- 6.1 The proportion of single detached units within new subdivision and condominium applications received increased from 13 per cent in 2018 to 17 per cent in 2019. However, the proportion of townhouses decreased from 39 per cent in 2018 to 36 per cent in 2019. The proportion of apartments within these application types also decreased slightly from 47 per cent in 2018 to 46 per cent in 2019.
- 6.2 In 2019, single and semi-detached units accounted for 36 per cent (1,676) of the total 4,697 residential units within draft approved plans, which was higher than the 20 per cent proportion of the total 2,993 units within draft approved plans in 2018. The proportion of multiples or townhouse units in draft approved plans decreased significantly from 47 per cent (1,413) in 2018 to about 30 per cent (1,425) in 2019. The proportion of apartment units in draft approved plans increased slightly from 32 per cent (971) in 2018 to 34 per cent (1,596) in 2019.

6.3 The proportion of single detached units in registered plans increased slightly from 42 per cent (1,973) of the total 4,674 units in 2018, to 43 per cent (1,303) of the total 3,018 units in 2019. There was a decrease in the proportion of townhouse units in registered plans from 41 per cent (1,895) in 2018 to 35 per cent (1,071) in 2019, however, the proportion of apartment units in registered plans increased from 15 per cent (726) in 2018 to 21 per cent (644) in 2019.

7. Active Applications

7.1 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 2019, there were 369 active applications in the Region (135 In Process, 234 Draft Approved) (see Table 4), compared to 366 at the end of 2018.

7.2 The In Process applications represent a total of 25,863 residential units compared to 27,787 units at the end of 2018. Approximately 83 per cent (21,533) of the In Process units were in the City of Oshawa (7,694), the Town of Whitby (7,154) and the City of Pickering (6,685). There were 234 Draft Approved plans in the Region by the end of 2019, comprising 34,788 residential units, compared to 30,075 at the end of 2018. Approximately 41 per cent (14,329) of the Draft Approved units were in the City of Pickering.

7.3 The majority of the In Process and Draft Approved units represent Greenfield development (i.e. within the designated Urban Area but outside of the delineated built-up area). These units were predominately ground-related housing types and represents a healthy supply for Durham Region based on recent building activity. There continue to be opportunities for intensification within the Built-up Area including Regional Centres and along Corridors which has the potential to provide additional housing supply in Durham.

7.4 Active applications also include industrial plans of subdivision/condominium. There are currently 33 applications (30 subdivision, 3 condominium), comprised as either wholly or partially industrial sites totalling 517 hectares (1,278 acres).

8. Current Activity

8.1 During the first three months of 2020, 2 new subdivision and 2 new condominium applications were received, representing 1,426 additional “In Process” residential units. In addition, 3 plans of subdivision, representing 462 units, were draft

approved in the first quarter of 2020. There were no subdivision or condominium plans registered during the first three months of 2020.

9. Conclusion

- 9.1 2019 saw a decrease in the number of subdivision and condominium applications received, draft approved and registered compared to 2018.
- 9.2 In terms of the total applications received, draft approved, and registered, the proportion of higher density (townhouse and apartment) units generally decreased while the proportion of low density (single and semi-detached) dwellings increased.
- 9.3 The number of potential residential units that are “In Process” and “Draft Approved” remained consistent between 2018 and 2019.
- 9.4 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 almost an eleven-year supply of draft approved lots in Durham Region.
- 9.5 A copy of this report will be forwarded to the Area Municipalities for their information.

10. Attachments

- Attachment #1: Subdivision and Condominium Applications Received in 2019
- Attachment #2: Subdivision and Condominium Plans Draft Approved in 2019
- Attachment #3: Subdivision and Condominium Plans Registered in 2019
- Attachment #4: Active Applications by Municipality as of Year End 2019
- Attachment #5: Subdivision Condominium Activity Maps by Area Municipality

Respectfully submitted,

Original signed by

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

ATTACHMENT 1 – SUBDIVISION AND CONDOMINIUM APPLICATIONS RECEIVED IN 2019

MUNICIPALITY	RESIDENTIAL SUBDIVISION APPLICATIONS	RESIDENTIAL CONDOMINIUM APPLICATIONS	INDUSTRIAL APPLICATIONS	COMMON ELEMENT CONDOMINIUM APPLICATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTIPLE ATTACHED UNITS	APARTMENT UNITS	TOTAL
AJAX	1	0	0	0	0	0	72	0	72
BROCK	1	0	0	0	27	0	25	0	52
CLARINGTON	2	2	0	0	21	12	131	162	326
OSHAWA	2	2	0	1	26	0	144	1	171
PICKERING	4	4	0	1	174	0	76	241	491
SCUGOG	0	0	0	0	0	0	0	0	0
UXBRIDGE	0	0	0	0	0	0	0	0	0
WHITBY	1	0	0	2	0	0	73	250	323
DURHAM	11	8	0	4	248	12	521	654	1,435

ATTACHMENT 2 – SUBDIVISION AND CONDOMINIUM PLANS DRAFT APPROVED IN 2019

MUNICIPALITY	RESIDENTIAL SUBDIVISION APPLICATIONS	RESIDENTIAL CONDOMINIUM APPLICATIONS	INDUSTRIAL APPLICATIONS	COMMON ELEMENT CONDOMINIUM APPLICATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTI FAMILY UNITS	APARTMENT UNITS	TOTAL
AJAX	1	1	0	0	0	0	127	0	127
BROCK	0	0	0	0	0	0	0	0	0
CLARINGTON	2	2	0	3	326	105	83	200	714
OSHAWA	3	2	0	0	1,044	92	827	1,156	3,119
PICKERING	1	3	0	0	11	0	38	240	289
SCUGOG	0	0	0	0	0	0	0	0	0
UXBRIDGE	3	0	0	2	13	0	101	0	114
WHITBY	3	3	0	1	85	0	249	0	334
DURHAM	13	11	0	6	1,479	197	1,425	1,596	4,697

ATTACHMENT 3 – SUBDIVISION AND CONDOMINIUM PLANS REGISTERED IN 2019

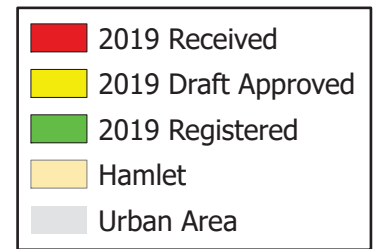
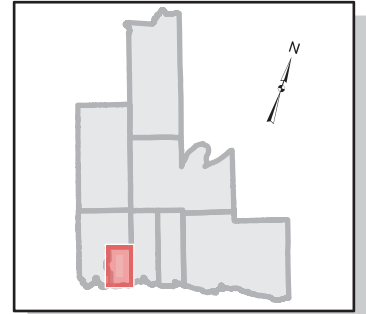
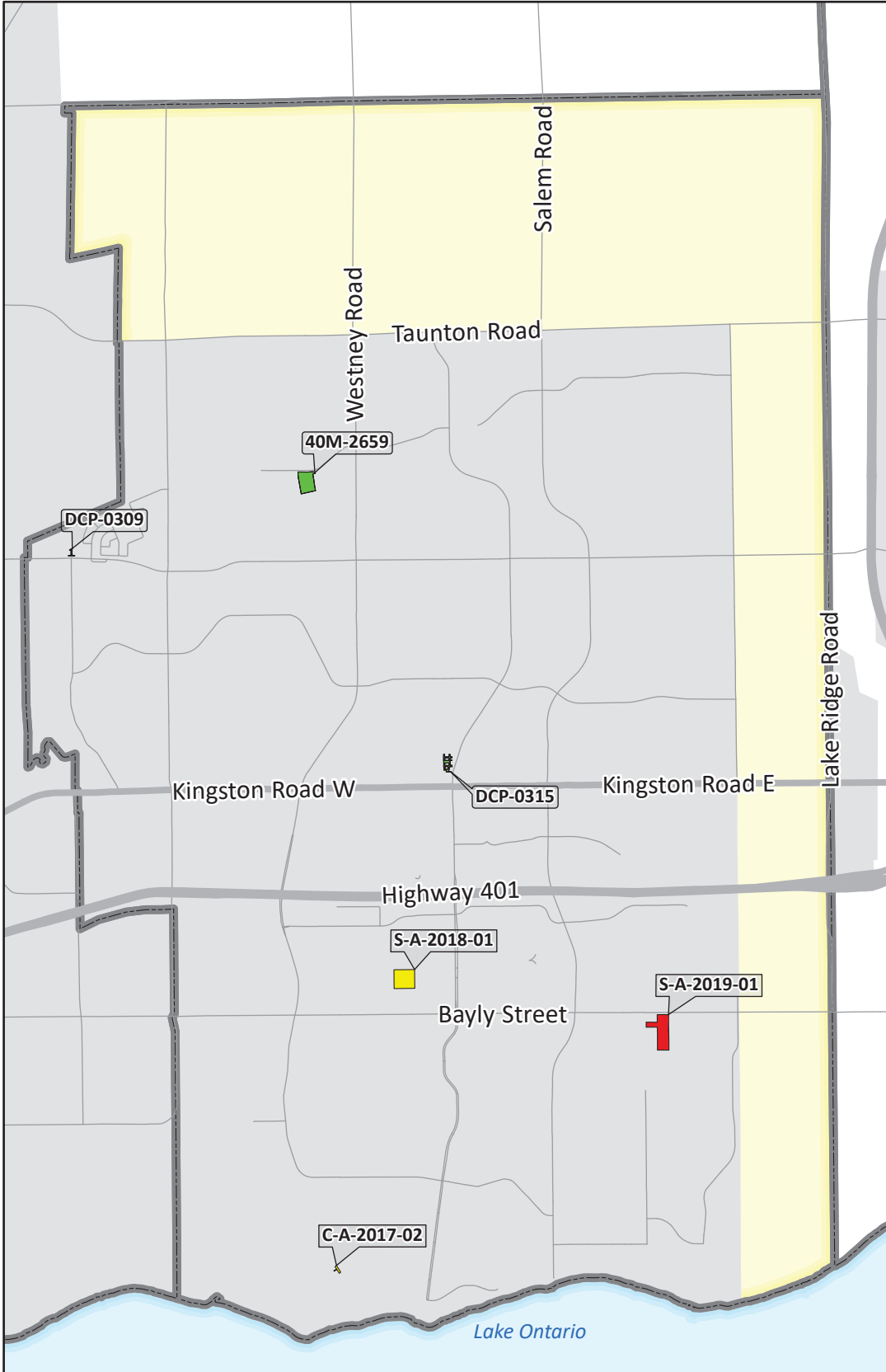
MUNICIPALITY	RESIDENTIAL SUBDIVISION REGISTRATIONS	RESIDENTIAL CONDOMINIUM REGISTRATIONS	INDUSTRIAL REGISTRATIONS	COMMON ELEMENT CONDOMINIUM REGISTRATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTI FAMILY UNITS	APARTMENT UNITS	TOTAL
AJAX	1	1	0	1	54	0	14	0	68
BROCK	1	0	0	0	287	0	0	0	287
CLARINGTON	3	3	0	0	183	0	119	181	483
OSHAWA	4	3	0	0	58	0	410	327	795
PICKERING	3	2	0	0	78	0	57	136	271
SCUGOG	1	0	0	0	33	0	0	0	33
UXBRIDGE	0	0	0	0	0	0	0	0	0
WHITBY	5	0	0	0	610	0	471	0	1,081
DURHAM	18	9	0	1	1,303	0	1,071	644	3,018

ATTACHMENT 4 – ACTIVE SUBDIVISION AND CONDOMINIUM APPLICATIONS BY MUNICIPALITY IN 2019

MUNICIPALITY	IN PROCESS RESIDENTIAL SUBDIVISION APPLICATIONS	IN PROCESS RESIDENTIAL CONDOMINIUM APPLICATIONS	DRAFT APPROVED RESIDENTIAL SUBDIVISION APPLICATIONS	DRAFT APPROVED RESIDENTIAL CONDOMINIUM APPLICATIONS	TOTAL	IN PROCESS RESIDENTIAL UNITS	DRAFT APPROVED RESIDENTIAL UNITS	TOTAL UNITS
AJAX	6	1	18	8	33	1,198	1,433	2,631
BROCK	6	2	7	1	16	744	931	1,675
CLARINGTON	16	5	36	14	71	1,526	5,278	6,804
OSHAWA	15	8	26	18	67	7,694	7,036	14,730
PICKERING	29	11	32	13	85	6,685	14,329	21,014
SCUGOG	10	0	12	2	24	530	530	1,060
UXBRIDGE	3	2	8	4	17	332	186	518
WHITBY	17	4	27	8	56	7,154	5,065	12,219
DURHAM	102	33	166	68	369	25,863	34,788	60,651



2019 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

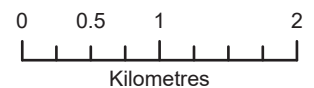
S-A-2019-01 Chieftan (Ajax) Development Corporation Inc.

Draft Approved:

C-A-2017-02 Your Home Developments (Finley) Inc.
S-A-2018-01 167 Hunt Street Ltd. (Stafford Homes)

Registered:

DCP-0315 Your Home Developments (Old Harwood) Inc.
DCP-0309 Richpark Homes Ltd., In Trust
40M-2659 John Boddy Developments Limited



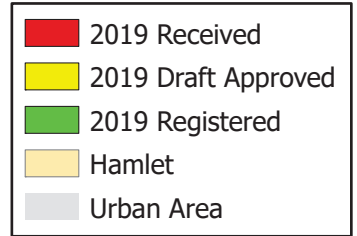
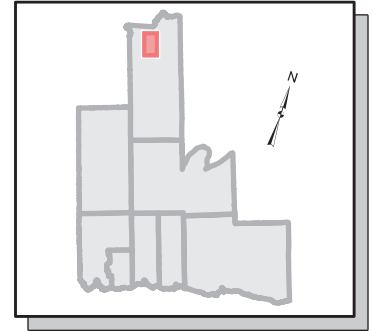
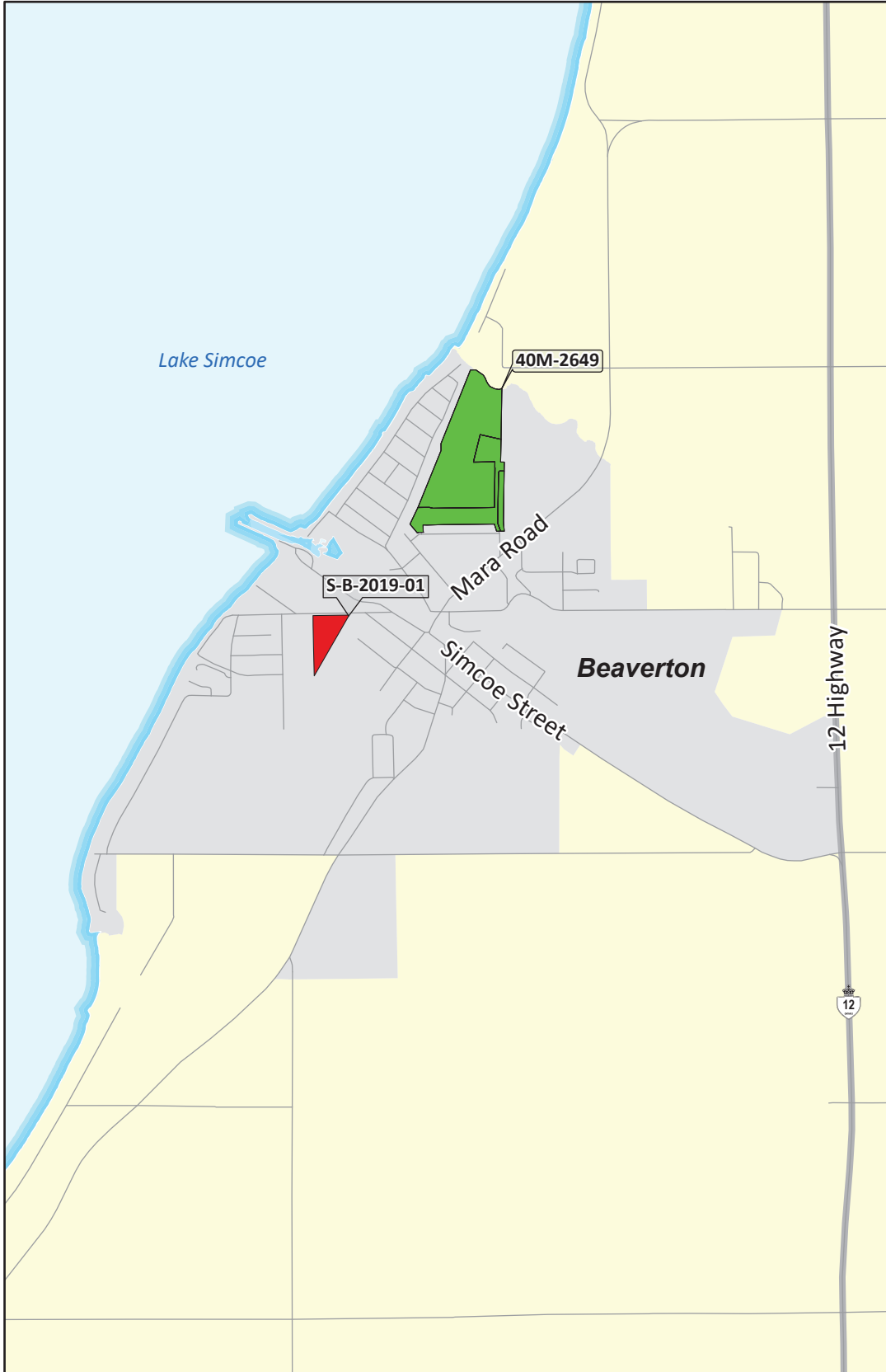
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY BEAVERTON URBAN AREA, BROCK TOWNSHIP

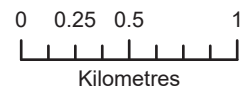


Received:

S-B-2019-01 First & Second Beaverton Inc.

Registered:

40M-2649 Marydel Homes Inc.



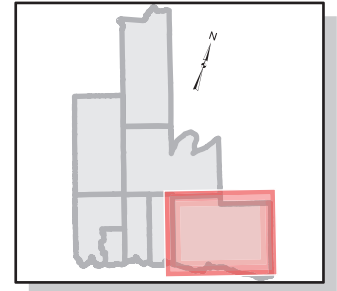
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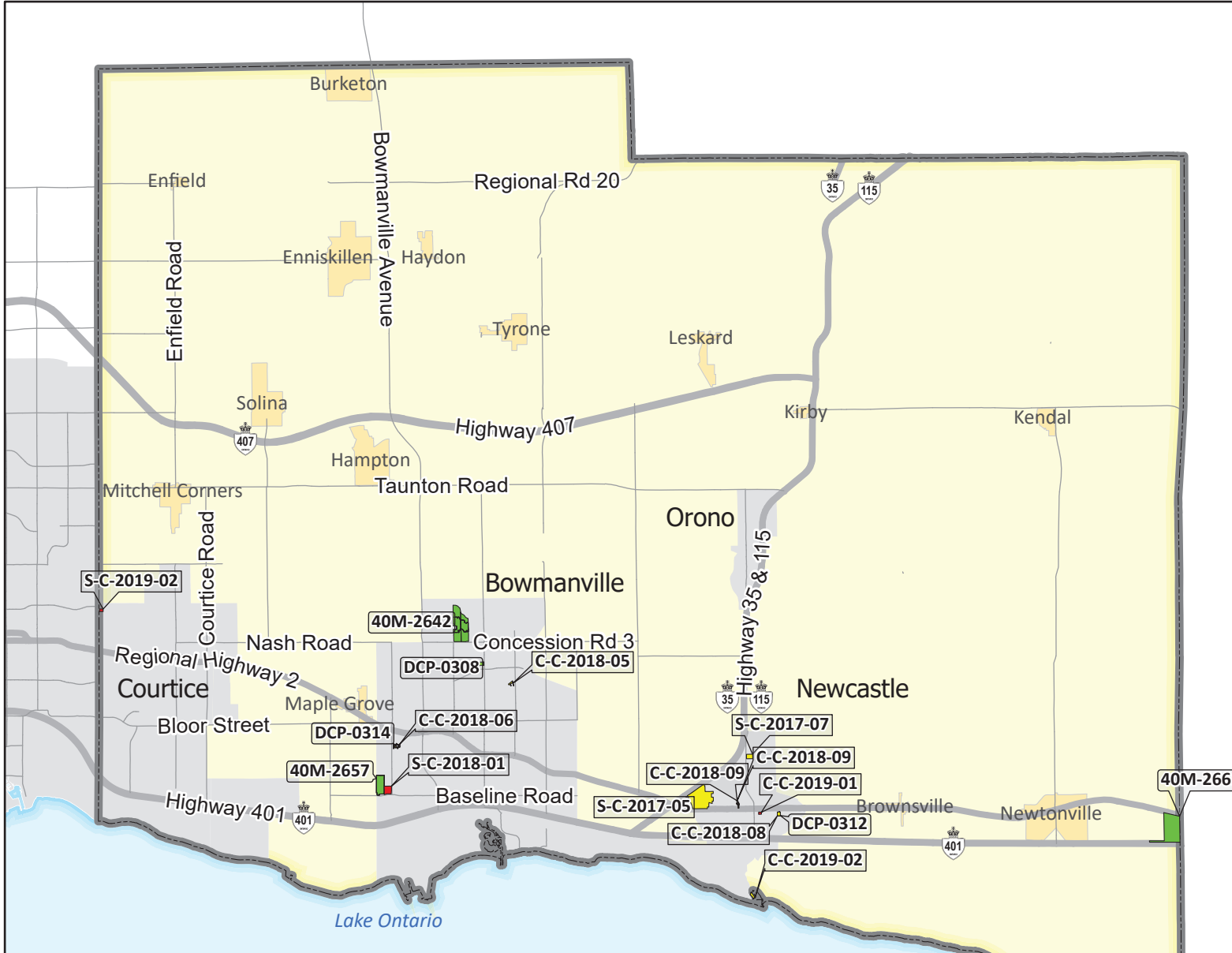
Citation: Digital cartography by The Regional Municipality of Durham, Planning Department, March, 2020.



2019 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREA



2019 Received
2019 Draft Approved
2019 Registered
 Hamlet
 Urban Area



Received:

- C-C-2018-09 Lindvest Properties (Clarington) Limited
- C-C-2019-01 Tenzin Gyaltsan (Gyaltsan Property Management Inc.)
- C-C-2019-02 Lanarose Properties Ltd
- S-C-2018-01 Aspen Gardens Ltd. (Kaitlin)
- S-C-2019-02 Lynstrath Developments Inc.

Draft Approved:

- C-C-2018-05 Averton Homes (Bowmanville) Inc.
- C-C-2018-06 Modo Bowmanville Towns Ltd.
- C-C-2018-08 Brightstar Newcastle Corporation
- C-C-2018-09 Lindvest Properties (Clarington) Limited
- C-C-2019-02 Lanarose Properties Ltd
- S-C-2017-05 2103386 Ontario Limited/Louisville Homes Ltd
- S-C-2017-07 Brookfield Homes (Ontario) Limited

Registered:

- DCP-0308 Bowmanville Apartments Inc.
- DCP-0314 Modo Bowmanville Towns Ltd.
- DCP-0312 Brightstar Newcastle Corporation
- 40M-2661 OHM Frederick Inc. (Michael Clarke)
- 40M-2642 Northglen East Subdivision
- 40M-2657 Bowmanville Village Inc.

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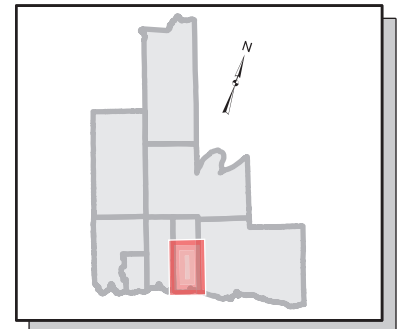
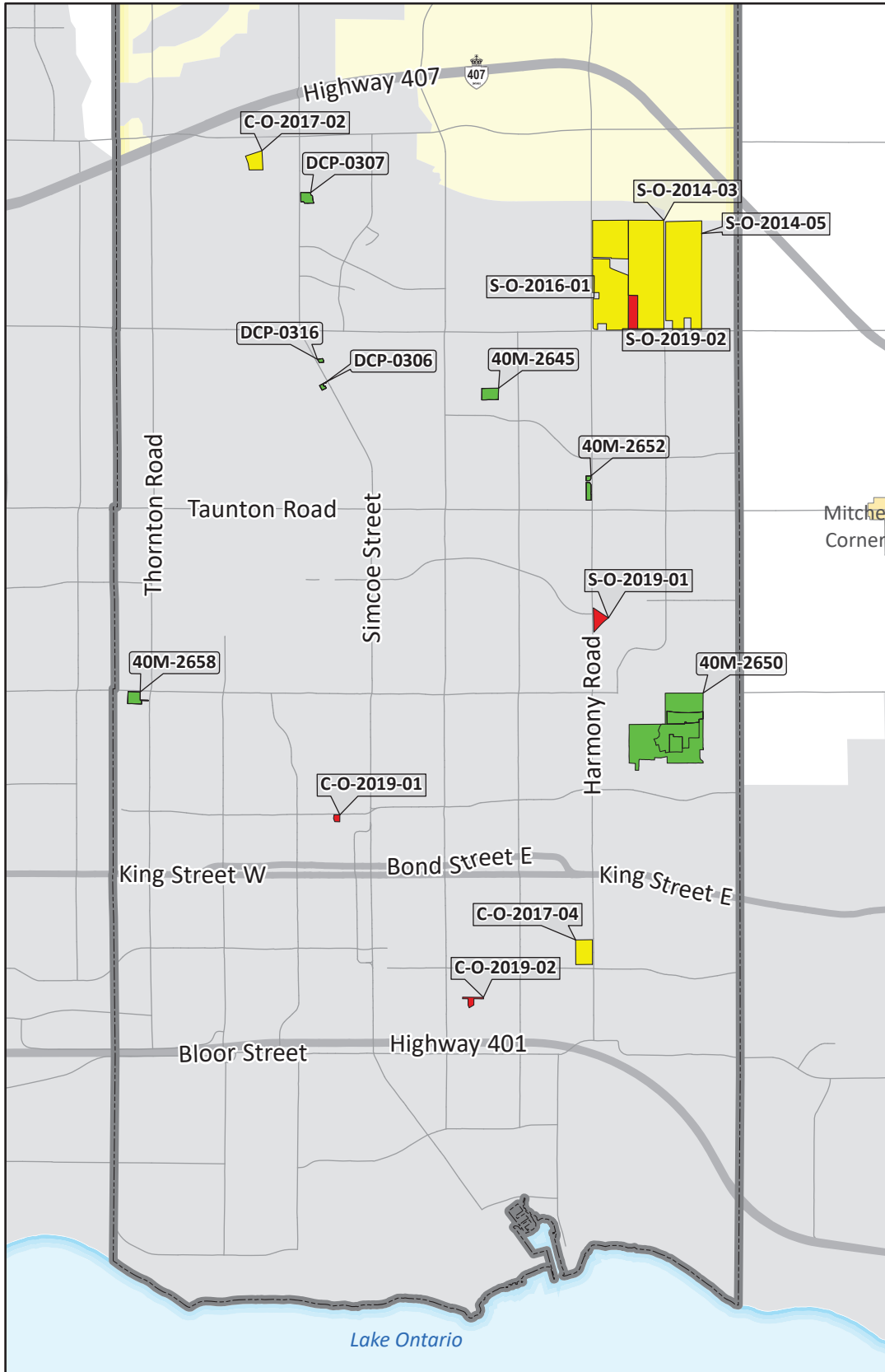
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA

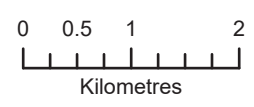


■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:
 C-O-2019-01 Durham Condominium Corporation (DCC)
 C-O-2019-02 Crowncove Investments Inc.
 S-O-2019-01 Asma Nasir
 S-O-2019-02 City Homes (2486210 Ontario Ltd.)

Draft Approved:
 C-O-2017-02 2285136 Ontario Limited
 C-O-2017-04 Harmony Taylor Developments Limited
 S-O-2014-03 Kose Developments Inc. (1476859 Ontario Ltd.)
 S-O-2014-05 E. Manson Investments Limited
 S-O-2016-01 Medallion Developments (Harmony) Limited

Registered:
 DCP-0316 Podium Developments (2023 Simcoe Street North Ltd.)
 DCP-0307 Minto Metropia (Windfield) GP Inc.
 DCP-0306 Podium Developments (1900 Simcoe Street North Ltd.)
 40M-2650 Beechnut Development Corp. Inc.
 40M-2645 Midhaven Developments Ormond
 40M-2658 Delpark Homes (Rossland) Inc.
 40M-2652 Initialcorp (Harmony Road) Inc.



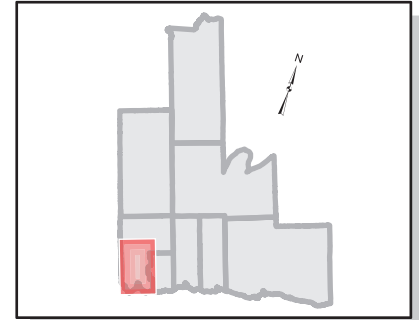
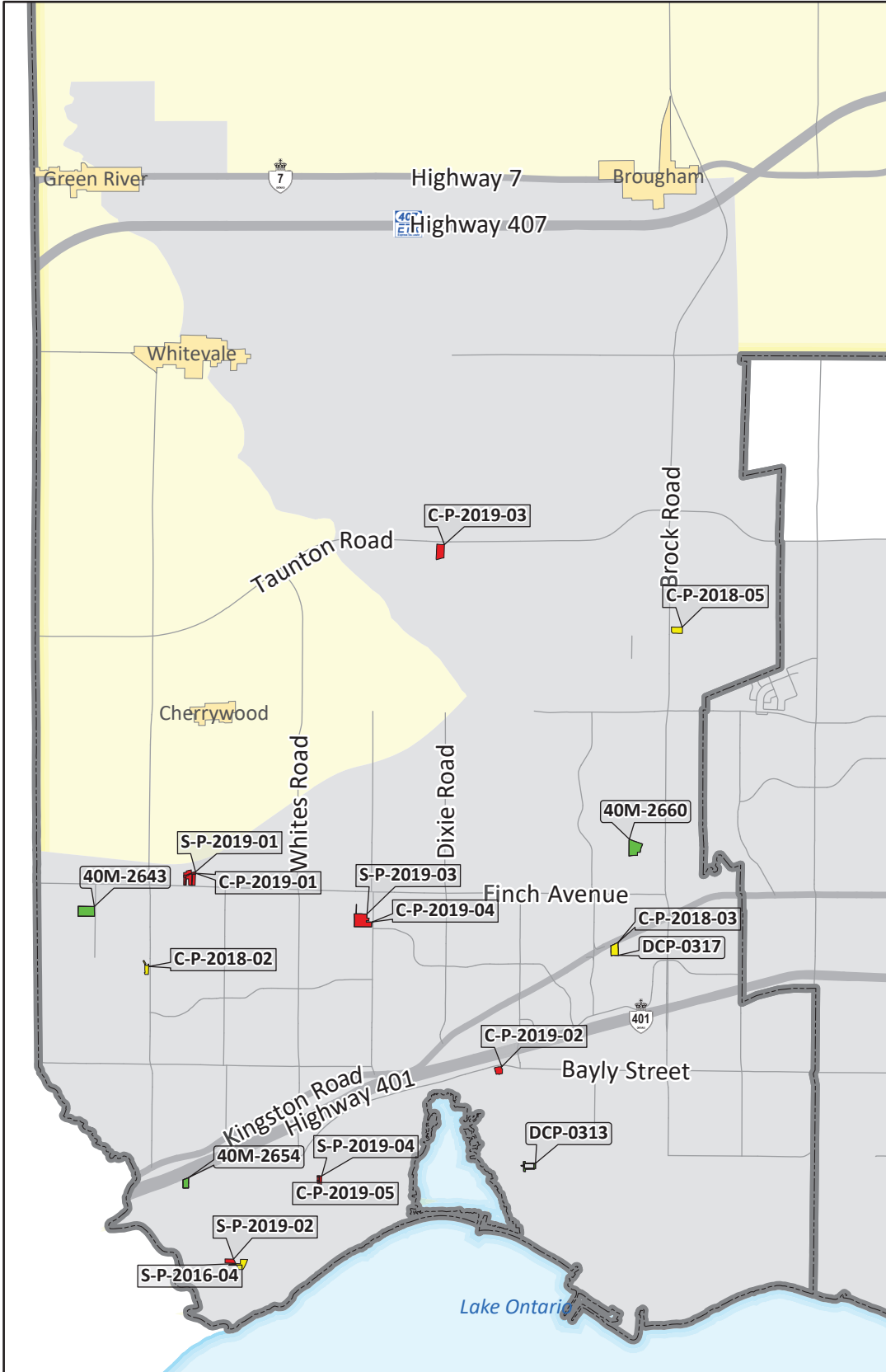
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:

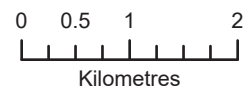
- C-P-2019-01 Marshall Homes (Finch) Ltd.
- C-P-2019-02 SR & R Bay Ridges (Two) Ltd.
- C-P-2019-03 Mattamy (Seaton) Limited
- C-P-2019-04 10046043 Canada Inc. & C. Wang
- C-P-2019-05 Katanna Oklahoma LP
- S-P-2019-01 Marshall Homes (Finch) Ltd.
- S-P-2019-02 Oak Hill Dev. Ltd. & White-Pine General Contractors Ltd.
- S-P-2019-03 10046043 Canada Inc. & C. Wang
- S-P-2019-04 Katanna Oklahoma LP

Draft Approved:

- C-P-2018-02 Altona Road Subdivision Ltd.
- C-P-2018-03 Marshall Homes (Centre Point) Inc (2450734 Ontario Inc.)
- C-P-2018-05 Gironde Community Development Inc.
- S-P-2016-04 702153 Ontario Limited (Fairgate Homes)

Registered:

- DCP-0313 Madison Liverpool Limited
- DCP-0317 Marshall Homes (Centre Point) Inc (2450734 Ontario Inc.)
- 40M-2643 Woodview Home Construction Inc.
- 40M-2660 Frontdoor Developments Inc.
- 40M-2654 2554569 Ontario Inc.



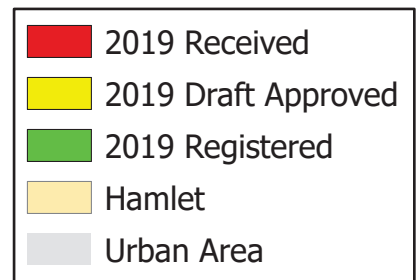
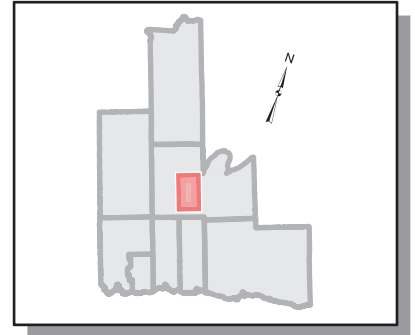
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG



Registered:

40M-2655 Canterbury Land Development Corporation



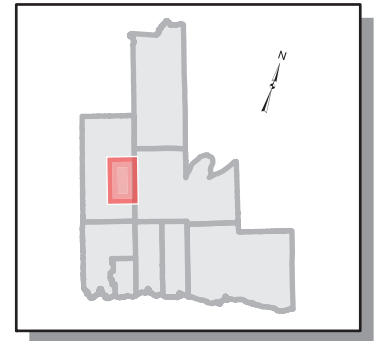
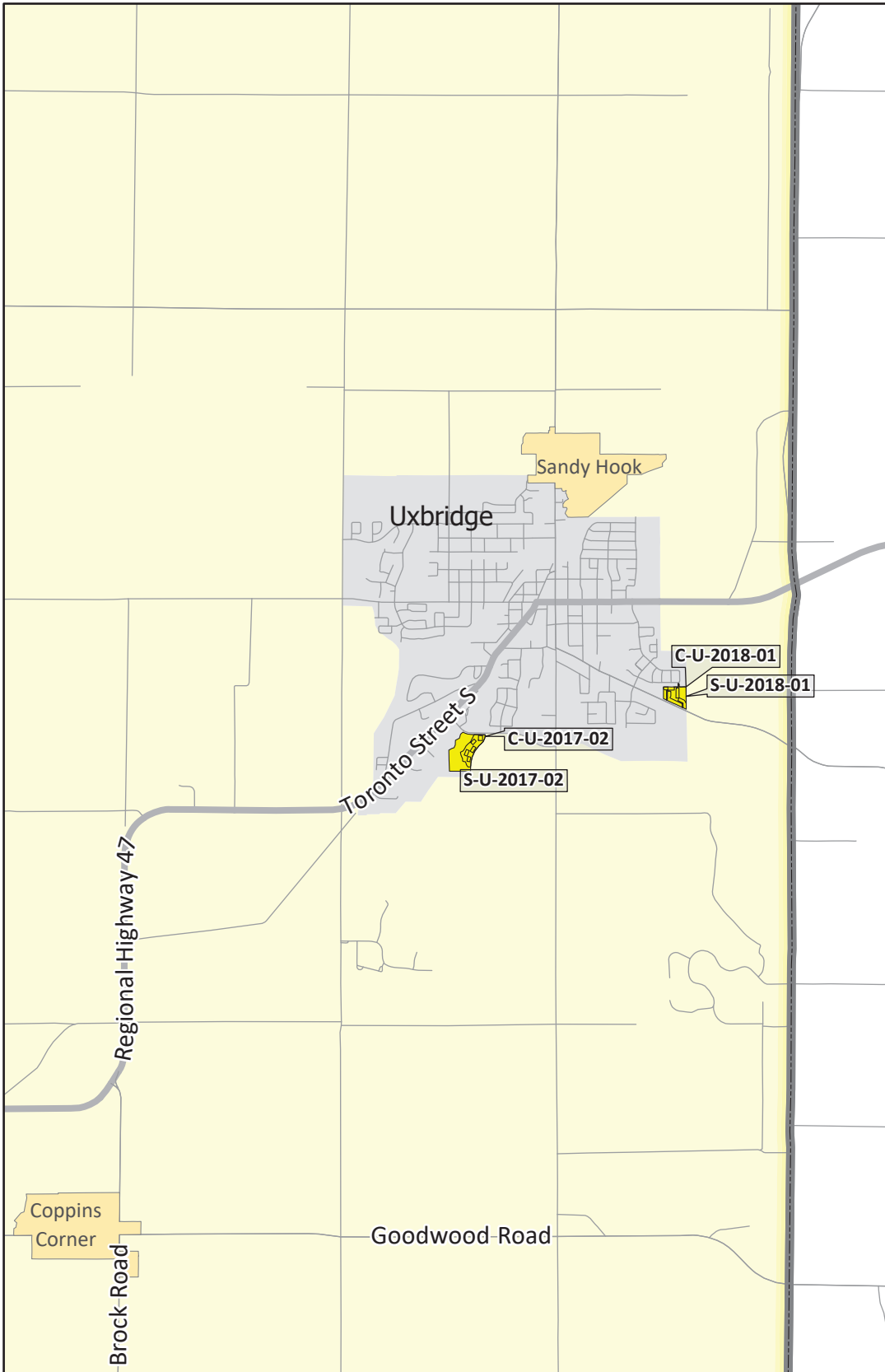
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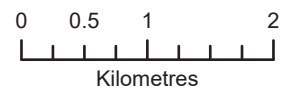
2019 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



	2019 Received
	2019 Draft Approved
	2019 Registered
	Hamlet
	Urban Area

Draft Approved:

C-U-2017-02	Saleville Developments (IV) Ltd.
C-U-2018-01	2452595 Ontario Ltd.
18T-87011	Sandford
S-U-2017-02	Saleville Developments (IV) Ltd.
S-U-2018-01	2452595 Ontario Ltd.



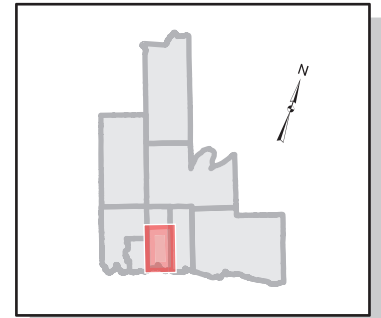
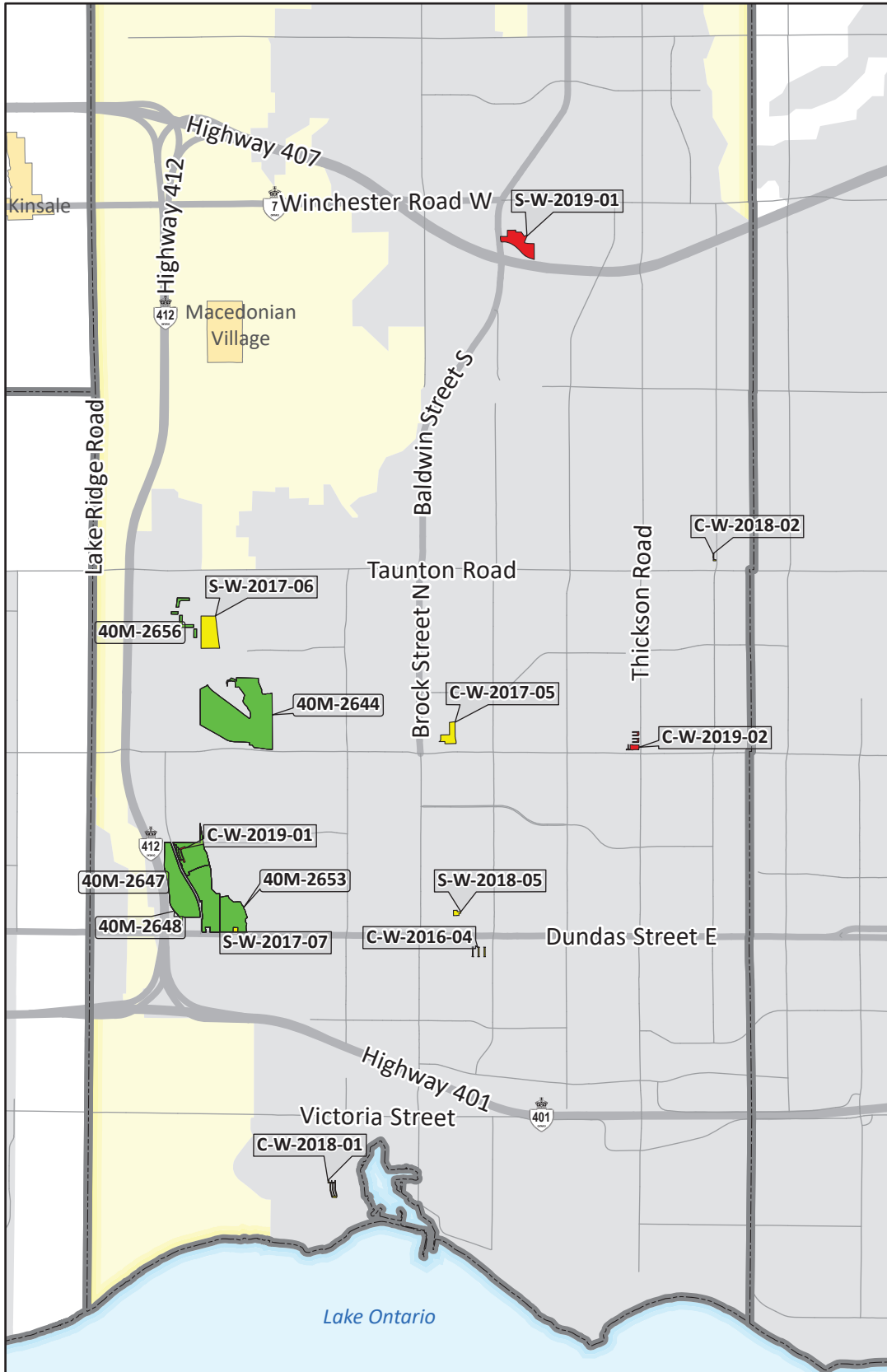
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2019 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



■	2019 Received
■	2019 Draft Approved
■	2019 Registered
■	Hamlet
■	Urban Area

Received:

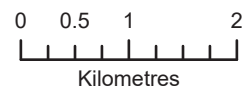
- C-W-2019-01 Mattamy Homes (Mattamy (Whitby) Limited
- C-W-2019-02 Minto (Rossland) Inc.
- S-W-2019-01 Madison Brooklin Developments Ltd.

Draft Approved:

- C-W-2016-04 Stafford Homes Ltd.
- C-W-2017-05 Whitby (Brock and Rossland) Developments
- S-W-2017-06 3425 Coronation Developments Limited
- S-W-2017-07 Manorgate Homes (Whitby) Inc.
- C-W-2018-01 Gordon Scadding Developments Limited
- C-W-2018-02 2500564 Ontario Limited
- S-W-2018-05 Sabrina Homes Inc.

Registered:

- 40M-2644 TFP Whitby Dev. Inc. c/o Fieldgate Dev.
- 40M-2647 Mattamy (Monarch) Limited
- 40M-2648 Mattamy (Monarch) Limited
- 40M-2653 Hiddenbrook Developments Limited
- 40M-2656 Lazy Dolphin Development Inc.



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