



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2018-INFO-60
Date: April 13, 2018

Subject:

Annual Subdivision/Condominium Activity Report for 2017, File: A14-05

Recommendation:

Receive 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, 2017. This overview focuses on those applications which achieved major milestones in 2017 in terms of: new applications received; applications draft approved; and plans that were registered. This report also compares the 2017 results with 2016.

2. Summary

2.1 This report includes tables and maps which show the extent and location of subdivision and condominium activity by area municipality in 2017. A brief summary of the 2017 information is as follows:

- **Applications Received in 2017:** 58 (35 subdivision and 23 condominium); representing 5,159 residential units (see Table 1);
- **Plans Draft Approved in 2017:** 37 (22 subdivision and 15 condominium) representing 2,509 residential units (see Table 2);

- **Plans Registered in 2017:** 38 (29 subdivision, 8 condominium and 1 industrial), representing 3,108 residential units and 8 industrial units (see Table 3);
- **Total number of Active Subdivision and Condominium Applications in Durham Region in 2017:** 375 applications (276 plans of subdivision, 99 plans of condominium) representing 34,329 draft approved residential units and 24,159 residential units in-process (i.e. not yet draft approved) (see Table 4).

3. Subdivision and Condominium Applications Received

- 3.1 In 2017, 58 subdivision and condominium applications were received Region-wide compared to 57 applications in 2016. Of these 58 applications, there were 35 residential plans of subdivision, 9 standard residential plans of condominium, and 14 common element plans of condominium.¹
- 3.2 The total number of residential units within the subdivision and standard condominium plans was 5,159 compared to 8,816 in 2016. Approximately 45 per cent of the proposed residential units in applications received in 2017 were located in the City of Oshawa, with about half of these proposed units within one development proposal situated in the Kedron area. The Municipality of Clarington and the Town of Whitby accounted for about 19 per cent and 17 per cent of the proposed residential units respectively, while approximately 14 per cent of the proposed residential units in applications received in 2017 were located in the City of Pickering. The Townships of Brock and Uxbridge each accounted for about 2 per cent of the residential units within proposed draft plans of subdivision and condominium. A small number of residential units were also within proposed draft plans of subdivision and condominium within the Town of Ajax and the Township of Scugog.

4. Draft Approved Plans

- 4.1 In 2017, 37 plans were draft approved, compared to 35 in 2016. Of the 37 plans draft approved, 12 were in the form of common element plans of condominium.

1. A common element plan of condominium is typically comprised of private roadways, parking, and other common areas, and do not include any residential units.

-
- 4.2 The number of residential units within draft approved plans was 2,509 units in 2017, compared to 5,774 units in 2016.
- 4.3 In 2017, almost 38 per cent (945) of the residential units within draft approved plans were in the Town of Whitby. Approximately 27 per cent (667) were in the Municipality of Clarington and 22 per cent (559) were in the City of Pickering. The remaining residential units in draft approved plans were found in the Town of Ajax (112 units), the Township of Scugog (99 units), and the City of Oshawa (76 units).

5. Registered Plans

- 5.1 The number of registrations of plans of subdivision and condominium increased from 32 in 2016 to 38 in 2017, representing an increase in residential units from 3,091 (2016) to 3,108 (2017) within these forms of development.
- 5.2 The Municipality of Clarington and the Town of Whitby combined for approximately 59 per cent of the total number of residential units within plans that were registered in 2017, with 1,040 units and 803 units respectively. The City of Oshawa (531 units) and the Town of Ajax (439 units) had approximately 17 per cent and 14 per cent respectively and the City of Pickering had approximately 6 per cent of the residential units within registered plans, with the remainder in the Townships of Brock and Uxbridge.

6. Residential Units by Type

- 6.1 The proportion of single detached units in **subdivision and condominium applications received** decreased from 35 per cent in 2016 to 30 per cent in 2017. The proportion of apartments also decreased from 38 per cent in 2016 to 25 per cent in 2017. However, the proportion of townhouse units within these application types increased significantly from 21 per cent in 2016 to 43 per cent in 2017.
- 6.2 Single and semi-detached units together represented almost 34 per cent (1,091) of the total 2,509 residential units within **draft approved plans** in 2017, considerably lower than the 52 per cent proportion of the total 5,774 units within draft approved plans experienced in 2016. The proportion of multiple or townhouse units in draft approved plans increased from 40 per cent (2,314) in 2016 to about 45 per cent (1,120) in 2017. The proportion of apartment units in draft approved plans increased from 8 per cent (460) in 2016 to 12 per cent (298) in 2017.
- 6.3 The proportion of single detached units in **registered plans** increased considerably from 33 per cent (1,017) of the total 3,091 units in 2016 to 47 per cent (1,456) of the

total 3,108 units in 2017. There was a corresponding significant decrease in the proportion of townhouse units in registered plans from 47 per cent (1,444) in 2016 to 27 per cent (842) in 2017. Overall, there was a significant shift towards lower density dwellings in plans that were registered in 2017.

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 the registration extends over more than one phase. At the end of 2017, there were 375 active applications (163 In Process, 212 Draft Approved) (see Table 4). The “In Process” applications propose a total of 24,159 potential residential units. Approximately 71 per cent (17,106) of the In Process units are within the City of Oshawa (10,748) and the City of Pickering (6,358). There were 212 Draft Approved plans at the end of 2017, comprising 34,329 residential units. Approximately 44 per cent (14,998) of the Draft Approved units are within the City of Pickering.
- 7.2 Active applications also include industrial plans of subdivision/condominium. There are currently 32 plans which are either wholly or partially industrial (26 subdivision, 6 condominium) totalling 579 hectares.

8. Current Activity

- 8.1 During the first quarter of 2018, 6 new subdivision and 3 new condominium applications were received by the Region, representing 1,553 “In Process” residential units. In addition, 4 plans (2 subdivision and 2 condominium), representing an additional 130 units, were draft approved in the first quarter of 2018. There were 2 subdivision plans, representing 347 units, registered in the first quarter of 2018.

9. Conclusion

- 9.1 2017 saw increases in the number of subdivision and condominium applications received; applications draft approved; and applications registered, compared to the previous year.
- 9.2 The proportion of townhouse units increased while the proportion of single-detached dwellings decreased relative to the total applications received. Among applications draft approved, the proportion of townhouses and apartment units increased significantly, while the proportion of single and semi-detached units decreased. These trends are in line with Regional and Provincial policies that

support intensification and more compact urban form.

- 9.3 The number of potential residential units that are “In Process” and “Draft Approved” are sufficient to satisfy Regional Official Plan Policy 4.2.6, which requires that a minimum 3 year supply of residential units be available through intensification and redevelopment, and land in draft approved and registered plans of subdivision/condominium to accommodate residential growth.
- 9.4 A copy of this report will be forwarded to the Area Municipalities for their information.

10. Attachments

Table #1: Subdivision and Condominium Applications Received in 2017

Table #2: Subdivision and Condominium Plans Draft Approved in 2017

Table #3: Subdivision and Condominium Plans Registered in 2017

Table #4: Active Applications by Municipality as of Year End 2017

Table #5: Subdivision Condominium Activity Maps by Area Municipality

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

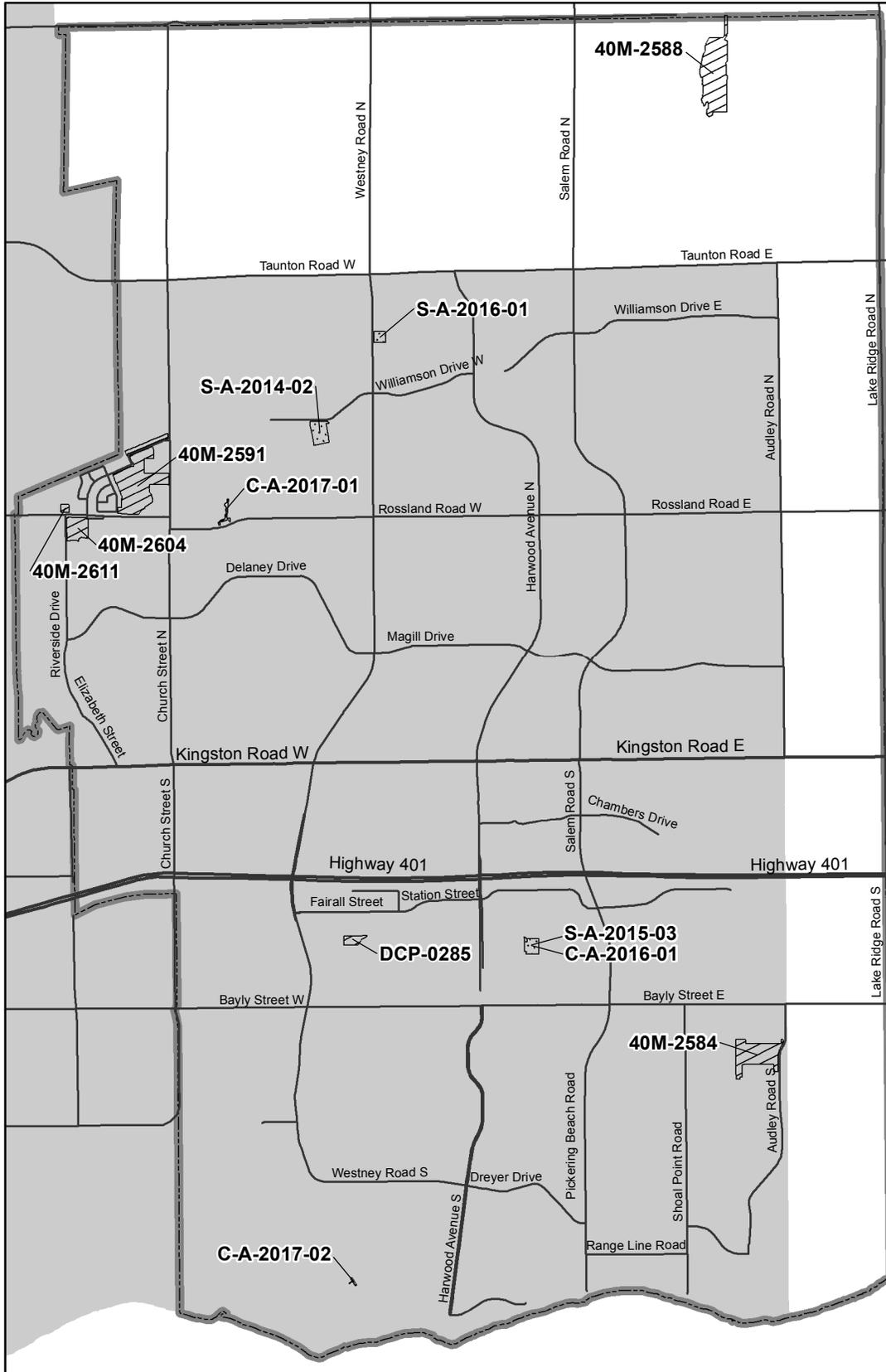
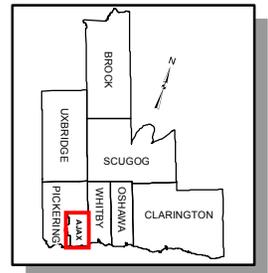
TABLE 3 – SUBDIVISION AND CONDOMINIUM PLANS REGISTERED IN 2017

MUNICIPALITY	RESIDENTIAL SUBDIVISION REGISTRATIONS	RESIDENTIAL CONDOMINIUM REGISTRATIONS	INDUSTRIAL REGISTRATIONS	COMMON ELEMENT CONDOMINIUM REGISTRATIONS	SINGLE DETACHED UNITS	SEMI DETACHED UNITS	MULTI FAMILY UNITS	APARTMENTS	TOTAL
AJAX	5	0	1*	1	261	72	106	0	439
BROCK	1	0	0	0	42	48	0	0	90
CLARINGTON	9	1	0	0	475	0	430	135	1040
OSHAWA	7	0	0	0	507	24	0	0	531
PICKERING	1	1	0	2	1	6	0	169	176
SCUGOG	0	0	0	0	0	0	0	0	0
UXBRIDGE	1	0	0	1	29	0	0	0	29
WHITBY	5	2	0	0	141	58	306	298	803
DURHAM	29	4	1	4	1456	208	842	602	3,108

* The above registration of an industrial Plan of Condominium involves the creation of eight (8) units within an existing industrial building.



2017 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



	2017 Received
	2017 Draft Approved
	2017 Registered
	Roads
	Municipal Boundary
	Urban Area

Received:

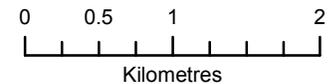
- C-A-2017-01 Haber Homes (The Forest) Ltd.
- C-A-2017-02 Your Home Developments (Finley) Inc.

Draft Approved:

- C-A-2016-01 King's Crescent Developments Inc.
- C-A-2017-01 Haber Homes (The Forest) Ltd.
- S-A-2014-02 John Boddy Developments Inc.
- S-A-2015-03 King's Crescent Developments Inc.
- S-A-2016-01 Quantum Falls Development Inc. (Westglen House)

Registered:

- DCP-0285 Ajax Estate Holdings-Cory Silver
- 40M-2584 John Boddy Homes
- 40M-2588 Cougs Investments Ltd.
- 40M-2591 Cougs (Ajax) Ltd. & 1441449 Ont. Inc.
- 40M-2604 2399478 Ontario Inc.-Dugald Wells
- 40M-2611 Richpark Homes Ltd., In Trust



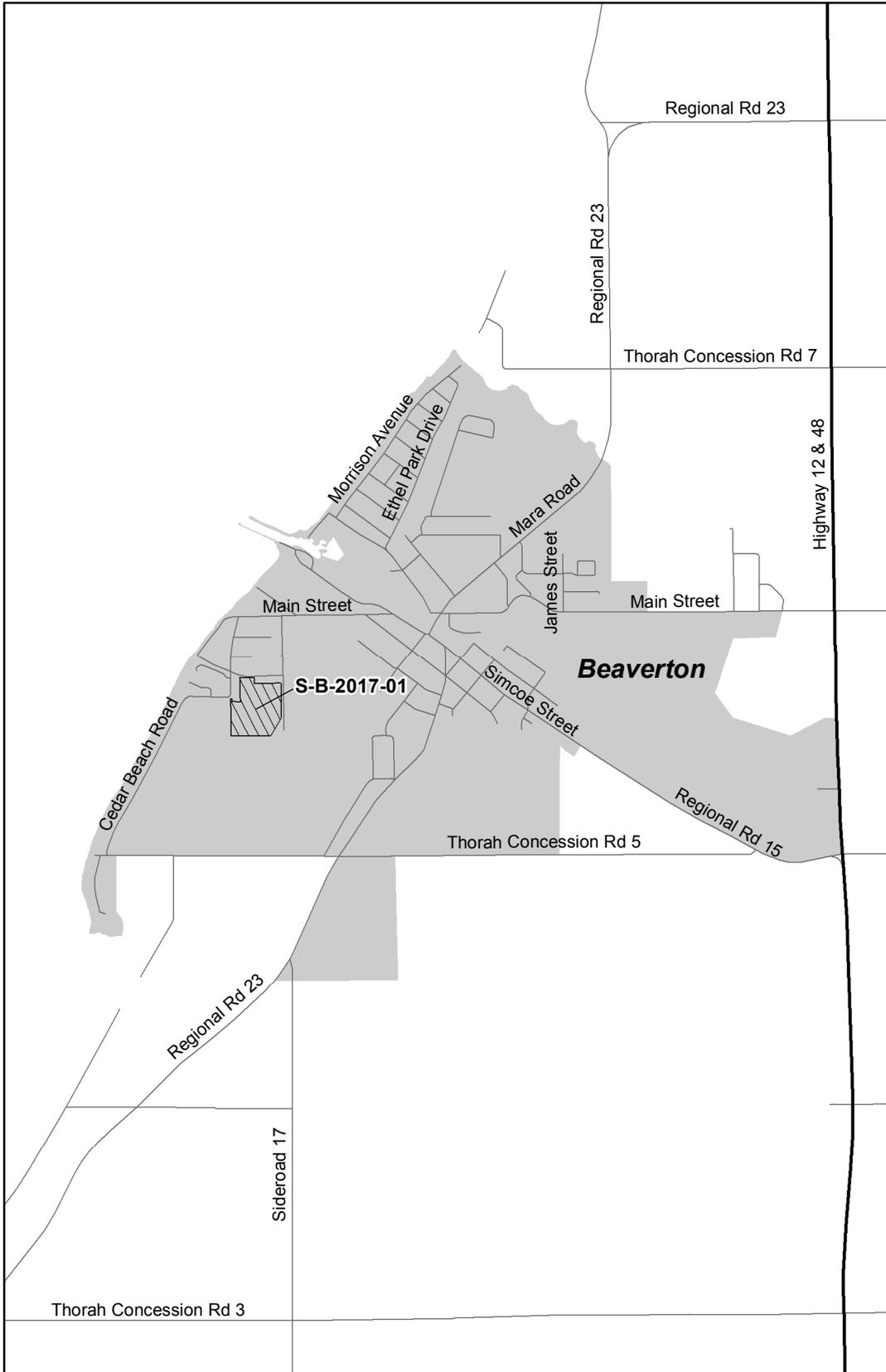
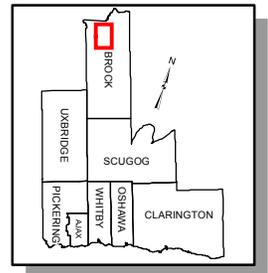
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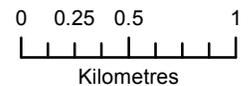
2017 SUBDIVISION/CONDOMINIUM ACTIVITY BEAVERTON URBAN AREA, BROCK TOWNSHIP



	2017 Received
	2017 Draft Approved
	2017 Registered
	Highway
	Major Road
	Municipal Boundary
	Urban Area

Received:

S-B-2017-01 333568 Ontario Limited
(Maplewood Ave - Beaverton)



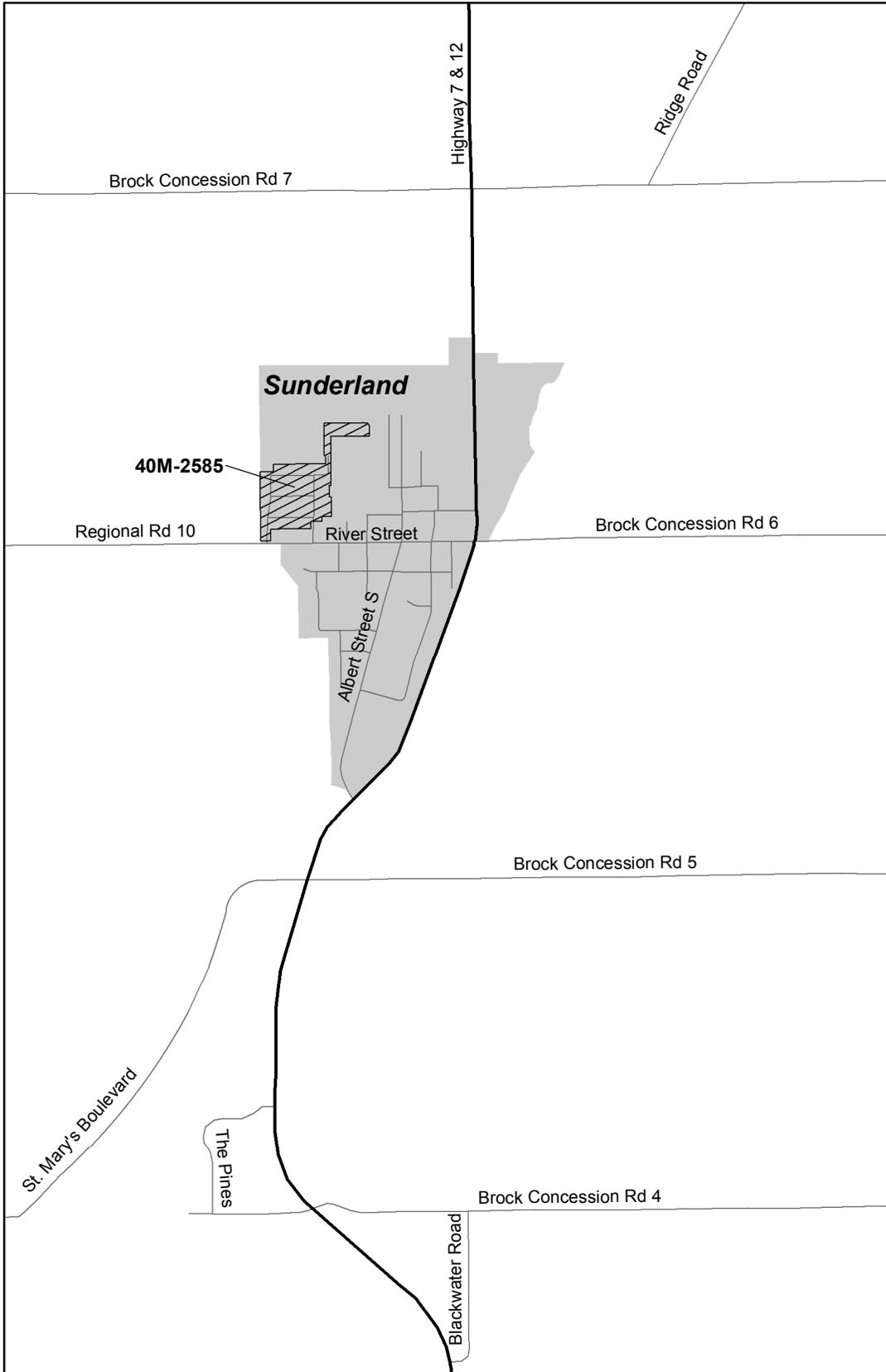
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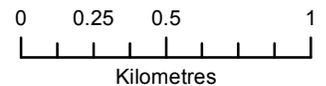


2017 SUBDIVISION/CONDOMINIUM ACTIVITY SUNDERLAND URBAN AREA, BROCK TOWNSHIP



Registered:

40M-2585 The Kaitlin Group Limited



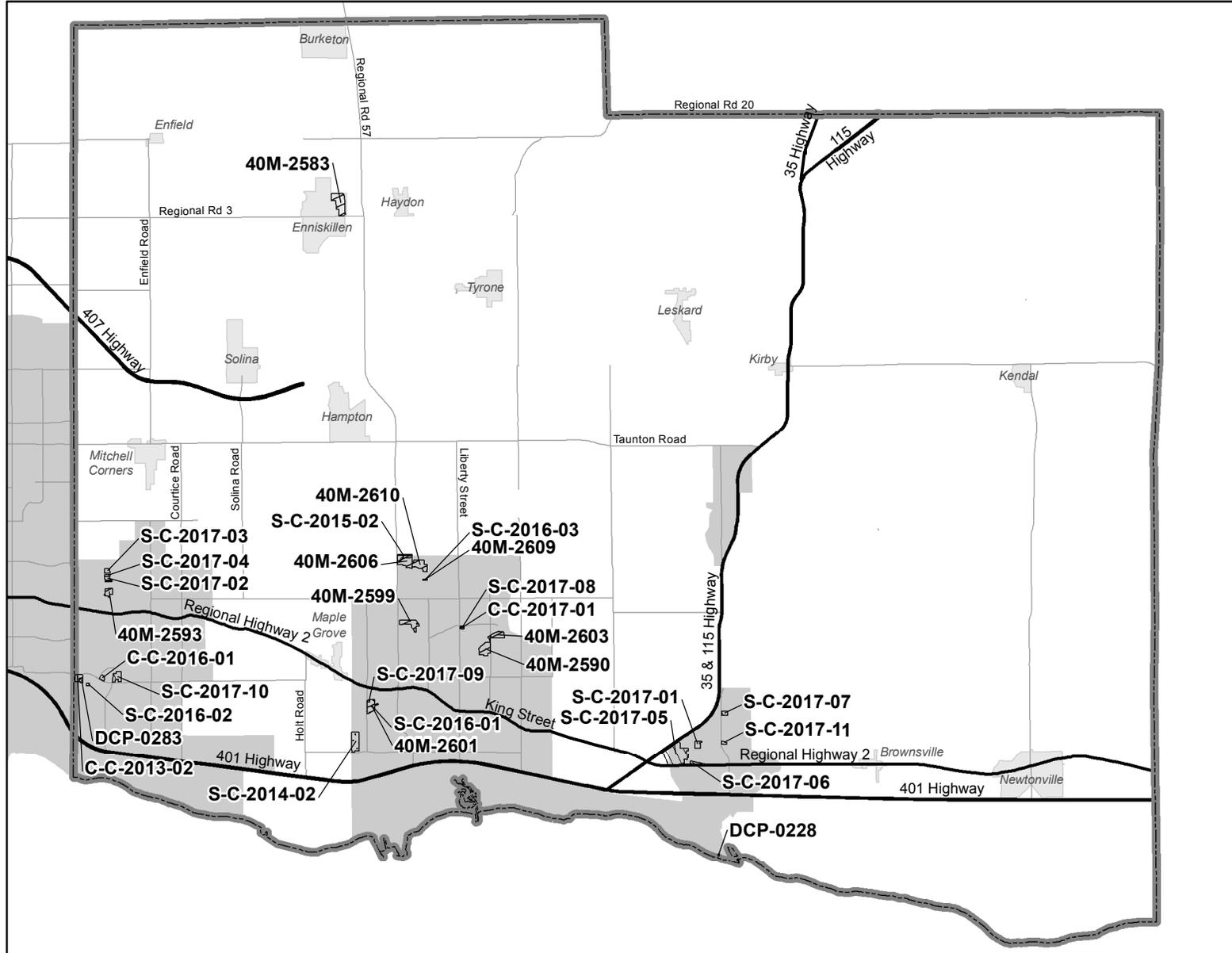
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREA



	2017 Received
	2017 Draft Approved
	2017 Registered
	Roads
	Hamlet
	Municipal Boundary
	Urban Area

Received:

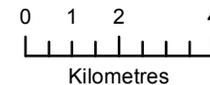
- C-C-2016-01 Prestonvale Heights Limited
- C-C-2017-01 2510267 Ontario Ltd. c/o Rosella Canonaco
- S-C-2017-01 Lindvest Properties (Clarington) Limited
- S-C-2017-02 Michael Zygocki Limited
- S-C-2017-03 Boothia Developments Limited/Schleiss Development Company
- S-C-2017-04 Clifford Curtis & Baseline Properties Limited
- S-C-2017-05 2103386 Ontario Limited / Louisville Homes Ltd
- S-C-2017-06 Tomat Newcastle Limited
- S-C-2017-07 Brookfield Homes (Ontario) Limited
- S-C-2017-08 2510267 Ontario Ltd. c/o Rosella Canonaco
- S-C-2017-09 Wed Investments Ltd. (Modo Bowmanville Towns Ltd.)
- S-C-2017-10 National Homes (Prestonvale) Inc.
- S-C-2017-11 Tomba Enterprises Ltd.

Draft Approved:

- C-C-2013-02 H & H Properties Inc.
- S-C-2014-02 Bowmanville Village Inc.
- S-C-2015-02 2265179 Ontario Inc.
- S-C-2016-01 Modo Bowmanville Towns Limited
- S-C-2016-02 2399263 Ontario Limited
- S-C-2016-03 Akero Developments Inc.

Registered:

- DCP-0228 Port of Newcastle
- DCP-0283 H & H Properties Inc.
- 40M-2583 Carruthers Subdivision
- 40M-2590 Averton Homes Inc.
- 40M-2593 H. & H. Properties Inc.
- 40M-2599 South Bowmanville Limited
- 40M-2601 Modo Bowmanville Towns Limited
- 40M-2603 Zemer Holdings Ltd.
- 40M-2606 Baysong Development Inc. / 2084165 Ontario Ltd., Kemp / 2265719 Ontario Inc.
- 40M-2609 Akero Developments Inc.
- 40M-2610 Baysong Development Inc. / 2084165 Ontario Ltd., Kemp



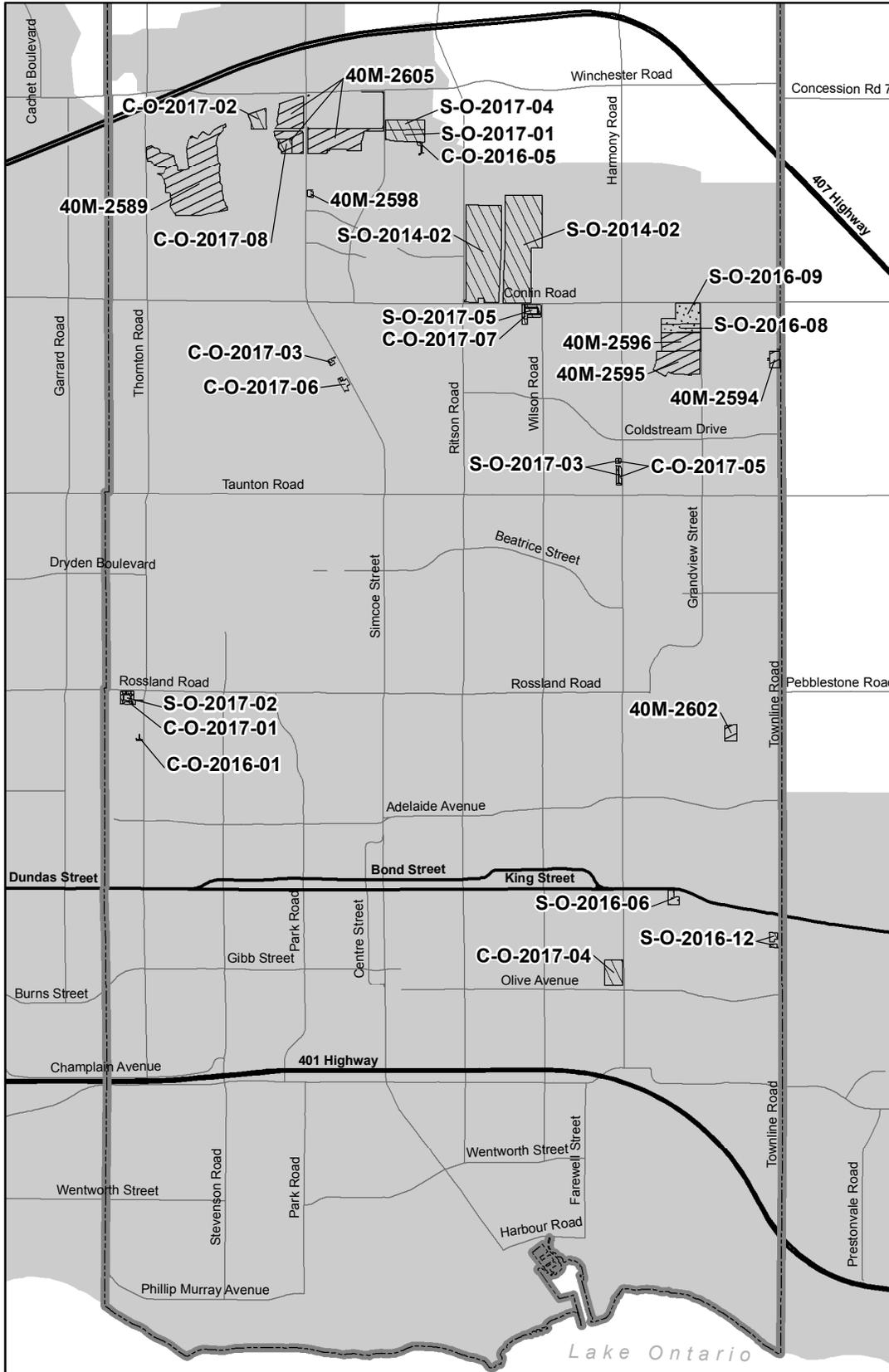
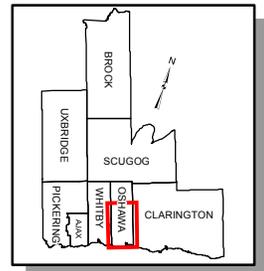
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



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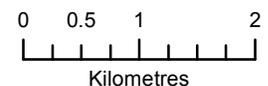
C-O-2017-01	Delpark Homes (Rossland) Inc.
C-O-2017-02	2285136 Ontario Limited
C-O-2017-03	Podium Developments (1900 Simcoe Street North Ltd.)
C-O-2017-04	Harmony Taylor Developments Limited
C-O-2017-05	Initialcorp (Harmony Road) Inc.
C-O-2017-06	Podium Developments (1800 Simcoe Street North Ltd.)
C-O-2017-07	Stafford Homes Ltd.
C-O-2017-08	Tribute (Simcoe Street) Limited
S-O-2014-02	1608824 Ontario Limited / 1662857 Ontario Limited / Nideva Properties
S-O-2016-12	1494339 Ontario Limited
S-O-2017-01	Weston Consulting
S-O-2017-02	Delpark Homes (Rossland) Inc.
S-O-2017-03	Initialcorp (Harmony Road) Inc.
S-O-2017-04	Weston Consulting
S-O-2017-05	Stafford Homes Ltd.

Draft Approved:

C-O-2016-01	Gul Jacobi
C-O-2016-05	Lindenbrook Properties / 2380409 Ontario Inc.
S-O-2016-06	1015 King Inv. Ltd.
S-O-2016-08	North Grandview Inc. (Delpark Homes - Oshawa)
S-O-2016-09	Upperview Homes (Oshawa) Inc.

Registered:

40M-2589	Dantonbury c/o Tribute Communities
40M-2594	1494339 Ontario Limited
40M-2595	Siwell Berma Ventures
40M-2596	North Grandview Inc. / Delpark Homes (Oshawa)
40M-2598	Minto Communities (Toronto) Inc. c/o Michael Olin
40M-2602	Beechnut Development Corp. Inc.
40M-2605	RioCan Property Services Trust



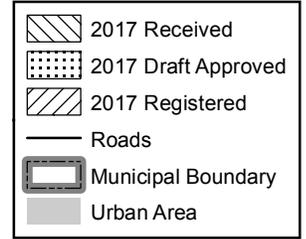
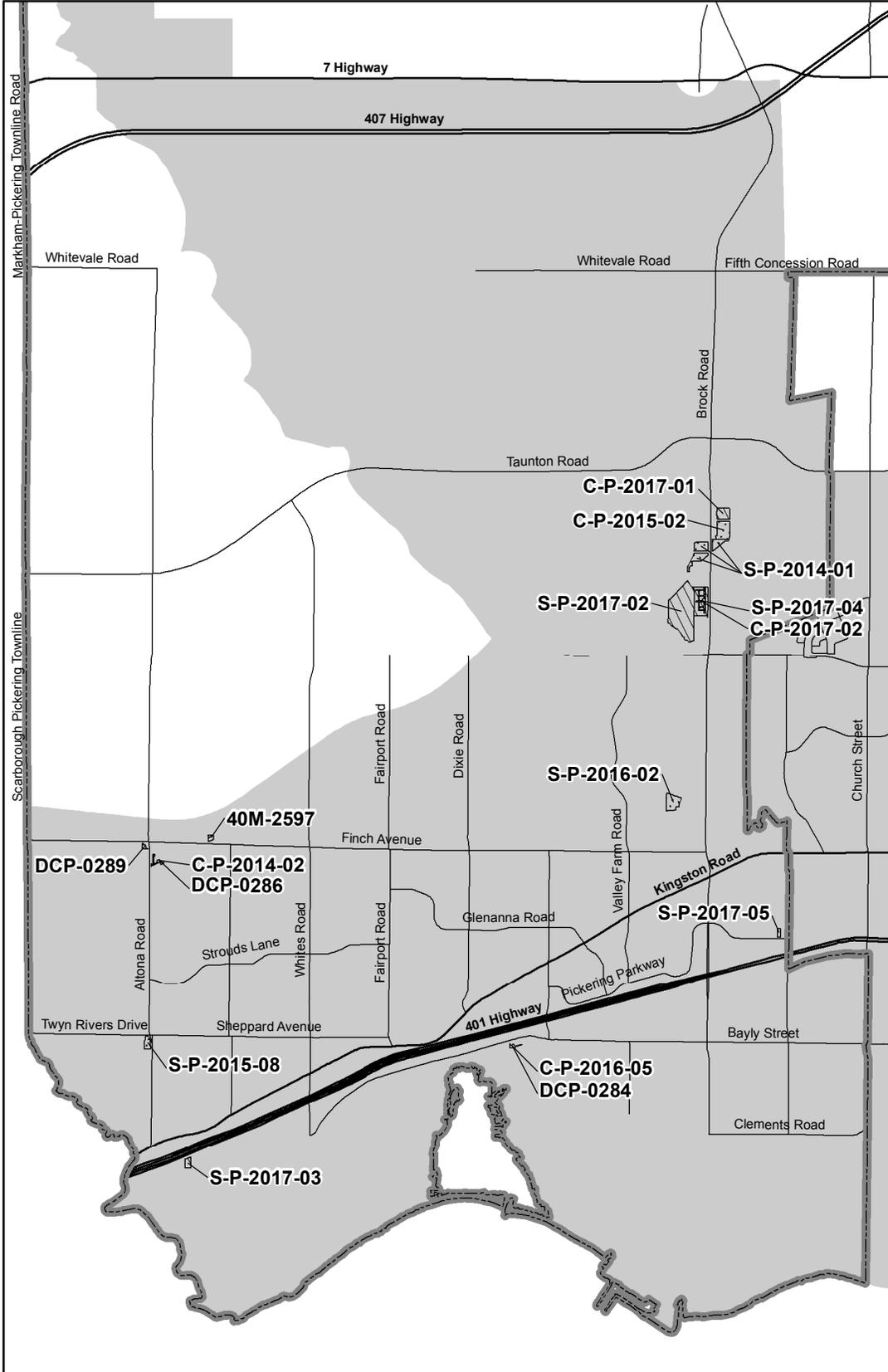
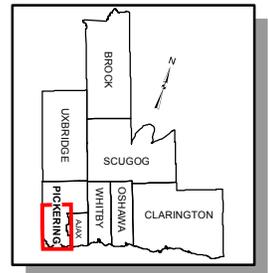
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



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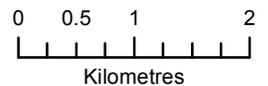
- C-P-2017-01 Averton (Brock) Limited
- C-P-2017-02 Madison Brock Limited
- S-P-2017-02 9004807 Canada Inc. (Stonepay)
- S-P-2017-03 2554569 Ontario Inc.
- S-P-2017-04 Madison Brock Limited
- S-P-2017-05 CPC II Management Inc.

Draft Approved:

- C-P-2014-02 E. Ovide Holdings (Altona) Inc.
- C-P-2015-02 Averton (Brock) Limited
- C-P-2016-05 SR & R Bay Ridges (Two) Ltd.
- S-P-2014-01 Lebovic Enterprises Ltd. / 1320991 Ontario Ltd.
- S-P-2015-08 Altona Home Construction Inc.
- S-P-2016-02 Frontdoor Developments Inc.

Registered:

- DCP-0284 SR & R Bay Ridges (Two) Ltd.
- DCP-0286 E. Ovide Holdings (Altona) Inc.
- DCP-0289 Nanak Creations Inc.
- 40M-2597 Lazaridis & Louisville Homes Ltd.



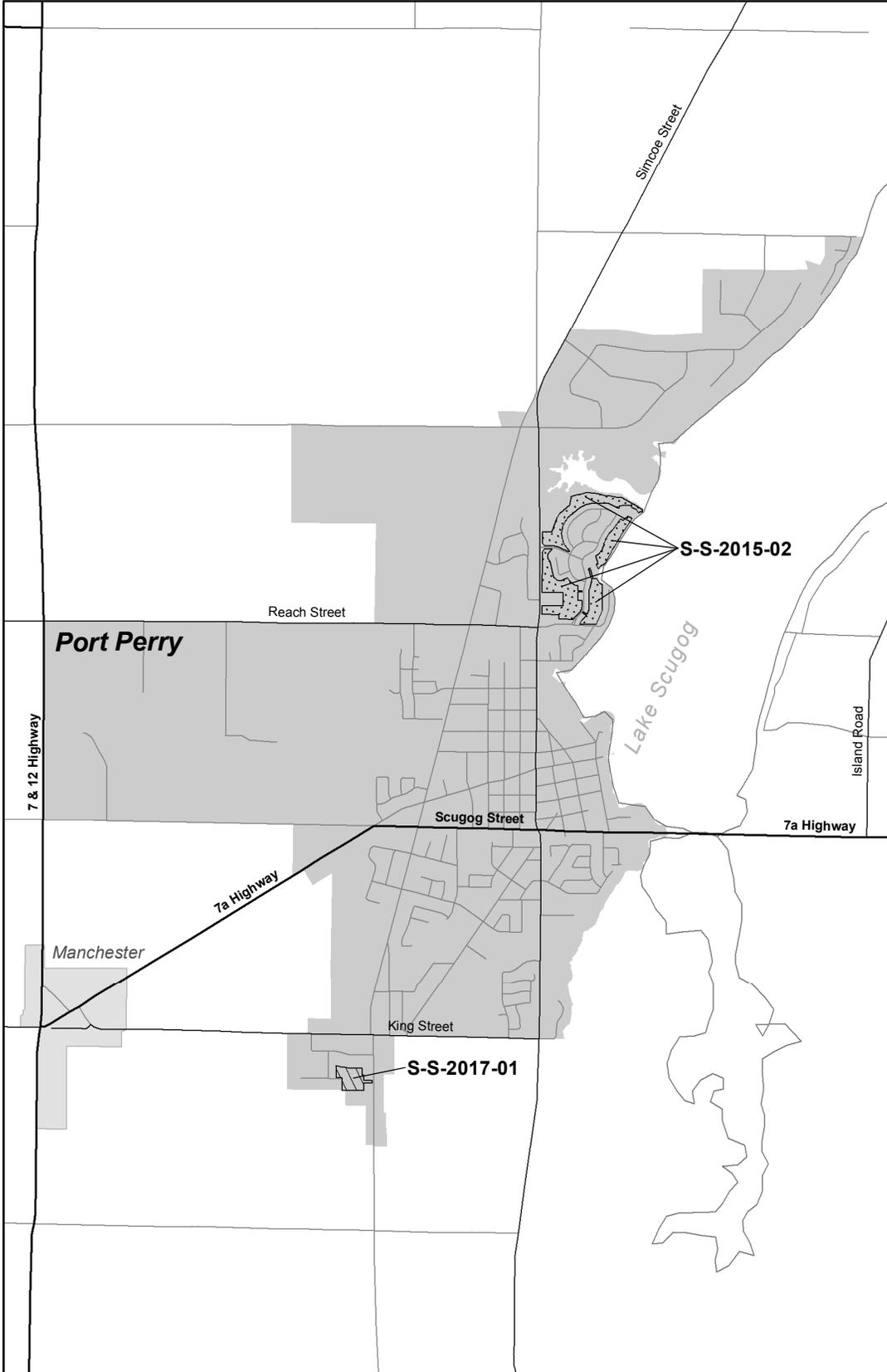
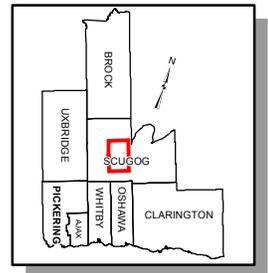
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG

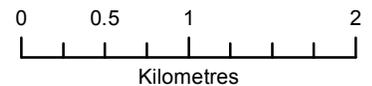


Received:

S-S-2017-01 2380884 Ontario Limited
c/o Michael Brown

Draft Approved:

S-S-2015-02 Canterbury Land
Development Corporation



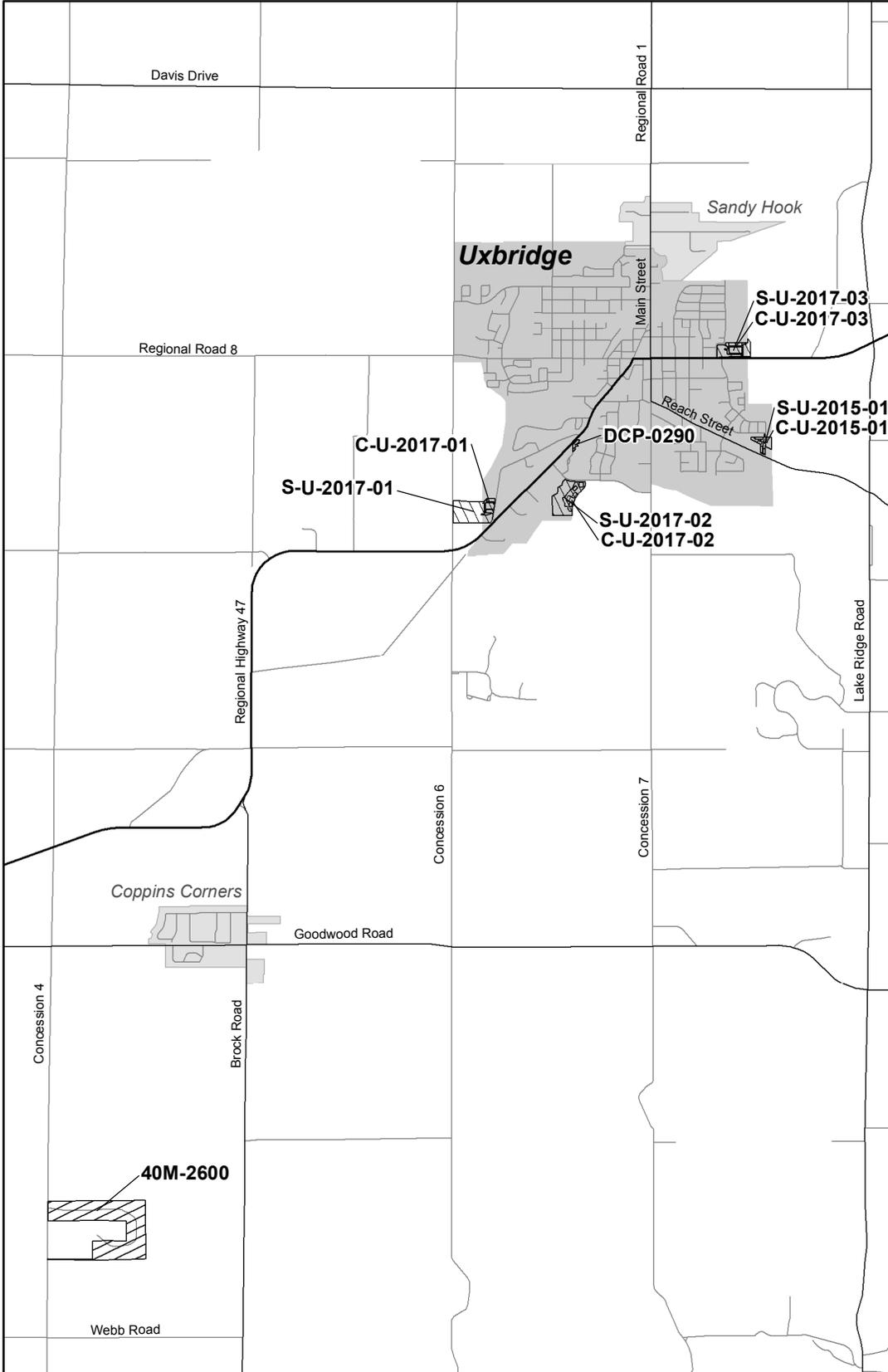
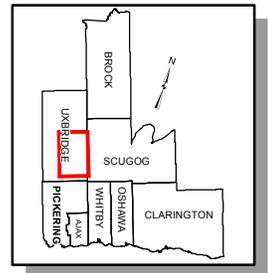
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



Received:

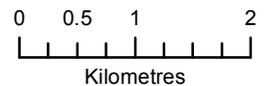
C-U-2017-01	Moorefield Properties Ltd.
C-U-2017-02	Saleville Developments (IV) Ltd.
C-U-2017-03	Evendale Developments Limited
S-U-2017-01	Moorefield Properties Ltd.
S-U-2017-02	Saleville Developments (IV) Ltd.
S-U-2017-03	Evendale Developments Limited

Draft Approved:

C-U-2015-01	Robert & Donna Kennedy
S-U-2015-01	Robert & Donna Kennedy

Registered:

DCP-0290	Orpheus Investment Company Limited
40M-2600	Oxford Developments / 711371 Ontario Corp.



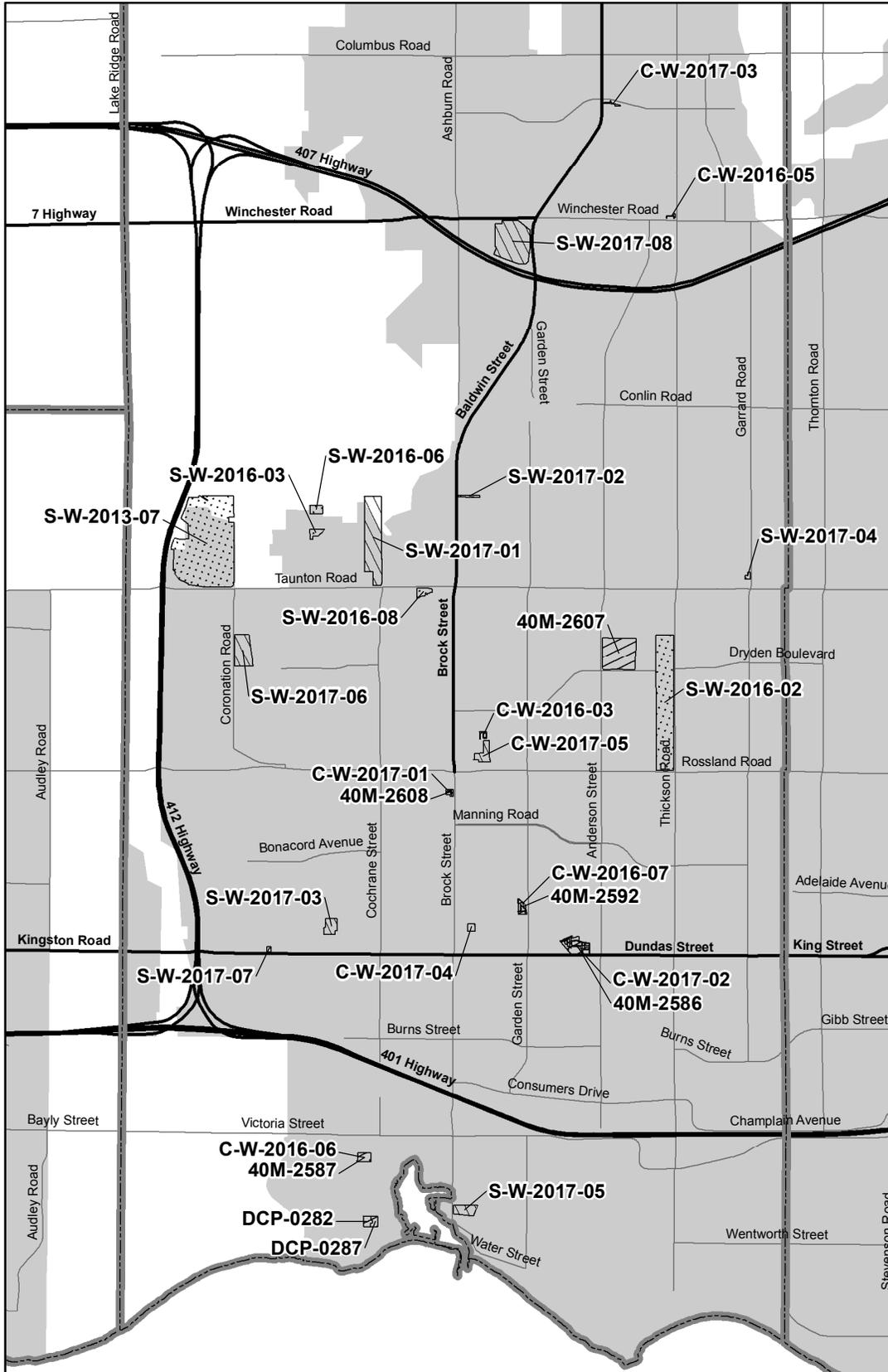
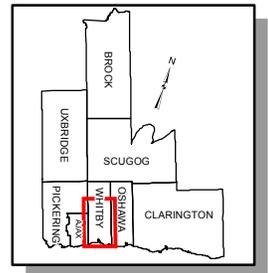
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2017 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



Legend:

- 2017 Received
- 2017 Draft Approved
- 2017 Registered
- Roads
- Municipal Boundary
- Urban Area

Received:

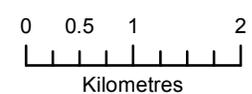
- C-W-2016-07 2370527 Ontario Inc. o/a Garden Street Village
- C-W-2017-01 Matanda Homes Limited
- C-W-2017-02 1010 Dundas East Developments Inc.
- C-W-2017-03 Brooklin Meadows Limited
- C-W-2017-04 1816634 Ontario Ltd./Jamie MacInnis
- C-W-2017-05 Whitby (Brock and Rossland) Developments
- S-W-2017-01 Cedar City TFP Whitby Developments Inc.
- S-W-2017-02 Mill Tree Developments Inc.
- S-W-2017-03 The Inverlynn Estate Ltd.
- S-W-2017-04 2500564 Ontario Limited
- S-W-2017-05 Brookfield Homes (Ontario) Whitby Limited
- S-W-2017-06 3425 Coronation Developments Limited
- S-W-2017-07 Manorgate Homes (Whitby) Inc.
- S-W-2017-08 Winash Developments Limited

Draft Approved:

- C-W-2016-03 Whitby (Brock and Rossland) Developments
- C-W-2016-05 Brooklin Meadows Limited
- C-W-2016-06 Courtice North Inc.
- C-W-2016-07 2370527 Ontario Inc. o/a Garden Street Village
- C-W-2017-01 Matanda Homes Limited
- C-W-2017-02 1010 Dundas East Developments Inc.
- S-W-2013-07 Whitby Taunton Holdings Ltd. / 880 Taunton Dev.Ltd.
- S-W-2016-02 Minto (Rossland) Inc.
- S-W-2016-03 Country Lane Estates Inc.
- S-W-2016-06 Phil Lack (Lack Realty Appraisers & Consultants Inc.)
- S-W-2016-08 Greyrock Commercial Construction Limited
- S-W-2017-02 Mill Tree Developments Inc.

Registered:

- DCP-0282 Whitby by the Lake Inc.
- DCP-0287 Whitby by the Lake Inc.
- 40M-2586 Kantium Development & Construction
- 40M-2587 Courtice North Inc.
- 40M-2592 2368378 Ontario Inc.
- 40M-2607 c/o Golden Falcon Homes
- 40M-2608 Medallion Developments (Dryden) Limited
- Matanda Homes Limited



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