

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2022-INFO-58
Date: June 30, 2022

Subject:

Annual Subdivision/Condominium Activity Report for 2021

Recommendation:

Receive for information

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, 2021. This report focuses on applications which achieved major milestones in 2021 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 2021 results with 2020.

2. Previous Reports and Decisions

2.1 A subdivision/condominium report is prepared for Council's information annually. The last report outlining activity in 2020 was provided in the Council Information Package on March 26, 2021 (#2021-INFO-33).

3. Highlights

3.1 Highlights from 2021 are as follows:

- a. **Applications Received: 43** - 23 subdivision and 20 condominium (see Attachment #1);
- b. **Units Received: 6,635** – 5,853 within plans of subdivision and 782 within plans of condominium (see Attachment #1);
- c. **Draft Approved Plans: 16** - 9 subdivision and 7 condominium (see Attachment #2);
- d. **Draft Approved Units: 3,310** – 2,990 subdivision and 320 condominium (see Attachment #2);
- e. **Plans Registered: 38** - 27 subdivision and 11 condominium (see Attachment #3);
- f. **Registered Units: 3, 143** – 2,998 within plans of subdivision and 145 within plans of condominium (see Attachment #3);
- g. **Total number of Active Subdivision and Condominium applications in Durham Region at the end of 2021: 346** - 200 plans of subdivision, 146 plans of condominium (see Attachment #4);
- h. **Total number of Active Subdivision and Condominium units in Durham Region at the end of 2021: 61,909** – 33,433 draft approved residential units and 28,476 residential units in-process (i.e., not yet draft approved) (see Attachment #4).

4. Applications Received

4.1 In 2021, 43 subdivision and condominium applications were received Region-wide, compared to 31 in 2020. Of these 43 applications, there were 23 residential plans of subdivision, 15 standard residential plans of condominium and 5 common elements plans of condominium.

4.2 In 2021, a total of 6,635 residential units were proposed within subdivisions and standard condominium plans, compared to 4,108 in 2020. About 57% 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 Township of Uxbridge, and the City of Pickering accounted for about 15%, 9% and 7% of units respectively.

5. Draft Approved Plans

- 5.1 A total of 16 plans were draft approved in 2021, compared to 23 draft approvals in 2020.
- 5.2 The number of units draft approved in 2021 generally remained the same. There was a total of 3,326 units in 2020 and 3,310 units in 2021. It should be noted that 39 percent of the draft approved units were located within one plan of subdivision in the Town of Whitby within the Brooklin Urban Area.
- 5.3 In 2021, approximately 44 percent (1,468) of the residential units within draft approved plans were in the Town of Whitby, 36 percent (1,181) in the City of Oshawa, 11 percent (352) in the Township of Scugog, 6 percent (204) in the Municipality of Clarington and 2 percent (79) in the Town of Ajax.

6. Registered Plans

- 6.1 The number of plans of subdivision and condominium registered in 2021 decreased from 40 in 2020 to 38 in 2021. Also, fewer new units were registered in 2021, with 3,143 units registered in 2021 compared to 4,235 registered in 2020.
- 6.2 The City of Oshawa, the City of Pickering and the Town of Whitby combined for approximately 70 percent of total units registered, with 865 units, 671 units and 655 units respectively. The Municipality of Clarington (580 units) had approximately 18 percent of registered units. The Town of Ajax and the Township of Scugog had approximately 7 percent (213 units) and 4 percent (120 units), respectively, with the remainder of units registered in the Township of Uxbridge.

7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium applications decreased from 35 percent in 2020 to 32 percent in 2021 and the proportion of townhouses remained the same at 46 percent in 2020 and 2021. The proportion of apartments within these application types decreased from 19 percent in 2020 to 15 percent in 2021.
- 7.2 In 2021, there were 1,121 single detached units within draft approved plans compared to 595 in 2020. The number of multiples or townhouse units in draft approved plans decreased from 1,466 in 2020 to 1,232 in 2021. The number of apartment units in draft approved plans decreased from 1,265 in 2020 to 701 in 2021.

7.3 The number of single detached units in registered plans increased from 731 in 2020 to 1,109 in 2021. The number of townhouse units in registered plans decreased from 2,003 in 2020 to 1,576 in 2021 and the number of apartment units decreased 1,188 in 2020 to 320 in 2021.

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. At the end of 2021, there was a slight increase in active applications. There were 347 active applications in the Region (147 In Process, 200 Draft Approved), compared to 345 at the end of 2020.

8.2 There was a total of 28,476 residential units within In Process applications compared to 25,714 at the end of 2020. Approximately 80 percent (22,850) of the In Process units were in the Town of Whitby (10,273), the City of Pickering (6,970), and the City of Oshawa (5,607).

8.3 There were 200 draft approved plans in the Region by the end of 2021, comprising 33,433 residential units, compared to 211 draft approved plans and 33,257 units at the end of 2020. Approximately 36 percent (12,105) of the draft approved units were in the City of Pickering.

8.4 The majority (68%) of In Process and Draft Approved units are within Greenfield areas (i.e., within the designated 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. 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 31 applications (27 subdivision, 4 condominium) comprised of either wholly or partially industrial sites totaling 508.1 hectares (1,255 acres).

9. Current Activity

9.1 During the first quarter of 2022, 7 new subdivision and no new condominium applications were received, representing 1,024 additional “In Process” residential units. In addition, 3 plans of condominium, representing 38 units, were draft

approved in the first three months of 2022. There were five plans of subdivision and six plans of condominium registered during the first quarter of 2022.

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 2021 saw an increase in the number of subdivision and condominium applications received, but a decrease in the number of draft approvals and registered plans compared to 2020.

11.2 The number of potential residential units that are “In Process” and “Draft Approved” generally remained consistent between 2020 and 2021, i.e., 58,971 in 2020 vs. 61,909 in 2021.

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

12. Attachments

Attachment #1: Subdivision and Condominium applications received in 2021

Attachment #2: Subdivision and Condominium plans draft approved in 2021

Attachment #3: Subdivision and Condominium plans registered in 2021

Attachment #4: Active subdivision and condominium applications by municipality in 2021

Attachment #5: Maps of 2021 Subdivision / Condominium development activity

Respectfully submitted,

Original signed by

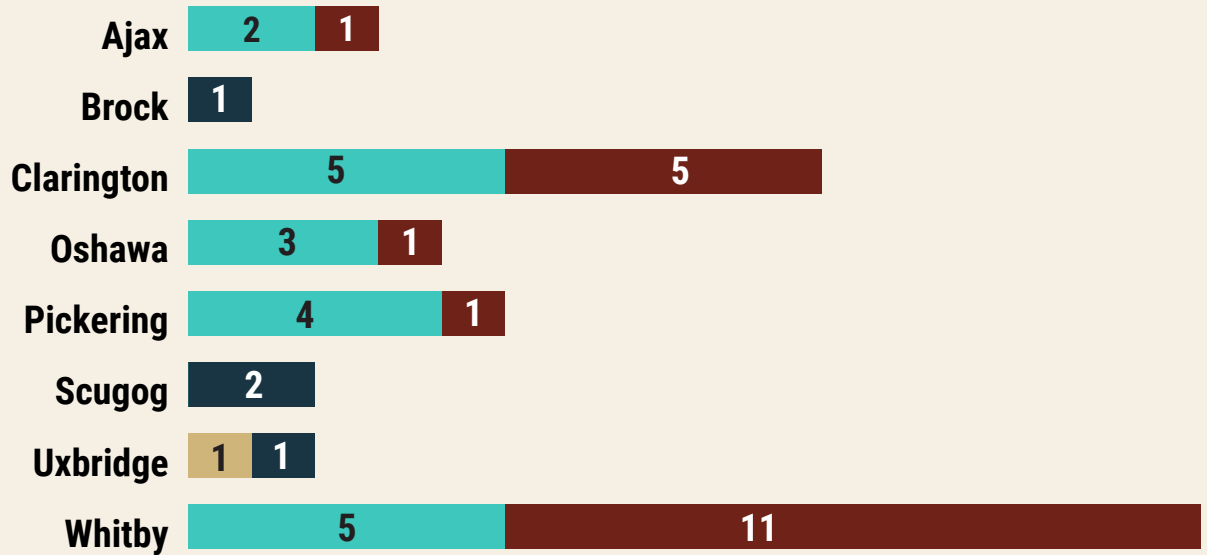
Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Subdivision and condominium applications received in 2021

Application Types



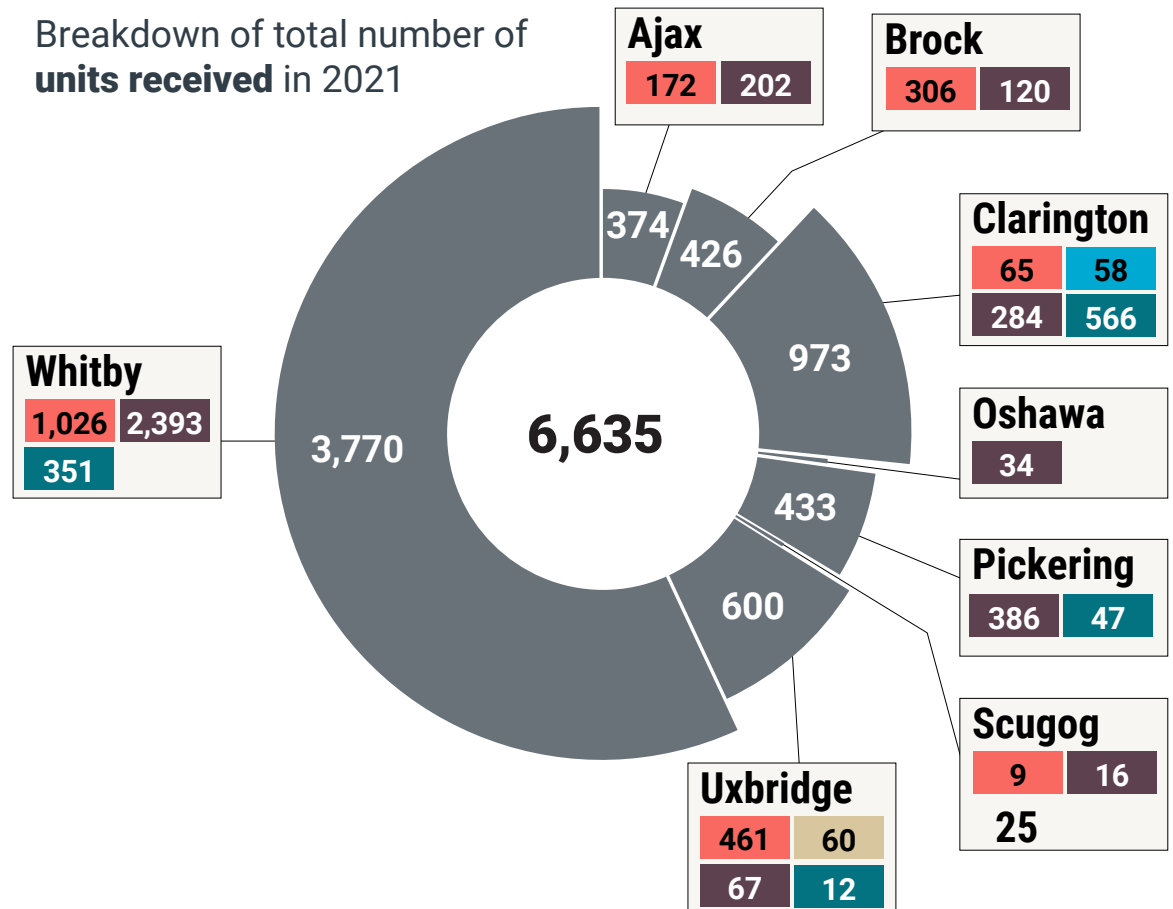
43 Applications received in Durham in 2021



Unit Categories

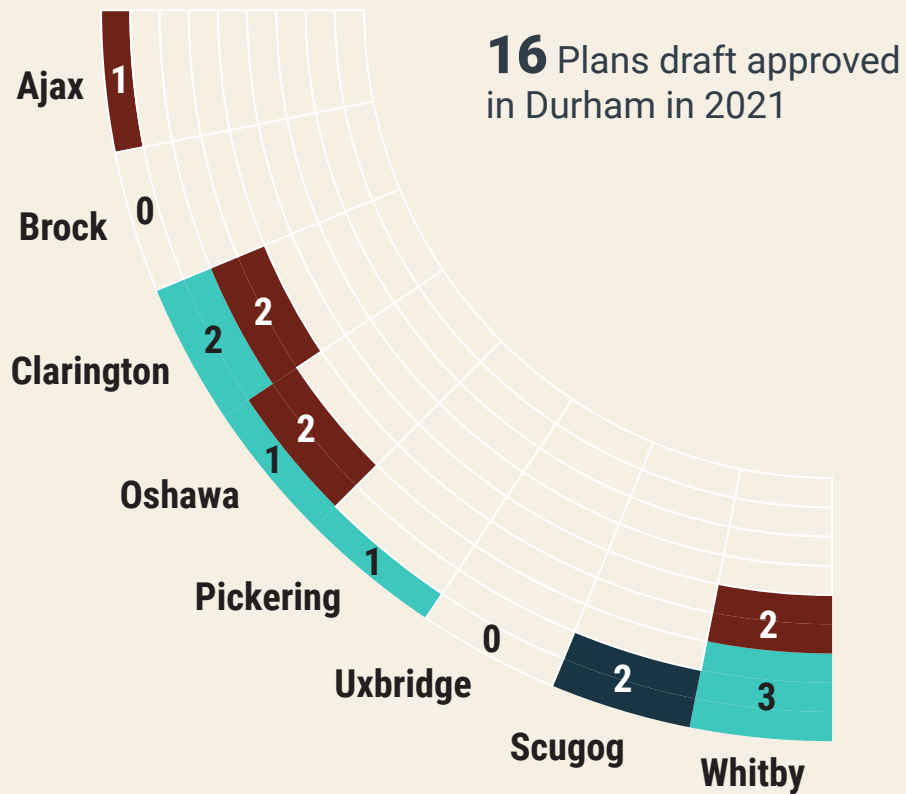


Breakdown of total number of **units received** in 2021



Subdivision and condominium plans draft approved in 2021

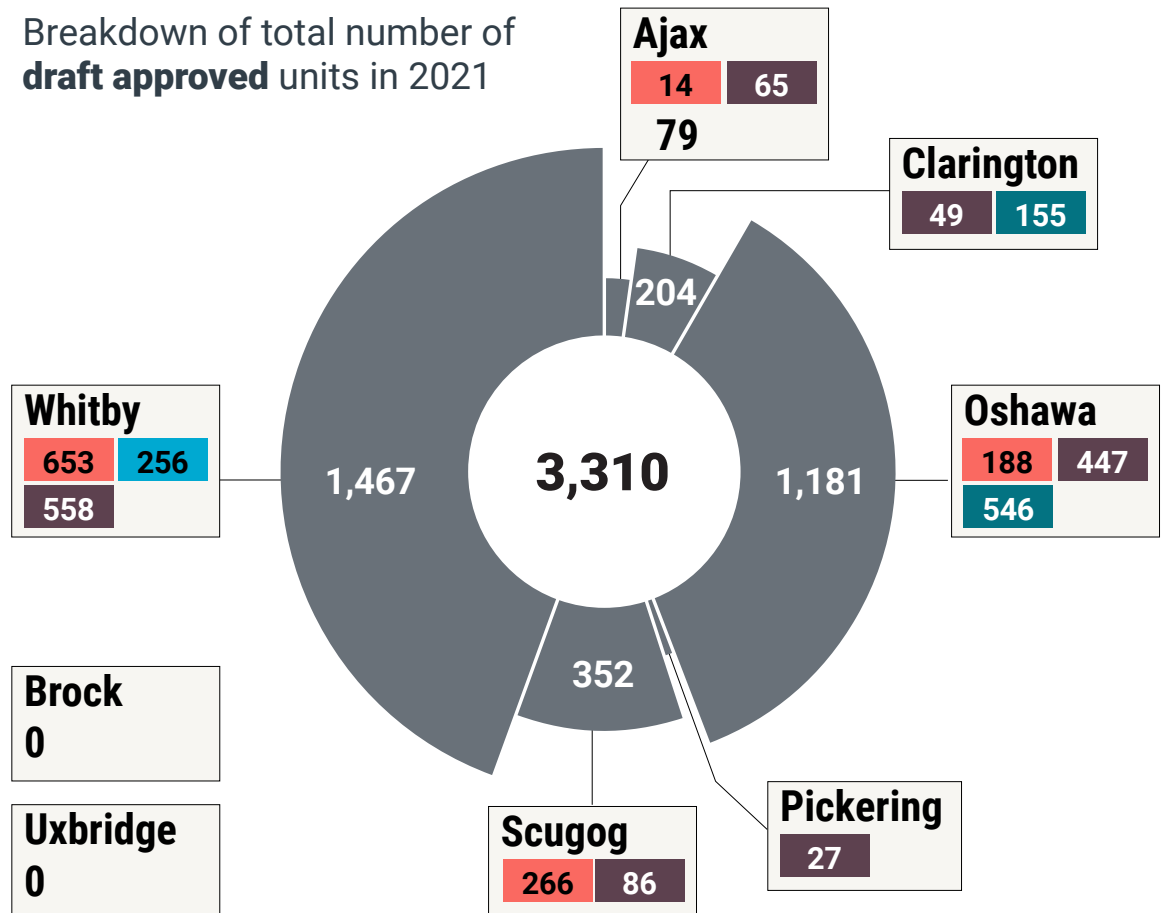
Application Types



Unit Categories



Breakdown of total number of draft approved units in 2021

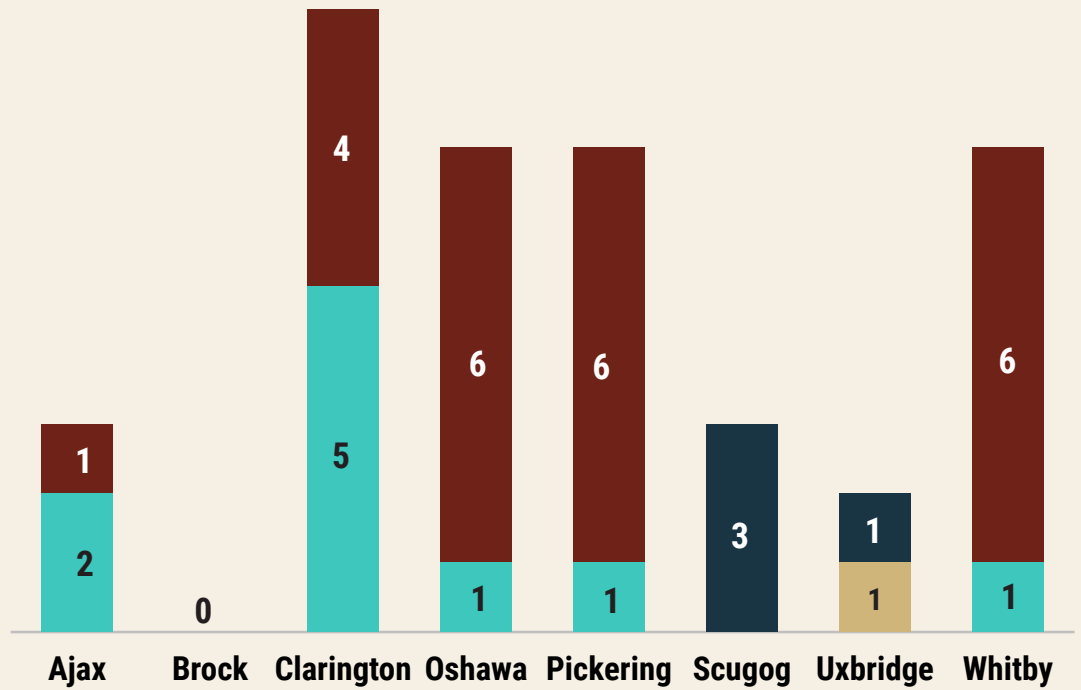


Subdivision and condominium plans registered in 2021

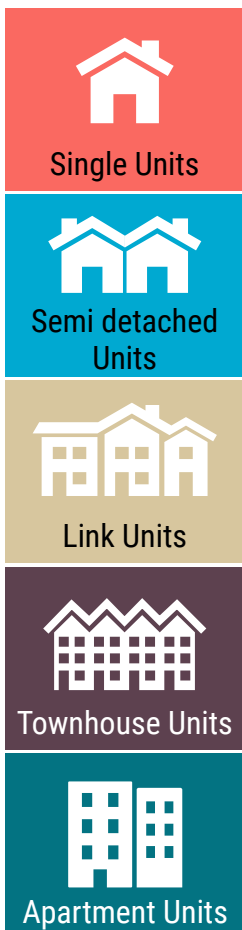
Application Types



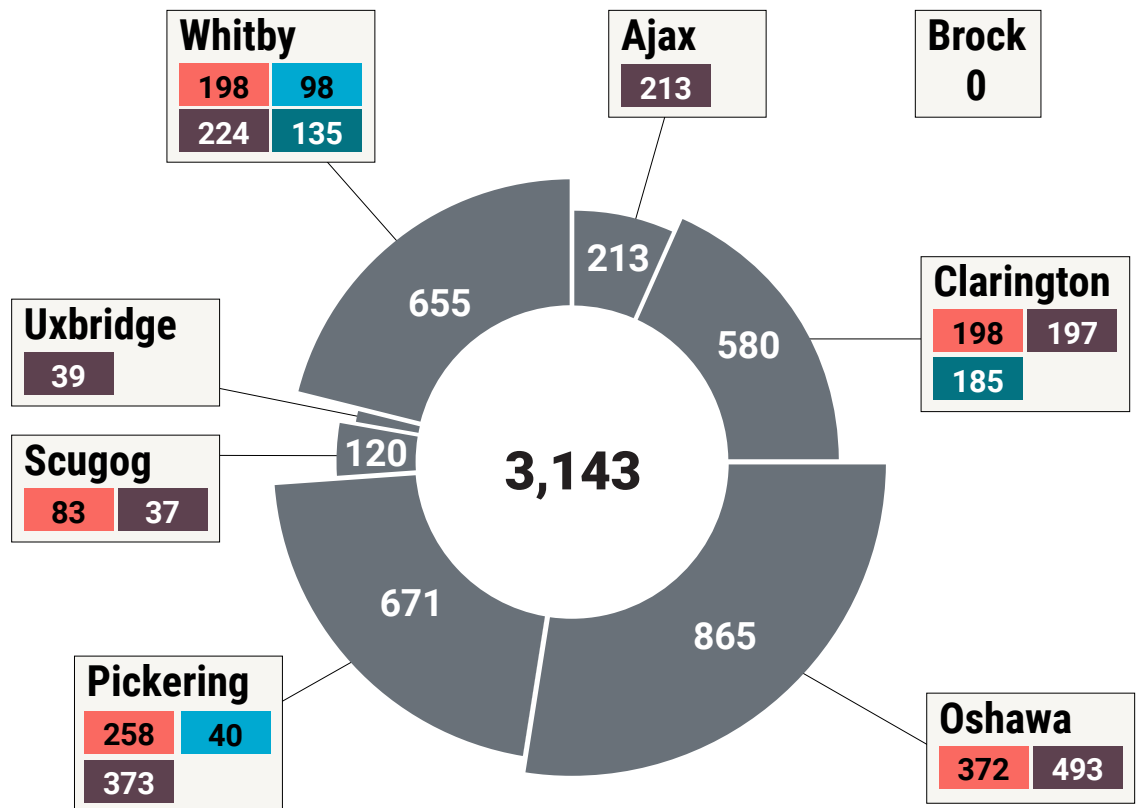
38 Plans registered in Durham Region in 2021



Unit Categories



Breakdown of number of registered units in 2021

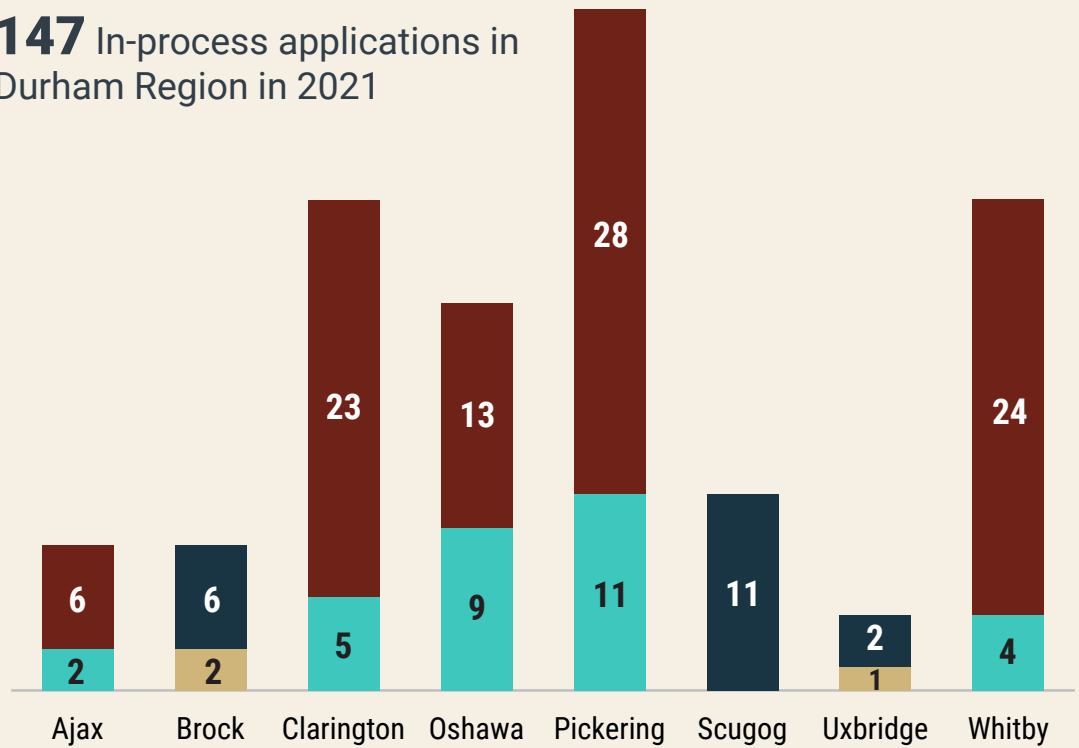


Active subdivision and condominium applications (in-process) by municipality in 2021

Application Types



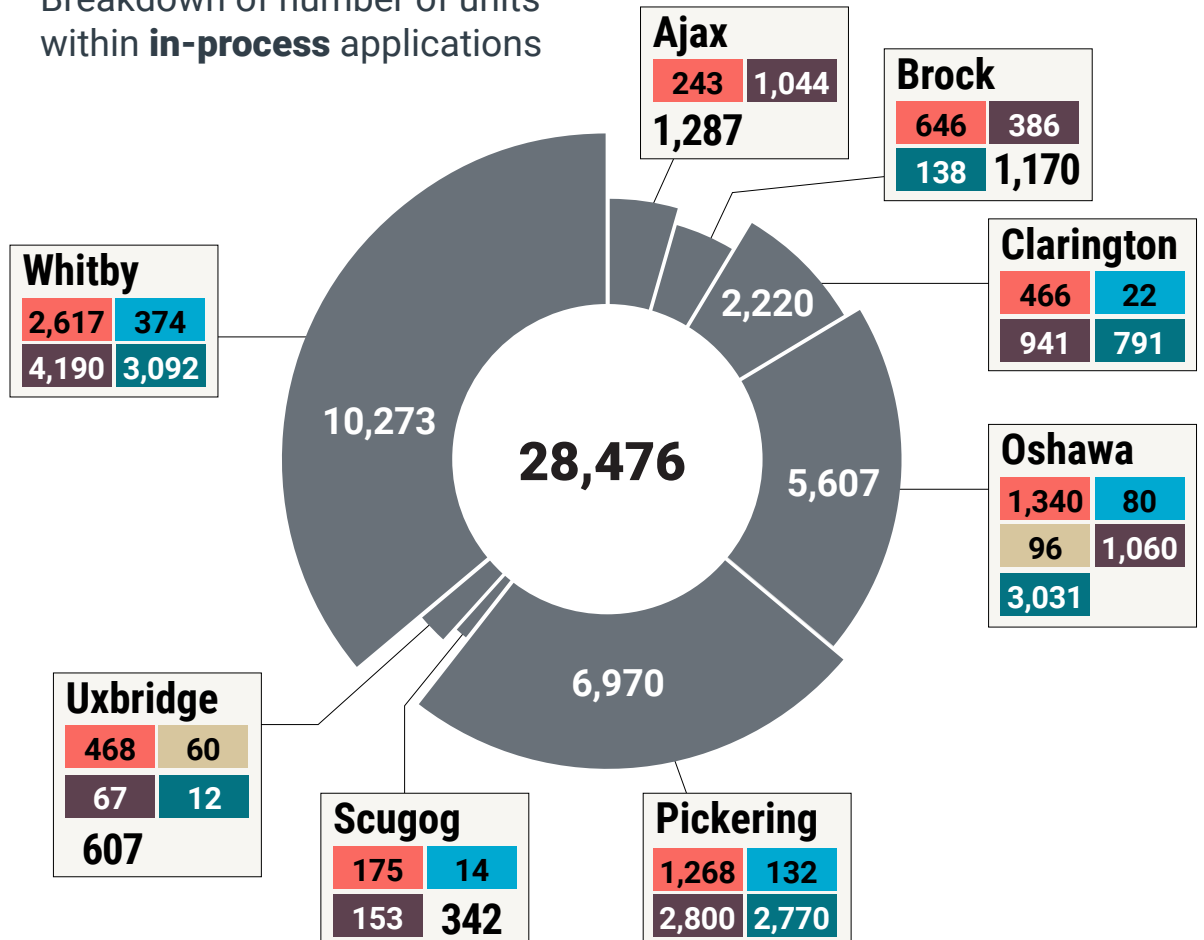
147 In-process applications in Durham Region in 2021



Unit Categories



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

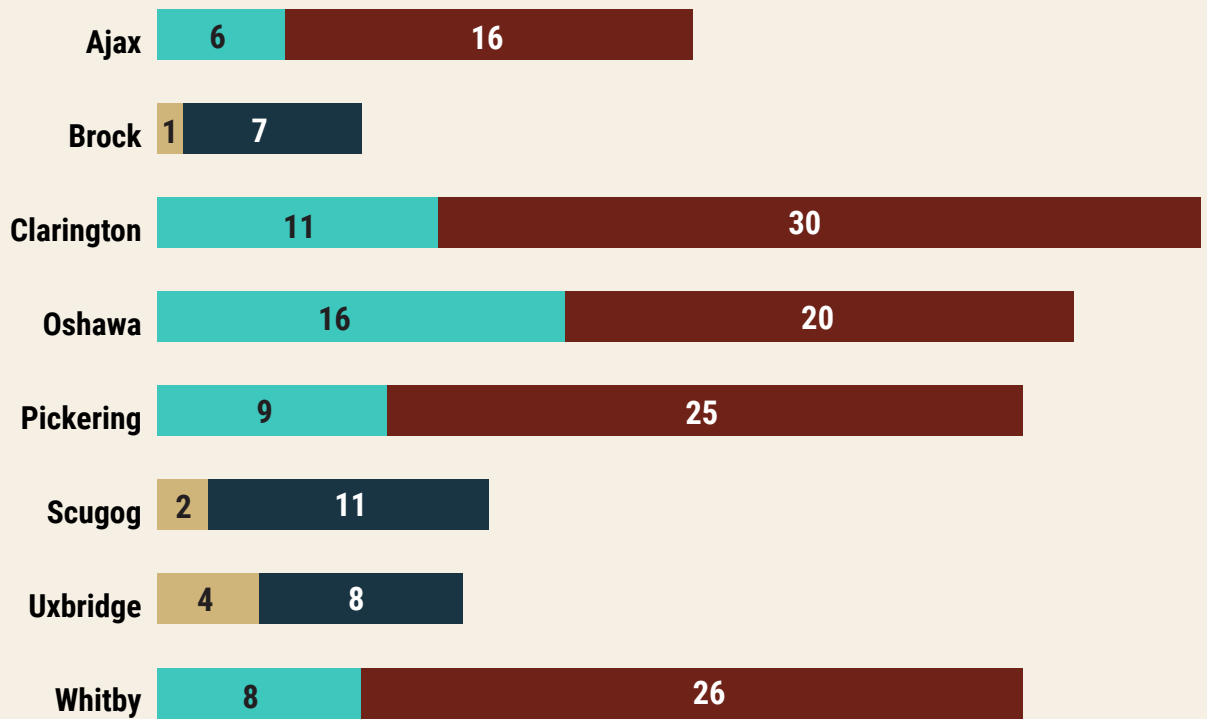


Active subdivision and condominium applications draft approved

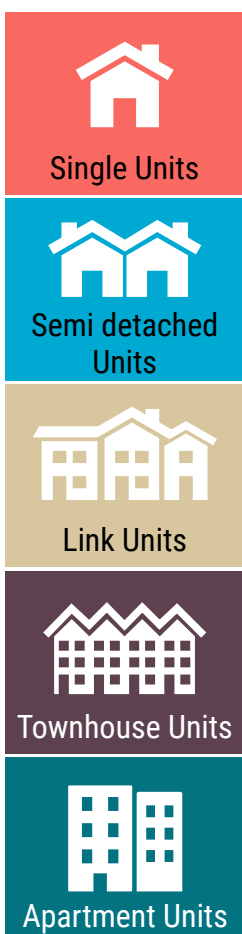
Application Types



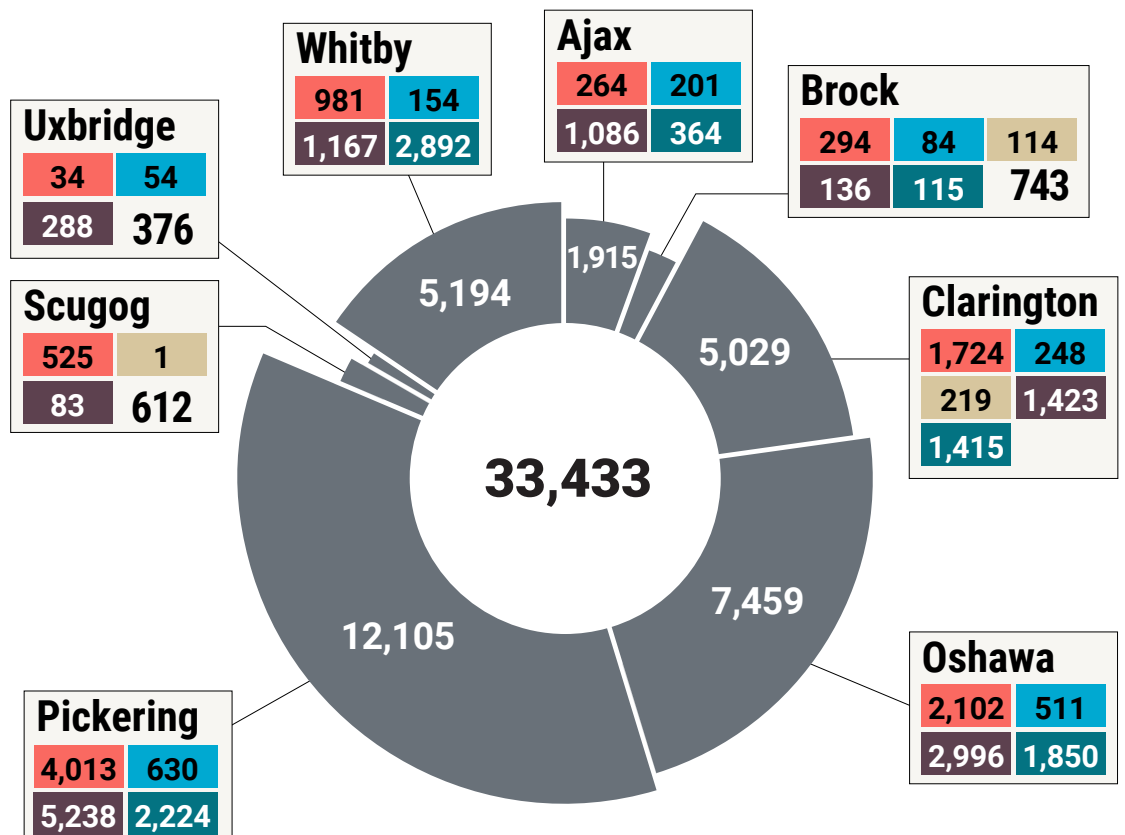
200 Draft active applications in Durham in 2021



Unit Categories

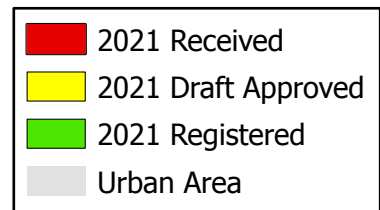
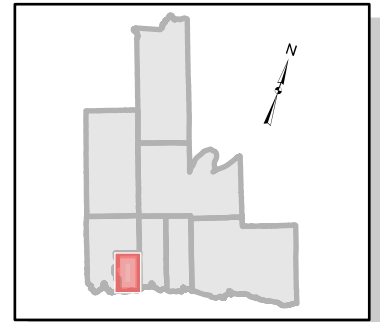
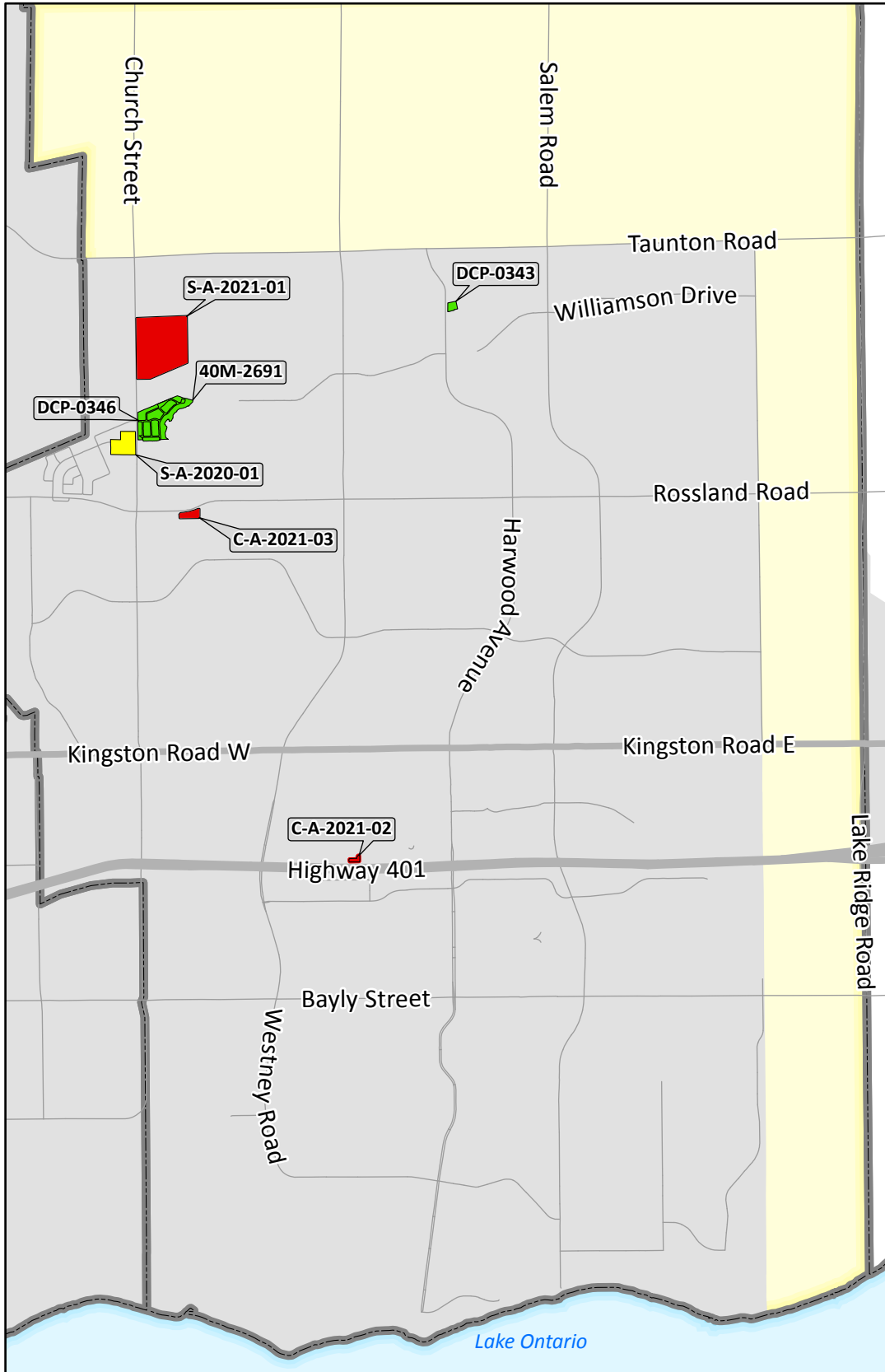


Breakdown of number of **active draft approved** applications





2021 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

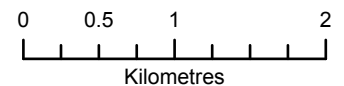
- C-A-2021-02 Firmland (Cedar) Inc. c/o Michael Klugmann
- C-A-2021-03 GHD
- S-A-2021-01 Malone Given Parsons

Draft Approved:

- S-A-2020-01 2649368 Ontario Inc.

Registered:

- DCP-0343 North Harwood Centre Holdings Ltd.
- DCP-0346 Cougs (Duffins Village) Ltd.
- 40M-2691 Cougs (Duffins Village) Ltd.



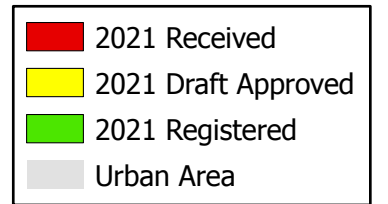
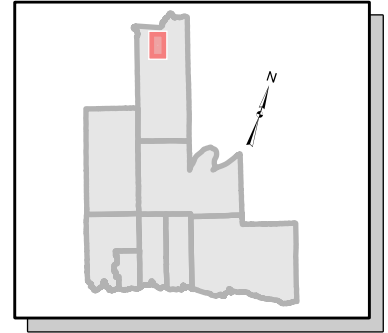
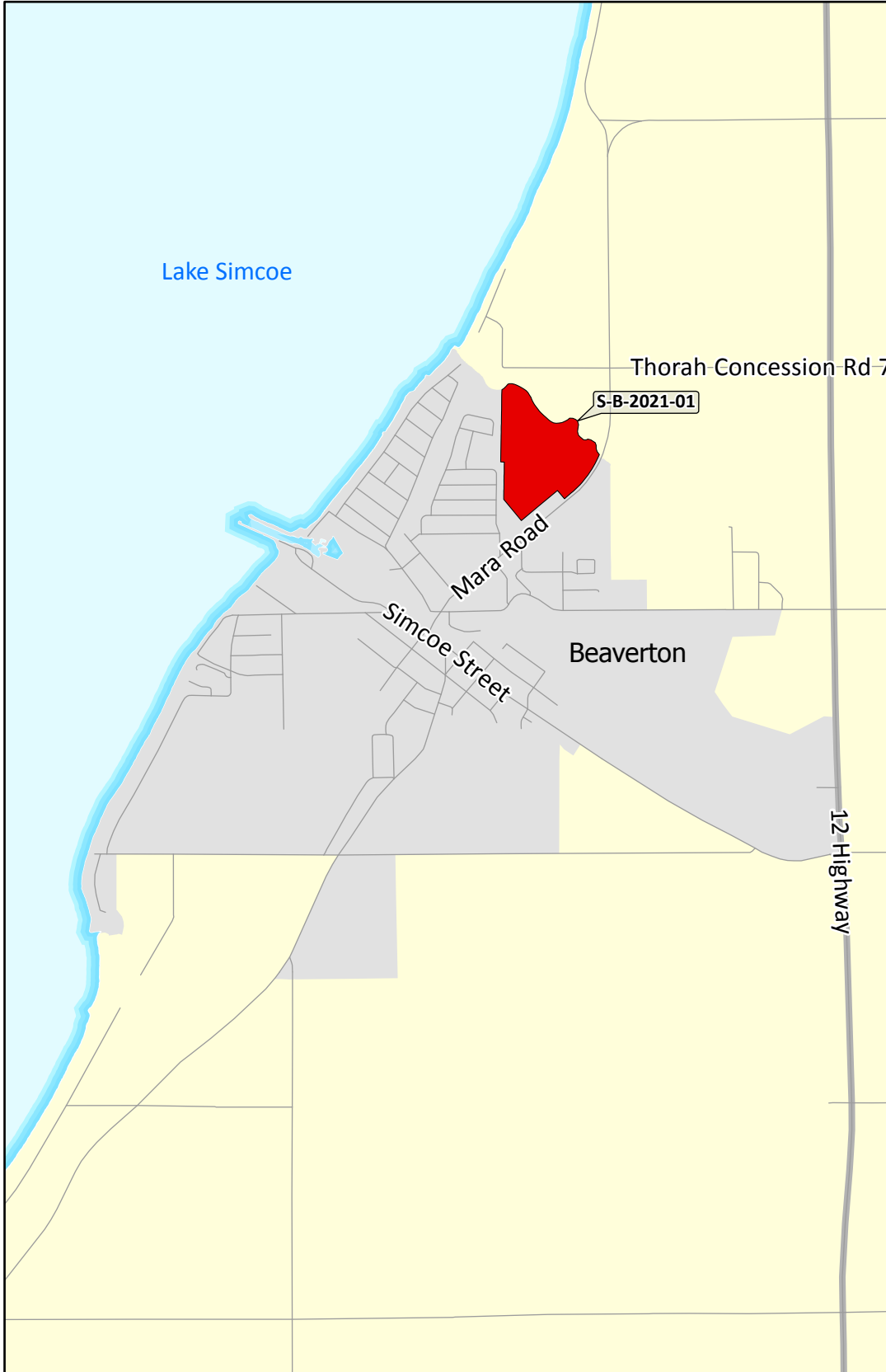
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.

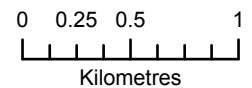


2021 SUBDIVISION/CONDOMINIUM ACTIVITY BEAVERTON URBAN AREA, BROCK TOWNSHIP



Received:

S-B-2021-01 Beaverton Mara Inc.



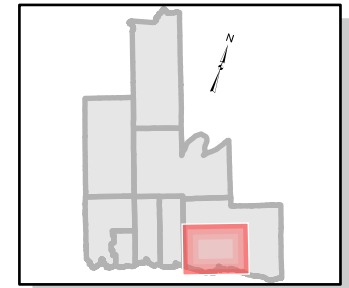
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2021 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning Department, April, 2021.



2021 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREAS



■	2021 Received
■	2021 Draft Approved
■	2021 Registered
■	Hamlet
■	Urban Areas

Received:

- C-C-2021-01 Highcastle Homes
- C-C-2021-02 Lanarose Homes Ltd.
- C-C-2021-03 LCJ Thomas Estates Inc. c/o Sakmet Developments
- C-C-2021-04 Bowmanville Lakebreeze East Village Ltd.
- C-C-2021-05 Bowmanville Lakebreeze East Village Ltd.
- S-C-2021-01 Fairhaven Investments Inc.
- S-C-2021-010 Miller Planning Services
- S-C-2021-03 Kaitin Corporation
- S-C-2021-04 Beach Road Villas Inc and Golf Vista Homes Corporation Panterra Inc
- S-C-2021-08 Dover Property Management Inc.

Draft Approved:

- C-C-2019-01 Gyaltsan Property Management Inc.
- C-C-2021-02 Lanarose Homes Ltd.
- S-C-2017-11 Tomba Enterprises Ltd.
- S-C-2019-04 Sakmet Developments

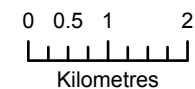
Registered:

- DCP-0339 Ace Developments (Scugog Village Ltd.)
- DCP-0340 Bowmanville Lakebreeze Towns Ltd.
- DCP-0341 Gyaltsan Property Management Inc.
- DCP-0345 Newcastle Marina Villa Ltd.
- DCP-0349 Amapola Construction Ltd.
- 40M-2698 289143 Ontario Limited
- 40M-2702 National Homes (Prestonvale) Inc.
- 40M-2704 Delpark Homes
- 40M-2714 Lindvest Properties (Clarington) Limited

This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

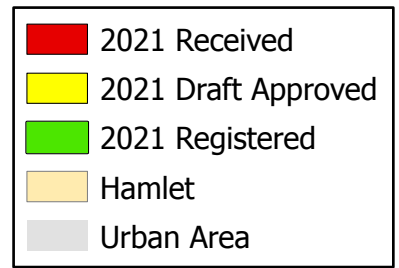
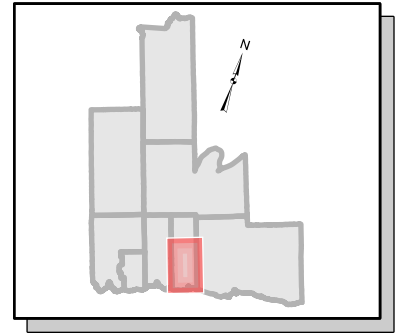
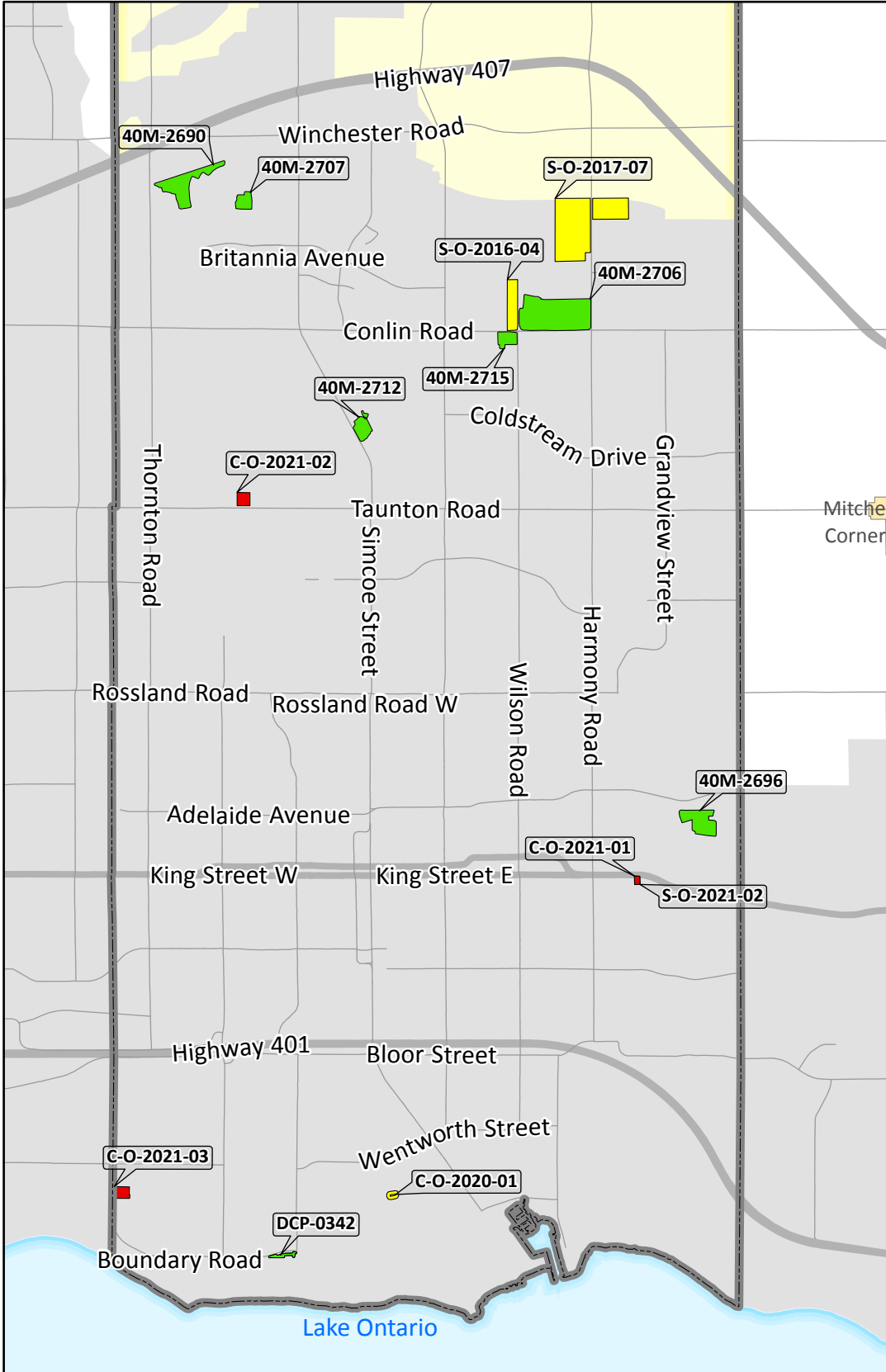
Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.





2021 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



Received:

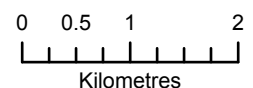
- C-O-2021-01 Downing Street (1015 King St) Inc.
- C-O-2021-02 Brent Foley (1825576 Ontario Ltd.)
- C-O-2021-03 Carlos Ilagan (Beedie Group Development Ltd.)
- S-O-2021-02 Downing Street (1015 King St) Inc.

Draft Approved:

- C-O-2020-01 Wiltshire Homes Canada Inc.
- S-O-2016-04 Delta-Rae (Harmony Valley Inc.)
- S-O-2017-07 Minto (Harmony Road) LP

Registered:

- DCP-0342 SO Developments Inc. (Graywood Developments)
- 40M-2690 2157236 Ontario Limited
- 40M-2696 Kingsway College
- 40M-2706 Conlin Kedron Limited
- 40M-2707 2157236 Ontario Limited
- 40M-2712 Podium Developments
- 40M-2715 Stafford Homes Limited



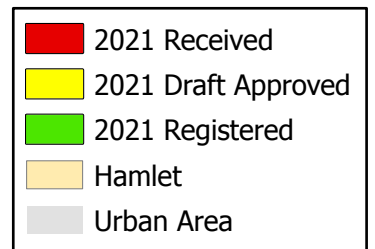
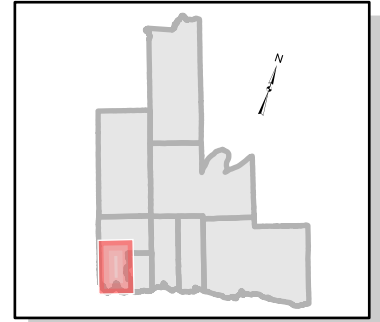
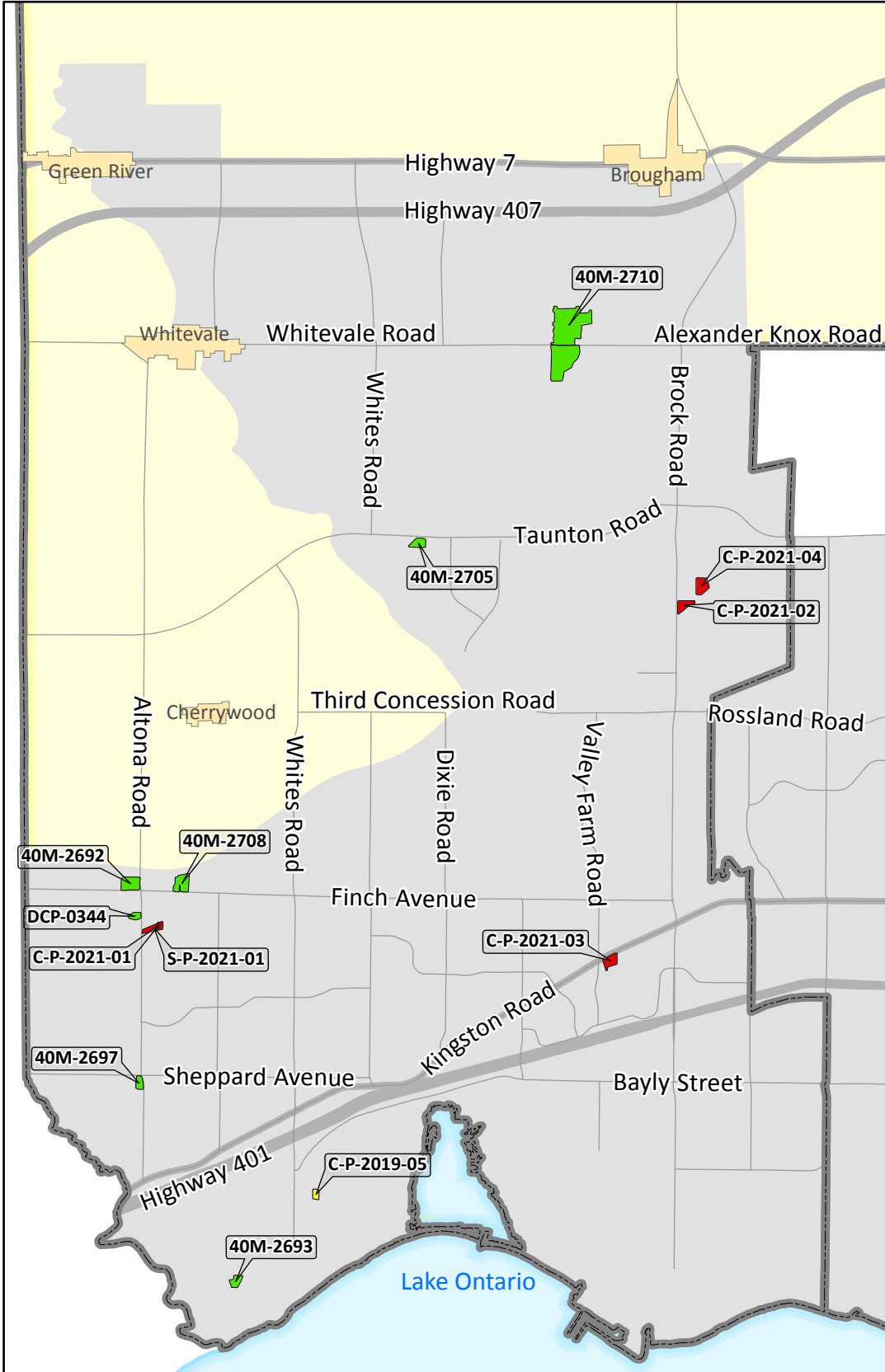
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.



2021 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



Received:

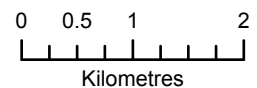
- C-P-2021-01 Highcastle Homes
- C-P-2021-02 R-PE Surveying Ltd.
- C-P-2021-03 Daniels LR Corporation
- C-P-2021-04 Trillium Housing Oak Non-Profit Corporation
- S-P-2021-01 Highcastle Homes

Draft Approved:

- C-P-2019-05 Katanna Oklahoma LP

Registered:

- DCP-0344 Marshall Homes
- 40M-2692 Icon Forest District Limited
- 40M-2693 702153 Ontario Limited
- 40M-2697 Altona Home Construction Inc.
- 40M-2705 Mattamy Homes
- 40M-2708 Marshall Homes (Finch) Limited
- 40M-2710 Mattamy Homes



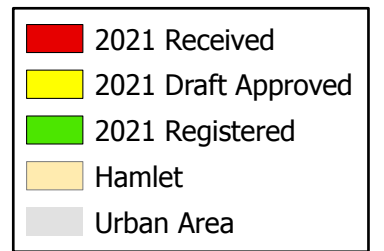
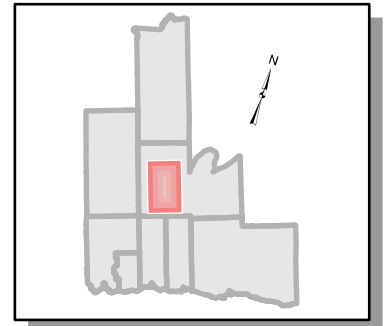
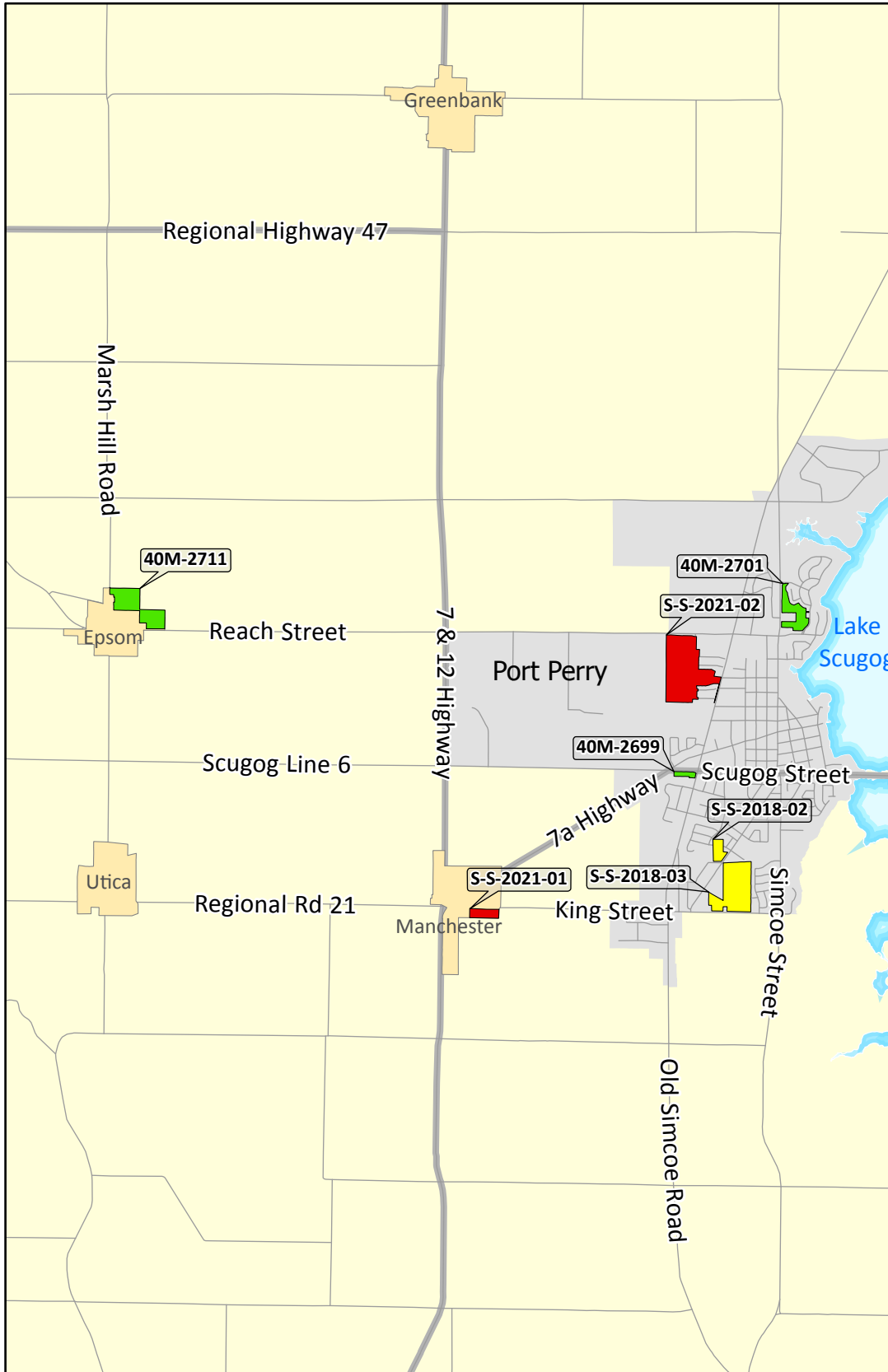
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.



2021 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG



Received:

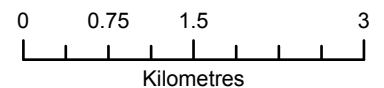
- S-S-2021-01 O'Connor Bros. Corp
- S-S-2021-02 268499 Ontario Limited c/o David Brand

Draft Approved:

- S-S-2018-02 Chieftain Development Corporation
- S-S-2018-03 Delpark Homes

Registered:

- 40M-2699 2468617 Ontario Inc. & 2470415 Ontario Inc.
- 40M-2701 Canterbury Land Development Corporation
- 40M-2711 Philo Investments Limited In Trust



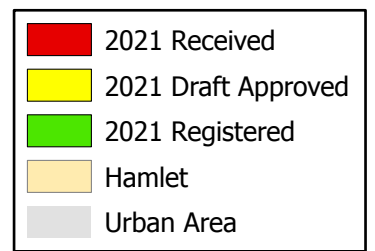
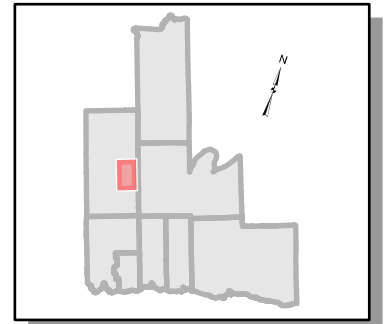
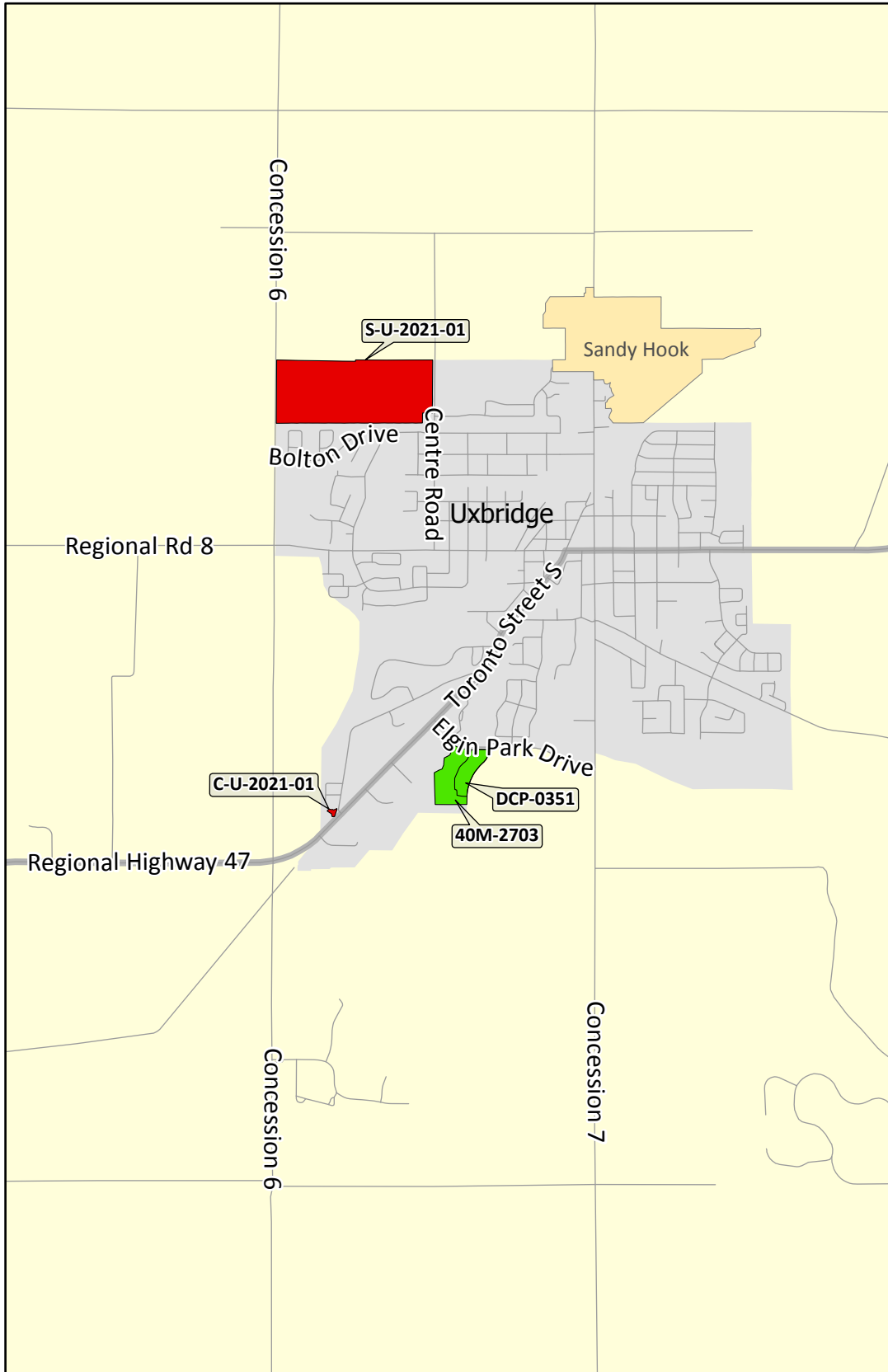
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.



2021 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA

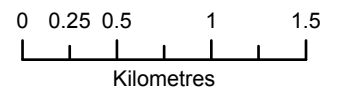


Received:

C-U-2021-01 GHD
 S-U-2021-01 Bridgebrook Corp.

Registered:

DCP-0351 Saleville Developments (IV) Ltd.
 40M-2703 Saleville Developments (IV) Ltd.



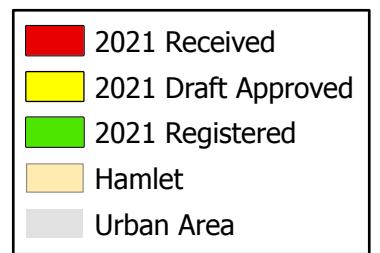
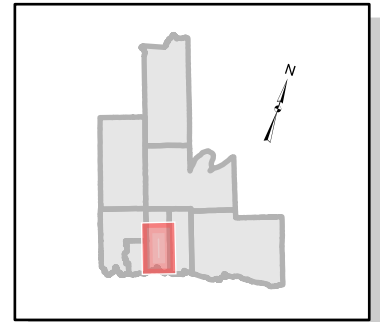
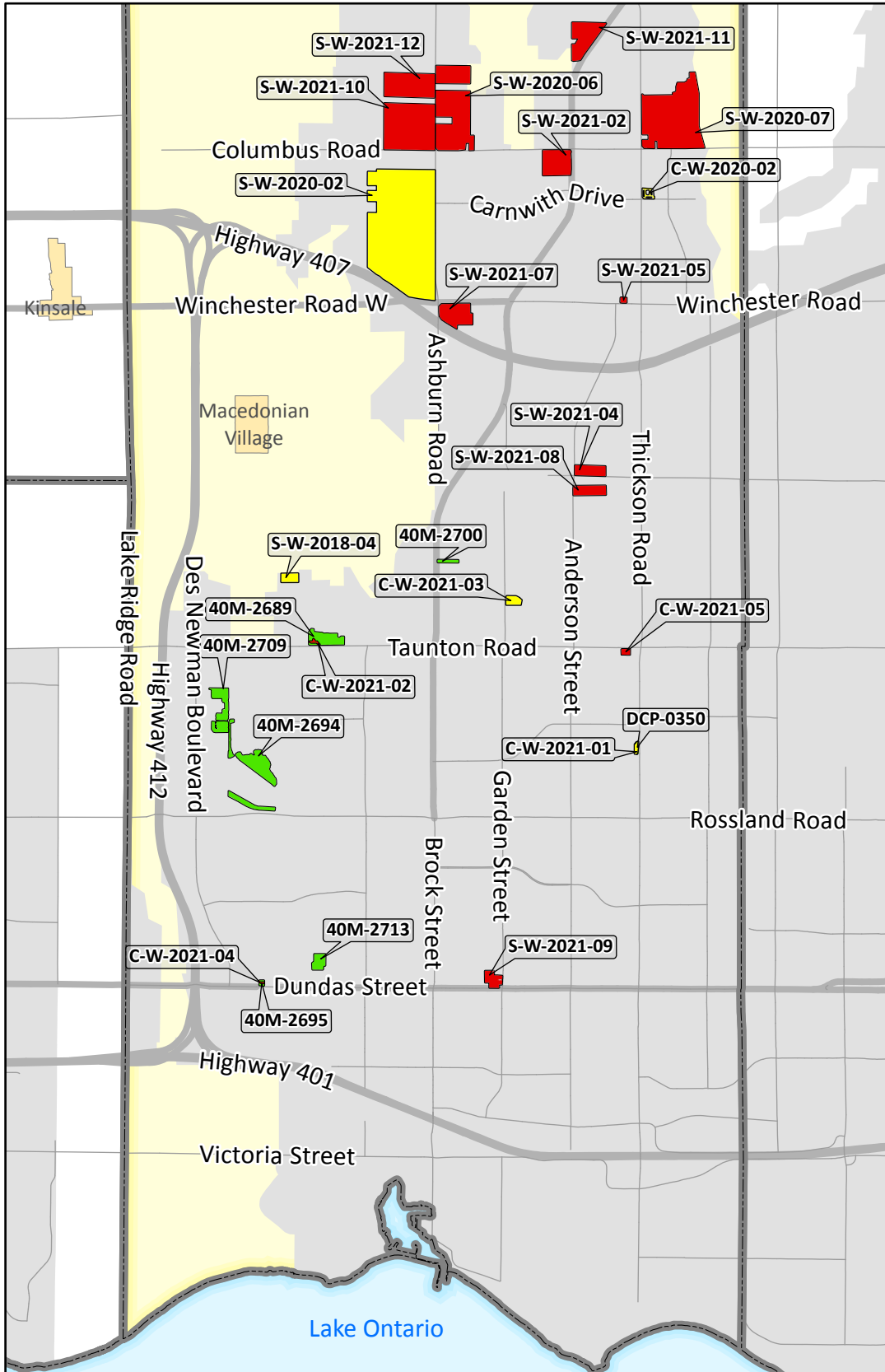
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.



2021 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



Received:

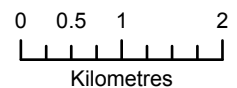
- C-W-2021-01 Minto (Rosland) Inc.
- C-W-2021-02 Heathwood Homes (Country Lane) Limited
- C-W-2021-03 Minthollow Estates Inc.
- C-W-2021-04 KLM Planning Partners
- C-W-2021-05 Acorn Taunton Whitby Inc.
- S-W-2020-06 2068681 Ontario Ltd.
- S-W-2020-07 Candevcon East Limited
- S-W-2021-02 Geranium Corporation (BDF Development Corp.)
- S-W-2021-04 Whitby Anerson Estates Inc. (Mosaik Homes)
- S-W-2021-05 R & R Developments
- S-W-2021-07 Winash Developments Limited
- S-W-2021-08 GHD
- S-W-2021-09 The Biglieri Group
- S-W-2021-10 The Biglieri Group Ltd. c/o Mike Pettigrew
- S-W-2021-11 Malone Given Parsons
- S-W-2021-12 Malone Given Parsons

Draft Approved:

- C-W-2020-02 Zancor Homes (Parkview) Ltd.
- C-W-2021-01 Minto (Rosland) Inc.
- C-W-2021-03 Minthollow Estates Inc.
- S-W-2018-04 4300 Country Lane Developments Limited
- S-W-2020-02 East Valley and Brooklin Development General Partner Ltd.

Registered:

- DCP-0350 Minto Group
- 40M-2689 Heathwood Homes (Whitby Country Lane) Limited
- 40M-2694 TFP Whitby Developments
- 40M-2695 Manorgate Homes (Whitby) Inc.
- 40M-2700 Milltree Developments Inc.
- 40M-2709 Lazy Dolphin Development Inc.
- 40M-2713 The Inverlynn Estate Ltd.



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © 2022 MPAC and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, April, 2022.