

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 Community Growth and Economic Development
Report: #2025-INFO-26
Date: April 17, 2025

Subject:

Annual Subdivision/Condominium Activity Report for 2024

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, 2024. This activity has long been monitored by the Community Growth Division, in part because it gives an indication of housing supply in the pipeline across the Region. Tracking this information also helps to inform the delivery of water and wastewater infrastructure and is relevant to work being undertaken by the Finance Department. This report focuses on applications which achieved major milestones in 2024 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 2024 activity results with 2023.

2. Previous Reports and Decisions

- 2.1 A subdivision/condominium report is prepared for Council's information annually. The last report outlining activity in 2023 was provided in the Council Information Package on March 28, 2024 ([#2024-INFO-20](#)).

3. Highlights

- 3.1 Highlights from 2024 are as follows:

- a. **Applications Received: 36** – 19 subdivision and 17 condominium (see Attachment #1);
- b. **Units Received: 11,016** – 8,320 within plans of subdivision and 2,696 within plans of condominium (see Attachment #1);
- c. **Draft Approved Plans: 29** – 16 subdivision and 13 condominium (see Attachment #2);
- d. **Draft Approved Units: 10,796** – 9,929 subdivision units and 867 condominium units (see Attachment #2);
- e. **Plans Registered: 31** – 14 subdivisions and 17 condominiums (see Attachment #3);
- f. **Registered Units: 8,048** – 6,762 within plans of subdivision and 1,286 within plans of condominium (see Attachment #3);
- g. **Total Number of Active Subdivision and Condominium applications in Durham Region at the end of 2024: 317** – 265 plans of subdivision, 52 plans of condominium (see Attachment #4);
- h. **Total Number of Active Subdivision and Condominium units in Durham Region at the end of 2024: 83,562** – 46,693 draft approved residential units and 36,869 residential units in process (i.e., not yet draft approved) (see Attachment #4).

4. Applications Received

- 4.1 In 2024, a total of 36 subdivision and condominium applications were received Region-wide, compared to 31 in 2023. Of these 36 applications, there were 18 residential plans of subdivision, 12 standard residential plans of condominium, 4 common element plans of condominium, one industrial plan of subdivision and one commercial plan of condominium.
- 4.2 In 2024, a total of 11,016 residential units were proposed within subdivisions and standard condominium plans, compared to 7,955 in 2023. About 59 per cent of the units are located in the Municipality of Clarington, the majority of which are

associated with one application in proximity to the future GO train station in Bowmanville. The Town of Whitby, the City of Oshawa, the City of Pickering, the Township of Uxbridge and the Town of Ajax accounted for about 23 per cent, 10 per cent, 4 per cent, 2 per cent and 2 per cent of units respectively. In addition, 14 industrial units within one subdivision plan and 4 commercial units within one condominium plan were also received.

5. Draft Approved Plans

- 5.1 A total of 29 plans were draft approved in 2024, compared to 32 draft approvals in 2023.
- 5.2 The number of units draft approved in 2024 increased from a total of 8,594 units in 2023 to 10,796 units in 2024. It should be noted that 69 per cent of the draft approved units were located within one plan of subdivision in the Town of Whitby within the Whitby Protected Major Transit Station Area. The application in question is generally referred to as the Nordeagle development.
- 5.3 In 2024, approximately 79 percent (8,486) of the residential units within draft approved plans were in the Town of Whitby, 10 per cent (1,054) in the City of Oshawa, 3 per cent (366) in the Municipality of Clarington, and 3 per cent (307) in the City of Pickering. The remaining 5 per cent (583) residential units within draft approved plans were distributed amongst Ajax, Brock, Scugog and Uxbridge.

6. Registered Plans

- 6.1 The number of plans of subdivision and condominium registered decreased from 41 in 2023 to 31 in 2024. However, the number of units registered increased from 3,735 in 2023, to 8,015 in 2024.
- 6.2 The City of Pickering accounted for approximately 80 per cent of the total units registered with 6,478 units, the majority of which are associated with one application in proximity to the Pickering GO Train station, and within both the Protected Major Transit Station Area and the downtown Pickering Urban Growth Centre. The application is often referred to as the Pickering Town Centre redevelopment. The City of Oshawa (689 units), the Town of Whitby (528 units), and the Municipality of Clarington (176 units) had approximately 9 per cent, 7 per cent and 2 per cent of registered units respectively. The Town of Ajax and the Township of Scugog each had one percent of the units registered, being approximately 94 units and 83 units respectively. In addition, 21 industrial units within one condominium plan were registered.

7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium applications decreased from 9 per cent in 2023 to 4 per cent in 2024. The proportion of townhouses increased from 9 per cent in 2023 to 13 per cent in 2024 and the proportion of apartments within these application types increased from 81 per cent in 2023 to 82 per cent in 2024.
- 7.2 In 2024, there were 1,170 single detached units draft approved compared to 1,027 in 2023. The number of multiples or townhouse units draft approved increased from 1,202 in 2023 to 1,435 in 2024. The number of apartment units in draft approved plans increased from 6,076 in 2023, to 8,019 in 2024.
- 7.3 The number of single detached units in registered plans decreased from 1,180 in 2023 to 649 in 2024. The number of townhouse units in registered plans decreased from 1,340 in 2023 to 981 in 2024, while the number of apartment units in registered plans increased from 710 in 2023 to 6,115 in 2024.

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 317 active applications in the Region (155 In Process and 162 Draft Approved), compared to 349 active applications (150 In Process and 199 Draft Approved) at the end of 2023.
- 8.2 There was a total of 36,869 residential units within In-Process applications in 2024 compared to 31,202 at the end of 2023. Approximately 81 per cent of the In-Process units were in the Municipality of Clarington (10,949), the City of Oshawa (9,909) and the Town of Whitby (8,891).
- 8.3 There were 162 draft approved plans in the Region by the end of 2024, comprising 46,693 residential units, compared to 199 draft approved plans and 45,322 units at the end of 2023. Approximately 81 per cent of the draft approved units were in the Town of Whitby (17,109), the City of Pickering (12,183), and the City of Oshawa (8,712).
- 8.4 The majority (57 per cent or approximately 47,000) 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 more than a 10-year supply based on historic average annual registrations (3,777). The remaining 42 per cent of these units are within the delineated built-up area. 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 19 applications (18 subdivision, 1 condominium) comprised of either whole or partial industrial sites totaling 20 units and 440.9 hectares (1,089 acres).

9. Current Activity

- 9.1 During the first three months of 2025, 9 new subdivision and 3 new condominium applications were received Region-wide, representing 3,827 additional “In Process” residential units. In addition, 1 plan of subdivision and 5 plans of condominium, representing 1,564 units, were draft approved in the first quarter of 2025. There were 4 plans of subdivision, and 3 plans of condominium registered during the first three months of 2025, representing 1,919 units.

10. Relationship to Strategic Plan

- 10.1 This report aligns with/addresses the following Foundation(s) in Durham Region’s 2025-2035 Strategic Plan:

- a. Processes: Continuously improving processes to ensure we are responsive to community needs.

11. Conclusion

- 11.1 2024 saw an increase in the number of subdivision and condominium applications received and draft approved, and a decrease in the number of registered plans compared to 2023. However, the number of units received, draft approved and registered all increased in 2024 compared to 2023.
- 11.2 The number of potential residential units that are “In Process” and “Draft Approved” increased between 2023 and 2024 from 76,524 in 2023 to 83,293 in 2024.
- 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 Planning Statement policy 2.1.4 (b). Based on

average absorption rates since 2012, there is an approximate ten-year supply of draft approved lots in Durham Region.

- 11.4 The development application information from this report is used to develop and maintain an inventory of housing supply within “Active” applications, as discussed above. The inventory was also used to respond to an annual data request from the Regional and Single Tier Planning Leaders of Ontario for an unbuilt housing supply inventory.
- 11.5 The development application information used for this report only includes applications for Plans of Condominium and Plans of Subdivision. A significant amount of application activity is within Site Plan applications outside of plans of condominium or subdivision, which are not currently captured by this report. These applications can include residential developments like rental construction, student and retirement housing, or office-to-residential conversions. Staff are working with internal and external stakeholders to gather this data and will incorporate this data into future reports.

12. Attachments

- Attachment #1: Subdivision and Condominium applications received in 2024.
- Attachment #2: Subdivision and Condominium plans draft approved in 2024.
- Attachment #3: Subdivision and Condominium plans registered in 2024.
- Attachment #4: Active in process subdivision and condominium applications by municipality in 2024.
- Attachment #5: Active draft approved subdivision and condominium applications by municipality in 2024.
- Attachment #6: Maps of 2024 Subdivision / Condominium development activity.

Respectfully submitted,

Original signed by

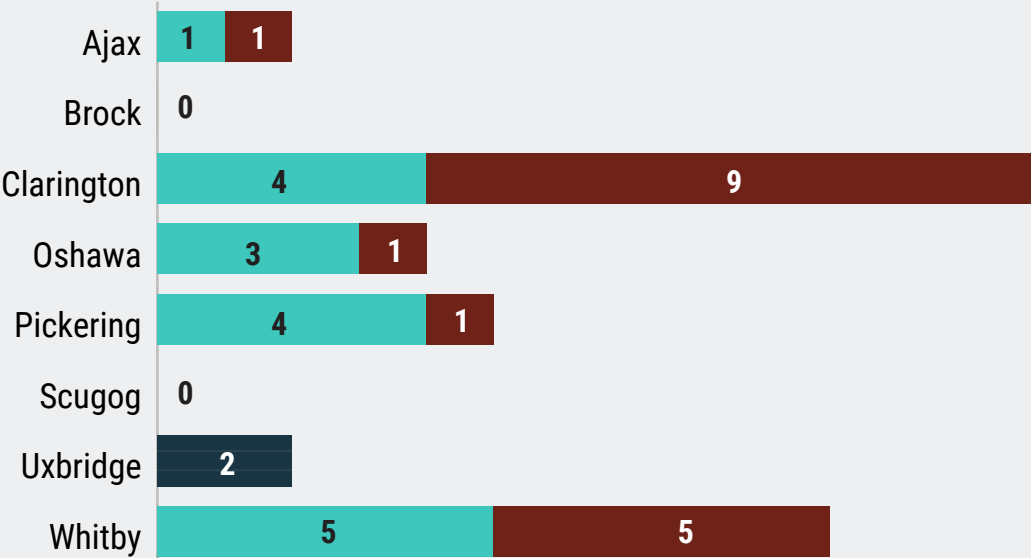
Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Community Growth and
Economic Development

Subdivision and condominium applications received in 2024

Application Types

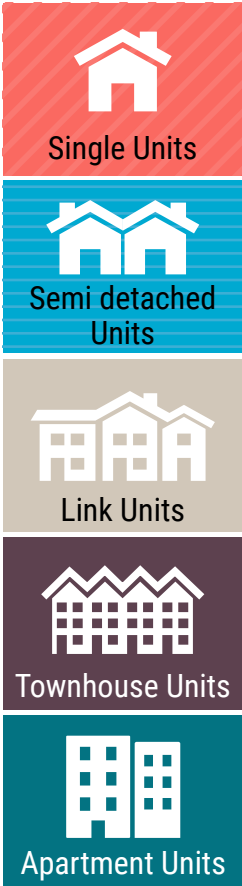


36 Applications received in Durham in 2024

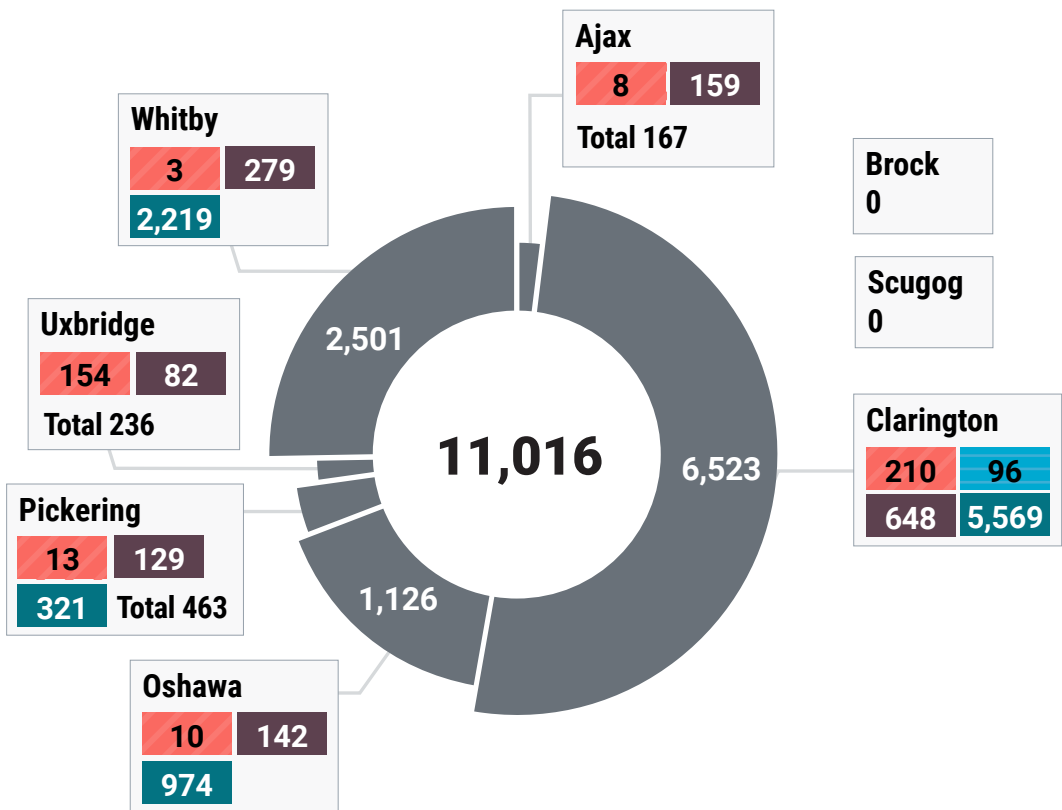


Note: Until Dec. 31/24 the Region approved subdivisions/condos in Brock, Scugog and Uxbridge. Moving forward, we will no longer differentiate between delegated and non-delegated approvals.

Unit Categories



Breakdown of total number of units received in 2024

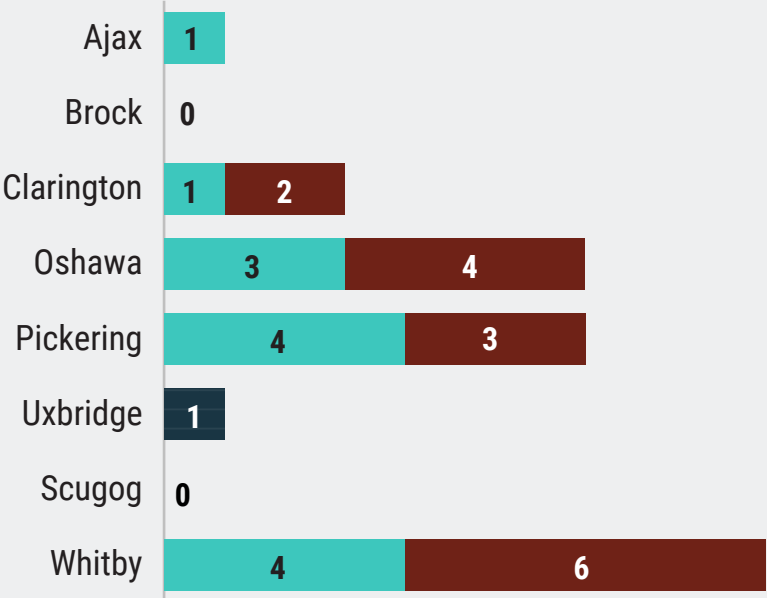


Subdivision and condominium plans draft approved in 2024

Application Types



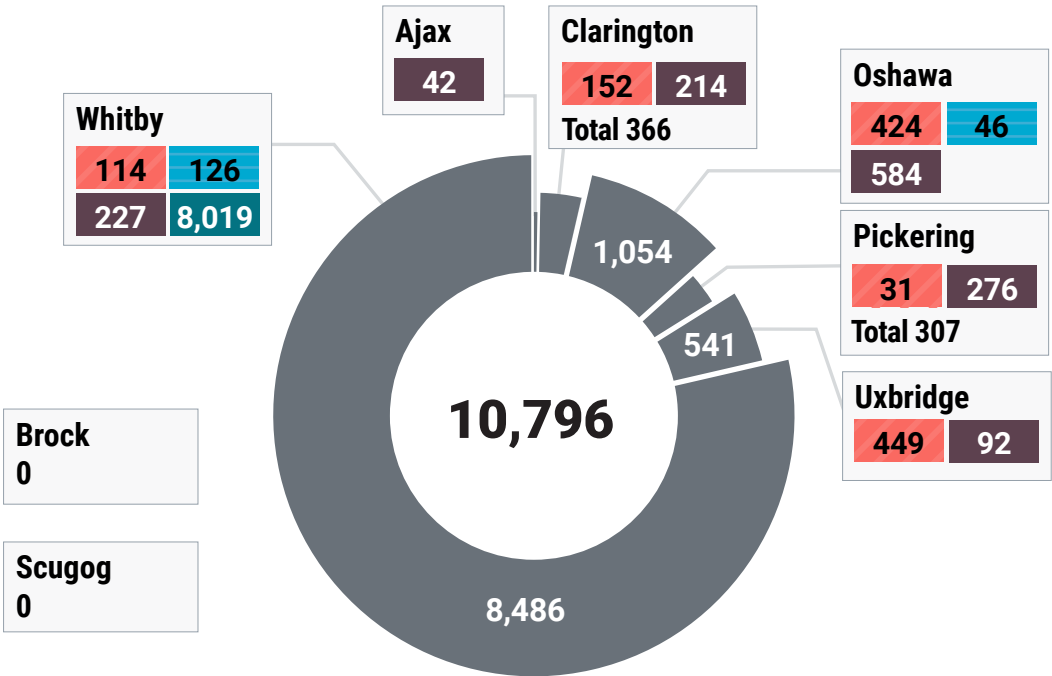
29 Plans draft approved in Durham in 2024



Unit Categories



Breakdown of total number of draft approved units in 2024

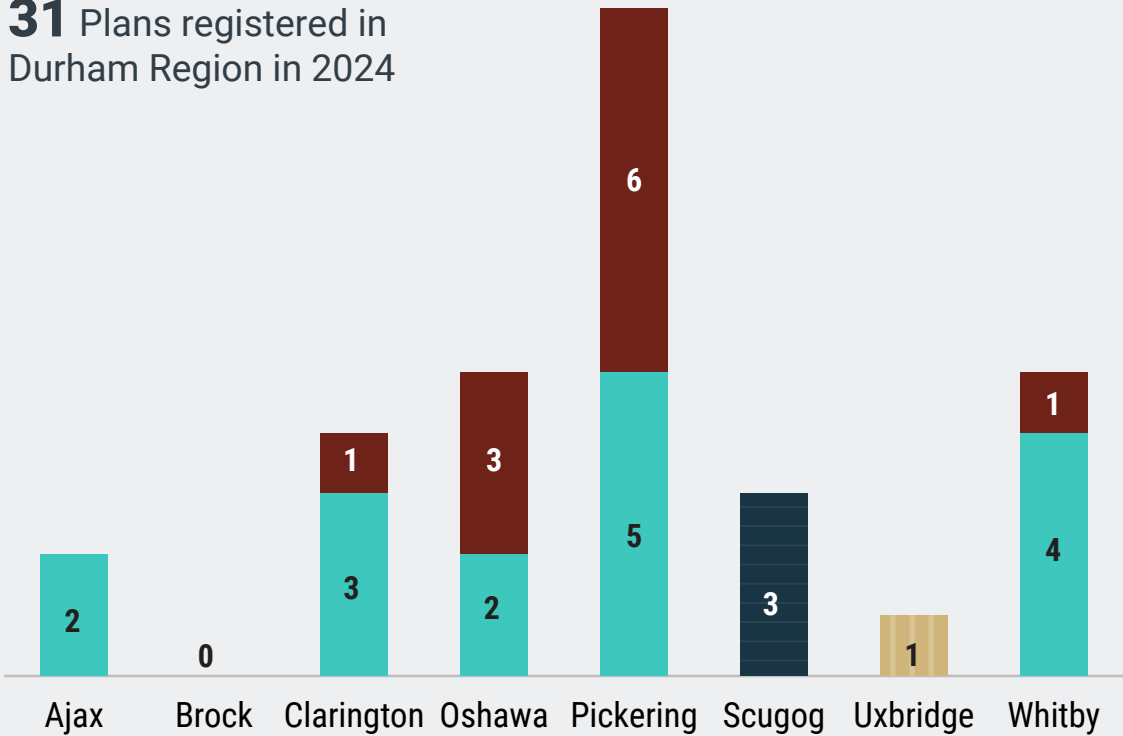


Subdivision and condominium plans registered in 2024

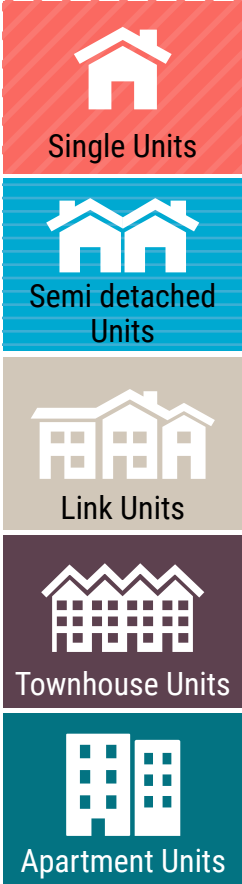
Application Types



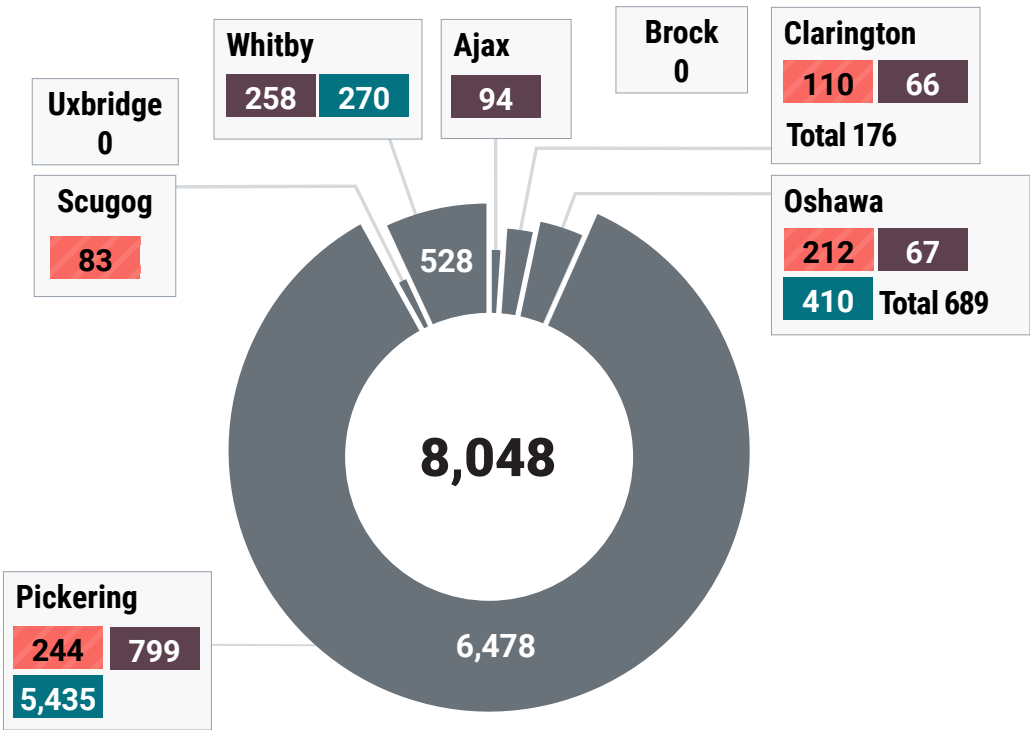
31 Plans registered in Durham Region in 2024



Unit Categories



Breakdown of number of **registered units** in 2024

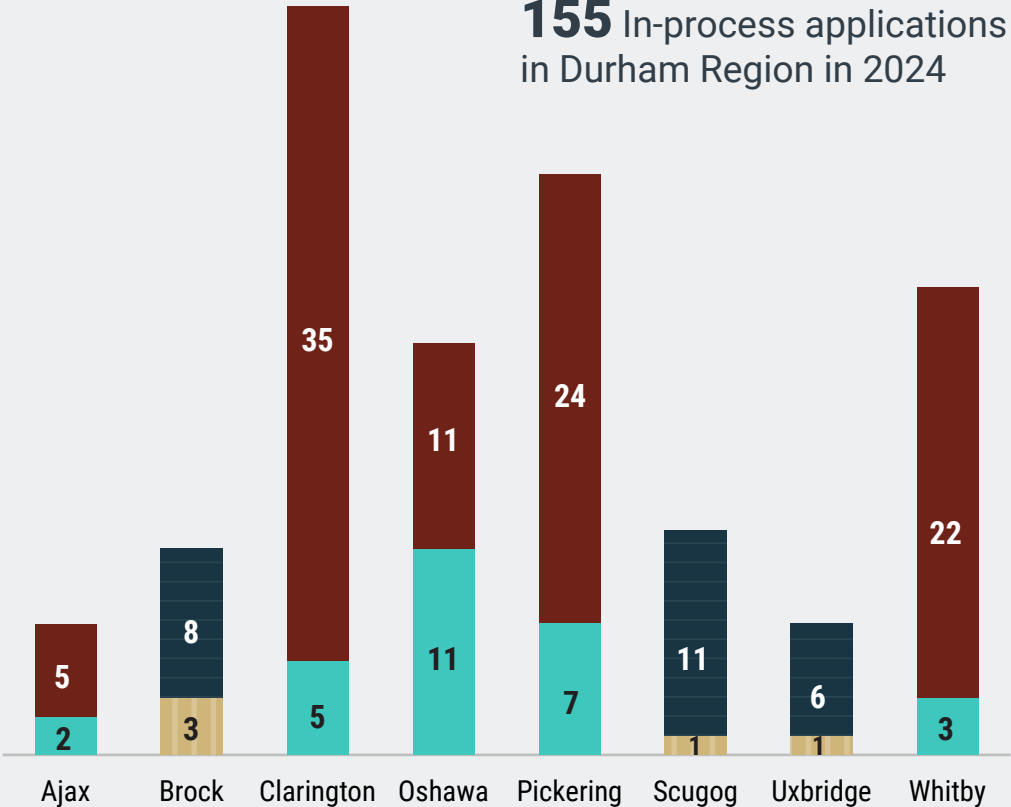


Active subdivision and condominium applications (in-process) by municipality in 2024

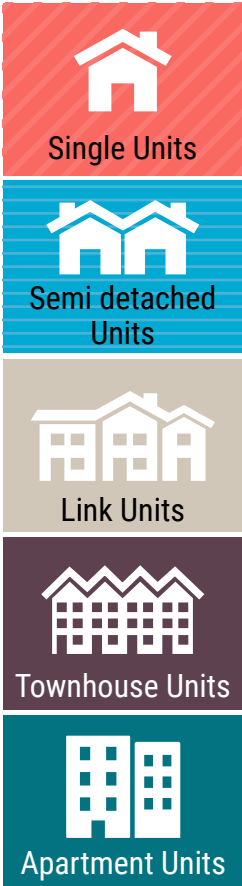
Application Types



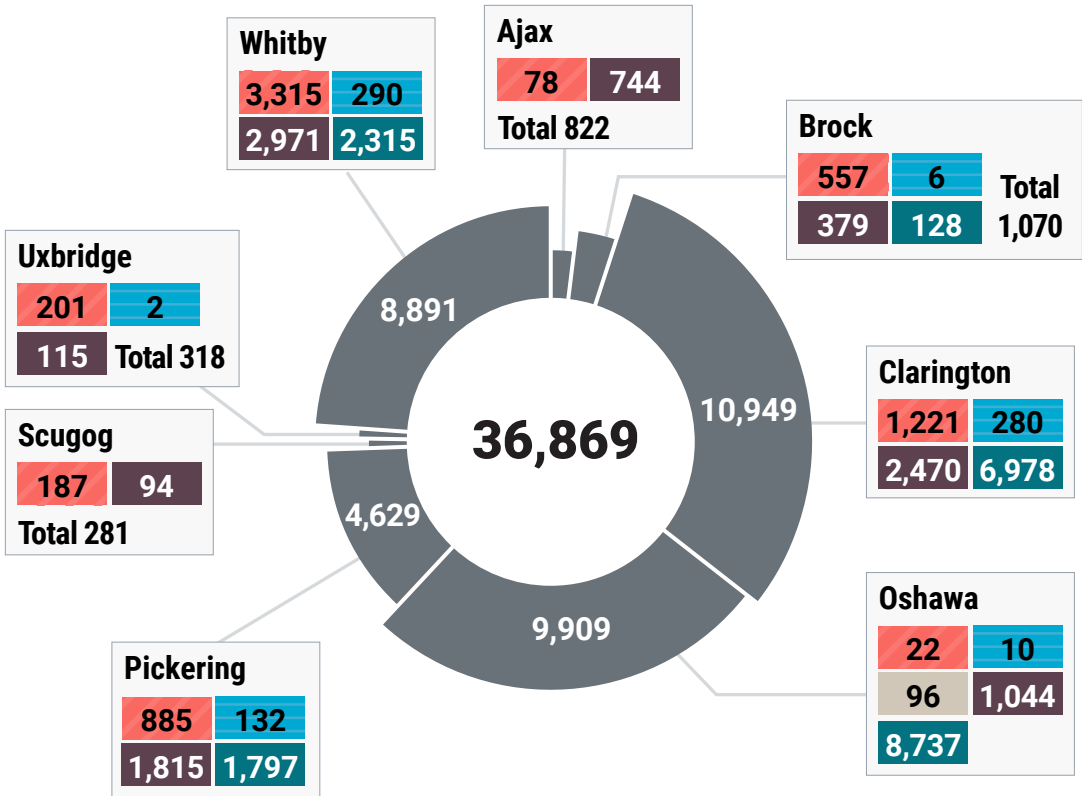
155 In-process applications in Durham Region in 2024



Unit Categories



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

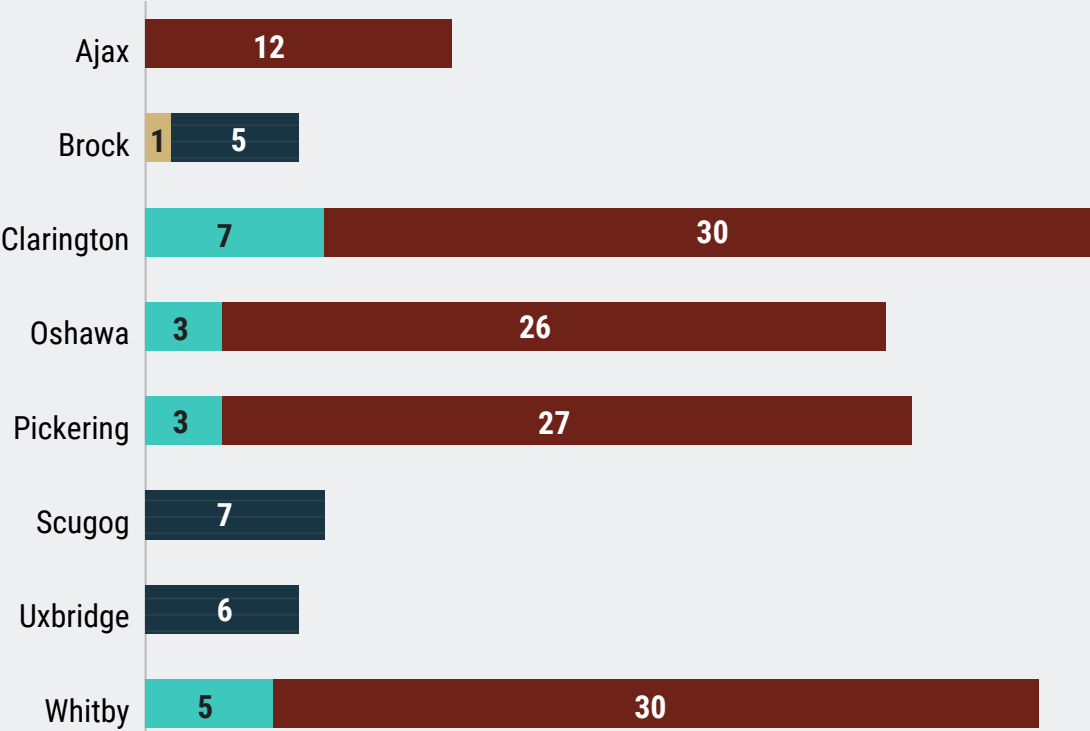


Active subdivision and condominium applications draft approved in 2024

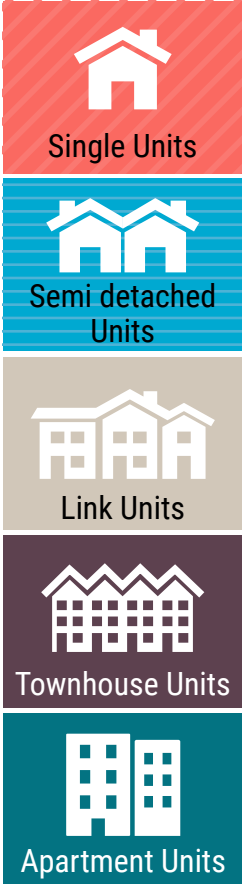
Application Types



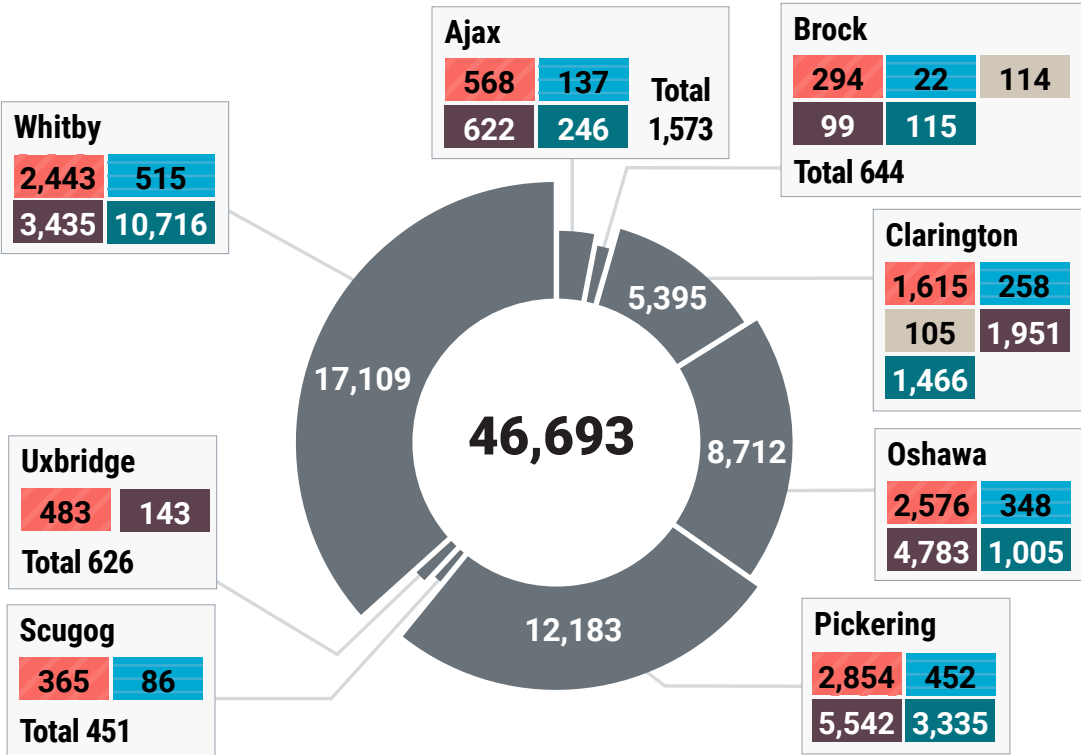
162 Draft active applications in Durham in 2024



Unit Categories

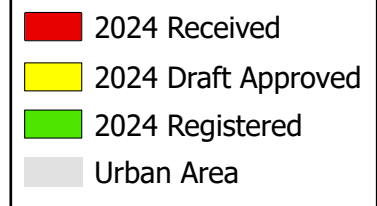
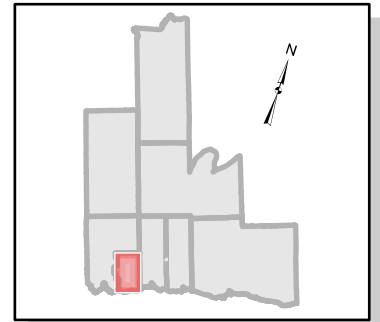
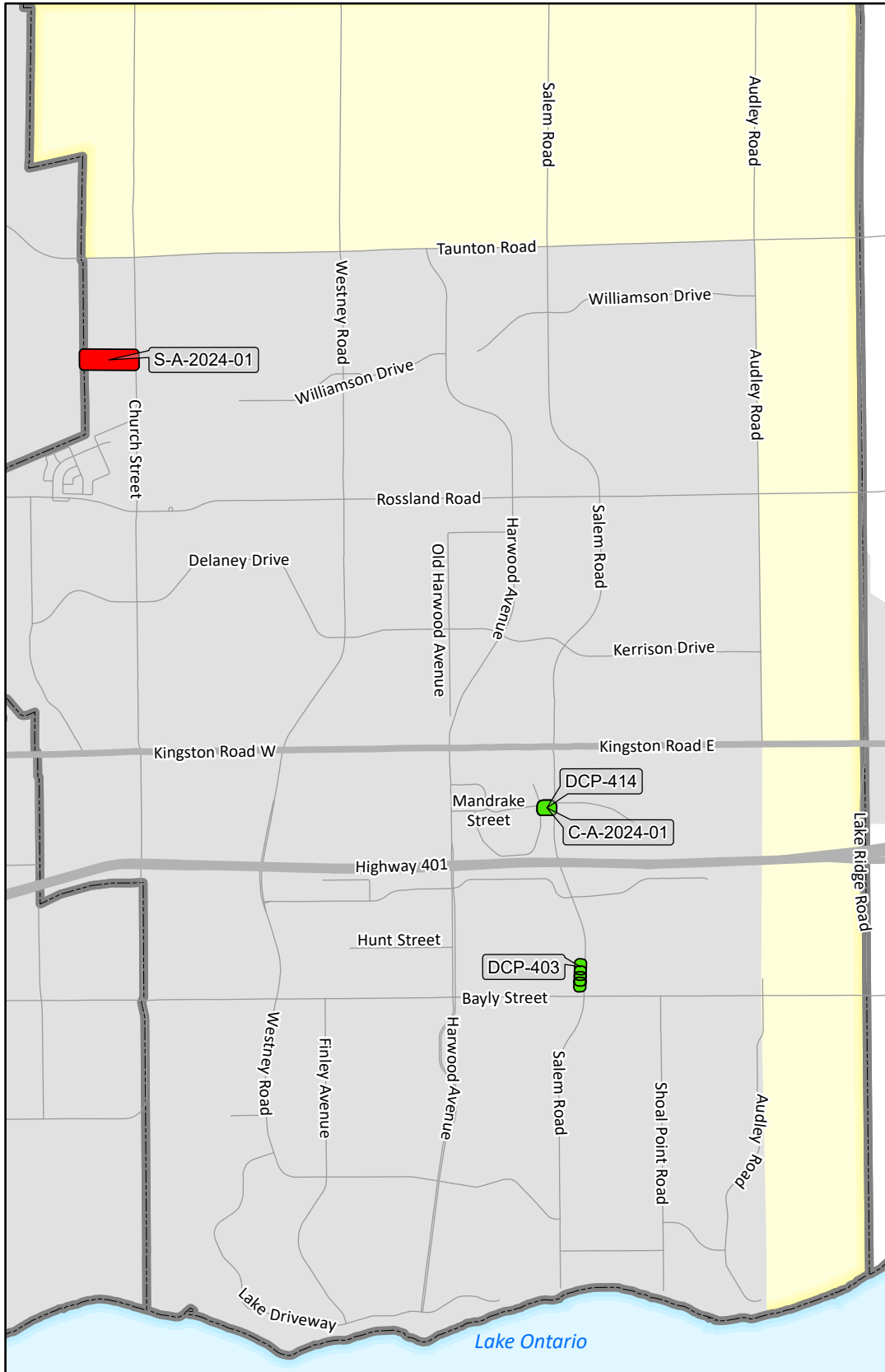


Breakdown of number of units within active draft approved applications





2024 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

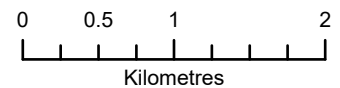
C-A-2024-01 12931109 Canada Inc.
S-A-2024-01 GHD

Draft Approved:

C-A-2024-01 12931109 Canada Inc.

Registered:

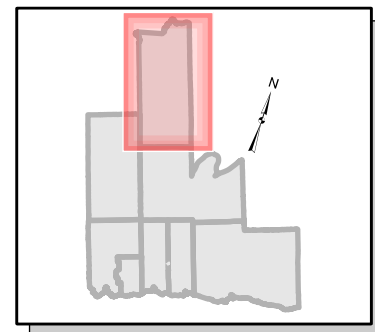
DCP-403 Bayly Salem Developments
DCP-414 12931109 Canada Inc.



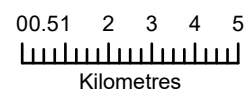
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © Teranet Enterprises Inc and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Community Growth & Economic Development Department, Planning Division, March, 2025.



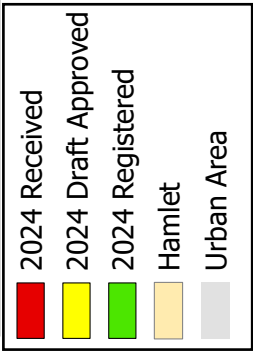
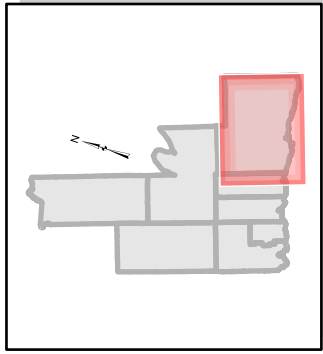
- No plans in the year 2024



Citation: Digital cartography by The Regional Municipality of Durham, Community Growth & Economic Development Department, March, 2025.



2024 SUBDIVISION/CONDOMINIUM ACTIVITY MUNICIPALITY OF CLARINGTON



Received:

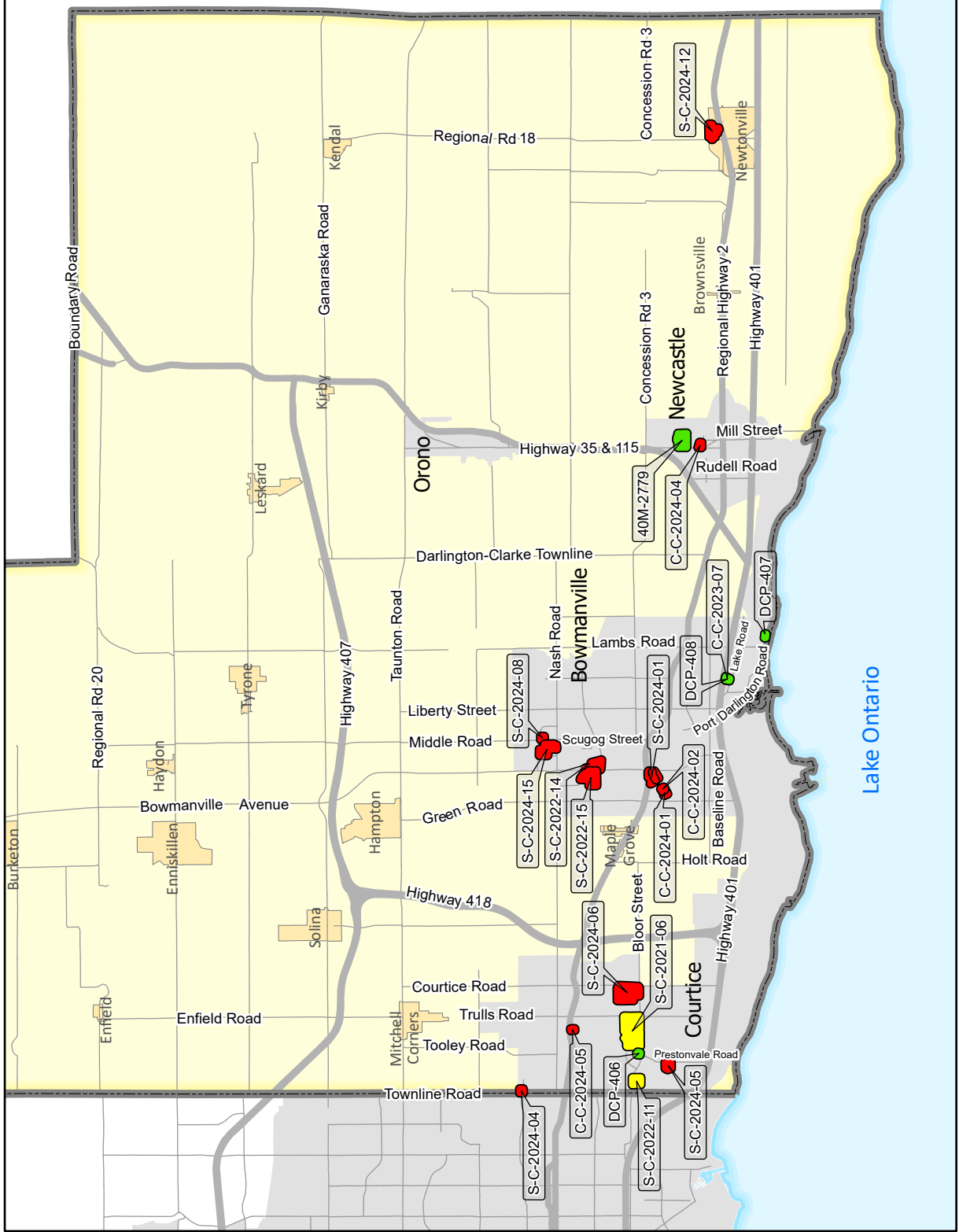
C-C-2024-01 Fifty-Five Clarington Ltd.
C-C-2024-02 Fifty-Five Clarington B. Ltd.
C-C-2024-04 R-PE Surveying Ltd.
C-C-2024-05 59 Project Management Inc.
S-C-2022-14 Tribute Tercot Brookhill 1 Inc.
S-C-2022-15 Tribute Tercot Brookhill 2 Inc.
S-C-2024-01 Weston Consulting
S-C-2024-04 Weston Consulting
S-C-2024-05 The Biglieri Group Ltd. c/o Mark Jacobs
S-C-2024-06 KLM Planning Partners Inc.
S-C-2024-08 D.G. Biddle & Associates
S-C-2024-12 Planfarm Inc.
S-C-2024-15 Blackthorn Development Corp

Draft Approved:

C-C-2023-07 D. G. Biddle & Assoc. Ltd.
S-C-2021-06 Tribute (Courtice) Limited
S-C-2022-11 Plan Developments Inc.

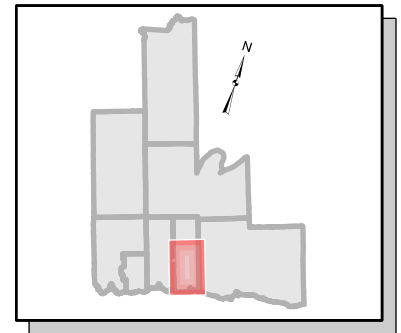
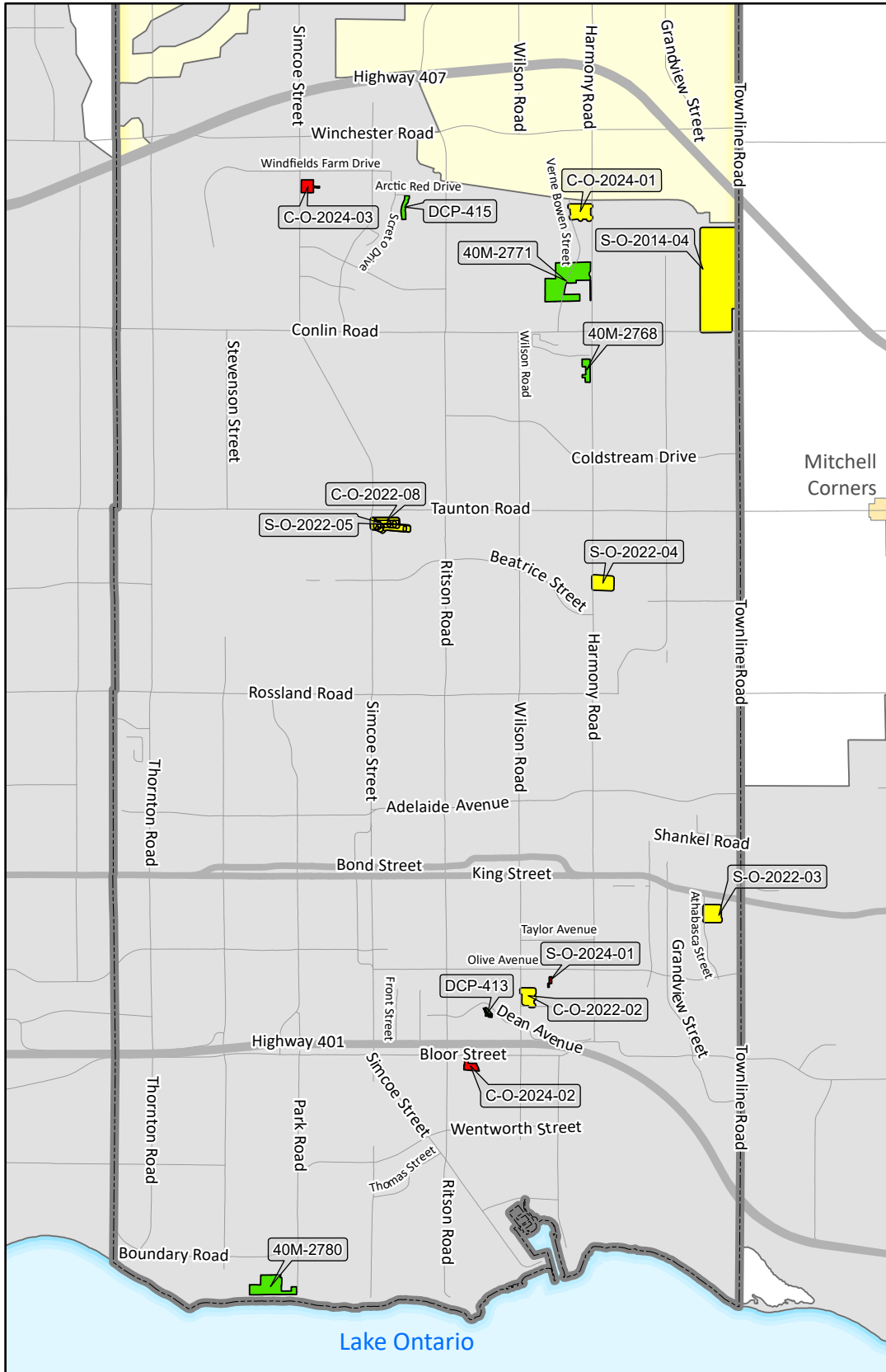
Registered:

DCP-406 National Homes (Prestonvale) Inc.
DCP-407 Bowmanville Lakebreeze East Village Ltd.
DCP-408 D. G. Biddle & Assoc. Ltd.
40M-2779 Brookfield Homes (Ontario) Limited





2024 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



- 2024 Received
- 2024 Draft Approved
- 2024 Registered
- Hamlet
- Urban Area

Received:

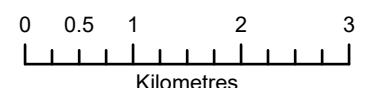
C-O-2024-01 Minto (Harmony Road) Limited Partnership
C-O-2024-02 KLM Planning Partners Inc.
C-O-2024-03 Tribute (Simcoe Street) Limited
S-O-2024-01 11373846 Canada Corp

Draft Approved:

C-O-2022-02 GHD Limited
C-O-2022-08 Weston Consulting
C-O-2024-01 Minto (Harmony Road) Limited Partnership
S-O-2014-04 Regita Enterprise Inc.
S-O-2022-03 Athabasca Residences Corp.
S-O-2022-04 Icon Harmony Limited
S-O-2022-05 Weston Consulting

Registered:

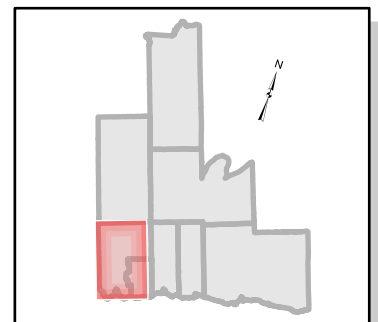
DCP-413	GHD Limited
DCP-415	D.G. Biddle & Associates Ltd.
40M-2768	D.G. Biddle & Associates Ltd.
40M-2771	1236296 Ontario Inc.
40M-2780	SO Developments Inc.
	(Graywood Developments)



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 © Teranet Enterprises Inc and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Community Growth & Economic Development Department, March, 2025.

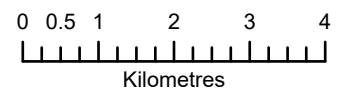


- Received:

Draft Approved:

Registered:

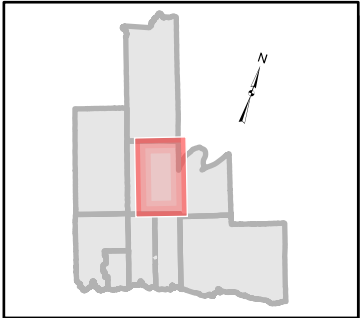
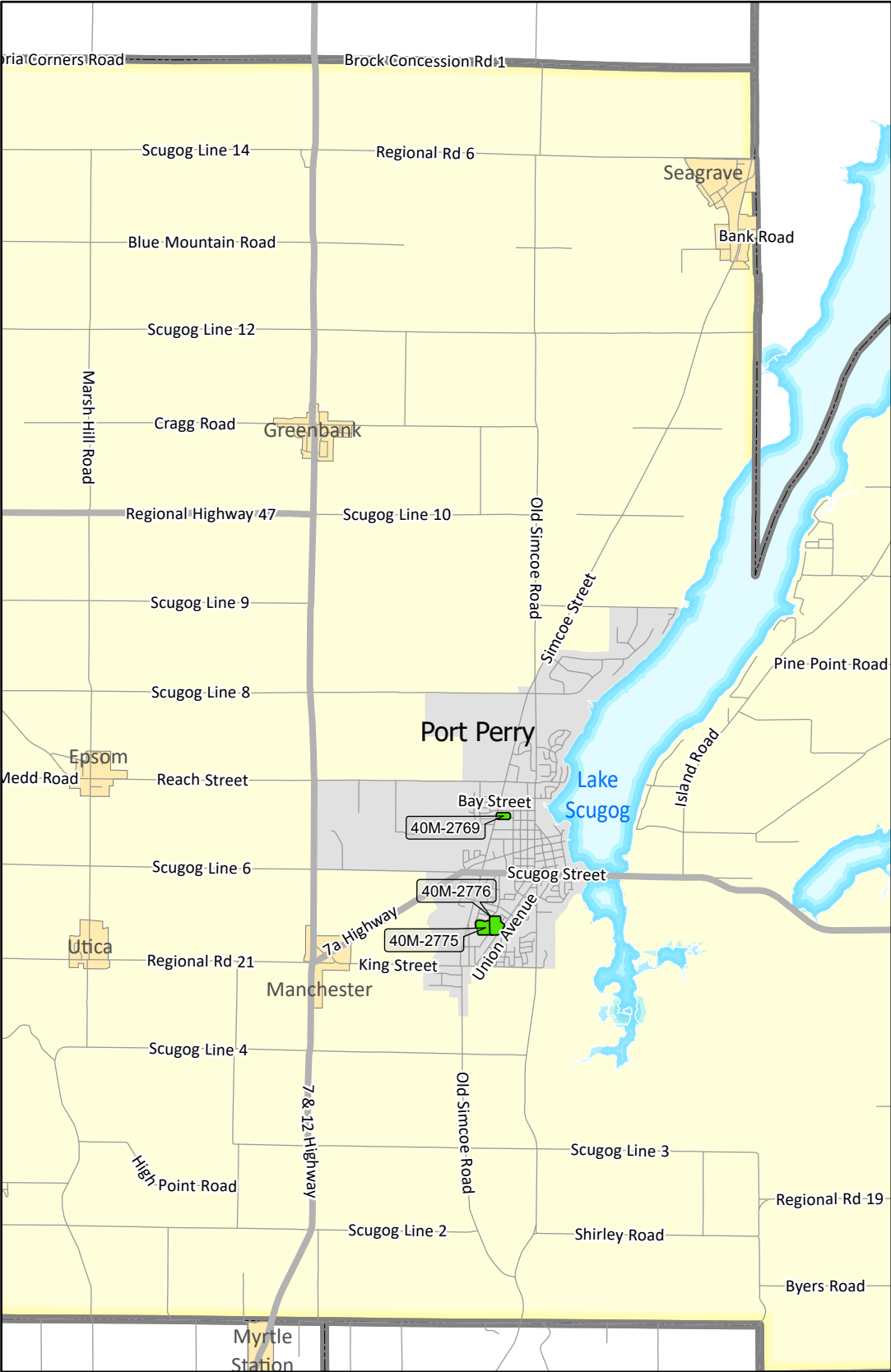
DCP-402	Universal City Two Developments Inc.
DCP-405	R-PE Surveying Ltd.
DCP-411	Icon Homes
DCP-412	The Biglieri Group
DCP-416	Metropia (Notion Road) Development Inc.
40M-2767	White Sun Developments Limited
40M-2770	The Biglieri Group
40M-2772	OPB Realty Inc. c/o Brian Whibbs
40M-2773	Mattamy (Seaton) Limited
40M-2774	Malone Given Parsons Ltd.
40M-2778	D.G. Group



Citation: Digital cartography by The Regional Municipality of Durham. Community Growth & Economic Development Department. March, 2025.



2024 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF SCUGOG



2024 Received

2024 Draft Approved

2024 Registered

Hamlet

Urban Area

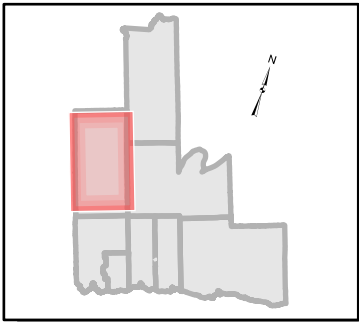
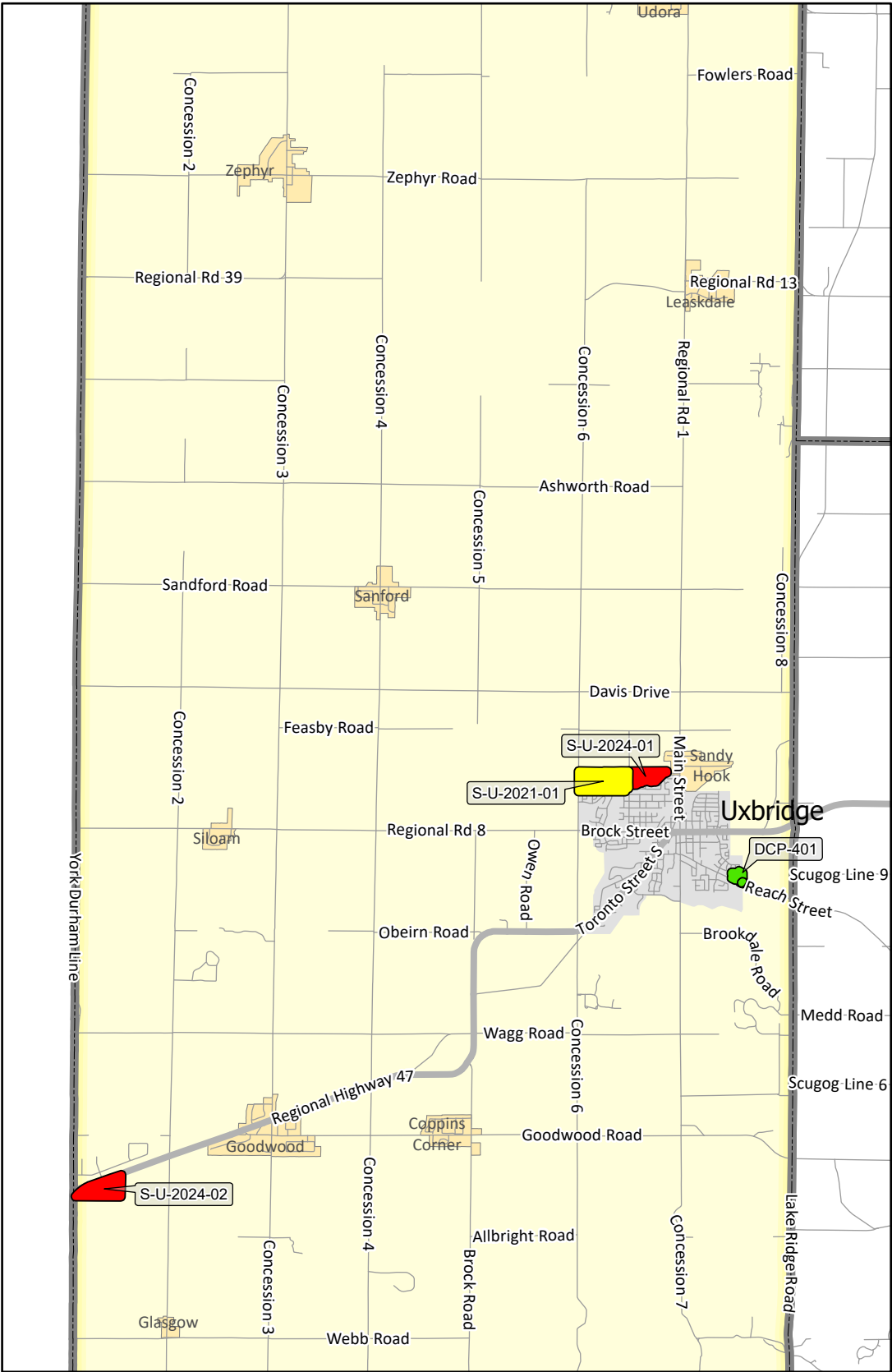
Registered:
40M-2769 Oxnard Developments Inc.
40M-2775 Ribcor Holdings Inc.
40M-2776 Chieftan Development Corporation



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.



2024 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF UXBRIDGE



2024 Received

2024 Draft Approved

2024 Registered

Hamlet

Urban Area

Received:
S-U-2024-01 Innovative Planning Solutions
S-U-2024-02 123 Hwy 47 Inc.

Draft Approved:
S-U-2021-01 Bridgebrook Corp.

Registered:
DCP-401 2452595 Ontario Ltd.



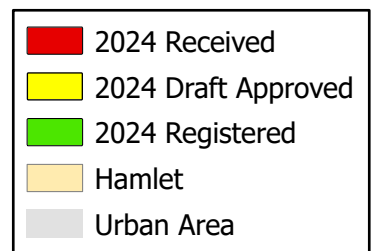
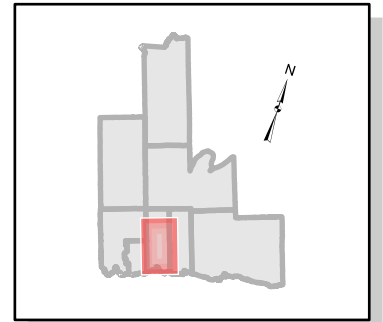
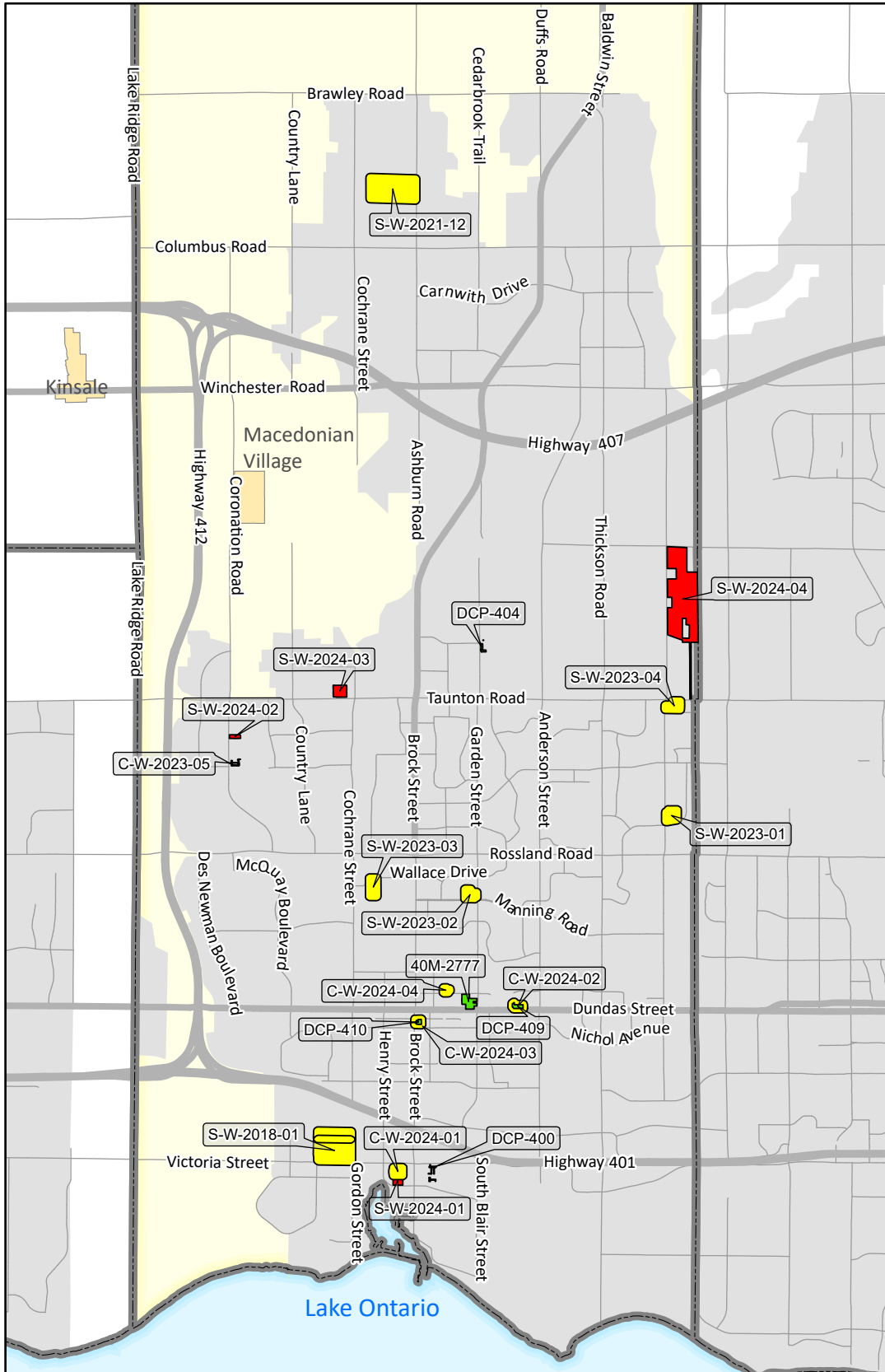
This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Data Sources: PARCEL DATA © Teranet Enterprises Inc and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Community Growth & Economic Development Department, March, 2025.



2024 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



Received:

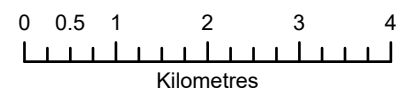
C-W-2023-05	GHD Limited
C-W-2024-01	1606 - 1614 Charles Street East GP Inc.
C-W-2024-02	SR Law
C-W-2024-03	Brookfield Residential (Ontario) Station No. 3 Limited
C-W-2024-04	10447889 Canada Inc.
S-W-2023-04	Icon Taunton Limited
S-W-2024-01	Tribute (Charles Street) Limited
S-W-2024-02	GHD Limited
S-W-2024-03	Miller Planning Services
S-W-2024-04	The Biglieri Group Ltd.

Draft Approved:

C-W-2024-01	1606 - 1614 Charles Street East GP Inc.
C-W-2024-02	SR Law
C-W-2024-03	Brookfield Residential (Ontario) Station No. 3 Limited
C-W-2024-04	10447889 Canada Inc.
S-W-2018-01	Nordeagle Developments Ltd.
S-W-2021-12	Malone Given Parsons Ltd.
S-W-2023-01	GHD Limited
S-W-2023-02	Miller Planning Services
S-W-2023-03	GHD Limited
S-W-2023-04	Icon Taunton Limited

Registered:

DCP-400	Candevcon East Limited
DCP-404	Blackthorn Development Corp
DCP-409	SR Law
DCP-410	Brookfield Residential (Ontario) Station No. 3 Limited
40M-2777	The Biglieri Group



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 © Teranet Enterprises Inc and its suppliers. All rights reserved. Not a plan of survey.

Citation: Digital cartography by The Regional Municipality of Durham, Community Growth & Economic Development Department, Planning Division, March, 2025.