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The Regional Municipality of Durham Information Report

From: Commissioner of Community Growth and Economic Development
Report: #2026-INFO-032
Date: May 1, 2026

Subject:

Annual Subdivision/Condominium Activity Report for 2025

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, 2025. 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 Works and Finance Departments. This report focuses on applications which achieved major milestones in 2025 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 2025 activity results with 2024.

- 1.3 Effective January 1, 2025, the Region became an upper-tier municipality without planning responsibilities. Reporting on subdivision and condominium activity in 2025 reflects the Region's new role.

2. Previous Reports and Decisions

- 2.1 A subdivision/condominium report is prepared for Council's information annually. The last report outlining activity in 2024 was provided in the Council Information Package on April 17, 2025 ([#2025-INFO-26](#)).

3. Highlights

- 3.1 Highlights from 2025 are as follows:

- a. **Applications Received: 33** – 25 subdivision and 8 condominium (see Attachment #1);
- b. **Units Received: 13,481** – 13,175 within plans of subdivision and 306 within plans of condominium (see Attachment #1);
- c. **Draft Approved Plans: 31** – 18 subdivision and 13 condominium (see Attachment #2);
- d. **Draft Approved Units: 9,325** – 7,539 within plans of subdivision and 1,786 within plans of condominium (see Attachment #2);
- e. **Plans Registered: 31** – 18 subdivisions and 13 condominiums (see Attachment #3);
- f. **Registered Units: 5,803** – 3,809 within plans of subdivision and 1,994 within plans of condominium (see Attachment #3);
- g. **Total Number of Active Subdivision and Condominium applications in Durham Region at the end of 2025: 323** – 273 plans of subdivision, 50 plans of condominium are in-process or draft approved (see Attachments #4 and 5);
- h. **Total Number of Active Subdivision and Condominium units in Durham Region at the end of 2024: 91,391** – 49,893 draft approved residential units and 41,498 residential units in process (i.e., not yet draft approved) (see Attachments #4 and 5).

4. Applications Received

- 4.1 In 2025, a total of 33 subdivision and condominium applications were received Region-wide, compared to 36 in 2024. Of these 33 applications, there were 21 residential plans of subdivision, four industrial plans of subdivision, four standard residential plans of condominium, and four common element plans of condominium.

4.2 In 2025, a total of 13,481 residential units were proposed within subdivisions and standard condominium plans, compared to 11,016 in 2024. About 71 per cent of the units are in the Municipality of Clarington, the majority of which are associated with one application in the Bowmanville East Urban Secondary Plan area. The balance of the Region's area municipalities accounted for about 22 per cent of the proposed units with a fairly equal distribution. In addition, 11 industrial units within one subdivision plan located immediately east of the Cannington Urban Area within the Township of Brock were also received.

5. Draft Approved Plans

5.1 A total of 31 plans were draft approved in 2025, compared to 29 draft approvals in 2024.

5.2 The number of units draft approved in 2025 decreased from a total of 10,796 units in 2024 to 9,325 units in 2025. It should be noted that 17 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.

5.3 In 2025, approximately 37 percent (3,496) of the residential units within draft approved plans were in the Town of Whitby, 32 per cent (3,008) in the Town of Ajax 13 per cent (1,216) in the City of Oshawa, 11 per cent (1,097) in the Municipality of Clarington, and 3 per cent (340) in the Township of Scugog. The remaining 4 per cent (168) of residential units within draft approved plans were distributed amongst the Township of Brock and the City of Pickering.

6. Registered Plans

6.1 The number of plans of subdivision and condominium registered remained the same with 31 in 2024 and 31 in 2025. The number of units registered decreased from 8,015 in 2024, to 5,803 in 2025.

6.2 The City of Pickering accounted for approximately 33 per cent of the total units registered with 1,929 units, the majority of which are associated with one application in the Seaton Community. The majority of the registered units were within three municipalities, 30 per cent (1,745) in The Town of Whitby, 18 per cent (1,078) in the Municipality of Clarington, 16 per cent (968) in the City of Oshawa. The Town of Ajax had one percent of the units registered, being 83 units. In addition, four industrial blocks within one subdivision application located just south of Highway 407 along Baldwin Street Corridor in the Town of Whitby were also registered.

7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium applications increased from 4 per cent in 2024 to 5 per cent in 2025. The proportion of townhouses increased from 13 per cent in 2024 to 18 per cent in 2025 and the proportion of apartments within these application types decreased from 82 per cent in 2024 to 77 per cent in 2025.
- 7.2 In 2025, there were 1,546 single detached units draft approved compared to 1,170 in 2024. The number of multiples or townhouse units draft approved increased from 1,435 in 2024 to 1,689 in 2025. The number of apartment units in draft approved plans decreased from 8,019 in 2024, to 6,014 in 2025.
- 7.3 The number of single detached units in registered plans increased from 649 in 2024 to 1,359 in 2025. The number of townhouse units in registered plans increased from 981 in 2024 to 2,456 in 2025, while the number of apartment units in registered plans decreased from 6,115 in 2024 to 1,892 in 2025.

8. Active Applications

- 8.1 Active applications are comprised of applications awaiting draft approval and existing 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 323 active applications in the Region (148 awaiting draft approval and 175 existing draft approved), compared to 317 active applications (155 awaiting draft approval and 162 existing draft approved) at the end of 2024.
- 8.2 There was a total of 49,893 residential units within awaiting draft approval applications in 2025 compared to 36,869 at the end of 2024. Approximately 79 per cent of the awaiting draft approval units were in the Municipality of Clarington (19,401), the City of Oshawa (9,909) and the Town of Whitby (5,840).
- 8.3 There were 175 existing draft approved plans in the Region by the end of 2025, comprising 49,893 residential units, compared to 162 existing draft approved plans and 46,693 units at the end of 2024. Approximately 76 per cent of the draft approved units were in the Town of Whitby (19,121), the City of Pickering (10,398), and the City of Oshawa (8,705).
- 8.4 The majority (57 per cent or approximately 52,839 of the awaiting draft approval and existing 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 (3,878). 42 per cent of active units are within the built-up area identified in the previous Growth Plan for the Greater Golden Horseshoe. The remaining one per cent of active units are outside of urban areas. There are extensive opportunities for intensification within the built-up area including within Major Transit Station Areas, in 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 17 subdivision applications comprised of either whole or partial industrial sites totaling 37 units with a combined area of 480.71 hectares (1,187 acres).

9. Relationship to Strategic Plan

- 9.1 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.

10. Conclusion

- 10.1 2025 saw an increase in the number of subdivision and condominium applications draft approved, and a decrease in the number of received applications compared to 2024. The number of units received increased in 2025, however draft approved and registered units decreased in 2025 compared to 2024.
- 10.2 The number of potential residential units that are awaiting draft approval and existing Draft Approved increased between 2024 and 2025 from 83,293 in 2024 to 91,391 in 2025.
- 10.3 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 units in Durham Region.

- 10.4 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.
- 10.5 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 include residential developments like rental construction, student and retirement housing, or office-to-residential conversions. Staff are working with internal and external stakeholders to compile this data and will integrate into future reports on development activity. Work is also underway to present future reports through a data visualization and reporting tool that will provide a regularly updated snapshot of development activity for Durham, consolidating this data into an accessible, interactive format.

11. Attachments

- Attachment #1: Subdivision and Condominium applications received in 2025.
- Attachment #2: Subdivision and Condominium plans draft approved in 2025.
- Attachment #3: Subdivision and Condominium plans registered in 2025.
- Attachment #4: Subdivision and condominium applications awaiting draft approval by municipality in 2025.
- Attachment #5: Existing draft approved subdivision and condominium applications by municipality in 2025.
- Attachment #6: Maps of 2025 Subdivision / Condominium development activity by area municipality.

Respectfully submitted,

Original signed by

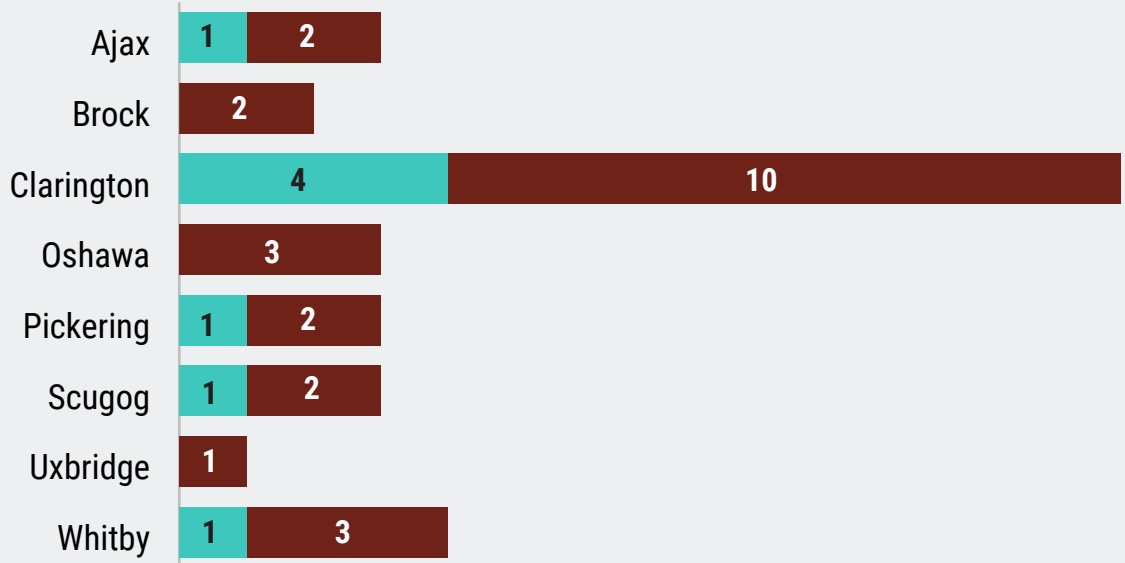
Sandra Austin
Commissioner of Community Growth and
Economic Development

Subdivision and condominium applications received in 2025

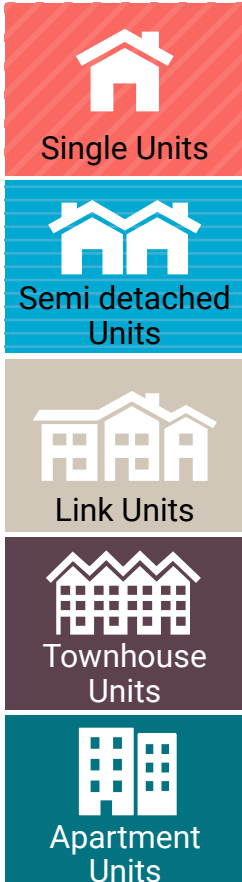
Application Types



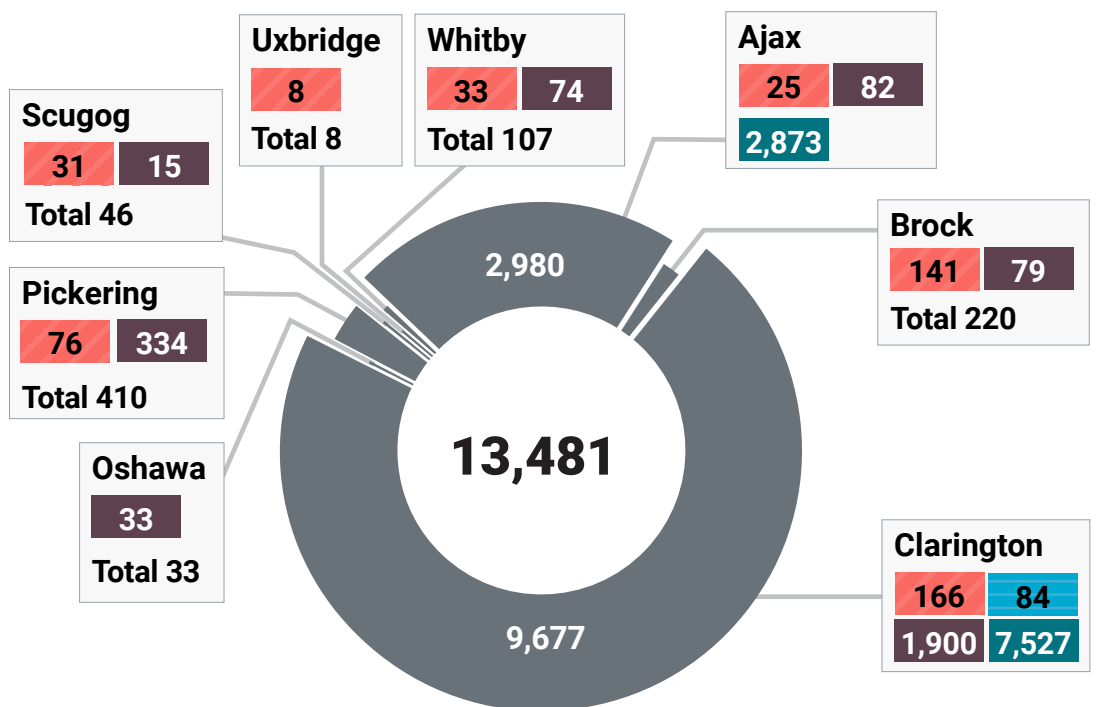
33 Applications received in Durham in 2025



Unit Categories



Breakdown of total number of units received in 2025

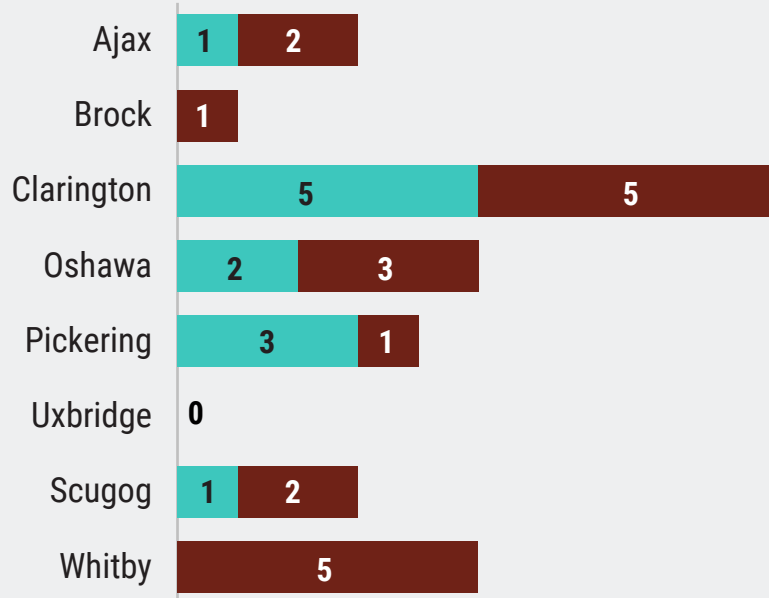


Subdivision and condominium plans draft approved in 2025

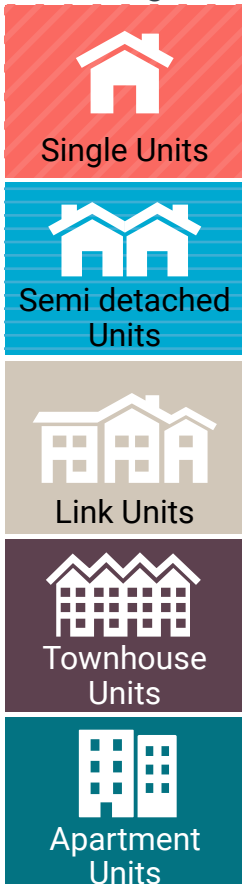
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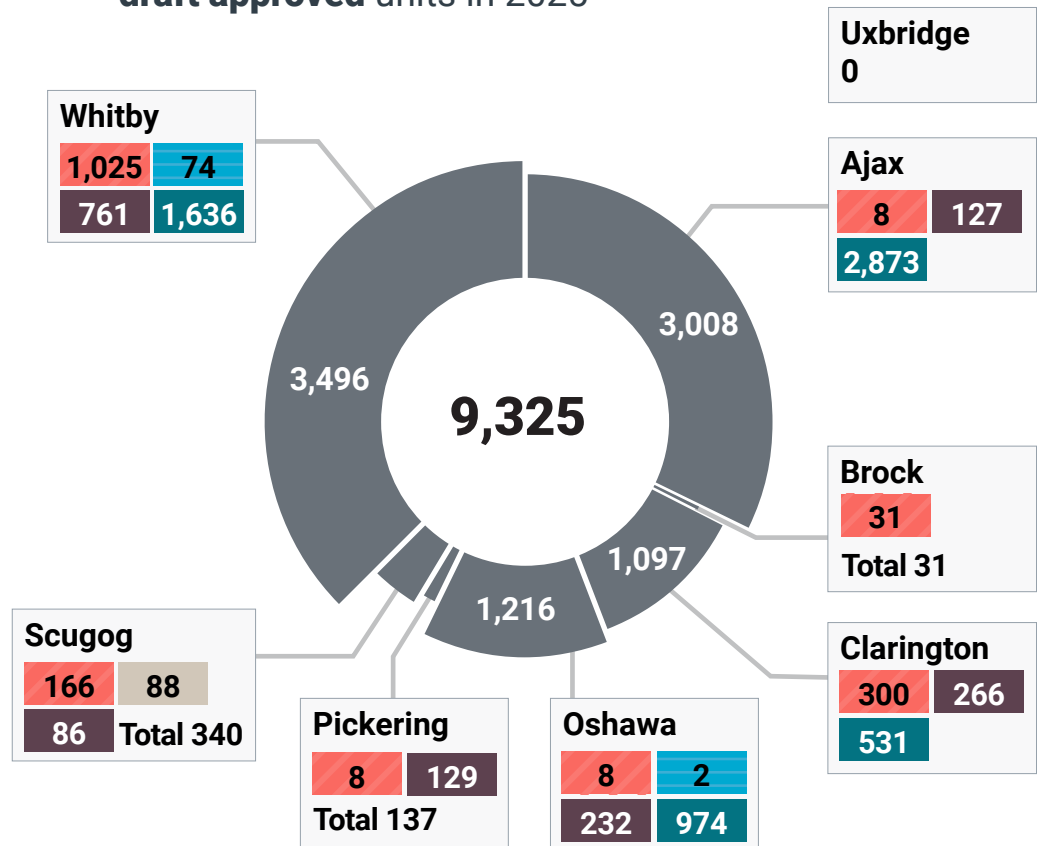
31 Plans draft approved in Durham in 2025



Unit Categories



Breakdown of total number of draft approved units in 2025

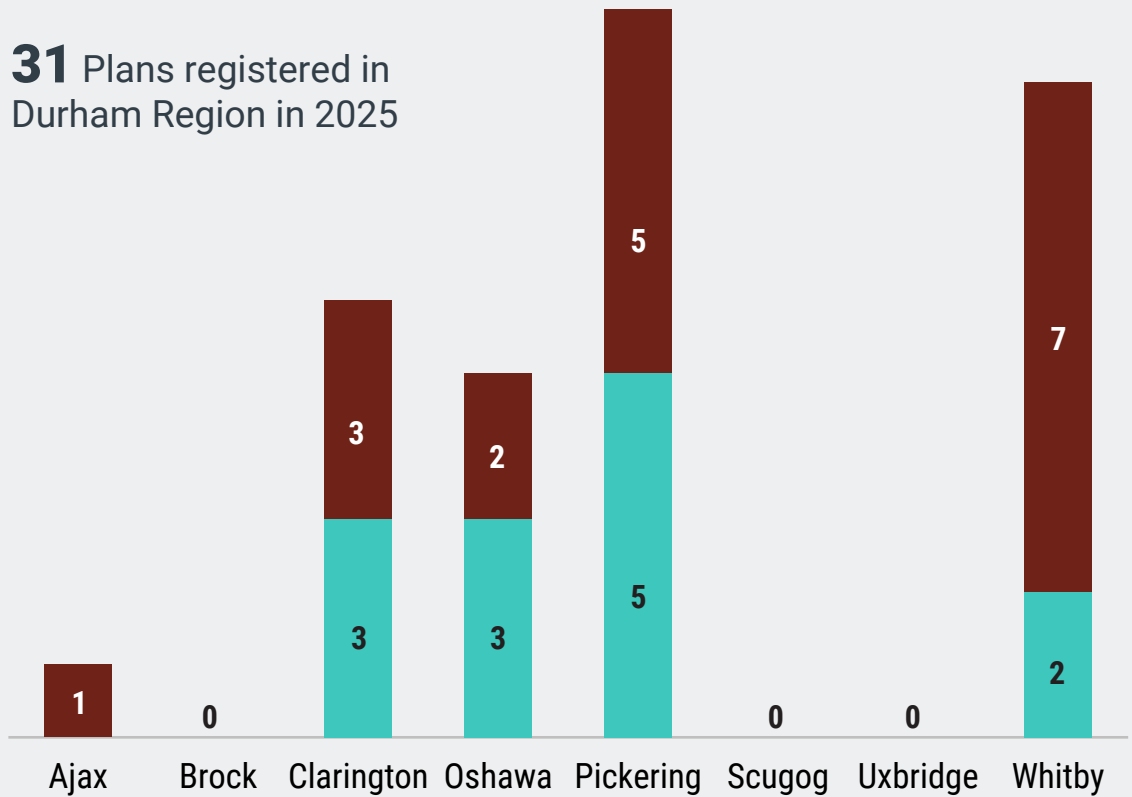


Subdivision and condominium plans registered in 2025

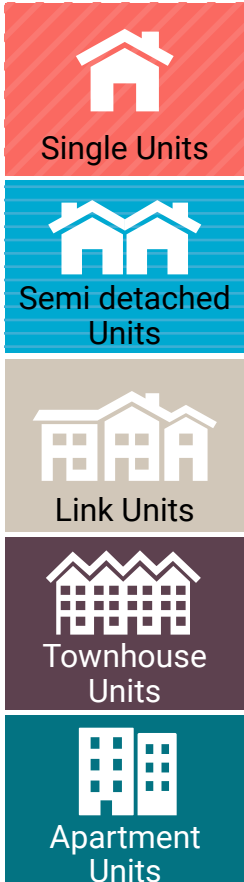
Application Types



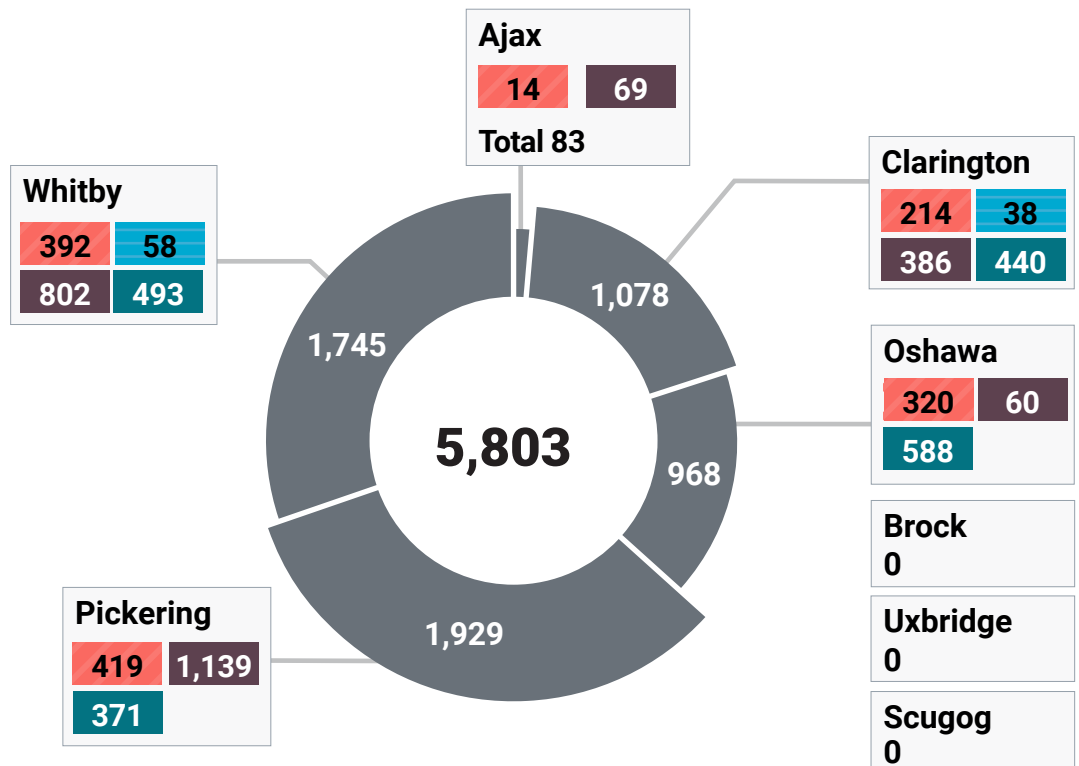
31 Plans registered in Durham Region in 2025



Unit Categories



Breakdown of number of **registered units** in 2025

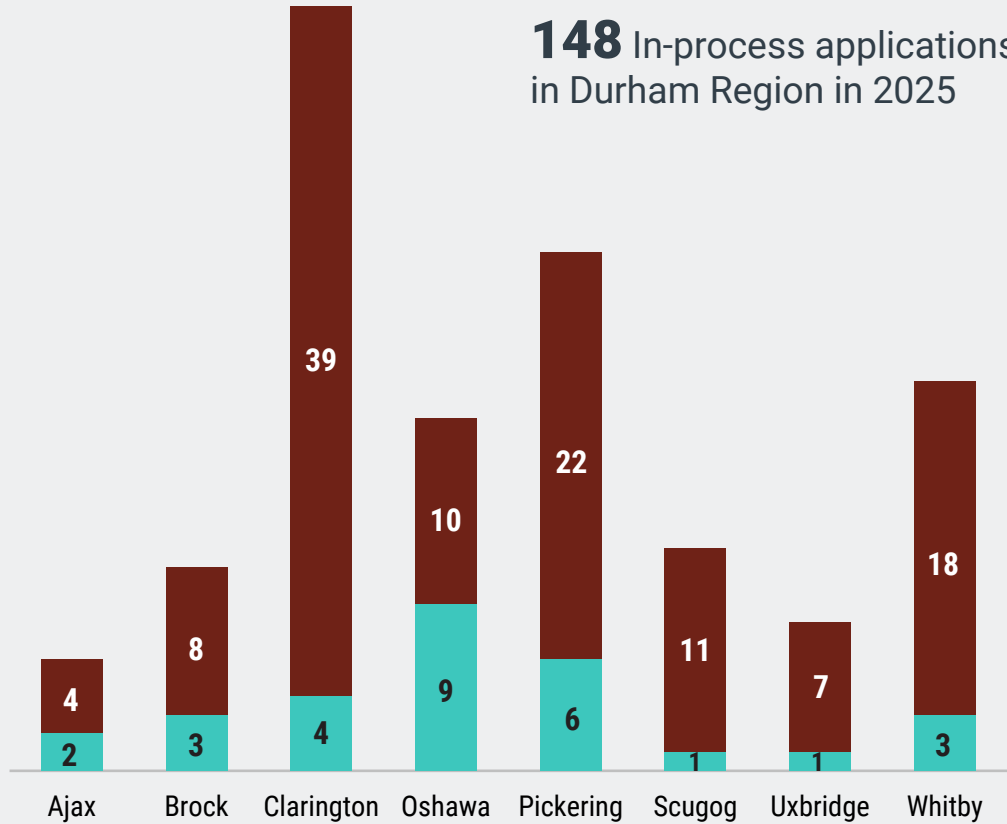


Subdivision and condominium applications awaiting draft approval by municipality in 2025

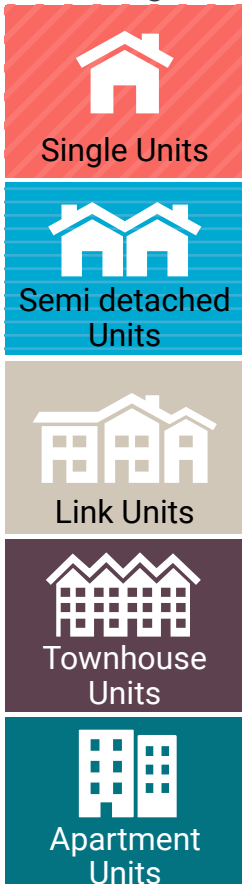
Application Types



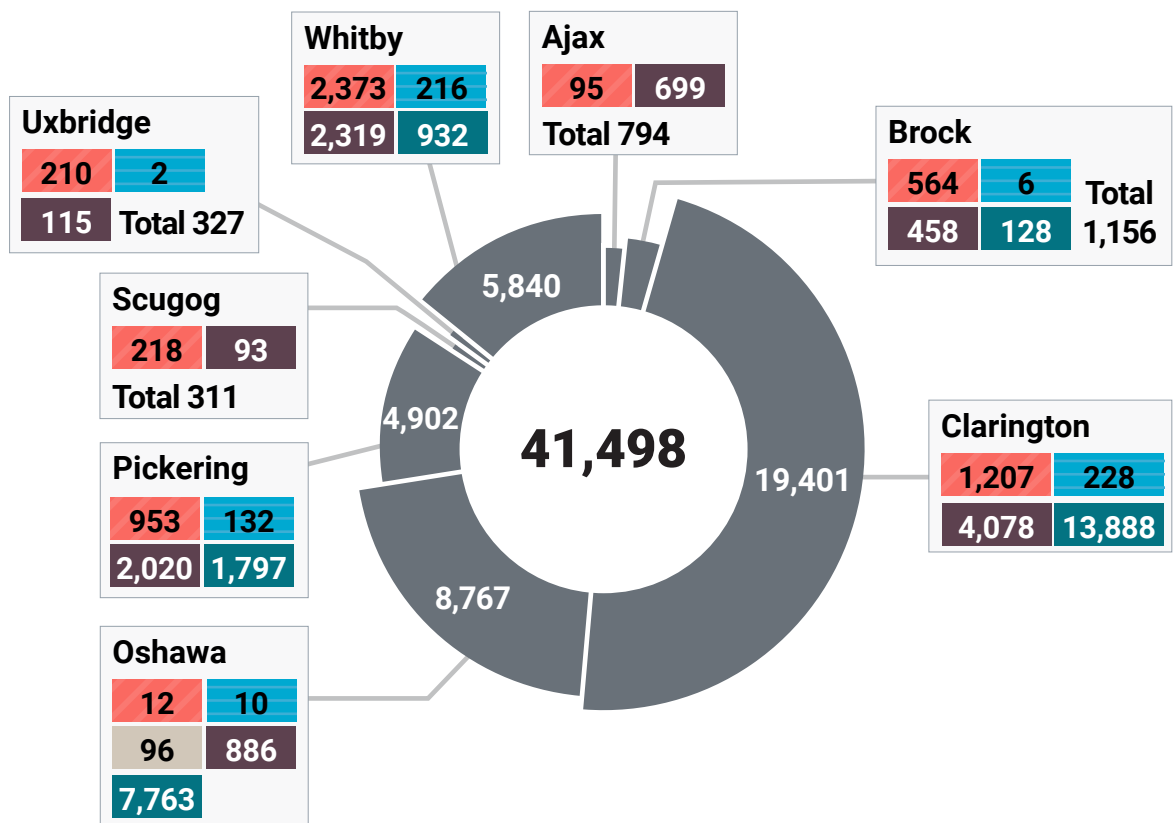
148 In-process applications in Durham Region in 2025



Unit Categories

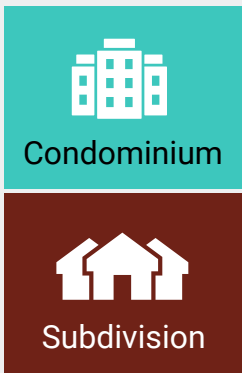


Breakdown of number of units awaiting **draft approval**

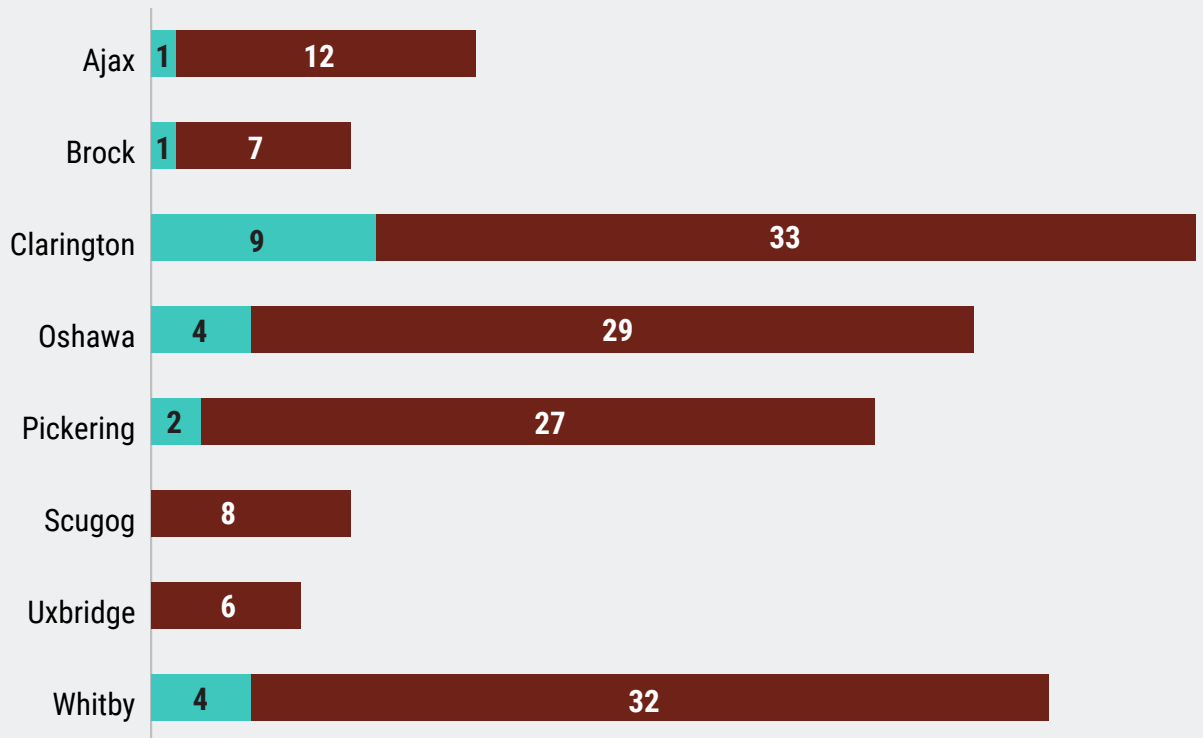


Existing draft approved subdivision and condominium applications by municipality in 2025

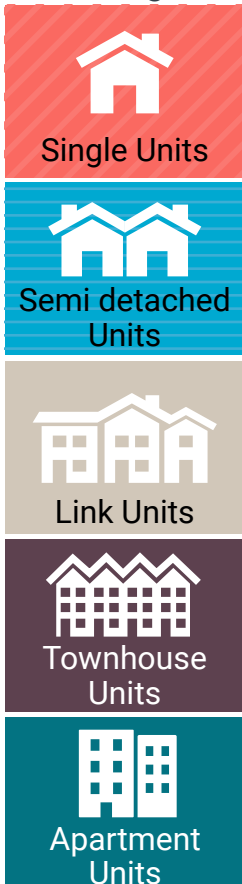
Application Types



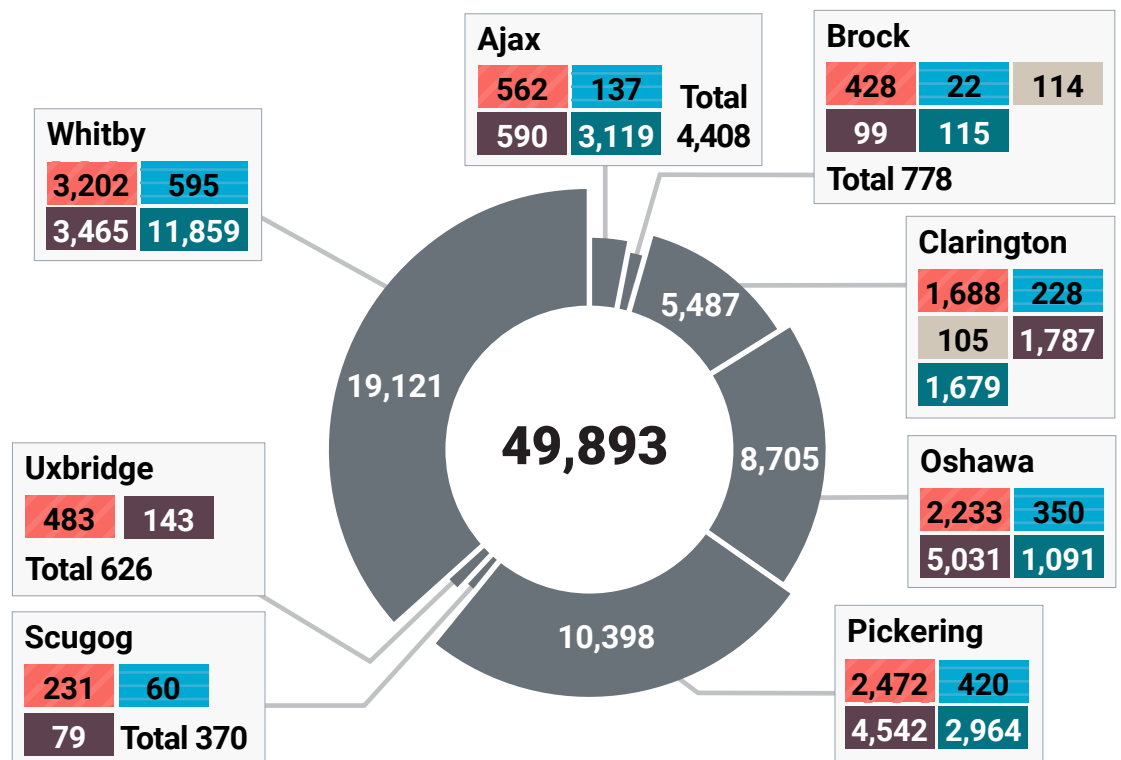
175 Draft active applications in Durham in 2025



Unit Categories

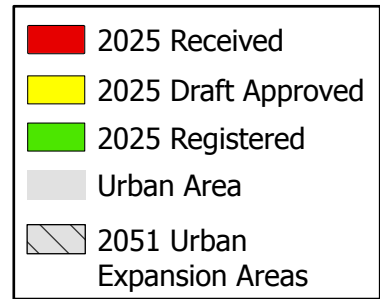
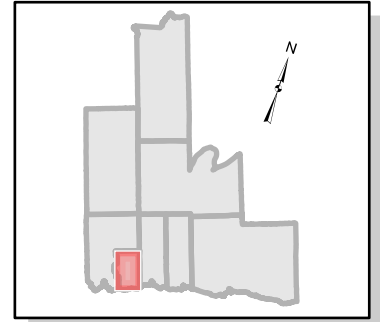
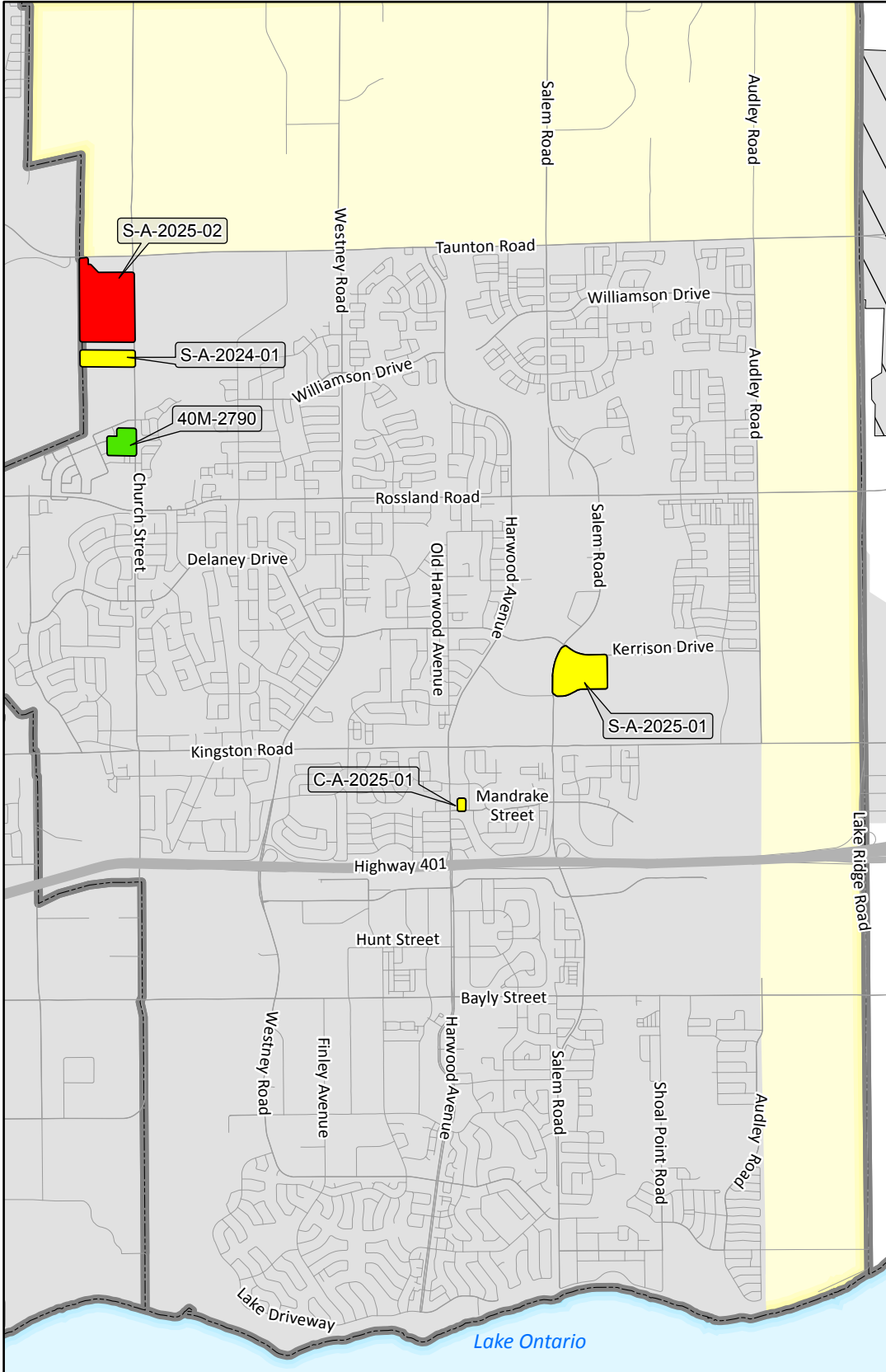


Breakdown of number of units within existing draft approved applications.





2025 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



Received:

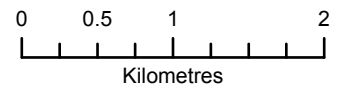
- C-A-2025-01 Groundswell Urban Planners Inc.: P. Raveendiran
- S-A-2025-01 The Biglieri Group : Michael Testaguzza
- S-A-2025-02 Brian Moss and Associates Ltd.: Brian Moss

Draft Approved:

- C-A-2025-01 Groundswell Urban Planners Inc.: P. Raveendiran
- S-A-2024-01 GHD: Scott Waterhouse
- S-A-2025-01 The Biglieri Group : Michael Testaguzza

Registered:

- 40M-2790 2649368 Ontario Inc.



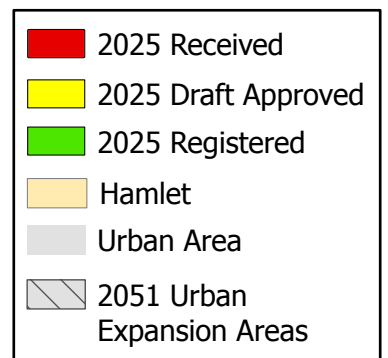
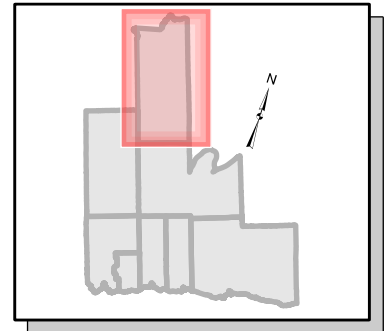
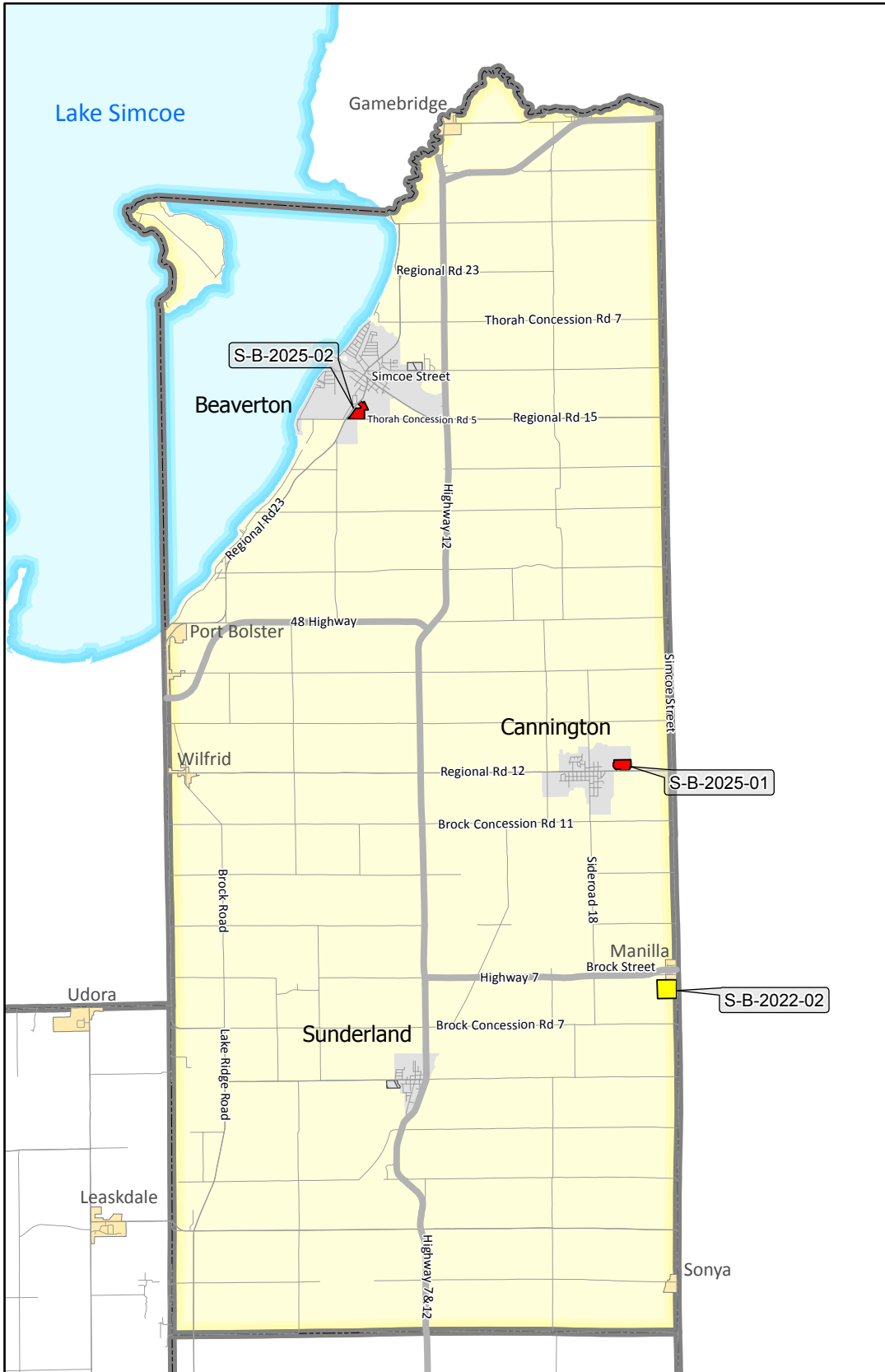
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2025 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF BROCK



Received:

- S-B-2025-01 Michael Smith Planning Consultants: Gord Mahoney
- S-B-2025-02 MHBC Planning: Eldon Theodore

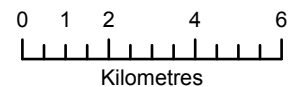
Draft Approved:

- S-B-2022-02 Michael Smith Planning Consultants: Gord Mahoney

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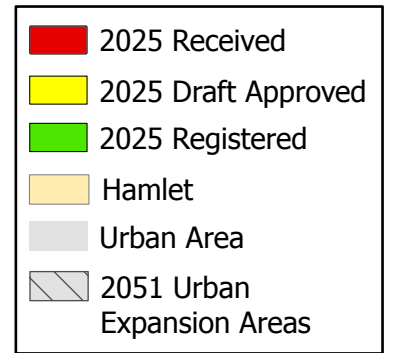
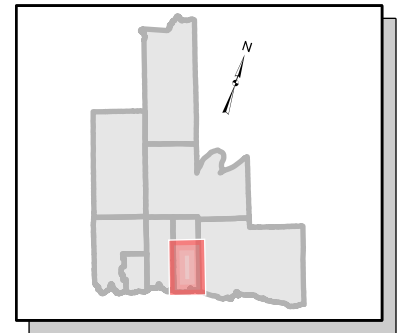
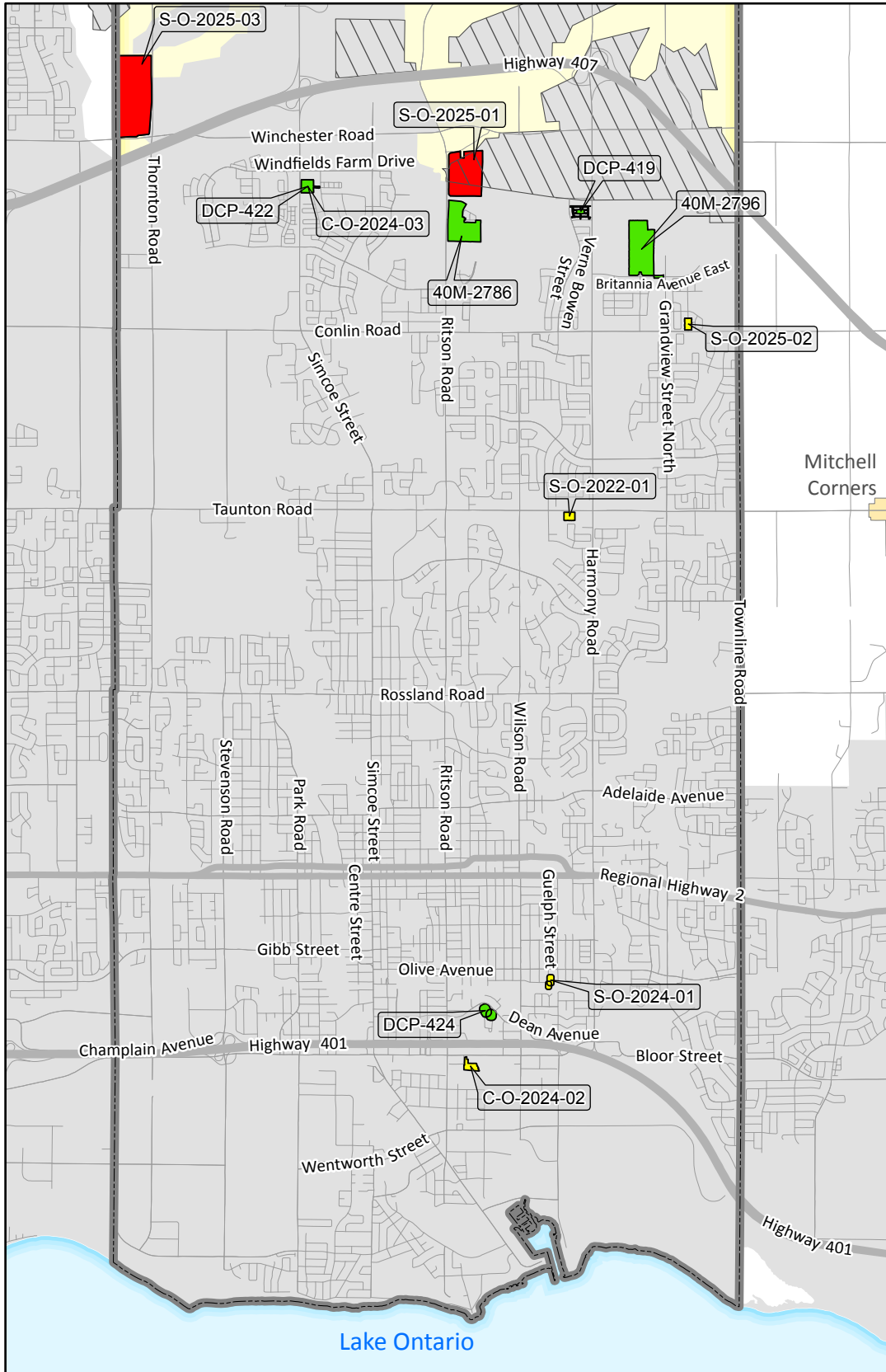
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2025 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



Received:

- S-O-2025-01 The Biglieri Group Ltd.: Mallory Nieves
- S-O-2025-02 D.G Biddle & Associates
- S-O-2025-03 RG Consulting Inc.: Ralph Grittani

Draft Approved:

- C-O-2024-02 KLM Planning Partners Inc.: Robert Lavecchia
- C-O-2024-03 Tribute (Simcoe Street) Limited: Thomas Kilpatrick
- S-O-2022-01 D.G Biddle & Associates
- S-O-2024-01 11373846 Canada Corp: ATL Construction
- S-O-2025-02 D.G Biddle & Associates

Registered:

- DCP-419 Minto (Harmony Road) Limited Partnership
- DCP-422 Tribute (Simcoe Street) Limited: Thomas Kilpatrick
- DCP-424 GHD Limited: Bryce Jordan
- 40M-2786 Menkes Oshawa Holdings Ltd.
- 40M-2796 Kose Developments Inc.



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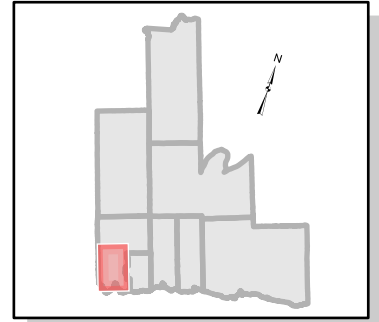
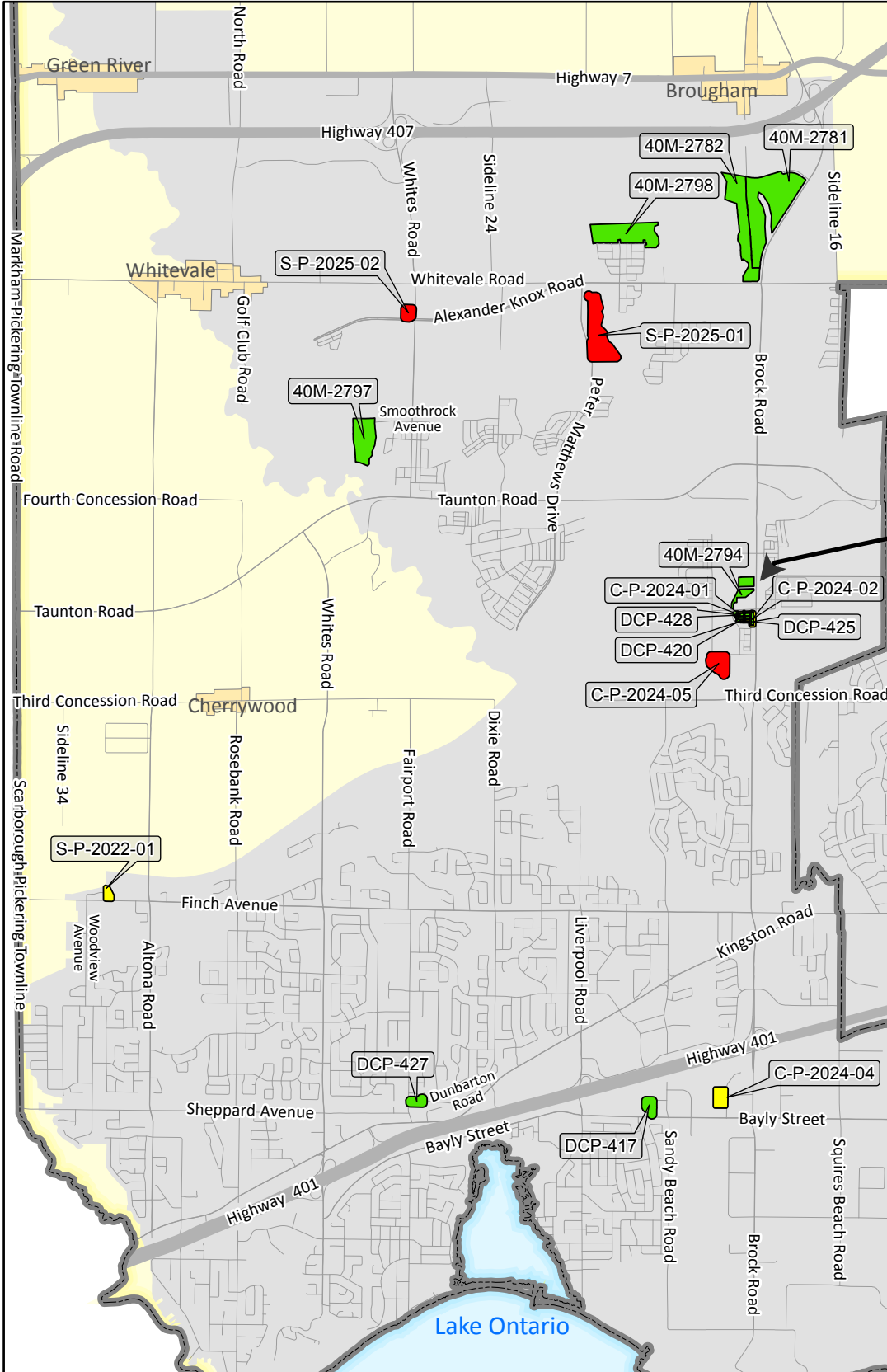
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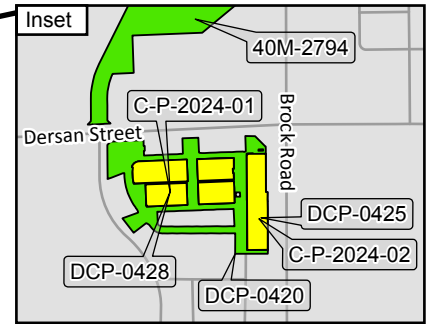




2025 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



■	2025 Received
■	2025 Draft Approved
■	2025 Registered
■	Hamlet
■	Urban Area



Received:

- C-P-2024-05 The Biglieri Group : Mike Pettigrew
- S-P-2025-01 Constance Ratelle: c/o: Korsiak Urban Planning
- S-P-2025-02 KLM Planning Partners Inc.: Billy Tung

Draft Approved:

- C-P-2024-01 Icon Homes: Matthew Howard
- C-P-2024-02 Icon Homes: Matthew Howard
- C-P-2024-04 10111000161 Ontario Inc: Neelo Hussainzada
- S-P-2022-01 Design Plan Services Inc.

Registered:

- DCP-417 Universal City Three Developments Incorporated c/o Steven Warsh
- DCP-420 Brock Dersan Developments Inc.: Jack Greenberg
- DCP-425 Icon Homes: Matthew Howard
- DCP-427 Pmg Planning Consultants
- DCP-428 Icon Homes: Matthew Howard
- 40M-2781 Mattamy Homes Canada GTA: Low Rise Division
- 40M-2782 Infrastructure Ontario: Graham Martin
- 40M-2794 Lebovic Enterprises Ltd.: L. Cherniak
- 40M-2797 MacLeod Landing Partnership
- 40M-2798 Mattamy (Seaton) Limited: Andrew Scott



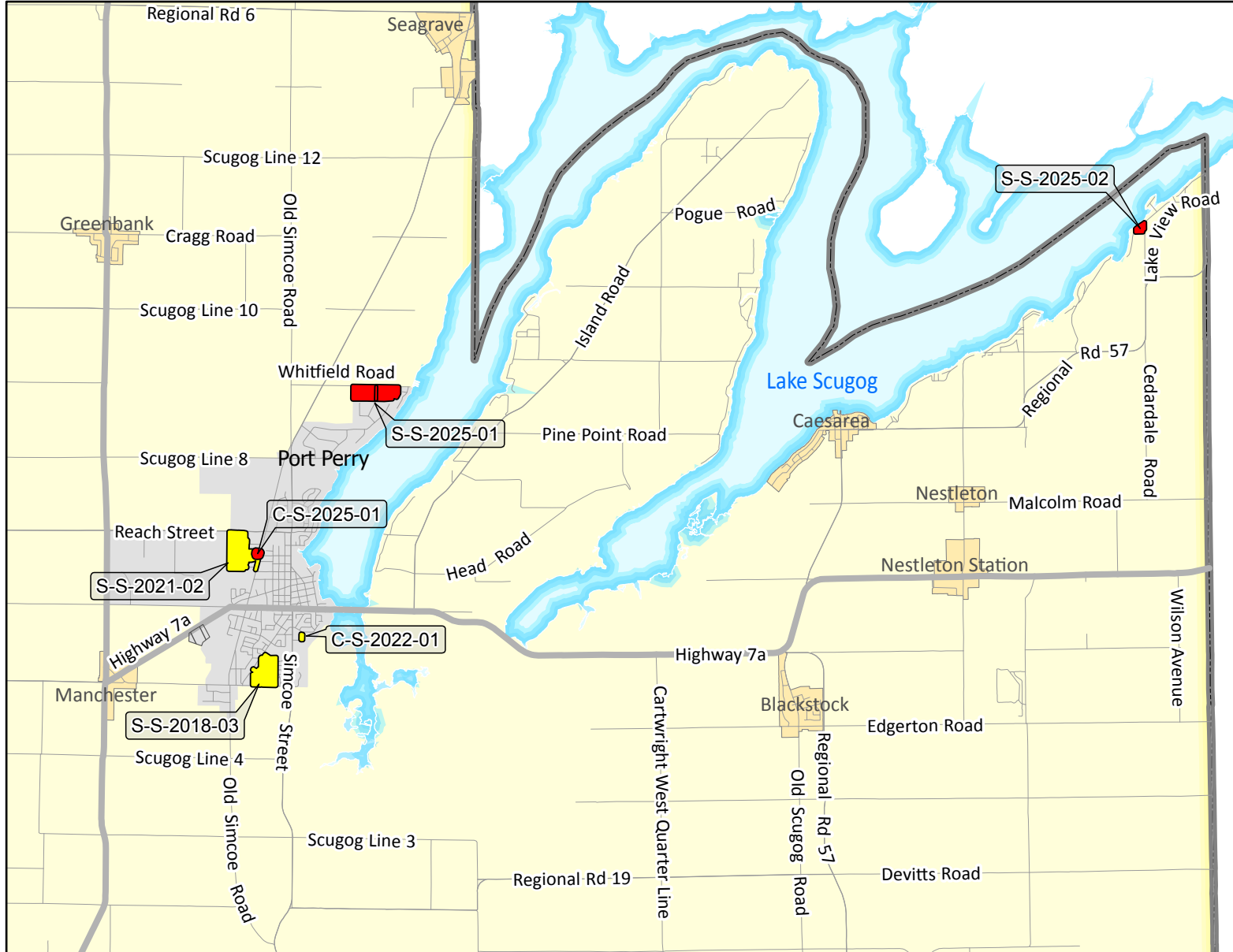
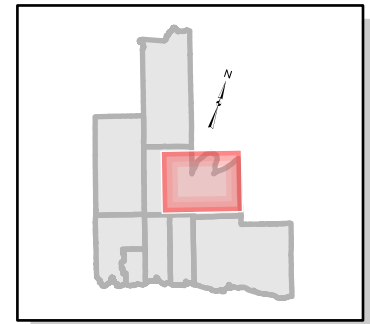
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2025 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF SCUGOG



- 2025 Received
- 2025 Draft Approved
- 2025 Registered
- Hamlet
- Urban Area
- 2051 Urban Expansion Areas

Received:

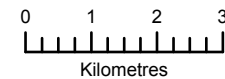
- C-S-2025-01 GHD : Scott Waterhouse
- S-S-2025-01 The Biglieri Group Ltd. c/o Mark Jacobs
- S-S-2025-02 D. G. Biddle & Associates: Lisa Kleis

Draft Approved:

- C-S-2022-01 Soloway Wright LLP
- S-S-2018-03 Delpark Homes (Port Perry) Inc.: Eddy Chan
- S-S-2021-02 268499 Ontario Limited c/o David Brand

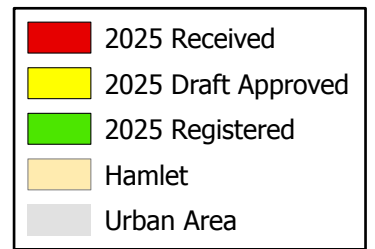
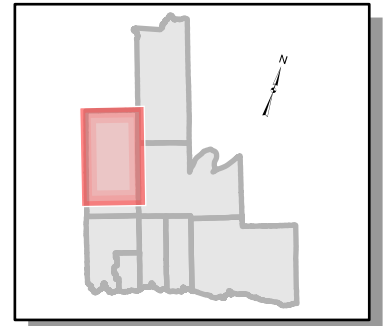
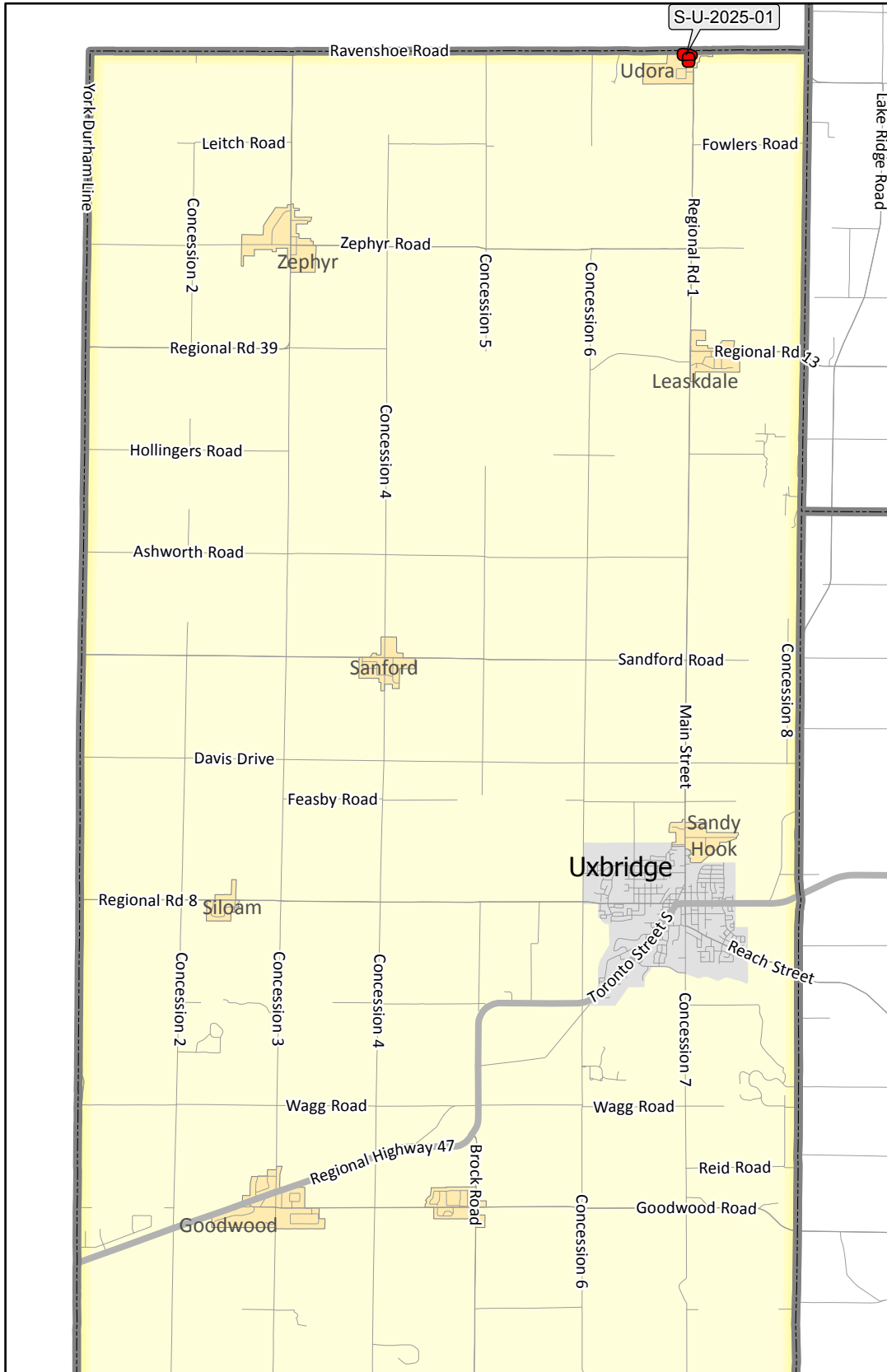
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2025 SUBDIVISION/CONDOMINIUM ACTIVITY TOWNSHIP OF UXBRIDGE



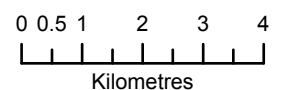
Received:

S-U-2025-01 Flagship Developments: Jeff Greene

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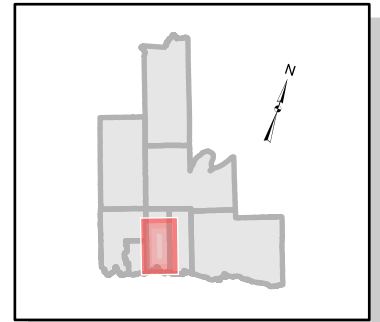
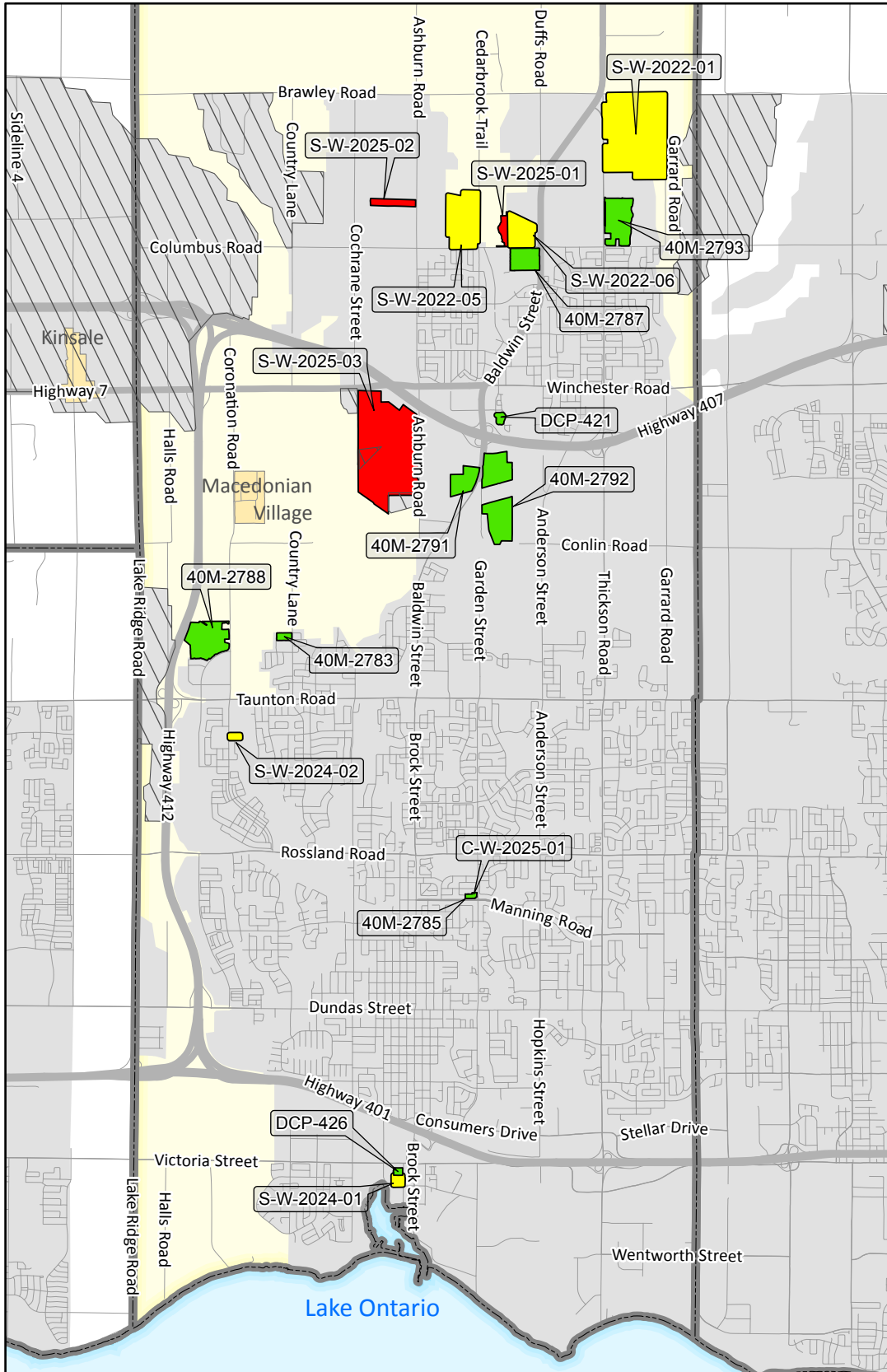
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2025 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



	2025 Received
	2025 Draft Approved
	2025 Registered
	Hamlet
	Urban Area
	2051 Urban Expansion Areas

Received:

- S-W-2025-01 Bratty's LLP: P. Chow
- S-W-2025-01 GHD : Scott Waterhouse
- S-W-2025-02 The Biglieri Group c/o Rachelle Larocque
- S-W-2025-03 [Industrial] - Runnymede: Zak Lichter

Draft Approved:

- S-W-2022-01 Malone Given Parsons Ltd.: Jack Wong
- S-W-2022-05 Evans Planning : Adam Layton
- S-W-2022-06 Minto Communities Inc.
- S-W-2024-01 Tribute (Charles Street) Limited: Daniel Salvucci
- S-W-2024-02 GHD Limited: Bryce Jordan

Registered:

- DCP-421 Madison Brooklin Developments Limited: Ryan Chin
- DCP-426 1606 - 1614 Charles Street East GP Inc.: Allison Koronyi
- 40M-2783 4300 Country Lane Developments Limited
- 40M-2785 Miller Planning Services: Rodger Miller
- 40M-2787 Treasure Hill: Valerie Di Ilio
- 40M-2788 Whitby Taunton Holdings Limited
- 40M-2791 Winash Developments Limited
- 40M-2792 Winash Developments Limited
- 40M-2793 Candevcon East Limited: Lynn Collins



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