



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2017-INFO-51
Date: May 2, 2017

Subject:

Annual Subdivision/Condominium Activity Report for 2016, 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, 2016. This overview focuses on those applications which achieved major milestones in 2016 in terms of: new applications received; applications draft approved; and plans that were registered. The report also compares the 2016 results with 2015.

2. Summary

2.1 This report includes figures and maps which show the extent and location of subdivision and condominium activity by area municipality in 2016. A brief summary of the 2016 information is as follows:

- **Applications Received in 2016:** 57 (36 subdivision and 21 condominium); representing 8,816 residential units (see Figure 1);
- **Plans Draft Approved in 2016:** 35 (22 subdivision and 13 condominium) representing 5,774 residential units and 29 industrial units (see Figure 2);

- **Plans Registered in 2016:** 32 (27 subdivision and 5 condominium), representing 3,091 residential units and 28 industrial units (see Figure 3);
- **Total number of Active Subdivision and Condominium Applications in Durham Region in 2016:** 313 applications (238 plans of subdivision, 75 plans of condominium) representing 32,808 draft approved residential units and 19,455 residential units in-process (i.e. not yet draft approved) (see Figure 4).

3. Applications Received

- 3.1 In 2016, 57 subdivision and condominium applications were received Region-wide compared to 38 applications in 2015. Of these 57 applications, there were 36 residential plans of subdivision, 6 standard residential plans of condominium, and 15 common element plans of condominium.¹
- 3.2 The total number of residential units within the subdivision and standard condominium plans was 8,816 compared to 7,795 in 2015. Approximately 80 percent of the proposed residential units in applications received in 2016 were located in the City of Oshawa, with most of these proposed units within development proposals situated in the Kedron area. The Town of Whitby accounted for 8% of the proposed residential units. The remaining proposed residential units were fairly evenly distributed within the Municipality of Clarington, the City of Pickering, and the Town of Ajax. A small number of residential units were also proposed within the Township of Scugog.

4. Draft Approved Plans

- 4.1 In 2016, 35 plans were draft approved, compared to 20 in 2015. Of the 35 plans draft approved, 7 were common element plans of condominium which do not include any residential units. Also, two industrial plans of condominium were draft approved for a total of 29 industrial units.
- 4.2 The number of residential units draft approved in 2016 was 5,774 units compared to 2,113 units in 2015.
- 4.3 In 2016, 75 percent (4,347) of the draft approved residential units were in the Town

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.

of Whitby. Approximately 9 percent (541) were in the City of Oshawa and 8 percent (447) were in the Municipality of Clarington. The remaining residential units in draft approved plans were found in the Town of Ajax (228 units), the Township of Scugog (202 units), and the City of Pickering (9 units).

5. Registered Plans

- 5.1 The number of registered subdivision and condominium plans increased from 30 plans in 2015 to 32 plans in 2016, representing an increase in residential units from 1,983 to 3,091.
- 5.2 One industrial plan of condominium was registered in 2016 which consisted of 28 industrial units.
- 5.3 The City of Pickering and the Town of Whitby combined for approximately 62 percent of the total number of residential units that were registered in 2016, with 997 units and 931 units respectively. The City of Oshawa (411 units) and the Town of Ajax (409 units) had approximately 13 percent each and the Municipality of Clarington had approximately 10 percent of the residential units registered, with the remainder in the Township of Brock.

6. Residential Units by Type

- 6.1 The proportion of single detached units in **applications received** increased from 27 percent in 2015 to 35 percent in 2016. However, there was a considerable decrease in the proportion of multiple or townhouse units from 33 percent in 2015 to 21 percent in 2016. Six large plans of subdivision in the Kedron Planning Area of the City of Oshawa accounted for 1,698 (65%) of the total 2,607 proposed single detached units.
- 6.2 Single and semi-detached units combined represented almost 52% (3,000) of the total 5,774 residential units **draft approved** in 2016, considerably higher than the 30% (639) proportion of the total (2,113) units in 2015. The proportion of multiple or townhouse units in draft approved plans decreased from 47% (985) in 2015 to about 40% (2,314) in 2016. The proportion of apartment units in draft approved plans decreased from 23% (489) in 2015 to 8% (460) in 2016.
- 6.3 The proportion of single detached units in **registered plans** decreased considerably from 59% (1,168) of the total 1,983 units in 2015 to 33% (1,017) of the total 3,091 units in 2016. There was a corresponding increase in the proportion of townhouse units in registered plans from 30% (594) in 2015 compared to 47%

(1,444) in 2016. Overall, there was a significant shift towards higher density dwellings in plans that were registered in 2016.

7. Active Applications

7.1 Active applications are comprised of “In Process” applications (i.e. not yet draft approved) and “Draft Approved” plans. At the end of 2016, there were 336 active applications (139 In Process, 197 Draft Approved) (see Figure 4). The 139 “In Process” applications include 19,455 potential residential units. 71 percent (13,743) of the In Process units are within the City of Oshawa (7,946) and the City of Pickering (5,797). The 197 Draft Approved plans include 32,808 residential units.

8. Current Activity

8.1 During the first quarter of 2017, 10 new subdivision and condominium applications were received by the Region, representing an additional 637 “In Process” residential units. In addition, 3 plans (1 subdivision and 2 condominium), representing an additional 255 units, were draft approved in the first quarter of 2017, and 5 plans (2 subdivision, 3 condominium), representing an additional 371 units, were registered in the first quarter of 2017.

9. Conclusion

9.1 2016 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 single-detached dwellings increased while the proportion of townhouse units decreased relative to the total applications received. Among applications draft approved, the proportion of single and semi-detached units increased significantly, while the proportion of townhouses and apartment units decreased.

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 a minimum 3 year supply of residential units to accommodate residential growth.

9.4 A copy of this report will be forwarded to the area municipalities for their information.

10. Attachments

Figure #1: Subdivision and Condominium Applications Received in 2016

Figure #2: Subdivision and Condominium Plans Draft Approved in 2016

Figure #3: Subdivision and Condominium Plans Registered in 2016

Figure #4: Active Applications by Municipality as of Year End 2016

Figure #5: Subdivision Condominium Activity Maps by Area Municipality

Respectfully submitted,

Original signed by

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