



City of Oshawa Official Plan Review

Growth Management Study Public Information Centre

Date: November 25, 2025

Time: 6:30 PM - 8:30 PM

Please Sign-in to Stay Informed

Look for the  on the panels for opportunities to leave feedback for the project team.

Project Overview

The **Growth Management Study** will enable the creation of complete communities by advancing policies designed to achieve sustainable growth patterns that optimize the utilization of land, resources, and infrastructure. Key topics that the Growth Management Study will address include:

- Confirming how much residential and non-residential (i.e. industrial, commercial, institutional) growth the City is projected to need to manage over the term of the updated Oshawa Official Plan;
- Ensuring the availability of a sufficient supply of planned urban lands to meet the City’s projected residential and non-residential needs, including through Settlement Area Expansion within the Envision Durham ‘2051 Urban Expansion Areas’ designation;
- Ensuring that the City’s urban lands are utilized safely, appropriately, and efficiently including urban design, density and intensification considerations;
- Increasing housing choice; and,
- Ensuring appropriate provision and efficient use of municipal services and infrastructure.

How the Growth Management Study supports Imagine Oshawa:
The Growth Management Study aids Imagine Oshawa: the Official Plan Review by shaping the City's land use framework through 2056. It explores when, where and how future growth and development should happen in Oshawa.



Growth Management Study Work Plan



Key Deliverables



Keep Up to Date!

Laura Moebs

Principal Planner, City of Oshawa

Phone: 905-436-3311

Email: OPReview@oshawa.ca

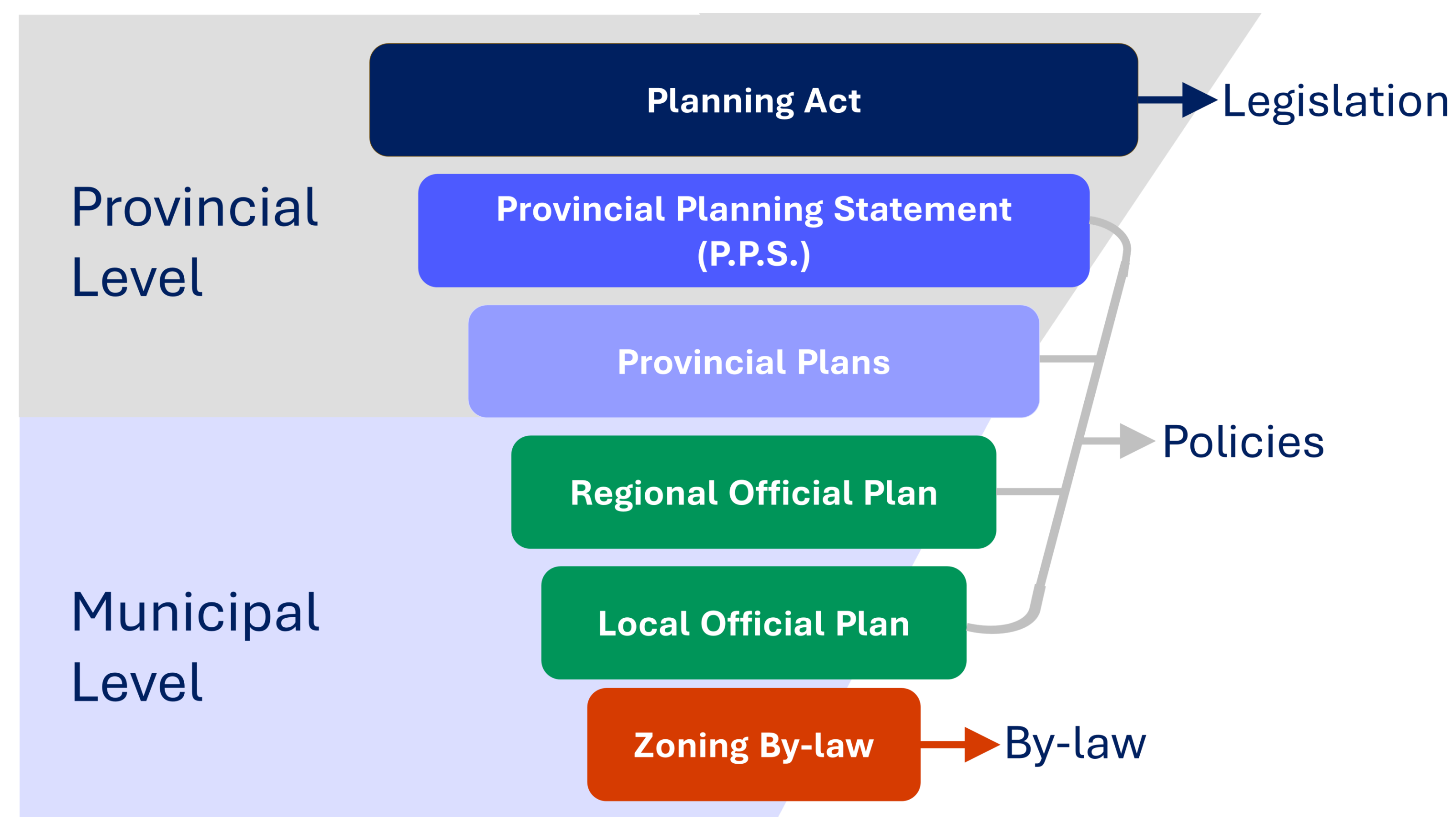


Share your ideas

Policy Context

The Growth Management Study is part of Oshawa's Official Plan Review. Provincial policies require regular Official Plan updates to ensure that long-term planning is aligned with current provincial direction.

Land Use Planning Framework



What is the Planning Act?

The Planning Act provides the legal foundation for land use planning in Ontario. It mandates that municipalities develop, adopt, and regularly update Official Plans that establish long-term land use policies aligned with Provincial guidelines and directs all local land use decisions.

Official Plans

Ontario municipalities are required under the Planning Act (provincial law) to prepare and regularly update official plans. New and updated official plans must be consistent with the Provincial Planning Statement.

Official Plans are long-range strategic documents that provide direction on land use planning matters that are of provincial interest, including housing, jobs, complete communities, agriculture and farming, the natural environment, and protection against natural and human made hazards, among others.

Provincial Planning Statement

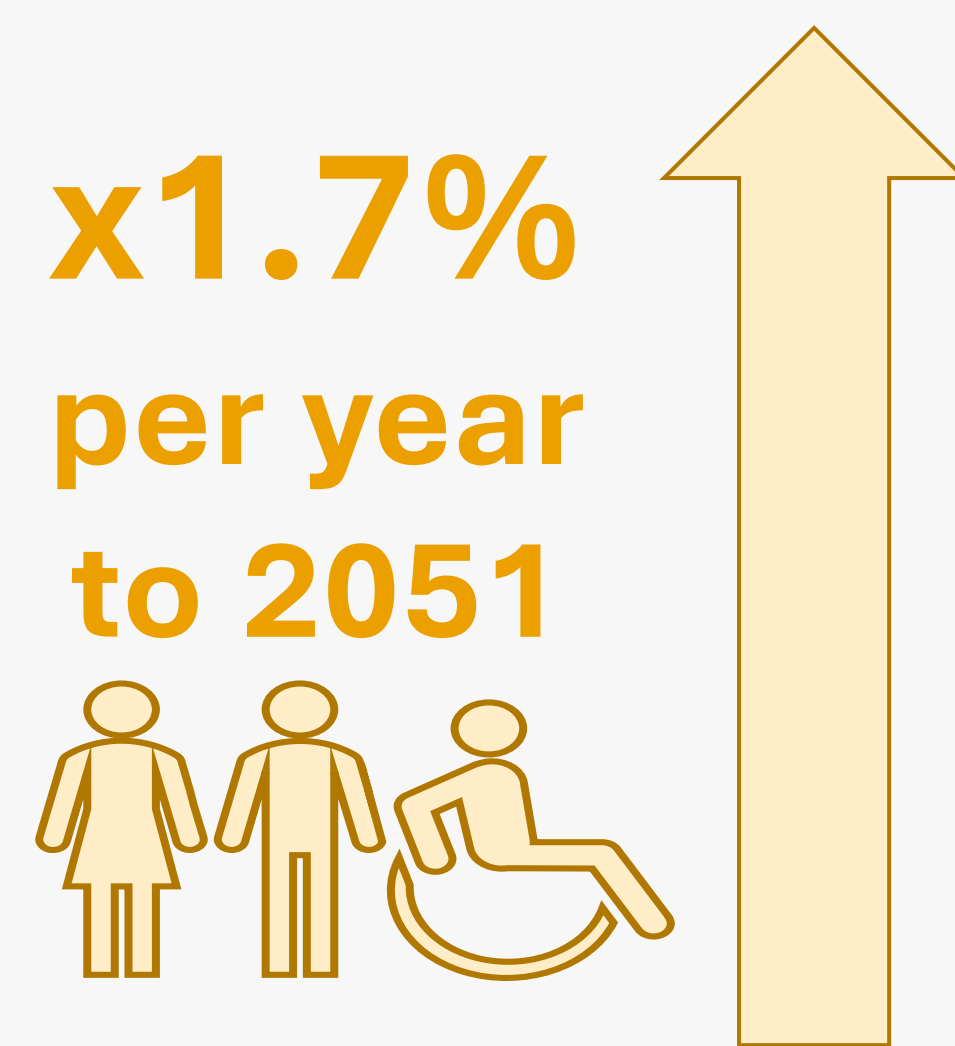
Ontario's growth, development, and land use decisions must align with the Provincial Planning Statement (P.P.S.) issued under the Planning Act. The latest P.P.S., effective October 20, 2024, outlines provincial planning priorities like housing, natural heritage, infrastructure, and economic development.

Envision Durham

The Durham Regional Official Plan, known as Envision Durham, was adopted by Regional Council in May 2023 and approved in full by the Province on December 13th, 2024. It provides direction for Oshawa's expansion, aligns with Provincial policies, and establishes growth targets for the City of Oshawa to 2051. Given these projections, Oshawa requires a strategy to effectively manage the anticipated growth in population, housing, and employment.

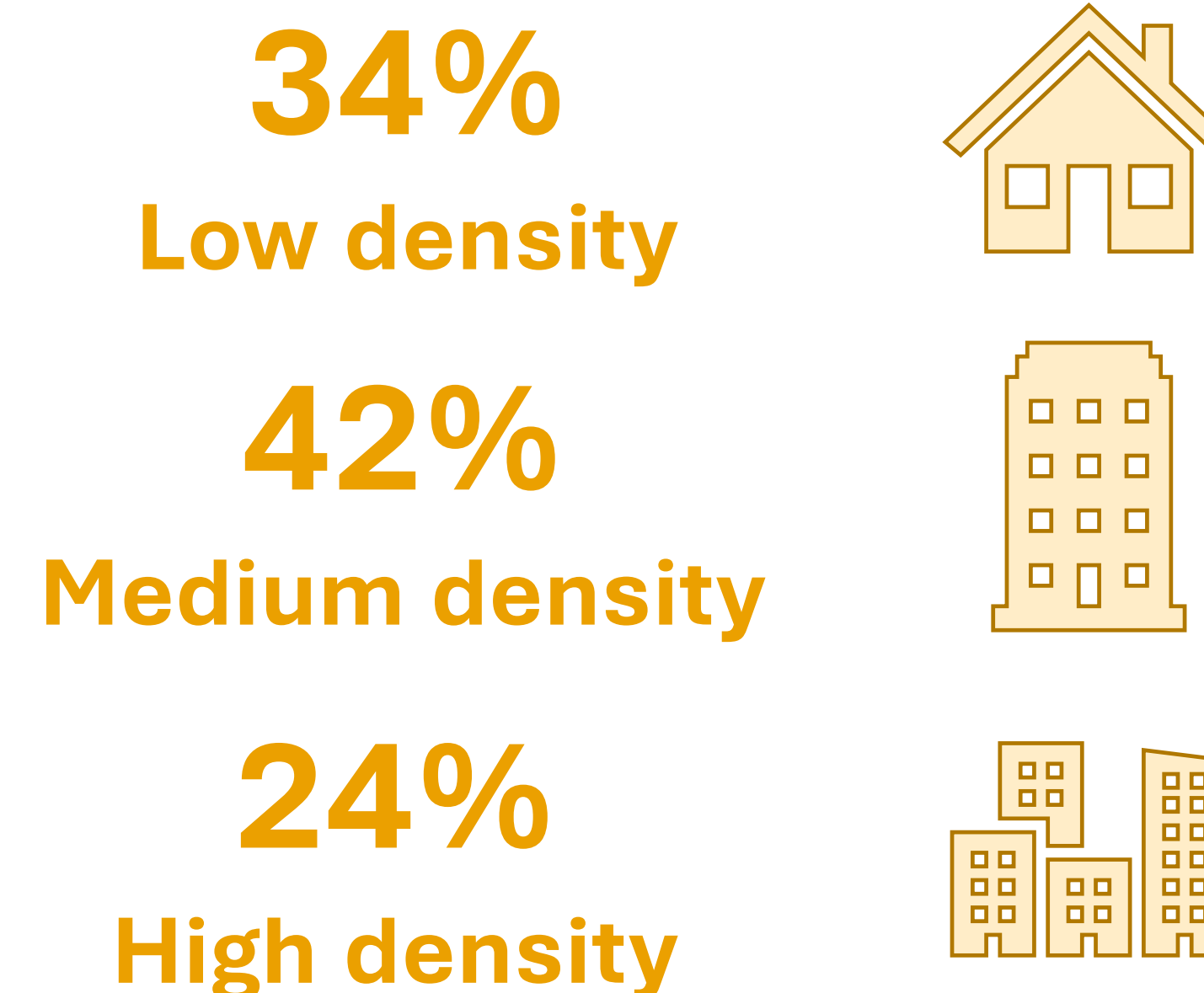
On January 1, 2025, Durham's eight area municipalities have assumed approval authority for all Planning Act decisions. As a result, Envision Durham has now become part of Oshawa's Official Plan and Oshawa is now responsible for implementing, amending, or repealing its policies as they see fit. The Growth Management Study builds upon the findings of Envision Durham and extends the planning horizon from 2051 to 2056.

Population Growth Forecast



The 2024 population is about 207,400, expected to rise to 298,500 by 2051 with a 1.7% annual growth rate, driven mainly by net migration, young families, and students.

Housing Growth Forecast



By 2051, Oshawa will need about 46,310 more homes, growing by roughly 1,540 per year, with a shift from low-density homes to medium and high-density housing.

Employment and Job Growth Forecast

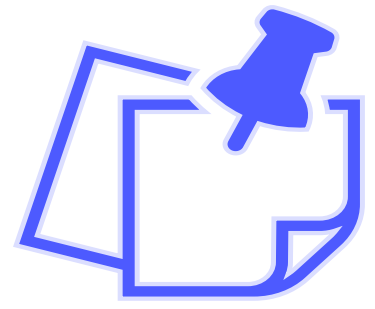
+ 48,000
New jobs by 2051



In 2016, there were 58,700 jobs, expected to grow to 107,300 by 2051, mainly in healthcare, education, and retail sectors.

Employment is projected to rise slightly from 35% in 2021 to 36% in 2051, roughly one job per three residents.





Visioning Exercise

What is your vision for Oshawa in 10, 15, or 25 years?
Leave a sticky note with your response below!

Take two stickers and place them in a box below to vote for your top two priorities that we should be considering as Oshawa grows:

Protection of farmland

Protection of the environment

Provide different ways to
move around the City

Provide more employment
opportunities

Provide access to more
diverse housing options

Ensure the City is financially
sustainable

Mitigate and adapt to climate
change

Recognize our unique
heritage and history

Draft Land Needs Assessment

The Growth Management Study includes a Draft Land Needs Assessment to determine how much land Oshawa needs in the future to support expected growth in the City. It also suggests policies to help make sure new community development is sustainable, well-planned, and leads to complete communities. The Land Needs Assessment does not contemplate Employment Areas, as that is discussed in the Employment Lands Strategy and is summarized on Boards 10, 11 and 12.

How much growth is projected?

The Land Needs Assessment builds on the Region of Durham 2051 targets and forecasts:

**314,400 total
residents by 2056**



**113,000 total
jobs by 2056**



How much land is needed to accommodate growth in Oshawa?

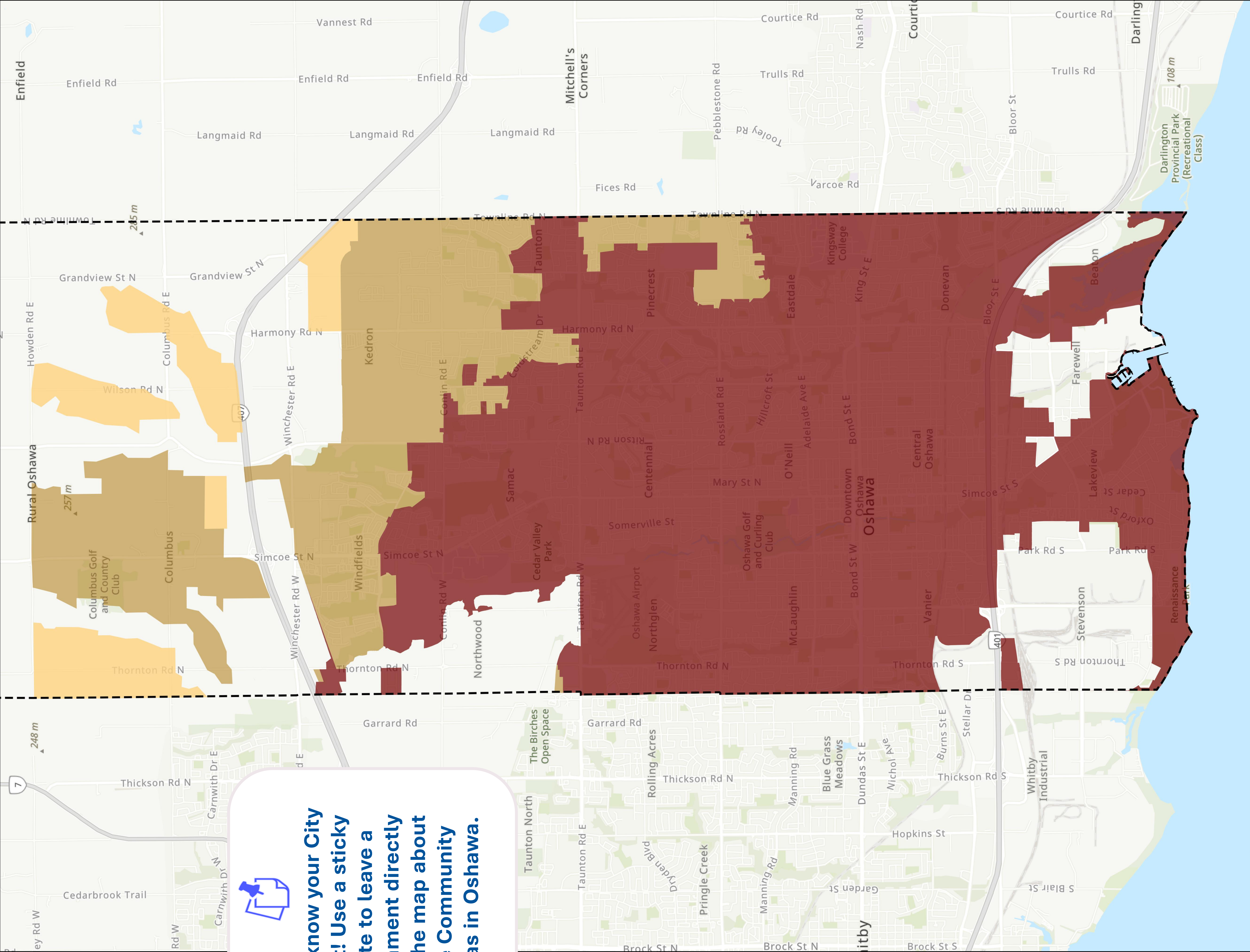
In 2023, the Region of Durham identified that approximately 400 hectares of additional undeveloped land (called '2051 Urban Expansion Areas') outside of the existing urban area is needed in Oshawa.

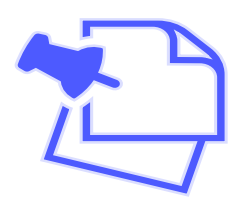
The Land Needs Assessment confirms that the Region allocated more land than needed to accommodate this growth, resulting in a surplus of about 105 hectares by 2056.




This expansion gives Oshawa the flexibility to grow in phases and focus development where it's most sustainable.



What are the priorities when considering how and where new communities should be built?

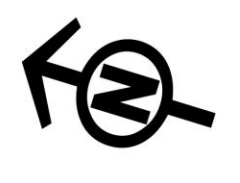


 **You know your City best! Use a sticky note to leave a comment directly on the map about the Community Areas in Oshawa.**

-  Urban Area (Excluding Employment Areas)
-  Existing Designated Growth Areas (Excluding Employment Areas)
-  2051 Urban Expansion Areas (Excluding Employment Areas)

Community Areas

Oshawa Growth Management Strategy



November 20, 2025

0 0.5 1 2 Km

Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada

Draft Intensification Strategy

The Intensification Strategy looks at how Oshawa can grow by adding more homes and buildings in existing built-up areas of the City, like in the downtown. The Intensification Strategy helps determine where intensification should occur and recommends density targets for certain areas of the City.

What is intensification?

Intensification means adding more homes, jobs, and everyday amenities within existing areas of the City. Intensification refers to increasing the density of development within strategic areas, such as in Downtown Oshawa.

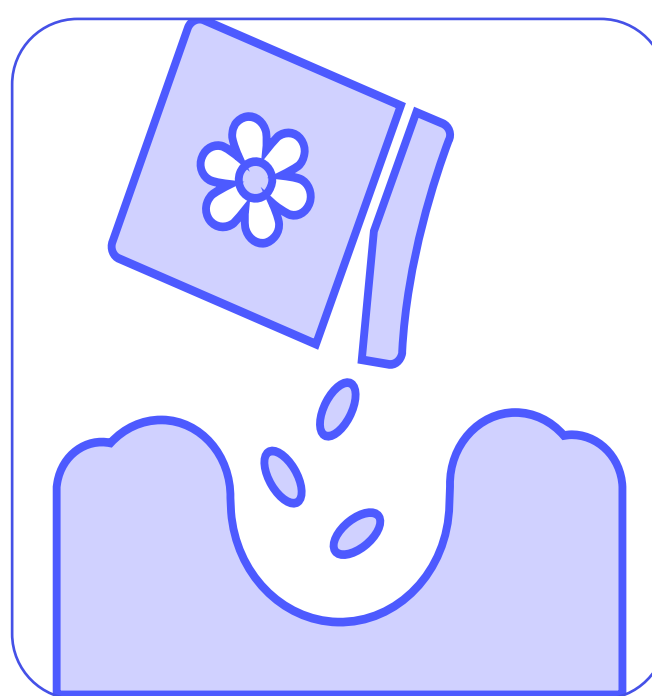
Benefits of intensification:



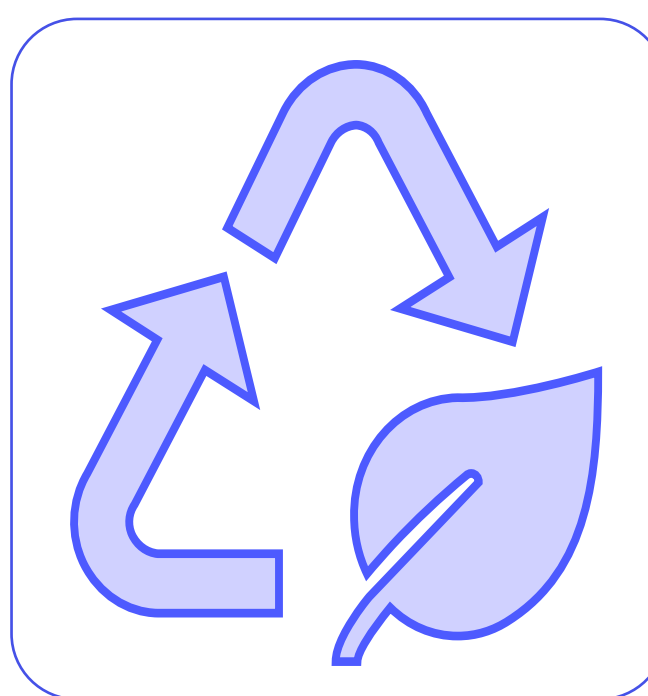
Makes better use of space:
Building in developed areas optimizes space and cuts infrastructure costs by utilizing existing roads, pipes, and resources.



Improves public transit and promotes walking or cycling:
A denser population increases bus and train ridership, making shops, parks, and services easier to reach.



Protects nature and farmland:
There is less impact on the natural environment and farmland.

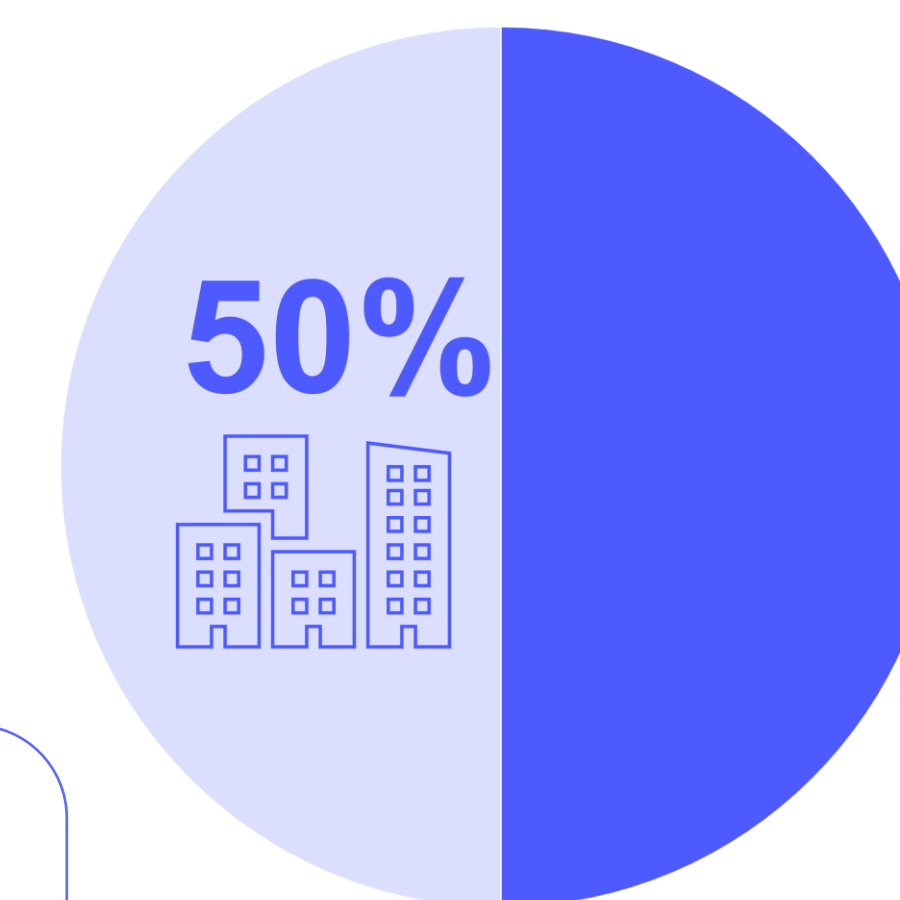


Good for the environment:
Less driving means less pollution and fewer emissions.



Supports lively communities:
More people can mean more local shops, restaurants, and things to do.

What is the intensification target for Oshawa?



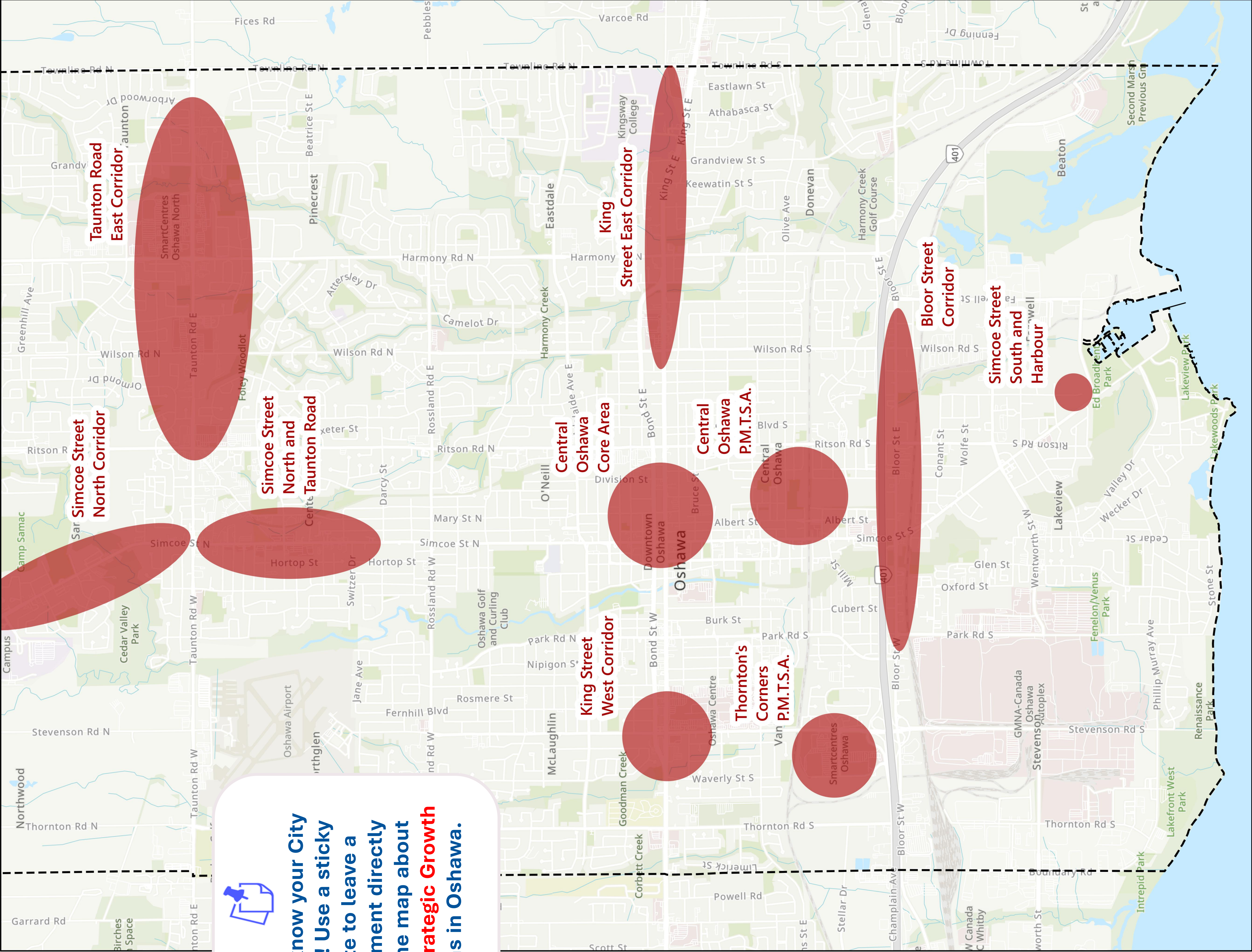
The Intensification Strategy sets a target for **50% of all new housing units** to be constructed within the existing urban area **between 2025 and 2056**.

To reach the intensification goal, policies will promote:

- Building new homes on vacant or underused lots (called infill development)
- Adding more units to existing properties, like basement apartments
- Redeveloping older buildings into multi-unit housing or mixed-use spaces
- Encouraging taller buildings near transit, shops, and services

Key Findings

Based on the identified supply opportunities, there is a significant amount of potential for high-density development in Oshawa. With that in mind, the City will have to be more active in identifying opportunities for medium-density housing.



 You know your City best! Use a sticky note to leave a comment directly on the map about the **Strategic Growth** Areas in Oshawa.

● Strategic Growth Area Locations

Strategic Growth Areas Oshawa Growth Management Strategy



November 20, 2025



Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

Draft Employment Lands Strategy

The Growth Management Study forecasts the amount of land required for employment growth. The Draft **Employment Lands Strategy** analyzes long-term employment land requirements and establishes guidelines to protect and plan job-related areas.

Defining Employment Areas through the Planning Act and Provincial Planning Statement

Bill 97, the Helping Homebuyers, Protecting Tenants Act passed June 8, 2023, revises the definition of “area of employment” in the Planning Act and 2024 Provincial Planning Statement, excluding most institutional and commercial uses except those that existed before October 20, 2024.

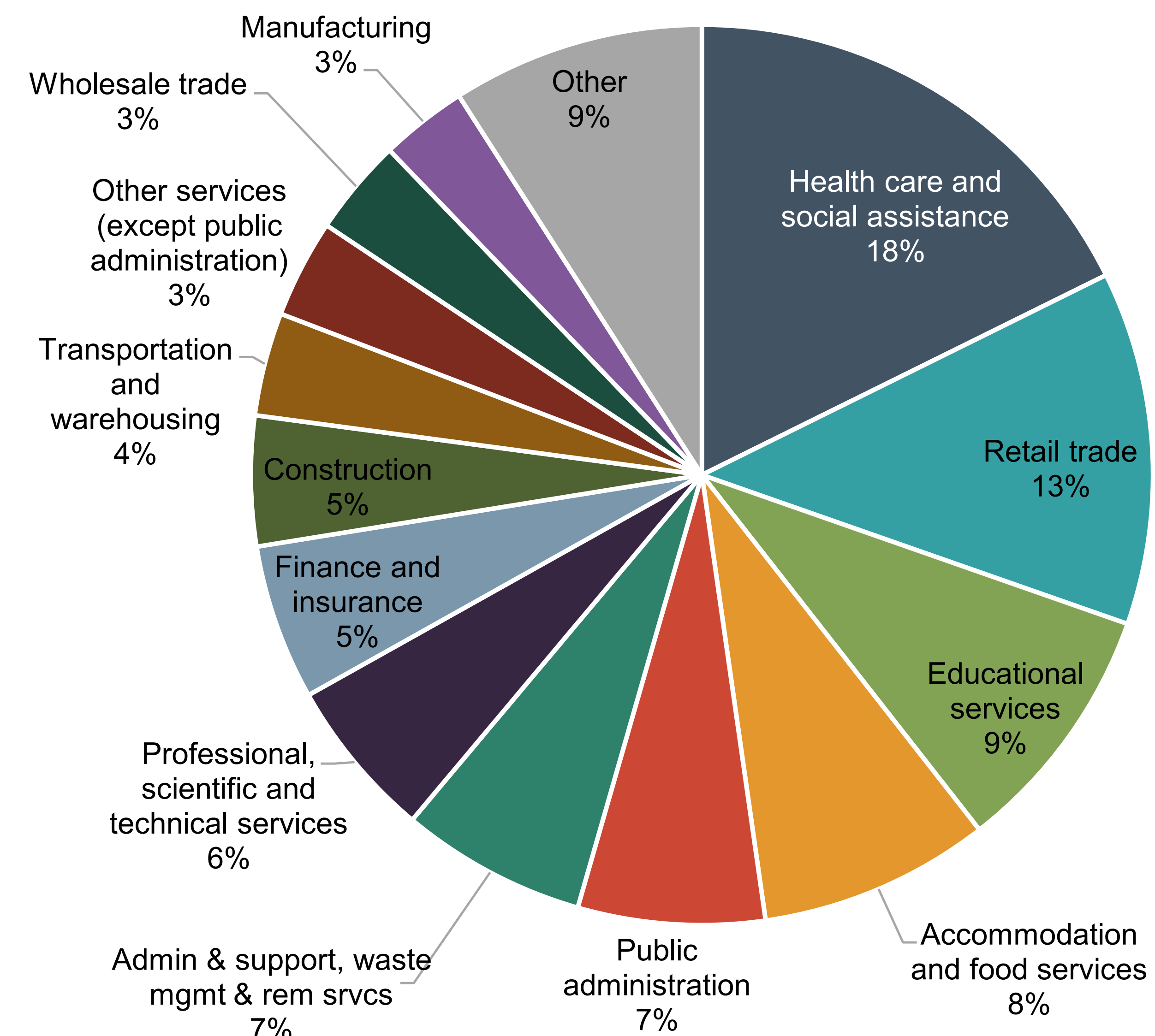
This change affects Oshawa’s urban structure and requires reviewing Employment Area policies to align with new provincial policies. Employment Areas must be areas designated for industrial uses to support jobs and economic growth while fitting in with nearby neighborhoods, roads, and services.

Land Needed for Oshawa’s Employment Growth

In 2023, Durham Region identified **226 hectares** of undeveloped land outside of Oshawa’s urban area for employment use by 2056, including Designated Growth Areas and 2051 Urban Expansion Areas. This Growth Management Strategy reassesses this land need from Envision Durham, identifying that nearly the entirety of this expansion would be required by 2056, with a 10-ha surplus identified.

City of Oshawa - 2024 Employment Base

The figure below shows that most jobs in Oshawa are in commercial sectors such as retail, food services, and institutions such as healthcare and education, while industrial sectors account for about 15% of employment.



Draft Employment Area Removals

The Provincial Planning Statement (P.P.S.) introduced a more focused definition of Employment Areas in 2024. These are now understood to be places primarily used for industrial activities, such as manufacturing, warehousing, and logistics. In applying this updated definition, it's important to protect well-connected clusters of industrial land that are in strategic locations. These areas should continue to be designated as Employment Areas while others may need to be removed because they support job-creating uses, providing economic value without requiring heavy industry and are better classified as Employment-Generating Lands.

Evaluation Criteria: How we assess land suitability to determine whether a site still qualifies as an Employment Area:

- **Predominant Land Use:** Is the main activity industrial in nature, or has it shifted toward offices, retail, or community services?
- **Compatibility:** Does the site fit well with surrounding industrial uses, or is it better suited to other types of development?
- **Access:** Is the site easily accessible for industrial operations (e.g. proximity to highways, freight corridors)?
- **Redevelopment Potential:** Could the land be better used for other purposes that still generate jobs or serve the community?

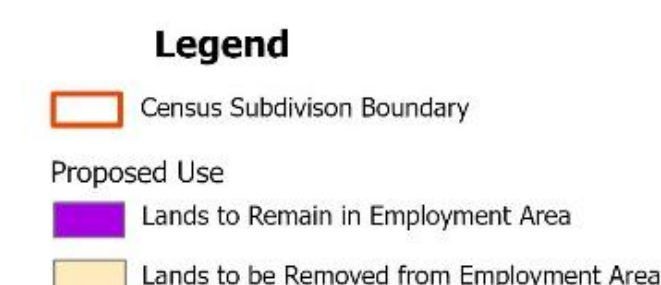
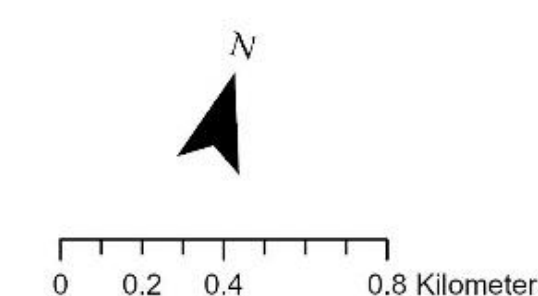
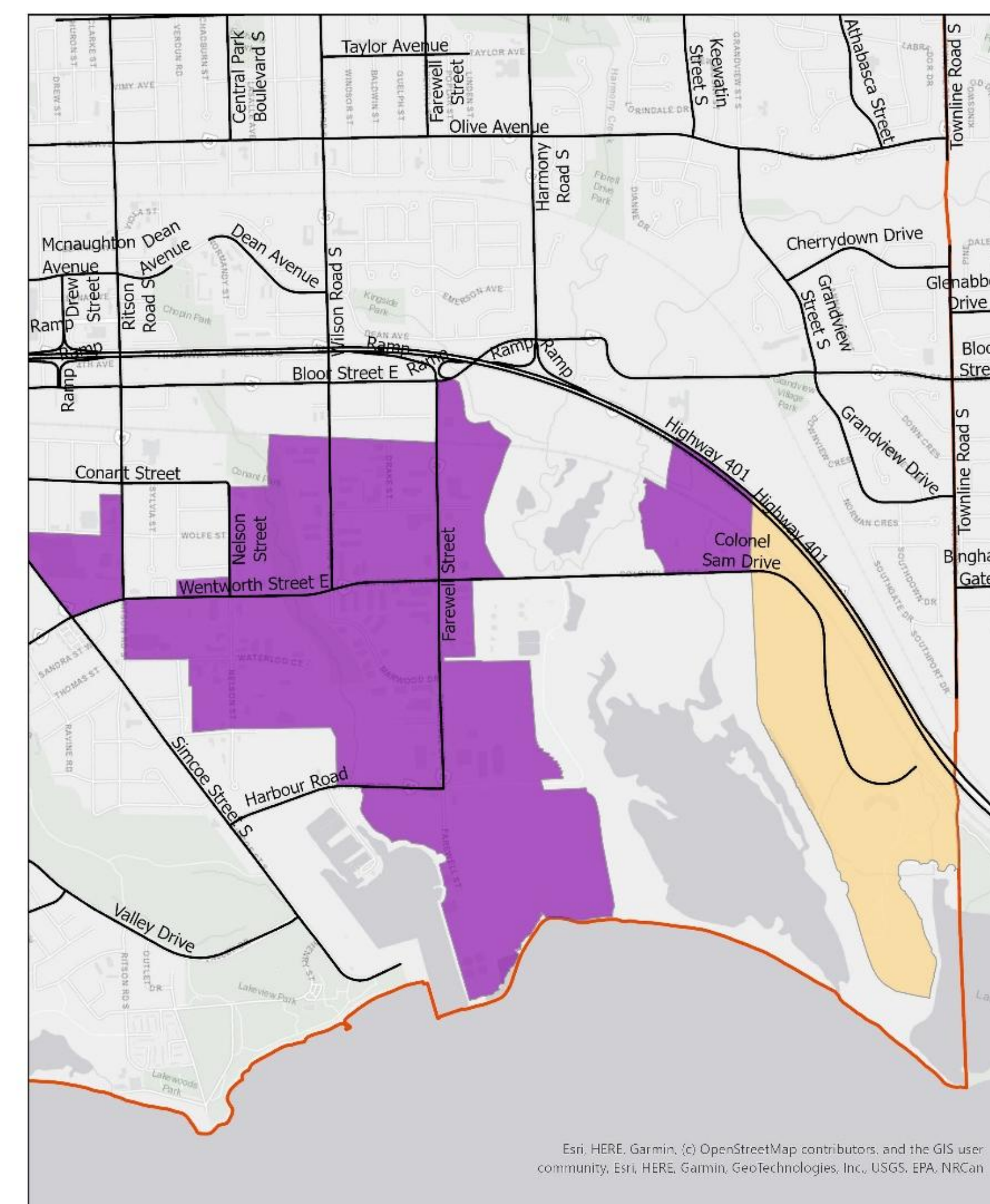
Removal Recommendations:

Colonel Sam Business Park: Characterized by major office and service uses with limited industrial redevelopment potential. These lands are recommended for removal. Through removal and redesignation, these lands could permit office and supporting commercial uses, excluding residential development.

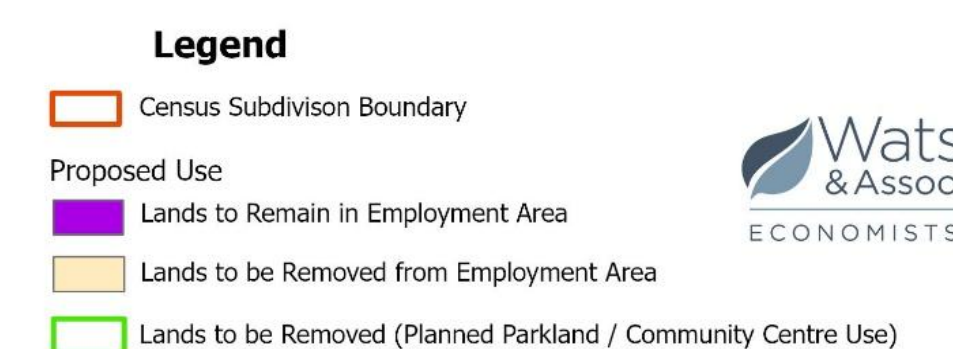
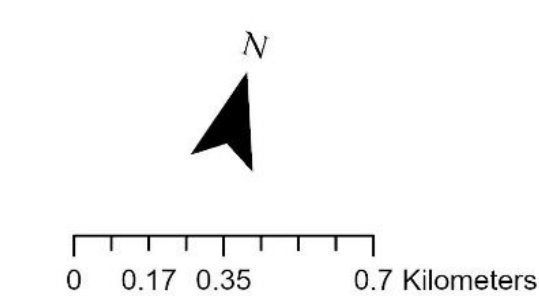
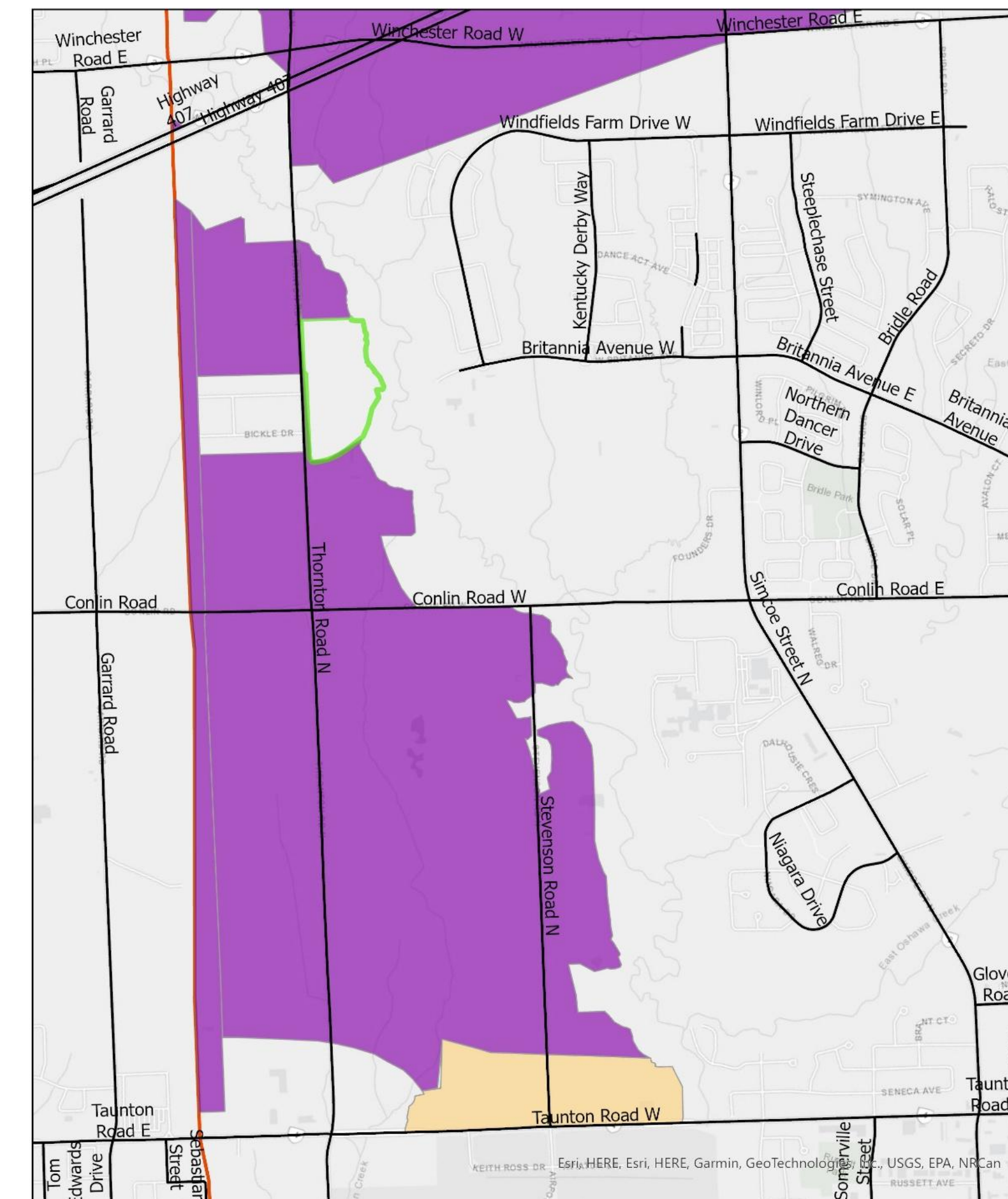
Northwood Business Park, including:

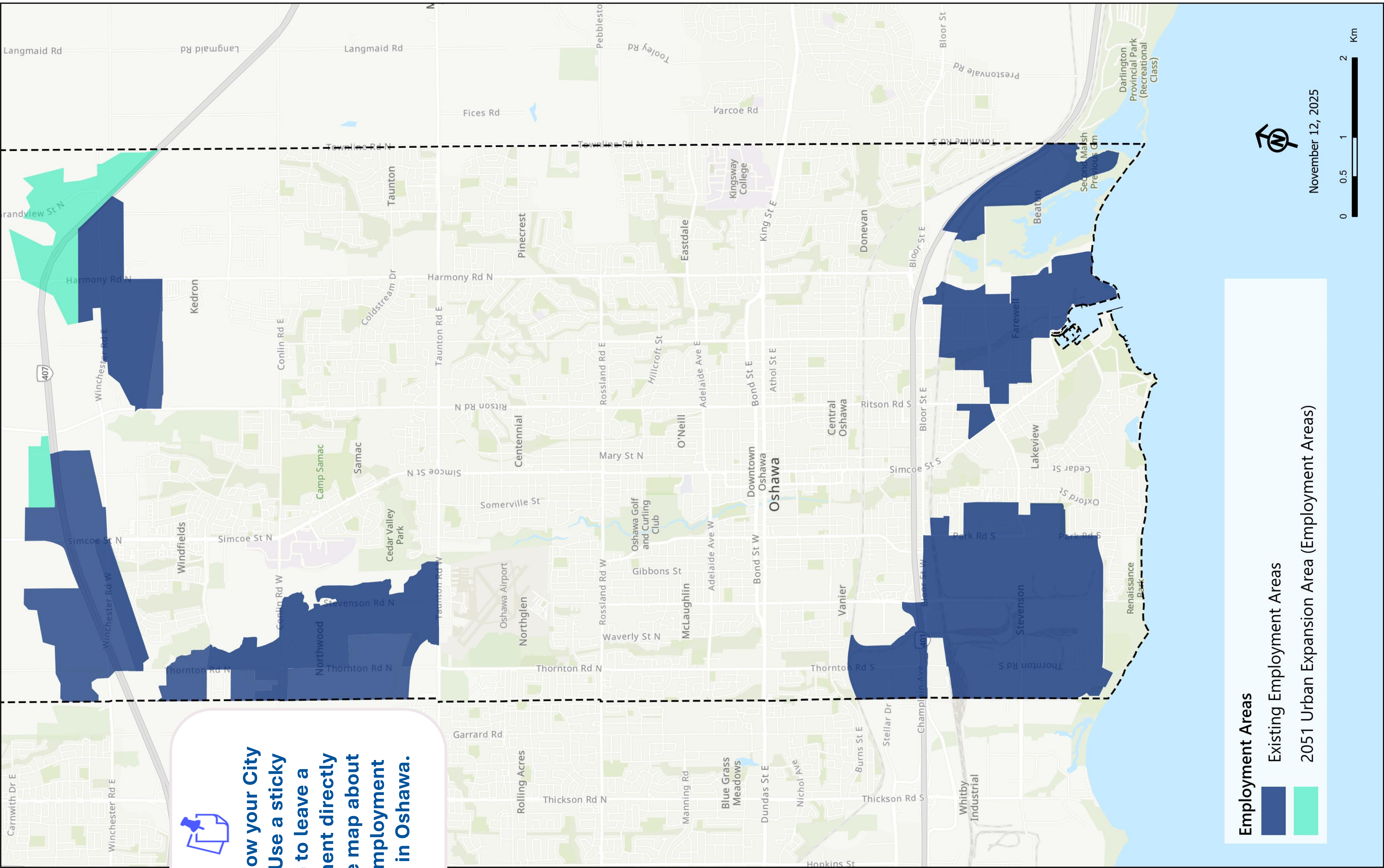
- **Taunton Road Corridor:** Contains established commercial and retail uses functioning as a transition area between industrial and community designations.
- **Northwood Community Centre Site:** Currently planned for a park and community centre and is therefore not intended for employment or employment-generating uses.

Colonel Sam Business Park

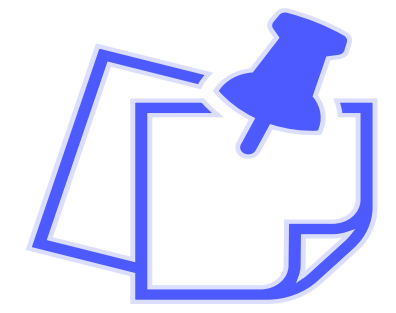


Northwood Business Park





This map shows the current Employment Areas in the City, as well as the future Employment Areas identified as ‘2051 Urban Expansion Areas’.



Discussion – Employment Lands

Employment supportive uses in the Employment Generating Lands are intended to provide a transition to Employment Areas within the City but don't include industrial, manufacturing and warehousing uses. What types of businesses could provide a transition to the City's Employment Areas? For example, this might include major offices, financial institutions, restaurants, convenience stores, etc.