



City of Oshawa Official Plan Review

Growth Management Study

**Public Information
Centre**

Date: November 25, 2025

Time: 6:30 PM - 8:30 PM

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Hiawatha, Curve Lake, and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present-day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.



Agenda

- 1. How to Participate in the Public Information Centre**
- 2. Project Overview – Where are we now?**
- 3. Preliminary Technical Findings**
 - 1. Land Needs Assessment**
 - 2. Intensification Strategy**
 - 3. Employment Lands Strategy**
- 4. Next Steps**



How to Participate



Watch
Presentation



Staff Available to
Answer
Questions



Use the Sticky
Notes to
Comment on the
Boards



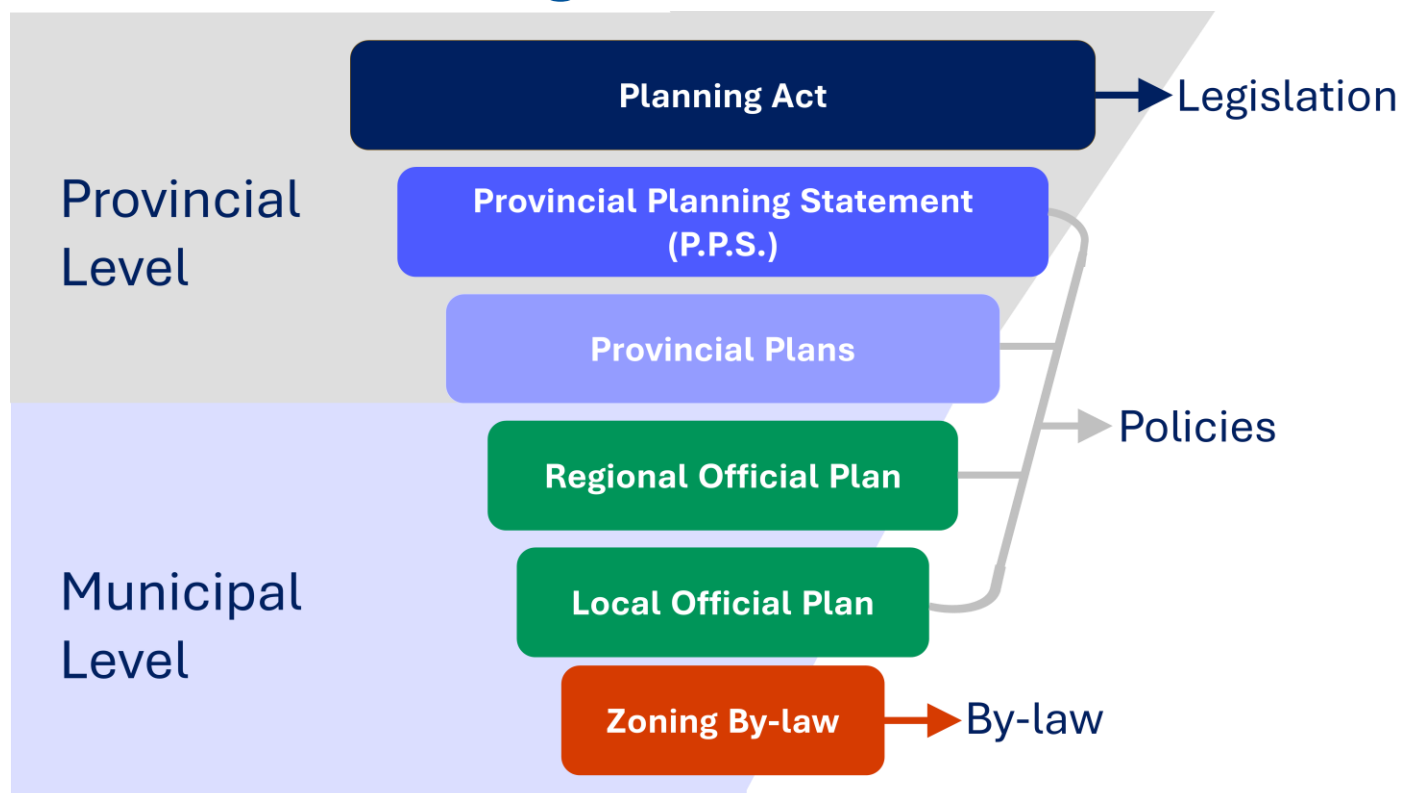
Complete the
Feedback
Form



Project Overview

Purpose of the Growth Management Study

Land Use Planning Framework



The Growth Management Study is a key part of Imagine Oshawa: the Oshawa Official Plan Review.

The Growth Management Study will evaluate population and employment growth to help inform the Official Plan Review.

The Growth Management Study considers land use and infrastructure to support sustainable growth in Oshawa to 2056.

Growth Management Study Objectives

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 forecast to need to manage over the term of the updated O.O.P.

Ensuring the availability of a sufficient supply of planned urban lands to meet the City's forecast 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.

Ensuring appropriate provision and efficient use of municipal services and infrastructure.



Growth Management Study Work Plan and Deliverables



Growth Management Study Consultation Overview

PHASE 1



Early Outreach and Engagement

- Notification and request for consultation with Indigenous Communities
- Feedback Form
- Community Pop-Ups
- Technical Advisory Committee (T.A.C.) Meeting

PHASE 2



Development of Findings

- T.A.C. Meetings
- Economic and Development Services Committee Presentation
- **Public Information Centre**

PHASE 3



Endorsement

- T.A.C. Meeting
- Present final G.M.S. Report to Economic and Development Services Committee to seek endorsement



Key Findings

Land Needs Assessment

Growth Projections

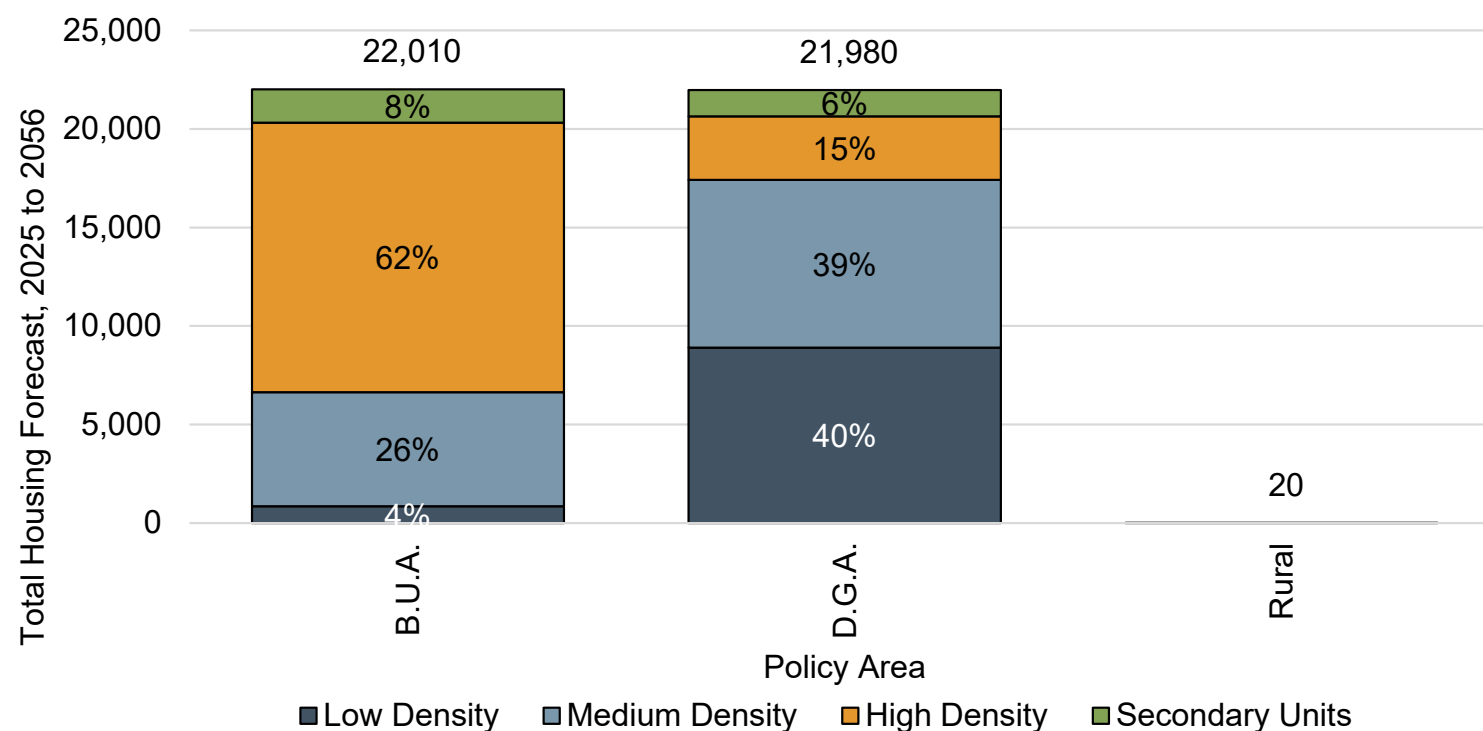
In 2023, Durham Region forecast the total population in the City of Oshawa to reach 298,500 by 2051. The L.N.A. reassesses this target and extends the forecast to 2056.

Land Needed to Accommodate Growth

In 2023, Durham Region identified approximately **400 hectares** of undeveloped community land outside Oshawa's urban area for community use by 2051. The L.N.A. takes a closer look at whether all the identified lands are needed to accommodate the forecast growth to 2056.



Land Needs Assessment (Cont'd)



Note: Low Density includes single- and semi-detached homes.

Medium Density includes duplexes and townhouses.

High Density includes stacked townhouses and apartments.

Source: Watson & Associates Economists Ltd., 2025.

Maintaining
50%
Intensification
Target from
Envision
Durham



Draft Land Needs Assessment Findings

The Land Needs Assessment Forecasts:

314,400 total residents by 2056

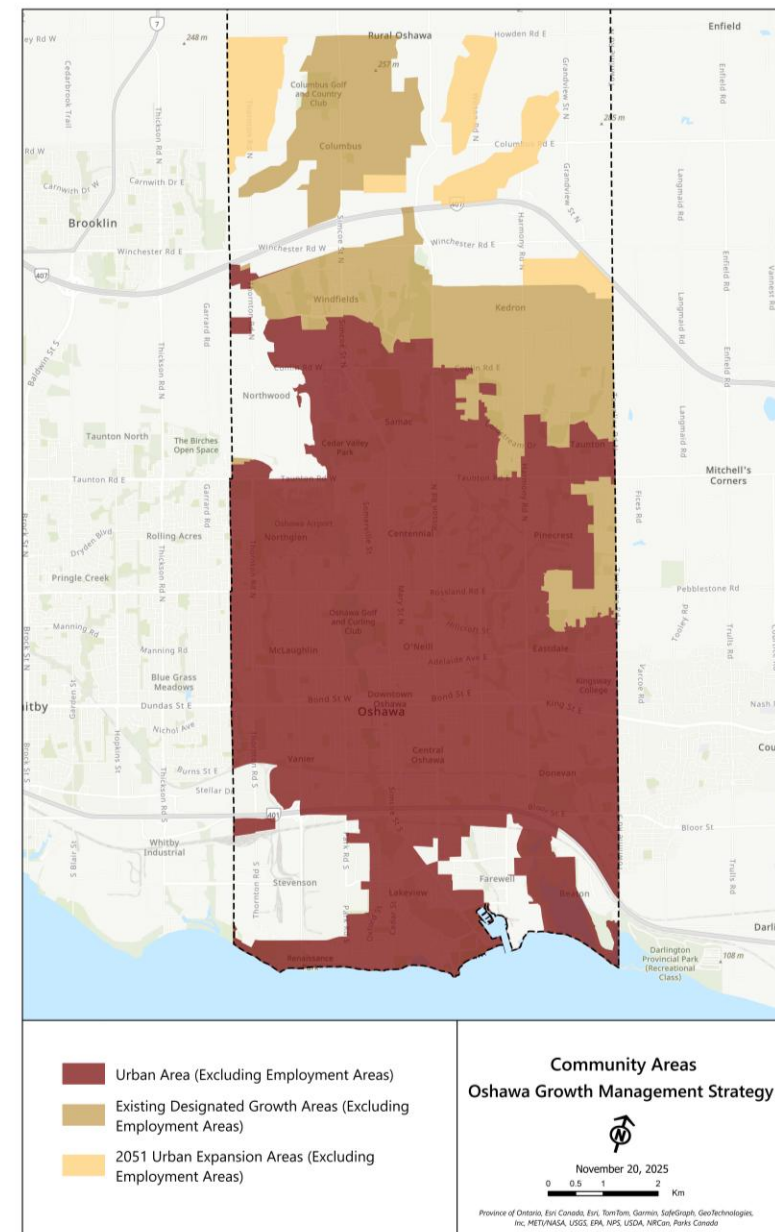


How much land is needed to accommodate growth in Oshawa?

In 2023, Durham Region identified that Oshawa needs about 400 hectares of undeveloped land for community growth. However, the updated Land Needs Assessment indicates a surplus of 105 hectares by 2056. The next step of this process for Oshawa to grow efficiently and sustainably is to establish a phasing plan to guide development to 2056.



Draft Community Areas Map



Intensification Strategy

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.

The Intensification Strategy focuses on increasing housing and buildings within Oshawa's existing urban areas, such as downtown, by setting density targets and identifying key growth locations.

Benefits of intensification:

- Makes better use of space
- Helps public transit work better
- Protects nature and farmland
- Makes it easier to walk or bike
- Brings more life to neighbourhoods
- Good for the environment



Intensification Strategy Methodology



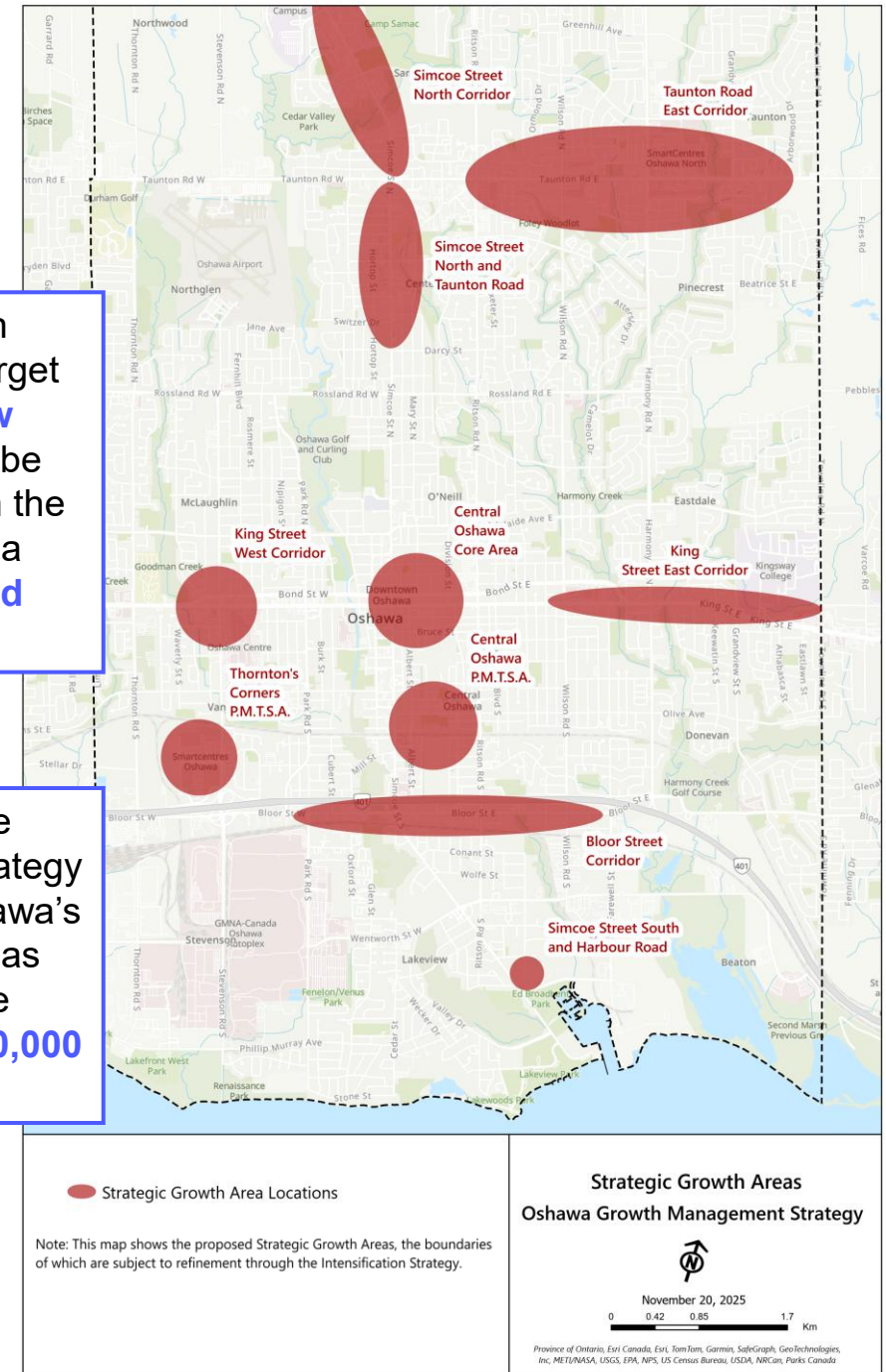
Draft Intensification Strategy Findings

The recommendations are to:

- Direct future growth to key intensification areas
- Require a minimum 50% intensification target
- Prioritize certain intensification areas (e.g., Downtown)
- Encourage intensification near transit, shops, jobs, services, and everyday amenities
- Focus development on underutilized and vacant lands
- Promote “place making” through good quality urban design and built form

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**.

The findings of the Intensification Strategy suggest that Oshawa's existing urban areas can accommodate approximately **120,000 new units**.



Employment Lands Strategy

Land Needed for Oshawa's Employment Growth

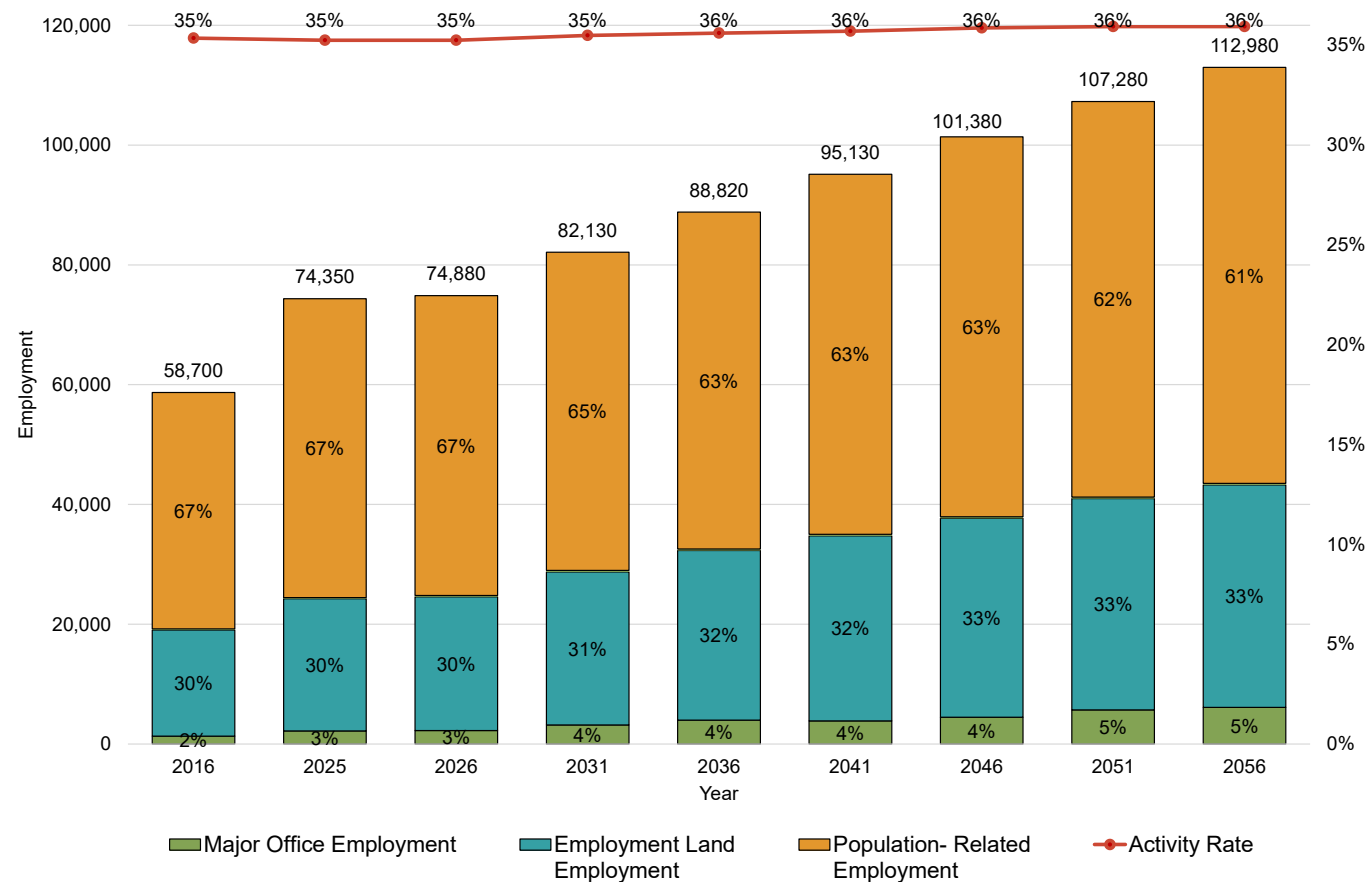
In 2023, Envision Durham identified **226 hectares** of undeveloped land outside of Oshawa's urban area for employment use by 2051. The E.L.S. examines whether or not all of the identified employment lands are needed to accommodate the projected employment growth to 2056.

Provincial Conformity

The Province recently changed the definition of “area of employment” which now permits certain industrial related uses and excludes most institutional and commercial uses. When planning for Employment Areas, all municipalities in Ontario must follow this new provincial direction.



Employment Lands Strategy (Cont'd)



2025 to 2056
City-wide
Employment
Growth

38,600
jobs

Employment
Area Growth

16,900
jobs

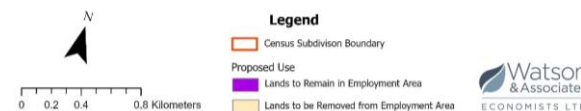
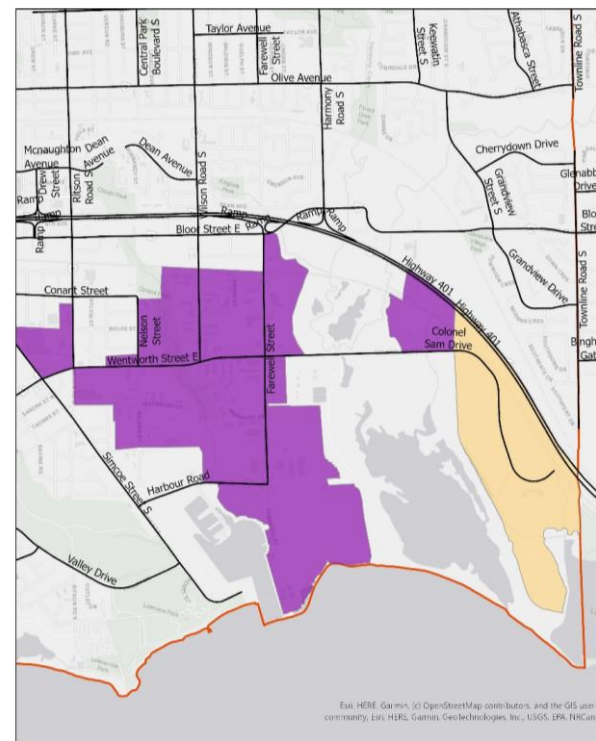


Employment Lands Strategy Approach

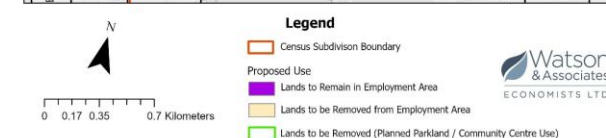
Employment Area Removals

- **Core Principle:** Apply the P.P.S. 2024 definition of Employment Areas (primarily industrial uses) while protecting contiguous, strategically located sites.
- **Evaluation Criteria:** Assess predominant land use, compatibility, access, and redevelopment potential.
- **Employment-Generating Lands:** Differ from Protected Employment Areas by accommodating non-industrial but job-creating uses, providing economic value without requiring heavy industry.
- **Removal Recommendations:** Portion of the Colonel Sam Business Park (office-oriented) and two portions of the Northwood Business Park (Taunton Road corridor and Northwood Community Centre site).

Colonel Sam Business Park



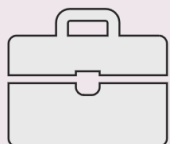
Northwood Business Park



Draft Employment Lands Strategy Results

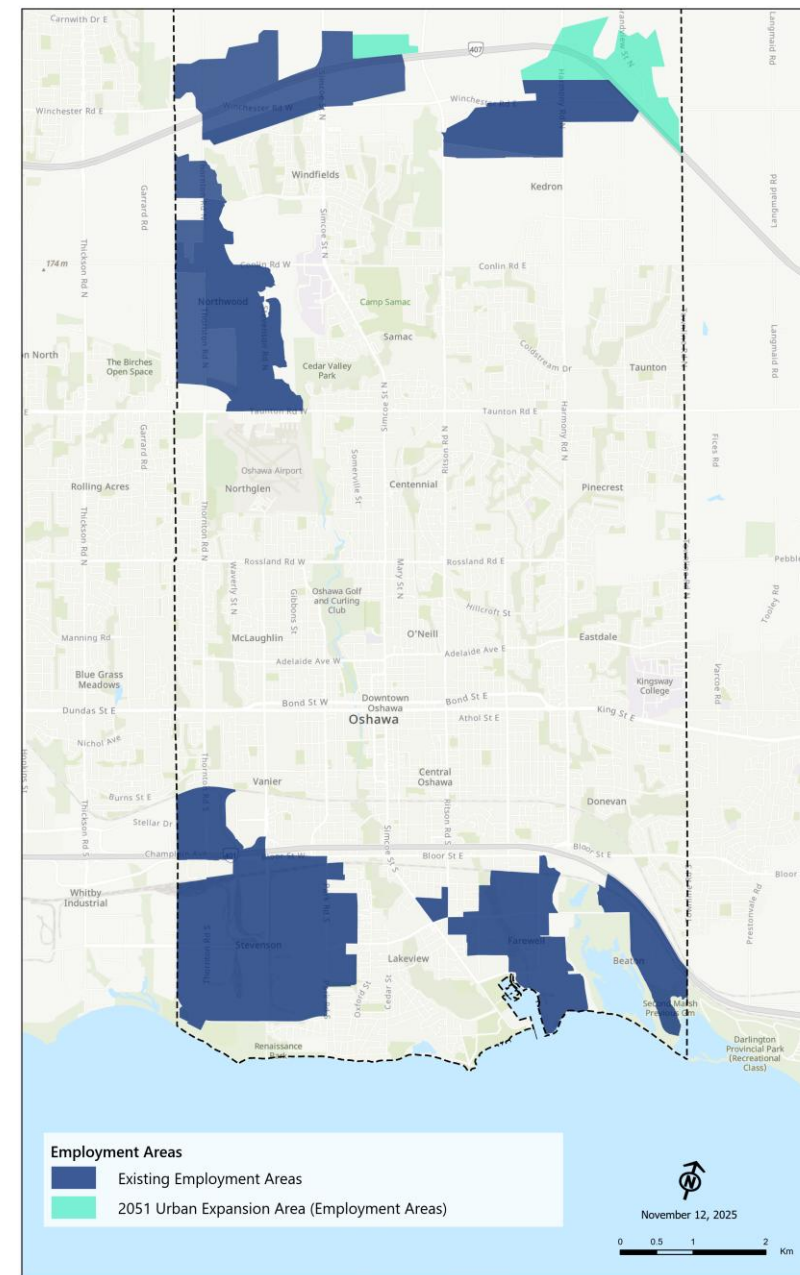
The Employment Lands Strategy Forecasts:

113,000 total jobs by 2056



How much land is needed to accommodate employment growth in Oshawa?

Based on the job growth projected in the E.L.S., it is estimated that nearly the entirety of the land identified by the Region will be required by 2056 to accommodate Employment Area development.



Next Steps

Next Steps in the Coming Weeks:

- Public Feedback Form is live, available until December 15, 2025
- Reports to be finalized after the commenting deadline (December 15)

Next Steps into 2026:

- Phase 3 Work, including:
 - Growth Phasing and Urban Expansion Report
 - Engagement Summary Report
 - Council Endorsement



Thank you!