

Draft Land Needs Assessment Summary

A component of the Growth Management Study is to forecast the future population, housing and job growth and the amount of land needed to accommodate these people and jobs. This one-page summary provides the draft Land Needs Assessment (L.N.A.) highlights and key takeaways. A full copy of the L.N.A. can be viewed at www.connectoshawa.ca/OPReview.

The Draft L.N.A. helps to understand how much land Oshawa needs in the future to support expected growth in population, housing, and jobs. It also suggests policies to help make sure new community development is sustainable, well-planned, and leads to complete communities.

How much growth is projected?
The L.N.A. forecasts nearly 314,400 total residents and 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 L.N.A. 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.

The following mapping shows the existing urban area and the lands identified for building new communities, identified as Designated Growth Areas (D.G.A.). A phasing strategy will be completed later in the Growth Management Study which will propose phasing for the development of the existing D.G.A. lands and ‘2051 Urban Expansion Areas’ to 2056.

