GREENFIELD RESIDENTIAL LAND SURVEY

Mid-2022 UPDATE

City of Ottawa
Planning, Real Estate and Economic Development

December 2023

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Greenfield Residential Land Survey

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Research and Forecasting

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Executive Summary

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The city of Ottawa recently adopted a residential growth management strategy (RGMS) for the new Official Plan (OP) with a planning period from July 2018 to July 2046. The RGMS divides the urban area into two categories: a “built-up area” and “greenfield area”. This new Greenfield Residential Land Survey (GRLS) report replaces the former Vacant Urban Residential Land Survey (VURLS) and monitors the residential land supply within the greenfield portion, as of July 1, 2018, of the urban area.

In addition to monitoring only greenfield lands, this report changes the 12-month reporting period from a calendar year to a mid-year to mid-year period, being July 1, 2021 to June 30, 2022, and land supply as of July 1, 2022.

As of July 1, 2022, the amount of urban greenfield land at the edge of the urban built-up area was approximately 1,482 hectares that have the potential to accommodate approximately 64,790 dwelling units. When including the Council-adopted expansion areas, the supply is 2,122.7 net hectares with the potential to accommodate approximately 87,840 dwelling units. This supply does not include the Minister added urban expansion parcels.

Provincial Policy Statement (PPS) Land Requirement

The 2020 PPS requires a 15-year minimum residential land supply. Based on projected greenfield demand, the estimated 15-year greenfield supply is approximately 1,397 residential net hectares. As of July 1, 2022, the greenfield land supply of 2,122.7 ha is consistent with the PPS with regards to minimum residential land supply.

1. Introduction

Since 1982 the City of Ottawa has undertaken the Vacant Urban Residential Land Survey (VURLS) which monitored the supply and consumption of vacant urban residential land in Ottawa's suburban areas to assess whether there is sufficient vacant residential land supply to support the growth projections of the Official Plan and the policy directions of the Provincial Policy Statement.

A residential growth management strategy (RGMS) for the new Official Plan was adopted in May 2020. The RGMS divides the urban area into two categories: a "built-up area" and "greenfield area". The RGMS establishes growth targets for these two areas: an intensification target of 40 per cent in 2018 and increasing to 60 per cent by 2046 for the built-up area, with remaining urban growth occurring in the greenfield area. From 2018 to 2046, these targets result in 51 per cent of urban growth within the built-up area and 49 per cent within the greenfield area. The RGMS establishes the boundaries of the "built-up area" as of July 1, 2018 in the city of Ottawa. This built-up area includes areas inside the Greenbelt as well as intensification parcels within previous Vacant Urban Residential Land Survey reports as they are located within previously developed areas. To be consistent with these two categories in the RGMS and new Official Plan, the former Vacant Urban Residential Land Survey report has changed to a Greenfield Residential Land Survey (GRLS) and will only monitor lands within the greenfield areas as of July 1, 2018. Intensification, including intensification parcels identified in previous VURLS reports, will be monitored through a new program and report in relation to the new Official Plan.

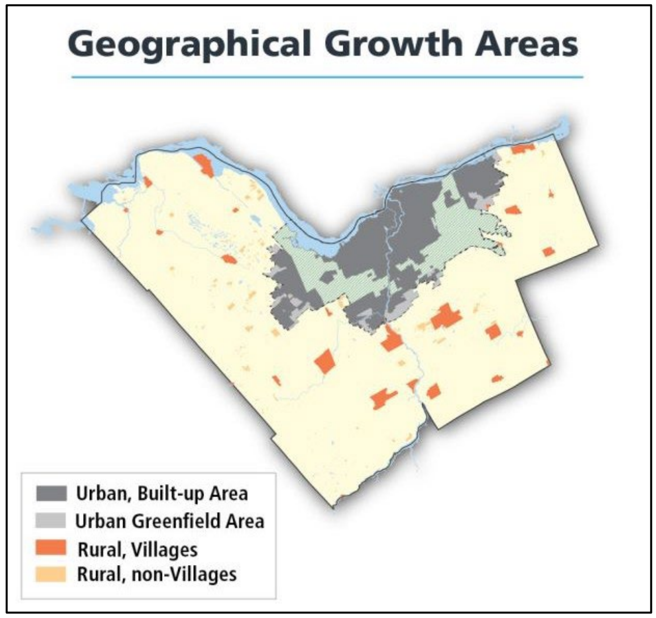
In addition to monitoring only greenfield lands, this report changes the 12-month reporting period from a calendar year to a mid-year to mid-year period, being July 1, 2021 to June 30, 2022, and estimates the greenfield land supply as of July 1, 2022.

The tables in the appendices are updated to a mid-year basis for the past five years for consistent consumption rates. Switching to a mid-year report allows direct comparisons/analysis to the Official Plan projections which are mid-year.

Two appendices help transition from previous Vacant Urban Residential Land Surveys to the Greenfield Residential Land Survey. Appendix 1 details the data for greenfield starts, consumption, and supply; and Appendix 2 details the data for starts, consumption, and supply on the intensification parcels identified in previous VURLS reports. Additionally, the parcel list and associated maps includes both the greenfield parcels and the intensification parcels from previous VURLS reports, which are identified by a grey label, but they are summarized separately, and analysis is only completed on the greenfield parcels.

The Greenfield Residential Land Survey will continue to assess whether there is sufficient greenfield land supply to support the growth projections of the Official Plan and the policy directions of the Provincial Policy Statement.

2. Methodology



Lands surveyed are those identified as the Urban Greenfield Area on Figure 6 in the new Official Plan, which are also shown in the Geographical Growth Areas map. Parcels of greenfield residential land[1] greater than 0.8 net hectares (ha) in size are considered to have development potential for the purposes of this survey. Smaller parcels are included if they are remnants of parcels included in previous Vacant Urban Residential Land Surveys or last years Greenfield Residential Land Survey. Redevelopment projects are not inventoried in this survey and the intensification parcels from previous reports are separated into Appendix 2. All of the enumerated greenfield and intensification parcels are categorized based on their ownership, location, size, unit potential and planning status. Field surveys, municipal records, planning documents, assessment data, and land registry records are all used to compile the inventory of parcels and their characteristics.

Parcels from the previous GRLS report are used as the starting point for estimating the current year supply. Housing starts data supplied from CMHC represent residential housing units that started construction during the current year and are removed from the existing supply. Parcels are then analyzed and may be further revised based on more detailed information received in the current year. Final unit and land area supply for the study year is a result of removing newly constructed residential units and revisions to existing parcels. For the mid-2022 survey, starts from July 1, 2021 to June 30, 2022 were removed from the July 1, 2021 supply.

The report includes two appendices, one for greenfield parcels and one for intensification parcels in the suburban areas. A separate parcel list and associated maps provide further details on each greenfield and intensification. However, analysis is only completed on the greenfield parcels.

Housing unit types in this report are defined as follows:

- Single-detached: A single dwelling unit not attached to any other building;
- Semi-detached: One of two dwelling units attached to a single neighbouring unit by a vertical common wall;
- Townhouse: One of three or more dwelling units attached by common or adjoining walls without having any other dwellings above or below;
- Stacked Townhouse: A building with six or more units attached side by side, two units high; and

[1] Vacant residential land in this survey includes lands approved for residential development based on the most detailed, approved planning document for the subject parcel at time of publication. In order of detail, from the most specific to the most general, planning approvals range from site plans, plans of subdivision and condominium, the zoning by-law, Community Design Plans and the Ottawa Official Plan.

Apartment: One of two or more dwelling units attached vertically and horizontally, typically with shared external access, including duplexes.

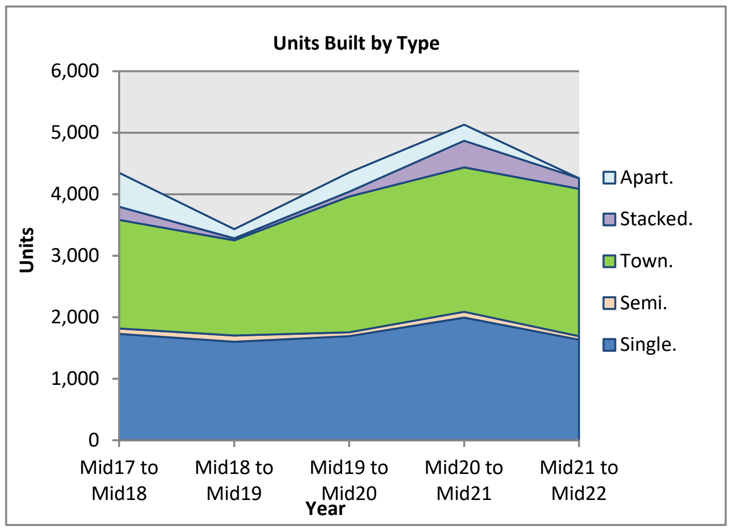
3. Consumption

<u>Housing Starts</u>

From mid-2021 to mid-2022, 4,258 housing starts occurred on greenfield parcels, slightly higher than the five-year average of 4,212 units, however this is a 17.0 per cent decrease from mid-2020 to mid-2021. Kanata-Stittsville led all areas with 33.0 per cent of units developed, followed by South Nepean at 30.7 per cent and Leitrim at 13.1 per cent. South Nepean experienced the greatest year-over-year increase, while Orléans, Leitrim, and Riverside South all experienced a decrease year-over-year in housing starts.

Overall, townhouse units (2,399) continued to have the highest share of starts by type, at 56 per cent. With the decrease in overall starts, all unit types except townhouse units experienced a decrease from the previous year. Townhouse units saw an additional 54 units, or 2.3 per cent, increase from the previous year; while apartments had 0 starts which is a decrease of 260 units from the previous year.

Greenfield Starts, July 2021 to June 2022	
Unit Type	Housing Starts
Single-detached	1,633
Semi-detached	58
Townhouse	2,399
Stacked Townhouse	168
Apartments	0
Total	4,258



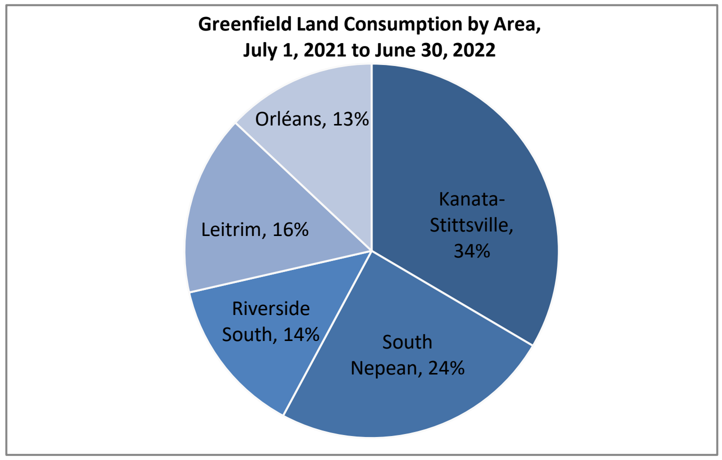
Over the past five-years, single-detached dwellings accounted for 40 per cent of greenfield housing starts. In mid-2021 to mid-2022, single-detached dwellings accounted for 38 per cent.

Greenfield Single-detached Shares		
Time period	Singles	Multiples
Mid-2017 to Mid-2018	39%	61%
Mid-2018 to Mid-2019	47%	53%
Mid-2019 to Mid-2020	39%	61%
Mid-2020 to Mid-2021	39%	61%
Mid-2021 to Mid-2022	38%	62%
5-year avg	40%	30%

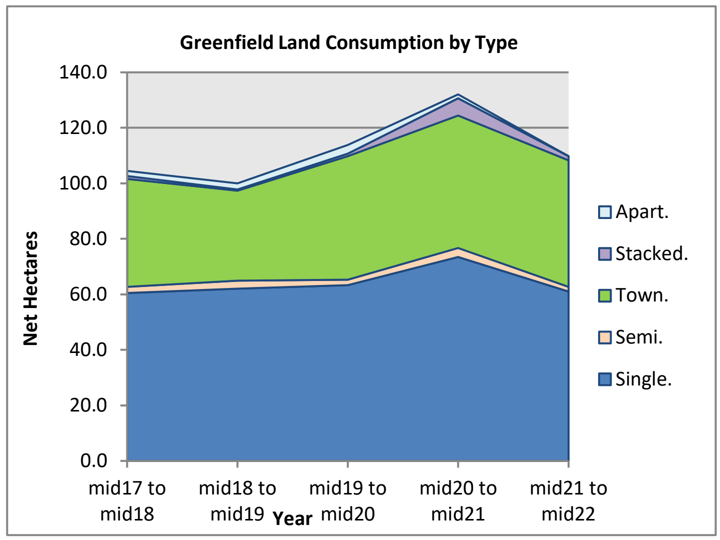
Further details on greenfield starts by dwelling type over the past 5-years are provided for in Table 1, Appendix 1.

Land Consumption

The 4,258 dwelling starts in mid-2021 to mid-2022 occurred on 109.9 ha. Kanata-Stittsville led all areas with 33.5 per cent of lands developed, followed by South Nepean at 24.4 per cent. Kanata-Stittsville experienced the greatest year-over-year increase, while all other areas experienced a decrease.



Land consumed by all unit types decreased from the previous year. Although townhouse construction surpassed that of single-detached, single-detached units consumed more land than any other unit type with 61.1 ha in mid-2022. Townhouse construction consumed 45.6 ha of land, semi-detached units consumed 1.7 ha, stacked townhouses consumed 1.5 ha and apartment units did not consume any land as there were no greenfield apartment starts in mid-2022.



From 2018 to 2022, greenfield land demand was projected to be approximately 510.4 net ha; actual consumption was 455.6 net ha. Further details on greenfield land consumption by dwelling type over the past 5-years are provided for in Table 2, Appendix 1. Tables 3a and 3b outlines the greenfield housing starts and their land consumption by suburban community over the past 5-years.

4. Residential Supply

The greenfield residential land supply is separated into two different categories: existing designated greenfield supply and Council-adopted urban expansion areas. The existing designated greenfield supply consists of greenfield parcels that were designated greenfield prior to the adoption of the New Official Plan. The Council-adopted urban expansion areas consist of parcels that were added to the urban boundary by Ottawa city Council during the New Official Plan process in 2021.

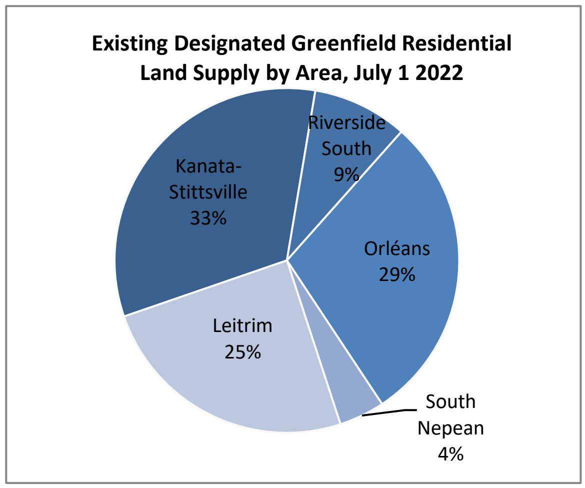
Existing Designated Greenfield Residential Supply

After the 4,258 dwelling starts in mid-2021 to mid-2022 were removed from the greenfield inventory, parcels were analyzed and further revised based on more detailed information received until mid-2022. Based on these updates, as of July 1, 2022, there was approximately 1,482.2 ha of vacant residential greenfield land in Ottawa.

Kanata-Stittsville has the most supply with 488.0 ha (32.9 per cent), followed by Riverside South at 431.6 ha (29.1 per cent), Orléans at 366.9 ha (24.8 per cent), South Nepean at 132.3 ha (8.9 per cent), and Leitrim with 63.5 ha (4.3 per cent).

Existing Designated Greenfield Residential Supply by Area, July 1 2022

Area	Land Supply (net ha)	Unit Potential
Kanata-Stittsville	488.0	20,082
Riverside South	431.6	17,747
Orléans	366.9	16,457
South Nepean	132.3	8,264
Leitrim	63.5	2,236
Total	**1,482.2**	**64,786**



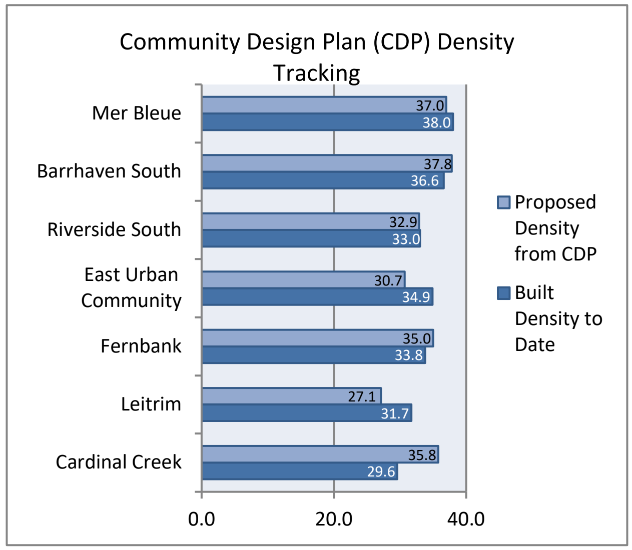
Determining the dwelling unit potential from the land supply is based on applications submitted through the development review process, calculations based on proposed dwelling counts from community design plans, and where neither is available, average development density for the sub-area that the subject parcel is within from the past five years. These assumptions are further detailed in Appendix 1 as follows:

- Table 4 outlines the built densities by dwelling type from mid-2017 to mid-2022
- Tables 5a through 5e outlines the built densities by dwelling type in each suburban area from mid-2017 to mid-2022
- Table 6 summarizes the densities for all units built by suburban area from mid-2017 to mid-2022, and the weighted average densities from the most recent five-years.

Table 7 in Appendix 1 outlines the greenfield supply by development status in each suburban community as shown in the above table.

Community Design Plan Tracking

Community Design Plans (CDP) establish density targets and comparing what has been built to date within these areas monitors development trends since their approval. Out of the seven CDPs being tracked, Mer Bleue had the highest development density of 38.0 units per net hectare. Although Barrhaven South, Fernbank and Cardinal Creek had lower development densities compared to their CDP targets, the densities-to-date only provide a snapshot in time and will fluctuate as development progresses within the CDPs. Typically, lower density housing types such as single-detached homes are built prior to higher density unit types such as stacked townhomes and apartments, resulting in a lower built density in the newer CDPs.



Council-adopted Urban Expansion Areas

The Council-adopted Urban Expansion Areas are the parcels added to the urban boundary by Ottawa City Council during the New Official Plan process in 2021. Council adopted an additional 1,281 gross hectares of greenfield land. The assumed net residential portion of that land is 50%, providing 640.5 net hectares of residential land.

The existing designated greenfield residential land supply of 1,482.2 net hectares and the Council-adopted urban expansion areas residential supply of 640.5 net hectares provides a total of 2,122.7 net hectares of greenfield residential land supply in Ottawa.

5. Projected Residential Demand

The Provincial Policy Statement requires a minimum of 15-year supply of residential land to be maintained at all times. To assess how projections are tracking with this policy, land demand from the projected private market housing demand in the "Balanced Scenario" from the *RGMS for the New Official Plan*[2] is compared with actual land consumption. Over 89,600 dwellings are allocated to the greenfield portion of the urban area from 2018 to 2046, of which 51,684 dwellings are projected from 2022 to 2037, or 3,446 dwellings annually. From 2018 to 2022, greenfield demand was projected to be approximately 18,800 dwellings; actual consumption was 17,175 dwellings.

Projected 15-year Residential Demand, 2022 to 2037		
Area	**15-year Projection**	**Average Annual**
Total City-wide Demand	110,950	7,397
Subtract Rural Demand	-7,424	-495
Total Urban Demand	103,526	6,902
Projected Intensification	51,842	3,456
Projected Greenfield	**51,684**	**3,446**

Note: based on the new Official Plan Growth Management Framework

To compare dwelling demand with land supply, the annual land requirement in residential net hectares for each dwelling type are estimated. The average density over the past five years (as calculated in Table 4, Appendix 1) are applied to the annual dwelling requirement. The density over the past five years are used to smooth annual fluctuations to derive estimated land consumption. Through this calculation, the annual land projection is 93.1 residential net hectares.

15-year Residential Land Projection per Year, 2022 to 2037			
Type	**Units Projection**	**5-Year Avg. Density**	**Land (net ha)**
Single-detached	1,468	26.3	55.8
Semi-detached	72	33.5	2.1
Townhouses	1,582	49.7	31.8
Stacked Towns /Apartments	323	98.2	3.3
All Dwellings Annual Projection	**3,446**		**93.1**

Note: Stacked townhouse/Apartments density is the combined housing starts and land consumption of these unit types over the past five-years from Tables 1 and 2 in the Appendix.

Council-adopted Urban Expansion Estimated Demand

Currently, only high-level analysis can be completed on these 640.5 net hectares until more details are provided during the secondary planning process for each expansion area. Applying the minimum 36 units per net hectare as per Official Plan policy 5.4.4.2 means the 640.5 net hectares will result in approximately 23,000 dwellings.

Council-adopted Urban Expansion Area		
Area	**Land Supply (net ha)**	**Unit Potential**
Council-adopted Urban Expansion Area	640.5	23,000

[2] Page 35, Figure 36. March 2020, City of Ottawa. *Residential Growth Management Strategy for the New Official Plan*. https://engage.ottawa.ca/8204/widgets/36458/documents/62364

6. Provincial Policy Statement

The *Provincial Policy Statement* (PPS) contains policies for residential land to ensure that supply is sufficient.

Policy 1.4.1

a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development.

15-Year Supply Requirement (PPS) for Vacant Lands, July 2022 to June 2037	
	Net Hectares
Land Supply	1,482.2
Annual Demand, 2021-2036	93.1
15-year Demand	1,396.5

b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

3-Year Supply Requirement (PPS) for Registered and Draft Approved Vacant Lands with Servicing Capacity	
	Net Hectares
Land Supply	715.5
Annual Demand, 2022-2025	93.1
3-year demand	279.3

On July 1, 2022, the existing designated greenfield residential land supply was approximately 1,482.2 hectares. Based on projected greenfield demand of 93.1 hectares per year, over the next 15-years greenfield demand is estimated to require approximately 1,396.5 hectares. The registered (286.6 ha) and draft approved (428.9 ha) land supply, as shown on Table 7, Appendix 1, together provides for 715.5 hectares of serviced land, similarly exceeding the PPS requirement, and is sufficient for over six years.

As the Council-adopted urban expansion areas complete their secondary planning process, an additional 640.5 net hectares will be available for a total of 2,122.7 net hectares of greenfield residential land supply.

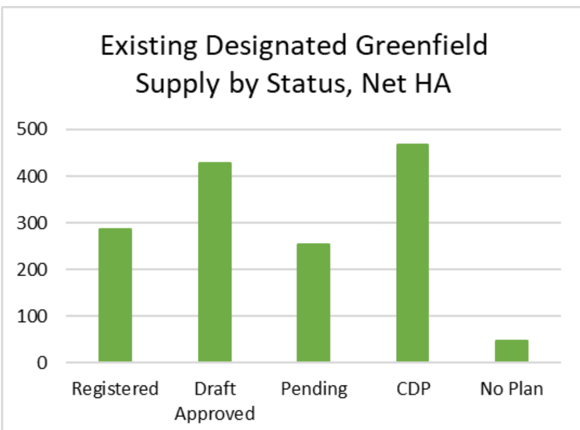
7. Existing Designated Greenfield Supply by Status and Council-Adopted Expansion Areas

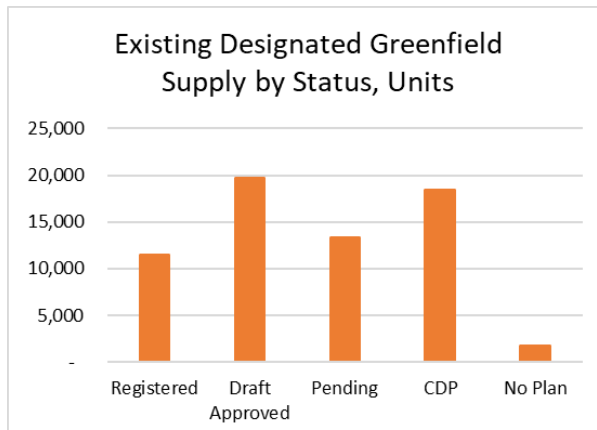
<u>Existing Designated Greenfield Supply by Development Status</u>

Development status refers to where the parcel is in the development review process. Registered plans are legally registered lots where building permits and housing starts may begin. Draft Approved refers to an approved draft plan of subdivision and is the precursor to plan registration to legally establish lots. Pending refers to an existing Planning Act application prior to approval, such as a zoning by-law amendment and draft plan of subdivision. CDP refers to a Community Design Plan or Secondary Plan that provides higher-level master planning direction, such as land use and density. No Plan refers to a parcel that is not within a CDP nor does it have any Planning Act approvals or applications.

There are approximately 7.7 years of serviced land that is registered and draft approved ready for development, 3 years of lands currently pending through active applications, 5 years of master planned lands ready for applications, and about 6-months of land without any planning status.

Existing Designated Greenfield Residential Supply by Status, July 1 2022				
Development Status	**Land Supply (net ha)**	**Unit Potential**	**Projected Years of Supply**	**Supply Until Year**
Registered	286.6	11,486	3.1	2025
Draft Approved	428.9	19,702	4.6	2027
Pending	253.4	13,323	2.7	2025
CDP	466.2	18,489	5.0	2027
No Plan	47.1	1,786	0.5	2023
Total	**1,482.2**	**64,786**	**15.9**	**2038**





<u>Supply with Council-Adopted Expansion Areas</u>

The city adopted expansion lands will supplement the existing designated greenfield land supply to approximately 2047. The existing designated greenfield residential supply as of mid-2022 and the Council-adopted expansion areas provides a projected land supply of approximately 25 years with a total unit potential of 87,836 dwellings.

Existing Designated Greenfield Residential Supply and Council-adopted Urban Expansion Areas					
	Land Supply (net ha)	**Unit Potential**	**Annual Land Demand (net ha)**	**Projected Years of Supply**	**Supply Until Year**
Existing Designated Greenfield Residential Supply, mid-2022	1,482.2	64,786	93.1	15.9	
City adopted expansion lands	640.5	23,050	68.5	9.4	
Total	**2,122.7**	**87,836**		**25.3**	**2047**

In summary, the total greenfield supply of both the existing designated greenfield residential lands as identified in GRLS mid-2022 and the council-adopted expansion areas, leads to a land supply of 2,112.7 net ha, with a unit potential of 87,836 dwellings, providing a greenfield supply of approximately 25 years to 2047.

Greenfield Residential Supply by Status, July 1 2022				
Development Status	**Land Supply (net ha)**	**Unit Potential**	**Projected Years of Supply**	**Supply Unit Year**
Registered	286.6	11,486	3.1	2025
Draft Approved	428.9	19,702	4.6	2027
Pending	253.4	13,323	2.7	2025
CDP	466.2	18,489	5.0	2027
No Plan	47.1	1,786	0.5	2023
Council-adopted expansion areas	640.5	23,050	9.4	2031
Total	**2,112.7**	**87,836**	**25.3**	**2047**

8. Conclusion

Overall, the supply of greenfield land for new housing in Ottawa as of July 1, 2022, is tracking closely to the growth projections of the new Official Plan and is consistent with the policies of the Provincial Policy Statement for greenfield residential land. Ottawa's existing designated greenfield residential land supply of 1,482.2 ha has an estimated potential for approximately 64,786 dwellings. Based on projected annual consumption of 93.1 hectares or 1,396.5 hectares over 15-years, the existing designated greenfield land supply is consistent with the Provincial Policy Statement requirement. The new Official Plan will also provide 640.5 ha of additional greenfield residential land through the Council-adopted expansion areas to supplement the existing supply past the planning horizon of 2046.

Appendix 1: Greenfield

Table 1: Housing Starts on Greenfield Residential Land, mid2017-mid2022

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-year Avg
Single-detached	1,523	1,601	1,693	1,992	1,633	1,688
Semi-detached	84	100	62	98	58	80
Townhouse	1,895	1,550	2,210	2,345	2,399	2,080
Stacked Townhouse	72	32	74	436	168	156
Apartment	311	150	314	260	0	207
Total	**3,885**	**3,433**	**4,353**	**5,131**	**4,258**	**4,212**

Table 2: Greenfield Land Consumption of Housing Starts, mid2017-mid2022 (net residential hectares)

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-year Avg
Single-detached	60.5	62.1	63.3	73.5	61.1	64.1
Semi-detached	2.2	2.8	2.0	3.3	1.7	2.4
Townhouse	38.9	32.5	44.5	47.7	45.6	41.8
Stacked Townhouse	1.0	0.4	0.9	6.2	1.5	2.0
Apartment	1.9	2.2	3.1	1.4	0.0	1.7
Total	**104.4**	**100.0**	**113.7**	**132.1**	**109.9**	**112.0**

Table 3a: Housing Starts on Greenfield Land by Area, mid2017-mid2022

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-year Avg
Kanata-Stittsville	1,366	1,393	1,657	1,271	1,407	1,419
% of Total	*35.2%*	*40.6%*	*38.1%*	*24.8%*	*33.0%*	*33.7%*
South Nepean	736	485	822	1,108	1,308	892
% of Total	*18.9%*	*14.1%*	*18.9%*	*21.6%*	*30.7%*	*21.2%*
Riverside South	514	285	455	639	503	479
% of Total	*13.2%*	*8.3%*	*10.5%*	*12.5%*	*11.8%*	*11.4%*
Leitrim	292	440	615	823	556	545
% of Total	*7.5%*	*12.8%*	*14.1%*	*16.0%*	*13.1%*	*12.9%*
Orléans	977	830	804	1,290	484	877
% of Total	*25.1%*	*24.2%*	*18.5%*	*25.1%*	*11.4%*	*20.8%*
Total	**3,885**	**3,433**	**4,353**	**5,131**	**4,258**	**4,212**

Table 3b: Greenfield Land Consumption of Housing Starts by Area, mid2017-mid2022 (net residential hectares)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-year Avg
Kanata-Stittsville	39.6	42.6	41.6	33.2	36.8	38.7
% of Total	*37.9%*	*42.6%*	*36.5%*	*25.1%*	*33.5%*	*34.6%*
South Nepean	18.7	12.3	19.7	27.2	26.8	20.9
% of Total	*17.9%*	*12.3%*	*17.3%*	*20.6%*	*24.4%*	*18.7%*
Riverside South	15.4	10.6	13.7	18.3	14.9	14.6
% of Total	*14.7%*	*10.6%*	*12.0%*	*13.8%*	*13.6%*	*13.0%*
Leitrim	8.5	12.9	17.9	23.8	17.1	16.1
% of Total	*8.1%*	*12.9%*	*15.8%*	*18.0%*	*15.6%*	*14.3%*
Orléans	22.3	21.6	20.9	29.6	14.3	21.7
% of Total	*21.4%*	*21.6%*	*18.3%*	*22.4%*	*13.0%*	*19.4%*
Total	**104.4**	**100.0**	**113.7**	**132.1**	**109.9**	**112.0**

Table 4: Built Densities on Greenfield Parcels, mid2017-mid2022 (units per net residential hectare)

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average*
Single-detached	25.2	25.8	26.7	27.1	26.7	26.3
Semi-detached	38.7	35.5	31.6	29.6	33.5	33.5
Townhouse	48.8	47.7	49.7	49.2	52.6	49.7
Stacked Townhouse	74.2	80.0	79.6	70.7	115.9	78.8
Apartment	161.1	68.8	103.0	182.3	0.0	120.5
Weighted Average	**37.2**	**34.3**	**38.3**	**38.9**	**38.8**	**37.6**

*Weighting involved dividing the sum of units built by the sum of hectares developed

Table 5a: Greenfield Single-Detached Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	25.3	25.1	25.3	24.8	26.9	25.5
South Nepean	26.5	27.2	30.3	31.2	30.7	29.6
Riverside South	21.9	22.4	23.9	25.1	24.7	23.6
Leitrim	23.8	24.7	25.3	25.6	24.3	24.9
Orléans	26.5	29.8	28.6	27.7	26.4	27.9
Weighted Average	**25.2**	**25.8**	**26.8**	**27.1**	**26.7**	**26.4**

Table 5b: Greenfield Semi-Detached Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	42.5	37.6	31.0	32.4	36.1	36.6
South Nepean	36.8	34.3	24.0	25.3	44.4	31.5
Riverside South	43.3	-	-	34.6	-	35.3
Leitrim	35.1	36.810	44.4	28.5	38.7	33.3
Orléans	24.6	32.5	36.6	27.6	29.6	30.3
Weighted Average	**38.7**	**35.4**	**31.7**	**29.6**	**33.5**	**33.5**

Table 5c: Greenfield Townhouse Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	48.9	47.5	49.6	50.9	51.4	49.5
South Nepean	51.5	52.4	63.6	56.3	58.3	56.8
Riverside South	44.8	38.2	42.2	41.6	54.6	44.6
Leitrim	47.4	45.7	45.2	45.4	45.5	45.6
Orléans	50.2	47.8	49.4	52.7	47.8	49.9
Weighted Average	**48.8**	**47.7**	**49.7**	**49.2**	**52.6**	**49.7**

Table 5d: Greenfield Stacked Townhouse Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	75.9	79.1	69.0	70.3	93.3	72.9
South Nepean	64.8	-	-	76.590	92.3	84.9
Riverside South	76.4	-	-	64.000	-	67.7
Leitrim	-	-	-	-	-	0.0
Orléans	-	-	83.6	72.6	-	76.6
Weighted Average	**74.0**	**79.1**	**79.5**	**70.7**	**92.2**	**76.0**

Table 5e: Greenfield Apartment Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	64.5	58.3	113.9	118.1	-	99.3
South Nepean	390.6	80.0	80.0	0.0	-	153.0
Riverside South	-	93.0	81.0	0.0	-	86.5
Leitrim	88.740	47.330	-	-	-	52.7
Orléans	177.1	82.180	-	262.350	-	175.6
Weighted Average	**161.3**	**68.9**	**103.0**	**182.3**	-	**120.6**

Table 6: Greenfield Development Densities (all unit types), mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	5-Year Weighted Average
Kanata-Stittsville	34.5	32.7	39.9	38.3	38.2	36.6
South Nepean	39.4	39.5	41.7	40.7	48.8	42.6
Riverside South	33.4	26.8	33.3	35.0	33.8	32.9
Leitrim	34.4	34.1	34.3	34.6	32.5	34.0
Orléans	43.8	38.5	38.6	43.6	34.0	40.4
Weighted Average	**37.2**	**34.3**	**38.3**	**38.9**	**38.8**	**37.6**

Table 7: Greenfield Residential Land Supply and Unit Potential by Development Status and Area, Mid 2022

	Development Status											
	Registered		**Draft Approved**		**Pending**		**CDP**		**No Plan**		**Total**	
Area	***Land Supply net ha***	***Unit Potential***	***Land Supply net ha***	***Unit Potential***	***Land Supply net ha***	***Unit Potential***	***Land Supply net ha***	***Unit Potential***	***Land Supply net ha***	***Unit Potential***	***Land Supply net ha***	***Unit Potential***
Kanata-Stittsville	147.23	5,434	138.76	5,544	113.28	6,547	50.48	1,159	38.20	1,398	488.0	20,082
South Nepean	23.90	995	75.15	4,783	12.54	739	18.25	1,625	2.45	122	132.3	8,264
Riverside South	48.35	1,753	101.19	4,250	37.53	1,200	244.48	10,544	0.00	0	431.6	17,747
Leitrim	36.02	1,133	20.74	678	0.00	0	6.69	425	0.00	0	63.5	2,236
Orléans	31.09	2,171	93.03	4,447	90.08	4,837	146.25	4,736	6.46	266	366.9	16,457
Total	**286.59**	**11,486**	**428.87**	**19,702**	**253.43**	**13,323**	**466.15**	**18,489**	**47.11**	**1,786**	**1,482.2**	**64,786**

Table 8a: Share of Total Vacant Urban Land of 10 Largest Landowners, Year-End 2015-2019

	Net Hectares Owned					**% of all Vacant Urban Land**				
Owner Name	**2015**	**2016**	**2017**	**2018**	**2019**	**2015**	**2016**	**2017**	**2018**	**2019**
Riverside South Dev. Corp.	382.7	427.8	334.6	304.0	292.9	18.5	20.2	16.4	16.3	16.3
Richcraft Homes	170.5	149.1	141.7	161.8	165.4	8.2	7.0	7.0	8.7	9.2
Claridge Homes	159.2	158.1	138.3	148.3	135.3	7.7	7.5	6.8	7.9	7.5
Minto Group	174.8	148.7	144.1	123.3	103.2	8.5	7.0	7.1	6.6	5.7
Urbandale Construction	29.5	44.2	132.9	97.7	92.7	1.4	2.1	6.5	5.2	5.2
KNL Developments	103.7	103.7	101.8	94.1	94.1	5.0	4.9	5.5	5.0	5.2
Tamarack Homes	110.3	101.4	88.5	91.6	86.2	5.3	4.8	4.4	4.9	4.8
CRT Developments Inc.	74.0	74.8	74.8	82.3	73.9	3.6	3.5	3.7	4.4	4.1
Tartan Homes	79.9	93.8	69.5	59.9	64.7	3.9	4.4	3.4	3.2	3.6
Mattamy Homes	137.7	112.1	81.4	62.8	53.5	6.7	5.3	4.0	3.4	3.0
Total, Top 10 Owners	**1,467.1**	**1,439.3**	**1,307.7**	**1,225.7**	**1,161.9**	**70.9**	**67.9**	**64.3**	**65.5**	**64.6**
Total Vacant Land	**2,068.4**	**2,121.1**	**2,034.4**	**1,870.2**	**1,798.8**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Table 8b: Share of Greenfield Residential Land of 10 Largest Landowners, Mid-Year 2021-2022

	Net Hectares Owned		**% of all Vacant Urban Land**	
Owner Name	**Mid-2021**	**Mid-2022**	**Mid-2021**	**Mid-2022**
Riverside South Dev. Corp.	315.5	304.9	19.9%	20.6%
Richcraft Homes	129.8	126.3	8.2%	8.5%
Claridge Homes	111.9	105.9	7.0%	7.1%
KNL Developments	92.7	94.1	5.8%	6.3%
Tamarack Homes	76.9	76.3	4.8%	5.1%
Minto Group	80.9	72.8	5.1%	4.9%
Kizell Management Corporation	51.1	51.1	3.2%	3.4%
Urbandale Construction	58.9	44.3	3.7%	3.0%
Ashcroft	n/a	44.1	0.0%	3.0%
Tartan Homes	49.8	42.9	3.1%	2.9%
CRT Developments Inc.	63.5	n/a	4.0%	0.0%
Total, Top 10 Owners	**967.6**	**962.7**	**61.0%**	**65.0%**
Total Greenfield Land	**1,587.3**	**1,482.1**	**100.0%**	**100.0%**

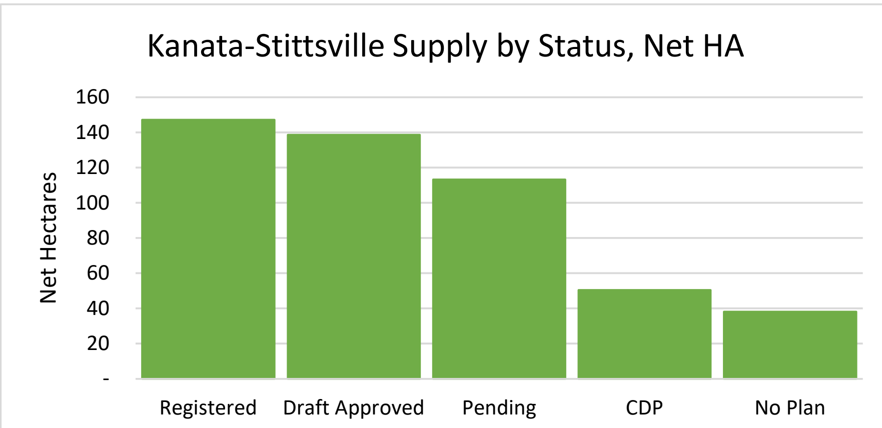
Table 9: Greenfield Residential Land Supply of Major Landowners (10 net ha and larger) by Area, Mid 2022

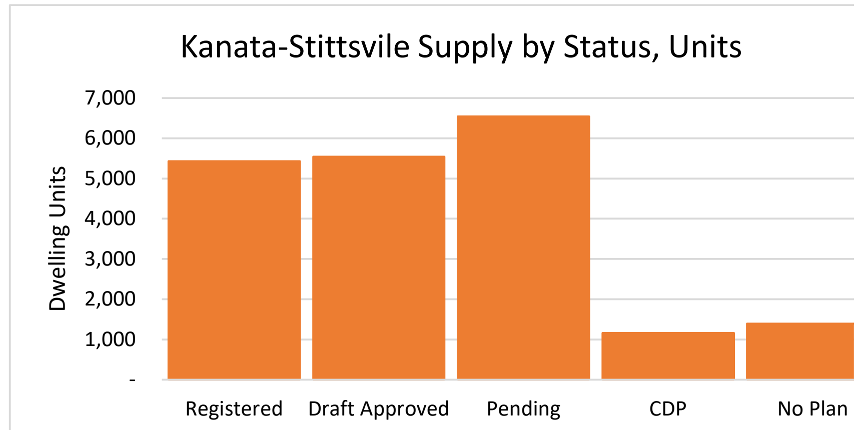
Area	Owner Name	Total (net ha)
Kanata-Stittsville	KNL Development	94.1
	Richcraft Homes	51.4
	Kizell Management Corporation	51.1
	M & A Rentals	38.2
	Minto Group	31.5
	J.G. Rivard	29.5
	CRT Developments	24.4
	Claridge and CU Developments Inc	23.8
	Tartan Homes	19.1
	Claridge	16.7
	Abbott-Fernbank Holdings Inc.	14.8
	Lioness Developments Inc.	13.6
	Cavanaugh	10.2
South Nepean	Caivan	32.1
	Minto Group	25.8
	South Nepean Development Corp.	15.7
	Mattamy Homes	11.6
	Caivan Greenbank Development	11.2
	Tamarack Homes	10.3
Riverside South	Riverside South Development Corp.	304.9
	Urbandale Construction	39.5
	Claridge Homes	17.9
	Cardel Homes	16.2
	Mion, Lugi	14.4
	Hakim, Antoine	10.8
	2167799 Ontario Inc.	10.5
Leitrim	Tartan Homes	22.9
	Leitrim South Holdings Inc.	10.5
Orléans	Richcraft Homes	69.5
	Tamarack Homes	66.0
	Claridge Homes	57.0
	Ashcroft Homes	44.1
	Claridge Homes/Richcraft Homes	26.8
	Minto Group	15.6
	Provence Orleans Realty	12.6
	Mattamy Homes/Caivan	11.4
	Glenview Homes	10.3
	Innes Road Development Corporation	10.2
Total (net ha)		**1,296.0**

Table 10: Greenfield Residential Land Supply, Unit Potential and Approval Status, Mid 2022

KANATA-STITTSVILLE

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	72.62	1,443	0.67	20	61.28	2,691	5.21	337	7.45	943	-	-	147.23	5,434
Draft Approved	55.27	1,324	4.81	170	49.73	1,858	17.12	968	11.83	1,224	-	-	138.76	5,544
Pending	44.78	1,165	0.96	40	50.47	2,171	11.30	1,712	5.77	1,459	-	-	113.28	6,547
CDP	-	-	-	-	-	-	-	-	-	-	50.48	1,159	50.48	1,159
No Plan	-	-	-	-	-	-	-	-	-	-	38.20	1,398	38.20	1,398
TOTAL	172.67	3,932	6.44	230	161.48	6,720	33.63	3,017	25.05	3,626	88.68	2,557	487.95	20,082
% of Total	35%	20%	1%	1%	33%	33%	7%	15%	5%	18%	18%	13%	100%	100%
Density (units/hectare)	22.8		35.7		41.6		89.7		144.8		28.8		41.2	





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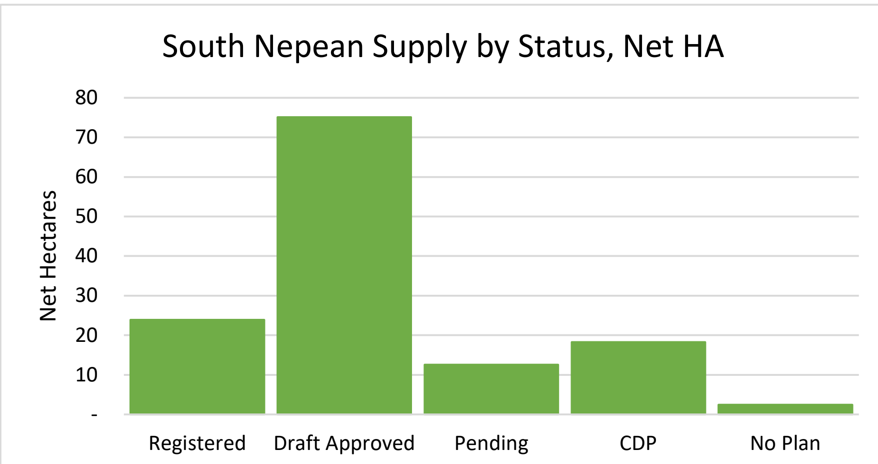
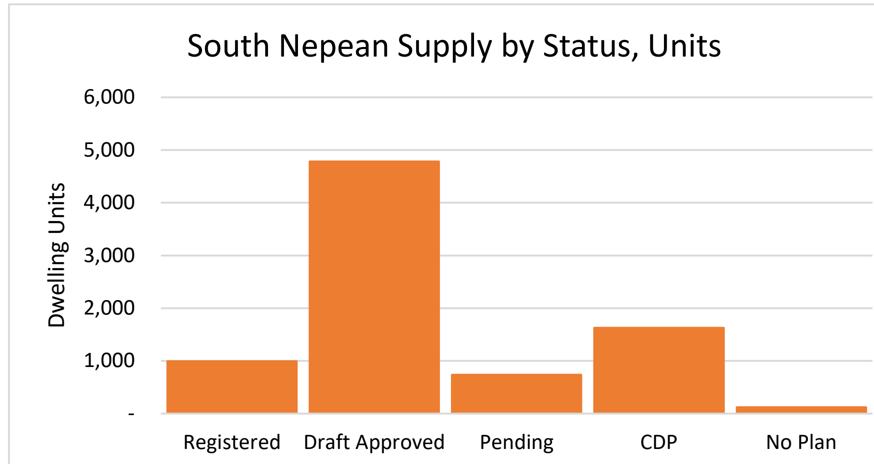
No Plan = No applications received

SOUTH NEPEAN

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	13.12	323	0.08	2	7.95	348	-	-	2.75	322	-	-	23.90	995
Draft Approved	27.93	1,130	-	-	35.83	1,995	2.54	224	8.85	1,434	-	-	75.15	4,783
Pending	3.48	103	-	-	9.06	636	-	-	-	-	-	-	12.54	739
CDP	-	-	-	-	-	-	0.91	96	-	-	17.34	1,529	18.25	1,625
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	-	-	2.45	122
TOTAL	44.53	1,556	0.08	2	54.58	3,034	3.45	320	12.31	1,823	17.34	1,529	132.29	8,264
% of Total	34%	19%	0%	0%	41%	37%	3%	4%	9%	22%	13%	19%	100%	100%
Density (units/hectare)	34.9		25.0		55.6		92.8		148.1		88.2		62.5	





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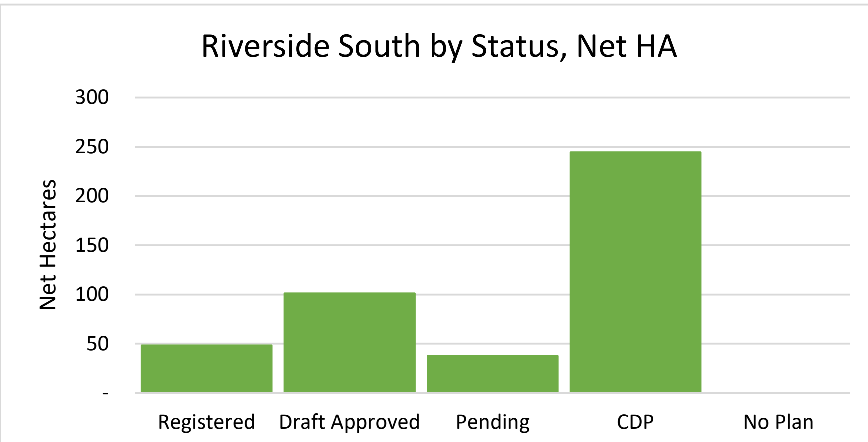
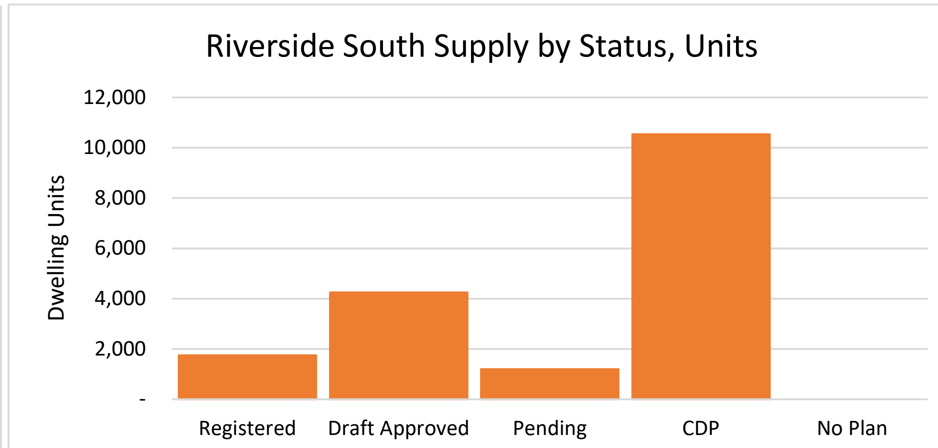
RIVERSIDE SOUTH

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	19.37	483	0.08	2	23.91	930	0.24	18	4.75	320	-	-	48.35	1,753
Draft Approved	31.14	668	-	-	50.15	1,898	12.45	790	7.45	894	-	-	101.19	4,250
Pending	19.03	420	0.11	2	16.36	666	-	-	2.03	112	-	-	37.53	1,200
CDP	-	-	-	-	-	-	-	-	-	-	244.48	10,544	244.48	10,544
No Plan	-	-	-	-	-	-	-	-	-	-			-	-
TOTAL	69.54	1,571	0.19	4	90.42	3,494	12.69	808	14.23	1,326	244.48	10,544	431.55	17,747
% of Total	16%	9%	0%	0%	21%	20%	3%	5%	3%	7%	57%	59%	100%	100%
Density (units/hectare)	22.6		21.1		38.6		63.7		93.2		43.1		41.1	





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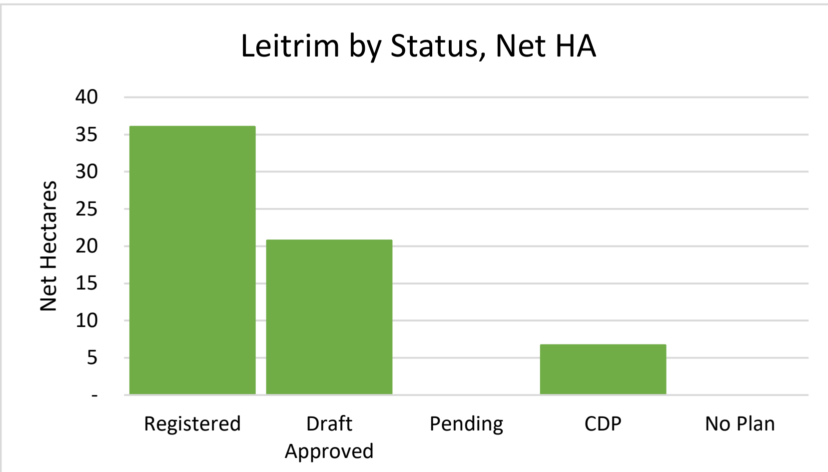
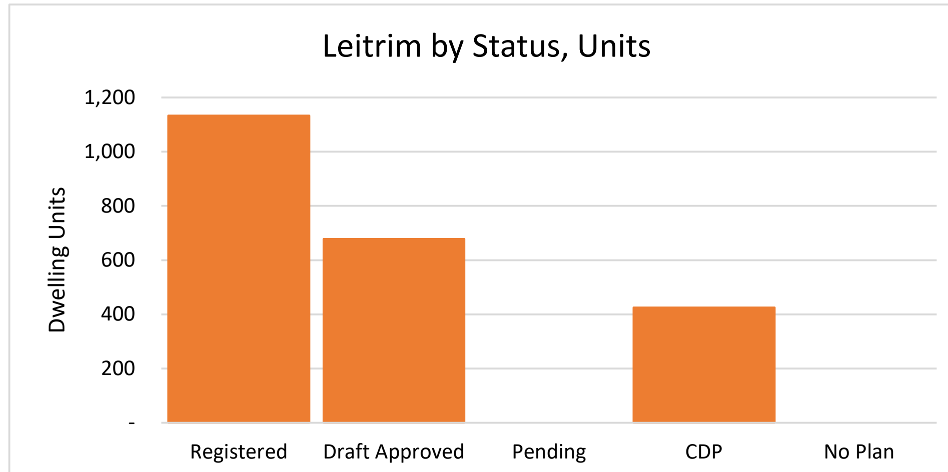
LEITRIM

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	19.37	440	0.25	8	9.18	377	-	-	7.22	308	-	-	36.02	1,133
Draft Approved	14.22	345	-	-	5.24	237	-	-	1.28	96	-	-	20.74	678
Pending	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CDP	-	-	-	-	-	-	-	-	-	-	6.69	425	6.69	425
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	33.59	785	0.25	8	14.42	614	-	-	8.50	404	6.69	425	63.45	2,236
% of Total	53%	35%	0%	0%	23%	27%	0%	0%	13%	18%	11%	19%	100%	100%
Density (units/hectare)	23.4		32.0		42.6		#DIV/0!		47.5		63.5		35.2	





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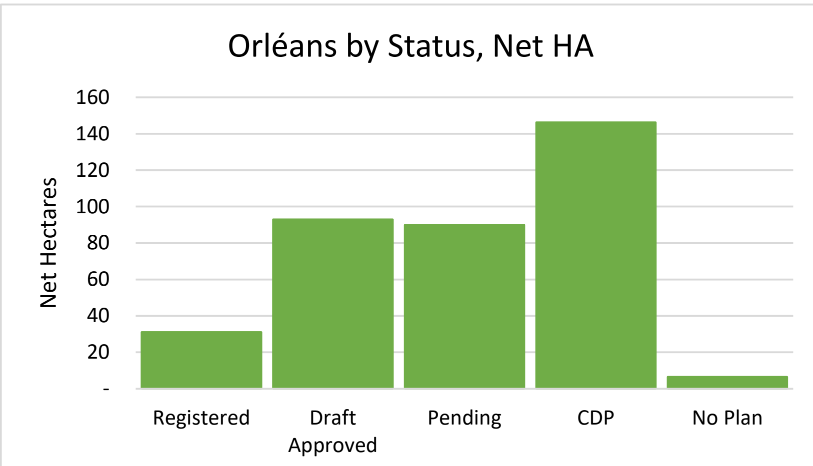
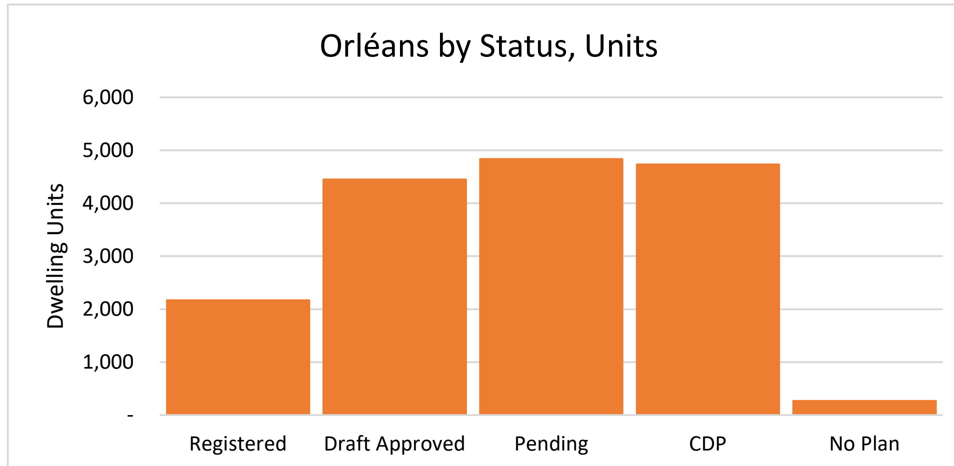
ORLÉANS

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	15.47	178	0.77	20	3.40	134	-	-	11.45	1,839	-	-	31.09	2,171
Draft Approved	43.63	1,400	2.88	112	33.19	1,773	12.63	1,037	0.70	125	-	-	93.03	4,447
Pending	31.22	829	-	-	38.98	1,891	5.70	399	14.18	1,718	-	-	90.08	4,837
CDP	-	-	-	-	-	-	-	-	-	-	146.25	4,736	146.25	4,736
No Plan	-	-	-	-	-	-	-	-	-	-	6.46	266	6.46	266
TOTAL	90.32	2,407	3.65	132	75.57	3,798	18.33	1,436	26.33	3,682	152.71	5,002	366.91	16,457
% of Total	25%	15%	1%	1%	21%	23%	5%	9%	7%	22%	42%	30%	100%	100%
Density (units/hectare)	26.6		36.2		50.3		78.3		139.8		32.8		44.9	





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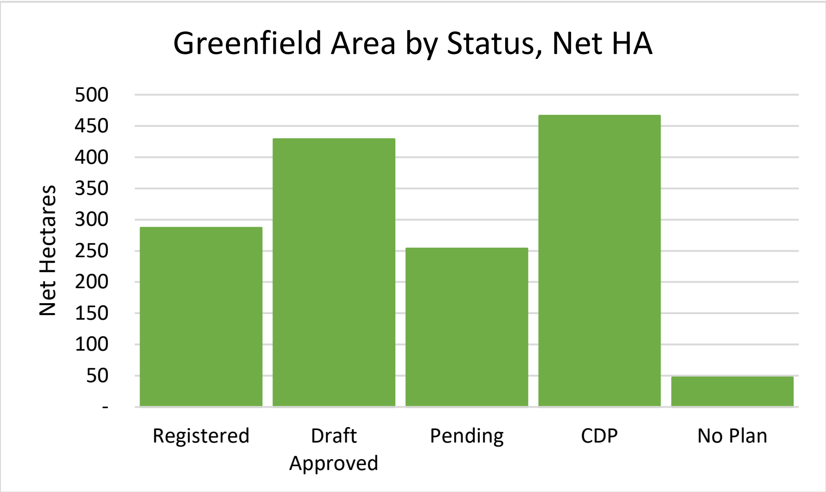
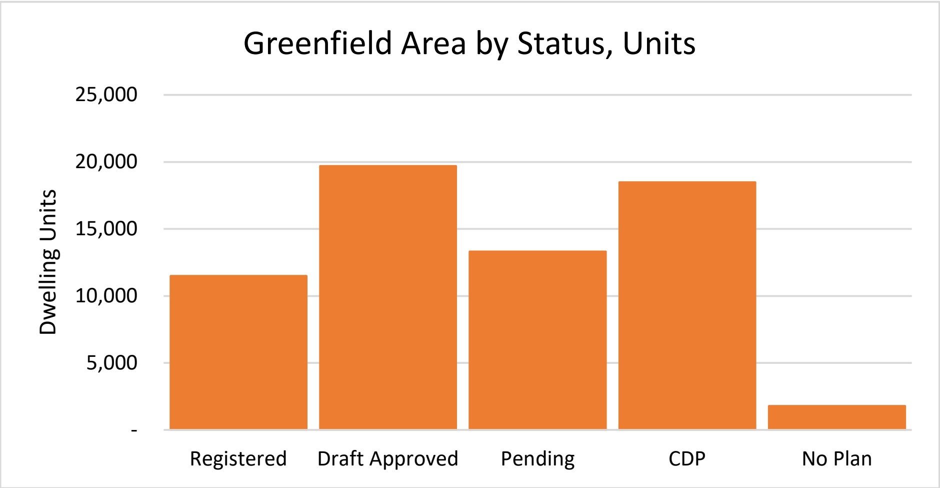
TOTAL GREENFIELD AREA

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	139.95	2,867	1.85	52	105.72	4,480	5.45	355	33.62	3,732	-	-	286.59	11,486
Draft Approved	172.19	4,867	7.69	282	174.14	7,761	44.74	3,019	30.11	3,773	-	-	428.87	19,702
Pending	98.51	2,517	1.07	42	114.87	5,364	17.00	2,111	21.98	3,289	-	-	253.43	13,323
CDP	-	-	-	-	-	-	0.91	96	-	-	465.24	18,393	466.15	18,489
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	44.66	1,664	47.11	1,786
TOTAL	410.65	10,251	10.61	376	396.47	17,660	68.10	5,581	86.42	10,861	509.90	20,057	1,482.15	64,786
% of Total	28%	16%	1%	1%	27%	27%	5%	9%	6%	17%	34%	31%	100%	100%
Density (units/hectare)	25.0		35.4		44.5		82.0		125.7		39.3		43.7	





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Appendix 2: Intensification

Table 1: Intensification Housing Starts on Vacant Urban Residential Land, mid2017-mid2022

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	Avg. mid2017- to mid2021
Single-detached	11	5	7	3	4	6
Semi-detached	2	10	12	0	0	5
Townhouse	62	142	19	85	28	67
Stacked Townhouse	0	0	0	0	0	0
Apartment	387	143	646	144	54	275
Total	**462**	**300**	**684**	**232**	**86**	**353**

Table 2: Intensification Land Consumption of Housing Starts, mid2017-mid2022 (net residential hectares)

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	Avg. mid2016- to mid2021
Single-detached	0.6	0.2	0.4	0.1	0.3	0.3
Semi-detached	0.1	0.4	0.4	0.0	0.0	0.2
Townhouse	1.4	1.9	0.5	1.5	0.5	1.1
Stacked Townhouse	0.0	0.0	0.0	0.0	0.0	0.0
Apartment	3.0	1.3	2.7	1.1	0.3	1.7
Total	**5.0**	**3.8**	**3.9**	**2.7**	**1.1**	**3.3**

Table 3a: Intensification Housing Starts on Vacant Land by Area, mid2017-mid2022

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	Avg. mid2016- to mid2021
Kanata-Stittsville	390	43	98	232	1	153
% of Total	*84.4%*	*14.3%*	*14.3%*	*100.0%*	*1.2%*	*43.3%*
South Nepean	66	179	497	0	31	155
% of Total	*14.3%*	*59.7%*	*72.7%*	*0.0%*	*36.0%*	*43.8%*
Riverside South	0	0	0	0	0	0
% of Total	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Leitrim	0	0	0	0	0	0
% of Total	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Orléans	6	78	89	0	54	45
% of Total	*1.3%*	*26.0%*	*13.0%*	*0.0%*	*62.8%*	*12.9%*
Total	**462**	**300**	**684**	**232**	**86**	**353**

Table 3b: Intensification Land Consumption of Housing Starts by Area, mid2017-mid2022 (net residential hectares)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	Avg. mid2016- to
Kanata-Stittsville	3.9	1.2	2.2	2.7	0.2	2.0
% of Total	*78.2%*	*32.0%*	*55.4%*	*100.0%*	*14.0%*	*61.6%*
South Nepean	1.0	2.0	1.0	0.0	0.6	0.9
% of Total	*20.2%*	*52.0%*	*24.6%*	*0.0%*	*56.1%*	*27.6%*
Riverside South	0.0	0.0	0.0	0.0	0.0	0.0
% of Total	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Leitrim	0.0	0.0	0.0	0.0	0.0	0.0
% of Total	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Orléans	0.1	0.6	0.8	0.0	0.3	0.4
% of Total	*1.6%*	*16.0%*	*20.0%*	*0.0%*	*29.9%*	*10.9%*
Total	**5.0**	**3.8**	**4.0**	**2.7**	**1.1**	**3.3**

Table 4: Intensification Built Densities on VURLS Parcels, mid2017-mid2022 (units per net residential hectare)

Unit Type	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Single-detached	19.6	20.8	18.9	22.0	15.2	19.1
Semi-detached	20.0	26.3	30.0	-	-	27.3
Townhouse	44.0	75.1	42.2	58.5	58.3	59.2
Stacked Townhouse	-	-	-	-	-	-
Apartment	130.3	110.0	237.5	128.6	167.3	163.0
Weighted Average	**91.7**	**78.7**	**173.6**	**85.6**	**80.7**	**106.5**

*Weighting involved dividing the sum of units built by the sum of hectares developed

Table 5a: Intensification Single-Detached Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Kanata-Stittsville	19.6	20.6	18.7	22.0	6.8	18.49
South Nepean	-	-	-	-	25.6	25.6
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	**19.6**	**20.6**	**18.7**	**22.0**	**15.2**	**19.0**

Table 5b: Intensification Semi-Detached Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Kanata-Stittsville	20.2	26.6	30.1	-	-	27.4
South Nepean	-	-	-	-	-	-
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	**20.2**	**26.6**	**30.1**	-	-	**27.4**

Table 5c: Intensification Townhouse Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Kanata-Stittsville	39.5	47.0	42.0	58.5	0.0	49.1
South Nepean	49.1	88.1	-	-	58.3	74.7
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	75.0	-	-	-	-	77.4
Weighted Average	**44.1**	**75.1**	**42.0**	**58.5**	**58.3**	**59.1**

Table 5d: Intensification Stacked Townhouse Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016-
Kanata-Stittsville	-	-	-	-	-	-
South Nepean	-	-	-	-	-	-
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	-	-	-	-	-	-

Table 5e: Intensification Apartment Development Densities, mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Kanata-Stittsville	145.9	-	62.5	128.6	-	123.3
South Nepean	74.0	94.6	512.4	-	-	264.2
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	127.9	112.7	-	167.3	128.6
Weighted Average	**130.2**	**110.3**	**237.7**	**128.6**	**167.3**	**163.0**

Table 6: Intensification Development Densities (all unit types), mid2017-mid2022 (units per net residential hectare)

Area	mid2017 - mid 2018	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	5-Year Weighted Average* mid2016- mid2021
Kanata-Stittsville	99.0	35.2	44.7	85.6	6.8	74.9
South Nepean	64.7	90.4	512.4	-	51.9	169.3
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	75.0	127.9	112.7	-	167.3	126.4
Weighted Average	**91.7**	**78.8**	**173.4**	**85.6**	**80.7**	**106.5**

Table 7: Intensification parcels by area by dwelling type

	SINGLE-DETACHED		**SEMI-DETACHED**		**TOWNHOUSE**		**STACKED TOWNHOUSE**		**APARTMENT**		**MIXED USE**		**TOTAL**	
Area	**net ha**	**units**	**net ha**	**units**	**net ha**	**units**	**net ha**	**units**	**net ha**	**units**	**net ha**	**units**	**net ha**	**units**
Kanata-Stittsville	1.31	31	0.69	16	4.03	183	1.63	188	12.44	2,371	2.17	78	22.27	2,867
South Nepean	2.45	46	1.3	34	0.65	29	1.44	124	2.45	614	0	-	8.29	847
Riverside South	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Leitrim	0	-	0	-	0	-	0	-	0	-	0	-	0	-
Orleans	0	-	0	-	0.76	34	0.18	12	6.42	757	4	412	11.36	1,215
Total	3.76	77	1.99	50	5.44	246	3.25	324	21.31	3,742	6.17	490	41.92	4,929