Subject: July 1, 2020 to June 30, 2022 Rural Residential Land Survey

File Number: ACS2024-PDB-PS-0062

Report to Agriculture and Rural Affairs Committee on 4 July 2024

Submitted on June 24, 2024 by Derrick Moodie, Director, Planning Services, Planning, Real Estate and Economic Development

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Ward: Citywide

Objet : L'arpentage résidentiel rural, 1er juillet 2020 au 30 juin 2022

Dossier : ACS2024-PDB-PS-0062

Rapport au Comité de l'agriculture et des affaires rurales

le 4 juillet 2024

Soumis le 24 juin 2024 par Derrick Moodie, Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That Agriculture and Rural Affairs Committee receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales prenne connaissance du présent rapport.

EXECUTIVE SUMMARY

The RRLS report monitors lot creation, residential development, and future housing potential in the rural area of the City of Ottawa, including the villages. Between July 1, 2020 and June 30, 2022:

- The rural housing supply estimate is 10,823 units with 1,371 registered lots, 3,019 draft approved lots, 3,318 pending lots and 3,115 lots that are yet to be planned located in the villages.
- There was an overall estimated potential for 8,871 units on 1,158 net hectares in villages.
- There were 1,952 potential units in approved country lot subdivisions, draft approved country lot subdivisions and in pending applications.
- There were 998 rural housing lots created of which 60 lots were created by means of severance.
- There were 1,260 housing starts in rural Ottawa; up from 892 starts in 2018-20.
- Richmond (295 units) and Manotick (252 units) were the two most active villages for new construction. The next three most active villages were Greely (93 units), North Gower (30 units) and Carp (22 units).
- Outside of villages, the Rural Northwest sub-area was the most active (252 units), next was the Rural Southwest sub-area (114 units), then the Rural Southeast sub-area (92 units) and finally the Northeast sub-area (27 units).
- At average rates of development of 134 units per year outside of villages and 356 units per year within villages observed over the most recent 48-month period, this supply is sufficient for approximately 15 years outside of villages and 25 years within villages.

RÉSUMÉ

Le Rapport sur l’arpentage résidentiel rural fait état de la création de lots, des aménagements résidentiels et du potentiel d’aménagement résidentiel dans le secteur rural de la ville d’Ottawa, y compris les villages. Entre le 1er juillet 2020 et le 30 juin 2022 :

- L’offre de logements ruraux est estimée à 10 823 unités, dont 1 371 lots

enregistrés, 3 019 lots approuvés, 3 318 lots en attente et 3 115 lots à planifier dans les villages.

- Le potentiel global de logements des villages était estimé à 8 871 unités répartis sur 1 158 hectares nets
- Le potentiel de logements s'établissait à 1 952 unités dans les lotissements de campagne approuvés, dans les lotissements provisoires approuvés et dans les demandes en attente.
- 998 lots résidentiels ruraux ont été créés, dont 60 qui font suite à une division des terrains.
- 1 260 mises en chantier ont eu lieu dans le secteur rural d'Ottawa, ce qui représente une hausse par rapport aux 892 en 2018-2020.
- Richmond (295 unités) et Manotick (252 unités) ont été les deux villages les plus actifs pour les nouvelles constructions. Les trois autres villages les plus actifs sont Greely (93 unités), North Gower (30 unités) et Carp (22 unités).
- En dehors des villages, la sous-région rurale du Nord-Ouest a été la plus active (252 unités), suivie de la sous-région rurale du Sud-Ouest (114 unités), puis de la sous-région rurale Sud-Est (92 unités) et enfin de la sous-région du Nord-Est (27 unités).

Avec un rythme d'aménagement moyen de 134 unités par an à l'extérieur des villages et de 356 unités par an dans les villages observés au cours de la période la plus récente de 48 mois, l'offre est suffisante pour environ 15 ans à l'extérieur des villages et pour environ 25 ans dans les villages.

BACKGROUND

The Rural Residential Land Survey (RRLS) is a report published every two years that monitors lot creation, residential development, and future housing potential in the rural area of the City of Ottawa, including the villages. The July 1, 2020 to June 30, 2022 report is the first report that considers the new policies outlined in the new City of Ottawa Official Plan adopted by Council in 2021.

Following this July 1, 2020 to June 30, 2022 report, the RRLS will become an annual document, with the next reporting period being July 1, 2022 to June 30, 2023. This next report will be published in Fall 2024.

DISCUSSION

The Rural Residential Land Survey (RRLS), monitors lot creation, residential development, and future housing potential in the rural area of the city of Ottawa.

Lot Creation

From Mid-2020 to Mid-2021, 760 rural housing lots were created, and from Mid-2021 to Mid-2022, 238 rural housing lots were created, for a total of 998 rural housing lots created for this reporting period. Villages represented 78% of the lot creation in the rural area. For the Mid-2020 to Mid-2022 reporting period, a total of sixty lots were created by means of severance. Only ten of those lots were within villages.

Residential Development

In the 24 months from July 1, 2020 to June 30, 2022, there were 1,260 housing starts in rural Ottawa; up from 892 starts in 2018-20. Village subdivision lots outpaced country subdivision lots at 59 per cent to 26 per cent respectively.

Housing starts were distributed between village subdivision lots (59 per cent), country subdivision lots (26 per cent) and for other starts including severances, historical vacant lots, coach houses and secondary dwelling units (15 per cent).

Richmond (295 units) and Manotick (252 units) were the two most active villages for new construction. The next three most active villages were Greely (93 units), North Gower (30 units) and Carp (22 units). Outside of villages, the Rural Northwest sub-area was the most active (252 units), next was the Rural Southwest sub-area (114 units), then the Rural Southeast sub-area (92 units) and finally the Northeast sub-area (27 units)

Future Rural Housing Potential

The June 30, 2022 rural housing supply estimate is 10,823 units, with 1,371 registered lots, 3,019 draft approved lots, 3,318 pending lots and 3,115 lots that are yet to be planned located in the villages.

There was an overall estimated potential for 8,871 units on 1,158 net hectares in villages on June 30, 2022. Villages with the most potential are Richmond (4,103 units), Manotick (1,195) and Greely (1,092) (Figure 11). Together these three villages account for 72 per cent of total unit potential in villages.

By June 30, 2022, there were 1,952 potential units in approved country lot subdivisions, draft approved country lot subdivisions and in pending country lot subdivision applications. Of the 1,952 dwelling units outside the villages, 597 were registered lots, 675 draft approved lots and 680 lots in pending status. The Rural Northwest and Rural Southwest together contained 83% of the registered lots and 81% of the draft approved lots.

As of June 30, 2022, at average rates of development of 134 units per year outside of villages and 356 units per year within villages observed over the most recent 48-month period, the 10,823 unit supply is sufficient for approximately 15 years outside of villages and 25 years within villages.

The four villages of Manotick, Greely, Richmond and Carp, have existing or planned municipal services, which is where the new Official Plan directs for most of the village growth to occur (OP policy 3.4 1). A total of 1,219 housing starts occurred in these four villages over the past 48 months, averaging 305 per year. These four villages have a development potential of 6,953 dwellings. Based on the consumptions over the past 4-years, there is a 23-year supply in these four villages. Within the remaining villages there is a 38-year supply based on a residential unit potential total of 1,918 dwellings at an average of 51 housing starts per year. This is consistent with OP policy 3.4 1) which calls for village growth to be directed towards where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp.

Supply in Villages Based on Unit Potential, June 30, 2022					
Village Groups	**Developable Residential Land (ha)**	**48-Month Average - Average Lot Size**	**48-Month Average - Units Built**	**Unit Potential**	**Years Supply - Unit Potential**
Largest Four Villages	454.3	0.07	305	6,953	23
Other Villages	704.2	0.37	51	1,918	38
Total	**1,158.4**	**0.22**	**356**	**8,871**	**25**

The overall 25-year village of supply exceeds the requirement of the OP policy 3.1 5 a) for the urban area and villages to accommodate a 15-year supply of market-based residential development ensuring that no Official Plan Amendments (OPAs) are required for additional village lands.

FINANCIAL IMPLICATIONS

There are no direct financial implications with receiving the report for information.

LEGAL IMPLICATIONS

There are no legal impediments to receiving the report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a city-wide report.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

CONSULTATION

This report deals with research and analysis matters which do not require consultation or public notification.

ACCESSIBILITY IMPACTS

As Ottawa continues to be developed, the City is committed to ensuring accessibility for persons with disabilities and older adults. All City-controlled projects follow the City of Ottawa Accessibility Design Standards and the Accessibility for Ontarians with Disabilities Act (2005).

The July 1, 2020 to June 30, 2022 Rural Residential Land Survey will be available in accessible format on the City website.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation of this report.

RISK MANAGEMENT IMPLICATIONS

N/A

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report monitors data related to the following 2023-2026 Term of Council Priorities:

- A city that has affordable housing and is more liveable for all;

SUPPORTING DOCUMENTATION

Document 1 – July 1, 2020 to June 30, 2022 Rural Residential Land Survey report

Document 2 – July 1, 2020 to June 30, 2022 Rural Residential Land Survey report, Detailed Parcel Listing

DISPOSITION

Planning, Development and Building Services staff will continue to monitor development in the rural area, consumption of designated village land supply and update estimates of future rural housing potential.