GREENFIELD RESIDENTIAL LAND SURVEY

Mid-2023 UPDATE

City of Ottawa
Planning, Development and Building Services

February 2024

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Greenfield Residential Land Survey

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Planning, Development
and Building Services
Department

Research and Forecasting

February 2024

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Executive Summary

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The residential growth management strategy (RGMS) for the Official Plan (OP) has a planning period from July 2018 to June 2046. The RGMS divides the urban area into two categories: a “built-up area” and “greenfield area”. This 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 of the urban area as of July 1, 2018.

In addition to monitoring only greenfield lands, the reporting period for this report is mid-year to mid-year from July 1, 2022, to June 30, 2023, and provides a land supply update as of July 1, 2023.

As of July 1, 2023, the amount of designated and available urban greenfield land at the edge of the urban built-up area was approximately 1,358 hectares with the potential to accommodate approximately 60,750 dwelling units. By the end of 2024, this supply increases to 1,952 net hectares when including Future Neighbourhood parcels that have started the secondary planning process. Additionally, another 46 net ha of Future Neighbourhood parcels remain in the pipeline that have not yet begun the detailed planning process.

Provincial Planning Statement (PPS) Land Requirement

The 2024 PPS requires a 15-year minimum residential land supply. Based on projected greenfield demand, the estimated 15-year greenfield supply is approximately 1,329 residential net hectares. As of July 1, 2023, the total greenfield land supply was 1,358 ha, exceeding the 15-year estimated demand on greenfield lands. By the end of 2024, the total greenfield supply increased by 594 ha with the inclusion of Future Neighbourhood parcels that are designated and available for residential development.

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 Planning Statement.

A residential growth management strategy (RGMS) for the 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, 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 Official Plan.

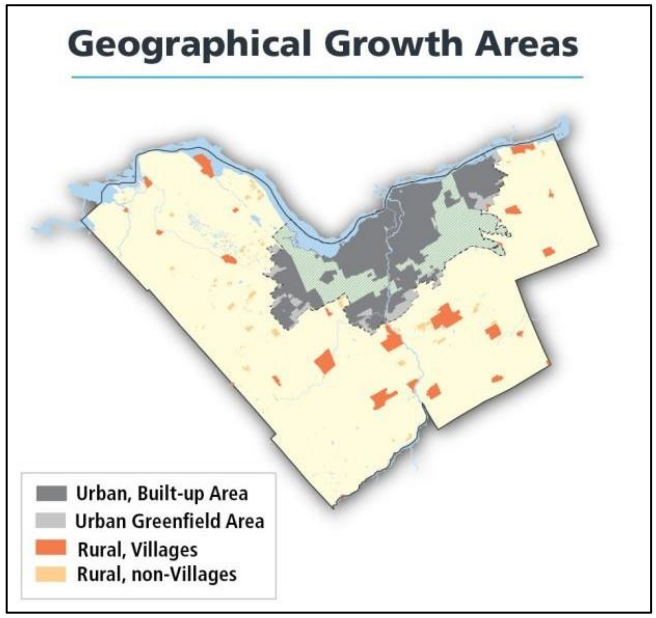
In addition to monitoring only existing designated greenfield lands, this report has a 12-month reporting period from mid-year to mid-year, being July 1, 2022, to June 30, 2023, and estimates the designated greenfield land supply as of July 1, 2023.

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 for 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 designated 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 include 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 evaluates whether there is sufficient designated and available greenfield land to support residential growth in accordance with the Provincial Planning Statement. This report assesses annually whether there is sufficient Existing Designated Greenfield land supply to support the growth projections of the Official Plan as well as applying the most recent greenfield housing trends on Future Neighbourhood parcels to determine compliance with the Provincial Planning 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 or new development projects on vacant or underutilized lots within the built-up area 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, aerial photos, 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 the starting point for estimating the current year supply. Housing starts data supplied from the Canada Mortgage and Housing Corporation (CMHC) represent residential housing units that started construction during the reporting period and the associated parcels are removed from the existing supply. Remaining parcels are analyzed for any revisions based on more detailed information received in the current year, such as a planning application. Final unit and land area supply for the study year is a result of removing CMHC housing starts and revisions to remaining parcels from the previous year's inventory. For the mid-2023 survey, starts from July 1, 2022, to June 30, 2023, were removed from the July 1, 2022, supply and the housing potential on remaining parcels was revised if new information by June 30, 2023, was available.

The report includes two appendices, one for greenfield parcels and one for pre-existing 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;

[1] Designated greenfield 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, Secondary Plans, Community Design Plans, and the Ottawa Official Plan.

Stacked Townhouse: A building with six or more units attached side by side, two units high; and Apartment: One of two or more dwelling units attached vertically and horizontally, typically with shared external access, including duplexes.

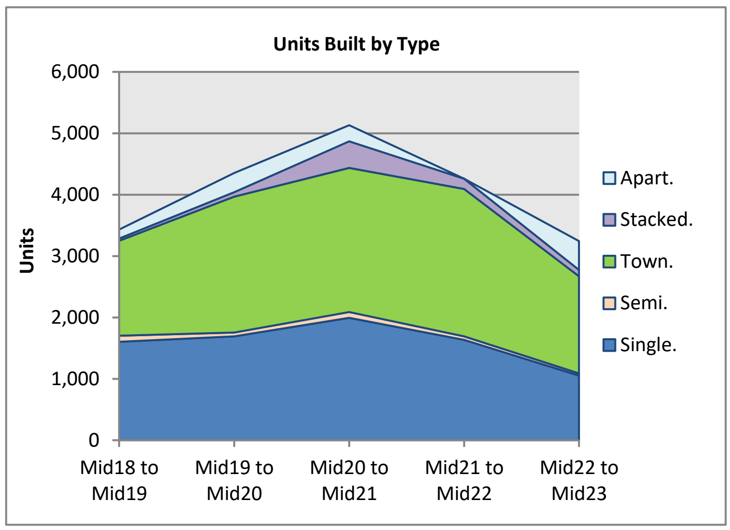
3. Consumption

Housing Starts

From mid-2022 to mid-2023, there were 3,241 housing starts on greenfield parcels, the lowest amount in 5 years and 20.6 per cent below the five-year average of 4,083 starts. South Nepean saw the most development with 32.9 per cent of all starts, followed closely by Orléans at 32.0 per cent then Kanata-Stittsville at 15.9 per cent. Orléans experienced the greatest year-over-year increase, while Kanata-Stittsville, South Nepean, Leitrim, and Riverside South all experienced a decrease year-over-year in housing starts.

Overall, townhouse units (1,581) continued to have the highest share of starts by type, at 48.8 per cent. With the overall decline in housing starts, all unit types saw a decrease compared to the previous year, except for apartment units. Apartment units increased by 467 units compared to 0 units a year prior, while all other unit types experienced an over 30 percent decrease from the previous year.

Greenfield Starts, July 2022 to June 2023	
Unit Type	Housing Starts
Single-detached	1,053
Semi-detached	36
Townhouse	1,581
Stacked Townhouse	104
Apartments	467
Total	3,241



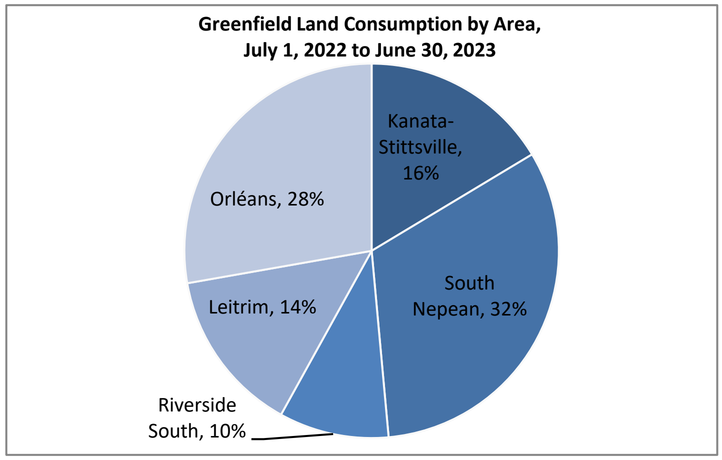
Over the past five-years, single-detached dwellings accounted for 39.0 per cent of greenfield housing starts. From mid-2022 to mid-2023, single-detached dwellings accounted for 32.5 per cent.

Greenfield Single-detached Shares		
Time period	Singles	Multiples
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%
Mid-2022 to Mid-2023	32%	68%
5-year avg	39%	61%

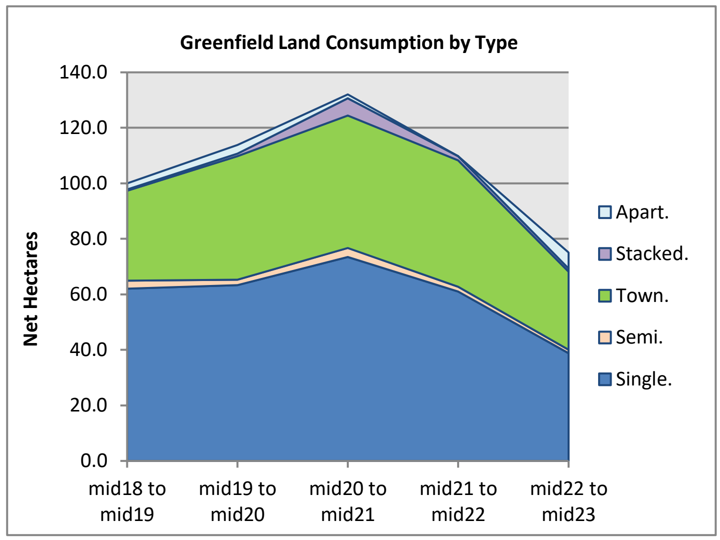
Further details on greenfield starts by dwelling type over the past 5-years are provided for in Table 1, Appendix 1.

Land Consumption

The 3,241 housing starts from mid-2022 to mid-2023 occurred on 75.1 ha, being the lowest in 5-years. South Nepean saw the most land consumption with 32.2 per cent of lands developed, followed by Orléans at 27.8 per cent. Orléans experienced the greatest year-over-year increase, while all other areas experienced a decrease.



Land consumed by all unit types, except apartments, decreased from the previous year. Despite experiencing the largest decrease land in development since the last reporting period, single detached units continued to consume more land than any other unit type with 38.8 ha in mid-2023. Townhouse construction consumed 28.2 ha of land, apartments consumed 5.7 ha, semi-detached units consumed 1.2 ha, and stacked townhouses consumed 1.1 ha.



From 2018 to 2023, greenfield land demand was projected to be approximately 628.6 net ha; actual consumption was 530.7 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. Greenfield Residential Supply

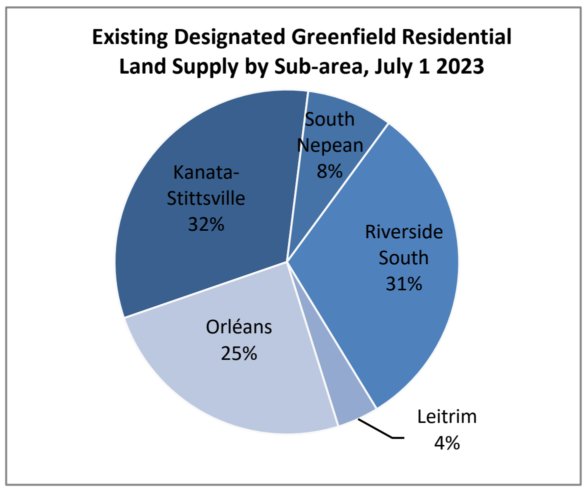
The greenfield residential land supply is separated into two different categories: Existing Designated Greenfield Supply and Future Neighbourhoods. The Existing Designated Greenfield supply consists of greenfield parcels that were within the urban area prior to the adoption of the New Official Plan. Future Neighbourhoods consist of parcels that were added to the urban area by Ottawa city Council during the New Official Plan process in 2021.

Existing Designated Greenfield Residential Supply

After the 3,241 housing starts in mid-2022 to mid-2023 were removed from the greenfield inventory, parcels were analyzed and further revised based on more detailed information received until mid-2023. Based on these updates, as of July 1, 2023, there was approximately 1,358.1 ha of vacant residential greenfield land in Ottawa.

Kanata-Stittsville has the most supply with 438.1 ha (32.3 per cent), followed by Riverside South at 423.6 ha (31.2 per cent), Orléans at 333.5 ha (24.6 per cent), South Nepean at 109.9 ha (8.1 per cent), and Leitrim with 53.0 ha (3.9 per cent).

Designated Greenfield Residential Supply by Area, July 1 2023		
Sub-area	**Land Supply (net ha)**	**Unit Potential**
Kanata-Stittsville	438.1	19,131
Riverside South	423.6	17,456
Orléans	333.5	15,136
South Nepean	109.9	7,130
Leitrim	53.0	1,905
Total	**1,358.1**	**60,758**



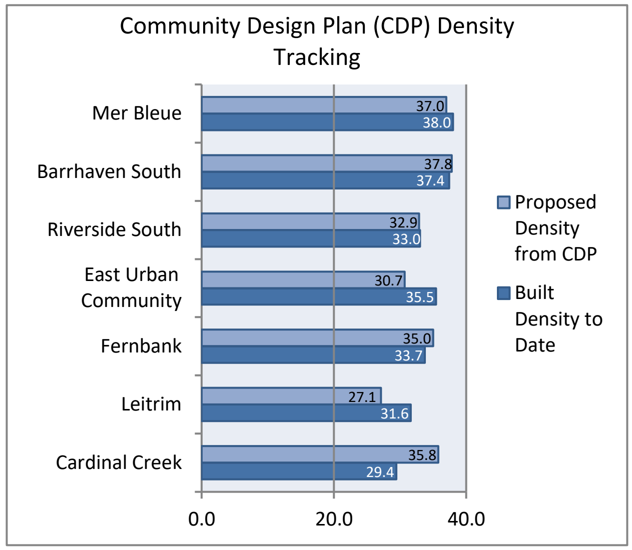
Determining the dwelling unit potential from the land supply is based on applications submitted through the development review process, calculations based on proposed dwelling counts from secondary plans or community design plans, and where neither is available, average development density for the sub-area 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-2018 to mid-2023
- Tables 5a through 5e outlines the built densities by dwelling type in each suburban area from mid-2018 to mid-2023
- Table 6 summarizes the densities for all units built by suburban area from mid-2018 to mid-2023, 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, summarized in the above table.

Community Design Plan Tracking

Community Design Plans (CDP) establish density targets and comparing construction 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.



Future Neighbourhoods

Future Neighbourhoods (FN) are parcels that were added to the urban area by Ottawa City Council during the New Official Plan process in 2021. Council adopted an additional 1,281 gross hectares of residential greenfield land. The assumed net residential portion of that land is 50%, providing 640.5 net hectares of residential land. 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.

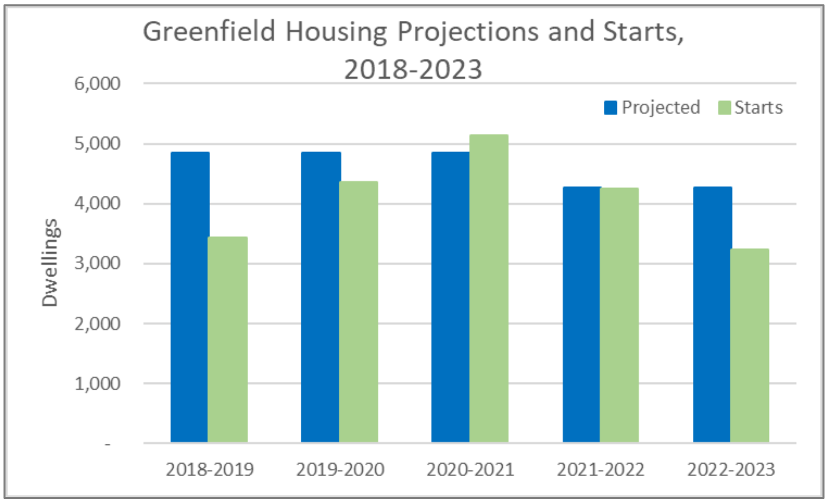
Future Neighbourhood parcels become designated and available for residential development when their secondary planning process begins. As of December 31, 2024, 1,188.2 gross hectares within Future Neighbourhood parcels started the more detailed secondary planning process. Of this land, half or 594.1 net hectares is designated and available for residential development, with a unit potential of 21,390 dwellings based on a minimum density of 36 units per hectare. An additional 46.4 hectares of Future Neighbourhood parcels have not started their secondary planning process and could accommodate at least 1,670 dwellings if the minimum density of 36 units per hectare is achieved.

Designated and Available Greenfield Supply		
Area	**Land Supply (net ha)**	**Unit Potential**
Existing Designated Greenfield Parcels, Jul 1, 2023	1,358.1	60,758
FN Parcels that started secondary plan process, Dec 31, 2024	594.1	21,388
Total Designated and Available Greenfield Supply, Dec 31, 2024	**1,952.2**	**82,146**
FN Parcels that have not yet started the secondary plan process	46.4	1,670
Potential Greenfield Supply	**1,998.6**	**83,816**

5. Projected Greenfield Residential Demand

The Provincial Planning Statement requires a minimum of 15-year supply of residential land to be maintained at all times. The Official Plan projections are approved, in-force, and are to be used for related planning decisions, including Provincial Planning Statement conformity.

Over the past 5 years from 2018 to 2023, over 23,000 dwellings, averaging 4,617 annually, were projected in the Official Plan to occur on 629 hectares of greenfield lands. Over that same period 20,400 housing starts, averaging 4,083 annually, occurred on 531 hectares of greenfield lands. During this period, there were 2,500 fewer housing starts and 98 fewer hectares of greenfield development than were projected.



Over the next 15 years from 2023 to 2038, 49,772 dwellings are projected on greenfield lands with an average of 3,318 annually. The average density over the past five years (as calculated in Table 4, Appendix 1) is applied to estimate the greenfield land requirement. The density over the past five years is averaged to smooth annual fluctuations to derive estimated land consumption. This calculation projects a need of 88.6 hectares per year, or 1,329 hectares for greenfield development over the next 15 years.

15-year Residential Land Need, 2023 to 2038					
Dwelling Type	**Annual Greenfield Projected Need**	**5-Year Avg. Density**	**Land (net ha)**	**Years**	**15-year land need**
Single-detached	1,413	26.7	53.0		
Semi-detached	71	32.0	2.2		
Townhouses	1,518	50.8	29.9		
Stacked Towns/Apartments	316	89.3	3.5		
All Dwellings Projection	**3,318**		**88.6**	**15**	**1,329.0**

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.

6. Provincial Planning Statement

The new *Provincial Planning Statement, 2024* (PPS) contains policies for residential land to ensure that supply is sufficient:

Policy 2.1.4

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

15-Year Supply Requirement (PPS) for Designated and Available Greenfield Lands	
	Net Hectares
Existing Designated Greenfield Supply	1,358.1
15-year Demand	1,329.0
Surplus (+)/Deficit (-)	**+29.1**

On July 1, 2023, the designated and available greenfield land supply was approximately 1,358.1 net hectares. Based on a projected greenfield demand of 88.6 net hectares per year, over the next 15-years greenfield demand is estimated to require approximately 1,329.0 net hectares, leaving a surplus of 29.1 net hectares.

In addition, as of December 31, 2024, there were 594.1 net ha of Future Neighbourhood parcels or 21,388 potential dwellings that are considered designated and available for residential development as defined in the PPS for having started their secondary planning process. These parcels represent the next phase of designated greenfield supply after developing the existing designated supply. If added to the mid-2023 Existing Designated Greenfield lands, supply increases to 1,952.2 net hectares. A further 46.4 net ha of Future Neighbourhood parcels, that have not yet started the planning process, are also in the pipeline for residential development for a total of approximately 1,998.6 net hectares of greenfield residential land supply or 83,816 potential dwellings.

15-Year Supply Requirement (PPS) with Future Neighbourhoods	
	Net Hectares
Existing Designated Greenfield Supply	1,358.1
Eligible Future Neighbourhoods	594.1
Total Designated and Available Supply	1,952.2
15-year Demand	1,329.0
Surplus (+)/Deficit (-)	**+623.1**

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, including units in draft approved or registered plans.

3-Year Supply Requirement (PPS) for Registered and Draft Approved Greenfield Lands with Servicing Capacity	
	Net Hectares
Land Supply	**646.4**
Annual Demand, 2022-2025	88.6
3-year demand	**265.8**

The registered (240.9 net ha) and draft approved (405.5 net ha) land supply, as shown in Table 7, Appendix 1, together provides for 646.4 net hectares of serviced land, similarly exceeding the PPS requirement, and is sufficient for over seven years.

7. Existing Designated Greenfield Supply by Status and Future Neighbourhoods

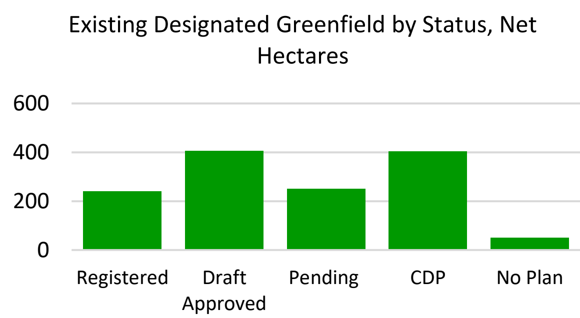
Existing Designated Greenfield Supply by Development Status

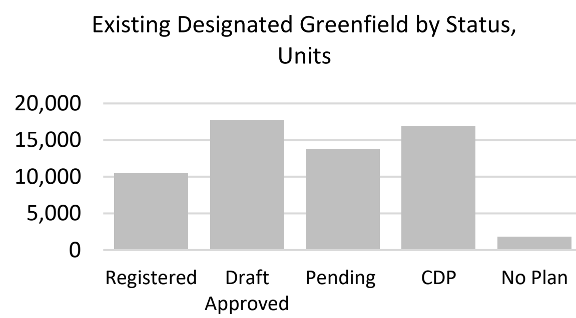
Development status refers to where the parcel is in the development review process. Registered plans are legally registered lots where building permits and housing starts may begin. Draft Approved refers to an approved draft plan of subdivision and is the precursor to plan registration to legally establish 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 7.3 years of serviced land that is registered and draft approved ready for development, over 2 years of lands currently pending through active applications, over 4 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, 2023

Development Status	Land Supply (net ha)	Unit Potential	Projected Years of Supply	Supply Until Year
Registered	240.9	10,438	2.7	2026
Draft Approved	405.5	17,734	4.6	2028
Pending	259.0	13,822	2.9	2026
CDP	404.0	16,925	4.6	2028
No Plan	48.7	1,838	0.5	2024
Total	**1,358.1**	**60,758**	**15.3**	**2038**





Supply with Future Neighbourhoods

The Future Neighbourhood parcels will supplement the Existing Designated Greenfield land supply to approximately 2048. The Existing Designated Greenfield residential supply as of mid-2023 and Future Neighbourhood parcels provide a projected land supply of over 24 years with a total unit potential of 83,816 dwellings. Of this, 1,952.2 net ha are designated and available for residential development as of year-end 2024, providing a unit potential of 82,146 or approximately 24 years of supply to 2047.

Land Supply, Existing Designated Greenfield and Future Neighbourhood Parcels					
	Land Supply (net ha)	**Unit Potential**	**Annual Land Demand (net ha)**	**Projected Years of Supply**	**Supply Until Year**
Existing Designated Greenfield Supply, mid-2023	1,358.1	60,758	88.6	15.3	2038
Future Neighbourhood Parcels	640.5	23,058	68.5	9.4	2048
Total	**1,998.6**	**83,816**		**24.7**	**2048**

8. Conclusion

Overall, the total supply of greenfield land for new housing in Ottawa as of July 1, 2023, is tracking closely to the growth projections of the new Official Plan and is consistent with the policies of the Provincial Planning Statement for greenfield residential land. Ottawa's Existing Designated Greenfield residential land supply of 1,358.1 net ha has an estimated potential for approximately 60,758 dwellings. Based on a projected annual consumption of 88.6 net ha or 1,329.0 net ha over 15-years, the total supply of designated and available greenfield land for residential development is consistent with the Provincial Planning Statement requirement.

As of December 31, 2024, an additional 594.1 net ha of Future Neighbourhood parcels, or 21,388 potential dwellings, are designated and available for residential development. This added residential land supply is more than sufficient to meet any potential increases in greenfield demand until the next Official Plan update that will commence in 2025, particularly when greenfield housing consumption over the past 5 years has been lower than estimated using current Official Plan projections.

Glossary

Built-up Area: Land that is developed within Ottawa's urban boundary as of July 1, 2018.

Designated and Available: According to the PPS, designated and available means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.

Existing Designated Greenfield: The Existing Designated Greenfield supply consists of greenfield parcels that were designated greenfield as of July 1, 2018. This does not include new development projects on vacant or underutilized lots within the urban boundary following July 1, 2018.

Future Neighbourhood: Future Neighbourhoods consist of parcels that were added to the urban boundary by Ottawa city Council during the New Official Plan process in 2021.

Greenfield Area: Land that is undeveloped within Ottawa's urban boundary as of July 1, 2018, as well as land added by expanding the City's urban boundary.

Intensification: According to the PPS, means the development of a property, site or area at a higher density than currently exists through:

a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
b) the development of vacant and/or underutilized lots within previously developed areas;
c) infill development; and
d) the expansion or conversion of existing buildings.

Appendix 1: Greenfield

Table 1: Housing Starts on Greenfield Residential Land, mid2018-mid2023

Unit Type	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Single-detached	1,601	1,693	1,992	1,633	1,053	1,594
Semi-detached	100	62	98	58	36	71
Townhouse	1,550	2,210	2,345	2,399	1,581	2,017
Stacked Townhouse	32	74	436	168	104	163
Apartment	150	314	260	0	467	238
Total	**3,433**	**4,353**	**5,131**	**4,258**	**3,241**	**4,083**

Table 2: Greenfield Land Consumption of Housing Starts, mid2018-mid2023 (net residential hectares)

Unit Type	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Single-detached	62.1	63.3	73.5	61.1	38.8	59.8
Semi-detached	2.8	2.0	3.3	1.7	1.2	2.2
Townhouse	32.5	44.5	47.7	45.6	28.2	39.7
Stacked Townhouse	0.4	0.9	6.2	1.5	1.1	2.0
Apartment	2.2	3.1	1.4	0.0	5.7	2.5
Total	**100.0**	**113.7**	**132.1**	**109.9**	**75.1**	**106.1**

Table 3a: Housing Starts on Greenfield Land by Area, mid2018-mid2023

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Kanata-Stittsville	1,393	1,657	1,271	1,407	515	1,249
% of Total	*40.6%*	*38.1%*	*24.8%*	*33.0%*	*15.9%*	*30.6%*
South Nepean	485	822	1,108	1,308	1,065	958
% of Total	*14.1%*	*18.9%*	*21.6%*	*30.7%*	*32.9%*	*23.5%*
Riverside South	285	455	639	503	249	426
% of Total	*8.3%*	*10.5%*	*12.5%*	*11.8%*	*7.7%*	*10.4%*
Leitrim	440	615	823	556	374	562
% of Total	*12.8%*	*14.1%*	*16.0%*	*13.1%*	*11.5%*	*13.8%*
Orléans	830	804	1,290	484	1,038	889
% of Total	*24.2%*	*18.5%*	*25.1%*	*11.4%*	*32.0%*	*21.8%*
Total	**3,433**	**4,353**	**5,131**	**4,258**	**3,241**	**4,083**

Table 3b: Greenfield Land Consumption of Housing Starts by Area, mid2018-mid2023 (net residential hectares)

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Kanata-Stittsville	42.6	41.6	33.2	36.8	12.3	33.3
% of Total	*42.6%*	*36.5%*	*25.1%*	*33.5%*	*16.4%*	*31.4%*
South Nepean	12.3	19.7	27.2	26.8	24.2	22.0
% of Total	*12.3%*	*17.3%*	*20.6%*	*24.4%*	*32.2%*	*20.8%*
Riverside South	10.6	13.7	18.3	14.9	7.1	12.9
% of Total	*10.6%*	*12.0%*	*13.8%*	*13.6%*	*9.5%*	*12.2%*
Leitrim	12.9	17.9	23.8	17.1	10.6	16.5
% of Total	*12.9%*	*15.8%*	*18.0%*	*15.6%*	*14.2%*	*15.5%*
Orléans	21.6	20.9	29.6	14.3	20.8	21.4
% of Total	*21.6%*	*18.3%*	*22.4%*	*13.0%*	*27.8%*	*20.2%*
Total	**100.0**	**113.7**	**132.1**	**109.9**	**75.1**	**106.1**

Table 4: Built Densities on Greenfield Parcels, mid2018-mid2023 (units per net residential hectare)

Unit Type	**mid2018 - mid2019**	**mid2019-mid2020**	**mid2020-mid2021**	**mid2021-mid2022**	**mid2022-mid2023**	**5-Year Weighted Average***
Single-detached	25.8	26.7	27.1	26.7	27.1	26.7
Semi-detached	35.5	31.6	29.6	33.5	29.1	32.0
Townhouse	47.7	49.7	49.2	52.6	56.1	50.8
Stacked Townhouse	80.0	79.6	70.7	115.9	94.8	81.0
Apartment	68.8	103.0	181.8	0.0	81.4	96.1
Weighted Average	**34.3**	**38.3**	**38.9**	**38.8**	**43.2**	**38.5**

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

Table 5a: Greenfield Single-Detached Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	**mid2018 - mid2019**	**mid2019-mid2020**	**mid2020-mid2021**	**mid2021-mid2022**	**mid2022-mid2023**	**5-Year Weighted Average**
Kanata-Stittsville	25.1	25.3	24.8	26.9	23.9	25.4
South Nepean	27.2	30.3	31.2	30.7	31.2	30.5
Riverside South	22.4	23.9	25.1	24.7	25.7	24.2
Leitrim	24.7	25.3	25.6	24.3	22.6	24.7
Orléans	29.8	28.6	27.7	26.4	27.6	28.1
Weighted Average	**25.8**	**26.8**	**27.1**	**26.7**	**27.1**	**26.7**

Table 5b: Greenfield Semi-Detached Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	**mid2018 - mid2019**	**mid2019-mid2020**	**mid2020-mid2021**	**mid2021-mid2022**	**mid2022-mid2023**	**5-Year Weighted Average**
Kanata-Stittsville	37.6	31.0	32.4	36.1	28.6	34.2
South Nepean	34.3	24.0	25.3	44.4	-	27.6
Riverside South	-	-	34.6	-	33.3	34.5
Leitrim	36.810	44.4	28.5	38.7	32.4	33.0
Orléans	32.5	36.6	27.6	29.6	28.2	30.2
Weighted Average	**35.4**	**31.7**	**29.6**	**33.5**	**29.1**	**32.0**

Table 5c: Greenfield Townhouse Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	**mid2018 - mid2019**	**mid2019-mid2020**	**mid2020-mid2021**	**mid2021-mid2022**	**mid2022-mid2023**	**5-Year Weighted Average**
Kanata-Stittsville	47.5	49.6	50.9	51.4	63.1	50.9
South Nepean	52.4	63.6	56.3	58.3	57.9	57.8
Riverside South	38.2	42.2	41.6	54.6	48.1	45.0
Leitrim	45.7	45.2	45.4	45.5	50.8	45.9
Orléans	47.8	49.4	52.7	47.8	53.7	50.4
Weighted Average	**47.7**	**49.7**	**49.2**	**52.6**	**56.1**	**50.8**

Table 5d: Greenfield Stacked Townhouse Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-Year Weighted Average
Kanata-Stittsville	79.1	69.0	70.3	93.3	-	72.6
South Nepean	-	-	76.6	92.3	83.1	85.5
Riverside South	-	-	64.0	-	-	64.0
Leitrim	-	-	-	-	-	0.0
Orléans	-	83.6	72.6	-	139.1	83.6
Weighted Average	**79.1**	**79.5**	**70.7**	**92.2**	**94.8**	**78.1**

Table 5e: Greenfield Apartment Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-Year Weighted Average
Kanata-Stittsville	58.3	113.9	118.1	-	-	106.5
South Nepean	80.0	80.0	0.0	-	-	80.0
Riverside South	93.0	81.0	0.0	-	-	86.5
Leitrim	47.3	-	-	-	136.4	74.3
Orléans	82.2	-	262.4	-	78.1	97.9
Weighted Average	**68.9**	**103.0**	**182.3**	-	**81.4**	**96.1**

Table 6: Greenfield Development Densities (all unit types), mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-Year Weighted Average
Kanata-Stittsville	32.7	39.9	38.3	38.2	41.7	37.5
South Nepean	39.5	41.7	40.7	48.8	44.1	43.4
Riverside South	26.8	33.3	35.0	33.8	35.1	33.0
Leitrim	34.1	34.3	34.6	32.5	35.2	34.1
Orléans	38.5	38.6	43.6	34.0	49.8	41.5
Weighted Average	**34.3**	**38.3**	**38.9**	**38.8**	**43.2**	**38.4**

Table 7: Greenfield Residential Land Supply and Unit Potential by Development Status and Area, Mid 2023

	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	123.09	4,385	174.66	6,968	82.05	5,667	20.10	713	38.20	1,398	438.1	19,131
South Nepean	17.93	1,127	27.67	2,101	43.65	2,155	18.25	1,625	2.45	122	109.9	7,130
Riverside South	35.97	1,266	121.84	4,941	21.28	705	244.48	10,544	0.00	0	423.6	17,456
Leitrim	24.32	754	20.67	676	1.30	50	6.69	425	0.00	0	53.0	1,905
Orléans	39.60	2,906	60.67	3,048	110.68	5,245	114.47	3,618	8.04	318	333.5	15,136
Total	**240.91**	**10,438**	**405.51**	**17,734**	**258.96**	**13,822**	**403.99**	**16,925**	**48.69**	**1,838**	**1,358.1**	**60,758**

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 2021-2023

	Net Hectares Owned			% of all Vacant Urban Land		
Owner Name	**Mid-2021**	**Mid-2022**	**Mid-2023**	**Mid-2021**	**Mid-2022**	**Mid-2023**
Riverside South Dev. Corp.	315.5	304.9	292.7	19.9%	20.6%	21.6%
Richcraft Homes	129.8	126.3	126.2	8.2%	8.5%	9.3%
Claridge Homes	111.9	105.9	106.6	7.0%	7.1%	7.8%
KNL Developments	92.7	94.1	70.7	5.8%	6.3%	5.2%
Tamarack Homes	76.9	76.3	70.4	4.8%	5.1%	5.2%
Minto Group	80.9	72.8	58.8	5.1%	4.9%	4.3%
Kizell Management Corporation	51.1	51.1	51.1	3.2%	3.4%	3.8%
Caivan	60.0	52.4	43.7	3.8%	3.5%	3.2%
Urbandale Construction	58.9	44.3	40.7	3.7%	3.0%	3.0%
Ashcroft	n/a	44.1	40.3	0.0%	3.0%	3.0%
Total, Top 10 Owners	**977.8**	**972.2**	**901.3**	**61.6%**	**65.6%**	**66.4%**
Total Greenfield Land	**1,587.3**	**1,482.1**	**1,358.1**	**100.0%**	**100.0%**	**100.0%**

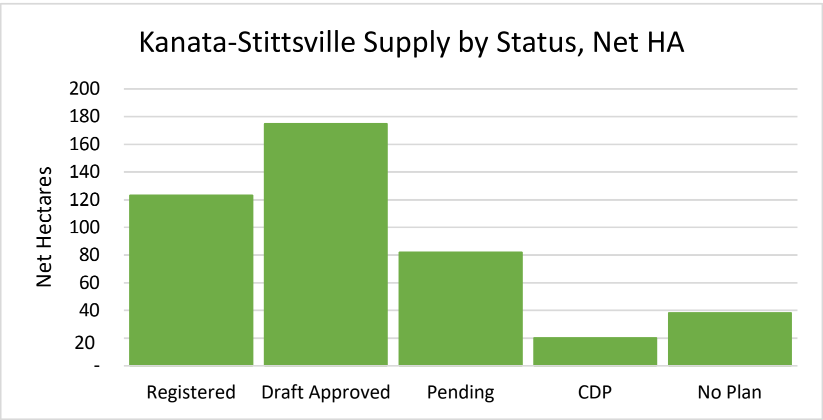
Table 9: Greenfield Residential Land Supply of Major Landowners (10 net ha and larger) by Area, Mid 2023

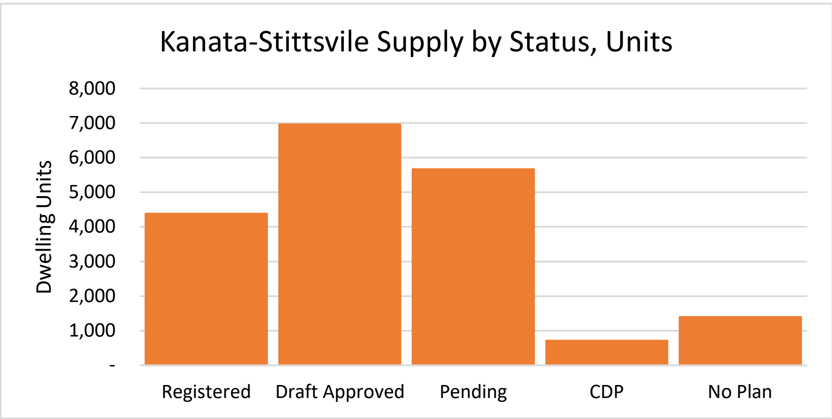
Area	**Owner Name**	**Total (net ha)**
Kanata-Stittsville	KNL Development	70.7
	Richcraft Homes	52.4
	Kizell Management Corporation	51.1
	M & A Rentals	38.2
	Cavanagh	34.1
	CRT Developments	31.6
	CU Developments Inc	23.8
	Minto Group	21.3
	Kanata Lakes Development	20.6
	2087875 Ontario Ltd.	19.1
	Claridge	16.4
	Lioness Developments Inc.	13.6
South Nepean	Caivan	31.1
	Minto Group	25.4
	Caivan Greenbank Development	10.4
Riverside South	Riverside South Development Corp.	292.7
	Urbandale Construction	39.5
	Claridge Homes	22.2
	Cardel Homes	16.2
	Mion, Lugi	14.4
	Hakim, Antoine	10.8
	2167799 Ontario Inc.	10.5
Leitrim	Barrett Co-Tenancy	20.1
	Leitrim South Holdings Inc.	12.0
Orléans	Richcraft Homes	68.5
	Tamarack Homes	57.8
	Claridge Homes	56.1
	Ashcroft Homes	40.3
	Claridge Homes/Richcraft Homes	26.8
	Minto Group	12.2
	Innes Road Development Corporation	10.1
Total (net ha)		**1,169.9**

Table 10: Greenfield Residential Land Supply, Unit Potential and Approval Status, Mid 2023

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	57.37	1,069	0.16	4	57.69	2,450	4.20	265	3.67	597	-	-	123.09	4,385
Draft Approved	73.96	1,800	5.25	186	66.50	2,790	17.12	968	11.83	1,224	-	-	174.66	6,968
Pending	32.88	898	0.96	40	31.14	1,558	11.30	1,712	5.77	1,459	-	-	82.05	5,667
CDP	-	-	-	-	-	-	-	-	-	-	20.10	713	20.10	713
No Plan	-	-	-	-	-	-	-	-	-	-	38.20	1,398	38.20	1,398
TOTAL	164.21	3,767	6.37	230	155.33	6,798	32.62	2,945	21.27	3,280	58.30	2,111	438.10	19,131
% of Total	37%	20%	1%	1%	35%	36%	7%	15%	5%	17%	13%	11%	100%	100%
Density (units/hectare)	22.9		36.1		43.8		90.3		154.2		36.2		43.7	





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Draft Approved = Draft Approved Plan of Subdivision
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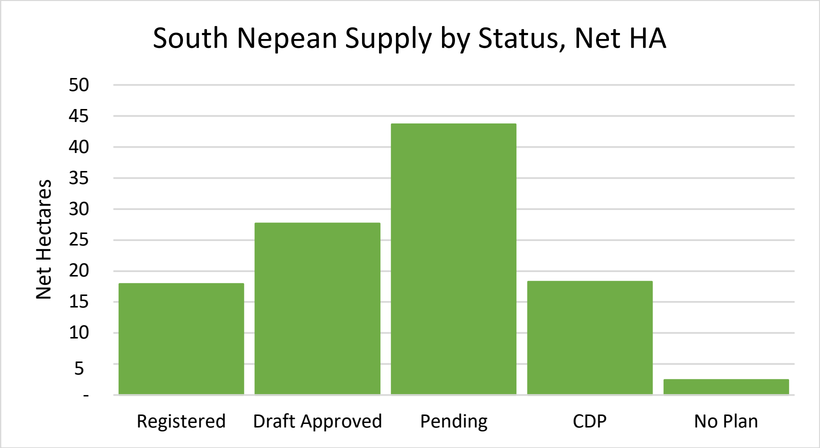
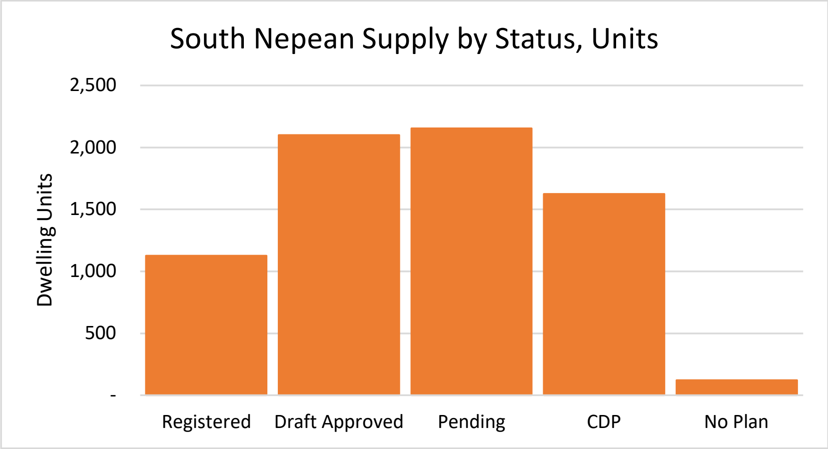
No Plan = No applications received

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	7.05	131	-	-	6.34	357	-	-	4.54	639	-	-	17.93	1,127
Draft Approved	7.24	250	-	-	15.45	871	1.67	152	3.31	828	-	-	27.67	2,101
Pending	18.86	806	-	-	21.58	1,203	-	-	3.21	146	-	-	43.65	2,155
CDP	-	-	-	-	-	-	0.91	96	-	-	17.34	1,529	18.25	1,625
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	-	-	2.45	122
TOTAL	33.15	1,187	-	-	45.11	2,486	2.58	248	11.77	1,680	17.34	1,529	109.95	7,130
% of Total	30%	17%	0%	0%	41%	35%	2%	3%	11%	24%	16%	21%	100%	100%
Density (units/hectare)	35.8		0.0		55.1		96.1		142.8		88.2		64.8	





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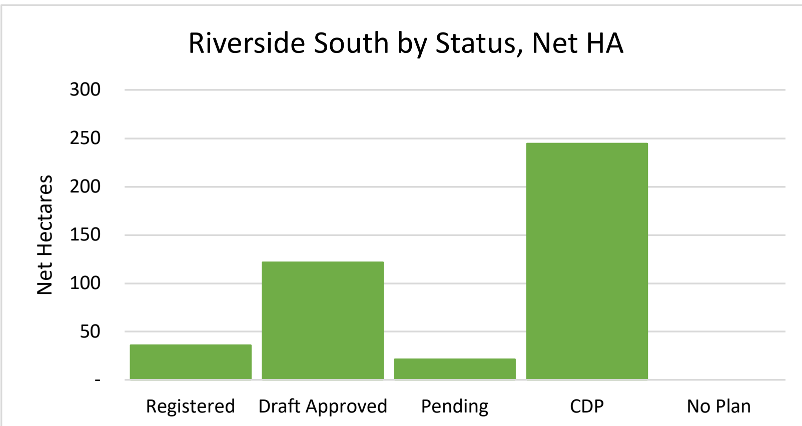
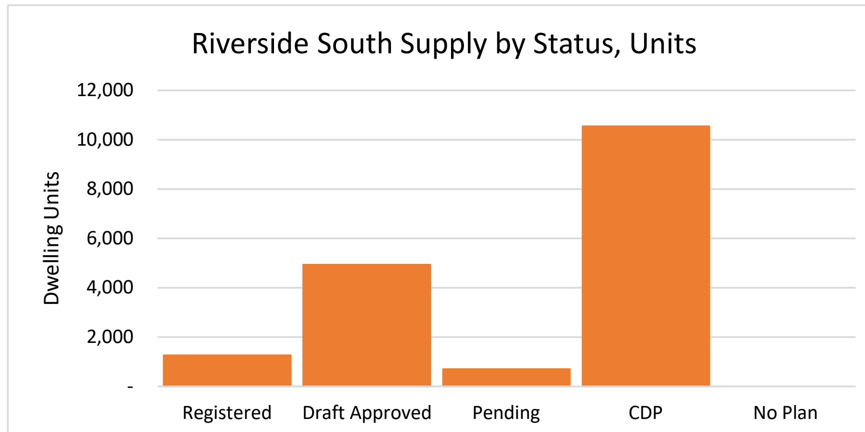
RIVERSIDE SOUTH

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	15.83	391	0.08	2	17.73	695	0.24	18	2.09	160	-	-	35.97	1,266
Draft Approved	41.25	929	1.07	28	59.63	2,300	12.45	790	7.45	894	-	-	121.84	4,941
Pending	8.93	173	0.11	2	10.21	418	-	-	2.03	112	-	-	21.28	705
CDP	-	-	-	-	-	-	-	-	-	-	244.48	10,544	244.48	10,544
No Plan	-	-	-	-	-	-	-	-	-	-			-	-
TOTAL	66.01	1,493	1.26	32	87.57	3,413	12.69	808	11.57	1,166	244.48	10,544	423.57	17,456
% of Total	16%	9%	0%	0%	21%	20%	3%	5%	3%	7%	58%	60%	100%	100%
Density (units/hectare)	22.6		25.4		39.0		63.7		100.8		43.1		41.2	





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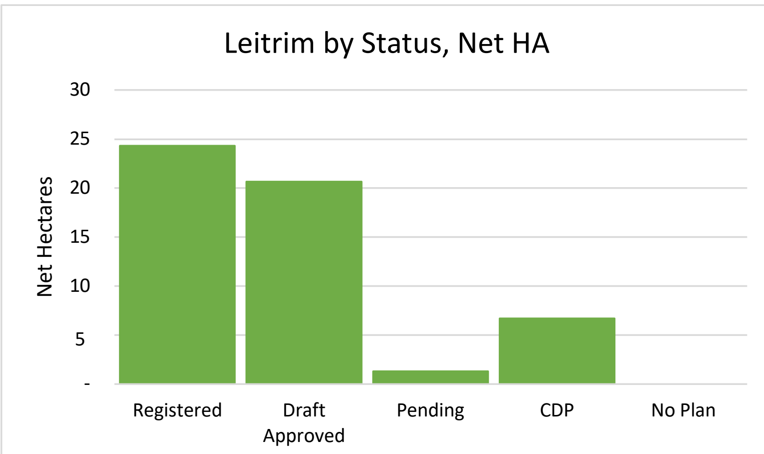
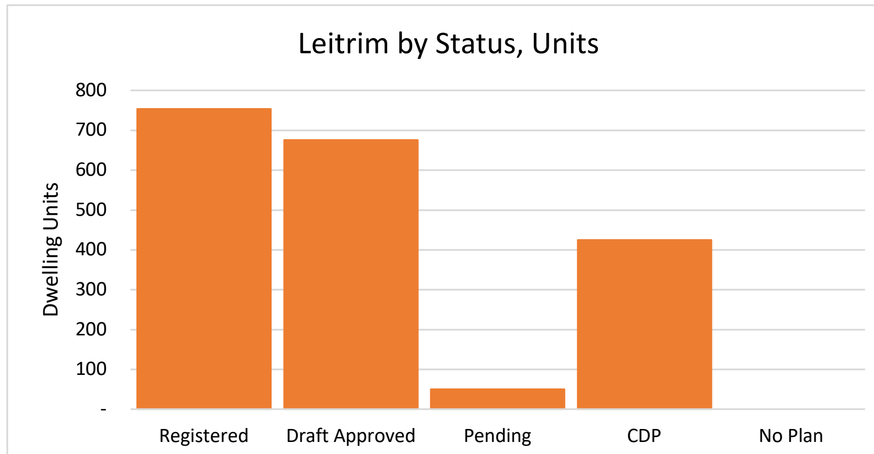
LEITRIM

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	12.55	291	0.06	2	6.11	236	-	-	5.60	225	-	-	24.32	754
Draft Approved	14.15	343	-	-	5.24	237	-	-	1.28	96	-	-	20.67	676
Pending	-	-	-	-	1.30	50	-	-	-	-	-	-	1.30	50
CDP	-	-	-	-	-	-	-	-	-	-	6.69	425	6.69	425
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	26.70	634	0.06	2	12.65	523	-	-	6.88	321	6.69	425	52.98	1,905
% of Total	50%	33%	0%	0%	24%	27%	0%	0%	13%	17%	13%	22%	100%	100%
Density (units/hectare)	23.7		33.3		41.3		0.0		46.6		63.5		36.0	





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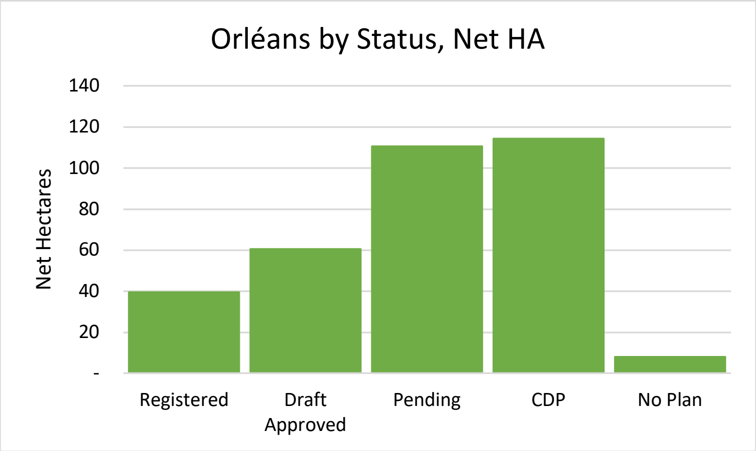
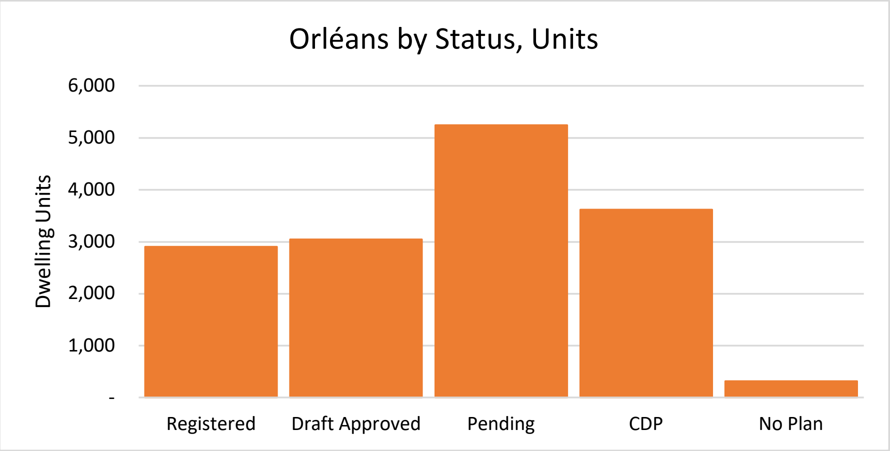
No Plan = No applications received

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	13.18	345	0.05	2	12.60	643	0.49	92	11.54	1,767	1.74	57	39.60	2,906
Draft Approved	26.75	940	2.64	104	19.72	1,123	11.57	881	-	-	-	-	60.67	3,048
Pending	44.00	1,123	0.35	10	43.32	2,143	5.70	399	17.30	1,570	-	-	110.68	5,245
CDP	-	-	-	-	-	-	-	-	-	-	114.47	3,618	114.47	3,618
No Plan	-	-	-	-	-	-	-	-	-	-	8.04	318	8.04	318
TOTAL	83.94	2,408	3.04	116	75.64	3,909	17.76	1,372	28.84	3,337	124.25	3,993	333.47	15,135
% of Total	25%	16%	1%	1%	23%	26%	5%	9%	9%	22%	37%	26%	100%	100%
Density (units/hectare)	28.7		38.1		51.7		77.3		115.7		32.1		45.4	

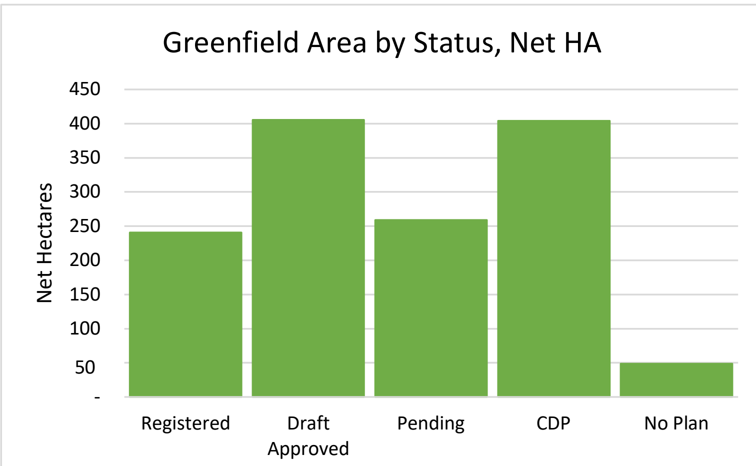


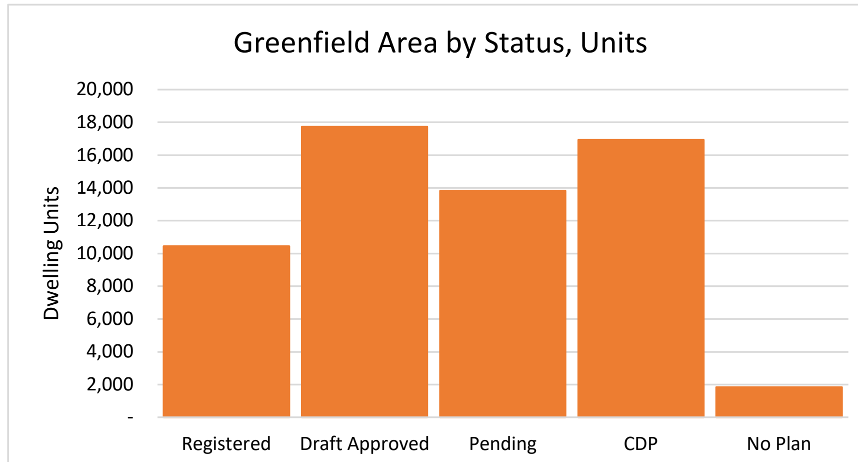


Registered = Registered Plan
Draft Approved = Draft Approved Plan of Subdivision
Pending = Pending application for draft plan
CDP = Community Design Plan
No Plan = No applications received

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	105.99	2,227	0.35	10	100.47	4,381	4.93	375	27.44	3,388	1.74	57	240.91	10,438
Draft Approved	163.34	4,262	8.96	318	166.53	7,321	42.81	2,791	23.87	3,042	-	-	405.51	17,734
Pending	104.67	3,000	1.42	52	107.55	5,372	17.00	2,111	28.31	3,287	-	-	258.96	13,822
CDP	-	-	-	-	-	-	0.91	96	-	-	403.08	16,829	403.99	16,925
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	46.24	1,716	48.69	1,838
TOTAL	374.00	9,489	10.73	380	376.30	17,129	65.65	5,373	80.33	9,784	451.06	18,602	1,358.06	60,757
% of Total	28%	16%	1%	1%	28%	28%	5%	9%	6%	16%	33%	31%	100%	100%
Density (units/hectare)	25.4		35.4		45.5		81.8		121.8		41.2		44.7	





Registered = Registered Plan
Draft Approved = Draft Approved Plan of Subdivision
Pending = Pending application for draft plan
CDP = Community Design Plan
No Plan = No applications received

Appendix 2: Intensification

Table 1: Intensification Housing Starts on Vacant Urban Residential Land, mid2018-mid2023

Unit Type	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Single-detached	5	7	3	4	0	4
Semi-detached	10	12	0	0	0	4
Townhouse	142	19	85	28	0	55
Stacked Townhouse	0	0	0	0	0	0
Apartment	143	646	144	54	486	295
Total	**300**	**684**	**232**	**86**	**486**	**358**

Table 2: Intensification Land Consumption of Housing Starts, mid2018-mid2023 (net residential hectares)

Unit Type	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Single-detached	0.2	0.4	0.1	0.3	0.0	0.2
Semi-detached	0.4	0.4	0.0	0.0	0.0	0.2
Townhouse	1.9	0.5	1.5	0.5	0.0	0.9
Stacked Townhouse	0.0	0.0	0.0	0.0	0.0	0.0
Apartment	1.3	2.7	1.1	0.3	2.4	1.6
Total	**3.8**	**3.9**	**2.7**	**1.1**	**2.4**	**2.8**

Table 3a: Intensification Housing Starts on Vacant Land by Area, mid2018-mid2023

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Kanata-Stittsville	43	98	232	1	302	135
% of Total	*14.3%*	*14.3%*	*100.0%*	*1.2%*	*62.1%*	*37.8%*
South Nepean	179	497	0	31	0	141
% of Total	*59.7%*	*72.7%*	*0.0%*	*36.0%*	*0.0%*	*39.5%*
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	78	89	0	54	184	81
% of Total	*26.0%*	*13.0%*	*0.0%*	*62.8%*	*37.9%*	*22.7%*
Total	**300**	**684**	**232**	**86**	**486**	**358**

Table 3b: Intensification Land Consumption of Housing Starts by Area, mid2018-mid2023 (net residential hectares)

Area	mid2018 - mid2019	mid2019- mid2020	mid2020- mid2021	mid2021- mid2022	mid2022- mid2023	5-year Avg
Kanata-Stittsville	1.2	2.2	2.7	0.1	1.1	1.5
% of Total	*32.0%*	*55.4%*	*100.0%*	*13.7%*	*46.8%*	*53.0%*
South Nepean	2.0	1.0	0.0	0.6	0.0	0.7
% of Total	*52.0%*	*24.6%*	*0.0%*	*56.0%*	*0.0%*	*25.5%*
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	0.6	0.8	0.0	0.3	1.3	0.6
% of Total	*16.0%*	*20.0%*	*0.0%*	*30.3%*	*53.2%*	*21.5%*
Total	**3.8**	**4.0**	**2.7**	**1.1**	**2.4**	**2.8**

Table 4: Intensification Built Densities on VURLS Parcels, mid2018-mid2023 (units per net residential hectare)

Unit Type	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Single-detached	20.8	18.9	21.4	15.4	-	18.8
Semi-detached	26.3	30.0	-	-	-	28.2
Townhouse	75.1	42.2	58.6	58.3	-	64.2
Stacked Townhouse	-	-	-	-	-	-
Apartment	110.0	237.5	128.6	168.8	204.2	187.9
Weighted Average	**78.7**	**173.6**	**85.6**	**81.1**	**204.2**	**128.6**

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

Table 5a: Intensification Single-Detached Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	20.6	18.7	22.0	6.8	-	17.8
South Nepean	-	-	-	25.6	-	25.6
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	**20.6**	**18.7**	**22.0**	**15.2**	**-**	**18.7**

Table 5b: Intensification Semi-Detached Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	26.6	30.1	-	-	-	28.3
South Nepean	-	-	-	-	-	-
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	**26.6**	**30.1**	**-**	**-**	**-**	**28.3**

Table 5c: Intensification Townhouse Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	47.0	42.0	58.5	-	-	52.8
South Nepean	88.1	-	-	58.3	-	80.0
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	**75.1**	**42.0**	**58.5**	**58.3**	**-**	**64.1**

Table 5d: Intensification Stacked Townhouse Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	-	-	-	-	-	-
South Nepean	-	-	-	-	-	-
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	-	-	-	-	-	-
Weighted Average	-	-	-	-	-	-

Table 5e: Intensification Apartment Development Densities, mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	-	62.5	128.6	-	271.2	158.5
South Nepean	94.6	512.4	-	-	-	338.7
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	127.9	112.7	-	167.3	145.4	135.7
Weighted Average	**110.3**	**237.7**	**128.6**	**167.3**	**204.3**	**188.0**

Table 6: Intensification Development Densities (all unit types), mid2018-mid2023 (units per net residential hectare)

Area	mid2018 - mid2019	mid2019-mid2020	mid2020-mid2021	mid2021-mid2022	mid2022-mid2023	5-Year Weighted Average
Kanata-Stittsville	35.2	44.7	85.6	6.8	271.2	91.7
South Nepean	90.4	512.4	-	51.9	-	199.1
Riverside South	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-
Orléans	127.9	112.7	-	167.3	145.4	135.7
Weighted Average	**78.8**	**173.4**	**85.6**	**80.7**	**204.3**	**128.6**

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	0.96	26	0.57	14	2.20	107	1.18	100	11.50	2,394	2.17	78	18.58	2,719
South Nepean	2.45	46	1.3	34	0.65	29	1.23	104	2.45	614	-	-	8.08	827
Riverside South	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leitrim	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Orleans	-	-	-	-	0.76	34	-	-	4.32	544	4.00	412	9.08	990
Total	**3.41**	**72**	**1.87**	**48**	**3.61**	**170**	**2.41**	**204**	**18.26**	**3,552**	**6.17**	**490**	**35.73**	**4,536**