# Vacant Urban Residential Land Survey

## 2011 Update

City of Ottawa
Infrastructure Services and Community Sustainability

Planning and Growth Management Department

Policy Development and Urban Design Branch

June 2012

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A map and detailed parcel list are available on request from the City of Ottawa Client Service Centre at 613-580-2400. Please ask for publication #13-18.

# VACANT URBAN RESIDENTIAL LAND SURVEY
# 2011 UPDATE

## 1. INTRODUCTION

The Vacant Urban Residential Land Survey (VURLS) monitors the supply of vacant land in Ottawa's urban area to assess whether it meets the policies of the Official Plan and the Provincial Policy Statement[1]. The survey has been undertaken annually since 1982.

## 2. HIGHLIGHTS

- The inventoried supply of vacant urban residential land and its unit potential stood at 2,093 net hectares (ha) and approximately 88,875 units at the end of 2011, compared to 2,301 ha and 96,859 units in December 2010. This is sufficient for approximately 19 years based on projected demand, significantly more than the 10-year requirement of the Provincial Policy Statement (PPS). This does not include additional urban land required to be added by the June 2011 OMB decision.

- The supply of registered and draft approved vacant land with servicing in 2011 (594 ha) represents a 5.1 year supply based on projected demand. This is slightly lower than 2010 (647 ha), and exceeds the PPS requirement for a three year supply of serviced registered and draft approved lots.

- Total serviced land supply is sufficient for about 12 years. By area, serviced supply is: Inside the Greenbelt 10.7 years; Kanata-Stittsville 9.9 years; South Nepean 7.5 years; Riverside South 28.8 years; Leitrim 16.5 years; and Orléans 9.2 years.

- Consumption of urban residential land totalled 116 net ha in 2011, down from 118 ha in 2010 (Figure 1), and below the five year average of 134 ha. Dwellings built on this land totalled 4,204 units, a drop from the 4,429 built in 2010 (Figure 2) and below the five-year average of 4,619 units.

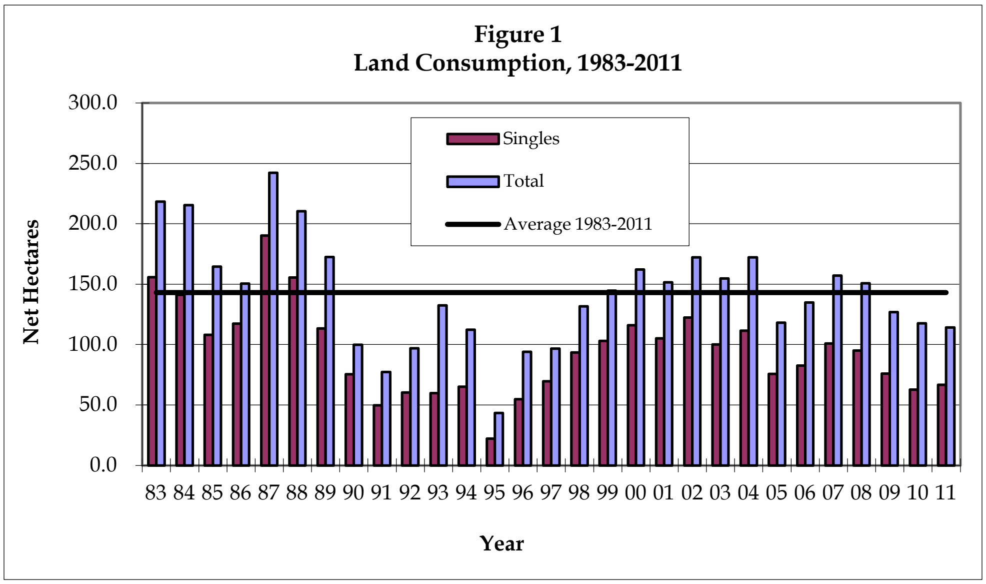
- The average density of housing built on land surveyed in 2011 was 36.1 units/net ha. This is lower than the 2010 figure of 37.6 units/net ha which was the highest ever recorded by the survey. The density of single-detached houses continued the decline it began in 2010, falling from 22.8 units/net ha to 22.3 units/ha in 2011.

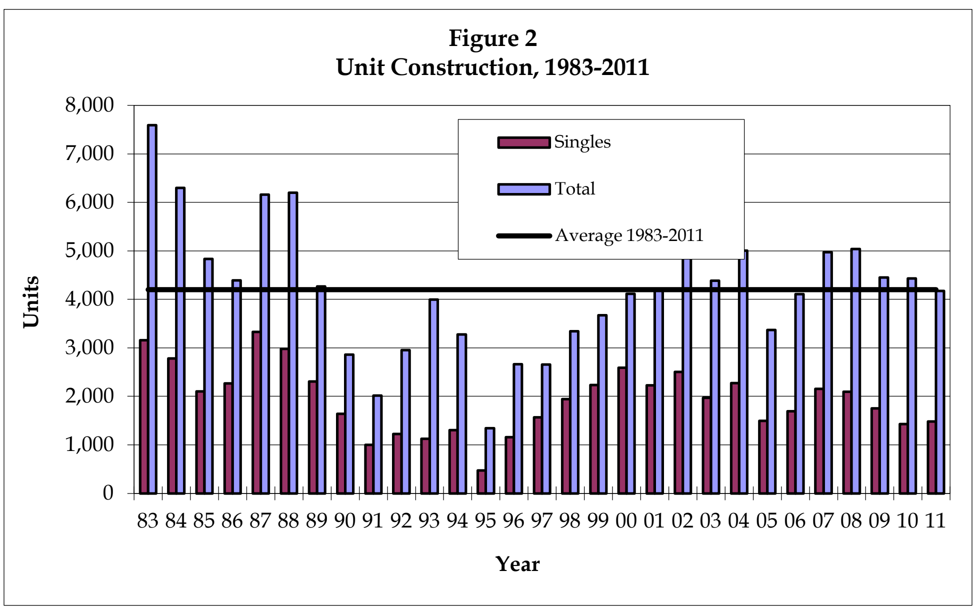
- Vacant land supply shares by area:
  - Kanata-Stittsville 36.8%
  - Riverside South 22.6%
  - South Nepean 16.5%
  - Orléans 14.0%
  - Leitrim 5.4%
  - Inside the Greenbelt 4.6%

[1] Note: A detailed parcel list and accompanying map are also available showing unit potential, approval status and other information for each parcel. Contact City Client Service Centre at 580-2400 for copies.

- The ten largest landowners held 60.9 percent of the residential land supply in 2011, down from 63.4% in 2010. Major owners were Richcraft (11.7%), Urbandale (10.8%), Minto (9.0%), Mattamy (5.9%), KNL (5.4%), Claridge (4.7%), Ashcroft (3.9%), CRT Developments and Taggart-Tamarack (3.6%), and Tartan (2.3%). If partnerships are considered, Richcraft and Urbandale together accounted for about 32% of the land supply.

The Annex to this report presents the supply, development potential and planned density of development of vacant urban residential land inside and outside the Greenbelt.



## 3. PURPOSE OF THE SURVEY

This report describes the vacant urban residential land supply in Ottawa and the estimated number of dwelling units that can be developed on it. The purpose of the survey is to:

- Monitor the supply of vacant urban residential land for primarily "greenfield" development on an annual basis;
- Monitor the consumption of land and built densities by unit type and sub-area;
- Estimate unit potential by housing type and density on vacant land in the near and medium term;
- Compare the supply of residential land with future demand;
- Assess total supply and serviced registered and draft approved supply against the Provincial Policy Statement; and
- Monitor land ownership patterns by area.

## 4. METHODOLOGY

Lands surveyed are those designated "Urban Area" on Schedule A of the Official Plan, including amendments approved by Council up to December 2011. Lands considered to have development potential are those parcels of vacant residential[1] land greater than 0.8 net hectares in size. Smaller parcels are included if they are remnants of subdivisions included in previous years' surveys.

Estimates of development potential generally do not include units that might be created by various forms of residential intensification, but those intensification sites that meet the criteria for inclusion in the survey are included (e.g. all development inside the Greenbelt is some form of intensification). Intensification activity is reported comprehensively in the Annual Development Report based on building permit issuances.

Land parcels in the survey are described by the following variables:

- Parcel size in net hectares (ha) to the nearest 0.01 ha (1 ha = 2.47 acres);
- Unit potential by structure type, where known;
- Average density in units/net ha. Net refers to land in exclusively for residential use (i.e. building lots), including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses;
- Planning status of subdivisions (registered, draft approved, etc);
- Ownership, based on assessment data; and
- Planning sub-area (South Nepean, Orléans, etc).

Land parcels defined on the basis of ownership are the basic units of observation. Within each parcel, land is categorized according to subdivision approval status. Field surveys, municipal records, plans of subdivision and condominium, the Official Plan, Community Design Plans, zoning, site plans, assessment data, and land registry records are all used to compile the inventory of parcels and their characteristics.

[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. 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.

Housing unit types 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 joined side by side 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
> Apartment: One of two or more dwelling units attached vertically and horizontally, typically with shared external access, including duplexes.

## 5. ANALYSIS

### 5.1 Land Demand

Land Consumption Trends

Residential land consumption decreased in 2011 for the fourth year in a row (Table 1 and Figure 1), dropping 3% from 117.7 net ha in 2010 to 116.4 ha in 2011. This was well below the five-year average of 134 ha. Singles accounted for 67 ha or 58% of land consumed in 2011, up from 54% in 2010. Land used for semi-detached units decreased to 6.4 ha, a 5.5% share, while townhouses consumed 30.9% in 2011, down from 2010. Land used for stacked townhouses decreased to 4.7 ha (4%). Land developed for apartments also dropped from 3.0 ha (2.5%) in 2010 to 2.6 ha (2.2%) in 2011.

**Table 1. Vacant Urban Residential Land Consumption, 2005-2011 (net ha)**

| | Year | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Unit Type** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **Avg. 2007-2011** |
| Single-detached | 75.7 | 82.7 | 100.8 | 95.1 | 76.1 | 62.7 | 66.7 | 80.3 |
| Semi-detached | 6.7 | 9.2 | 6.9 | 4.1 | 5.7 | 7.8 | 6.4 | 6.2 |
| Townhouse | 31.5 | 35.3 | 41.3 | 43.4 | 39.7 | 37.5 | 36.0 | 39.6 |
| Stacked Townhouse | 3.6 | 6.4 | 7.0 | 6.8 | 3.9 | 6.8 | 4.7 | 5.8 |
| Apartment | 0.7 | 1.2 | 1.2 | 1.5 | 1.6 | 3.0 | 2.6 | 2.0 |
| **Total** | **118.2** | **134.8** | **157.1** | **150.8** | **127.0** | **117.7** | **116.4** | **133.8** |

**Table 2. Units Built on Vacant Urban Residential Land, 2005-2011**

| | Year | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Unit Type** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **Avg. 2007-2011** |
| Single-detached | 1,496 | 1,695 | 2,151 | 2,097 | 1,749 | 1,426 | 1,484 | 1,781 |
| Semi-detached | 224 | 310 | 220 | 122 | 176 | 260 | 226 | 201 |
| Townhouse | 1,215 | 1,444 | 1,849 | 1,964 | 1,815 | 1,631 | 1,627 | 1,777 |
| Stacked Townhouse | 290 | 546 | 512 | 610 | 310 | 492 | 386 | 462 |
| Apartments | 145 | 113 | 242 | 246 | 399 | 620 | 481 | 398 |
| **Total** | **3,370** | **4,108** | **4,974** | **5,039** | **4,449** | **4,429** | **4,204** | **4,619** |

Source: CMHC

The single-detached share of housing starts on VURLS land rose from 32% in 2010 to 35% in 2011, and townhouses increased from 37% to 39%. Shares of other unit types all decreased in 2011; semi-detached from 5.9% to 5.4%, stacked townhouses from 11% to 9%, and apartments from 14% to 11%.

Table 3a shows the distribution of land developed in 2011. Inside the Greenbelt, South Nepean and Orléans increased shares of land developed, while other areas decreased. South Nepean led all areas in land consumption with a 33% share, followed by Orléans (27%) and Kanata-Stittsville (26%). Leitrim (7%), inside the Greenbelt (5%) and Riverside South (3%) had the smallest shares.

**Table 3a**

**Vacant Land Developed by Area, 2005-2011 (net ha)**

| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Avg. 2007-2011** |
|---|---|---|---|---|---|---|---|---|
| Inside Greenbelt | 11.2 | 15.6 | 16.4 | 9.9 | 8.0 | 5.0 | 6.0 | 9.1 |
| *% of Total* | *9.5%* | *11.6%* | *10.4%* | *6.6%* | *6.3%* | *4.2%* | *5.2%* | *6.8%* |
| Kanata-Stittsville | 34.2 | 38.9 | 49.9 | 54.8 | 36.0 | 39.0 | 29.6 | 41.9 |
| *% of Total* | *28.9%* | *28.8%* | *31.8%* | *36.3%* | *28.3%* | *33.1%* | *25.4%* | *31.3%* |
| South Nepean | 30.8 | 36.7 | 38.7 | 39.6 | 39.2 | 32.0 | 38.1 | 37.5 |
| *% of Total* | *26.0%* | *27.2%* | *24.7%* | *26.3%* | *30.9%* | *27.2%* | *32.8%* | *28.0%* |
| Riverside South | 8.3 | 9.2 | 9.9 | 8.5 | 5.3 | 5.9 | 3.3 | 6.6 |
| *% of Total* | *7.0%* | *6.8%* | *6.3%* | *5.6%* | *4.2%* | *5.0%* | *2.8%* | *4.9%* |
| Leitrim | 5.5 | 5.5 | 5.5 | 3.8 | 8.3 | 9.1 | 7.9 | 6.9 |
| *% of Total* | *4.6%* | *4.1%* | *3.5%* | *2.5%* | *6.5%* | *7.7%* | *6.8%* | *5.2%* |
| Orléans | 28.3 | 29.0 | 36.5 | 34.2 | 30.3 | 26.7 | 31.4 | 31.8 |
| *% of Total* | *23.9%* | *21.5%* | *23.3%* | *22.7%* | *23.9%* | *22.7%* | *27.0%* | *23.8%* |
| **Total** | **118.3** | **134.9** | **157.1** | **150.8** | **127.1** | **117.7** | **116.4** | **133.8** |
| ***Total %*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** |

Note: Land areas may not add due to rounding

Between 2010 and 2011, the number of units built on land covered by the survey increased inside the Greenbelt, South Nepean, and Orléans while falling in Kanata-Stittsville, Riverside South and Leitrim (Table 3b). Kanata-Stittsville averaged the highest annual number of units built over the past five years (1,322), followed by South Nepean (1,305) and Orléans (1,046). Riverside South (199) and Leitrim (205) have averaged the fewest units.

| Table 3b | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Units Built by Area, 2005-2011 (net ha) | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Avg. 2007-2011** |
| Inside Greenbelt | 489 | 612 | 854 | 556 | 564 | 331 | 406 | 542 |
| *% of Total* | *14.5%* | *14.9%* | *17.2%* | *11.0%* | *12.7%* | *7.5%* | *9.7%* | *11.7%* |
| Kanata-Stittsville | 765 | 1,048 | 1,474 | 1,790 | 1,126 | 1,313 | 909 | 1,322 |
| *% of Total* | *22.7%* | *25.5%* | *29.6%* | *35.5%* | *25.3%* | *29.6%* | *21.6%* | *28.6%* |
| South Nepean | 893 | 1,146 | 1,068 | 1,247 | 1,333 | 1,420 | 1,455 | 1,305 |
| *% of Total* | *26.5%* | *27.9%* | *21.5%* | *24.7%* | *30.0%* | *32.1%* | *34.6%* | *28.2%* |
| Riverside South | 224 | 279 | 290 | 322 | 155 | 168 | 60 | 199 |
| *% of Total* | *6.6%* | *6.8%* | *5.8%* | *6.4%* | *3.5%* | *3.8%* | *1.4%* | *4.3%* |
| Leitrim | 134 | 134 | 151 | 83 | 264 | 289 | 237 | 205 |
| *% of Total* | *4.0%* | *3.3%* | *3.0%* | *1.6%* | *5.9%* | *6.5%* | *5.6%* | *4.4%* |
| Orléans | 865 | 889 | 1,137 | 1,041 | 1,007 | 908 | 1,137 | 1,046 |
| *% of Total* | *25.7%* | *21.6%* | *22.9%* | *20.7%* | *22.6%* | *20.5%* | *27.0%* | *22.6%* |
| **Total** | **3,370** | **4,108** | **4,974** | **5,039** | **4,449** | **4,429** | **4,204** | **4,619** |
| ***Total %*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** | ***100.0%*** |

Source: CMHC Note: Percentages in Tables 3a and 3b may not add due to rounding.

Densities

The average net density[1] of development since 2005 has ranged between 28.5 and 37.6 units per net ha (Table 4). The 37.6 units/ha reached in 2010 was the highest average density recorded since monitoring began in 1983. In the 2011 average density, while lower at 36.1 units/ ha, is the second-highest on record.

| Table 4 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Built Densities on VURLS Parcels, 2005-2011 (units per net hectare) | | | | | | | |
| **Unit Type** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Weighted Average* 2007-2011** |
| Single-detached | 19.8 | 20.5 | 21.3 | 22.1 | 23.0 | 22.8 | 22.3 | 22.2 |
| Semi-detached | 33.4 | 33.6 | 32.1 | 30.1 | 30.9 | 33.3 | 35.5 | 32.6 |
| Townhouse | 38.6 | 40.9 | 44.8 | 45.2 | 45.7 | 43.5 | 45.2 | 44.9 |
| Stacked Townhouse | 79.9 | 86.0 | 73.7 | 90.2 | 80.3 | 72.9 | 81.4 | 79.5 |
| Apartment | 219.7 | 98.3 | 198.4 | 162.9 | 255.8 | 210.2 | 182.2 | 201.2 |
| **Weighted Average** | **28.5** | **30.5** | **31.7** | **33.4** | **35.1** | **37.6** | **36.1** | **34.5** |

* Weighting divided the sum of units built by the sum of hectares developed

The breakdown of annual development density by area and unit type is provided in Tables 5 to 8 for the 2005 to 2011 period.

[1] Net residential density is based on the area of land in exclusively residential use (i.e. the building lots), including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses.

| Table 5 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Single-Detached Development Densities, 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 21.3 | 21.9 | 21.5 | 21.0 | 21.4 | 20.5 | 18.2 | 20.8 |
| Kanata-Stittsville | 18.5 | 19.3 | 22.6 | 22.9 | 21.8 | 20.5 | 20.7 | 22.0 |
| South Nepean | 19.6 | 21.3 | 19.9 | 22.2 | 24.9 | 25.2 | 22.8 | 22.8 |
| Riverside South | 19.4 | 19.1 | 20.5 | 22.0 | 22.9 | 21.8 | 17.6 | 21.1 |
| Leitrim | 17.2 | 17.6 | 17.3 | 17.8 | 19.8 | 21.7 | 21.3 | 19.9 |
| Orléans | 22.0 | 21.5 | 21.9 | 21.4 | 22.6 | 23.8 | 24.7 | 22.7 |
| **Weighted Average** | **19.8** | **20.5** | **21.3** | **22.1** | **23.0** | **22.8** | **22.3** | **22.2** |

The average density of single-detached decreased in 2011, from 22.8 units/net ha in 2010 to 22.3 u/net ha (Table 5) and barely remained above the five-year average of 22.2 u/ha. Densities decreased in every area except Kanata-Stittsville and Orléans. Riverside South had the lowest density at 17.6 u/ha, and Orléans the highest (24.7 u/ha).

In 2011, semi-detached units developed at an average of 35.5 units/ha, an increase from 2010 (33.3 u/ha), and above the five-year average of 32.6 u/ha (Table 6a).

| Table 6a | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Semi-Detached Development Densities, 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 32.4 | 38.3 | 35.6 | 28.3 | 24.0 | 27.5 | 0.0 | 29.5 |
| Kanata-Stittsville | 25.3 | 24.7 | 30.6 | 30.8 | 28.8 | 31.1 | 35.5 | 30.9 |
| South Nepean | 41.3 | 32.6 | 21.3 | 20.0 | 35.7 | 38.1 | 33.6 | 34.1 |
| Riverside South | 39.2 | 41.0 | 36.8 | 0.0 | 0.0 | 33.3 | 0.0 | 36.6 |
| Leitrim | 33.6 | 35.1 | 36.5 | 37.5 | 35.4 | 34.4 | 35.0 | 35.2 |
| Orléans | 29.8 | 34.8 | 32.2 | 42.9 | 30.0 | 27.3 | 36.0 | 32.1 |
| **Weighted Average** | **33.4** | **33.6** | **32.1** | **30.1** | **30.9** | **33.3** | **35.5** | **32.6** |

The density of townhouses in 2011 (Table 6b) rose from 43.5 u/ha in 2010 to 45.2 u/ha. Densities for this unit type increased in every area of the city except South Nepean.

| Table 6b | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Townhouse Development Densities, 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 36.7 | 46.1 | 54.9 | 51.2 | 47.2 | 45.1 | 52.2 | 51.3 |
| Kanata-Stittsville | 31.7 | 42.2 | 43.0 | 43.8 | 43.2 | 39.8 | 41.9 | 42.4 |
| South Nepean | 44.9 | 39.5 | 42.4 | 50.9 | 49.3 | 48.5 | 44.3 | 47.3 |
| Riverside South | 46.2 | 36.3 | 42.0 | 40.8 | 43.4 | 42.0 | 44.4 | 41.8 |
| Leitrim | 42.3 | 38.5 | 41.5 | 34.8 | 47.5 | 43.6 | 48.6 | 44.9 |
| Orléans | 40.1 | 39.8 | 45.3 | 41.6 | 45.1 | 45.4 | 47.4 | 45.1 |
| **Weighted Average** | **38.6** | **40.9** | **44.8** | **45.2** | **45.7** | **43.5** | **45.2** | **44.9** |

Stacked townhouse densities increased to 81.4 u/ha in 2011 (Table 6c). Since the number of stacked townhouses built on VURLS parcels is relatively small, individual projects typically produce substantial annual variations.

| **Table 6c** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Stacked Townhouse Development Densities, 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 83.0 | 90.1 | 88.1 | 102.2 | 93.2 | 82.1 | 0.0 | 96.2 |
| Kanata-Stittsville | 0.0 | 92.7 | 68.6 | 75.0 | 0.0 | 61.5 | 65.0 | 66.4 |
| South Nepean | 83.9 | 86.9 | 90.9 | 93.0 | 93.6 | 83.3 | 86.0 | 87.6 |
| Riverside South | 0.0 | 108.3 | 0.0 | 86.2 | 107.7 | 62.5 | 0.0 | 85.5 |
| Leitrim | 0.0 | 0.0 | 0.0 | 75.0 | 75.0 | 70.6 | 0.0 | 72.9 |
| Orléans | 70.6 | 77.5 | 58.1 | 60.9 | 54.2 | 61.3 | 81.7 | 62.7 |
| **Weighted Average** | **79.9** | **86.0** | **73.7** | **90.2** | **80.3** | **72.9** | **81.4** | **79.5** |

Note: Stacked townhouse densities have been revised for 2005-2010 inclusive from what was previously reported.

Apartment densities (Table 7) averaged 182.2 units/ha, down from 2010 (210.2 u/ha) and below the five-year average of 201.2 u/ha. As with townhouses, apartment densities often experience substantial changes from year-to-year.

| **Table 7** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Apartment Development Densities, 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 219.7 | 98.3 | 198.4 | 0.0 | 449.2 | 455.3 | 236.6 | 288.2 |
| Kanata-Stittsville | 0.0 | 0.0 | 0.0 | 369.4 | 0.0 | 317.4 | 0.0 | 340.2 |
| South Nepean | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 142.7 | 153.5 | 144.2 |
| Riverside South | 0.0 | 0.0 | 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 | 0.0 | 0.0 |
| Orléans | 0.0 | 0.0 | 0.0 | 98.3 | 141.8 | 0.0 | 114.3 | 115.8 |
| **Weighted Average** | **219.7** | **98.3** | **198.4** | **162.9** | **255.8** | **210.2** | **182.2** | **201.2** |

Overall density decreased in all areas except Inside Greenbelt and Orléans (Table 8). Built density has increased an average of 1.2 u/ha annually since 2007.

| **Table 8** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Total Development Densities (all unit types), 2005-2011 (units per net hectare)** | | | | | | | | |
| **Area** | **2005** | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **5-Year Average 2007-2011** |
| Inside Greenbelt | 43.8 | 39.2 | 52.0 | 56.0 | 70.7 | 66.6 | 67.7 | 59.8 |
| Kanata-Stittsville | 22.1 | 27.0 | 29.5 | 32.7 | 31.3 | 33.7 | 30.6 | 31.6 |
| South Nepean | 29.0 | 31.2 | 27.6 | 31.5 | 34.0 | 44.4 | 38.2 | 34.8 |
| Riverside South | 26.9 | 30.5 | 29.2 | 37.8 | 29.4 | 28.4 | 18.4 | 30.2 |
| Leitrim | 24.5 | 24.2 | 27.4 | 22.1 | 32.0 | 31.7 | 29.9 | 29.6 |
| Orléans | 30.6 | 30.7 | 31.1 | 30.4 | 33.2 | 34.1 | 36.2 | 32.9 |
| **Weighted Average** | **28.5** | **30.5** | **31.7** | **33.4** | **35.1** | **37.6** | **36.1** | **34.5** |

Note: Overall densities in Table 8 have been revised for 2005-2010 inclusive from what was previously reported.

10 Year Demand Projection

New housing requirements for the 2012-2021 decade are projected to average 6,141 units per year, including units required for a vacancy rate and to replace demolished units.

Housing demand will be met through a combination of intensification, units built in the rural area (9% of new units), and construction on vacant urban land. Intensification targets over the decade average 39.2% of new urban units (based on the Official Plan as modified by OPA 76 and the OMB). As shown in Table 9, construction on vacant urban land is projected to be approximately 3,390 units annually.

| **Table 9** | | |
|---|---|---|
| **Projected Housing Demand in Ottawa, 2012-2021*** | | |
| | 10 year Requirement | Annual Requirement |
| **Total Unit Requirements** | **61,413** | 6,141 |
| | | |
| Allowance for rural units (9% of new hhlds) | 5,527 | 553 |
| **Total Urban Demand** | **55,885** | 5,589 |
| | | |
| Allowance for intensification (39.2%) | 21,898 | 2,190 |
| **Unit demand on Vacant Urban Residential Land** | **33,987** | **3,399** |

*Note: based on OP Amendment 76 and Residential Land Strategy report, Feb. 2009

Combining the demand projection from Table 9 with the dwelling type mix from the 2009 Residential Land Strategy and applying the average density of the last five years (Table 4) results in a projected urban residential land requirement of 117 net ha per year over the next decade, as set out in Table 9a.

| **Table 9a** | | | |
|---|---|---|---|
| **Annual Demand for Housing on VURLS Land, 2012-2021** | | | |
| **Type** | **Units** | **Density** | **Land (ha)** |
| Single-detached | 1,827 | 22.2 | 82.3 |
| Semi-detached | 217 | 32.6 | 6.7 |
| Townhouses | 1,202 | 44.9 | 26.8 |
| Stacked towns/Apartments | 153 | 140.4 | 1.1 |
| **Total** | **3,399** | | **116.8** |

Note: Stacked townhouses/Apartments density is an average of the two unit types

Note: Actual and projected housing starts on vacant land and land consumption are not strictly comparable since housing starts and land consumed include a few intensification parcels that are excluded from the land consumption projection. Hence, actual VURLS land consumed may be, other things being equal, slightly higher than the above projection.

## 5.2 Land Supply

The supply of vacant residential land and number of units it is planned for are shown in Table 10. As of December 2011, there were 2,093 net ha of vacant residential land in the urban area of Ottawa, with a total estimated development potential of 88,875 units.

Plan Status

Table 10 shows the approval status of land parcels. Four categories are noted:

- Registered subdivision plans: final approval (building permits can be issued)
- Draft approved plans: provisional approval (subject to clearance of conditions)
- Pending applications: plan submitted but no approval given
- No plan: no application has been submitted

As of December 2011, 31% of the land supply was in registered and draft approved plans (12% registered, 19% draft approved). The 645 hectares in this category represent a 5.8 year supply (Table 14) based on average land consumption between 2007 and 2011. Of the remaining land, 18% had pending submissions and 51% had no plan.

Kanata-Stittsville accounted for 37% of the total land supply, Riverside South held 23%, South Nepean 16%, Orleans 14%, Leitrim 5%, and Inside Greenbelt 5%.

**Table 10**

**Urban Residential Land Supply and Unit Potential by Development Status and Area, December 2011**

| | **Development Status** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Registered** | | **Draft Approved** | | **Pending** | | **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*** |
| Inside Greenbelt | 9.2 | 1,584 | 0.0 | 0 | 15.4 | 1,834 | 72.5 | 8,663 | 97.1 | 12,081 |
| Kanata-Stittsville | 72.5 | 2,728 | 193.2 | 5,306 | 190.5 | 6,638 | 313.5 | 10,819 | 769.7 | 25,491 |
| South Nepean | 85.7 | 3,117 | 36.5 | 2,595 | 51.4 | 1,696 | 171.8 | 13,812 | 345.3 | 21,220 |
| Riverside South | 47.4 | 1,599 | 9.7 | 337 | 76.3 | 3,791 | 340.0 | 10,042 | 473.3 | 15,769 |
| Leitrim | 6.9 | 264 | 72.7 | 2,119 | 14.9 | 539 | 19.1 | 928 | 113.6 | 3,850 |
| Orléans | 29.3 | 1,537 | 81.8 | 3,209 | 25.8 | 1,262 | 156.7 | 4,456 | 293.6 | 10,464 |
| Sub-Total Outside Greenbelt | 241.7 | 9,245 | 393.9 | 13,566 | 358.8 | 13,926 | 1,001.0 | 40,057 | 1,995.5 | 76,794 |
| **Total** | **250.9** | **10,829** | **393.9** | **13,566** | **374.2** | **15,760** | **1,073.6** | **48,720** | **2,092.6** | **88,875** |

Land Ownership

The holdings of the ten largest landowners (Table 11) decreased to 60.9% of total vacant land in 2011, from 63.4% in 2010. In 2011, the five largest landowners were Richcraft (11.7% of the total supply), Urbandale (10.8%), Minto (9.0%), Mattamy (5.9%) and KNL Developments (5.4%). The most diversified landowner is Richcraft, with holdings in every area except Leitrim. Although Urbandale also holds a large amount of land, its holdings are concentrated in Riverside South and Kanata.

The effective share of land controlled by several of the major landowners in Tables 11 and 12 is understated as several jointly own large land-owning companies. For example, KNL Developments is jointly owned by Urbandale and Richcraft. Assuming even shares would boost these two builders to about 14% and 17% of the land supply respectively. CRT Developments is owned by Claridge, Richcraft and Tamarack. When added to their half share of KNL land, and factoring in a third of CRT Developments, Richcraft increases its share of land to an estimated 18%.

| Table 11<br>Share of Total Vacant Urban Land of 10 Largest Landowners, 2007-2011 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Net Hectares Owned** | | | | | **% of all Vacant Urban Land** | | | | |
| **Owner Name** | **2007** | **2008** | **2009** | **2010** | **2011** | **2007** | **2008** | **2009** | **2010** | **2011** |
| Claridge Homes/Tenth Line | 55.6 | 127.7 | 120.5 | 113.8 | 98.2 | 2.1 | 5.2 | 5.2 | 4.9 | 4.7 |
| CRT Developments Inc. | - | - | 76.4 | 89.2 | 76.4 | - | - | 3.3 | 3.9 | 3.6 |
| Mattamy | 108.3 | 149.5 | 153.5 | 143.2 | 124.1 | 4.2 | 6.1 | 6.6 | 6.2 | 5.9 |
| Brookfield | 132.5 | 132.5 | - | - | - | 5.1 | 5.4 | - | - | - |
| Westpark | 103.9 | - | - | - | - | 4.0 | - | - | - | - |
| KNL Developments | 120.1 | 119.8 | 117.0 | 116.9 | 113.8 | 4.6 | 4.9 | 5.0 | 5.1 | 5.4 |
| Minto | 173.7 | 242.6 | 187.6 | 218.4 | 189.2 | 6.7 | 9.9 | 8.1 | 9.5 | 9.0 |
| Ashcroft | 46.5 | 30.4 | 88.5 | 87.3 | 81.1 | 1.8 | 1.2 | 3.8 | 3.8 | 3.9 |
| Tartan | 87.1 | 77.0 | 76.4 | 77.1 | 47.7 | 3.3 | 3.2 | 3.3 | 3.4 | 2.3 |
| Urbandale | 258.6 | 317.2 | 231.4 | 235.7 | 227.0 | 9.9 | 13.0 | 9.9 | 10.2 | 10.8 |
| Taggart/Tamarack | 62.2 | 117.8 | 96.2 | 82.5 | 74.7 | 2.4 | 4.8 | 4.1 | 3.6 | 3.6 |
| Richcraft | 417.7 | 342.5 | 351.1 | 293.9 | 244.7 | 16.0 | 14.0 | 15.1 | 12.8 | 11.7 |
| **Total, Top 10 Owners** | **1,566.2** | **1,657.0** | **1,498.6** | **1,458.1** | **1,277.0** | **60.1** | **67.9** | **64.4** | **63.4** | **60.9** |
| **Total Vacant Land** | **2,606.3** | **2,441.4** | **2,326.5** | **2,300.8** | **2,095.4** | **100.0** | **100.0** | **100.0** | **100.0** | **100.0** |

Table 12 shows the ownership and planning status of major land holdings of 10 net ha or more in each major area. The 25 owners listed in the table controlled about 84% of the supply at the end of 2011, down from 86% in 2010. Due to the difficulty of verifying ownership, caution is advised when interpreting these data.

Major Landowners by Area (Table 12)

Inside Greenbelt: Only one landowner, Canada Lands Company, with 60 ha or 60% of the total supply, held more than 10 net ha inside the Greenbelt.

Kanata-Stittsville: Major owners were KNL (14.8%), CRT Developments (9.9%), Richcraft (9.8%), and Del (6.8%). The 17 owners with 10 or more ha accounted for 91% of the total land supply.

South Nepean: Four owners accounted for over 68% of the vacant land; Minto (23.7%), Mattamy (21.7%), Monarch (12.0%) and Taggart/Tamarack (10.9%). There were seven owners with 10 or more ha, accounting for 84% of the total supply.

Riverside South: Urbandale and Richcraft owned 42% and 25% of land respectively. Another 14% was owned by their RSDC partnership. Together they controlled 81% of the land supply. Overall, the five listed in Table 12 owned 92% of the land supply.

Leitrim: Tartan and Remer held 41% and 26% of the land supply respectively, in total accounting for 67% of the Leitrim land supply. The four largest owners had 93% of the land supply at the end of 2011.

Orléans: Four owners controlled 61% of the land supply. Minto was the largest, with 28% of vacant land, followed by Ashcroft (14%), Richcraft (11%) and Claridge (7%).

**Table 12**

**Residential Land Holdings of Major Landowners (with 10 net ha and larger) by Area and Development Status, December 2011**

| Area | Owner Name | Registered | Draft Approved | Pending | No Plan | Total (net ha) |
|---|---|---|---|---|---|---|
| Inside Greenbelt | Canada Lands Company | - | - | - | 60.0 | 60.0 |
| ***Sub-Total, Inside Greenbelt*** | | ***-*** | ***-*** | ***-*** | ***60.0*** | ***60.0*** |
| Kanata-Stittsville | Ashcroft Homes | 0.1 | 33.0 | - | - | 33.1 |
| | Bell, Grace | - | - | - | 10.6 | 10.6 |
| | Caivan Development Corp. | - | - | 35.4 | - | 35.4 |
| | CRT Developments Inc. | - | - | 30.7 | 45.8 | 76.4 |
| | Davidson, William | - | - | - | 21.2 | 21.2 |
| | Del | - | - | - | 52.4 | 52.4 |
| | Kanata Road Inc./Regional Group | 6.4 | 31.5 | | - | 37.8 |
| | Kavanaugh | 0.4 | - | 0.3 | 25.0 | 25.7 |
| | KNL Developments | 9.2 | 104.6 | - | - | 113.8 |
| | Mattamy Dev. Co. | 2.9 | - | 20.2 | 19.9 | 43.0 |
| | Minto (West Kanata Development) | - | 19.4 | 4.1 | 0.6 | 24.1 |
| | Monarch | - | - | 31.0 | 21.8 | 52.7 |
| | Pleasant Valley Dairy | - | - | - | 10.6 | 10.6 |
| | Richcraft | 6.1 | - | 27.0 | 42.1 | 75.2 |
| | Taggart Corporation | 1.5 | - | 14.7 | 14.6 | 30.8 |
| | Tenth Line Developments/Claridge | 17.7 | - | 4.9 | 4.9 | 27.5 |
| | Urbandale | 12.3 | - | 16.7 | 0.7 | 29.7 |
| South Nepean | 1150274 Ontario Inc. (Mattamy Dev. Co.) | 27.3 | - | 14.7 | 33.2 | 75.2 |
| | 841164 Ontario Inc. (Monarch Construction) | 22.1 | - | 15.4 | 4.0 | 41.4 |
| | City of Ottawa | 2.0 | 19.9 | - | 6.0 | 28.0 |
| | Kennedy, Patrick | - | - | - | 12.9 | 12.9 |
| | Minto | 6.7 | 17.6 | 1.7 | 56.0 | 81.9 |
| | Richcraft | 0.2 | - | 2.4 | 11.3 | 14.0 |
| | Taggart Corporation\Tamarack Developments | 17.4 | - | 9.3 | 11.1 | 37.8 |
| Riverside South | Claridge Homes | - | 9.7 | - | 30.8 | 40.5 |
| | Ken Gordon | - | - | - | 12.3 | 12.3 |
| | Richcraft | 5.4 | - | - | 114.7 | 120.1 |
| | Riverside South Development | 41.2 | - | 23.2 | - | 64.5 |
| | Urbandale | 0.8 | - | 53.0 | 143.4 | 197.3 |
| Leitrim | Claridge | - | 8.2 | 2.5 | - | 10.7 |
| | Fred Barrett Enterprises Ltd. | - | - | - | 19.1 | 19.1 |
| | Remer Holdings | - | 29.2 | - | - | 29.2 |
| | Tartan/Findlay Creek Properties | 6.9 | 35.3 | 4.8 | - | 47.0 |
| Orléans | 1561976 Ontario Inc. (Ashcroft) | 2.3 | - | - | 39.4 | 41.7 |
| | Legault | - | - | - | 20.8 | 20.8 |
| | Minto | 6.6 | 58.3 | 14.3 | 4.0 | 83.2 |
| | Richcraft | 3.2 | 6.9 | - | 22.0 | 32.1 |
| ***Sub-Total, Outside Greenbelt*** | | ***198.6*** | ***373.6*** | ***326.2*** | ***810.9*** | ***1,709.3*** |
| **Total (net ha)** | | ***198.6*** | ***373.6*** | ***326.2*** | ***870.9*** | ***1,769.3*** |

Planned Density Compared with Development Density

Table 13 shows planned density by unit type as indicated on plans of subdivision. On registered, draft approved and pending lands, the planned density of all unit types except semi-detached is lower than what was built over the last five years. However, given trends to higher densities it appears these will likely change as lands approach actual development.

| Table 13<br>Unit Potential and Density by Unit Type, 2011<br>Registered, Draft Approved and Pending Lands | | | | |
|---|---|---|---|---|
| **Unit Type** | **Units** | **% of Grand Total** | **Hectares** | **Units/Net Ha** |
| Single-detached | 8,550 | 9.6 | 401.4 | 21.3 |
| Semi-detached | 1,049 | 1.2 | 31.0 | 33.8 |
| Townhouses | 9,917 | 11.2 | 229.7 | 43.2 |
| Stacked Townhouses | 4,736 | 5.3 | 70.1 | 67.6 |
| Apartments | 5,170 | 5.8 | 37.8 | 136.7 |
| *Sub-total* | *29,422* | *33.1* | *770.0* | *38.2* |
| Mixed Units | 10,733 | 12.1 | 249.1 | 43.1 |
| ***Total with Plans*** | **40,155** | **45.2** | **1,019.1** | **39.4** |
| **No Plan Lands** | | | | |
| Mixed Units | 48,720 | 54.8 | 1,073.6 | 45.4 |
| **Grand Total** | **88,875** | **100.0** | **2,092.6** | **42.5** |

## 5.3 2005 Provincial Policy Statement

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

- Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development. (Policy 1.4.1a)

The 2,093 ha in the inventory at the end of 2011 exceeded the 10 year PPS requirement. Based on projected demand of 117 net ha per year over the next decade and the 1,996 net ha land supply outside the Greenbelt (land inside the Greenbelt being all intensification), the land supply would be sufficient for approximately 17 years, but given slower projected demand after 2021 longer term supply is closer to 19 years. This does not include additional land required to be added by the June 2011 OMB decision. Including that land would bring the supply to approximately 20 years.

- Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. (Policy 1.4.1b)

Applying the projected annual demand for urban land of 116.8 net ha (Table 9a), the serviced registered and draft approved land supply of 594.1 ha is sufficient for 5.1 years. This exceeds the PPS requirement for three years of serviced registered and draft approved land. This survey does not inventory most intensification land, so that aspect of PPS policy 1.4.1b is not assessed.

Servicing for registered and draft approved lands by area is shown in Table 14. (Note that in Tables 14 and 16 demand by area is estimated based on past absorption rates since demand has not been projected by sub-area; since consumption over the past five years has been 14% higher than projected land consumption in the next decade, both tables understate actual supply years.) Conservatively, supply is sufficient for 1.0 year Inside the Greenbelt, 5.1 years in Kanata-Stittsville, 3.3 years in South Nepean, 8.7 years in Riverside South, 11.5 years in Leitrim and 3.5 years in Orléans. Land is considered serviced if it is provided with trunk sewer and watermains with capacity available. Based on the past five-year consumption rate, the overall supply is 4.4 years (Table 14).

**Table 14**

**Serviced Registered and Draft Approved Land by Area, December 2011**

| Area | Serviced Land Supply (net ha) | Average Annual Consumption (net ha) | Demand Years of Supply * |
|---|---|---|---|
| Inside the Greenbelt | 9.2 | 9.1 | 1.0 |
| Kanata-Stittsville | 213.3 | 41.9 | 5.1 |
| South Nepean | 123.9 | 37.5 | 3.3 |
| Riverside South | 57.1 | 6.6 | 8.7 |
| Leitrim | 79.6 | 6.9 | 11.5 |
| Orléans | 111.1 | 31.8 | 3.5 |
| **Total** | **594.1** | **133.8** | **4.4** |

*Based on average consumption rates over the last five years.

There is a 5.5 year supply of registered and draft approved lands based on projected land consumption over the next decade (Table 15).

**Table 15**

**Supply of Registered and Draft Approved Lands, December 2011, by Unit Type**

| Unit Type | Registered and Draft Approved Land (net ha) | Projected Annual Consumption (net ha) | Demand Years of Supply |
|---|---|---|---|
| Single-detached | 283.3 | 82.3 | 3.4 |
| Semi-detached | 23.6 | 6.7 | 3.5 |
| Townhouse | 132.8 | 26.8 | 5.0 |
| Stacks/Apartments | 69.0 | 1.1 | 62.7 |
| Mixed* | 136.1 | - | n/a |
| **Total** | **644.8** | **116.8** | **5.5** |

*Most land with Mixed units will be developed for single-detached and townhouse units.

The overall supply of serviced residential land was 1,391 net ha in December 2011. Based on projected demand for urban land to 2021 of 116.8 net ha annually, the supply of serviced land is sufficient for 11.9 years.

Table 16 shows supply by area and the estimated number of demand years based on average consumption over the last five years. Based on the historical average, the overall serviced supply in 2011 decreased to 10.4 years from 11.0 years in 2010.

Applying the average rates of consumption for the last five years, servicing is adequate for about 10.7 years Inside Greenbelt, 9.9 years in Kanata-Stittsville, 7.5 years in South Nepean, 28.8 years in Riverside South, 16.5 years in Leitrim, and 9.2 years in Orléans.

**Table 16**

**Serviced Land Supply and Consumption by Area, December 2011**

| Area | Serviced Land Supply (net ha) | Average Annual Consumption (net ha) | Demand Years of Supply* |
|---|---|---|---|
| Inside the Greenbelt | 97 | 9.1 | 10.7 |
| Kanata-Stittsville | 415 | 41.9 | 9.9 |
| South Nepean | 282 | 37.5 | 7.5 |
| Riverside South | 190 | 6.6 | 28.8 |
| Leitrim | 114 | 6.9 | 16.5 |
| Orléans | 294 | 31.8 | 9.2 |
| **Total** | **1,391** | **133.8** | **10.4** |

Based on average consumption rates over the last five years.

## 6. CONCLUSION

Overall, the supply of land for new housing in Ottawa at the end of 2011 met all policies of the Provincial Policy Statement for greenfield residential land. Ottawa's vacant residential land supply of 2,093 net ha at the end of 2011 had an estimated potential for approximately 88,875 housing units.

When additional urban residential land is added as required by the June 2011 OMB decision on the urban boundary, total suburban land supply will be sufficient to 2031.

**ANNEX**

**URBAN RESIDENTIAL LAND SUPPLY, UNIT POTENTIAL AND APPROVAL STATUS BY AREA, Dec. 2011**

**INSIDE THE GREENBELT**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 2.96 | 66 | - | - | 0.66 | 35 | 0.97 | 116 | 4.59 | 1,367 | - | - | 9.18 | 1,584 |
| Draft Approved | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pending | - | - | 0.29 | 6 | 3.66 | 236 | 4.17 | 258 | 3.45 | 571 | 3.84 | 763 | 15.41 | 1,834 |
| No Plan | - | - | - | - | - | - | - | - | - | - | 72.51 | 8,663 | 72.51 | 8,663 |
| TOTAL | 2.96 | 66 | 0.29 | 6 | 4.32 | 271 | 5.14 | 374 | 8.04 | 1,938 | 76.35 | 9,426 | 97.10 | 12,081 |
| % of Total | 3.0% | 0.5% | 0.3% | 0.0% | 4.4% | 2.2% | 5.3% | 3.1% | 8.3% | 16.0% | 78.6% | 78.0% | 100.0% | 100.0% |
| Density (u/ha) | 22.3 | | 20.7 | | 62.7 | | 72.8 | | 241.0 | | 123.5 | | 124.4 | |

**KANATA-STITTSVILLE**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 29.24 | 478 | 0.12 | 4 | 13.54 | 479 | 1.09 | 96 | 11.30 | 1,129 | 17.21 | 542 | 72.50 | 2,728 |
| Draft Approved | 84.00 | 1,535 | 1.24 | 52 | 29.74 | 1,468 | 2.81 | 283 | 4.75 | 431 | 70.69 | 1,537 | 193.23 | 5,306 |
| Pending | 67.91 | 1,429 | 3.35 | 144 | 36.55 | 1,828 | 17.41 | 999 | 0.83 | 64 | 64.41 | 2,174 | 190.46 | 6,638 |
| No Plan | - | - | - | - | - | - | 0.00 | - | - | - | 313.53 | 10,819 | 313.53 | 10,819 |
| TOTAL | 181.15 | 3,442 | 4.71 | 200 | 79.83 | 3,775 | 21.31 | 1,378 | 16.88 | 1,624 | 465.84 | 15,072 | 769.72 | 25,491 |
| % of Total | 23.5% | 13.5% | 0.6% | 0.8% | 10.4% | 14.8% | 2.8% | 5.4% | 2.2% | 6.4% | 60.5% | 59.1% | 100.0% | 100.0% |
| Density (u/ha) | 19.0 | | 42.5 | | 47.3 | | 64.7 | | 96.2 | | 32.4 | | 33.1 | |

**SOUTH NEPEAN**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 46.75 | 1,288 | 4.07 | 118 | 30.96 | 1,291 | 3.68 | 401 | 0.22 | 19 | - | - | 85.68 | 3,117 |
| Draft Approved | 11.58 | 222 | 2.59 | 96 | 5.88 | 292 | 1.30 | 172 | - | - | 15.17 | 1,813 | 36.52 | 2,595 |
| Pending | 21.77 | 414 | 2.10 | 74 | 7.98 | 330 | 4.23 | 312 | 0.54 | 155 | 14.73 | 411 | 51.35 | 1,696 |
| No Plan | | | | | | | | | | | 171.75 | 13,812 | 171.75 | 13,812 |
| TOTAL | 80.10 | 1,924 | 8.76 | 288 | 44.82 | 1,913 | 9.21 | 885 | 0.76 | 174 | 201.65 | 16,036 | 345.30 | 21,220 |
| % of Total | 23.2% | 9.1% | 2.5% | 1.4% | 13.0% | 9.0% | 2.7% | 4.2% | 0.2% | 0.8% | 58.4% | 75.6% | 100.0% | 100.0% |
| Density (u/ha) | 24.0 | | 32.9 | | 42.7 | | 96.1 | | 228.9 | | 79.5 | | 61.5 | |

**RIVERSIDE SOUTH**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 19.07 | 353 | - | - | 23.57 | 860 | 3.42 | 186 | 1.36 | 200 | - | - | 47.42 | 1,599 |
| Draft Approved | 5.27 | 129 | - | - | 3.45 | 148 | 0.98 | 60 | - | - | - | - | 9.70 | 337 |
| Pending | 11.62 | 226 | - | - | 31.53 | 1,144 | 3.11 | 126 | - | - | 30.00 | 2,295 | 76.26 | 3,791 |
| No Plan | | | | | | | | | | | 339.96 | 10,042 | 339.96 | 10,042 |
| TOTAL | 35.96 | 708 | - | - | 58.55 | 2,152 | 7.51 | 372 | 1.36 | 200 | 369.96 | 12,337 | 473.34 | 15,769 |
| % of Total | 7.6% | 4.5% | 0.0% | 0.0% | 12.4% | 13.6% | 1.6% | 2.4% | 0.3% | 1.3% | 78.2% | 78.2% | 100.0% | 100.0% |
| Density (u/ha) | 19.7 | | #DIV/0! | | 36.75 | | 49.5 | | 147.1 | | 33.3 | | 33.3 | |

**LEITRIM**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | net units | net ha | units | net ha | units | net ha | units |
| Registered | 0.94 | 22 | 2.75 | 96 | 2.31 | 86 | 0.87 | 60 | - | - | - | - | 6.87 | 264 |
| Draft Approved | 33.75 | 788 | 8.08 | 250 | 6.71 | 264 | 0.98 | 72 | 3.88 | 200 | 19.29 | 545 | 72.69 | 2,119 |
| Pending | 5.82 | 125 | 1.39 | 44 | 7.04 | 322 | 0.65 | 48 | - | - | - | - | 14.90 | 539 |
| No Plan | - | - | - | - | - | - | 0.00 | 0 | - | - | 19.11 | 928 | 19.11 | 928 |
| TOTAL | 40.51 | 935 | 12.22 | 390 | 16.06 | 672 | 2.50 | 180 | 3.88 | 200 | 38.40 | 1,473 | 113.57 | 3,850 |
| % of Total | 35.7% | 24.3% | 10.8% | 10.1% | 14.1% | 17.5% | 2.2% | 4.7% | 3.4% | 5.2% | 33.8% | 38.3% | 100.0% | 100.0% |
| Density (u/ha) | 23.1 | | 31.9 | | 41.8 | | 72.0 | | 51.5 | | 38.4 | | 33.9 | |

**ORLÉANS**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 9.28 | 228 | - | - | 6.64 | 310 | 8.51 | 506 | 4.84 | 493 | - | - | 29.27 | 1,537 |
| Draft Approved | 40.48 | 981 | 4.79 | 157 | 9.36 | 471 | 13.01 | 841 | 0.43 | 106 | 13.71 | 653 | 81.78 | 3,209 |
| Pending | 10.96 | 266 | 0.22 | 8 | 10.13 | 353 | 2.91 | 200 | 1.62 | 435 | - | - | 25.84 | 1,262 |
| No Plan | | | | | | | | | | | 156.69 | 4,456 | 156.69 | 4,456 |
| TOTAL | 60.72 | 1,475 | 5.01 | 165 | 26.13 | 1,134 | 24.43 | 1,547 | 6.89 | 1,034 | 170.40 | 5,109 | 293.58 | 10,464 |
| % of Total | 20.7% | 14.1% | 1.7% | 1.6% | 8.9% | 10.8% | 8.3% | 14.8% | 2.3% | 9.9% | 58.0% | 48.8% | 100.0% | 100.0% |
| Density (u/ha) | 24.3 | | 32.9 | | 43.4 | | 63.3 | | 150.07 | | 30.0 | | 35.6 | |

**TOTAL URBAN AREA**

| HOUSING TYPE | SF | | SD | | TH | | STH | | AP | | MX | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units | net ha | units |
| Registered | 108.24 | 2,435 | 6.94 | 218 | 77.68 | 3,061 | 18.54 | 1,365 | 22.31 | 3,208 | 17.21 | 542 | 250.92 | 10,829 |
| Draft Approved | 175.08 | 3,655 | 16.70 | 555 | 55.14 | 2,643 | 19.08 | 1,428 | 9.06 | 737 | 118.86 | 4,548 | 393.92 | 13,566 |
| Pending | 118.08 | 2,460 | 7.35 | 276 | 96.89 | 4,213 | 32.48 | 1,943 | 6.44 | 1,225 | 112.98 | 5,643 | 374.22 | 15,760 |
| No Plan | - | - | - | - | - | - | - | - | - | - | 1,073.55 | 48,720 | 1,073.55 | 48,720 |
| TOTAL | 401.40 | 8,550 | 30.99 | 1,049 | 229.71 | 9,917 | 70.10 | 4,736 | 37.81 | 5,170 | 1,322.60 | 59,453 | 2,092.61 | 88,875 |
| % of Total | 19.2% | 9.6% | 1.5% | 1.2% | 11.0% | 11.2% | 3.3% | 5.3% | 1.8% | 5.8% | 63.2% | 66.9% | 100.0% | 100.0% |
| Density (u/ha) | 21.3 | | 33.8 | | 43.2 | | 67.6 | | 136.7 | | 45.0 | | 42.5 | |

SF = Single-detached, SD = Semi-detached, TH = Townhouse, AP = Apartment, MX = Mixed