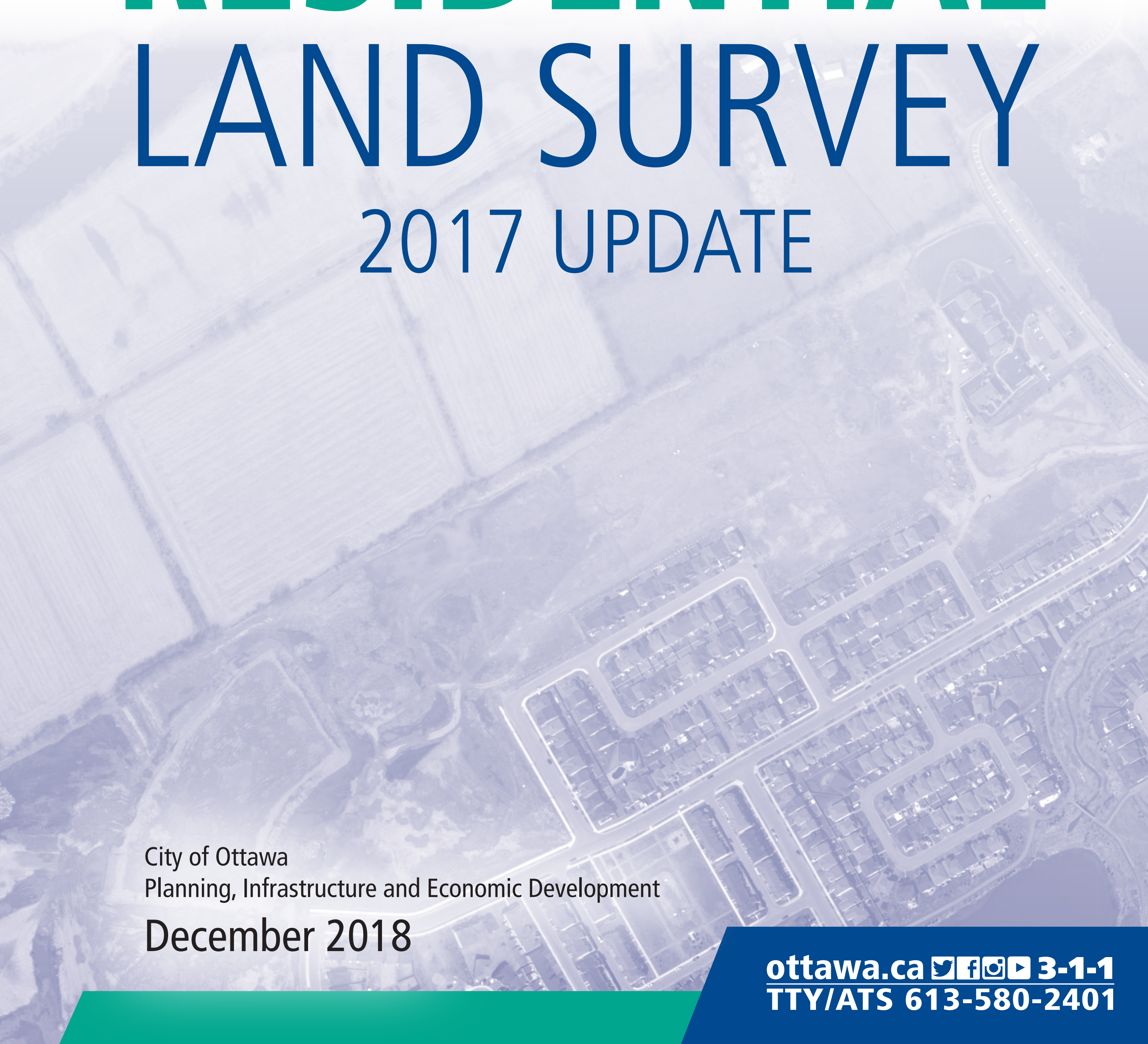
VACANT URBAN RESIDENTIAL LAND SURVEY

2017 UPDATE



City of Ottawa
Planning, Infrastructure and Economic Development

December 2018

Vacant Urban Residential Land

Survey

2017 Update

City of Ottawa

Planning, Infrastructure
and Economic
Development

Research and Forecasting

December 2018

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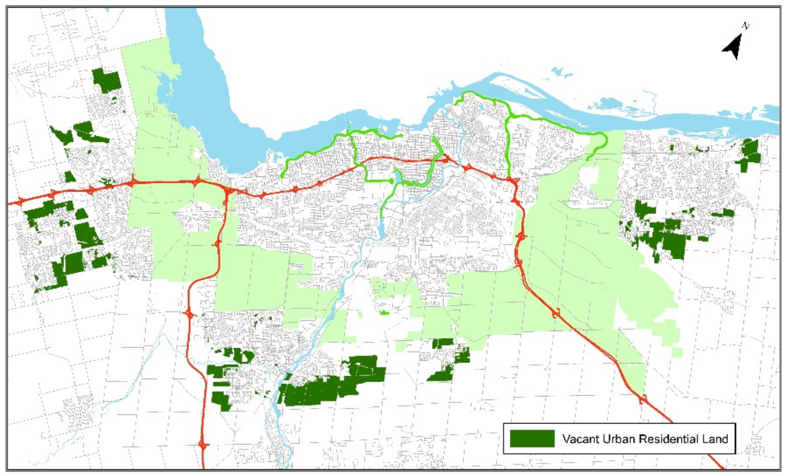
1. Introduction

The Vacant Urban Residential Land Survey (VURLS) monitors the supply and consumption of vacant land in Ottawa's suburban areas to assess whether there is sufficient vacant residential land supply to support the growth projections of the Official Plan and the policy directions of the Provincial Policy Statement. The survey has been undertaken annually since 1982.

2. Methodology



Lands surveyed are those designated "Urban Area" on Schedule A of the Official Plan, including amendments approved by Council up to December 2016. Lands considered to have development potential are those parcels of vacant residential land[1] greater than 0.8 net hectares (ha) in size. Smaller parcels are included if they are remnants of parcels included in previous years' surveys. Redevelopment projects are not inventoried in this survey. All of the enumerated vacant parcels are categorized based on their ownership, location, size, unit potential and planning status. Field surveys, municipal records, planning documents, assessment data, and land registry records are all used to compile the inventory of parcels and their characteristics.

Housing unit types in this report are defined as follows:

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

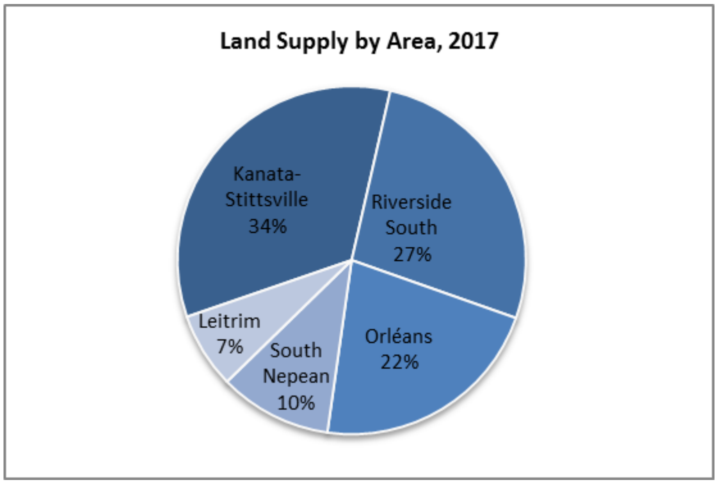
[1] Vacant residential land in this survey includes lands approved for residential development based on the most detailed, approved planning document for the subject parcel. In order of detail, from the most specific to the most general, planning approvals range from site plans, plans of subdivision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

3. Land Supply

As of December 2017, there were 2,024 ha of vacant residential land in the suburban areas of Ottawa, with a total estimated development potential of 79,465 units. Out of the total supply, 58 ha, when developed, would be classified as urban intensification under the City's Official Plan definition because they are located within previous developed areas.

Unit potential are based on proposed numbers submitted by developers through the development review process, calculations based on proposed dwelling counts from community design plans, and where neither is available, average development density for the sub-area from the past five-years.

Land Supply by Area		
Area	**Land Supply (net ha)**	**Unit Potential**
Kanata-Stittsville	685	26,992
Riverside South	543	15,601
Orléans	442	17,011
South Nepean	212	14,970
Leitrim	142	4,891
Total	**2,024**	**79,465**



Land Ownership

The holdings of the ten largest landowners outside the Greenbelt accounts for 64 percent of the total vacant urban residential land supply. Riverside South Development Corporation continued to be the largest land owner accounting for 16 percent of all land holdings.

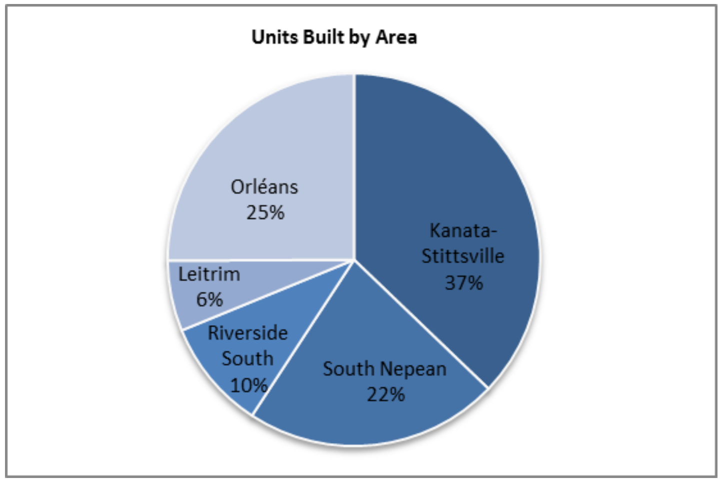
The effective share of land controlled by several of the major landowners is understated as several large land-owning companies are jointly owned. For example KNL Developments and Riverside South Development Corporation are jointly owned by Richcraft and Urbandale. CRT Developments Inc. Is owned by Claridge, Richcraft and Tamarack.

Land Supply of 10 Largest Land Owners		
Owner	**Land Supply (net ha)**	**% of Total**
Riverside South Dev. Corp.	335	16%
Minto Group	144	7%
Richcraft Homes	142	7%
Claridge Homes	138	7%
Urbandale Construction	133	7%
KNL Developments	102	5%
Tamarack Homes	89	4%
Mattamy Homes	81	4%
CRT Developments Inc.	75	4%
Tartan Homes	70	3%
Total, Top 10 Owners	**1,308**	**64%**
Total Vacant Land	**2,034**	**100%**

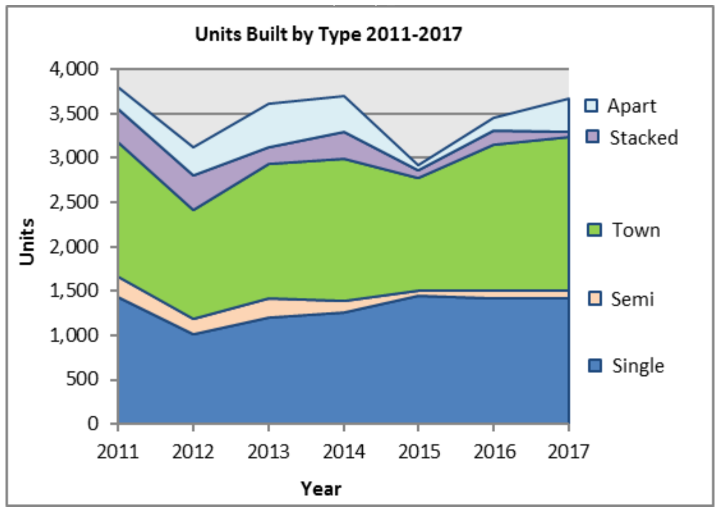
4. Consumption

<u>Unit Consumption</u>

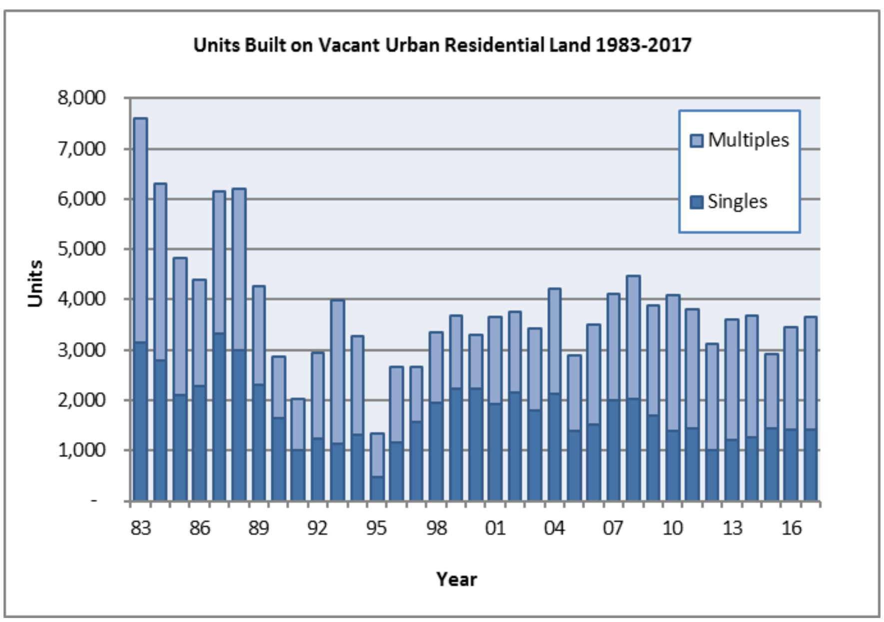
In 2017, 3,664 units started construction, higher than the five-year average of 3,467 units and a 6.2 percent increase from 2016. Kanata-Stittsville led all areas with 37 percent of units developed, followed by Orléans at 25 percent. Riverside South experienced the greatest year-over-year increase to reach 10 percent of all units developed.



Townhouse units (1,735) surpassed single-detached units (1,417) again with the highest share of starts by type. Semi-detached (84) units remained steady from 2016 while stacked townhouse (72) units experienced a decrease from 2016. Both were lower than their respective five-year average. On the other hand, apartment (356) units experienced an increase from 2016 and was more than its five-year average.

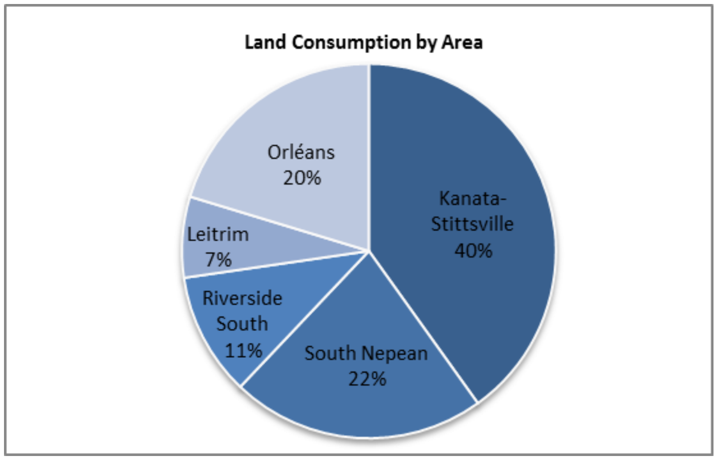


The total units built on greenfield lands since 1983 have stabilized to around 3,500 units since the late-1990s. Single-detached dwellings represent 39 percent of the greenfield housing starts based on the latest five-year average.

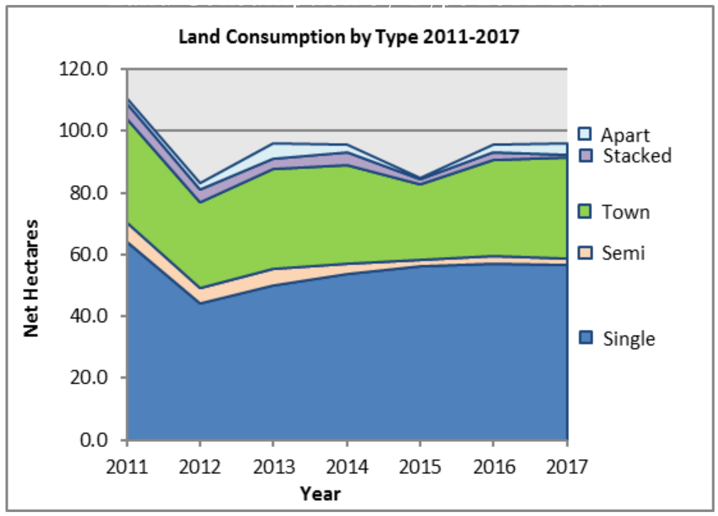


Land Consumption

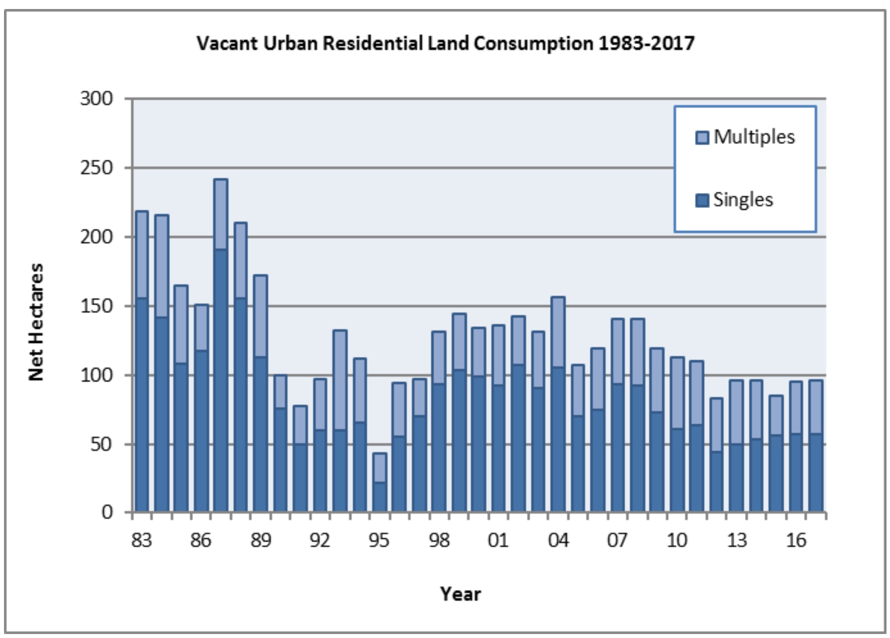
In 2017, land consumption totalled 96.0 ha. Kanata-Stittsville led all areas with 40 percent of lands developed, followed by South Nepean at 22 percent. Riverside South experienced the greatest year-over-year increase to reach 11 percent of lands developed.



Similar to unit starts, the majority of the increase from 2016 resulted from the increase in land consumed by townhouse units (32.7 ha) and apartment units (3.6 ha). Land consumed from single-detached homes remained steady at 56.7 ha, while semi-detached and stack townhouse land consumption both experienced slight decreases from the previous year.



Since 1983, land consumption faced steady decline until the recent years. This is due to both an increase in development density by all housing types and a decline in the proportion of single-detached dwellings which typically consumes more land.



5. Land Demand

The Provincial Policy Statement requires a minimum of 10 year supply of residential land to be maintained at all times. To assess this policy, land demand is calculated based on projected housing demand by housing types from the *Growth Projection for Ottawa 2014-2036*[2] report, combined with the past five-year average development densities. The projected annual demand over the next 10 years from the Growth Projection report is 3,225 units.

Projected Housing Demand in Ottawa, 2018-2028		
	10 year Projection	**Annual Projection**
Total Unit Requirements	60,897	6,090
Allowance for rural units (9% of new hhlds)	-5,481	-548
Total Urban Demand	55,416	5,542
Allowance for intensification (41.1%)	-23,164	-2,316
Unit demand on Vacant Urban Residential Land	**32,252**	**3,225**

Note: based on OP policies and OPA 180 Growth Projections for Ottawa

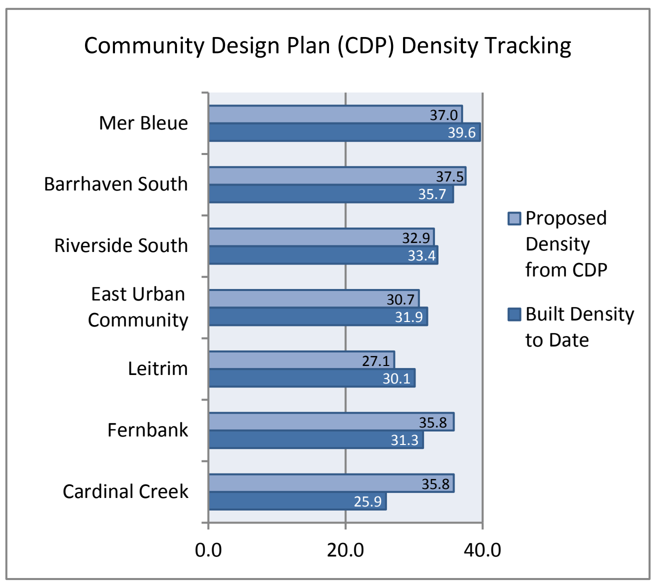
In order to compare unit demand with land supply, annual demand by unit types need to be translated into an annual land requirement measured in net hectares. This is calculated by dividing the annual unit requirement by the past five-year average density by housing types. The density over the past five-years are used to smooth annual fluctuations to derive estimated land consumption. Through this calculation, the annual land demand is 93.2 ha.

Annual Demand for Housing on VURLS Land, 2018-2028			
Type	**Units Projection**	**5-Year Avg. Density**	**Land (net ha)**
Single-detached	1,469	24.7	59.7
Semi-detached	118	36.8	3.2
Townhouses	1,398	50.8	27.5
Stacked Towns /Apartments	250	83.9	3.0
Total	**3,225**		**93.2**

Note: Stacked townhouse/Apartments density is an average of the two unit types of Tables 6c and 7 in the Appendix

6. Community Design Plan Tracking

This report also tracks Community Design Plans (CDP) to compare density targets within CDPs to what has been built to date. This is used to monitor the development trends within CDPs and to assist development review staff in assessing new applications. Out of the seven CDPs being tracked, Mer Bleue had the highest development density of 39.6 units per net hectare. Although Barrhaven South, Fernbank and Cardinal Creek had lower development densities compared to their CDP requirement, it is important to note that the numbers only provide a snapshot in time and will fluctuate as development progress within the CDPs. Typically, lower density housing types such as single-detached homes will be built prior to higher density unit types such as stacked townhomes and apartments, resulting in a lower built density in the newer CDPs.



[2] *Growth Projection for Ottawa 2014-2036* was adopted as part of Official Plan Amendment 180 (Document 2 to ACS2016-PIE-PGM-0183).

7. 2014 Provincial Policy Statement

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

Policy 1.4.1

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

10 Year Supply Requirement (PPS) for Vacant Lands	
	Net Hectares
Land Supply	1,965.8
Annual Demand, 2018-2028	93.2
10 year requirement	932.0

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

3 Year Supply Requirement (PPS) for Registered and Draft Approved Vacant Lands with Servicing Capacity	
	Net Hectares
Land Supply	613.0
Annual Demand, 2018-2021	93.2
3 year requirement	279.6

In 2017, the city's vacant urban residential land supply, excluding the 58 ha of intensification parcels, stood at 1,965.8 ha. Based on projected demand of 93.2 ha per year over the next 10-years and declining thereafter, the land supply outside the Greenbelt would be sufficient for approximately 24 years. The serviced registered and draft approved land supply of 613.0 ha similarly exceeded the PPS requirement and would be sufficient for approximately 6 years. This survey does not inventory most intensification lands, so that aspect of PPS policy 1.4.1b is not assessed, which would add additional supply.

8. Conclusion

Overall, the supply of land for new housing in Ottawa at the end of 2017 met all policies of the Official Plan and Provincial Policy Statement for vacant urban residential land. Ottawa's vacant residential land supply of 2,024 ha, including the 58 ha of intensification parcels, at the end of 2017 had an estimated potential for approximately 79,465 housing units. Based on projected annual consumption of 93.2 ha, the total suburban land supply is more than double the Provincial Policy Statement requirement.

Appendix: Data Tables

Table 1: Vacant Urban Residential Land Consumption, 2011-2017 (net ha)

Unit Type	Year							
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**Avg. 2013-2017**
Single-detached	63.9	44.3	49.9	53.8	56.3	56.9	56.7	54.7
Semi-detached	6.4	5.0	5.4	3.3	1.9	2.6	2.2	3.1
Townhouse	33.8	27.7	32.3	32.2	24.6	31.2	32.7	30.6
Stacked Townhouse	4.7	4.3	3.5	4.1	1.4	2.6	0.8	2.5
Apartment	1.6	1.8	5.1	2.5	0.7	2.2	3.6	2.8
Total	**110.4**	**83.1**	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**93.7**

Table 2: Units Built on Vacant Urban Residential Land, 2011-2017

Unit Type	Year							
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**Avg. 2013-2017**
Single-detached	1,434	1,013	1,204	1,263	1,439	1,419	1,417	1,348
Semi-detached	226	172	208	120	68	83	84	113
Townhouse	1,510	1,231	1,518	1,610	1,263	1,645	1,735	1,554
Stacked Townhouse	386	382	195	302	92	161	72	164
Apartment	242	326	479	397	60	143	356	287
Total	**3,798**	**3,124**	**3,604**	**3,692**	**2,922**	**3,451**	**3,664**	**3,467**

Table 3a: Vacant Land Developed by Area, 2011-2017 (net ha)

Area	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**5-Year Avg. 2013-2017**
Kanata-Stittsville	29.7	22.7	37.5	34.0	34.6	34.4	38.5	35.8
% of Total	*26.9%*	*27.4%*	*39.0%*	*35.5%*	*40.8%*	*36.0%*	*40.1%*	*38.2%*
South Nepean	38.1	23.8	25.9	31.4	22.0	26.0	21.1	25.3
% of Total	*34.5%*	*28.6%*	*27.0%*	*32.7%*	*25.9%*	*27.3%*	*22.0%*	*27.0%*
Riverside South	3.3	7.1	9.8	9.1	7.0	7.1	10.2	8.6
% of Total	*3.0%*	*8.6%*	*10.2%*	*9.4%*	*8.2%*	*7.4%*	*10.6%*	*9.2%*
Leitrim	7.9	9.5	8.0	7.0	6.8	5.5	6.7	6.8
% of Total	*7.2%*	*11.5%*	*8.3%*	*7.3%*	*8.0%*	*5.7%*	*7.0%*	*7.2%*
Orléans	31.4	19.9	15.0	14.4	14.5	22.5	19.5	17.2
% of Total	*28.5%*	*24.0%*	*15.6%*	*15.0%*	*17.1%*	*23.6%*	*20.3%*	*18.3%*
Total	**110.4**	**83.0**	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**93.7**

Table 3b: Units Built on Vacant Land by Area, 2011-2017 (net ha)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Avg. 2013-2017
Kanata-Stittsville	909	950	1,396	1,406	1,131	1,125	1,326	1,284
% of Total	*23.9%*	*30.4%*	*38.7%*	*38.1%*	*38.7%*	*32.6%*	*37.2%*	*37.0%*
South Nepean	1,455	922	933	1,065	847	1,076	808	946
% of Total	*38.3%*	*29.5%*	*25.9%*	*28.9%*	*29.0%*	*31.2%*	*22.1%*	*27.3%*
Riverside South	60	197	337	333	228	205	351	291
% of Total	*1.6%*	*6.3%*	*9.4%*	*9.0%*	*7.8%*	*5.9%*	*9.6%*	*8.4%*
Leitrim	237	279	282	266	231	171	224	235
% of Total	*6.2%*	*8.9%*	*7.8%*	*7.2%*	*7.9%*	*5.0%*	*6.1%*	*6.8%*
Orléans	1,137	776	656	620	485	874	919	711
% of Total	*29.9%*	*24.8%*	*18.2%*	*16.8%*	*16.6%*	*25.3%*	*25.1%*	*20.5%*
Total	**3,798**	**3,124**	**3,604**	**3,690**	**2,922**	**3,451**	**3,664**	**3,466**

Table 4: Built Densities on VURLS Parcels, 2011-2017 (units per net hectare)

Unit Type	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average* 2013-2017
Single-detached	22.4	22.9	24.1	23.5	25.6	24.9	25.0	24.6
Semi-detached	35.5	34.2	38.3	36.9	35.2	32.5	38.9	36.7
Townhouse	44.7	44.4	47.0	50.0	51.3	52.8	53.0	50.8
Stacked Townhouse	81.4	89.7	56.2	74.2	65.2	61.5	85.7	66.5
Apartment	148.5	185.2	94.5	156.9	88.2	64.1	100.0	101.7
Weighted Average	**34.4**	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.0**

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

Table 5: Single-Detached Development Densities, 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	20.7	21.5	24.6	23.7	25.9	24.7	24.5	24.7
South Nepean	22.8	23.1	24.2	23.2	26.8	25.8	26.6	25.2
Riverside South	17.6	18.9	21.6	21.7	20.4	20.3	23.3	21.7
Leitrim	21.3	22.6	21.9	24.4	24.1	22.9	22.8	23.3
Orléans	24.7	24.9	25.6	24.2	25.6	26.3	26.0	25.7
Weighted Average	**22.4**	**22.9**	**24.1**	**23.5**	**25.6**	**24.9**	**25.0**	**24.7**

Table 6a: Semi-Detached Development Densities, 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	35.5	37.0	35.9	35.7	40.0	34.9	44.7	38.5
South Nepean	35.7	33.3	38.2	36.9	33.3	33.0	38.3	36.0
Riverside South	-	-	-	-	-	-	-	-
Leitrim	35.0	36.4	37.9	40.0	-	28.6	35.3	38.2
Orléans	36.0	25.9	46.8	33.3	-	28.6	28.6	33.9
Weighted Average	**35.5**	**34.2**	**38.3**	**36.9**	**35.2**	**32.6**	**38.9**	**36.8**

Table 6b: Townhouse Development Densities, 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	41.9	41.4	49.3	54.0	56.5	51.0	50.1	51.8
South Nepean	44.3	53.1	50.5	47.5	51.7	59.3	59.4	53.0
Riverside South	44.4	35.3	39.1	43.1	43.5	39.4	47.9	42.6
Leitrim	48.6	43.9	46.8	44.7	43.1	40.9	47.5	44.8
Orléans	47.4	45.7	44.1	54.9	51.9	57.3	56.7	53.9
Weighted Average	**44.7**	**44.4**	**47.0**	**50.0**	**51.3**	**52.8**	**53.0**	**50.8**

Table 6c: Stacked Townhouse Development Densities, 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	65.0	93.2	66.7	58.3	-	57.1	76.9	61.4
South Nepean	86.0	86.1	65.3	81.5	63.8	64.8	80.0	69.0
Riverside South	-	-	87.5	75.0	66.7	-	123.1	77.2
Leitrim	-	-	-	74.1	70.6	-	-	73.5
Orléans	81.7	90.6	49.1	90.6	-	55.7	-	56.9
Weighted Average	**81.4**	**89.7**	**56.2**	**74.2**	**65.2**	**61.5**	**85.7**	**66.1**

Table 7: Apartment Development Densities, 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	-	238.9	131.6	287.4	-	48.3	77.9	139.6
South Nepean	153.5	139.0	106.7	37.3	105.9	117.0	114.3	87.7
Riverside South	-	-	88.4	-	-	-	-	88.4
Leitrim	-	-	-	-	70.6	-	-	70.6
Orléans	114.3	154.0	70.6	91.6	-	44.4	124.5	80.2
Weighted Average	**148.5**	**185.2**	**94.5**	**156.9**	**88.2**	**64.1**	**100.0**	**102.0**

Table 8: Total Development Densities by Area (all unit types), 2011-2017 (units per net hectare)

Area	2011	2012	2013	2014	2015	2016	2017	5-Year Weighted Average 2013-2017
Kanata-Stittsville	30.6	41.8	37.2	41.4	32.7	32.7	35.4	35.9
South Nepean	38.2	38.8	36.0	33.9	38.5	41.3	38.3	37.4
Riverside South	18.3	27.6	34.5	36.8	32.6	28.8	34.3	33.7
Leitrim	29.8	29.3	35.4	38.3	34.1	31.4	33.7	34.8
Orléans	36.2	39.0	43.8	43.1	33.4	38.8	47.0	41.4
Weighted Average	**34.4**	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.0**

Table 9: Urban Residential Land Supply and Unit Potential by Development Status and Area, December 2017

	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	75.5	4,078	240.7	8,008	117.8	4,978	150.6	5,412	100.3	4,516	684.9	26,992
South Nepean	15.7	1,090	18.7	1,415	59.5	3,164	110.9	9,057	6.8	244	211.8	14,970
Riverside South	12.0	470	88.2	4,196	79.9	2,601	362.3	8,334	0.0	0	542.6	15,601
Leitrim	14.3	482	61.3	1,987	47.2	1,703	3.6	179	15.9	540	142.2	4,891
Orléans	28.8	1,354	78.9	3,980	44.5	1,590	199.7	6,611	90.1	3,476	442.1	17,011
Total	**146.3**	**7,474**	**487.9**	**19,586**	**349.0**	**14,036**	**827.1**	**29,593**	**213.1**	**8,776**	**2,023.4**	**79,465**

Table 10: Share of Total Vacant Urban Land of 10 Largest Landowners, 2013-2017

	Net Hectares Owned					% of all Vacant Urban Land				
Owner Name	**2013**	**2014**	**2015**	**2016**	**2017**	**2013**	**2014**	**2015**	**2016**	**2017**
Riverside South Dev. Corp.	346.80	340.60	382.7	427.8	334.6	15.5	15.6	18.5	20.2	16.4
Minto Group	204.7	197.9	174.8	148.7	144.1	9.2	9.1	8.5	7.0	7.1
Richcraft Homes	164.6	149.6	170.5	149.1	141.7	7.4	6.9	8.2	7.0	7.0
Claridge Homes	109.4	77.0	159.2	158.1	138.3	4.9	3.5	7.7	7.5	6.8
Urbandale Construction	42.5	36.3	29.5	44.2	132.9	1.9	1.7	1.4	2.1	6.5
KNL Developments	106.4	106.4	103.7	103.7	101.8	4.8	4.9	5.0	4.9	5.5
Tamarack Homes	128.0	122.7	110.3	101.4	88.5	5.7	5.6	5.3	4.8	4.4
Mattamy Homes	117.2	179.4	137.7	112.1	81.4	5.2	8.2	6.7	5.3	4.0
CRT Developments Inc.	76.40	76.40	74.0	74.8	74.8	3.4	3.5	3.6	3.5	3.7
Tartan Homes	73.5	64.9	79.9	93.8	69.5	3.3	3.0	3.9	4.4	3.4
Total, Top 10 Owners	**1,431.5**	**1,414.2**	**1,467.1**	**1,439.3**	**1,307.7**	**64.0**	**64.8**	**70.9**	**67.9**	**64.3**
Total Vacant Land	**2,236.4**	**2,181.2**	**2,068.4**	**2,121.1**	**2,034.4**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Table 11: Residential Land Supply of Major Landowners (10 net ha and larger) by Area, December 2017

Area	Owner Name	Total (net ha)
Kanata-Stittsville	KNL Development	101.8
	CRT Developments	74.8
	Richcraft Homes	73.2
	Kizell Management Corporation	39.5
	M & A Rentals	38.2
	Cavanagh	33.7
	Minto Group	31.1
	Mattamy Homes	30.4
	Tartan Homes	28.2
	Metcalfe Realty Company	24.2
	Davidson Co-Tenancy	21.2
	Urbandale Construction	20.4
	7089121 Canada Inc.	19.5
	Valecraft/J.G. Rivard	17.7
	Brigil	11.6
	The Regional Group	10.3
South Nepean	Minto Group	58.9
	Mattamy Homes	27.7
	Brazmar Limited	19.6
	Tamarack Homes	16.9
	Claridge Homes	14.9
	1646269 Ontario Inc.	10.0
Riverside South	Riverside South Development Corp.	334.6
	Urbandale Construction	97.3
	Claridge Homes	37.6
	Hakim, Antoine	17.0
	Cardel Homes	16.9
	Mion, Lugi	11.5
	Richcraft Homes	10.8
Leitrim	Tartan Homes	41.3
	The Regional Group	41.2
	Claridge Homes	17.5
	Urbandale Construction	15.1
Orléans	Tamarack Homes	71.6
	Claridge Homes	68.7
	Richcraft Homes	57.8
	Minto Group	54.1
	Ashcroft Homes	45.6
	1351219 Ontario Inc.	24.8
	Mattamy Homes	23.3
	2322028 Ontario Inc	15.6
	Patterson Gibson Howard	12.2
Total (net ha)		**1,738.1**

Table 12: Urban Residential Land Supply, Unit Potential and Approval Status, December 2016

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	37.13	878	3.13	99	12.86	649	5.34	360	17.02	2,092	-	-	75.48	4,078
Draft Approved	82.85	1,793	7.88	322	39.56	1,922	5.34	340	8.22	1,095	96.89	2,536	240.74	8,008
Pending	4.00	127	-	-	8.60	544	-	-	0.89	151	104.35	4,156	117.84	4,978
CDP	-	-	-	-	-	-	-	-	-	-	150.55	5,412	150.55	5,412
No Plan	-	-	-	-	-	-	-	-	7.06	900	93.24	3,616	100.30	4,516
TOTAL	123.98	2,798	11.01	421	61.02	3,115	10.68	700	33.19	4,238	445.03	15,720	684.91	26,992
% of Total	18%	10%	2%	2%	9%	12%	2%	3%	5%	15=6%	65%	58%	100%	100%
Density (u/ha)	22.6		38.2		51.0		65.5		130.9		35.3		39.5	

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	5.61	129	1.73	44	3.99	165	1.83	172	2.58	580	-	-	15.74	1,090
Draft Approved	8.77	204	0.05	2	3.91	211	-	-	0.31	24	5.69	974	18.73	1,415
Pending	20.73	698	-	-	8.85	582	-	-	2.74	764	27.21	1,120	59.53	3,164
CDP	-	-	-	-	-	-	-	-	-	-	110.92	9,057	110.92	9,057
No Plan	-	-	-	-	1.74	55	-	-	-	-	5.10	189	6.84	244
TOTAL	35.11	1,031	1.78	46	18.49	1,013	1.83	172	5.63	1,368	148.92	11,340	211.76	14,970
% of Total	17%	7%	1%	0%	9%	7%	1%	1%	3%	9%	70%	76%	100%	100%
Density (u/ha)	29.4		25.8		54.8		94.0		243.0		76.1		70.7	

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	2.71	48	-	-	6.17	224	0.48	38	2.66	160	-	-	12.02	470
Draft Approved	24.78	512	-	-	29.29	1,031	1.57	94	2.53	264	30.00	2,295	88.17	4,196
Pending	48.31	1,148	1.50	52	28.02	1,241	-	-	2.08	160	-	-	79.92	2,601
CDP	-	-	-	-	-	-	-	-	-	-	362.29	8,334	362.29	8,334
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	75.81	1,708	1.50	52	63.48	2,496	2.05	132	7.27	584	362.29	10,629	542.40	15,601
% of Total	14%	11%	0%	0%	12%	16%	0%	1%	1%	4%	72%	68%	100%	100%
Density (u/ha)	22.5		34.7.		39.3		64.4		80.3		27.1		28.8	

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	7.92	155	0.33	12	4.70	219	-	-	1.31	96	-	-	14.26	482
Draft Approved	32.75	795	-	-	20.20	826	-	-	3.18	192	5.15	174	61.28	1,987
Pending	13.26	300	2.48	104	11.79	561	-	-	4.50	156	15.14	582	47.17	1,703
CDP	0.34	16	-	-	3.27	163	-	-	-	-	-	-	3.61	179
No Plan	-	-	-	-	-	-	-	-	-	-	-	540	15.89	540
TOTAL	54.27	1,266	2.81	116	39.96	1,769	-	-	8.99	444	36.18	1,296	142.21	4,891
% of Total	38%	26%	2%	2%	28%	36%	0%	0%	6%	9%	25%	26%	100%	100%
Density (u/ha)	23.3		41.3		44.3		n.a.		49.4		35.8		34.3	

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	14.30	400	-	-	9.66	504	0.14	12	4.72	438	-	-	28.82	1,354
Draft Approved	35.10	994	3.08	108	28.43	1,364	6.26	477	3.90	619	2.17	418	78.94	3,980
Pending	14.87	470	9.59	34	16.36	562	2.56	204	1.13	320	-	-	44.51	1,590
CDP	-	-	-	-	-	-	-	-	-	-	199.71	6,611	199.71	6,611
No Plan	-	-	-	-	-	-	-	-	1.09	336	89.02	3,140	90.11	3,476
TOTAL	64.27	1,864	12.67	142	54.45	2,430	8.96	693	10.84	1,713	290.90	10,160	442.09	17,011
% of Total	15%	10%	3%	1%	12%	14%	2%	4%	2%	10%	66%	60%	100%	100%
Density (u/ha)	29.0		11.2		44.6		77.3		158.0		35.0		38.5	

TOTAL URBAN 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	67.67	1,610	5.19	155	37.38	1,761	7.31	544	28.77	3,404	-	-	146.32	7,474
Draft Approved	184.25	4,298	11.01	432	121.39	5,354	13.17	911	18.14	2,194	139.90	6,397	487.86	19,586
Pending	101.18	2,743	13.57	190	73.62	3,490	2.56	204	11.34	1,551	146.70	5,858	348.97	14,036
CDP	0.34	16	-	-	3.27	163	-	-	-	-	823.47	29,414	827.08	29,593
No Plan	-	-	-	-	1.74	55	-	-	8.15	1,236	203.25	7,485	213.14	8,776
TOTAL	353.44	8,667	29.77	777	237.40	10,823	23.04	1,659	66.40	8,385	1,313.32	49,994	2,023.37	79,465
% of Total	17%	11%	1%	1%	12%	13%	1%	2%	3%	10%	65%	62%	100%	100%
Density (u/ha)	24.5		26.1		45.6		72.0		126.3		37.4		39.3	