VACANT URBAN RESIDENTIAL LAND SURVEY

2018 UPDATE

City of Ottawa
Planning, Infrastructure and Economic Development

July 2019

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Research and Forecasting

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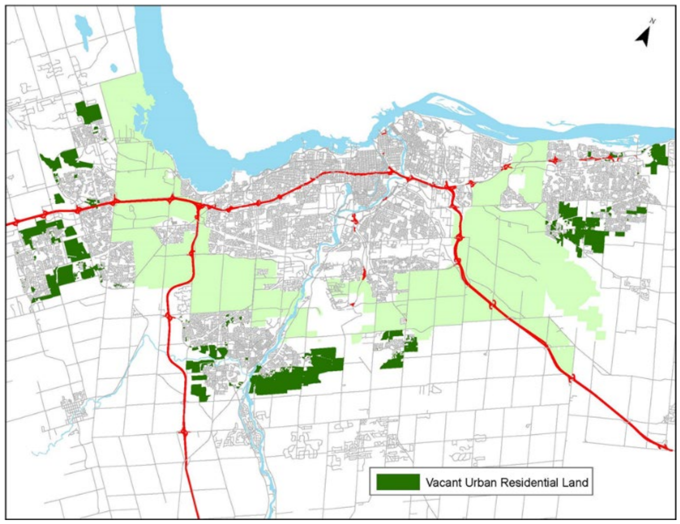
1. Introduction

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 2018. 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.

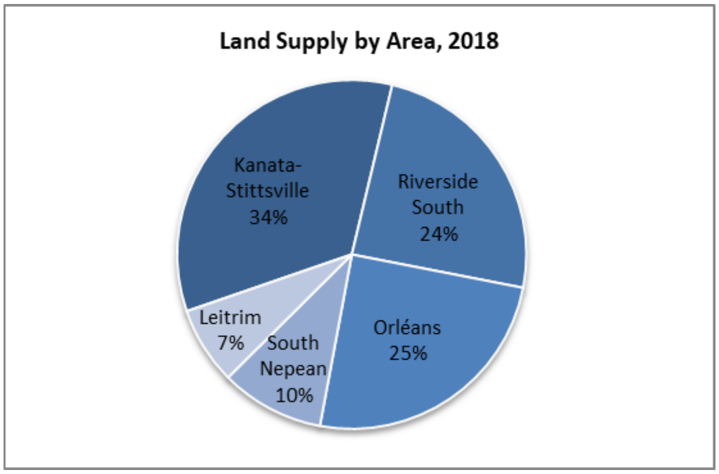
[1] Vacant residential land in this survey includes lands approved for residential development based on the most detailed, approved planning document for the subject parcel. In order of detail, from the most specific to the most general, planning approvals range from site plans, plans of subdivision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

3. Land Supply

As of December 2018, there were 1,870 ha of vacant residential land in the suburban areas of Ottawa, with a total estimated development potential of 81,287 units. Out of the total supply, 57 ha, when developed, would be classified as urban intensification under the City's Official Plan definition because they are located within previous developed areas.

Land Supply by Area		
Area	**Land Supply (net ha)**	**Unit Potential**
Kanata-Stittsville	636	26,120
Riverside South	455	18,254
Orléans	465	20,511
South Nepean	180	12,099
Leitrim	134	4,303
Total	**1,870**	**81,287**

Unit potential is 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 Ownership

The holdings of the ten largest landowners outside the Greenbelt accounts for 65 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.

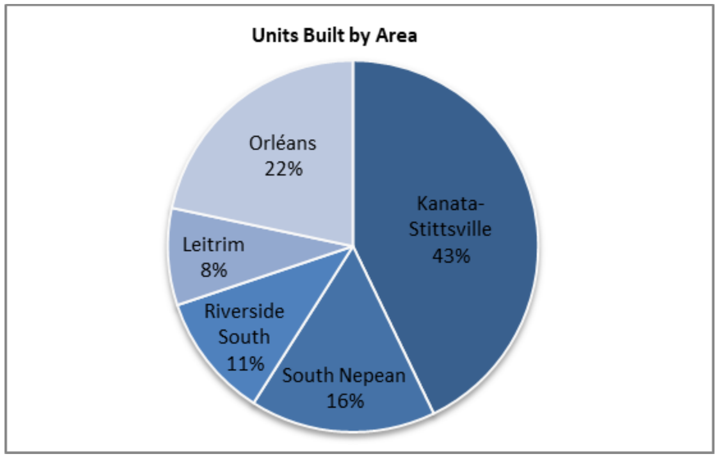
The effective share of land controlled by several of the major landowners is understated as several large land-owning companies are jointly owned. For example, KNL Developments and Riverside South Development Corporation are jointly owned by Richcraft and Urbandale. CRT Developments Inc. Is owned by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

Land Supply of 10 Largest Land Owners		
Owner	**Land Supply (net ha)**	**% of Total**
Riverside South Dev. Corp.	301	16%
Richcraft Homes	162	9%
Claridge Homes	148	8%
Minto Group	123	7%
Urbandale Construction	98	5%
KNL Developments	94	5%
Tamarack Homes	92	5%
CRT Developments Inc.	82	4%
Mattamy Homes	63	3%
Tartan Homes	60	3%
Total, Top 10 Owners	**1,223**	**65%**
Total Vacant Land	**1,870**	**100%**

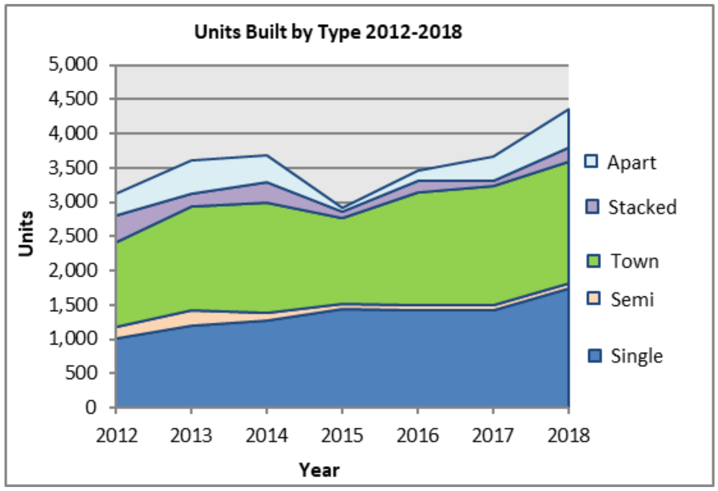
4. Consumption

Unit Consumption

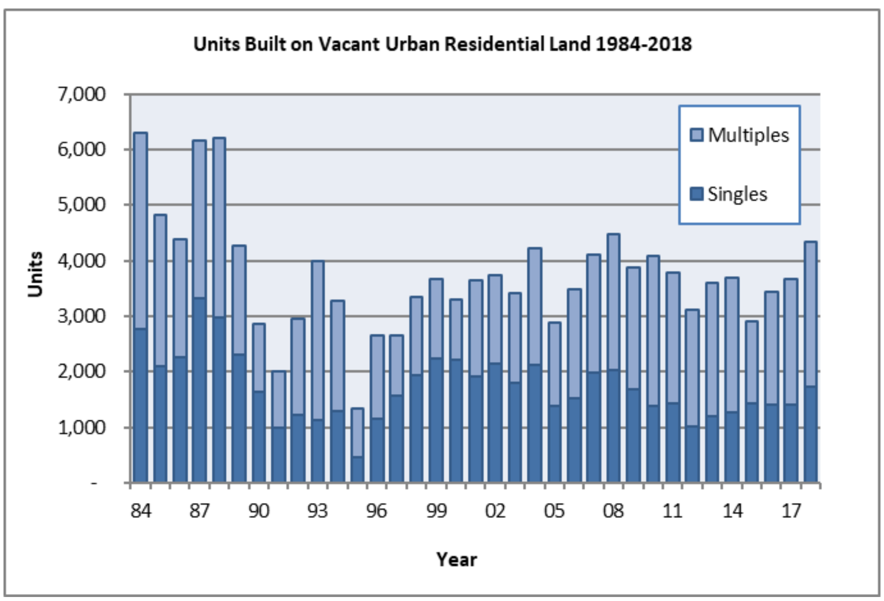
In 2018, 4,348 units started construction, higher than the five-year average of 3,615 units and an 18.7 percent increase from 2017. Kanata-Stittsville led all areas with 43 percent of units developed, followed by Orléans at 22 percent. Kanata-Stittsville experienced the greatest year-over-year increase, followed by Leitrim to reach 8 percent of all units developed.



Townhouse units (1,768) slightly surpassed single-detached units (1,730) again with the highest share of starts by type. Semi-detached (86) units remained steady from 2017. Stacked townhouse (213) units and apartment units (551) both experienced an increase from 2017 and were higher than their respective five-year average.

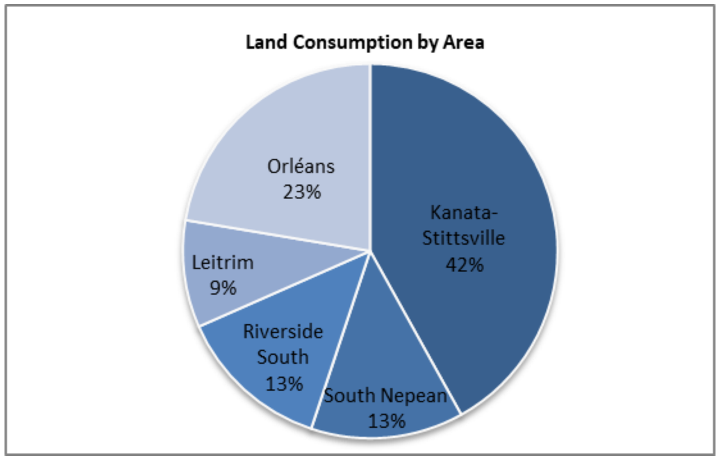


The total units built on greenfield lands since 1983 have stabilized to around 3,500 units since the late-1990s. However, they were slightly higher in 2018 with 4,348 units. Single-detached dwellings represent 40 percent of the greenfield housing starts based on the latest five-year average.

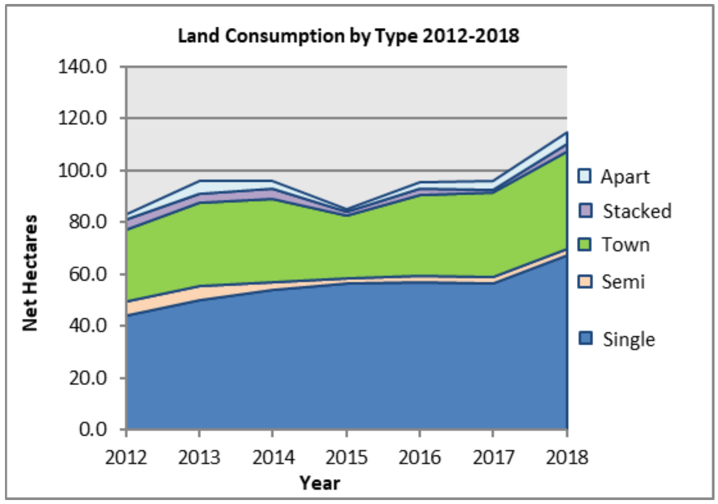


Land Consumption

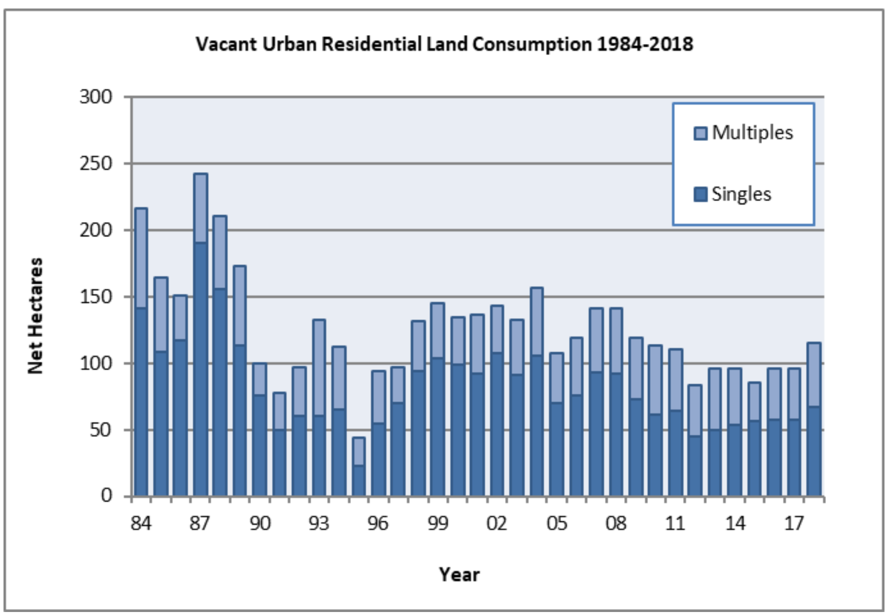
In 2018, land consumption totalled 114.6 ha. Kanata-Stittsville led all areas with 42 percent of lands developed, followed by Orléans at 23 percent. Riverside South experienced the greatest year-over-year increase to reach 13 percent of lands developed.



Similar to unit starts, the land consumed by all unit types increased from the previous year. Stacked townhouses (2.8 ha) experienced the largest year-over-year increase, followed by apartments (4.3 ha) and single-detached (67.1 ha). Townhouses (37.9 ha) and and semi-detached (2.5 ha) also experienced large increases 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 consume 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 3,189 units.

Projected Housing Demand in Ottawa, 2019-2028		
	10 year Projection	**Annual Projection**
Total Unit Requirements	60,414	6,041
Allowance for rural units (9% of new hhlds)	-5,437	-544
Total Urban Demand	54,977	5,498
Allowance for intensification (42%)	-23,090	-2,309
Unit demand on Vacant Urban Residential Land	**31,887**	**3,189**

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

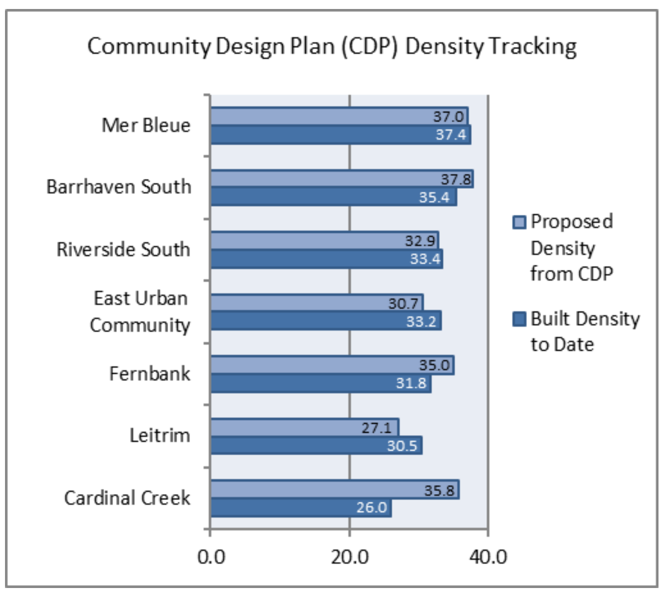
In order to compare unit demand with land supply, annual demand by unit types need to be translated into an annual land requirement measured in net hectares. This is calculated by dividing the annual unit requirement by the past five-year average density by housing types. The density over the past five-years are used to smooth annual fluctuations to derive estimated land consumption. Through this calculation, the annual land demand is 91.9 ha.

Annual Demand for Housing on VURLS Land, 2019-2028			
Type	**Units Projection**	**5-Year Avg. Density**	**Land (net ha)**
Single-detached	1,477	25	59.1
Semi-detached	112	35.6	3.1
Townhouses	1,387	50.6	27.4
Stacked Towns /Apartments	214	92.3	2.3
Total	**3,189**		**91.9**

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 37.4 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 progresses 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	1,813.0
Annual Demand, 2018-2028	91.9
10 year requirement	919.0

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	720.2
Annual Demand, 2018-2021	91.9
3 year requirement	275.7

In 2018, the city's vacant urban residential land supply, excluding the 57 ha of intensification parcels, stood at 1,813 ha. Based on projected demand of 91.9 ha per year over the next 10-years and declining thereafter, the land supply outside the Greenbelt would be sufficient for approximately 23 years. The serviced registered and draft approved land supply of 720.2 ha similarly exceeded the PPS requirement and would be sufficient for approximately 8 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 2018 met all policies of the Official Plan and Provincial Policy Statement for vacant urban residential land. Ottawa's vacant residential land supply of 1,870 ha, including the 57 ha of intensification parcels, at the end of 2018 had an estimated potential for approximately 81,287 housing units. Based on projected annual consumption of 91.9 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, 2012-2018 (net ha)

	Year							
Unit Type	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**Avg. 2014-2018**
Single-detached	44.3	49.9	53.8	56.3	56.9	56.7	67.1	58.2
Semi-detached	5.0	5.4	3.3	1.9	2.6	2.2	2.5	2.5
Townhouse	27.7	32.3	32.2	24.6	31.2	32.7	37.9	31.7
Stacked Townhouse	4.3	3.5	4.1	1.4	2.6	0.8	2.8	2.3
Apartment	1.8	5.1	2.5	0.7	2.2	3.6	4.3	2.7
Total	**83.1**	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**114.6**	**97.4**

Table 2: Units Built on Vacant Urban Residential Land, 2012-2018

	Year							
Unit Type	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**Avg. 2014-2018**
Single-detached	1,013	1,204	1,263	1,439	1,419	1,417	1,730	1,454
Semi-detached	172	208	120	68	83	84	86	88
Townhouse	1,231	1,518	1,610	1,263	1,645	1,735	1,768	1,604
Stacked Townhouse	382	195	302	92	161	72	213	168
Apartment	326	479	397	60	143	356	551	301
Total	**3,124**	**3,604**	**3,692**	**2,922**	**3,451**	**3,664**	**4,348**	**3,615**

Table 3a: Vacant Land Developed by Area, 2012-2018 (net ha)

Area	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**5-Year Avg. 2014-2018**
Kanata-Stittsville	22.7	37.5	34.0	34.6	34.4	38.5	48.0	37.9
% of Total	*27.4%*	*39.0%*	*35.5%*	*40.8%*	*36.0%*	*40.1%*	*41.9%*	*38.9%*
South Nepean	23.8	25.9	31.4	22.0	26.0	21.1	15.1	23.1
% of Total	*28.6%*	*27.0%*	*32.7%*	*25.9%*	*27.3%*	*22.0%*	*13.2%*	*23.8%*
Riverside South	7.1	9.8	9.1	7.0	7.1	10.2	15.2	9.7
% of Total	*8.6%*	*10.2%*	*9.4%*	*8.2%*	*7.4%*	*10.6%*	*13.3%*	*10.0%*
Leitrim	9.5	8.0	7.0	6.8	5.5	6.7	10.6	7.3
% of Total	*11.5%*	*8.3%*	*7.3%*	*8.0%*	*5.7%*	*7.0%*	*9.3%*	*7.5%*
Orléans	19.9	15.0	14.4	14.5	22.5	19.5	25.6	19.3
% of Total	*24.0%*	*15.6%*	*15.0%*	*17.1%*	*23.6%*	*20.3%*	*22.4%*	*19.8%*
Total	**83.0**	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**114.6**	**97.4**

Table 3b: Units Built on Vacant Land by Area, 2012-2018 (net ha)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Avg. 2014-2018
Kanata-Stittsville	950	1,396	1,406	1,131	1,125	1,326	1,862	1,377
% of Total	*30.4%*	*38.7%*	*38.1%*	*38.7%*	*32.6%*	*37.2%*	*42.8%*	*38.1%*
South Nepean	922	933	1,065	847	1,076	808	704	900
% of Total	*29.5%*	*25.9%*	*28.9%*	*29.0%*	*31.2%*	*22.1%*	*16.2%*	*24.9%*
Riverside South	197	337	333	228	205	351	472	318
% of Total	*6.3%*	*9.4%*	*9.0%*	*7.8%*	*5.9%*	*9.6%*	*10.9%*	*8.8%*
Leitrim	279	282	266	231	171	224	367	252
% of Total	*8.9%*	*7.8%*	*7.2%*	*7.9%*	*5.0%*	*6.1%*	*8.4%*	*7.0%*
Orléans	776	656	620	485	874	919	943	768
% of Total	*24.8%*	*18.2%*	*16.8%*	*16.6%*	*25.3%*	*25.1%*	*21.7%*	*21.3%*
Total	**3,124**	**3,604**	**3,690**	**2,922**	**3,451**	**3,664**	**4,348**	**3,615**

Table 4: Built Densities on VURLS Parcels, 2012-2018 (units per net hectare)

Unit Type	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average* 2014-2018
Single-detached	22.9	24.1	23.5	25.6	24.9	25.0	25.8	25.0
Semi-detached	34.2	38.3	36.9	35.2	32.5	38.9	34.4	35.6
Townhouse	44.4	47.0	50.0	51.3	52.8	53.0	46.6	50.6
Stacked Townhouse	89.7	56.2	74.2	65.2	61.5	85.7	76.1	71.8
Apartment	185.2	94.5	156.9	88.2	64.1	100.0	128.1	113.0
Weighted Average	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.9**	**37.1**

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

Table 5: Single-Detached Development Densities, 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	21.5	24.6	23.7	25.9	24.7	24.5	25.4	24.9
South Nepean	23.1	24.2	23.2	26.8	25.8	26.6	28.2	25.8
Riverside South	18.9	21.6	21.7	20.4	20.3	23.3	21.2	21.5
Leitrim	22.6	21.9	24.4	24.1	22.9	22.8	24.5	23.9
Orléans	24.9	25.6	24.2	25.6	26.3	26.0	28.6	26.5
Weighted Average	**22.9**	**24.1**	**23.5**	**25.6**	**24.9**	**25.0**	**25.8**	**25.0**

Table 6a: Semi-Detached Development Densities, 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	37.0	35.9	35.7	40.0	34.9	44.7	35.3	38.1
South Nepean	33.3	38.2	36.9	33.3	33.0	38.3	40.6	35.1
Riverside South	-	-	-	-	-	-	43.3	40.0
Leitrim	36.4	37.9	40.0	-	28.6	35.3	-	38.6
Orléans	25.9	46.8	33.3	-	28.6	28.6	31.2	30.7
Weighted Average	**34.2**	**38.3**	**36.9**	**35.2**	**32.6**	**38.9**	**34.4**	**35.6**

Table 6b: Townhouse Development Densities, 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	41.4	49.3	54.0	56.5	51.0	50.1	47.4	51.2
South Nepean	53.1	50.5	47.5	51.7	59.3	59.4	50.9	53.3
Riverside South	35.3	39.1	43.1	43.5	39.4	47.9	40.7	42.9
Leitrim	43.9	46.8	44.7	43.1	40.9	47.5	47.9	45.2
Orléans	45.7	44.1	54.9	51.9	57.3	56.7	46.7	53.2
Weighted Average	**44.4**	**47.0**	**50.0**	**51.3**	**52.8**	**53.0**	**46.6**	**50.6**

Table 6c: Stacked Townhouse Development Densities, 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	93.2	66.7	58.3	-	57.1	76.9	80.2	65.4
South Nepean	86.1	65.3	81.5	63.8	64.8	80.0	95.1	74.4
Riverside South	-	87.5	75.0	66.7	-	123.1	76.4	77.5
Leitrim	-	-	74.1	70.6	-	-	47.3	62.1
Orléans	90.6	49.1	90.6	-	55.7	-	86.0	76.4
Weighted Average	**89.7**	**56.2**	**74.2**	**65.2**	**61.5**	**85.7**	**76.1**	**71.6**

Table 7: Apartment Development Densities, 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	238.9	131.6	287.4	-	48.3	77.9	125.2	134.9
South Nepean	139.0	106.7	37.3	105.9	117.0	114.3	156.9	108.7
Riverside South	-	88.4	-	-	-	-	76.3	76.2
Leitrim	-	-	-	70.6	-	-	-	70.6
Orléans	154.0	70.6	91.6	-	44.4	124.5	-	87.4
Weighted Average	**185.2**	**94.5**	**156.9**	**88.2**	**64.1**	**100.0**	**128.1**	**113.0**

Table 8: Total Development Densities by Area (all unit types), 2012-2018 (units per net hectare)

Area	2012	2013	2014	2015	2016	2017	2018	5-Year Weighted Average 2014-2018
Kanata-Stittsville	41.8	37.2	41.4	32.7	32.7	35.4	38.8	36.4
South Nepean	38.8	36.0	33.9	38.5	41.3	38.3	46.6	38.9
Riverside South	27.6	34.5	36.8	32.6	28.8	34.3	31.0	32.7
Leitrim	29.3	35.4	38.3	34.1	31.4	33.7	34.5	34.5
Orléans	39.0	43.8	43.1	33.4	38.8	47.0	36.8	39.8
Weighted Average	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.9**	**37.1**

Table 9: Urban Residential Land Supply and Unit Potential by Development Status and Area, December 2018

	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	50.2	3,255	239.6	8,230	159.2	6,788	103.6	3,727	83.4	4,120	636.0	26,120
South Nepean	10.2	1,195	57.4	2,898	46.4	2,705	59.0	5,003	7.0	298	179.9	12,099
Riverside South	15.8	512	119.2	4,831	19.1	611	301.1	12,300	0.0	0	455.2	18,254
Leitrim	4.1	159	96.8	2,952	12.7	430	3.6	179	17.2	583	132.3	4,303
Orléans	23.1	1,121	103.9	5,390	64.5	3,453	256.2	9,561	17.2	986	464.8	20,511
Total	**103.4**	**6,242**	**616.8**	**24,301**	**301.8**	**13,987**	**723.5**	**30,770**	**124.7**	**5,987**	**1,870.2**	**81,287**

Table 10: Share of Total Vacant Urban Land of 10 Largest Landowners, 2014-2018

	Net Hectares Owned					% of all Vacant Urban Land				
Owner Name	**2014**	**2015**	**2016**	**2017**	**2018**	**2014**	**2015**	**2016**	**2017**	**2018**
Riverside South Dev. Corp.	340.60	382.7	427.8	334.6	304.01	15.6	18.5	20.2	16.4	16.3
Richcraft Homes	149.6	170.5	149.1	141.7	161.84	6.9	8.2	7.0	7.0	8.7
Claridge Homes	77.0	159.2	158.1	138.3	148.28	3.5	7.7	7.5	6.8	7.9
Minto Group	197.9	174.8	148.7	144.1	123.25	9.1	8.5	7.0	7.1	6.6
Urbandale Construction	36.3	29.5	44.2	132.9	97.70	1.7	1.4	2.1	6.5	5.2
KNL Developments	106.4	103.7	103.7	101.8	94.08	4.9	5.0	4.9	5.5	5.0
Tamarack Homes	122.7	110.3	101.4	88.5	91.56	5.6	5.3	4.8	4.4	4.9
CRT Developments Inc.	76.40	74.0	74.8	74.8	82.27	3.5	3.6	3.5	3.7	4.4
Mattamy Homes	179.4	137.7	112.1	81.4	62.78	8.2	6.7	5.3	4.0	3.4
Tartan Homes	64.9	79.9	93.8	69.5	59.92	3.0	3.9	4.4	3.4	3.2
Total, Top 10 Owners	**1,414.2**	**1,467.1**	**1,439.3**	**1,307.7**	**1,225.7**	**64.8**	**70.9**	**67.9**	**64.3**	**65.5**
Total Vacant Land	**2,181.2**	**2,068.4**	**2,121.1**	**2,034.4**	**1870.2**	**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 2018

Area	Owner Name	Total (net ha)
Kanata-Stittsville	KNL Development	94.1
	CRT Developments	82.3
	Richcraft Homes	61.5
	Minto Group	47.8
	Kizell Management Corporation	39.5
	M & A Rentals	38.2
	Mattamy Homes	30.7
	Claridge Homes	30.0
	Tartan Homes	24.5
	Davidson Co-Tenancy	23.9
	Urbandale Construction	23.2
	J.G. Rivard	21.0
	Cavanagh	18.7
	Brigil	15.3
	Uniform	12.2
South Nepean	Minto Group	44.1
	Mattamy Homes	23.0
	Caivan Brazeau Developments	18.9
	1649269 Ontario Inc.	16.4
	Tamarack Homes	13.8
Riverside South	Riverside South Development Corp.	304.0
	Urbandale Construction	57.4
	Claridge Homes	23.3
	2356349 Ontario Inc.	16.9
	Mion, Lugi	14.4
	Hakim, Antoine	10.8
	2167799 Ontario Inc.	10.5
Leitrim	Tartan Homes	36.2
	Leitrim South Holdings	27.8
	Claridge Homes	19.7
	Urbandale Construction	17.2
	The Regional Group	12.7
Orléans	Richcraft Homes	108.2
	Tamarack Homes	73.7
	Claridge Homes	68.8
	Ashcroft Homes	48.2
	Minto Group	39.1
	Patterson Gibson Howard	20.7
	Notting Hill Realty Investment	11.8
	The Regional Group	11.8
	The Builders Warehouse Inc.	10.4
Total (net ha)		**1,622.3**

Table 12: Urban Residential Land Supply, Unit Potential and Approval Status, December 2018

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	21.26	478	1.97	61	8.06	375	2.99	236	15.95	2,105	-	-	50.23	3,255
Draft Approved	141.19	3,020	9.20	366	76.40	3,553	6.09	412	6.75	879	-	-	239.63	8,230
Pending	70.94	1,907	0.04	2	74.47	3,723	0.77	60	12.94	1,096	-	-	159.16	6,788
CDP	-	-	-	-	-	-	-	-	-	-	103.64	3,727	103.64	3,727
No Plan	-	-	-	-	-	-	-	-	7.06	900	76.30	3,220	83.36	4,120
TOTAL	233.39	5,405	11.21	429	158.93	7,651	9.85	708	42.70	4,980	179.94	6,947	636.02	26,120
% of Total	37%	21%	2%	2%	25%	29%	2%	3%	7%	19%	28%	27%	100%	100%
Density (u/ha)	23.2		38.3		48.1		71.9		116.6		38.6		41.1	

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	0.85	25	1.30	34	2.31	114	2.51	176	3.19	846	-	-	10.16	1,195
Draft Approved	28.80	873	0.93	26	23.36	1,320	-	-	4.27	679	-	-	57.36	2,898
Pending	23.35	674	-	-	18.66	1,124	0.87	72	3.50	835	-	-	46.38	2,705
CDP	-	-	-	-	-	-	-	-	-	-	58.98	5,003	58.98	5,003
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	4.53	176	6.98	298
TOTAL	53.00	1,572	2.23	60	46.07	2,613	3.38	248	11.67	2,427	63.51	5,179	179.86	12,099
% of Total	29%	13%	1%	0%	26%	22%	2%	2%	6%	20%	35%	43%	100%	100%
Density (u/ha)	29.7		26.9		56.7		73.4		208.0		81.5		67.3	

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	7.97	161	-	-	4.77	159	-	-	3.10	192	-	-	15.84	512
Draft Approved	45.09	1,047	0.60	20	53.08	2,020	10.85	690	9.53	1,054	-	-	119.15	4,831
Pending	11.05	234	-	-	8.06	377	-	-	-	-	-	-	19.11	611
CDP	-	-	-	-	-	-	-	-	-	-	301.13	12,300	301.13	12,300
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	64.11	1,442	0.60	20	65.91	2,556	10.85	690	12.63	1,246	301.13	12,300	455.23	18,254
% of Total	14%	8%	0%	0%	14%	14%	2%	4%	3%	7%	66%	67%	100%	100%
Density (u/ha)	22.5		33.3		38.8		63.6		98.7		40.8		40.1	

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	2.04	46	0.33	12	1.52	65	-	-	0.22	36	-	-	4.11	159
Draft Approved	51.48	1,264	1.13	44	37.59	1,354	-	-	6.57	290	-	-	96.77	2,952
Pending	7.02	158	-	-	3.80	164	-	-	1.83	108	-	-	12.65	430
CDP	0.34	16	-	-	3.27	163	-	-	-	-	-	-	3.61	179
No Plan	-	-	-	-	-	-	-	-	-	-	17.16	583	17.16	583
TOTAL	60.88	1,484	1.46	56	46.18	1,746	-	-	8.62	434	17.16	583	134.30	4,303
% of Total	45%	34%	1%	1%	34%	41%	0%	0%	6%	10%	13%	14%	100%	100%
Density (u/ha)	24.4		38.4		37.8		n.a.		50.3		34.0		32.0	

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	10.00	260	0.41	14	7.62	385	1.15	92	3.87	370	-	-	23.05	1,121
Draft Approved	42.39	1,133	5.73	196	31.20	1,465	9.71	725	14.85	1,871	-	-	103.88	5,390
Pending	38.94	1,145	0.54	16	19.85	1,054	-	-	5.19	1,238	-	-	64.52	3,453
CDP	-	-	-	-	-	-	-	-	-	-	256.16	9,561	256.16	9,561
No Plan	-	-	-	-	-	-	-	-	-	-	17.19	986	17.19	986
TOTAL	91.33	2,538	6.68	226	58.67	2,904	10.86	817	23.91	3,479	273.35	10,547	464.80	20,511
% of Total	20%	12%	1%	1%	13%	14%	2%	4%	5%	17%	59%	51%	100%	100%
Density (u/ha)	27.8		33.8		49.5		75.2		145.5		38.6		44.1	

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	42.12	970	4.01	121	24.28	1,098	6.65	504	26.33	3,549	-	-	103.39	6,242
Draft Approved	308.95	7,337	17.59	652	221.63	9,721	26.65	1,827	41.97	4,773	-	-	616.79	24,301
Pending	151.30	4,118	0.58	18	124.84	6,442	1.64	132	23.46	3,277	-	-	301.82	13,987
CDP	0.34	16	-	-	3.27	163	-	-	-	-	719.91	30,591	723.52	30,770
No Plan	-	-	-	-	1.74	55	-	-	7.77	967	115.18	4,965	124.69	5,987
TOTAL	502.71	12,441	22.18	791	375.76	17,470	34.94	2,463	99.53	12,566	835.09	35,556	1,870.21	81,287
% of Total	27%	15%	1%	1%	20%	21%	2%	3%	5%	15%	45%	44%	100%	100%
Density (u/ha)	24.7		35.7		46.5		70.5		126.3		42.6		43.5	