VACANT URBAN RESIDENTIAL LAND SURVEY

2019 UPDATE

City of Ottawa
Planning, Infrastructure and Economic Development

May 2021

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Research and Forecasting

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TABLE OF CONTENTS

Appendix: Data Tables

Executive Summary

VURLS Supply, December 2019

As of December 31, 2019, the residential potential on vacant suburban land at the edge of the urban boundary was approximately 1,799 hectares that have the potential to accommodate 77,400 dwelling units. Of this amount, 1,751 hectares (97 per cent of total) with a potential of 71,900 dwelling units were on greenfield lands for the urban area. The remaining 48 hectares with a potential for 5,500 dwelling units are considered intensification parcels as defined in the Official Plan.

Provincial Policy Statement (PPS) Land Requirement

The city of Ottawa is currently in the process of preparing a new Official Plan (OP) with a planning period from July 2018 to July 2046. As the New Official Plan has not been adopted or approved, the 2019 VURLS report will assess potential greenfield residential supply through the current Official Plan, which is based on the previous growth projections adopted in OPA 180 with a time horizon to 2036.

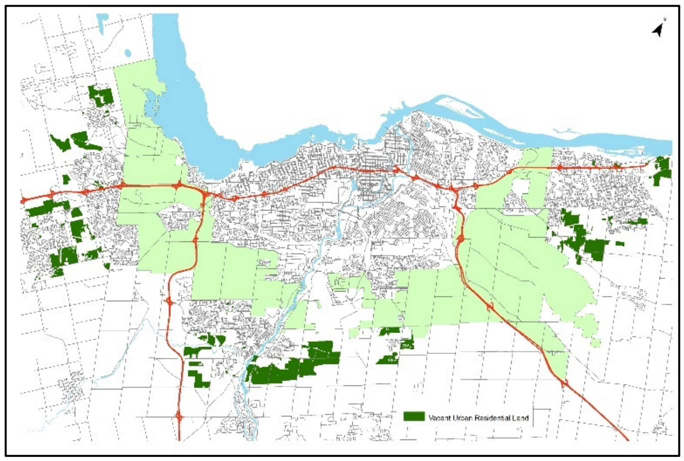
The 2020 PPS has come into effect since the VURLS 2018 update, which has increased the residential land requirement for accommodating residential growth from a 10-year to a 15-year minimum. Approximately 1,308 hectares of greenfield lands are required over the next 15-years to accommodate the growth projections in the current Official Plan. The December 2019 greenfield land supply of 1,751 ha is consistent with the PPS with regards to minimum residential land supply.

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 2019. 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.



Parcels from the previous years report are used as the base for the current year supply. Housing starts data supplied from CMHC represent residential housing units that started construction during the current year and are removed from the existing supply. Parcels are then analyzed and may be further revised based on more detailed information received in the current year. Final unit and land area supply for the study year is a result of removing newly constructed residential units and revisions to existing parcels.

Housing unit types in this report are defined as follows:

Single-detached: A single dwelling unit not attached to any other building;
Semi-detached: One of two dwelling units attached to a single neighbouring unit by a vertical common wall;
Townhouse: One of three or more dwelling units attached by common or adjoining walls without having any other dwellings above or below;
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.

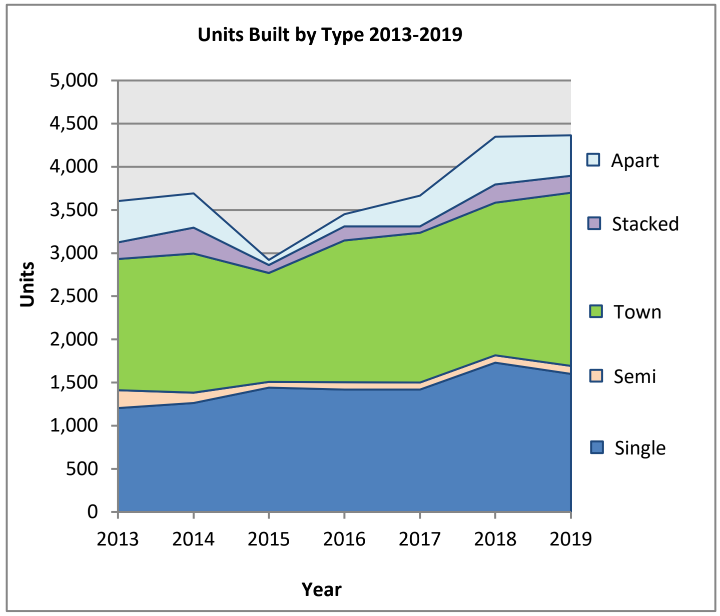
3. Consumption

Housing Starts

In 2019, 4,365 dwelling units started construction on VURLS parcels, higher than the five-year average of 3,750 units and a 0.4 per cent increase from 2018. Kanata-Stittsville led all areas with 35 per cent of units developed, followed by South Nepean at 25 per cent. South Nepean experienced the greatest year-over-year increase, followed by Leitrim which reached 12 per cent of all units developed. Of the 2019 VURLS units started, 4,328 were constructed on greenfield lands and 37 were built on intensification lands.

Overall, townhouse units (2,008) surpassed single-detached units (1,600) with the highest share of starts by type. Semi-detached (92) units rose slightly from 2018. Stacked townhouse (196) units and apartment units (469) both experienced a decrease from 2018 but were still higher than their respective five-year average.

VURLS Starts, Jan to Dec 2019	
Unit Type	Housing Starts
Single-detached	1,600
Semi-detached	92
Townhouse	2,008
Stacked Townhouse	196
Apartments	469
Total	4,365



The total units built on VURLS since 1983 have stabilized to around 3,500 units since the late-1990s but exceeded 4,000 units in the last two years. In the last five-years single-detached dwellings accounted for 41 per cent of the greenfield housing starts.

VURLS Single-detached Shares		
Year	Singles	Multiples
2015	49%	51%
2016	41%	59%
2017	39%	61%
2018	40%	60%
2019	37%	63%
5-year avg	41%	59%

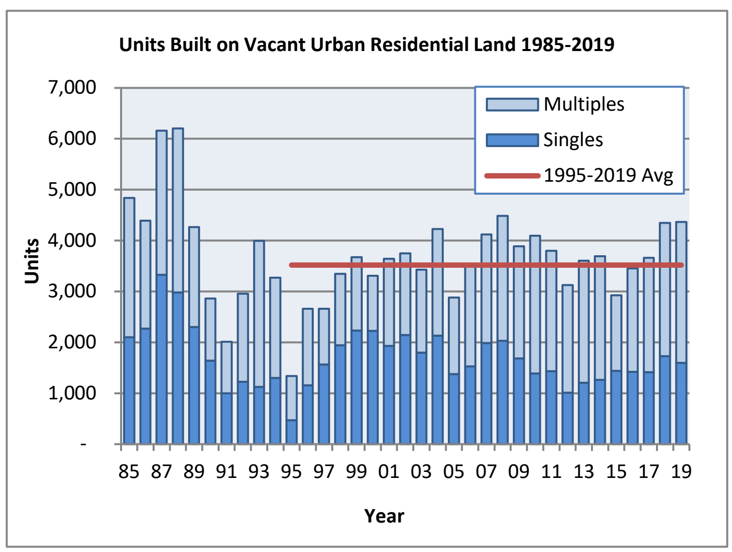
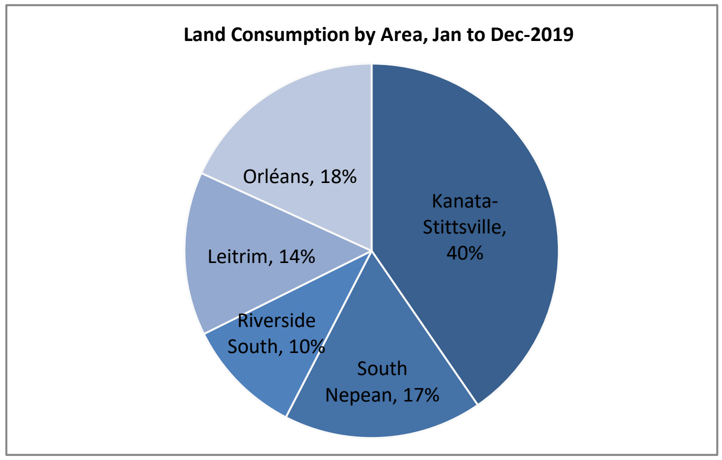
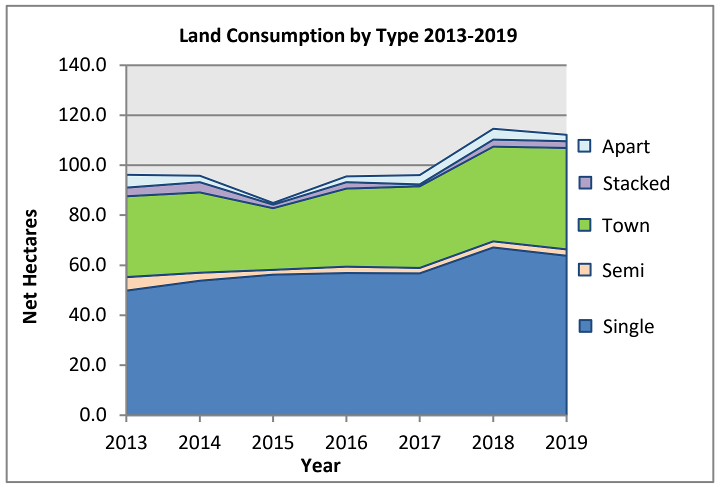


Table 1 in the appendix outlines the number of housing starts by dwelling type from 2013 to 2019.

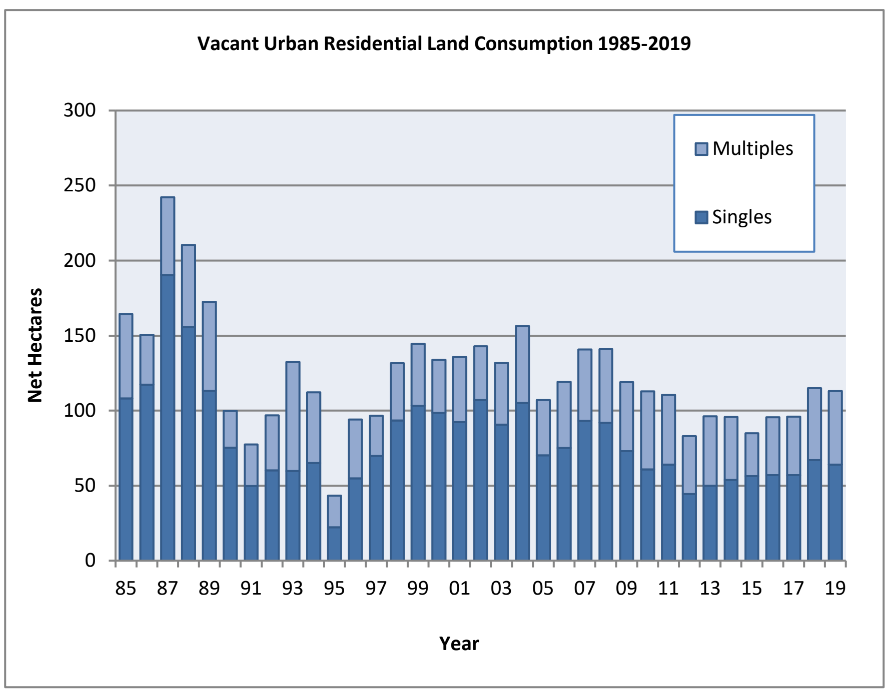
Land Consumption



The 4,365 dwelling starts in 2019 occurred on 112.3 ha. Kanata-Stittsville led all areas with 40 per cent of lands developed, followed by Orléans at 18 per cent. Leitrim experienced the greatest year-over-year increase and reached 14 per cent of lands developed. The majority (99%), of the lands consumed in 2019 were vacant greenfield lands while only 1 percent of land consumed was intensification land.



Land consumed by all unit types increased from the previous year. Although townhouse construction surpassed that of single-detached for the fourth straight year, single-detached units once again consumed more land than any other unit type with 63.8 ha in 2019. Townhouse construction consumed 40.6 ha while semi-detached and apartment units consumed 2.7 ha of land respectively with stacked townhouses consuming slightly less land (2.6 ha).



Since 1983, land consumption faced declined until the mid-90s. 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.

The average consumption of land fell from 196.3 ha between 1983 and 1989 to a low of 102.9 ha throughout the nineties before rebounding to 130.9 ha in the early 2000's then once again dropping to a new average low of 98.9 ha in the past nine years.

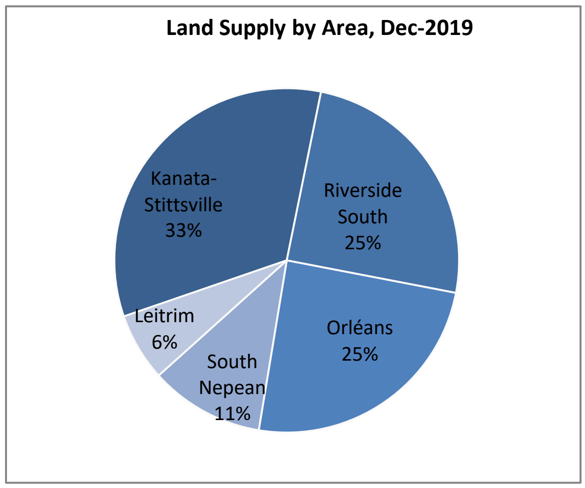
Table 2 in the appendix outlines the land consumption from housing starts by dwelling type on VURLS lands from 2013 to 2019. Tables 3a and 3b outlines the housing starts and the land consumption by suburban area from 2013 to 2019.

4. Residential Supply

After the 4,365 dwelling starts in 2019 were removed from the VURLS inventory, parcels were analyzed and further revised based on more detailed information received throughout 2019. Based on these updates, as of December 31, 2019, there was approximately 1,799 ha of vacant residential land in the suburban areas of Ottawa.

Residential Supply by Area, Dec-2019		
Area	**Land Supply (net ha)**	**Unit Potential**
Kanata-Stittsville	602	25,064
Riverside South	447	18,055
Orléans	442	19,781
South Nepean	193	10,683
Leitrim	115	3,821
Total	**1,799**	**77,404**

Kanata-Stittsville has the most supply with 602 hectares (33 per cent), followed by Riverside South at 447 hectares (25 per cent), Orléans at 442 hectares (25 per cent), South Nepean at 193 hectares (11 per cent), and Leitrim with 115 hectares (6 per cent).



Of the 1,799 ha in the total VURLS supply, 1,751 ha (97%) was on vacant greenfield land and 48 ha (3 per cent), was classified as urban intensification as defined in the Official Plan definition, being located within previously developed areas.

VURLS Inventory by Hectares, Dec-2019	
Total VURLS Supply	1,799 ha
Greenfield	1,751 ha
Intensification	48 ha

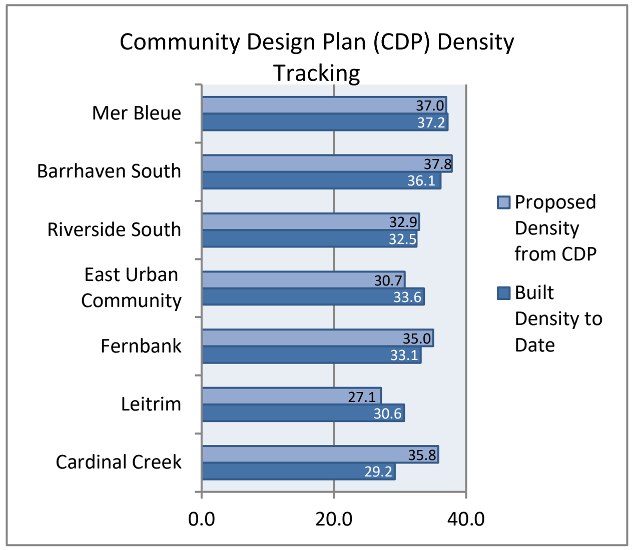
Determining the dwelling unit potential from the land supply is based on applications submitted through the development review process, calculations based on proposed dwelling counts from community design plans, and where neither is available, average development density for the sub-area that the subject parcel is within from the past five years. Table 4 in the appendix outlines the built densities by dwelling type from 2013 to 2019. Tables 5a through 5e in the appendix outlines the built densities by dwelling type in each suburban area from 2013 to 2019, Table 6 summarizes the densities for all units built by suburban area from 2013 to 2019, and the weighted average densities from the most recent five-years.

VURLS Inventory by Dwellings, Dec-2019	
Total VURLS Supply	77,404
Greenfield	71,913
Intensification	5,491

The dwelling potential on the updated VURLS land supply as of December 31, 2019, is estimated to be 77,404 dwelling units, of which 71,913 (93 per cent) is on vacant greenfield land, and 5,491 (7 per cent) is on vacant intensification parcels. Table 7 outlines this supply by development status in each suburban area.

Community Design Plan Tracking

Community Design Plans (CDP) provide density targets when they are prepared and comparing what has been built to date within these areas monitors development trends since their approval. Out of the seven CDPs being tracked, Mer Bleue had the highest development density of 37.2 units per net hectare. Although Barrhaven South, Riverside 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.



5. Projected Residential Demand

The Provincial Policy Statement requires a minimum of 15-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 15 years from the Growth Projection report is 3,019 units. The greenfield component of the VURLS supply at 71,913 units exceeds the projected greenfield demand at 45,290 units.

Projected 15-year Residential Demand, Jan-2020 to Dec-2034		
Area	**15-year Projection**	**Average Annual**
Total City-wide Demand	87,736	5,849
Subtract Rural Demand	-7,896	-526
Total Urban Demand	79,975	5,332
Projected Intensification	34,685	2,312
Projected Greenfield	**45,290**	**3,019**

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

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

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 87.2 hectares. For 2019, the greenfield land consumption of 94 ha was 7 ha more than the 15-year annual average.

15-year Residential Land Demand per Year, Jan-2020 to Dec-2034			
Type	**Units Projection**	**5-Year Avg. Density**	**Land (net ha)**
Single-detached	1,416	25.3	56.0
Semi-detached	92	35.0	2.6
Townhouses	1,366	50.4	27.1
Stacked Towns /Apartments	145	97.5	1.5
Total	**3,019**		**87.2**

Note: Stacked townhouse/Apartments density is the combined housing starts and land consumption of these unit types over the past five-years from Tables 1 and 2 in the Appendix.

6. Provincial 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 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development.

15-Year Supply Requirement (PPS) for Vacant Lands, Jan-2020 to Dec-2034	
	Net Hectares
Land Supply	1,751.0
Annual Demand, 2020-2034	87.2
15-year demand	1,307.9

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	716.4
Annual Demand, 2020-2022	87.2
3-year demand	261.6

In 2019, the greenfield component of the city's vacant urban residential land supply was approximately 1,751 ha. Based on projected greenfield demand of 87.2 hectares per year over the next 15-years greenfield demand is estimated to require 1,308 hectares. As greenfield demand is projected to decline over the long-term, the greenfield supply is estimated to be sufficient for approximately 22 years. The serviced registered and draft approved land supply of 716.4 hectares similarly exceeds the PPS requirement and would be sufficient for over 8 years. This survey does not inventory most intensification lands, so that aspect of PPS policy 1.4.1b is not assessed.

7. Conclusion

Overall, the supply of greenfield land for new housing in Ottawa as of December 2019 meet all policies of the Official Plan and Provincial Policy Statement for greenfield residential land. Ottawa's greenfield component of vacant urban residential land supply of 1,751 ha on December 2019 has an estimated potential for approximately 71,913 dwellings. Based on projected annual consumption of 87.2 ha, this greenfield land supply is consistent with the Provincial Policy Statement requirement.

Appendix: Data Tables

Table 1: Housing Starts on Vacant Urban Residential Land, 2013-2019

	Year							
Unit Type	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**Avg. 2015-2019**
Single-detached	1,204	1,263	1,439	1,419	1,417	1,730	1,600	1,521
Semi-detached	208	120	68	83	84	86	92	83
Townhouse	1,518	1,610	1,263	1,645	1,735	1,768	2,008	1,684
Stacked Townhouse	195	302	92	161	72	213	196	147
Apartment	479	397	60	143	356	551	469	316
Total	**3,604**	**3,692**	**2,922**	**3,451**	**3,664**	**4,348**	**4,365**	**3,750**

Table 2: Land Consumption of Housing Starts, 2013-2019 (net residential hectares)

	Year							
Unit Type	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**Avg. 2015-2019**
Single-detached	49.9	53.8	56.3	56.9	56.7	67.1	63.8	60.2
Semi-detached	5.4	3.3	1.9	2.6	2.2	2.5	2.7	2.4
Townhouse	32.3	32.2	24.6	31.2	32.7	37.9	40.6	33.4
Stacked Townhouse	3.5	4.1	1.4	2.6	0.8	2.8	2.6	2.1
Apartment	5.1	2.5	0.7	2.2	3.6	4.3	2.7	2.7
Total	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**114.6**	**112.3**	**100.6**

Table 3a: Housing Starts on Vacant Land by Area, 2013-2019 (net residential hectares)

Area	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**5-Year Avg. 2015-2019**
Kanata-Stittsville	1,396	1,406	1,131	1,125	1,362	1,862	1,515	1,399
% of Total	*38.7%*	*38.1%*	*38.7%*	*32.6%*	*37.2%*	*42.8%*	*34.7%*	*37.3%*
South Nepean	933	1,065	847	1,076	808	704	1,086	904
% of Total	*25.9%*	*28.9%*	*29.0%*	*31.2%*	*22.1%*	*16.2%*	*24.9%*	*24.1%*
Riverside South	337	333	228	205	351	472	346	320
% of Total	*9.4%*	*9.0%*	*7.8%*	*5.9%*	*9.6%*	*10.9%*	*7.9%*	*8.5%*
Leitrim	282	266	231	171	224	367	523	303
% of Total	*7.8%*	*7.2%*	*7.9%*	*5.0%*	*6.1%*	*8.4%*	*12.0%*	*8.1%*
Orléans	656	620	485	874	919	943	895	823
% of Total	*18.2%*	*16.8%*	*16.6%*	*25.3%*	*25.1%*	*21.7%*	*20.5%*	*22.0%*
Total	**3,604**	**3,690**	**2,922**	**3,451**	**3,664**	**4,348**	**4,365**	**3,750**

Table 3b: Land Consumption of Housing Starts by Area, 2013-2019 (net residential hectares)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Avg. 2015-2019
Kanata-Stittsville	37.5	34.0	34.6	34.4	38.5	48.0	44.9	40.1
% of Total	*39.0%*	*35.5%*	*40.8%*	*36.0%*	*40.1%*	*41.9%*	*40.0%*	*39.8%*
South Nepean	25.9	31.4	22.0	26.0	21.1	15.1	19.4	20.7
% of Total	*27.0%*	*32.7%*	*25.9%*	*27.3%*	*22.0%*	*13.2%*	*17.3%*	*20.6%*
Riverside South	9.8	9.1	7.0	7.1	10.2	15.2	11.2	10.2
% of Total	*10.2%*	*9.4%*	*8.2%*	*7.4%*	*10.6%*	*13.3%*	*10.0%*	*10.1%*
Leitrim	8.0	7.0	6.8	5.5	6.7	10.6	16.2	9.2
% of Total	*8.3%*	*7.3%*	*8.0%*	*5.7%*	*7.0%*	*9.3%*	*14.4%*	*9.1%*
Orléans	15.0	14.4	14.5	22.5	19.5	25.6	20.6	20.5
% of Total	*15.6%*	*15.0%*	*17.1%*	*23.6%*	*20.3%*	*22.4%*	*18.3%*	*20.4%*
Total	**96.1**	**95.8**	**84.9**	**95.5**	**96.0**	**114.6**	**112.3**	**100.7**

Table 4: Built Densities on VURLS Parcels, 2013-2019 (units per net residential hectare)

Unit Type	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average* 2015-2019
Single-detached	24.1	23.5	25.6	24.9	25.0	25.8	25.1	25.3
Semi-detached	38.3	36.9	35.2	32.5	38.9	34.4	34.5	35.0
Townhouse	47.0	50.0	51.3	52.8	53.0	46.6	49.5	50.4
Stacked Townhouse	56.2	74.2	65.2	61.5	78.9	76.1	74.8	71.6
Apartment	94.5	156.9	88.2	64.1	100.8	128.1	176.8	117.3
Weighted Average	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.9**	**38.9**	**37.3**

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

Table 5a: Single-Detached Development Densities, 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	24.6	23.7	25.9	24.7	24.5	25.4	22.9	24.7
South Nepean	24.2	23.2	26.8	25.8	26.6	28.2	29.6	27.2
Riverside South	21.6	21.7	20.4	20.3	23.3	21.2	22.8	21.8
Leitrim	21.9	24.4	24.1	22.9	22.8	24.5	24.5	24.1
Orléans	25.6	24.2	25.6	26.3	26.0	28.6	28.9	27.2
Weighted Average	**24.1**	**23.5**	**25.6**	**24.9**	**25.0**	**25.8**	**25.1**	**25.3**

Table 5b: Semi-Detached Development Densities, 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	35.9	35.7	40.0	34.9	44.7	35.3	35.3	37.4
South Nepean	38.2	36.9	33.3	33.0	38.3	40.6	24.2	33.5
Riverside South	-	-	-	-	-	43.3	-	40.0
Leitrim	37.9	40.0	-	28.6	35.3	-	41.5	36.4
Orléans	46.8	33.3	-	28.6	28.6	31.2	34.7	30.9
Weighted Average	**38.3**	**36.9**	**35.2**	**32.6**	**38.9**	**34.4**	**34.5**	**35.0**

Table 5c: Townhouse Development Densities, 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	49.3	54.0	56.5	51.0	50.1	47.4	48.5	50.0
South Nepean	50.5	47.5	51.7	59.3	59.4	50.9	59.7	56.5
Riverside South	39.1	43.1	43.5	39.4	47.9	40.7	43.5	42.9
Leitrim	46.8	44.7	43.1	40.9	47.5	47.9	44.4	45.0
Orléans	44.1	54.9	51.9	57.3	56.7	46.7	48.8	52.1
Weighted Average	**47.0**	**50.0**	**51.3**	**52.8**	**53.0**	**46.6**	**49.5**	**50.4**

Table 5d: Stacked Townhouse Development Densities, 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	66.7	58.3	-	57.1	76.9	80.2	72.2	71.5
South Nepean	65.3	81.5	63.8	64.8	80.0	95.1	75.9	73.8
Riverside South	87.5	75.0	66.7	-	123.1	76.4	-	81.3
Leitrim	-	74.1	70.6	-	-	47.3	-	51.6
Orléans	49.1	90.6	-	55.7	-	86.0	70.6	69.8
Weighted Average	**56.2**	**74.2**	**65.2**	**61.5**	**90.0**	**76.1**	**74.8**	**71.4**

Table 5e: Apartment Development Densities, 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	131.6	287.4	-	48.3	77.9	125.2	110.3	104.7
South Nepean	106.7	37.3	105.9	117.0	114.3	156.9	366.3	186.2
Riverside South	88.4	-	-	-	-	76.3	114.4	91.5
Leitrim	-	-	70.6	-	-	-	-	70.6
Orléans	70.6	91.6	-	44.4	124.5	-	119.7	97.3
Weighted Average	**94.5**	**156.9**	**88.2**	**64.1**	**98.9**	**128.1**	**176.8**	**117.3**

Table 6: Total Development Densities (all unit types), 2013-2019 (units per net residential hectare)

Area	2013	2014	2015	2016	2017	2018	2019	5-Year Weighted Average 2015-2019
Kanata-Stittsville	37.2	41.4	32.7	32.7	35.4	38.8	33.8	34.9
South Nepean	36.0	33.9	38.5	41.3	38.3	46.6	56.1	43.6
Riverside South	34.5	36.8	32.6	28.8	34.3	31.0	30.8	31.5
Leitrim	35.4	38.3	34.1	31.4	33.7	34.5	32.3	33.2
Orléans	43.8	43.1	33.4	38.8	47.0	36.8	43.5	40.1
Weighted Average	**37.5**	**38.5**	**34.4**	**36.1**	**38.2**	**37.9**	**38.9**	**37.3**

Table 7: Urban Residential Land Supply and Unit Potential by Development Status and Area, December 2019

	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	75.3	4,086	197.4	7,125	168.3	7,292	82.7	2,268	78.3	4,293	602.0	25,064
South Nepean	17.2	1,591	58.9	2,849	49.8	3,094	33.0	1,571	34.6	1,578	193.5	10,683
Riverside South	19.3	654	106.3	4,479	33.0	1,073	288.0	11,849	0.0	0	446.6	18,055
Leitrim	36.3	1,154	57.8	1,905	0.0	0	3.6	179	17.2	583	114.8	3,821
Orléans	42.4	2,519	105.9	4,655	26.3	2,308	256.2	9,547	11.3	752	442.0	19,781
Total	**190.5**	**10,004**	**526.3**	**21,013**	**277.4**	**13,767**	**663.4**	**25,414**	**141.3**	**7,206**	**1,798.8**	**77,404**

Table 8: Share of Total Vacant Urban Land of 10 Largest Landowners, 2015-2019

	Net Hectares Owned					**% of all Vacant Urban Land**				
Owner Name	**2015**	**2016**	**2017**	**2018**	**2019**	**2015**	**2016**	**2017**	**2018**	**2019**
Riverside South Dev. Corp.	382.7	427.8	334.6	304.0	292.9	18.5	20.2	16.4	16.3	16.3
Richcraft Homes	170.5	149.1	141.7	161.8	165.4	8.2	7.0	7.0	8.7	9.2
Claridge Homes	159.2	158.1	138.3	148.3	135.3	7.7	7.5	6.8	7.9	7.5
Minto Group	174.8	148.7	144.1	123.3	103.2	8.5	7.0	7.1	6.6	5.7
Urbandale Construction	29.5	44.2	132.9	97.7	92.7	1.4	2.1	6.5	5.2	5.2
KNL Developments	103.7	103.7	101.8	94.1	94.1	5.0	4.9	5.5	5.0	5.2
Tamarack Homes	110.3	101.4	88.5	91.6	86.2	5.3	4.8	4.4	4.9	4.8
CRT Developments Inc.	74.0	74.8	74.8	82.3	73.9	3.6	3.5	3.7	4.4	4.1
Tartan Homes	79.9	93.8	69.5	59.9	64.7	3.9	4.4	3.4	3.2	3.6
Mattamy Homes	137.7	112.1	81.4	62.8	53.5	6.7	5.3	4.0	3.4	3.0
Total, Top 10 Owners	**1,467.1**	**1,439.3**	**1,307.7**	**1,225.7**	**1,161.9**	**70.9**	**67.9**	**64.3**	**65.5**	**64.6**
Total Vacant Land	**2,068.4**	**2,121.1**	**2,034.4**	**1,870.2**	**1,798.8**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Table 9: Residential Land Supply of Major Landowners (10 net ha and larger) by Area, December 2019

Area	**Owner Name**	**Total (net ha)**
Kanata-Stittsville	KNL Development	94.1
	CRT Developments	73.9
	Richcraft Homes	57.0
	Kizell Management Corporation	51.2
	M & A Rentals	38.2
	Minto Group	35.1
	J.G. Rivard	29.5
	Claridge Homes	28.7
	Tartan Homes	21.8
	Urbandale Construction	21.5
	Cavanagh	18.7
	Davidson Co-Tenancy	17.8
	Mattamy Homes	16.7
	Brigil	15.3
	Uniform	10.9
South Nepean	Caivan Brazeau Developments	47.1
	Minto Group	39.0
	Mattamy Homes	27.7
	1649269 Ontario Inc	16.4
	Tamarack Homes	13.5
Riverside South	Riverside South Development Corp.	292.9
	Urbandale Construction	58.9
	Cardel Homes	32.0
	Mion, Lugi	14.4
	Hakim, Antoine	10.8
	Claridge Homes	10.8
	2167799 Ontario Inc.	10.5
Leitrim	Tartan Homes	42.3
	The Regional Group	34.4
	Claridge Homes	21.9
	Urbandale Construction	12.3
Orléans	Richcraft Homes	106.6
	Tamarack Homes	70.9
	Claridge Homes	67.3
	Ashcroft Homes	48.6
	Minto Group	29.1
	Innes Road Development Corporation	16.9
	The Regional Group	14.2
	Caivan	10.5
	U-Haul Co. (Canada) Ltd.	10.4
Total (net ha)		**1,589.4**

Table 10: Urban Residential Land Supply, Unit Potential and Approval Status, December 2019

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	37.95	872	1.76	53	15.44	728	5.85	432	14.32	2,001	-	-	75.32	4,086
Draft Approved	102.00	2,184	7.50	302	80.61	3,832	1.14	90	6.19	717	-	-	197.44	7,125
Pending	65.34	1,697	0.80	36	69.25	2,885	15.97	878	16.93	1,796	-	-	168.29	7,292
CDP	-	-	-	-	-	-	-	-	-	-	82.65	2,268	82.65	2,268
No Plan	-	-	-	-	-	-	-	-	6.22	1,301	72.09	2,992	78.31	4,293
TOTAL	205.29	4,753	10.06	391	165.30	7,445	22.96	1,400	43.66	5,815	154.74	5,260	602.01	25,064
% of Total	34%	19%	2%	2%	27%	30%	4%	6%	7%	23%	26%	21%	100%	100%
Density (units/hectare)	23.2		38.9		45.0		61.0		133.2		34.0		41.6	

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	3.76	114	1.30	34	4.68	254	2.37	188	5.09	1,001	-	-	17.20	1,591
Draft Approved	35.63	1,092	0.30	8	20.06	1,177	0.87	72	2.06	500	-	-	58.92	2,849
Pending	19.68	546	-	-	22.86	1,329	3.17	288	4.12	931	-	-	49.83	3,094
CDP	-	-	-	-	-	-	-	-	-	-	32.96	1,571	32.96	1,571
No Plan	-	-	-	-	1.74	55	-	-	0.71	67	32.10	1,456	34.55	1,578
TOTAL	59.07	1,752	1.60	42	49.34	2,815	6.41	548	11.98	2,499	65.06	3,027	193.46	10,683
% of Total	31%	16%	1%	0%	26%	26%	3%	5%	6%	23%	34%	28%	100%	100%
Density (units/hectare)	29.7		26.3		57.1		85.5		208.6		46.5		55.2	

Registered = Registered Plan

Draft Plan = Draft Approved Plan of Subdivision

Pending = Pending application for draft plan

CDP = Community Design Plan

No Plan = No applications received

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	6.35	153	-	-	10.03	323	0.24	18	2.66	160	-	-	19.28	654
Draft Approved	38.40	880	0.60	20	46.90	1,835	10.85	690	9.53	1,054	-	-	106.28	4,479
Pending	15.90	313	0.11	4	14.96	644	-	-	2.03	112	-	-	33.00	1,073
CDP	-	-	-	-	-	-	-	-	-	-	288.03	11,849	288.03	11,849
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	60.65	1,346	0.71	24	71.89	2,802	11.09	708	14.22	1,326	288.03	11,849	446.59	18,055
% of Total	14%	7%	0%	0%	16%	16%	2%	4%	3%	7%	64%	66%	100%	100%
Density (units/hectare)	22.2		33.8		39.0		63.8		93.2		41.1		40.4	

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	20.75	486	0.56	24	11.67	498	-	-	3.28	146	-	-	36.26	1,154
Draft Approved	32.19	798	1.76	39	18.58	810	-	-	5.22	258	-	-	57.75	1,905
Pending	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CDP	-	-	-	-	-	-	-	-	-	-	3.61	179	3.61	179
No Plan	-	-	-	-	-	-	-	-	-	-	17.16	583	17.16	583
TOTAL	52.94	1,284	2.32	63	30.25	1,308	-	-	8.50	404	20.77	762	114.78	3,821
% of Total	46%	34%	2%	2%	26%	34%	0%	0%	7%	11%	18%	20%	100%	100%
Density (units/hectare)	24.3		27.2		43.2		#DIV/0!		47.5		36.7		33.3	

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

ORLÉANS

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED-USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	16.80	483	1.01	34	11.49	559	0.98	80	12.14	1,363	-	-	42.42	2,519
Draft Approved	51.30	1,367	4.55	156	34.68	1,677	10.42	785	4.93	670	-	-	105.88	4,655
Pending	14.81	408	0.54	16	4.17	298	-	-	6.74	1,586	-	-	26.26	2,308
CDP	-	-	-	-	-	-	-	-	-	-	256.16	9,547	256.16	9,547
No Plan	-	-	-	-	-	-	-	-	-	-	11.25	752	11.25	752
TOTAL	82.91	2,258	6.10	206	50.34	2,534	11.40	865	23.81	3,619	267.41	10,299	441.97	19,781
% of Total	19%	11%	1%	1%	11%	13%	3%	4%	5%	18%	61%	52%	100%	100%
Density (units/hectare)	27.2		33.8		50.3		75.9		152.0		38.5		44.8	

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	85.61	2,108	4.63	145	53.31	2,362	9.44	718	37.49	4,671	-	-	190.48	10,004
Draft Approved	259.52	6,321	14.71	525	200.83	9,331	23.28	1,637	27.93	3,199	-	-	526.27	21,013
Pending	115.73	2,964	1.45	56	111.24	5,156	19.14	1,166	29.82	4,425	-	-	277.38	13,767
CDP	-	-	-	-	-	-	-	-	-	-	663.41	25,414	663.41	25,414
No Plan	-	-	-	-	1.74	55	-	-	6.93	1,368	132.60	5,783	141.27	7,206
TOTAL	460.86	11,393	20.79	726	367.12	16,904	51.86	3,521	102.17	13,663	796.01	31,197	1,798.81	77,404
% of Total	26%	15%	1%	1%	20%	22%	3%	5%	6%	18%	44%	40%	100%	100%
Density (units/hectare)	24.7		34.9		46.0		67.9		133.7		39.2		43.0	

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