VACANT URBAN RESIDENTIAL LAND SURVEY

2016 UPDATE

City of Ottawa
Planning, Infrastructure and Economic Development

May 2017

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and Economic
Development

Research and Forecasting

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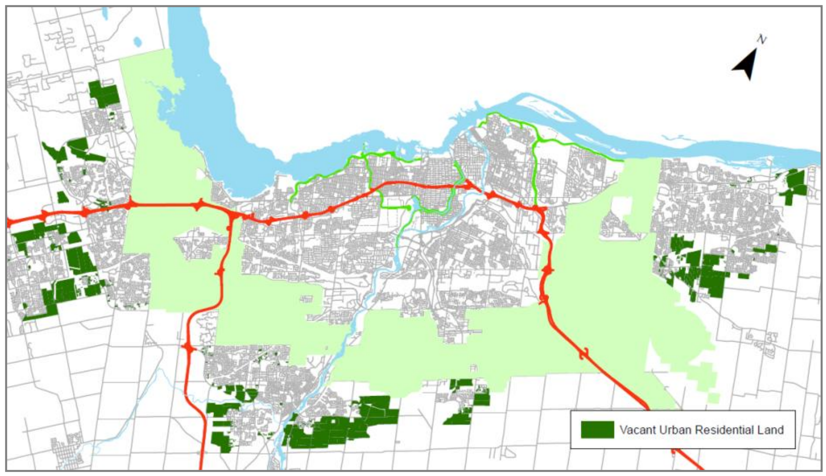
1. Introduction

The Vacant Urban Residential Land Survey (VURLS) monitors the supply and consumption of vacant land in Ottawa's suburban areas to assess whether it meets the policies of the Official Plan and 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

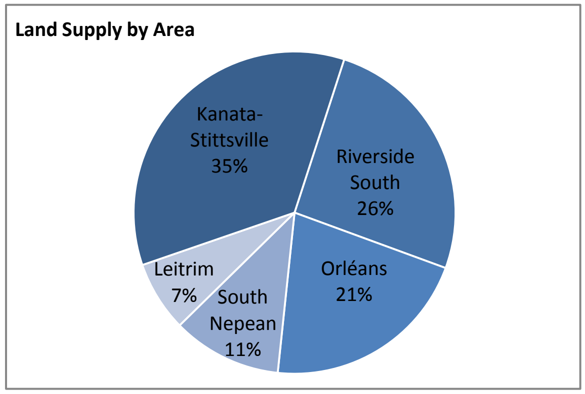
As of December 2016, there were 2,121 ha of vacant residential land in the suburban areas of Ottawa, with a total estimated development potential of 82,960 units. Out of the total supply, 60 ha, when developed, would be classified as urban intensification under the City's Official Plan definition because 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.

In 2016, several large employment parcels were converted to allow for residential use through the Employment Land Review (OPA 180), which increased the overall supply. They are included in this report and can be found in the VURLS map and parcel listing.

Land Supply by Area

Area	Land Supply (net ha)	Unit Potential
Kanata-Stittsville	748	29,199
Riverside South	543	15,010
Orléans	447	17,671
South Nepean	233	15,655
Leitrim	150	5,425
Total	**2,121**	**82,960**



Land Ownership

The holdings of the ten largest landowners outside the Greenbelt accounts for 68 percent of the total vacant urban residential land supply. Riverside South Development Corporation continued to be the largest land owner accounting for 20 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.

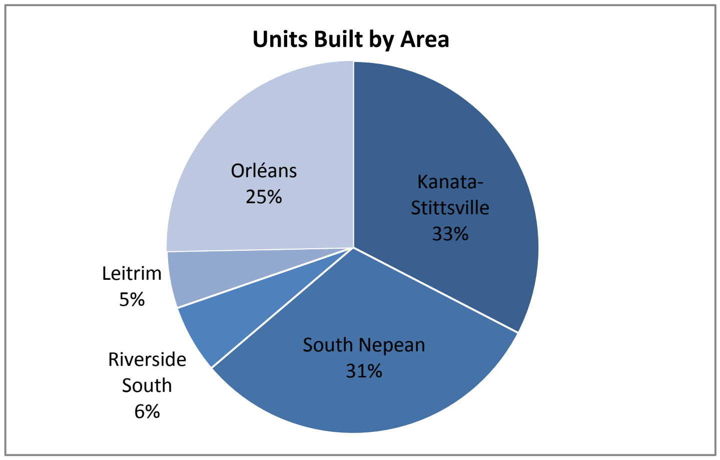
Land Supply of 10 Largest Land Owners

Owner	Land Supply (net ha)	% of Total
Riverside South Dev. Corp.	428	20%
Claridge Homes	158	7%
Minto Group	149	7%
Richcraft Homes	149	7%
Mattamy Homes	112	5%
KNL Developments	104	5%
Tamarack Homes	101	5%
Tartan Homes	94	4%
CRT Developments Inc.	75	4%
The Regional Group	70	3%
Total, Top 10 Owners	**1,439**	**68%**
Total Vacant Land	**2,121**	**100%**

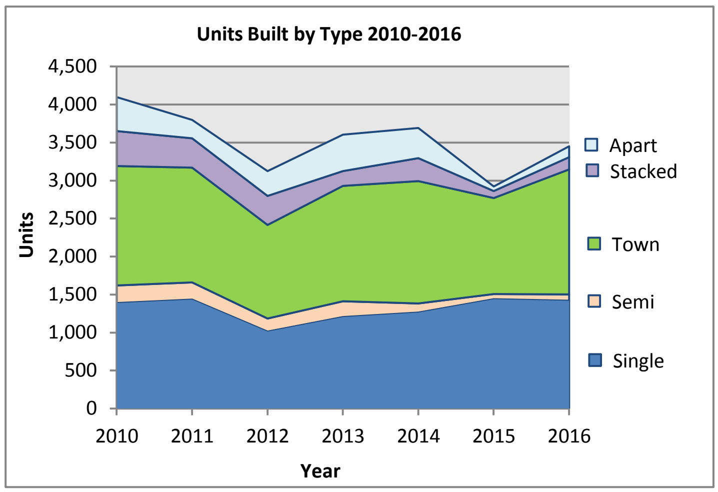
4. Consumption

Unit Consumption

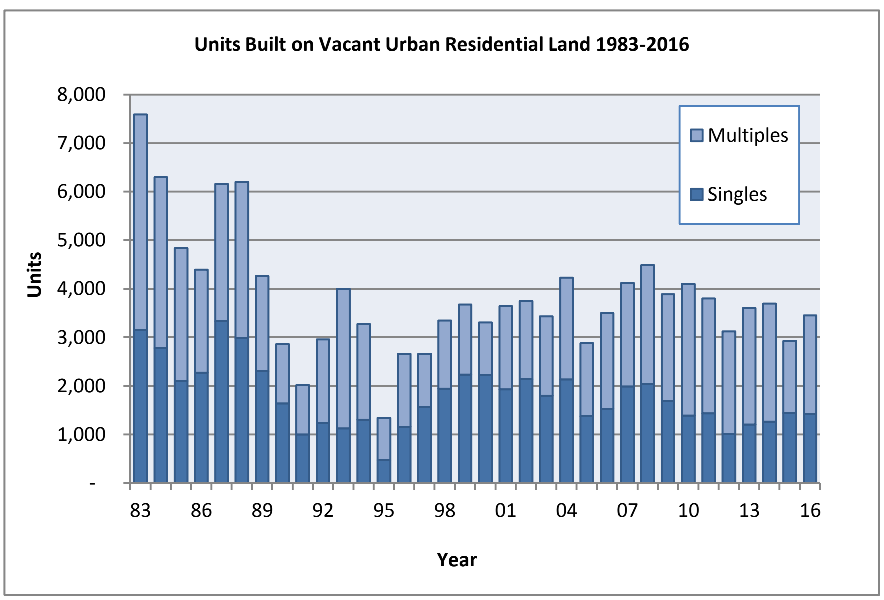
In 2016, 3,451 units started construction, higher than the five-year average of 3,359 units and an 18 percent increase from 2015. Kanata-Stittsville led all areas with 33 percent of units developed, followed by South Nepean at 31 percent. Orléans experienced the greatest year-over-year increase to reach 25 percent of all units developed.



After a decrease in 2015, townhouse units (1,645) surpassed single-detached units (1,419) again with the highest share of starts by type. Semi-detached (83), stacked townhouse (161) and apartment (143) units all experienced an increase from 2015, but lower than their respective five-year averages.

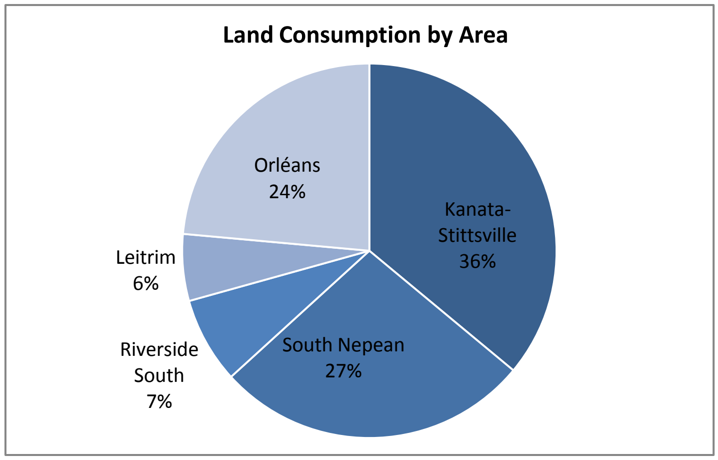


The total units built on greenfield lands since 1983 have stabilized to around 3,500 units since the late-1990s. Single-detached dwellings represent 38 percent of the housing starts based on the latest five-year average.

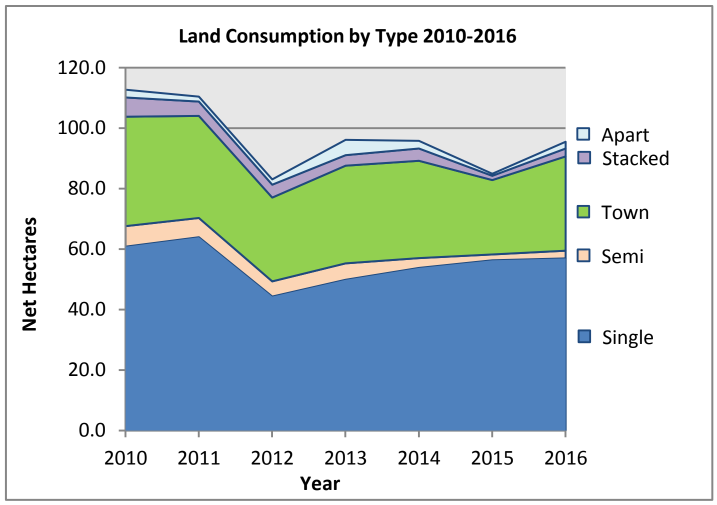


Land Consumption

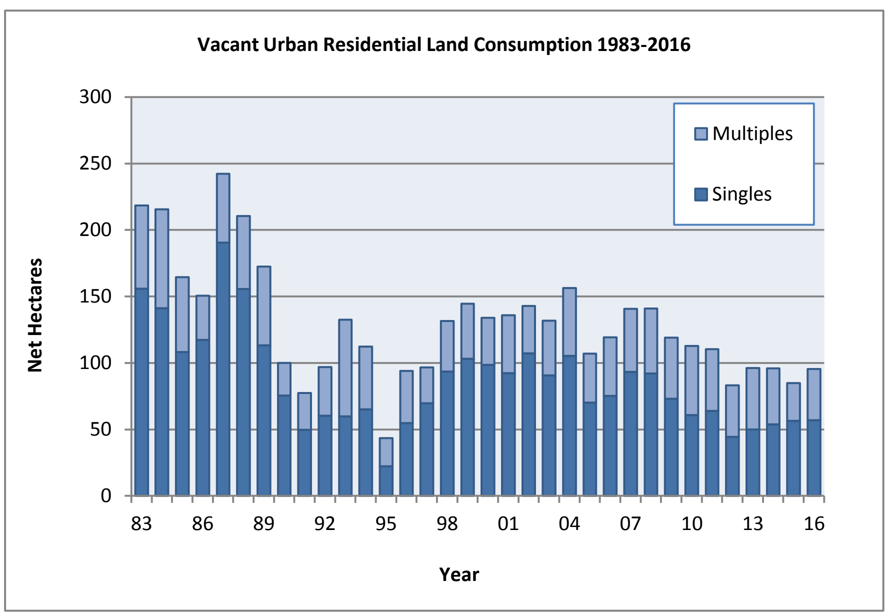
In 2016, land consumption totalled 95.5 ha. Kanata-Stittsville led all areas with 36 percent of lands developed, followed by South Nepean at 27 percent. Orléans experienced the greatest year-over-year increase to reach 24 percent of lands developed.



Similar to unit starts, the majority of the increase from 2015 resulted from the increase in land consumed by townhouse units (31.2 ha). Land consumed from single-detached homes remained steady at 56.9 ha, while semi-detached, stack townhouse, and apartment land consumption all experienced 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 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* report, combined with the past five-year average development densities. The projected annual demand from the Growth Projection report is 3,288 units.

Projected Housing Demand in Ottawa, 2017-2026		
	10 year Projection	**Annual Projection**
Total Unit Requirements	61,379	6,138
Allowance for rural units (9% of new hhlds)	-5,524	-552
Total Urban Demand	55,855	5,586
Allowance for intensification (41.1%)	-22,978	-2,298
Unit demand on Vacant Urban Residential Land	**32,877**	**3,288**

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

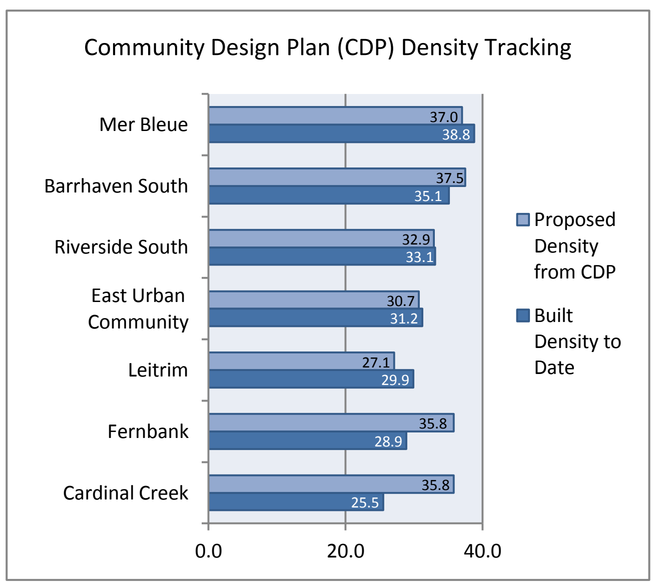
In order to compare unit demand with land supply, annual demand by unit types need to be translated into an annual land requirement measured in net hectares. This is calculated by dividing the annual unit requirement by the past five-year average density by housing types. The past five-year density averages provide the best estimate to derive estimated land consumption. Through this calculation, the annual land demand is 95.8 ha.

Annual Demand for Housing on VURLS Land, 2017-2026			
Type	**Units Projection**	**5-Year Avg. Density**	**Land (ha)**
Single-detached	1,470	24.3	60.5
Semi-detached	125	35.8	3.5
Townhouses	1,409	49.1	28.7
Stacked Towns /Apartments	285	90.2	3.2
Total	**3,288**		**95.8**

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

6. Community Design Plan Tracking

This report provides a new section to track and compare development densities within Community Design Plans (CDP) 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 38.8 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.

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	2,061.5
Annual Demand	95.8
Years of Supply	**21.5 years**

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	571.9
Annual Demand	95.8
Years of Supply	**6.0 years**

In 2016, the city's vacant urban residential land supply, excluding the 60 ha of intensification parcels, stood at 2,061.5 ha. Based on projected demand of 95.8 ha per year, the land supply outside the Greenbelt would be sufficient for approximately 21.5 years, meeting the 10 year requirement from the PPS. The serviced registered and draft approved land supply of 571.9 ha similarly exceeded the PPS requirement and will be sufficient for approximately 6.0 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 2016 met all policies of the Official Plan and Provincial Policy Statement for vacant urban residential land. Ottawa's vacant residential land supply of 2,121 ha, including the 60 ha of intensification parcels, at the end of 2016 had an estimated potential for approximately 82,960 housing units. Based on projected annual consumption of 95.8 ha, the total suburban land supply is sufficient to approximately 2037.

Appendix: Data Tables

Table 1: Vacant Urban Residential Land Consumption, 2010-2016 (net ha)

Unit Type	Year							
	2010	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**Avg. 2012-2016**
Single-detached	60.8	63.9	44.3	49.9	53.8	56.3	56.9	52.2
Semi-detached	6.8	6.4	5.0	5.4	3.3	1.9	2.6	3.6
Townhouse	36.2	33.8	27.7	32.3	32.2	24.6	31.2	29.6
Stacked Townhouse	6.4	4.7	4.3	3.5	4.1	1.4	2.6	3.2
Apartment	2.6	1.6	1.8	5.1	2.5	0.7	2.2	2.5
Total	**112.7**	**110.4**	**83.1**	**96.1**	**95.8**	**84.9**	**95.5**	**91.1**

Table 2: Units Built on Vacant Urban Residential Land, 2010-2016

Unit Type	Year							
	2010	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**Avg. 2012-2016**
Single-detached	1,388	1,434	1,013	1,204	1,263	1,439	1,419	1,268
Semi-detached	232	226	172	208	120	68	83	130
Townhouse	1,571	1,510	1,231	1,518	1,610	1,263	1,645	1,453
Stacked Townhouse	460	386	382	195	302	92	161	226
Apartment	447	242	326	479	397	60	143	281
Total	**4,098**	**3,798**	**3,124**	**3,604**	**3,692**	**2,922**	**3,451**	**3,359**

Table 3a: Vacant Land Developed by Area, 2010-2016 (net ha)

Area	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**5-Year Avg. 2012-2016**
Kanata-Stittsville	39.0	29.7	22.7	37.5	34.0	34.6	34.4	32.7
% of Total	*34.6%*	*26.9%*	*27.4%*	*39.0%*	*35.5%*	*40.8%*	*36.0%*	*35.9%*
South Nepean	32.0	38.1	23.8	25.9	31.4	22.0	26.0	25.8
% of Total	*28.4%*	*34.5%*	*28.6%*	*27.0%*	*32.7%*	*25.9%*	*27.3%*	*28.3%*
Riverside South	5.9	3.3	7.1	9.8	9.1	7.0	7.1	8.0
% of Total	*5.2%*	*3.0%*	*8.6%*	*10.2%*	*9.4%*	*8.2%*	*7.4%*	*8.8%*
Leitrim	9.1	7.9	9.5	8.0	7.0	6.8	5.5	7.3
% of Total	*8.1%*	*7.2%*	*11.5%*	*8.3%*	*7.3%*	*8.0%*	*5.7%*	*8.0%*
Orléans	26.7	31.4	19.9	15.0	14.4	14.5	22.5	17.3
% of Total	*23.7%*	*28.5%*	*24.0%*	*15.6%*	*15.0%*	*17.1%*	*23.6%*	*19.0%*
Total	**112.7**	**110.4**	**83.0**	**96.1**	**95.8**	**84.9**	**95.5**	**91.1**

Table 3b: Units Built on Vacant Land by Area, 2010-2016 (net ha)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Avg. 2012-2016
Kanata-Stittsville	1,313	909	950	1,396	1,406	1,131	1,125	1,202
% of Total	*32.0%*	*23.9%*	*30.4%*	*38.7%*	*38.1%*	*38.7%*	*32.6%*	*35.8%*
South Nepean	1,420	1,455	922	933	1,065	847	1,076	969
% of Total	*34.7%*	*38.3%*	*29.5%*	*25.9%*	*28.9%*	*29.0%*	*31.2%*	*28.8%*
Riverside South	168	60	197	337	333	228	205	260
% of Total	*4.1%*	*1.6%*	*6.3%*	*9.4%*	*9.0%*	*7.8%*	*5.9%*	*7.7%*
Leitrim	289	237	279	282	266	231	171	246
% of Total	*7.1%*	*6.2%*	*8.9%*	*7.8%*	*7.2%*	*7.9%*	*5.0%*	*7.3%*
Orléans	908	1,137	776	656	620	485	874	682
% of Total	*22.2%*	*29.9%*	*24.8%*	*18.2%*	*16.8%*	*16.6%*	*25.3%*	*20.3%*
Total	**4,098**	**3,798**	**3,124**	**3,604**	**3,690**	**2,922**	**3,451**	**3,358**

Table 4: Built Densities on VURLS Parcels, 2010-2016 (units per net hectare)

Unit Type	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average* 2012-2016
Single-detached	22.8	22.4	22.9	24.1	23.5	25.6	24.9	24.3
Semi-detached	34.2	35.5	34.2	38.3	36.9	35.2	32.5	35.8
Townhouse	43.4	44.7	44.4	47.0	50.0	51.3	52.8	49.1
Stacked Townhouse	72.3	81.4	89.7	56.2	74.2	65.2	61.5	71.5
Apartment	173.9	148.5	185.2	94.5	156.9	88.2	64.1	114.5
Weighted Average	**36.4**	**34.4**	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**36.9**

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

Table 5: Single-Detached Development Densities, 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	20.5	20.7	21.5	24.6	23.7	25.9	24.7	24.5
South Nepean	25.2	22.8	23.1	24.2	23.2	26.8	25.8	24.5
Riverside South	21.8	17.6	18.9	21.6	21.7	20.4	20.3	20.7
Leitrim	21.7	21.3	22.6	21.9	24.4	24.1	22.9	23.1
Orléans	23.8	24.7	24.9	25.6	24.2	25.6	26.3	25.4
Weighted Average	**22.8**	**22.4**	**22.9**	**24.1**	**23.5**	**25.6**	**24.9**	**24.3**

Table 6a: Semi-Detached Development Densities, 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	31.3	35.5	37.0	35.9	35.7	40.0	34.9	36.6
South Nepean	38.1	35.7	33.3	38.2	36.9	33.3	33.0	35.2
Riverside South	33.3	-	-	-	-	-	-	-
Leitrim	34.4	35.0	36.4	37.9	40.0	-	28.6	37.8
Orléans	27.3	36.0	25.9	46.8	33.3	-	28.6	33.2
Weighted Average	**34.2**	**35.5**	**34.2**	**38.3**	**36.9**	**35.2**	**32.6**	**35.8**

Table 6b: Townhouse Development Densities, 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	39.8	41.9	41.4	49.3	54.0	56.5	51.0	50.1
South Nepean	48.4	44.3	53.1	50.5	47.5	51.7	59.3	52.1
Riverside South	42.0	44.4	35.3	39.1	43.1	43.5	39.4	40.0
Leitrim	43.6	48.6	43.9	46.8	44.7	43.1	40.9	44.0
Orléans	45.4	47.4	45.7	44.1	54.9	51.9	57.3	51.4
Weighted Average	**43.4**	**44.7**	**44.4**	**47.0**	**50.0**	**51.3**	**52.8**	**49.1**

Table 6c: Stacked Townhouse Development Densities, 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	61.5	65.0	93.2	66.7	58.3	-	57.1	74.9
South Nepean	83.3	86.0	86.1	65.3	81.5	63.8	64.8	72.8
Riverside South	62.5	-	-	87.5	75.0	66.7	-	73.1
Leitrim	70.6	-	-	-	74.1	70.6	-	73.5
Orléans	61.3	81.7	90.6	49.1	90.6	-	55.7	66.3
Weighted Average	**72.3**	**81.4**	**89.7**	**56.2**	**74.2**	**65.2**	**61.5**	**71.4**

Table 7: Apartment Development Densities, 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	317.4	-	238.9	131.6	287.4	-	48.3	187.7
South Nepean	142.7	153.5	139.0	106.7	37.3	105.9	117.0	94.0
Riverside South	-	-	-	88.4	-	-	-	88.4
Leitrim	-	-	-	-	-	70.6	-	70.6
Orléans	-	114.3	154.0	70.6	91.6	-	44.4	76.9
Weighted Average	**173.9**	**148.5**	**185.2**	**94.5**	**156.9**	**88.2**	**64.1**	**114.5**

Table 8: Total Development Densities by Area (all unit types), 2010-2016 (units per net hectare)

Area	2010	2011	2012	2013	2014	2015	2016	5-Year Weighted Average 2012-2016
Kanata-Stittsville	33.7	30.6	41.8	37.2	41.4	32.7	32.7	36.8
South Nepean	44.3	38.2	38.8	36.0	33.9	38.5	41.3	37.5
Riverside South	28.4	18.3	27.6	34.5	36.8	32.6	28.8	32.4
Leitrim	31.7	29.8	29.3	35.4	38.3	34.1	31.4	33.5
Orléans	34.1	36.2	39.0	43.8	43.1	33.4	38.8	39.5
Weighted Average	**36.4**	**34.4**	**37.6**	**37.5**	**38.5**	**34.4**	**36.1**	**36.9**

Table 9: Urban Residential Land Supply and Unit Potential by Development Status and Area, December 2016

	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	60.2	3,321	233.2	7,102	171.4	7,509	181.3	6,674	102.4	4,593	748.4	29,199
South Nepean	31.4	1,734	20.7	1,460	56.6	2,880	110.9	9,057	13.5	524	233.2	15,655
Riverside South	19.0	681	63.1	3,453	25.1	743	435.5	10,133	0.0	0	542.6	15,010
Leitrim	15.0	747	62.5	2,096	19.7	732	3.6	179	49.2	1,671	149.9	5,425
Orléans	30.2	1,475	74.8	2,831	29.8	1,715	221.8	8,074	90.4	3,576	447.0	17,671
Total	**155.8**	**7,958**	**454.2**	**16,942**	**302.6**	**13,579**	**953.1**	**34,117**	**255.5**	**10,364**	**2,121.1**	**82,960**

Table 10: Share of Total Vacant Urban Land of 10 Largest Landowners, 2012-2016

	Net Hectares Owned					% of all Vacant Urban Land				
Owner Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2012**	**2013**	**2014**	**2015**	**2016**
Riverside South Dev. Corp.	-	346.80	340.60	382.7	427.8	-	15.5	15.6	18.5	20.2
Claridge Homes	118.8	109.4	77.0	159.2	158.1	5.0	4.9	3.5	7.7	7.5
Richcraft Homes	238.2	164.6	149.6	170.5	149.1	10.0	7.4	6.9	8.2	7.0
Minto Group	208.8	204.7	197.9	174.8	148.7	8.8	9.2	9.1	8.5	7.0
Mattamy Homes	124.4	117.2	179.4	137.7	112.1	5.2	5.2	8.2	6.7	5.3
KNL Developments	113.3	106.4	106.4	103.7	103.7	4.8	4.8	4.9	5.0	4.9
Tamarack Homes	133.7	128.0	122.7	110.3	101.4	5.6	5.7	5.6	5.3	4.8
Tartan Homes	59.9	73.5	64.9	79.9	93.8	2.5	3.3	3.0	3.9	4.4
CRT Developments Inc.	76.40	76.40	76.40	74.0	74.8	3.21	3.4	3.5	3.6	3.5
The Regional Group	-	104.5	99.3	74.3	69.9	0.0	4.7	4.6	3.6	3.3
Total, Top 10 Owners	**1,073.5**	**1,431.5**	**1,414.2**	**1,467.1**	**1,439.3**	**45.0**	**64.0**	**64.8**	**70.9**	**67.9**
Total Vacant Land	**2,383.3**	**2,236.4**	**2,181.2**	**2,068.4**	**2,121.1**	**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 2016

Area	Owner Name	Total (net ha)
Kanata-Stittsville	KNL Development	103.7
	CRT Developments	74.8
	Richcraft Homes	73.2
	Tartan Homes	47.7
	Monarch Group	41.4
	Kizell Management Corporation	39.5
	M & A Rentals	38.2
	Minto Group	36.7
	The Regional Group	29.1
	Metcalfe Realty	24.2
	2325482 Ontario Inc.	22.5
	Cavanagh	21.3
	Urbandale Construction	20.8
	Junic/Multivesco	19.5
	Mattamy Homes	19.2
	Valecraft/J.G. Rivard	17.7
South Nepean	Minto Group	61.4
	Mattamy Homes	55.6
	Tamarack Homes	20.4
	Claridge Homes	14.9
Riverside South	Riverside South Development Corp.	427.8
	Claridge Homes	38.1
	Hakim, Antoine	17.0
	Cardel Homes	13.0
	Mion, Lugi	11.5
	Richcraft Homes	10.4
Leitrim	Tartan Homes	45.3
	The Regional Group	40.8
	Claridge Homes	23.5
	Urbandale Construction	15.1
	City of Ottawa	10.9
Orléans	Tamarack Homes	74.8
	Claridge Homes	72.3
	Richcraft Homes	56.3
	Minto Group	50.6
	Ashcroft Homes	40.8
	Mattamy Homes	39.0
	Legault	24.8
	2322028 Ontario Inc	15.6
	Patterson Gibson Howard	13.1
Total (net ha)		**1,822.1**

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	28.91	706	2.05	77	10.02	521	8.22	524	10.97	1,493	-	-	60.17	3,321
Draft Approved	92.45	2,056	10.43	412	37.92	1,815	5.34	340	3.49	341	83.52	2,138	233.15	7,102
Pending	22.91	520	-	-	19.02	862	8.43	520	12.71	1,582	108.31	4,025	171.38	7,509
CDP	-	-	-	-	-	-	-	-	-	-	181.25	6,674	181.25	6,674
No Plan	-	-	-	-	-	-	-	-	7.06	900	95.35	3,693	102.41	4,593
TOTAL	144.27	3,282	12.48	489	66.96	3,198	21.99	1,384	34.23	4,316	468.43	16,530	748.36	29,199
% of Total	19%	11%	2%	2%	9%	11%	3%	5%	5%	15%	63%	57%	100%	100%
Density (u/ha)	22.7		39.2		47.8		62.9		126.1		35.3		39.0	

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	13.59	292	3.04	68	7.91	406	2.44	211	4.41	757	-	-	31.39	1,734
Draft Approved	11.80	328	-	-	4.25	214	0.57	36	0.75	90	3.33	792	20.70	1,460
Pending	21.51	696	-	-	9.75	586	1.99	160	1.77	470	21.62	968	56.64	2,880
CDP	-	-	-	-	-	-	-	-	-	-	110.92	9,057	110.92	9,057
No Plan	-	-	-	-	4.28	183	-	-	-	-	9.22	341	13.50	524
TOTAL	46.90	1,316	3.04	68	26.19	1,389	5.00	407	6.93	1,317	145.09	11,158	233.15	15,655
% of Total	20%	8%	1%	0%	11%	9%	2%	3%	3%	8%	62%	71%	100%	100%
Density (u/ha)	28.1		22.4		53.0		81.4		190.0		76.9		67.1	

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	8.76	189	-	-	6.96	278	0.61	54	2.66	160	-	-	18.99	681
Draft Approved	10.66	214	-	-	19.15	650	1.57	94	1.67	200	30.00	2,295	63.05	3,453
Pending	14.12	298	-	-	10.14	381	-	-	0.86	64	-	-	25.12	743
CDP	-	-	-	-	-	-	-	-	-	-	435.48	10,133	435.48	10,133
No Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	33.54	701	-	-	36.25	1,309	2.18	148	5.19	424	465.48	12,428	542.64	15,010
% of Total	6%	5%	0%	0%	7%	9%	0%	1%	1%	3%	86%	83%	100%	100%
Density (u/ha)	20.9		n.a.		36.1		67.9		81.7		26.7		27.7	

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	4.64	113	0.26	10	2.27	101	-	-	1.31	96	6.54	427	15.02	747
Draft Approved	14.90	382	-	-	9.26	407	1.28	96	-	-	37.02	1,211	62.46	2,096
Pending	-	-	-	-	-	-	-	-	-	-	19.70	732	19.70	732
CDP	-	-	-	-	-	-	-	-	-	-	3.60	179	3.60	179
No Plan	-	-	-	-	-	-	-	-	-	-	49.15	1,671	49.15	1,671
TOTAL	19.54	495	0.26	10	11.53	508	1.28	96	1.31	96	116.01	4,220	149.93	5,425
% of Total	13%	9%	0%	0%	8%	9%	1%	2%	1%	2%	77%	78%	100%	100%
Density (u/ha)	25.3		38.5		44.1		75.0		73.3		36.4		36.2	

ORLÉANS

HOUSING TYPE	SINGLE-DETACHED		SEMI-DETACHED		TOWNHOUSE		STACKED TOWNHOUSE		APARTMENT		MIXED-USE		TOTAL	
	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units	net ha	units
Registered	13.15	370	0.18	6	11.28	583	0.59	52	5.01	464	-	-	30.21	1,475
Draft Approved	19.62	526	1.93	70	11.58	539	6.26	477	0.68	147	34.73	1,072	74.80	2,831
Pending	9.61	256	-	-	14.45	711	3.89	283	1.81	465	-	-	29.76	1,715
CDP	-	-	-	-	-	-	-	-	-	-	221.83	8,074	221.83	8,074
No Plan	10.47	346	-	-	2.60	188	-	-	1.09	336	76.25	2,706	90.41	3,576
TOTAL	52.85	1,498	2.11	76	39.91	2,021	10.74	812	8.59	1,412	332.81	11,852	447.01	17,671
% of Total	12%	8%	0%	0%	9%	11%	2%	5%	2%	8%	74%	67%	100%	100%
Density (u/ha)	28.3		36.0		50.6		75.6		164.4		35.6		39.5	

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	69.05	1,670	5.53	161	38.44	1,889	11.86	841	24.36	2,970	6.54	427	155.78	7,958
Draft Approved	149.43	3,506	12.36	482	82.16	3,625	15.02	1,043	6.59	778	188.60	7,508	454.16	16,942
Pending	68.15	1,770	-	-	53.36	2,540	14.31	963	17.15	2,581	149.63	5,725	302.60	13,579
CDP	-	-	-	-	-	-	-	-	-	-	953.08	34,117	953.08	34,117
No Plan	10.47	346	-	-	6.88	371	-	-	8.15	1,236	229.97	8,411	255.47	10,364
TOTAL	297.10	7,292	17.89	643	180.84	8,425	41.19	2,847	56.25	7,565	1,527.82	56,188	2,121.09	82,960
% of Total	14%	9%	1%	1%	9%	10%	2%	3%	3%	9%	72%	68%	100%	100%
Density (u/ha)	24.5		35.9		46.6		69.1		134.5		36.8		39.1	