

Growth Projections for Ottawa, 2014-2036 Addendum:

**Inclusion of Recommended Conversions of
Employment Land Supply**

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Planning, Infrastructure and Economic Development Department**

Introduction

The report “Growth Projections for Ottawa: Prospects for Population, Housing, Employment and Land, 2014-2036” provides an overview of the methods and assumptions used for projected population, households, employment and residential land supply to 2036. This report concluded that there is the potential for a small shortfall of residential lands, being the existing designated urban supply and the planned supply in the identified Urban Expansion Study Areas approved through OPA 76, to accommodate the projected single and semi-detached units in 2036. However another source of potential housing supply are employment lands recommended for conversion to non-employment uses through the report “Ottawa Employment land Review Final Report: 2036 Employment Projection Update”. This report assesses the potential capacity of these recommended conversions to supplement the existing and planned supply of residential lands.

Residential Supply Potential on Employment Land Conversions

To estimate the number of residential units by type that could potentially be supported on the recommended employment land conversions, staff reviewed proposed concept plans and CDPs where applicable, and the residential development requirements in Section 3.12 of the Official Plan:

- minimum of 34 units per net hectare;
- minimum of 45% single-detached;
- minimum of 10% apartments; and,
- remaining 45% to be semi-detached and row units.

Semi-detached units had an assumed share of 3% and row units had an assumed share of 42%, which was determined from the greenfield demand by unit type for the projection period adjusted for the minimum of 10% apartments requirement.

The proposed employment land conversions have the potential to add 3,493 units, comprised of 1,420 singles, 148 semis, 1,449 rows, and 475 apartment units (Step 11 in Figure 1). With the addition of employment land potential, there will be a surplus in all housing categories by 2036 (Step 13 in Figure 1).

Figure 1 Urban Land Requirements Analysis with Employment Land Potential, 2014-2036

Step		Single	Semi	Single + Semi ¹	Row	Apt.	Total
1	New dwellings required, 2014-2036	43,211	3,900	47,111	36,738	46,989	130,839
2	% split by unit type	33.0%	3.0%	36.0%	28.1%	35.9%	100.0%
3	Rural dwellings (9% of total)	9,844	82	9,927	1,260	589	11,775
4	Rural split	83.6%	0.7%	84.3%	10.7%	5.0%	100.0%
5	Urban dwellings (1 minus 3)	33,367	3,817	37,184	35,478	46,401	119,063
6	Intensification (42.4%)	2,774	1,513	4,287	5,296	40,856	50,440
7	Intensification split	5.5%	3.0%	8.5%	10.5%	81.0%	100.0%
8	Greenfield Demand (5 minus 6)	30,593	2,304	32,897	30,182	5,545	68,624
9	Greenfield Supply	30,699	2,176	32,875	31,284	20,945	85,104
10	Greenfield Supply minus Demand	106	-128	-22	1,102	15,400	16,480
11	Employment Land Conversion potential	1,420	148	1,568	1,449	475	3,493
12	Greenfield Supply with ELC	32,119	2,324	34,443	32,733	21,420	88,597
13	Supply with ELC minus Demand	1,526	20	1,546	2,551	15,875	19,973

¹ Single-detached and semi-detached units are often classified together as low density development in various concept plans. As a result, a separate column is produced to review their combined supply and demand.

Figure 2 provides an estimate of the housing supply by unit type post 2036. The annual unit requirement is based on the projected demand by unit type for 2036. The figure shows that there is a total 7.4 years of excess total unit supply post 2036, with the single and semi-detached supply lasting 1.2 years beyond 2036.

Figure 2 Estimated Land Supply Post-2036

	Single	Semi	Single + Semi	Row	Apart.	Total
Greenfield Supply with ELC	1,526	20	1,546	2,551	15,875	19,973
Annual Unit Requirement ²	1,209	59	1,268	1,348	76	2,691
Demand-years post-2036	1.3	0.3	1.2	1.9	210.0	7.4

Conclusion

With the addition of the recommended employment land conversions, the supply of land for housing of all types is sufficient for at least the next 20 years, and is consistent with the PPS in regards to identifying intensification and redevelopment opportunities, accommodating the projected housing needs, promoting densities that efficiently use infrastructure including multi-modal transportation, and maintaining at all times a minimum of 10 years of residential growth including opportunities for intensification and redevelopment. There is no need for additional land supply to accommodate the 2036 projections or changes to the urban boundary through this review.

² Annual unit requirement is annualized 2031 to 2036 greenfield demand by unit type as shown in Appendix 5, Growth Projections for Ottawa: Prospects for Population, Housing, Employment and Land, 2014-2036.