

**Report to/Rapport au :**

**Planning Committee  
Comité de l'urbanisme**

**18 June 2012**

**18 mai 2012**

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**CITY WIDE / À L'ÉCHELLE DE LA VILLE**

**Ref N°: ACS2012-PAI-PGM-0157**

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**SUBJECT: VACANT URBAN RESIDENTIAL LAND SURVEY, 2011 UPDATE**

**OBJET : ENQUÊTE SUR LES TERRAINS RÉSIDENIELS VACANTS EN  
MILIEU URBAIN, MISE À JOUR DE 2011**

**REPORT RECOMMENDATIONS**

**That the Planning Committee receive this report for information.**

**RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l'urbanisme prenne connaissance du présent rapport.**

**BACKGROUND**

The Vacant Urban Residential Land Survey (VURLS) has monitored the supply of urban housing land since 1982 to determine if it meets policies of the Official Plan and Provincial Policy Statement.

The survey includes a summary report, plus a detailed parcel list and map showing unit potential, approval status, ownership and other information for each property. Copies of the report and map with parcel list are available at the main Client Service Centre.

## **DISCUSSION**

Key findings for 2011 include:

- The inventoried supply of vacant urban residential land and its unit potential stood at 2,093 net hectares (ha) and approximately 88,900 units at the end of 2011, compared to 2,301 ha and 96,860 units in December 2010. This is sufficient for approximately 19 years based on projected demand, significantly more than the 10-year requirement of the Provincial Policy Statement (PPS). This does not include additional urban land required to be added by the June 2011 OMB decision on the urban boundary.
- The supply of registered and draft approved vacant land with servicing in 2011 (594 ha) represents a 5.1 year supply based on projected demand. This exceeds the PPS requirement for a three year supply of lots.
- Total serviced land supply is sufficient for about 12 years. By area, based on average consumption over the last five years, serviced land supply is: Inside the Greenbelt 11.4 years; Kanata-Stittsville 9.9 years; South Nepean 7.6 years; Riverside South 28.8 years; Leitrim 16.5 years; and Orléans 9.2 years.
- Consumption of urban residential land totalled 116 net ha in 2011, down from 118 ha in 2010, and below the five year average of 134 ha. Dwellings built on this land totalled 4,204 units, down from 4,429 units in 2010 and below the five-year average of 4,619 units.
- The average density of housing built on land surveyed in 2011 was 36.1 units per net ha. This is lower than the 2010 density of 37.6 units per ha which had been the highest ever recorded by the survey. Contributing to the overall drop was the decline in single-detached density, from 22.8 units/net ha in 2010 to 22.3 units/ha in 2011.
- Vacant land supply shares by area:
  - Kanata-Stittsville 37%
  - Riverside South 23%
  - South Nepean 17%
  - Orléans 14%
  - Leitrim 5%
  - Inside the Greenbelt 5%
- The ten largest landowners held approximately 60.9 percent of the residential land supply in 2011, down from 63.4% in 2010. Major owners were Richcraft (11.7%), Urbandale (10.8%), Minto (9.0%), Mattamy (5.9%), KNL (5.4%), Claridge (4.7%), Ashcroft (3.9%), CRT Developments and Taggart-Tamarack (3.6% each), and Tartan (2.3%). If partnerships are considered, Richcraft and Urbandale together accounted for about 32% of the land supply.

**RURAL IMPLICATIONS**

There are no rural implications associated with this report.

**CONSULTATION**

This report deals with research and analysis matters and public consultation was not required.

**COMMENTS BY THE WARD COUNCILLOR(S)**

Not applicable as this is a City-Wide report.

**LEGAL IMPLICATIONS**

There are no legal impediments to receiving this report for information.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts.

**ENVIRONMENTAL IMPLICATIONS**

There are no environment implications associated with this report.

**TECHNOLOGY IMPLICATIONS**

There are no technology implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

This report supports the Council's goal to make sustainable choices (GP3).

**SUPPORTING DOCUMENTATION**

[Document 1](#) Vacant Urban Residential Land Survey, 2011 Update (Issued separately and held on file). Copies of the report, parcel list and map are available at the City Hall Client Service Centre.

**DISPOSITION**

Staff to continue monitoring urban land supply and development patterns to ensure conformity with Provincial policy and Official Plan objectives.