

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
May 23, 2017 / 23 mai 2017**

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**Submitted by
Soumis par:
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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2017-PIE-EDP-0013

SUBJECT: Vacant Urban Residential Land Survey 2016 Update

**OBJET: Enquête sur les terrains résidentiels vacants en milieu urbain, mise à
jour de 2016**

REPORT RECOMMENDATION

That Planning Committee receive this report for information.

RECOMMANDATION DU RAPPORT

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

BACKGROUND

The Vacant Urban Residential Land Survey 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.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement (PPS) contains policies for residential land to ensure that there is sufficient supply available for residential intensification and greenfield development. This survey focuses on the potential residential supply within the greenfield areas.

The PPS requires a 10-year supply of vacant residential land to accommodate long-term growth and a three-year supply of serviced residential land to accommodate more immediate development.

In 2016, the city had a total vacant urban residential land supply of 2,121 net hectares (ha) which can accommodate approximately 82,960 residential units. Of this total supply, 60 hectares have the potential to be classified as urban intensification and are excluded from the greenfield supply. From the remaining supply, 572 hectares are serviced residential lands that are either draft approved or registered. In summary, 2,062 hectares are available for long-term consumption, and 572 hectares are available for immediate use.

Residential land demand is determined based on a combination of projected housing demand from the Growth Projection for Ottawa 2014-2036 report, and the past five-year average for development densities. Overall, projected annual demand on vacant urban residential land is 96 hectares.

The Vacant Urban Residential Land Supply 2016 update concludes that there is a 21-year supply of available land to accommodate long-term residential growth and a six-year supply of serviced lands for immediate residential consumption, both exceeding the PPS requirements for residential land supply.

Development Trend Highlights

In 2016, vacant residential land consumption totalled 96 hectares and produced 3,451 units, a strong rebound from the four-year lows of 85 hectares and 2,922 units in 2015

and slightly above the five-year average of 91 hectares and 3,359 units. The average development density surveyed is 36.1 units per net hectare, consistent with the five-year average of 36.9 units per net hectare. Starting from 2016, a new section is included in this report to track and compare development density within Community Design Plans (CDP) to what has been built to date. Of the seven CDPs tracked, Mer Bleue had the highest development density of 38.8 units per net hectare. Mer Bleue, Riverside South, East Urban Community and Leitrim all exceeded their minimum density requirement, while Barrhaven South, Fernbank and Cardinal Creek had lower development densities. As development progresses within a CDP, the built density will often fluctuate, so it is important to note that the numbers only provide a snapshot in time.

Conclusion

Staff have reviewed the vacant urban residential land supply in Ottawa and conclude that it is consistent with the policies of the PPS

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

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

COMMENTS BY THE WARD COUNCILLORS

City-wide report – not applicable.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

ES1 – Support an environmentally sustainable Ottawa

SUPPORTING DOCUMENTATION

Document 1 Vacant Urban Residential Land Survey, 2016 Update Report

Document 2 Map, 2016 Update

Document 3 Parcel Listing, 2016 update

DISPOSITION

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