The Current Situation At Current Densities

Residential Lands

	Net Density	# of Units
Waverley West	**7.5 du/acre**	**12,000**
Sage Creek	**7.5 du/acre**	**4,000**
Other Neighbourhood Policy Areas	**7.5 du/acre**	**20,000**
Areas Recommended to transition from Industrial: **-South Point Douglas** **-Parker Lands** **-Small Parcels (identified in Employment Lands Strategy)**	**7.5-25 du/acre**	**6,000**
Possible Area Redevelopment: **-Kapayong Barracks** **-Fort Rouge Yards**	**7.5-10 du/acre**	**1,670**
Downtown	**40 du/acre**	**3,600**

Total number of potential Units – **47,270 (approximately 13 years of supply)**

Total number of units required to 2031 – **83,000**

Total shortfall to 2031 – **35,730**

The Current Situation

Commercial Lands

	Net Hectares
Existing Commercial Inventory (lands currently zoned for commercial development)	**88.6**
Potential Commercial Inventory	**380**

Commercial lands required to 2026 **– 265 hectares**

Employment Lands

	Gross Acres
Employment Land Requirements	**3,450**
Vacant, Designated Employment Lands	**3,090**
Employment Land Deficit	**400**

New employment lands will need to accommodate some 68,000 jobs between 2006 and 2031.