

# Carleton Place Comprehensive Review: Growth Scenarios

**13,153**

Estimated population of Carleton Place in 2020

**20,964**


Projected population of Carleton Place in 2038


**975**


Total residential units needed to meet growth projections

Developable land in Carleton Place (residential / total)


70% residential


 Strategic properties  
7.49 / 10.7 ha

 Residential districts  
30.68 / 40.14 ha

 Intensification sites  
5.53 / 7.90 ha

55% residential

 Urban greenfields  
33.24 / 96.94 ha

 Rural greenfields  
32.45 / 59.0 ha

## Growth scenario 1

Total developable  
50.3 ha

Total developed  
43.7 ha

## Growth scenario 2

Total developable  
118.7 ha

Total developed  
62.43 ha


## Growth scenario 3

Total developable  
178 ha


Total area developed  
110.39 ha

\*current average density of residential areas

**Growth scenario 1**  
Higher density

**337**  
new units   
**45** units/net hectare

+

**1,042**  
new units   
**34** units/net hectare

+

**188**  
new units   
**34** units/net hectare

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**1,645**  
new units  
(1,567 + 5%)

**Growth scenario 2**  
Medium density

**300**  
new units   
**40** units/net hectare

+

**616**  
new units   
**22** units/net hectare\*

+

**166**  
new units   
**30** units/net hectare

+

**997**  
new units   
**30** units/net hectare

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**2,183**  
new units  
(2,079 + 5%)

**Growth scenario 3**  
Lower density

**262**  
new units   
**35** units/net hectare

+

**616**  
new units   
**22** units/net hectare\*

+

**144**  
new units   
**26** units/net hectare

+

**864**  
new units   
**26** units/net hectare

+

**844**  
new units   
**26** units/net hectare

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**2,867**  
new units  
(2,730 + 5%)