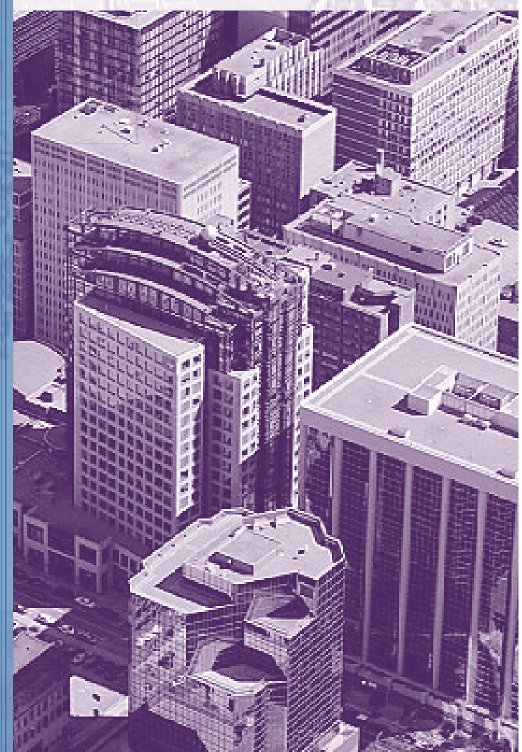
Annual Development Report 2012



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613-580-2400

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2012 ANNUAL DEVELOPMENT REPORT

City of Ottawa
Planning and Growth Management
Research and Forecasting Unit
September 2013

ANNUAL DEVELOPMENT REPORT 2012
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HIGHLIGHTS

Population

- Ottawa's population, estimated at **935,255** at the end of 2012, grew by 0.9% from 2011. The mid-2012 estimate is 931,734.
- The Official Plan mid-2012 population projection is 934,000
- The post-censal estimate from the 2006 Census estimates the mid-2012 City of Ottawa population to be **919,600** and continues the disparity of occupied dwelling units between the 2006 Census and City records.
- The population of the Greater Ottawa Area (Ottawa-Gatineau Census Metropolitan Area (CMA) and adjacent municipalities) is estimated at **1,414,631** at year-end 2012, up 1.1% from 2011.
- Net migration to the Ottawa-Gatineau CMA decreased 20% to **7,342** in 2010-2011

Employment and Economy

- The employed labour force residing in Ottawa grew by 3.3% from 2011 to 2012 to **539,100**.
- Ottawa's unemployment rate increased 0.6% to **6.2%** in 2012.
- Ottawa-Gatineau CMA gained **17,600** jobs in 2012, lead by the Arts, Entertainment and Recreation sector.
- **Private-sector jobs** made up **62.4%** of total employment in Ottawa, up from 60.4% in 2011.
- The Ottawa-Gatineau CMA Gross Domestic Product **(GDP)** grew by **0.9%** in 2012.
- Average personal income per capita in the Ottawa-Gatineau CMA grew by 3.0% to **$44,985** in 2012 and is the third highest among Canada's major cities.
- Ottawa's 2012 inflation (CPI) was 1.3%, down from 3.0% in 2011.

Housing

- There were **5,730 housing starts** in the city of Ottawa in 2012, up 3.8% from 2011, and **9,691** starts in the Greater Ottawa-Gatineau Area, up 6.5% from 2011.
- The percentage of **single-detached houses** built in 2012 was **24.9%**, a **34-year low**.
- The share of **apartments** increased to 46.6% of housing starts in 2012, a **38-year high**.
- **31.4%** of the city's new housing units for which building permits were issued in 2012 were in areas specifically targeted for residential intensification by the Official Plan; this is up from 28.4% in 2011.
- The i**ntensification** share of new dwellings in the urban area was a record **50.8%** in 2012. Over the last five years intensification has averaged 41.4%, exceeding the Official Plan targets.
- Ottawa's 2012 **rental vacancy rate** increased to 2.5%.
- In 2012, **39.7%** of applicants for social housing were housed, compared to 40.6% in 2011.
- The average **resale house** price in the city of Ottawa rose by 2.5% to **$376,439** in 2012.
- In 2012, 9.6% of newly built ownership housing in the city of Ottawa was **affordable** to households in the 40th income percentile, up from 8.4% in 2011.

Non-residential development

- Non-residential building permits exceeded **$1 billion** in 2012 for the first time, largely led by commercial permits at $785 million.
- Ottawa's commercial **office market** had a **7.5%** vacancy rate in 2012, up 0.3% from 2011.
- The **downtown CBD office** vacancy rate increased to **6.7%** in 2012 from 6.1% in 2011.
- Ottawa's lease rates for downtown Class A office space at **$555/m^2** ($51.60/ft^2) in 2012 ranks third among the six major cities.
- Ottawa's **industrial** vacancy rate decreased to **5.8%** in 2012 but was still highest amongst the six major Canadian cities.
- Ottawa's High-Tech R&D rents were the third-highest in Canada at **$118/m^2** ($11/ft^2).
- **Retail sales** rose by **4.4%** in Ottawa-Gatineau in 2012, to $17.8 billion.
- Ottawa had the second-highest **2012 hotel occupancy rate** of major Canadian cities at **70%**.

2012
ANNUAL DEVELOPMENT REPORT

Purpose

The Annual Development Report (ADR) provides updates and analysis of demographic and economic statistics and related development activity in the city of Ottawa, and measures these, where applicable, against the City's planning policy objectives.

The ADR monitors population and employment change and housing, commercial, industrial and retail development. In addition, the ADR tracks and compares key indicators for five other large Canadian cities to assess Ottawa's relative position. It also provides information on the Gatineau Census Metropolitan Area (CMA) and on the Greater Ottawa Area, where possible, to provide a complete overview of the Regional Market Area[1](*see maps on pages 7 and 8*).

For each section, the body of the report contains a brief analysis and the appendix contains supporting tables. **All references to tables within the text refer to data tables in the Appendix.**

1. Growth Framework

The City's Official Plan provides projections for population, households and jobs (by place of work), which are summarized in the adjacent table.

The projections for 2031 foresee 1,136,000 residents, 489,000 households and 703,000 jobs in Ottawa. Details of the growth management strategy are contained in the updated Official Plan (OP) and in the report *Residential Land Strategy for Ottawa, 2006-2031* (published February 2009).

Year	*Population*	*Households*	*Jobs*
2006	871,000	346,000	530,000
2011	923,000	376,000	578,000
2021	1,031,000	436,000	640,000
2031	1,136,000	489,000	703,000

NOTE: Population includes institutional residents; households exclude institutional residents since they do not live in private households.

[1] The City of Ottawa, City of Gatineau, Ontario Municipalities Adjacent to Ottawa (OMATO) and Quebec Municipalities Adjacent to Gatineau (QMAG) are individual jurisdictional boundaries that together share a high degree of social and economic interaction and thus form the *Regional Market Area* as defined in the *2005 Ontario Provincial Policy Statement*.

2. Population

HIGHLIGHTS

- City of Ottawa population, year-end 2012 (City estimate): 935,255, up 0.9% from 2011
- Greater Ottawa-Gatineau Area population, year-end 2012: **1,414,631,** up 1.1% from 2011

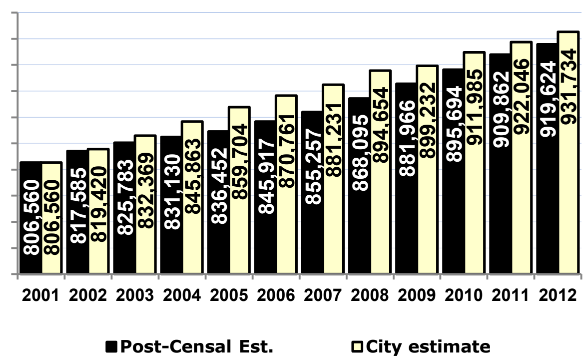
2.1 Population growth

2006 and 2011 Census

Statistics Canada reports two sets of number for population; the population from the 2011 Census, and a "post-censal estimate" from the 2006 Census that is updated annually.

The 2011 Census population recorded a mid-year 2011 population of **883,391** for the city of Ottawa representing an 8.8% growth from the 2006 Census of 812,129. Although no undercount was available, applying the 4.2 percent undercount from the 2006 Census produces a 2011 population estimate of 920,500 for the City of Ottawa.

City of Ottawa Population, Post-Censal and City Estimates, 2001-2012
(all data are mid-year)
Source: Statistics Canada and City of Ottawa



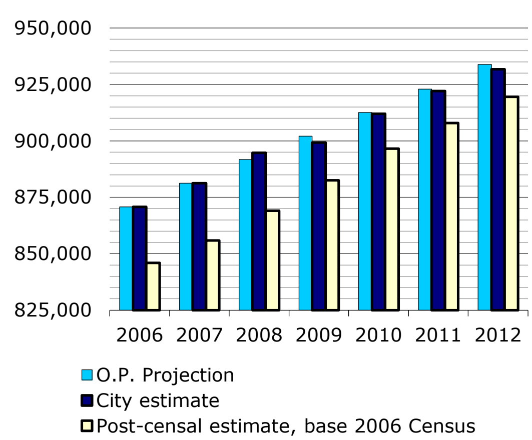
At the time of publication a 2012 population estimate was only available from StatCan based on the 2006 post-censal estimate: 1,273,000 for the Ottawa-Gatineau CMA and 919,600 for the City of Ottawa.

City Estimate

The City's Planning and Growth Management Department tracks population change by tabulating the number of new dwellings for which building permits were issued, subtracting demolished units, and providing an allowance for rental vacancies, adjusted based on the most recent CMHC Rental Market Survey. The resulting number of dwellings is multiplied by the average number of persons per dwelling by house type (extrapolated from Census data). This is combined with the population in existing housing and adjusted for ongoing small declines in average household size to arrive at a final population.

Using this method, the city of Ottawa had a 2012 mid-year population of **931,734** and a year-end population of **935,255**.

Projections Tracking
(mid-year population)



Projections tracking

Population projections in the Official Plan extend to 2031 and have a mid-2012 population of 934,000 for the city of Ottawa. This is 2,300 (0.2%) more than the 2012 city estimates based on building permits. This difference is minor and shows that the OP projection is tracking closely to projected housing activity. The OP mid-year 2012 projection is 14,400 (1.5%) more than the 2006 Census post-censal estimate. Previous editions of the Annual Development Report have discussed the inconsistencies between the City estimate and the 2006 Census population estimate. There is an expectation that the population counts from the 2011 Census will be more accurate and post-censal estimates from the 2011 Census be the basis of comparison for City projections and estimates when they become available next year.

Major cities

For 2012 based on the 2006 post-censal estimates, the Ottawa-Gatineau Census Metropolitan Area (CMA) ranks as the fifth largest in Canada with 1,273,300 persons. 2011-2012 population growth was 1.4%, below the 1.7% average for the six major Canadian cities.

Summary

There is a range of population figures for the city of Ottawa for mid-year 2012. Considering irregularities with the 2006 Census the City of Ottawa most likely had a mid-2012 population of approximately 933,000.

City of Ottawa Population by Source	**mid-2012**	**year-end 2012**
StatCan* Preliminary Post-Censal Estimate	919,600	
Official Plan Projection	934,000	
City Estimate of actual population	931,734	935,255

* based on 2006 Census

Source: Statistics Canada; City of Ottawa

2.2 Migration

HIGHLIGHTS

- Net migration to Ottawa decreased 20% to **7,342** in 2010-11
- Net migration to Ottawa-Gatineau decreased 13% to **10,020**
- Out-flows from Ottawa to adjacent municipalities were half of the previous year

Migration data for 2010-2011 (the most recent available) shows the number of people moving to the city decreased by 20% from the year before. While Ottawa still saw positive net migration, with more people moving to than from the city, compared with the previous year net migration numbers were smaller from other provinces and internationally. Net migration within the province was comparable to last year *(Table 6)*.

Ottawa-Gatineau remained sixth of the six largest cities in attracting newcomers in 2010-11. Toronto and Vancouver also saw declines in net migration from the year before *(Table 9)*.

International net migration decreased 11% to **4,615** from 2010-11 but the year was still above the five-year average. The decrease appears due to a lower number of in-movers to Ottawa compared to the previous year while out-movers remained relatively steady *(Table 6)*.

People also continued moving to Ottawa from other parts of Canada but to a lesser extent than the year before. The decrease was most marked from Greater Toronto and the western provinces. The top three sources of Canadian net migration gain to Ottawa were the rest of Ontario outside OMATO, Montréal and Northern Ontario. Municipalities adjacent to Ottawa-Gatineau and British Columbia were the only regions to which there was net out-migration from Ottawa in 2010-11. Within Ontario, Ottawa lost population (586 persons) to OMATO[2] but only about half as much as the previous year *(Tables 7 and 8)*.

Data from Citizenship and Immigration Canada[3] (a different data source than the figures cited above) reports that Canada welcomed 248,748 permanent residents from other countries in 2011 (a drop of 11% from 2010) and that 6,411 (2.6%) settled in Ottawa. Another 2,823 temporary foreign workers, 2,656 foreign students and 745 humanitarian cases and refugee claimants also moved to Ottawa in 2011, bringing total international arrivals to 12,635, a decrease of 885 persons or 6.5% from the previous year.

Major cities

Nationally, immigration decreased in 2011 after three years of increases.[4] And as international migration accounts for the bulk of Ottawa's net migration is the primary reason for the decrease in net migration compared to the previous year.

Ottawa-Gatineau saw a moderate decrease in net migration compared to Canada's million-plus centres at -13.8%. Toronto (-3.0%) and Vancouver (-17.6%) also declined while significant increases were seen in Calgary (+50.9%), Edmonton (+20.2%) and Montréal (+16.0%) *(Table 9)*.

In terms of net migration per thousand population (adjacent table), the western provinces were the highest followed by the traditional migration centres of Toronto and Montréal.

NET MIGRATION PER 1,000 INHABITANTS, 2010-2011
(preliminary)

CMA	
Calgary	15.1
Edmonton	13.9
Vancouver	13.4
Toronto	11.8
Montréal	8.8
Ottawa-Gatineau	**8.0**

Source: Statistics Canada

2.3 Distribution of population growth

Within Ottawa, the strongest population growth in 2012 continued to take place in the urban centres outside the Greenbelt and in the rural area, following the pattern of past years.

The share of population living inside the Greenbelt continues a decline to 56.6% as of year-end 2012. Downtown's[5] share remained steady at 10.5% with a small population increase. The urban centres outside the Greenbelt increased to 33.5% of the population, while the rural area remained steady at 9.9% of Ottawans *(Table 5)*.

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[2] OMATO: Ontario Municipalities Adjacent to Ottawa

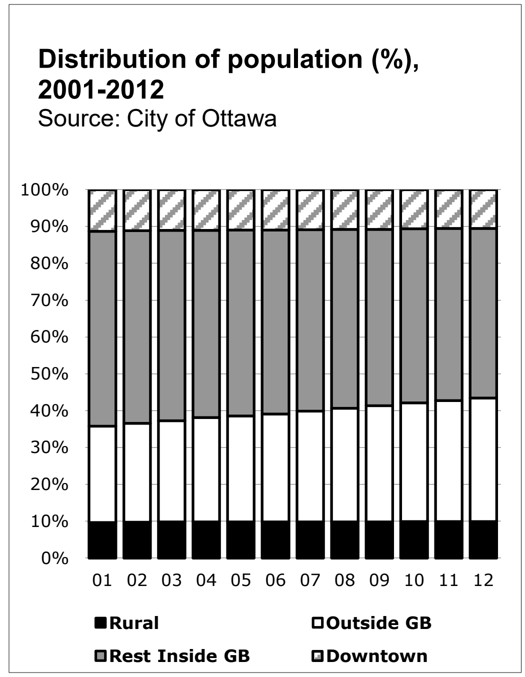
[3] Canada. Citizenship and Immigration Canada. Research and Evaluation Branch. *Canada Facts and Figures: Immigration Overview, Permanent and Temporary Residents, 2011*. (Ottawa: Minister of Public Works and Government Services Canada, 2012).

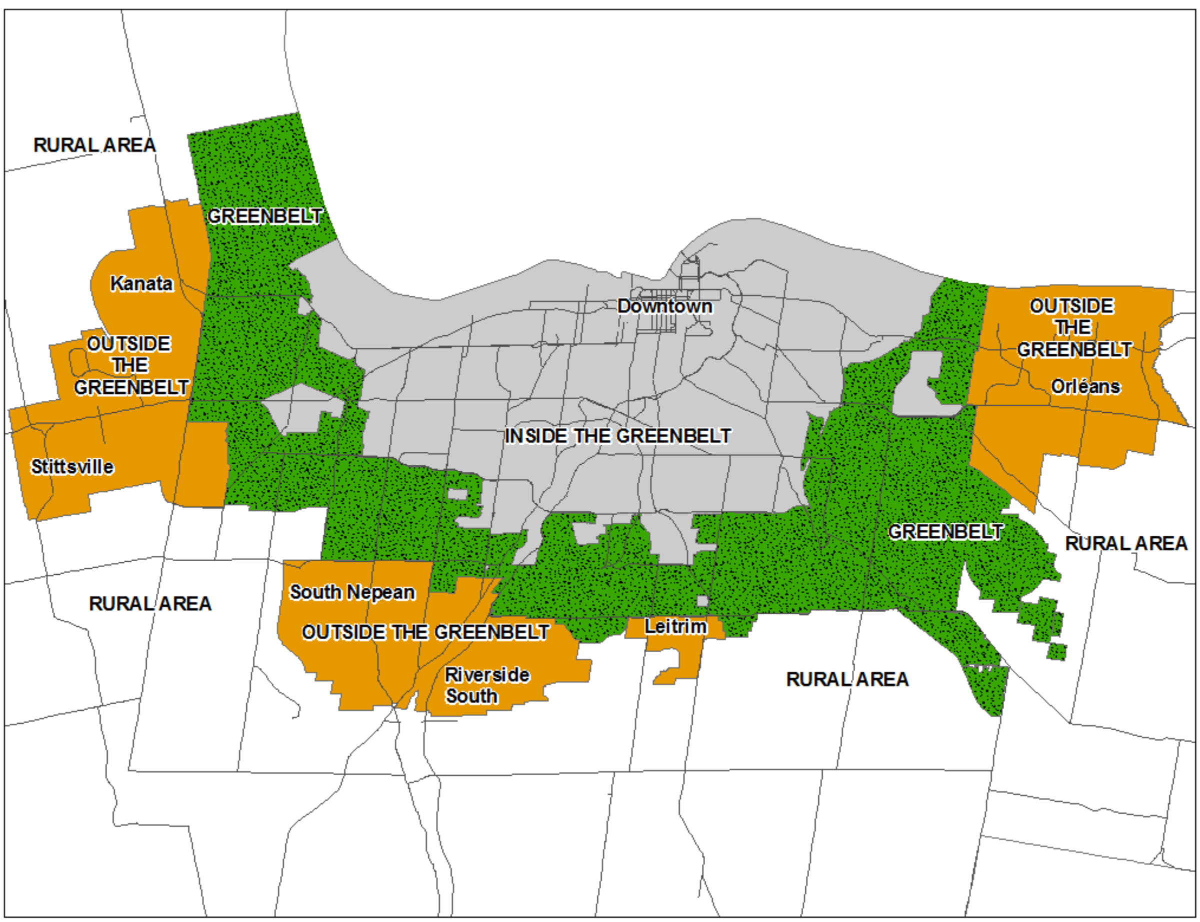
[4] Canada. Citizenship and Immigration Canada, 2012, ibid.

[5] "**Downtown**" refers to the Central Area and Inner Area.

In the urban centres outside the Greenbelt, the population grew 2.9% to an estimated 313,600 people. The population of Downtown was estimated at 97,875, a 0.4% increase from 2011. Areas inside the Greenbelt outside of Downtown had an estimated population of 431,000, 0.1% lower than the previous year. This is due to ongoing declines in average household size despite housing intensification that saw households increase 0.6%. In the rural area the population reached 92,700, up 0.8% from 2011.

The largest population gains for 2012 occurred in South Nepean, Orléans, Kanata and Leitrim. In terms of percentage growth rate, Leitrim (20.9%), Riverside South (9.3%) and South Nepean (3.9%) were the highest of Ottawa's sub-areas *(Table 5)*.





2.4 Population growth in the Greater Ottawa-Gatineau Area

HIGHLIGHTS

- Greater Ottawa-Gatineau Region population: **1,414,631**, an increase of 1.1% from 2011
- Gatineau population: **280,018**, up 1.7% from 2011
- OMATO population: **143,311**, up 1.1% from 2010

Gatineau

The City of Gatineau's population in the 2006 Census was 242,124 and in the 2011 Census was 265,349 *(Table 2)*. Based on the dwelling occupancy method, City of Ottawa staff estimate Gatineau had a population of **280,018** at the end of 2012, an increase of 1.7% from 2011 *(Table 3; for 2011 population estimates refer to the 2011 Annual Development Report)*.

OTTAWA REGION ESTIMATED POPULATION, 2012 YEAR-END

City of Ottawa	935,255
Ville de Gatineau	280,018
OMATO	143,311
QMAG	56,047
TOTAL	**1,414,631**

Sources: *City of Ottawa estimates*

Gatineau has traditionally been the recipient of positive net in-migration from Ottawa. The trend was reversed in 1996 and for the following five years when, coinciding with the high-tech boom, Ottawa gained population from Gatineau. In 2001-2002, historic migration patterns reappeared, as Gatineau became again the beneficiary of population from Ottawa. In 2010-2011 (latest data available), Gatineau had a net gain of 232 residents from Ottawa, up 15% from the year before. From 2006 to 2011, Gatineau had a net gain of 763 residents from Ottawa *(Table 8)*.

The most recent estimates from the *Ministère des Affaires municipals, Régions et Occupation du territoire*, which issues updates every year for all municipalities in Québec, puts the city of Gatineau's population at **270,599** for end of 2012. Statistics Canada's post-censal estimate for July 2012 pegs the population of the City of Gatineau at **266,535**.

OMATO (Ontario Municipalities Adjacent to Ottawa)

The City of Ottawa estimate for OMATO's 2012 year-end population is **143,311**, a 1.1% increase from 2011, based on the dwelling occupancy method. The five most populous OMATO municipalities are Clarence-Rockland (23,832), North Grenville (15,524), Russell (15,505), Mississippi Mills (12,622), and The Nation Municipality (12,119) *(Table 3)*.

Census information on place of work shows that several OMATO municipalities which were technically outside the Census Metropolitan Area of Ottawa[6] had a large percentage of their employed labour force working in Ottawa *(Table 4)*. Place of work data is based on a sample (census Labour Force) and presence of undercounts may affect the quality of the data.

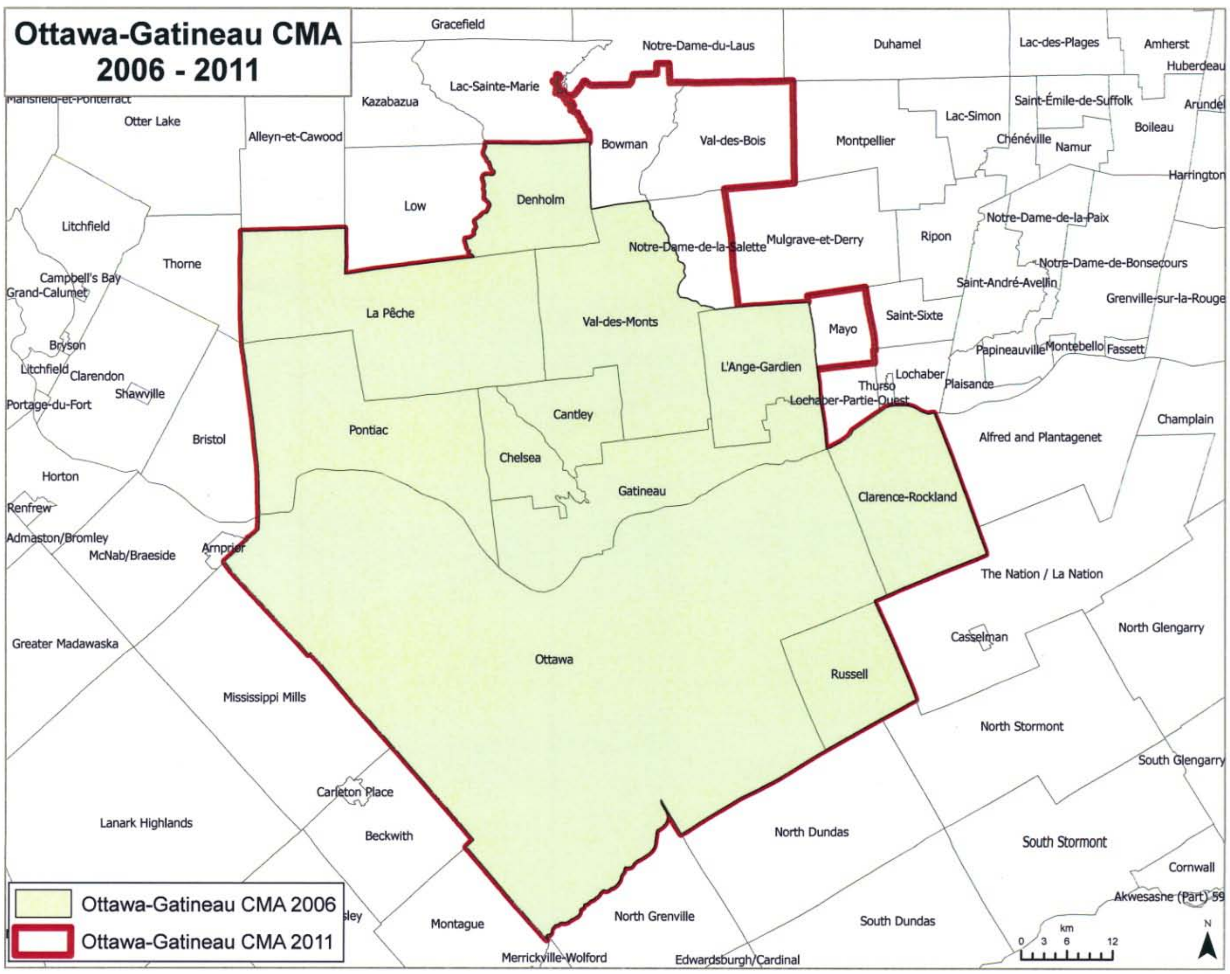
All OMATO jurisdictions saw increases in the amount of work-related commuting from 2006 to 2011. Clarence-Rockland and Russell had the strongest relationships with 76% and 75% respectively of work commuting in Ottawa-Gatineau *(Table 4)*.

[6] Statistics Canada defines a Census Metropolitan Area (CMA) as being formed by one or more adjacent municipalities centred on a large urban area (known as the **urban core**). The census population count of the urban core must be at least 100,000 to form a Census Metropolitan Area. To be included in the CMA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data.

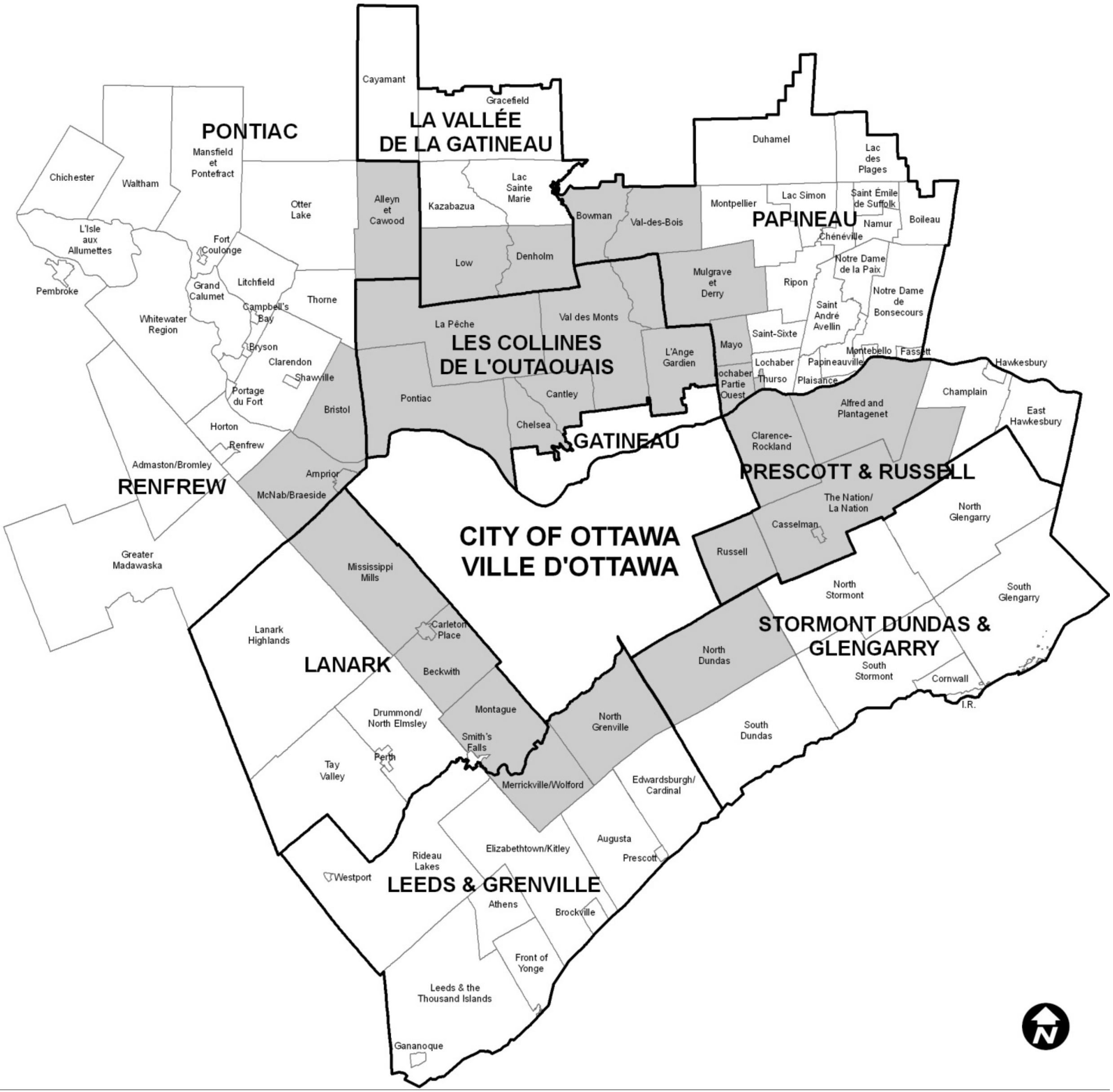
QMAG (Québec Municipalities Adjacent to Gatineau)

The City of Ottawa estimates that QMAG had a population of **56,047** as of year-end 2012, up 1.7% from 2011. Eighty-five percent of the QMAG population lives in one regional municipality, Les-Collines-de-l'Outaouais, which City staff estimate had a population of 47,459 at the end of 2012. The most populous municipality in this area is Val-des-Monts, with 10,650 inhabitants. Between 2011 and 2012, the fastest growing QMAG municipalities were Lochaber-Partie-Ouest (6.1%) and Thurso (4.6%) *(Table 3)*.

Statistics Canada added four new Québec municipalities to the Ottawa-Gatineau CMA in the 2011 Census: Bowman, Val-des-Bois, Notre-Dame-de-la-Salette, and Mayo. These areas contributed to slightly boosting CMA population growth between the 2011 Census and previous census years.



Map 1: The Ottawa-Gatineau Census Metropolitan Area (CMA)



Map 2: The Greater Ottawa-Gatineau Area

Shaded areas surrounding Ottawa and Gatineau denote Ontario Municipalities Adjacent to Ottawa (OMATO) and Quebec Municipalities Adjacent to Gatineau (QMAG). Shaded areas that are not physically adjacent to Ottawa or Gatineau, such as Carleton Place in Lanark County or Bristol in MRC Pontiac, have at least 25% of their work force employed in Ottawa or Gatineau.

3. Employment and Economy

HIGHLIGHTS

- The number of employed residents increased 3.3% in Ottawa from 2011to 2012
- Arts, Entertainment and Recreation was the highest growth sector, adding 4,600 jobs in Ottawa-Gatineau in 2012
- Federal government cuts and a decline in construction activity held Ottawa-Gatineau's GDP growth to 0.9% in 2012
- Ottawa-Gatineau had the **third**-highest average personal income among major cities
- Total 2012 building permits in Ottawa: $2.1 billion, up 13% from 2011
- Ottawa commercial permits increased almost 40% to a record $785 million

3.1 Employment

Statistics Canada's sample-based Labour Force Survey (LFS) shows the number of employed residents in the Ottawa CMA to be **539,100** for 2012, up 3.3% or 17,200 jobs from 2011[7]. The unemployment rate increased 0.6% to 6.2% for 2012 but remained lower than provincial (7.8%) or national (7.2%) rates *(Table 10)*.

EMPLOYMENT CHANGE, 2011-2012

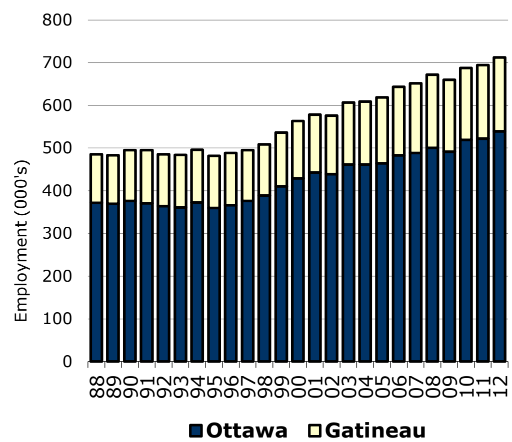
CMA	New jobs
Toronto	48,200
Calgary	27,200
Montréal	26,300
Vancouver	23,700
Edmonton	22,200
Ottawa-Gatineau	**17,600**

Source: Statistics Canada

The Ottawa-Gatineau CMA gained **17,600 jobs** in 2012. Ottawa-Gatineau's 5.9% unemployment rate was lower than Toronto, Montréal, Vancouver and was competitive with Calgary (5.8%) and Edmonton (5.4%) *(Table 14)*.

2012 saw employment gains for most of the nation's six largest cities. Of these six cities, Ottawa-Gatineau gained the least amount of jobs but had the third highest annual percentage growth at 2.5% and was also third in job growth since 2004 at 17% *(Table 14)*.

Total Employment, Ottawa and Gatineau, 1988-2012
Source: Statistics Canada LFS



Ottawa-Gatineau combined for **712,000** employed residents in 2012 increasing 2.5% from 2011 due to job creation in the private sector. The employment gains at the CMA level were spread across 12 of 16 major sectors, with Arts, Entertainment and Recreation (+4,600), Information and Cultural Industries (+4,400), and Construction (+3,600) having the most gains. Some sectors retracted, with Manufacturing posting the largest loss (-2,900 jobs) *(Table 12)*.

2012 private-sector employment represented 60.4% of all jobs in Ottawa-Gatineau, up from 59.2% in 2011. In

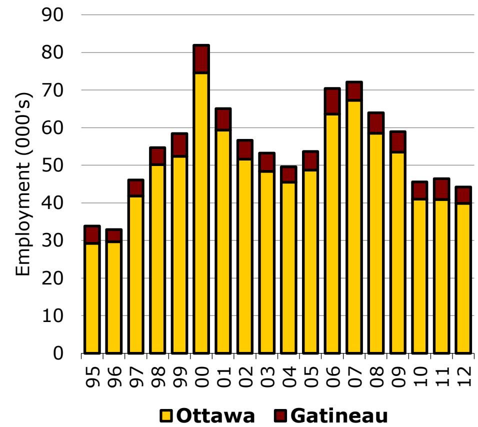
[7] The City's Employment Survey, undertaken every few years, the most recent in 2012, reports employment by the location of the job. The LFS reports employment by the place of residence of the person employed. The City's survey always shows a higher number of jobs because it captures Ottawa jobs held by residents of neighbouring jurisdictions who commute in to Ottawa to work. The 2012 Ottawa survey recorded 565,747 jobs while the LFS for 2012 reported 539,100 employed residents of the Ottawa CMA.

Ottawa, the 2012 private-sector share of 62.4% was also up from 60.4% in 2011 *(Tables 12, 13)*.

High-Tech

The Advanced Technology cluster lost about 2,200 jobs in the Ottawa-Gatineau CMA and 1,000 within the Ottawa portion. Gains in Software and Communications (+2,000) were not enough to offset loses in other clusters. Telecommunications and Microelectronics continues to slide from highs of 12,500 and 16,500 in 2006 respectively to 3,100 jobs each in 2012.

High-tech employment, Ottawa-Gatineau
Source: Statistics Canada LFS



3.2 Gross Domestic Product

The Conference Board of Canada provides estimates and forecasts of annual Gross Domestic Product (GDP) for each of Canada's metropolitan areas.

The Conference Board of Canada estimates Ottawa-Gatineau's 2012 Real GDP at basic prices (in 2002 dollars) at **$51.2 billion**, representing a 0.9% increase in economic growth from 2011. All of Canada's six largest cities posted GDP gains from 2011 with Ottawa-Gatineau having the lowest relative gain *(Table 17)* mostly due to federal government fiscal austerity measures. The western region of the country continues to outperform the eastern region due to the strength of the energy sector in the west and the decline of manufacturing and government sectors in the east.

GROSS DOMESTIC PRODUCT (GDP) Growth, 2011-12

	2011	2012
Calgary	5.2%	5.2%
Edmonton	6.6%	4.4%
Vancouver	3.6%	2.5%
Toronto	2.2%	1.9%
Canada	2.4%	1.8%
Ottawa-Gat.	**1.7%**	**0.9%**
Montréal	1.6%	0.8%

Source: Conference Board of Canada, Metro Outlook Winter 2013

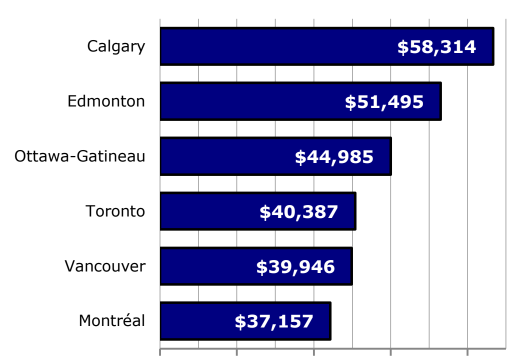
The Conference Board predicts low GDP gains to continue in Ottawa-Gatineau over the near term. The manufacturing sector is expected to pick up with strong global demand for computers and personal devices. However, the relatively high value of the Canadian dollar will limit output level.

3.3 Personal Income

Average personal income[8] per capita in Ottawa-Gatineau was **$44,985** in 2012, the third highest among the six major cities behind Edmonton and Calgary, and almost 14% above the national average of $38,563, according to the Conference Board.

Ottawa-Gatineau incomes grew by 3.0% in 2012, tied for second in growth among the six major cities. This doubled the Conference Board's forecast of last year for a 1.5% increase in 2012 *(Table 18)*.

Personal Income per Capita, 2012
Source: Conference Board of Canada, Metropolitan Outlook , Winter 2013



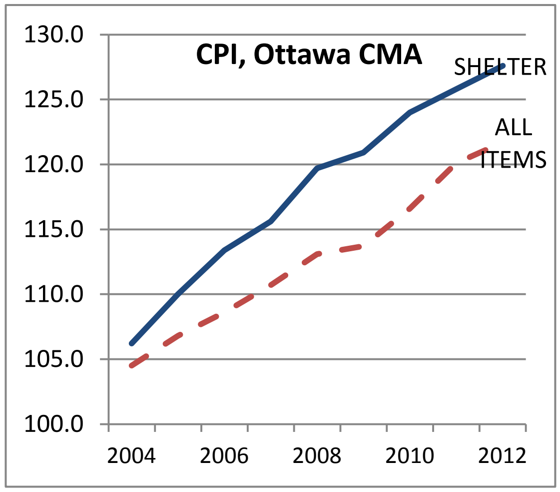
[8] Income data are in nominal dollars, not adjusted for inflation.

3.4 Consumer price index

2012 rate of inflation for Ottawa (CPI): 1.3%

The All-Items Consumer Price Index (CPI) for Ottawa, the general inflation benchmark, was **121.7** in 2012 (from a base of 2002=100). The annual inflation rate as measured by the CPI was **1.3%**, dropping significantly from 3.0% in 2011.

During the five years between 2007 and 2012 the All-Items CPI increased 9.9% and the Shelter CPI increased 10.4%. The Shelter CPI is an aggregate index for accommodation that includes fuel and electricity *(Table 15)*.



3.5 Construction

Building permits for the Ontario part of the Ottawa-Gatineau CMA increased 13% to **$2.08 billion** in 2012 *(Table 16)*.

Permits increased in all sectors except residential activity, which decreased 2.8% to $1.04 billion. Considering the increase in new housing starts shown in section 4.1, this indicates that new housing had a lower average value per unit in 2012 than 2011. Non-residential permits were at their highest in ten years at $1.05 billion, lead by Commercial construction that increased almost 40% to a record of $785 million.

Total permits for the Ottawa-Gatineau CMA was **$2.75 billion** in 2012, an increase of 13.4% from 2011. Activity was up in all sectors.

Major cities

At the national level, Ottawa-Gatineau ranked sixth of the major cities in dollar value of building permits but third in terms of growth. Calgary and Montréal were relatively stagnant with 1.2% and -0.3% growth respectively.

BUILDING PERMITS, MAJOR METRO AREAS, 2012

CMA	Bldg. Permits ($bn)	% chg. 2011-12
Toronto	$15.49	9.0%
Montreal	$7.83	-0.3%
Vancouver	$6.95	20.7%
Calgary	$5.25	1.2%
Edmonton	$4.81	18.5%
Ottawa-Gatineau	**$2.75**	**13.4%**
Ottawa	**$2.08**	**13.0%**

Source: Statistics Canada

4. Housing

4.1 New construction

HIGHLIGHTS

- Housing starts rebounded **6.5%** in the Greater Ottawa-Gatineau Area for 2012
- Housing starts were up **3.8%** in the city of Ottawa for 2012
- Housing starts up **13.1%** in the Gatineau CMA and **11.9%** in the city of Gatineau for 2011
- **24.9%** of Ottawa starts were single-detached houses, a 34-year low
- **46.6%** of Ottawa starts were apartments, a 38-year high
- Residential intensification reached a record **50.8%** of new urban units in 2012

i. Housing starts and completions

Across the Greater Ottawa Area there were **9,691** housing starts in 2012, an increase of 6.5% *(Table 23)*.

Housing starts totalled **5,730** units in the city of Ottawa in 2012, 3.8% more than the 5,521 recorded in 2011. The Ottawa CMA[9] had 6,020 housing starts in 2012, up 3.9% from the year before, and the Gatineau CMA HAD 2,759 starts, up 13.1%. The Ottawa-Gatineau CMA combined had 8,779 starts in 2012, a 6.6% increase from the 8,234 units started in 2011.

Housing completions in the city of Ottawa were 5,263 in 2012, down 6.5% from 5,629 in 2011. Single-detached units declined 12.2% and row units declined 22.4%, while condominium apartments increased 5% *(Table 20)*.

HOUSING STARTS, GREATER OTTAWA AREA, 2012

	Starts, 2012	% chg. 2011-12
City of Ottawa	5,730	3.8%
Ville De Gatineau	2,354	11.9%
OMATO	1,078	-0.2%
QMAG	525	32.5%
TOTAL	**9,691**	**6.5%**

Sources: CMHC, City of Ottawa and Municipal Records

The Greater Ottawa Area is larger than the Statistics Canada-defined CMA.

HOUSING STARTS BY CMA, 2012

	Starts	2011-12 growth
Toronto	48,105	21.0%
Montréal	20,591	-9.4%
Vancouver	19,027	6.5%
Calgary	12,841	38.2%
Edmonton	12,837	37.6%
Ottawa-Gatineau	**8,779**	**6.6%**

Source: CMHC

Major cities

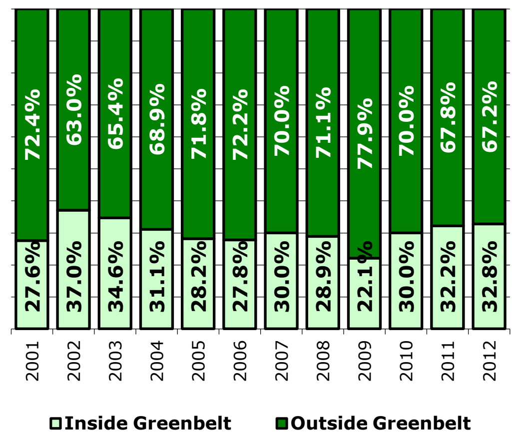
Ottawa-Gatineau ranked sixth in housing starts among the six big cities in 2012. Markets were mixed, with a decline in Montréal, modest growth in Ottawa and Vancouver, and strong growth in Toronto, Edmonton and Calgary. Only the Alberta markets showed increases in single-detached starts and all except Montréal, which declined in all unit types, posted increases in apartments *(Table 19)*.

[9] Includes the City of Ottawa, the City of Clarence-Rockland and the Township of Russell (see map on page 7).

ii. *Starts by location*[10]

There were 2,224 housing starts* in the City of Ottawa urban area inside the Greenbelt in 2012, 96.8% more than in 2011. This is a record level of starts inside the greenbelt both in terms of annual growth and absolute units. The areas inside the greenbelt made up 40% of starts city-wide, this is almost double from the 20% of city starts in 2011. Areas outside the greenbelt were down 20% from last year, areas inside the greenbelt were up 97%. However, municipal building permit data, net of demolitions, shows that inside of the Greenbelt accounted for 33% of the city total in 2012 *(adjacent chart)*. Because CMHC housing starts do not include all new housing built in the city*, building permits (net of demolitions) are a more accurate measure of housing activity.

New Housing Inside and Outside the Greenbelt, 2001-2012
Source: Building permits, net of demolitions

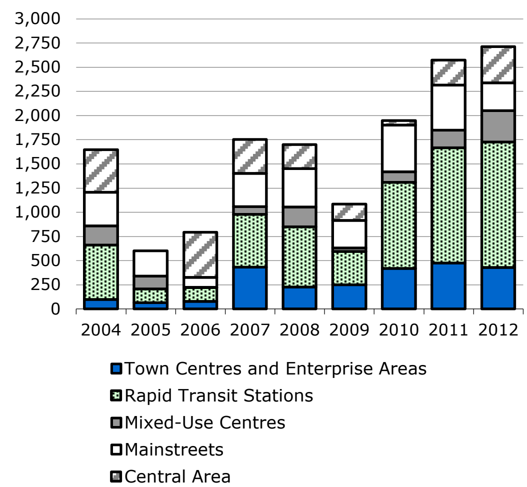


Former Ottawa, Kanata and West Carleton reversed last year's trend as the only areas of decline to be the only areas of growth in 2012. Former Ottawa doubled its historical average with over 2,000 starts in 2012. Of the areas with a decline in starts, Osgoode had the largest decrease at 51% from 183 to 89 starts. Goulbourn and Rideau followed closely with a 50% and 46% decline respectively *(Table 23)*.

iii. *New housing by Official Plan designation*

The Official Plan directs intensification to areas with high levels of transit service or where dwellings may be located close to employment. Areas designated in the Plan are the Central Area, Mainstreets, Mixed-Use Centres, Town Centres, the vicinity (600 m) of Rapid Transit Stations, and Enterprise Areas.

New dwelling units in OP intensification target areas, 2004-2012
Source: Building permits



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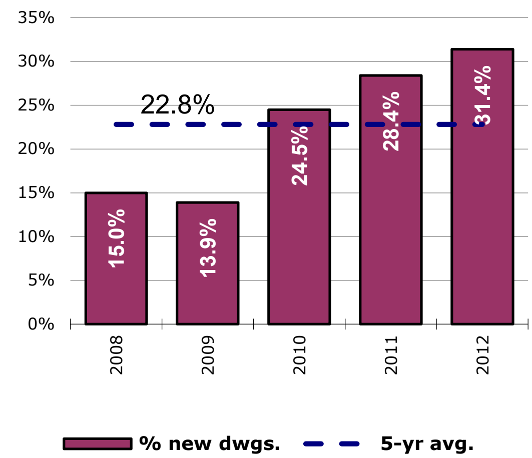
[10] CMHC's Starts and Completions Survey still reports housing starts based on pre-amalgamation municipal geography.
* "Housing Starts" do not include all forms of new dwelling units. Apartments in houses, conversions and new units added to existing multi-residential buildings are not captured by the CMHC data. Housing starts therefore understate the number of units created through intensification.

In 2012, **1,973** residential units were issued building permits in the intensification target areas. This amounts to **31.4%** of net new units issued permits in Ottawa. The top two designated areas were the vicinity to Rapid Transit Stations (1,296) and Mixed-Use Centres (326). The Central Area and Town Centre areas saw increases from 2011. Mainstreets and Enterprise Areas were down from 2011 *(Table 24)*.

Target areas received 52% of all apartments, 13% of townhouses and 8% of single and semi-detached units in 2012 *(Table 24)*. It should be noted that target areas contain only part of all intensification activity; in 2012 target areas accounted for 65% of total intensification, down from 69% in 2011.

Over the five-year period 2008-12, target areas accounted for an average of 22.8% of the city's new residential construction. During that period, target areas received 49% of apartments, 11% of town-houses and 3% of single and semi-detached units *(Table 24)*.

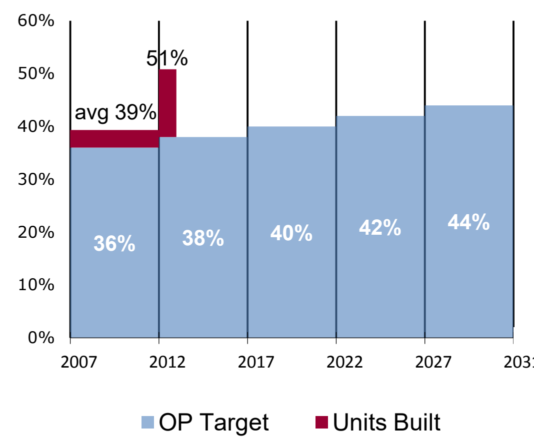
Percentage of new dwellings built in Ottawa intensification target areas, 2008-2012
Source: Building permits



iv. Residential Intensification

The Official Plan (OP) establishes an increasing intensification target from 2007 to 2031. For the five-year period 2007 to 2011 the OP target was 36% of new units in the urban area with the actual achieved intensification averaging 39.3%. The next five-year period from 2012-2016 has an OP target of 38%. In 2012 the actual intensification achieved was 50.8%, beating the 2011 record of 45.2% *(Table 25)*. While 2012 may have exceeded the five-year target, if a significant downturn in the housing market occurs over the remaining four years there is a risk that the five-year target might not be achieved.

Official Plan Intensification Targets and Units Built
Source: City of Ottawa Official Plan and Building Permits

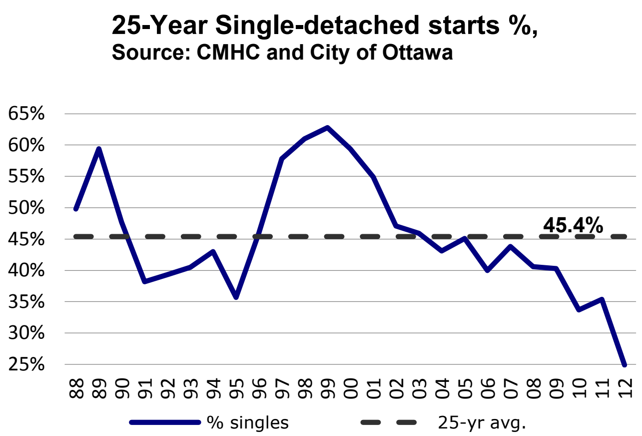


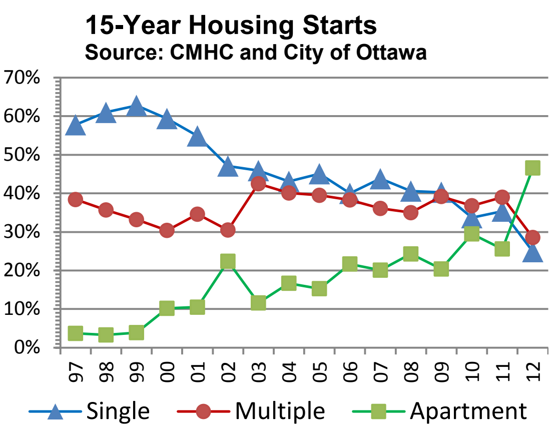
In the past five years 53.9% of intensification units have been built in the five Central wards. Other intensification units were constructed in the Inner Urban and Suburban wards at 23.8% and 22.3% respectively *(Table 25)*. Compared to 2011 the Central wards contained a similar share of total intensification units while the Inner Urban wards decreased intensification share from 27.6% and the Suburban wards increased intensification share from 19.2%.

v. *Starts by Type*

More multiple dwellings were built than single-detached units in 2012 for the eleventh year in a row. There were 1,424 single-detached starts, 533 fewer than in 2011. Singles accounted for 24.9% of all new dwellings, the lowest share since 1978 and well below the 25-year average of 45.4%. Since 2006, singles have averaged 36.5% of total starts, lower than the 41.3% unit share projected in the Residential Land Strategy[11] for 2012 *(Table 21)*. The actual single-detached share is even lower if units not included in housing starts were included in the total housing stock (see footnote 10 on p. 13).

The most popular house form, at a 46.6% share, were apartments, with 2,669 units started in 2012, up from 1,411 units and 25.6% share in 2011. This level of apartment construction has not been seen since 1974 when 4,982 apartment units were built. Apartments also have not had a dominate share of housing since 1974 when they reached 68%.





Townhouse construction saw 1,363 units started in 2012 for a share of 23.8%. This has been the lowest share for townhouses since 2000 when they reached 23.4%.

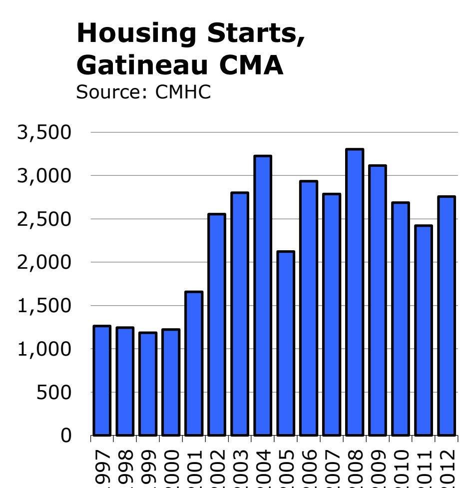
vi. *Starts in Gatineau*

Gatineau saw more starts in 2012 compared to 2011. The **2,759** units started in the Gatineau CMA in 2012 represented an increase of 13.1% from 2011 *(Table 22)*.

In the city of Gatineau proper there were **2,354** starts, 11.9% more than 2011 *(Table 23)*.

In the Gatineau CMA single-detached starts had a 24.9% share in 2012, coincidentally the same as Ottawa, and well below the 25-year average of 43%. The apartment share increased from 40% to a 25-year high of 52%, while townhouses held a share of 7%.

The former city of Aylmer led in starts in 2012, with 808 new units, accounting for 34% of the city of

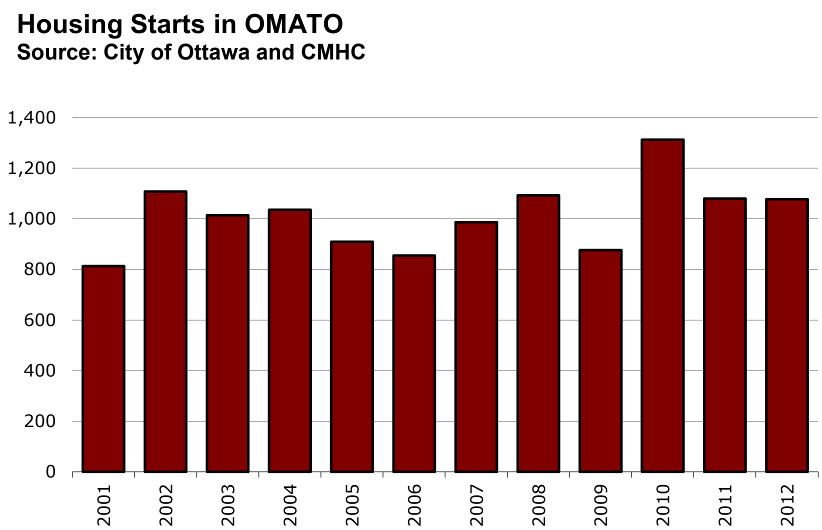


[11] See Residential Land Strategy for Ottawa 2006-2031, Feb. 2009, Appendix 3 (note projections are mid-year to mid-year).

Gatineau's housing. Former Hull and Buckingham had large increases from 2011 with 162% and 107% respectively while former Gatineau had an 18% increase from 2011 *(Table 23)*.

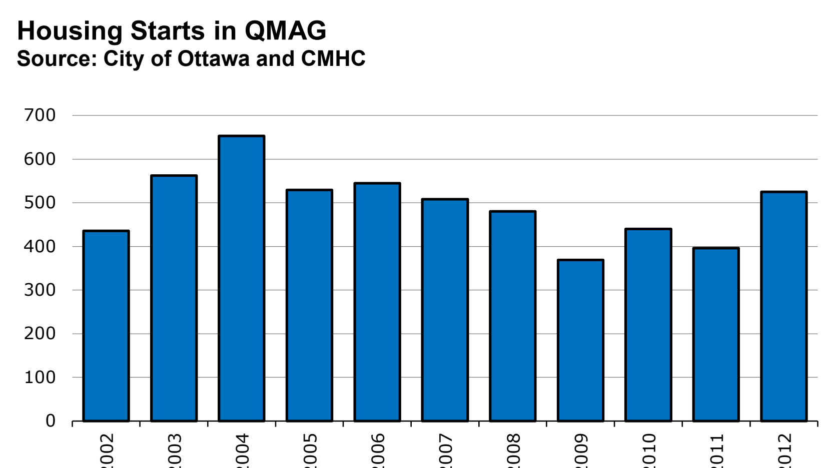
vii. Starts in OMATO

In OMATO there were **1,078** housing starts in 2012 compared to 1,080 from 2011. Starts increased in North Grenville (+103%), Merrickville (+86%), Russell (+67%) and Carleton Place (+26%). Housing starts declined in all other OMATO areas, especially Casselman (-80%), North Dundas (-56%), Arnprior (-21%) and the Nation (-21%) *(Table 23)*.



viii. Starts in QMAG

2012 starts on Gatineau's periphery were up 32% from 2011. Much of the increase came from a 20.4% increase in MRC-des-Collines starts, reversing a 20.3% decline in 2011. Thurso achieved uncharacteristic start levels with 344% more than 2011 and 10 times the previous five-year historical average *(Table 23)*.



4.2 Rental housing

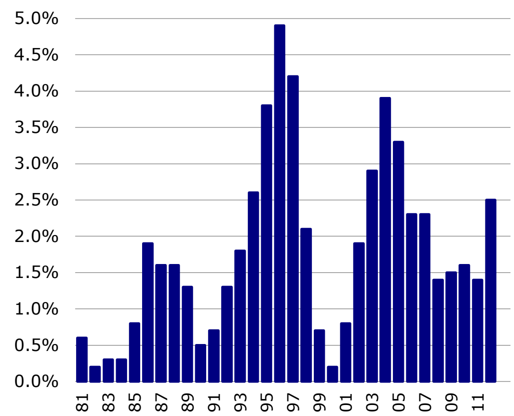
HIGHLIGHTS

- Ottawa's 2012 rental vacancy rate increased to **2.5%** from 1.4% in 2011
- Average rent for a two-bedroom apartment grew 2.7% to **$1,115** in 2012
- Ottawa's rent increase for a two-bedroom apartment increased by 21.1% since 2005, the 6th highest of major cities
- Ottawa-Gatineau rent gap increased to **50%** in 2012 from 49%

i. Vacancy rates

Ottawa's rental vacancy rate jumped to **2.5%** in 2012 from 1.4% in 2011, the highest level recorded since 2005 and higher than all other large cities except Montréal.

Rental Vacancy Rate, Ottawa, 1981-2012
Source: CMHC



Factors leading to the increase included lower demand due to continued low interest rates encouraging some renters to opt for homeownership, and fewer job opportunities that may have caused some young adults to live with their parents. Supply also increased within condominium apartments, with the rental share breaking the 20% mark for the first time. In addition, purpose-built rental units totalled 439 completions in 2012, more three times the number in 2011.

Geographically, the Glebe, Carlington, Alta Vista and Westboro South neighbourhoods showed the strongest demand with 0.8%, 1.7%, 1.7% and 1.8% vacancy rates respectively, well below the 2.5% city-wide average. Even in these areas, however, vacancy rates were roughly double their 2011 levels. Nepean and the western suburbs saw the greatest increase, from 2.2% to 5.0%.

Vacancy rates increased for all apartment types in 2012. One-bedroom units increased most, from 1.3% to 2.6%. Two-bedrooms rose from 1.5% to 2.5% and three-bedrooms went up slightly to 2.7% (refer to CMHC's *Rental Market Report Tables* for Ottawa for further details, available free on their web site; www.CMHC-SCHL.GC.CA).

CMHC anticipates rental vacancy rates in Ottawa to decline to the 2% range in 2013 as a result of increased demand from continued in-migration and a slow job market curtailing home purchases among renters.

RENTAL VACANCY RATES BY ZONE, 2012

Nepean-Kanata-Goulbourn	5.0%
Westboro North-Chinatown-Hintonburg	3.8%
Sandy Hill-Lowertown	3.2%
Vanier	3.0%
Gloucester/Orleans	2.8%
City Average	**2.5%**
Downtown	2.3%
New Edinburgh-Manor Park-Overbrook	1.9%
Westboro South-Hampton Park-Britannia	1.8%
Alta Vista-Hunt Club	1.7%
Carlington-Iris	1.7%
Glebe-Old Ottawa South	0.8%

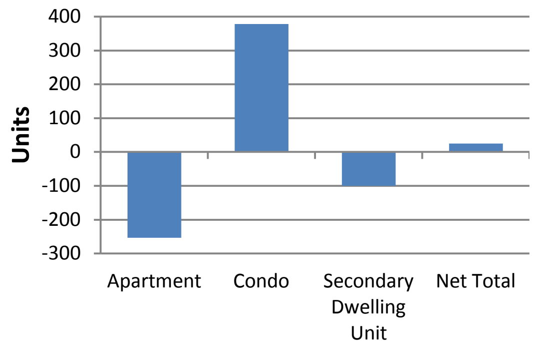
Source: CMHC Rental Market Report Ottawa Fall 2012, Table 1.1.1

Gatineau

The rental vacancy rate in Gatineau increased from 2.2% to 3.3% in 2012. Increases occurred in all sectors on the city, with Hull, closest to the bridges to Ottawa, being the lowest at 2.4% despite an increase from 1.9% from 2011. After falling from 60% in 2001 to 39% in 2005, the rent gap[12] between Ottawa and Gatineau increased slightly from 49% in 2011 to 50% in 2012 *(Table 26)*.

Rental Unit Change, Ottawa CMA 2011-2012

Source: CMHC, Rental Market Report 2012



Major cities

Ottawa's vacancy rate in 2012 (2.5%) was second highest among Canada's largest six cities. Only Montreal, at 2.8%, posted a higher vacancy rate. All of Canada's major cities saw increased vacancy rates in 2012 except for Edmonton (3.3% to 1.7%) and Calgary (1.9% to 1.3%) *(Table 26)*.

ii. Private rental prices

The average rent of a two-bedroom apartment rose by 2.7%, from $1,086 in 2011 to **$1,115** in 2012. This increase was below the 2012 provincial Rent Guideline of 3.1%.

CMHC tracks rental units, vacancies and average prices by neighbourhood zone for the Ottawa-Gatineau CMA[13]. Within the Ottawa CMA, average rents increased in all neighbourhood zones in 2012, except for a small decline in Westboro South. The Kanata area had the largest increase, from $1,262 to $1,341 (+6.3%), due to the completion of a relatively large number of new rental units in 2012.

2012 AVERAGE RENTS 2-BEDROOM APARTMENT

Vancouver	$1,261
Toronto	$1,183
Calgary	$1,150
Ottawa	**$1,115**
Edmonton	$1,071
Gatineau	**$743**
Montréal	$711

Source: CMHC

Major cities

From 2011 to 2012 average two-bedroom rents in Ottawa changed from third to fourth-highest among the 12 largest Canadian cities at $1,115, falling below Calgary by $35. Ottawa had the seventh-highest rate of increase in 2012 (2.5%) compared to fourth-highest in 2011 at 3.6%. Vancouver again had the highest average rent at $1,261 and Hamilton the largest increase (3.5%) *(Table 26)*.

AVERAGE RENT CHANGE FOR A 2-BEDROOM APARTMENT, 2005-2012

Edmonton	46.3%
Calgary	42.3%
Vancouver	25.6%
Ottawa	**21.1%**
Montréal	15.4%
Gatineau	**12.6%**
Toronto	12.5%

Source: CMHC

Between 2005 and 2012, average two-bedroom rents increased the most in the prairie cities of Edmonton (46.3%), Calgary (42.3%) and Winnipeg (33.4%). Kitchener and Hamilton (both 12.0%) had the lowest rent increases among major cities. Ottawa was sixth-highest at 21.1% over the seven-year period. Gatineau was eighth-highest at 12.6%.

[12] The proportion by which Ottawa rents exceed Gatineau rents
[13] Refer to CMHC Rental Market Reports, Ottawa 2012 and Gatineau 2012, for details: www.cmhc-schl.gc..ca

iii. Conversions

Official Plan policy restricts conversions when the rental vacancy rate is below 3% and permits the conversion of rental buildings with five or more units to condominium or freehold ownership only when the vacancy rate is at or above 3% for two consecutive annual reporting periods, and rents in the building to be converted are above the zone's average (by unit type). The low vacancy rate of recent years does not permit conversions.

iv. Non-market housing

There were 23,900 units of non-market housing managed by public and non-profit housing providers in the city of Ottawa at the end of 2012. Of these 1,424 non-market housing units are provided through investment programs established since 1999, including the City of Ottawa's *Action Ottawa* program and units purchased by the Ottawa Community Housing Corporation (OCHC).

OCHC has the largest portfolio of social housing units in the city, with about 65% of the total. Private non-profit, provincial co-op and federal co-op housing units account for the balance of social housing units.

55.1% of the city's non-market units were in the central wards of Somerset, Rideau-Vanier, Rideau-Rockcliffe, Kitchissippi and Capital. Another 38.2% were in the inner urban wards of Bay, Baseline, Knoxdale-Merivale, Gloucester-Southgate[14], Beacon Hill-Cyrville, River and Alta Vista. The suburban wards of Orléans, Innes, Barrhaven, Kanata North, Kanata South, Stittsville, and Gloucester-South Nepean saw 5.6% of the total with the rural wards containing a 1.0% share *(Table 27)*.

v. Demand for social housing

The Social Housing Registry takes applications and maintains the waiting list for more than 50 affordable and social housing providers including OCHC, private non-profits, provincially funded co-ops and private rental housing landlords providing subsidized housing.

As of December 2012, there were 9,717 applicant households on the waiting list, down by 2.6% since December 2011. Households with children made up 37% of the applicants, single adults represent 36%, with seniors representing 20% of total households on the list. Although families, when considering all individual members in each household, represent 67% of individuals on the waiting list.

SOCIAL HOUSING REGISTRY STATISTICS

YR.	APPL. REC'D	APPL. HOUSED
2004	5,221	2,005
2005	4,720	2,112
2006	5,160	2,165
2007	4,738	2,116
2008	4,514	1,895
2009	4,768	1,842
2010	4,464	1,752
2011	4,565	1,857
2012	4,610	1,831

Source: City of Ottawa

In 2012 the number of applications received and applicants housed remained steady, with slight increases and decreases respectively. The number of applications received increased to 4,610 in 2012 from 4,565 applications received in 2011. In 2012 a total of 1,831 applicants were housed, slightly less than the year before. However, the total number of households on the waiting list has seen a modest decrease with average wait times for housing ranging between three to six years, depending on the areas preferred by the applicant and the size of the unit required.

[14] Note that in 2011 Gloucester-Southgate was reclassified from a suburban ward to a inner urban ward, consistent with its location inside the Greenbelt.

4.3 Resale housing

HIGHLIGHTS

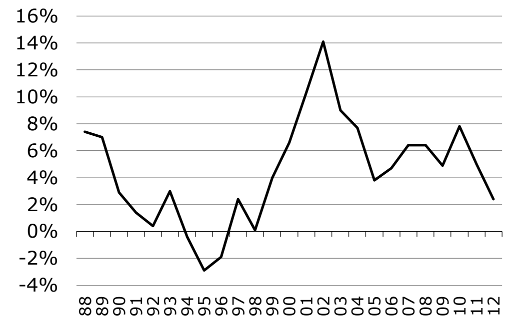
- Ottawa region average resale house prices increased **2.3%** in 2012 to **$352,610**
- In the city of Ottawa itself resale prices rose **2.5%** to **$376,437**
- Ottawa resales have moved into a "balanced market" in 2012

i. Resale house prices

The average MLS[15] residential resale price in the area covered by the Ottawa Real Estate Board (OREB) was **$352,610** in 2012, an increase of **2.3%** from the previous year. In 2011, resale prices increased 5.0% *(Table 28)*.

The city of Ottawa, a smaller area than that covered by OREB, had an average MLS resale price of $376,437 in 2012, an increase of 2.5% from $367,279 in 2011. Resale prices increased 5.3% in 2011 and 8.6% in 2010, showing signs of a cooling market *(Table 33)*.

Average MLS price change, Ottawa Real Estate Board area
Source: OREB



ii. Sales activity and trends

2012 continued the small sales declines that began in 2009 in the larger OREB area. MLS sales declined from 14,551 in 2011 to 14,497 in 2012, a -0.4% decrease *(Table 28)*. Sales in the city of Ottawa were flat, down a single unit to 11,542 in 2012 *(Table 33)*.

2012 MLS® RESALE SALES*
2011-2012 % CHANGE

	Sales	% Change
Toronto	88,157	-3.9%
Vancouver	25,445	-22.7%
Calgary	26,634	+18.6%
Edmonton	17,641	+4.0%
Ottawa	**14,497**	**-0.4%**
Montreal	40,133	-0.7%

**Corresponds to Real Estate Board Territories*
Source: Canadian Real Estate Association and CMHC

Major cities

Of the six major Canadian cities, Ottawa was 5th highest in price increase from 2011 to 2012 (2.3%). All cities except Calgary and Edmonton declined in sales *(Table 28)*.

2012 AVG MLS® RESALE PRICE*
2011-2012 % CHANGE

	Price	% Change
Vancouver	$730,063	-6.4%
Toronto	$498,973	+7.0%
Montreal	$326,398	+3.9%
Ottawa	**$352,610**	**+2.3%**
Calgary	$413,315	+2.6%
Edmonton	$334,318	+1.7%

**Corresponds to Real Estate Board Territories*
Source: Canadian Real Estate Association and CMHC

iii. Supply and demand

The resale market is usually considered "balanced" when the sales-to-new-listings ratio is between 0.40 and 0.55. A ratio below 0.40 represents a buyers' market while a ratio above 0.55 is considered a sellers' market. A ratio of 0.55 means that on average, every month, 55 per cent of all newly listed houses were sold.

In 2011, the ratio of sales-to-new listing in Ottawa was at 0.56. 2011 saw stronger sales during the 3rd and 4th quarters likely due to a mild fall, low mortgage rates and a relatively steady local economy.

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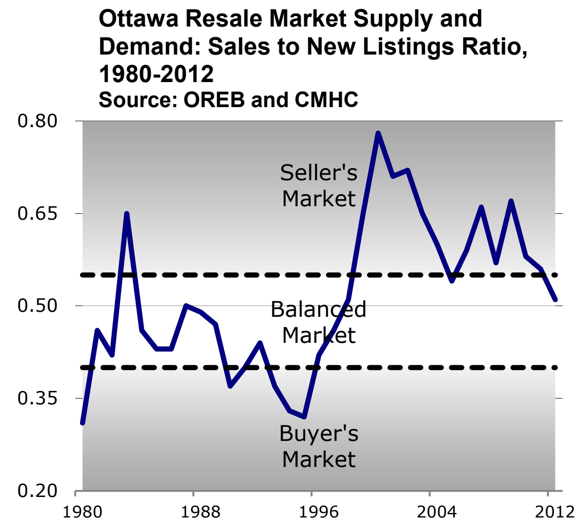
[15] MLS: Multiple Listing Service is a registered trademark of the Canadian Real Estate Association.

The Ottawa sales to new listings ratio has been trending toward a balanced market since 2009. The 0.51 ratio in 2012 is a seven year low in Ottawa and falls within the upper end of a balanced market for the first time in over a decade *(Table 29)*.

The performance of the resale market usually foretells new housing construction with about a one-year lag. Based on 2012 resale activity, housing starts can be expected to have a slight drop in 2013.



4.4 Housing Affordability

HIGHLIGHTS

- **9.7%** of new ownership homes built in 2012 were affordable to the 40th income percentile, up from 8.6% in 2011
- Resale affordability in 2012 was down to **16.1%** of MLS sales, from 17.1% in 2011

i. Definition of Affordability

The Official Plan defines affordable housing as:

> *"Housing, either ownership or rental, for which a low or moderate income household pays no more than 30 per cent of its gross annual income."*

The OP sets out targets for affordable housing in section 2.5.2 as follows:

> *"The City will encourage the production of affordable housing in new residential development and redevelopment to meet an annual target of:*
> *a) 25% of all new rental housing is to be affordable to households up to the 30th income percentile, and*
> *b) 25% of all new ownership housing is to be affordable to households up to the 40th income percentile."*

HOUSING AFFORDABILITY INDICATORS, 2012

Income Percentile	Annual Income	Affordable Rent	Affordable House
30th	$50,706	$1,268	$188,556
40th	$65,313	$1,633	$242,874
50th	$80,835	$2,021	$300,595
60th	$97,202	$2,430	$361,460

Source: Statistics Canada and City of Ottawa

In 2012, households at the 30th income percentile could afford a rent of **$1,268** a month and households at the 40th income percentile could afford a house price up to **$242,874.**[16]

[16] **INCOME PERCENTILE** defines the gross annual income below which a specified percentage of households lie. For example, the 40th income percentile refers to the point which is equal to the bottom 40 per cent of all households in order of income.

ii. *Affordable target for new ownership housing*

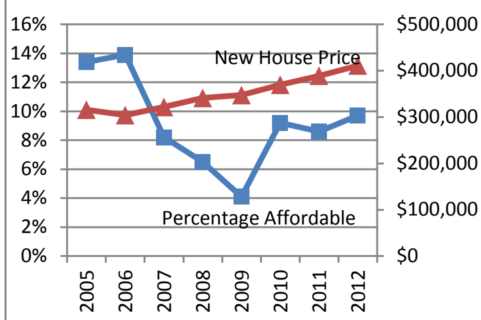
The City of Ottawa's housing policy targets 25% of new housing to meet affordability criteria. For ownership housing, the goal is that 25% of all new units be affordable to households up to the 40th income percentile.

Since 2006 apartments have made up most of the housing stock within the 40th percentile income. While 33.7% of apartments met the 25% affordability target in 2012, these units alone could not make up the shortfall from other units.

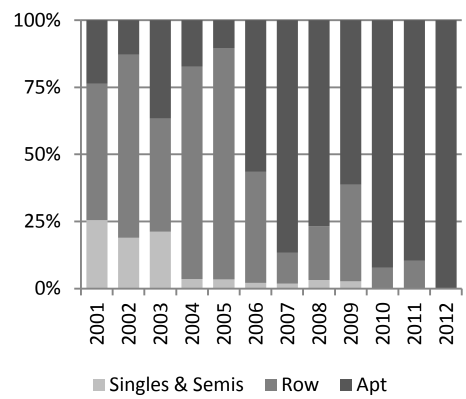
In 2012, there were 4,793 ownership units completed in the city. Of these, 9.7% were affordable to households up to the 40th income percentile, the highest achieved since 13.9% in 2006. The ten-year average affordability at the 40th income percentile has been 9.2% *(Table 32)*.

The City is committed to assisting developers in meeting and exceeding the OP target for ownership housing. The City has entered into agreements with developers to build units selling below the target price, including units affordable to the 25th income percentile.

New House Prices and Percentage Affordable at 40th Percentile
Source: CMHC and City of Ottawa



Share of Units within 40th Income Percentile, Ottawa 2012
Source: CMHC and City of Ottawa



iii. *Affordable target for new rental housing*

For rental housing, the City targets 25% of all new units to be affordable to households up to the 30th income percentile. The affordable monthly rent at the 30th percentile in 2012 was **$1,268**.

In 2012, the following affordable housing projects were completed, helping to add 141 units to the City's affordable rental housing supply:

- Bruyere Continuing Care Seniors Village on Hiawatha Park, Phase I which includes 45 units funded under the Affordable Housing Program
- Centretown Citizens Ottawa Corporation's (CCOC) final phase of the Beaver Barracks Affordable Housing Project (96 units) resulting in a total of 254 units on the former City property.

In addition, seven housing developments, totalling 231 affordable rental housing units were under construction in 2013:

- Perley and Rideau Veterans Health Care Seniors Village on Russell Road, 139 units of which 45 are affordable housing;
- Ottawa Community Housing Corporation (OCHC) construction of a 28 unit stacked townhouse project being developed under the City's Housing and Homelessness Investment Plan.
- Ottawa Community Housing Corporation construction of a 10 unit apartment building on Old St. Patrick Street;

- OCISO Non-Profit Housing development of an eight storey, 74 unit apartment building at 140 Den Haag (formerly 800 Montreal Road).
- John Howard Society renovations and additions on Summerville Avenue and Cambridge Streets – resulting in an additional 22 units of supportive housing.
- Personal Choice Independent Living development of a three storey, 11 unit (wheel chair accessible) apartment building on Pullen Avenue.
- Wigwamen Inc. development of a 41 unit, four storey apartment building that is part of the Orleans Town Centre Public Private Partnership.

Ottawa Community Housing Corporation, 10 unit apartment building; four units are accessible and contain four bedrooms

Ottawa Community Immigrant Services Organization, eight storey, 74 unit townhouse/apartment building, eight fully accessible units, range of one to four bedroom units

iv. Resale market

The resale market provides a significant source of affordable housing. Resale homes accounted for 70% of total ownership housing sales in 2012.

Data from OREB for the city of Ottawa show that in 2012, **16.1%** of all residential resales in Ottawa were affordable to households up to the 40th income percentile, down from 17.1% the previous year. This includes all housing types (singles, semis, townhouses and condo apartments) up to $242,874, the price threshold of affordability for the 40th income percentile *(Table 33)*.

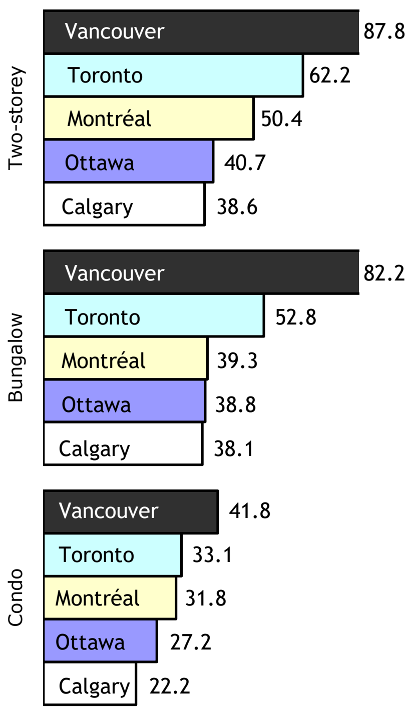
However, the 2012 average resale price (**$376,437**) is 55% higher than the affordable house price for households up to the 40th percentile *(Table 33)*.

In 2012, between the new and resale markets, there were 2,323 ownership units affordable to households up to the 40th income percentile, representing **14.2%** of overall sales for the year. This was less than half the 27.5% share achieved in 2005 and is comparable to the 14.3% achieved in 2011 *(Table 33)*.

v. Major cities

The Royal Bank of Canada produces a quarterly Housing Affordability Index for Canada's major metropolitan areas. The index measures the proportion of pre-tax median household income required to service the cost of a mortgage, including property taxes and utilities, based on a 25% down payment and a 25-year fixed five-year mortgage for typical house types on the resale market.

Housing Affordability Index, 2012 Q4
Source: Royal Bank of Canada



The Royal Bank Housing Affordability Index *measures the proportion of pre-tax median household income needed to pay a mortgage, including property taxes and utilities, based on a 25% down payment and 25-year fixed five-year mortgage for typical house types on the resale market. RBC discontinued their Affordability Index tracking for 'Townhouse' in 2010 Q3.*

As of the fourth quarter of 2012, Ottawa was the second most affordable of the five largest cities for ownership housing. A detached bungalow required 38.8% of household income to afford in Ottawa, compared with 38.1% in Calgary and 82.2% in Vancouver. A standard two-storey detached house required 40.7% of household income to afford in Ottawa, compared to 38.6% in Calgary and 87.8% in Vancouver. A condominium in Ottawa took 27.2% of the average income, compared with 22.2% in Calgary and 41.8% in Vancouver. Affordability increased for all housing types in Ottawa according to the index *(Table 34)*.

The affordability index shows Ottawa as the second most affordable city behind Calgary. Although Ottawa enjoys a lower average resale price than Calgary *(Table 28)*, Ottawa per capita incomes are lower than those in Calgary *(Table 18)*.

It should be noted that because the index uses average income, it does not take account of the fact that, as in all of the cities surveyed, many lower income households face significant affordability problems. A CMHC study[17] reported that Ottawa, at 51.2%, had the highest median shelter-cost-to-income ratio (STIR) among low-income renters of the dozen largest cities in Canada. The next highest city was Saskatoon with a median STIR of 44.0%, followed by Toronto at 42.0%.

[17] "Low Income Urban Households Not in Core Housing Need", CMHC Research Highlight 09-001, March 2009.

5. Non-Residential Development

HIGHLIGHTS

- Ottawa non-residential permit values exceed **$1 billion** for the first time
- Investment activity in Ottawa reaches a record with almost **$2.7 billion** in sales

The total value of 2012 Ottawa-Gatineau building permits was **$2.8 billion** up 13.4% from 2011 and non-residential building permits was **$1.2 billion** up 34.3% from 2011.[18]

In Ottawa, 2012 permit values were up 13.0% to $2 billion from 2011 and non-residential permits were up 34.8% from the previous year reaching $1 billion for the first time *(Table 16)*. However, residential permit values were down 2.8% at $1 billion.

Commercial construction led the increase in the city, up almost 40% from 2011. Industrial and Institutional permit values were up 49% and 18% respectively from 2011 *(Table 16)*.

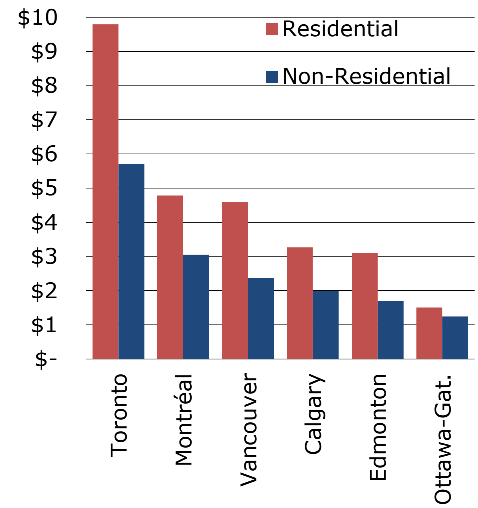
Major cities

While Ottawa-Gatineau may have had the lowest total in permit values of the major Canadian cities, at 13.0% it was only behind Vancouver (+20.7%) and Edmonton (+18.5%) in terms of annual growth.

Montréal has the only other major city that saw a decline in residential permit values at $4.7 billion (-3.5%). Calgary (+20.0%) and Edmonton (+17.7%) saw the largest growth in residential permit values. For non-residential permit values Ottawa-Gatineau was edged out by Vancouver for the highest annual growth at 35.2% while Calgary saw a decline of 19.7% *(Table 16)*.

Ottawa-Gatineau's total share of residential and non-residential construction among the six major Canadian cities held the same 6.1% in 2012 as it did the previous year but saw its national share increase slightly from 3.3% to 3.4%.

Value of building permits, 2012 ($billions)
Source: Statistics Canada



BUILDING PERMIT VALUES:
YR/YR CHANGE, 2011-2012

Vancouver	20.7%
Edmonton	18.5%
Ottawa (city)	**13.4%**
Ottawa-Gatineau	**13.0%**
Toronto	9.0%
Calgary	1.2%
Montréal	-0.3%

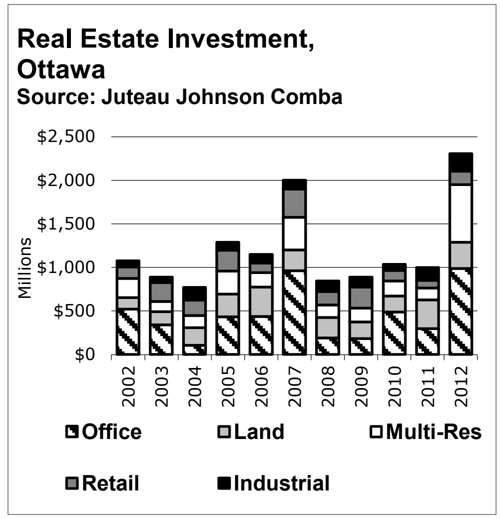
Source: StatCan

[18] Building permits values over time are not adjusted for the effects of inflation.

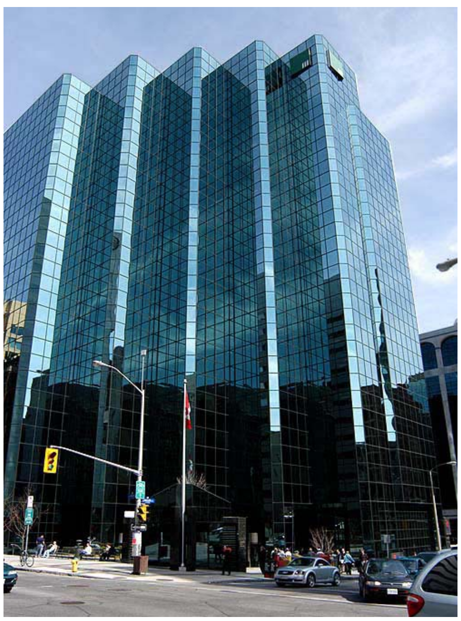
5.1 Investment

2012 saw a continued increase in Ottawa investment since the 2008 slump with a 137% increase in overall investment from 2011, buoyed by increases in the Office (+232%) and Multi-residential (+397%) assets. Land investment was the only asset that declined since last year (-9%). 2012 set a record with almost $2.7 billion in sales *(Table 38)*.

Life insurance companies were purchasers of high value transactions including the Village Square mall at Strandherd and Greenbank and the office building at 200 Kent St.



5.2 Office Market



OFFICE MARKET, 2012
(excludes privately owned & occupied)

CMA	TOTAL SUPPLY (million m^2)	VACANCY RATE (%)
Toronto	13.0	5.8
Montréal	7.0	6.1
Ottawa-Gatineau	**6.1**	**6.7**
Calgary	5.7	5.9
Ottawa	**5.3**	**7.5**
Vancouver	5.0	7.7
Edmonton	1.9	10.4

Source: City of Ottawa & Colliers International

HIGHLIGHTS

- Ottawa-Gatineau has the **third-largest** amount of office space in Canada, after Toronto and Montréal
- Downtown Ottawa class 'A' office vacancy rate was **4.9%**
- Ottawa's overall net lease rate is the second most affordable among large Canadian cities
- Vacancy rates in suburban Ottawa increased 0.8% from the previous year

i. Overview

The Ottawa-Gatineau metropolitan area has a combined inventory of just over 7.1 million m^2 (76.8 million ft^2) of total office space. The city of Ottawa has 6.4 million m^2, or 89% of total metro-area office space *(Table 37)*.

In terms of commercial office inventory (space that is leased on the market), Ottawa ranks fifth among Canada's major cities with about 3.4 million m^2 (36.5 million ft^2) of space. When combined with government office inventory Ottawa-Gatineau ranks third with 6.1 million m^2 (65.4 million ft^2) of total office space behind Toronto and Montréal. The city of Ottawa ranks fourth with 5.3 million m^2 (57.2 million ft^2) behind third place Calgary with 5.7 million m^2 *(Table 39)*.

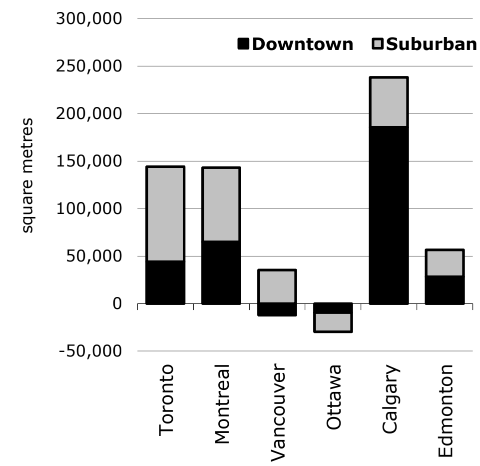
Of Ottawa-Gatineau's overall office space, 54% is privately-owned and leased, 31% is publicly-owned and 15% is private-owned and occupied. The federal government owns or leases approximately 340 buildings in the National Capital Region.

ii. Rental Rates

Ottawa's downtown office rental rates increased by 6.7% in 2012. At an average **$555/m²** ($51.60/ft²), class 'A' office rents in Ottawa were fourth-highest among major cities same as in 2011. Ottawa's overall net lease rate remains competitive at $211/m² *(Table 40)*.

Across North America, Ottawa's downtown class 'A' office rents remain sixth-highest among selected major cities at $51.60/ft², ahead of Boston ($46.51/ft²) and comparable to Washington D.C. ($53.98/ft²) *(Table 41)*.

Office space absorption, 2012
Source: Colliers



iii. Vacancy Rates

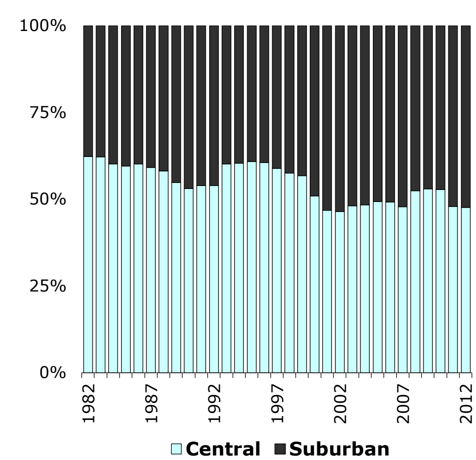
The overall vacancy rate for Ottawa increased from 7.2% in 2011 to 8.5% at the end of 2012. This increase reflects vacancies from the federal government at 123 Slater Street and 2733 Lancaster Road and Ernst & Young vacating the World Exchange Plaza. Geographically, Kanata had the highest vacancy rate at 15.6% up 2.1% from 2011. Downtown CBD had a vacancy rate of 6.7%, up 0.6% from 2011 *(Table 35)*.

Both Ottawa and Ottawa-Gatineau had competitive office vacancies amongst the major Canadian cities at 7.5% and 6.7% respectively. Toronto had the lowest vacancy rate at 5.8%, while Edmonton had the highest at 10.4% *(Table 39)*.

Downtown

Ottawa's total Central vacancy rate was at 6.6% in 2011 *(Table 35)*, below the 7.0% threshold usually associated with a healthy market. The downtown class 'A' office vacancy rate fell from 5.8% in 2011 to 4.9% in 2012 but was average compared to other major Canadian cities. Calgary posted a downtown class 'A' office vacancy rate of only 1.8% while Edmonton had the highest at 8.5%. However, Ottawa and other major Canadian cities compare well to many US major cities, most of which continued to have double-digit vacancies in 2012 *(Table 41)*.

Distribution of Ottawa's commercial office space
Source: Cushman Wakefield



Suburbs

Ottawa's suburban commercial office market saw more new supply than the Central areas in 2012 and occupies a significant portion of the overall market. The suburban office vacancy rate increased to 10.7% in 2012 from 9.0% in 2011, with increased vacancies in the west, east and south markets *(Table 35)*.

5.3 Industrial Market

HIGHLIGHTS

- City of Ottawa overall vacancy decreases from 6.1% to 5.8%
- Ottawa's industrial average lease rate increases 11.1%
- Ottawa has the third-highest Triple-Net Rent for Tech R&D for all major Canadian cities

Ottawa added 43,000 ft^2 of industrial floor area and saw a decrease in vacancy rate from 6.1% to 5.8% in 2012. According to the real estate services firm CB Richard Ellis the average lease rate increased for the first time since 2008 to \$92/m^2 (\$8.53/ft^2) *(Table 42)*.

Over 60% of the industrial inventory resides in Ottawa's eastern sub-markets, which saw an increase in vacancy rates from 3.6% to 3.9%. In the western sub-markets vacancy rates dropped from 10.6% to 8.7%. Overall the city of Ottawa saw a the 2012 vacancy rate decrease from 6.3% to 5.7% *(Table 45)*.

Despite the increase in vacancy rates the western sub-markets saw an increase in the weighted average overall net rent from \$80/m^2 (\$7.45/ft^2) to \$88/m^2 (\$8.15/ft^2) in 2012, closing the rent gap with the eastern sub-markets at \$91/m^2 (\$8.41/ft^2). Bells Corners in the west continues to have the highest reported weighted average net rent at \$108/m^2 (\$10.00/ft^2) *(Table 45)*.

INDUSTRIAL MARKET OVERVIEW, 2012

CMA	TOTAL SUPPLY (million m^2)	VACANCY RATE (%)
Toronto	70.8	4.1
Montréal	32.3	4.6
Vancouver	16.9	3.7
Calgary	11.6	5.1
Edmonton	7.3	3.4
Ottawa	**2.6**	**5.8**

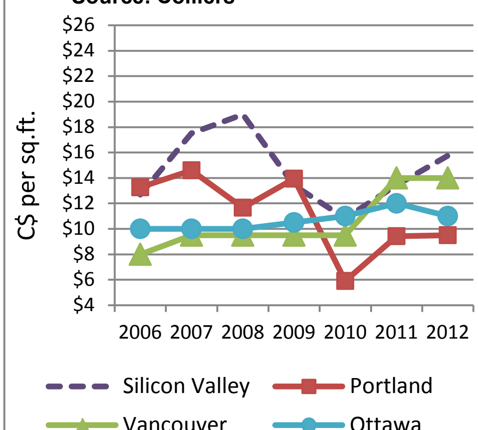
Source: Colliers International

Major cities

The western cities saw relatively more new supply than the eastern cities in 2012. Calgary increased its inventory by 3.5% with Edmonton and Vancouver showing 1.4% and 1.2% increases respectively. In contrast Toronto saw its inventory increase 0.4% followed by Ottawa at 0.2% and Montréal at 0.1%. Ottawa absorption continues to be modest, being less than a tenth of Edmonton, the next highest in absorption *(Table 42)*.

Lease rates in Ottawa's industrial market saw the largest annual increase at 11.1%, followed by Edmonton at 9.4%. At **\$92/m^2** (\$8.53/ft^2), Ottawa's rates remained 70% higher than Toronto and Montréal, and are slightly higher than Calgary rates at \$87/m^2. Edmonton continued to have the most expensive industrial leases of the major cities, at \$106/m^2 in 2012 *(Table 43)*.

Triple-Net Rent, Tech R&D Space, Ottawa and Selected U.S. Cities, 2005-2012
Source: Colliers



North America

Colliers tracks "Industrial Triple-Net Rents"[19] in major metro areas in North America for industrial space between 50,000 and 100,000 ft^2 (4,650-9,300 m^2). Of the six major Canadian cities, Ottawa

[19] **"Triple Net Rent"** includes rent payable to the landlord and does not include additional expenses such as taxes, insurance, maintenance, janitorial and utilities.

was third most expensive for Tech R&D space at $11.00/ft^2$, behind Vancouver at $14/ft^2$ and Calgary at $12.00/ft^2$. In the past few years Canadian rents have been more stable than US rents.

In 2012 rental rates in the US saw some recovery with San José-Silicon Valley reporting $15.76/ft^2$ from $13.44/ft^2$ last year. Rents in all other selected US areas seem to have stabilized when compared to the price drops seen in 2010. San Francisco remains the most expensive market in North America with rents of $22.19/ft^2$ (all figures Canadian dollars) *(Table 46)*.

5.4 Retail Market

HIGHLIGHTS

- Retail sales in Ottawa-Gatineau increased **4.4% in 2012** to **$18 billion**
- Ottawa had the third-highest average retail sales per capita among major centres
- Power centres make up **26%** of Ottawa's total retail space; Mainstreets are third at **13.9%**

i. Overview

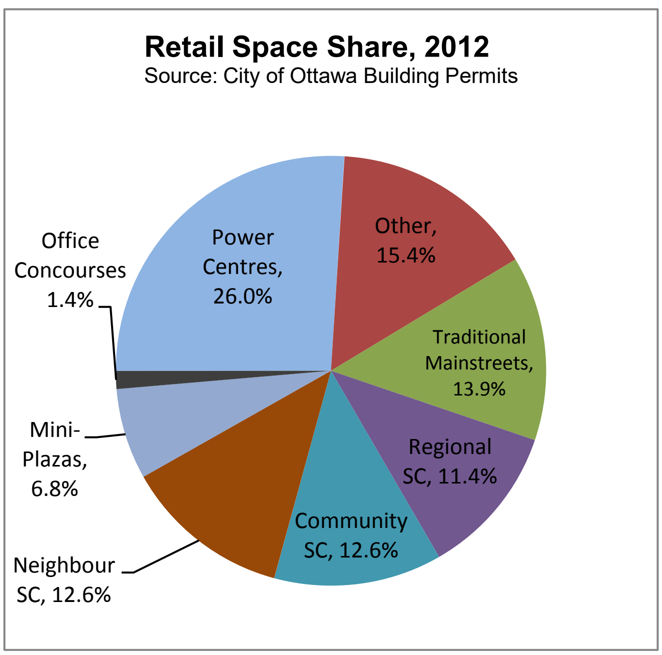
Retail sales increased 4.4% in Ottawa-Gatineau in 2012 to an estimated **$18 billion**. The increase ranks third among major Canadian cities, higher than Toronto, Vancouver and Montréal *(Table 47)*.

Ottawa retained its third-highest retail sales per capita position among the country's major cities after Calgary and Edmonton. The retail sector comprised about 10% of the Ottawa-Gatineau labour force in 2012 *(Table 12)*.

RETAIL SALES PER CAPITA, 2012

Calgary	$18,569
Edmonton	$18,533
Ottawa-Gatineau	**$13,968**
Montréal	$11,689
Vancouver	$11,601
Toronto	$11,306

Source: Conference Board of Canada, Metropolitan Outlook, Spring 2013



ii. Retail Space and Vacancy Rates

The most recent City of Ottawa comprehensive Retail Survey (2007) categorizes retail into several categories. In 2012 all retail categories maintained similar shares from the previous year with Power Centres and standalone big box stores having the largest share at 26%.

Vacancy rates for Power Centres and Regional Shopping Centres maintained their rate from last year at 0.6% while Community Shopping Centres increased 0.8% to 3.2% and Neighbourhood Shopping Centres increased 1.7% to 5.6%. The City's overall retail vacancy rate increased from 2.3% in 2011 to 3.0% in 2012 *(Table 48)*.

5.5 Tourism and Hotel Market

HIGHLIGHTS

- Ottawa had strong hotel occupancy rates at 70%
- Colliers ranks Ottawa hotels as third most valuable in the country
- Airport passenger traffic continues to increase

Tourism is one of Ottawa's main industries and 2012 began with two high profile events: the NHL All-Star Game and the Juno Awards. Several festivals, conventions and events contributed to the tourism industry and the city's economy.

Of the major Canadian cities, Ottawa had the second highest occupancy rate of 70%, second to Calgary at 71%. Edmonton and Vancouver followed behind at 67% each while Toronto stayed constant at 66% and Montréal dipped 1% to 65% *(Table 49)*.

Ottawa's hotel rooms had the second-highest average revenue per available room *(RevPAR)* at $98. Calgary had the highest RevPAR at $110. The value of Ottawa's hotels, as tracked by the Colliers Hotel Value Index, was third highest with Toronto and Montréal scoring higher on the index *(Table 49)*.

The Ottawa Macdonald-Cartier International Airport continued to break passenger traffic records in 2012 with over 4.7 million passengers, a 1.3% increase from 2011 a former record-breaking year. Volume was up from 2011 for domestic (+0.7%), transborder (+3.3%) and international (+2.6%) passengers.

Appendix: Data Tables

TABLE 1
CENSUS POPULATION OF CANADA'S SIX LARGEST METROPOLITAN AREAS, 2001-2012

CMA *	CENSUS POPULATION 2001	2006	2011	*2006-11 % chg.*	Growth 2001-2011	*2001-2011 % chg.*
Toronto	4,682,897	5,113,150	5,583,065	*9.2%*	900,168	*19.2%*
Montréal	3,426,350	3,635,570	3,824,220	*5.2%*	397,870	*11.6%*
Vancouver	1,986,965	2,116,580	2,313,325	*9.3%*	326,360	*16.4%*
Ottawa-Gatineau	**1,063,664**	**1,133,635**	**1,236,325**	***9.1%***	**172,661**	**16.2%**
Calgary	951,395	1,079,310	1,214,840	*12.6%*	263,445	*27.7%*
Edmonton	937,845	1,034,945	1,159,870	12.1%	222,025	23.7%

Source: Statistics Canada, Census of Canada

* CMA = Census Metropolitan Area, as defined by Statistics Canada. CMA boundaries vary slightly from Census to Census. Population figures are given for each CMA according to the boundaries in effect at each census year.

CMA *	POST-CENSAL ESTIMATES based on 2006 Census 2008 (F)	2009 (F)	2010 (U)	2011 (U)	2012 (P)	*2011-2011 % chg.*
Toronto	5,536,300	5,636,800	5,740,700	5,841,100	5,941,500	*1.7%*
Montréal	3,764,700	3,816,700	3,868,800	3,917,900	3,957,700	*1.0%*
Vancouver	2,279,000	2,336,200	2,389,000	2,426,200	2,463,700	*1.5%*
Calgary	1,188,600	1,222,500	1,244,200	1,268,700	1,309,200	*3.2%*
Ottawa-Gatineau	**1,200,800**	**1,219,800**	**1,239,000**	**1,255,900**	**1,273,300**	*1.4%*
Edmonton	1,128,200	1,157,200	1,176,300	1,196,700	1,230,000	*2.8%*
City of Ottawa**	867,963	881,833	895,934	907,844	919,624	*1.3%*

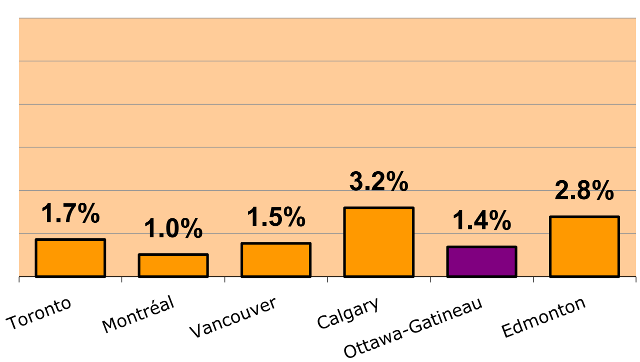
Source: Statistics Canada, Tables 051-00461 through 051-00465; estimates are for July 1 each year

* CMA = Census Metropolitan Area, as defined by Statistics Canada. CMA boundaries vary slightly from Census to Census.

** Census Division, as defined by Statistics Canada, corresponding to Single and Upper-Tier Municipaliies in Ontario.

Note: (F) - Final; (U) - Updated; (P) - Preliminary

Population growth (%), 2011-2012 (Post-censal estimates)



Population 2012 (Post-censal estimates)

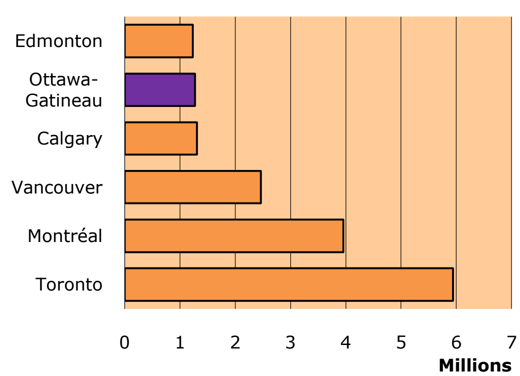
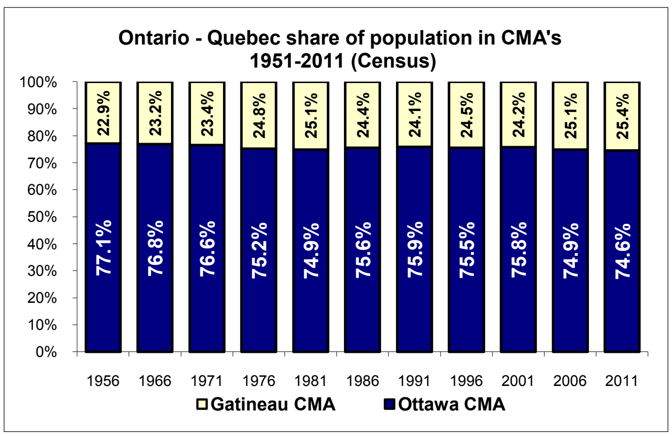


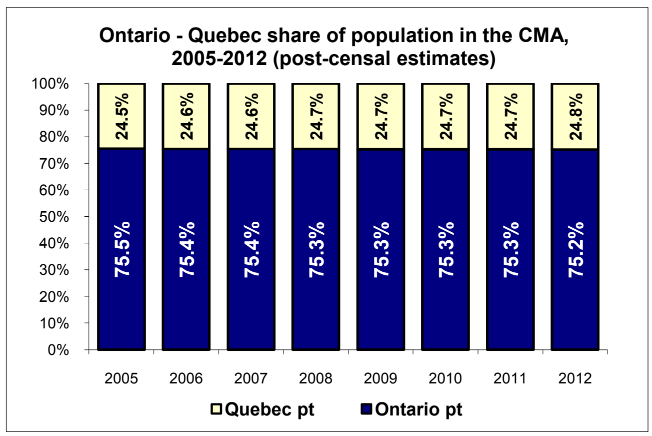
TABLE 2
POPULATION AND HOUSEHOLDS, GATINEAU CMA, 1996-2011 CENSUS DATA

MUNICIPALITY	Census 1996	Census 2001	1996-2001 % chg	Census 2006	2001-2006 % chg	Census 2011	2006-2011 % chg	Households 2011 Census
City of Gatineau	217,591	226,696	4.2%	242,124	6.8%	265,349	9.6%	112,758
Cantley	5,443	5,898	8.4%	7,926	34.4%	9,888	24.8%	3,419
Chelsea	5,925	6,036	1.9%	6,703	11.1%	6,977	4.1%	2,572
La Pêche	6,160	6,453	4.8%	7,477	15.9%	7,619	1.9%	3,121
Pontiac	4,722	4,643	-1.7%	5,238	12.8%	5,681	8.5%	2,147
Val-des-Monts	7,231	7,842	8.4%	9,539	21.6%	10,420	9.2%	4,082
L'Ange-Gardien	*2,880*	*2,870*	*-0.3%*	4,348	*51.5%*	5,051	*16.2%*	1,775
Denholm	*493*	*526*	*6.7%*	604	*14.8%*	572	*-5.3%*	255
Bowman	*516*	*563*	*9.1%*	*676*	*20.1%*	677	*0.1%*	302
Mayo	*401*	*443*	*10.5%*	*549*	*23.9%*	572	*4.2%*	242
Notre-Dame-de-la-Salette	*678*	*706*	*4.1%*	*774*	*9.6%*	757	*-2.2%*	332
Val-des-Bois	*668*	*732*	*9.6%*	*873*	*19.3%*	938	*7.4%*	469
Gatineau CMA	**247,072**	**257,568**	***4.2%***	**283,959**	***10.2%***	**314,501**	***10.8%***	**131,474**

Source: Statistics Canada Census data, 1996-2011

NOTES: The Gatineau CMA did not include L'Ange-Gardien and Denholm prior to 2006; CMA totals reflect this;
The Gatineau CMA did not include Bowman, Mayo, N-D-de-la-Salette and Val-des-Bois prior to 2011; CMA totals also reflect this.





NOTE: In the 1951-2011 graph, Ottawa and Gatineau CMA's refer to the geographic area of the CMA as of each Census year.

POST-CENSAL POPULATION ESTIMATES, OTTAWA-GATINEAU CMA

Statistics Canada Ottawa-Gatineau CMA	2005 (F)	2006 (F)	2007 (F)	2008 (F)	2009 (F)	2010 (U)	2011 (U)	2012 (P)
Ontario part of CMA	873,881	881,975	891,947	904,771	918,614	933,249	*945,489*	***957,655***
(%)	75.5%	75.4%	75.4%	75.3%	75.3%	75.3%	75.3%	75.2%
Quebec part of CMA	284,044	287,046	291,397	296,004	301,151	305,724	*310,449*	***315,617***
(%)	24.5%	24.6%	24.6%	24.7%	24.7%	24.7%	24.7%	24.8%
Total CMA Population	**1,157,925**	**1,169,021**	**1,183,344**	**1,200,775**	**1,219,765**	**1,238,973**	**1,255,938**	**1,273,272**

Note: (F) - Final; (U) - Updated; (P) - Preliminary
Source: Derived form CANSIM Table 051-0046, Statistics Canada.

TABLE 3
GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS

	2001 Census		2006 Census		2011 Census		2012 City Estimates	
Municipality	Population	Occupied Dwellings	Population	Occupied Dwellings	Population	Occupied Dwellings	Population	Occupied Dwellings
Ottawa, C	**774,072**	**301,770**	**812,129**	**320,888**	**883,391**	**353,244**	**935,255**	**387,733**
Gatineau, V	**226,696**	**91,930**	**242,124**	**100,203**	**265,349**	**112,758**	**280,018**	**119,410**
Prescott & Russell (part)	**54,126**	**18,660**	**57,264**	**20,570**	**62,938**	**23,352**	**64,551**	**24,110**
Alfred and Plantagenet, TP	8,593	3,190	8,654	3,373	9,196	3,728	9,457	3,865
Casselman, Vlg.	2,910	1,095	3,294	1,243	3,642	1,438	3,637	1,449
Clarence-Rockland, C	19,612	6,690	20,790	7,491	23,185	8,641	23,832	8,943
Russell, TP	12,412	4,040	13,883	4,730	15,247	5,285	15,505	5,393
The Nation Municipality	10,599	3,645	10,643	3,733	11,668	4,260	12,119	4,461
Leeds & Grenville (part)	**16,393**	**5,965**	**17,065**	**6,357**	**17,935**	**4,422**	**18,399**	**7,024**
Merrickville-Wolford, Vlg.	2,812	1,060	2,867	1,115	2,850	4,422	2,875	1,133
North Grenville, TP	13,581	4,905	14,198	5,242	15,085	6,819	15,524	5,891
Stormont, Dundas & Glengarry (pt)	**11,014**	**4,025**	**11,095**	**4,175**	**11,225**	**1,121**	**11,299**	**4,492**
North Dundas, TP	11,014	4,025	11,095	4,175	11,225	5,698	11,299	4,492
Lanark (part)	**30,447**	**10,975**	**31,169**	**11,571**	**32,663**	**9,690**	**33,264**	**13,040**
Beckwith, TP	6,046	2,145	6,387	2,296	6,986	2,571	7,188	2,658
Carleton Place, Tn.	9,083	3,435	9,453	3,702	9,809	3,973	9,974	4,068
Mississippi Mills, Tn.	11,647	4,235	11,734	4,375	12,385	4,836	12,622	4,973
Montague, TP	3,671	1,160	3,595	1,198	3,483	1,310	3,480	1,341
Renfrew (part)	**14,035**	**5,500**	**14,380**	**5,847**	**15,485**	**6,459**	**15,799**	**6,624**
Arnprior, Tn.	7,192	3,030	7,158	3,158	8,114	3,640	8,358	3,763
McNab/Braeside, TP	6,843	2,470	7,222	2,689	7,371	2,819	7,441	2,861
Les-Collines-de-l'Outaouais	**34,462**	**13,020**	**42,005**	**15,800**	**46,393**	**17,448**	**47,459**	**17,857**
Cantley, M	5,898	2,040	7,926	2,748	9,888	3,419	10,293	3,558
Chelsea, M	6,036	2,225	6,703	2,482	6,977	2,572	7,062	2,601
La Pêche, M	6,453	2,550	7,477	3,067	7,619	3,121	7,760	3,179
L'Ange-Gardien, M	2,870	1,230	4,348	1,492	5,051	1,775	5,167	1,824
Notre-Dame-de-la-Salette, M	720	280	774	335	757	332	758	333
Pontiac, M	4,643	1,730	5,238	2,003	5,681	2,147	5,769	2,175
Val-des-Monts, M	7,842	2,965	9,539	3,673	10,420	4,082	10,650	4,187
La-Vallée-de-la-Gatineau (part)	**1,378**	**580**	**1,560**	**673**	**1,492**	**655**	**1,505**	**663**
Denholm, M	526	220	604	254	572	247	575	249
Low, CT	852	360	956	419	920	408	930	413
Papineau (part)	**4,869**	**2,070**	**5,300**	**2,309**	**5,534**	**2,409**	**5,775**	**2,509**
Lochaber-Partie-Ouest, CT	460	160	514	193	646	240	705	262
Mayo, M	443	180	549	232	572	242	597	252
Mulgrave-et-Derry, M	235	105	389	175	246	114	258	120
Thurso, V	2,436	1,020	2,299	974	2,455	1,042	2,589	1,098
Bowman, M	563	240	676	296	677	302	680	305
Val-des-Bois, M	732	365	873	439	938	469	945	472
Pontiac (part)	**1,172**	**490**	**1,458**	**617**	**1,296**	**557**	**1,309**	**565**
Alleyn-et-Cawood, M	179	75	248	111	168	79	171	81
Bristol, M	993	415	1,210	506	1,128	478	1,138	484
TOTAL OTTAWA-GATINEAU	**1,168,664**	**454,985**	**1,235,549**	**489,010**	**1,343,701**	**532,115**	**1,414,631**	**584,027**
Ontario part	900,087	346,895	943,102	369,408	1,023,637	398,288	1,078,566	443,023
Ottawa	774,072	301,770	812,129	320,888	883,391	353,244	935,255	387,733
OMATO	126,015	45,125	130,973	48,520	140,246	45,044	143,311	55,290
Québec part	268,577	108,090	292,447	119,602	320,064	133,827	336,065	141,004
Gatineau	226,696	91,930	242,124	100,203	265,349	112,758	280,018	119,410
QMAG	41,881	16,160	50,323	19,399	54,715	21,069	56,047	21,594

Sources: Statistics Canada, Census; estimates based on CMHC starts and municipal building permits **2012 City Estimates are year-end.**

City of Ottawa (2011 population estimates based on building permits adjusted for demolitions, vacancies and ongoing declines in average household size);

Municipal records for housing starts in OMATO and QMAG municipalities which CMHC does not survey are the basis for 2011 estimates for these areas.

Note 1: because they are derived from different sources, 2012 population estimates should not be compared to Census population figures.

Note 2: sub-totals by County include only those areas within OMATO or QMAG, not the entire County.

OMATO: Ontario Municipalities Adjacent to Ottawa; **QMAG:** Québec Municipalities Adjacent to Gatineau

TABLE 4
GREATER OTTAWA-GATINEAU AREA POPULATION AND LABOUR FORCE, 2006-2011

Municipality	Population, 2006* (StatCan P-C)	Population, 2011 (Census)	Total Employed Labour Force (2006)	Total Employed Labour Force (2011)	Employed Labour Force working in Ottawa-Gatineau (2006)	Employed Labour Force working in Ottawa-Gatineau (2011)	% Employed Labour Force working in Ottawa-Gatineau (2006)	% Employed Labour Force working in Ottawa-Gatineau (2011)
Ottawa, C	**845,917**	**883,391**	**429,575**	**463,625**	**356,615**	**386,285**	**83%**	**83%**
Gatineau, V	**244,707**	**265,349**	**130,495**	**142,390**	**110,220**	**122,270**	**84%**	**86%**
Prescott & Russell (part)	**62,323**	**62,922**	**31,235**	**35,290**	**15,165**	**22,680**	**49%**	**64%**
Alfred and Plantagenet, TP	9,393	9,196	4,350	4,585	1,235	1,900	28%	41%
Casselman, Vlg.	3,539	3,626	1,805	2,010	650	1005	36%	50%
Clarence-Rockland, C	22,692	23,185	11,340	13,125	6,555	10,015	58%	76%
Russell, TP	15,037	15,247	7,650	8,805	4,355	6,605	57%	75%
The Nation Municipality	11,662	11,668	6,090	6,765	2,370	3,155	39%	47%
Leeds & Grenville (part)	**18,090**	**17,935**	**9,035**	**8,175**	**3,545**	**3,695**	**39%**	**45%**
Merrickville-Wolford, Vlg.	3,006	2,850	1,445	n.d.	270	n.d.	19%	n.d.
North Grenville, TP	15,084	15,085	7,590	8,175	3,275	3,695	43%	45%
S.D. & G. (part)	**11,817**	**11,225**	**5,930**	**6,070**	**2,145**	**2,430**	**36%**	**40%**
North Dundas, TP	11,817	11,225	5,930	6,070	2,145	2,430	36%	40%
Lanark (part)	**33,816**	**32,663**	**16,085**	**17,025**	**6,510**	**6,890**	**40%**	**40%**
Beckwith, TP	6,799	6,986	3,545	3,705	1,695	1,535	48%	41%
Carleton Place, Tn.	10,089	9,809	4,645	4,780	1,975	2,165	43%	45%
Mississippi Mills, Tn.	12,822	12,385	6,275	6,605	2,455	2,725	39%	41%
Montague, TP	4,106	3,483	1,620	1,935	385	465	24%	24%
Renfrew (part)	**15,593**	**15,485**	**7,285**	**7,655**	**1,855**	**2,380**	**25%**	**31%**
Arnprior, Tn.	8,137	8,114	3,385	3,595	895	1,160	26%	32%
McNab/Braeside, TP	7,456	7,371	3,900	4,060	960	1,220	25%	30%
Les-Collines-de-l'Outaouais (pt)	**41,017**	**44,976**	**22,665**	**25,300**	**15,175**	**19,700**	**67%**	**78%**
Cantley, M	7,719	9,888	4,435	5,700	3,280	4,635	74%	81%
Chelsea, M	7,201	6,977	3,730	3,920	2,765	3,125	74%	80%
La Pêche, M	6,907	7,619	4,005	3,825	2,030	2,815	51%	74%
L'Ange-Gardien, M	4,242	3,634	2,330	2,690	1,630	2,110	70%	78%
Notre-Dame-de-la-Salette, M	746	757	370	400	185	285	50%	71%
Pontiac, M	5,041	5,681	2,695	2,930	1,625	2,050	60%	70%
Val-des-Monts, M	9,161	10,420	5,100	5,835	3,660	4,680	72%	80%
La-Vallée-de-la-Gatineau (pt)	**1,475**	**1,492**	**640**	**n.d.**	**240**	**n.d.**	**38%**	**n.d.**
Denholm, M	565	572	175	n.d.	70	n.d.	40%	n.d.
Low, CT	910	920	465	n.d.	170	n.d.	37%	n.d.
Papineau (part)	**4,665**	**4,857**	**1,985**	**2,325**	**940**	**1,135**	**47%**	**49%**
Lochaber-Partie-Ouest, CT	448	646	270	360	130	160	48%	44%
Mayo, M	481	572	335	280	260	160	78%	57%
Mulgrave-et-Derry, M	271	246	165	160	75	45	45%	28%
Thurso, V	2,654	2,455	905	1,180	320	570	35%	48%
Val-des-Bois, M	811	938	310	345	155	200	50%	58%
Pontiac (part)	**1,380**	**1,296**	**675**	**660**	**265**	**n.d.**	**39%**	**n.d.**
Alleyn-et-Cawood, M	175	168	100	n.d.	30	n.d.	30%	n.d.
Bristol, M	1,205	1,128	575	660	235	n.d.	41%	n.d.
TOTAL	**1,280,800**	**1,341,591**	**655,605**	**708,515**	**512,675**	**567,465**	**78%**	**80%**
Ontario part	987,556	1,023,621	499,145	537,840	385,835	424,360	77%	79%
Québec part	293,244	317,970	156,460	170,675	126,840	143,105	81%	84%

* 2006 is Statistics Canada's final post-censal estimates for Ottawa and Gatineau; Census population is used for all other municipalities.

Sources:

Statistics Canada (2006 and 2011 Census) and 2011 National Household Survey, Catalogue No. 99-012-X2011032

City of Ottawa (2006 Ontario population estimates; based on housing starts and average number of persons per dwelling as reported in the 2006 Census).

Institut de la Statistique du Québec (2006 Québec population estimates by municipality).

Note: sub-totals by County include only those areas within OMATO or QMAG, not the entire County.

n.d.: no data available

TABLE 5
POPULATION AND HOUSEHOLD ESTIMATES BY SUB-AREA, 2008-2012

SUB-AREA	POPULATION							HOUSEHOLDS						
						Growth							Growth	
	2008	2009	2010	2011	2012	11-12	% 11-12	2008	2009	2010	2011	2012	11-12	% 11-12
Downtown*														
Central Area	10,040	10,380	10,270	10,870	10,763	-107	*-1.0%*	5,966	6,202	6,153	6,544	6,523	-21	*-0.3%*
Inner Area	86,650	87,050	86,540	86,330	87,112	782	*0.9%*	44,758	45,221	45,161	45,279	45,990	711	*1.6%*
Other Areas Inside Greenbelt														
Ottawa East	52,200	52,120	52,120	52,110	52,065	-45	*-0.1%*	25,013	25,110	25,268	25,433	25,595	162	*0.6%*
Beacon Hill	31,850	31,520	31,200	31,090	30,906	-184	*-0.6%*	13,913	13,900	13,886	14,016	14,038	22	*0.2%*
Alta Vista	77,110	76,770	76,180	75,900	75,624	-276	*-0.4%*	32,178	32,266	32,216	32,345	32,410	65	*0.2%*
Hunt Club	66,730	66,550	66,550	66,250	65,941	-309	*-0.5%*	25,911	26,011	26,273	26,355	26,351	-4	*0.0%*
Merivale	77,980	77,960	77,900	77,880	77,408	-472	*-0.6%*	32,596	32,835	32,994	33,194	33,116	-78	*-0.2%*
Ottawa West	41,860	42,290	42,400	42,760	42,913	153	*0.4%*	19,504	19,801	19,847	20,071	20,153	82	*0.4%*
Bayshore	39,770	39,590	39,350	39,290	38,906	-384	*-1.0%*	17,789	17,792	17,775	17,845	17,713	-132	*-0.7%*
Cedarview	48,210	48,270	47,950	47,810	47,326	-484	*-1.0%*	18,258	18,556	18,557	18,636	18,567	-69	*-0.4%*
Urban Areas Outside Greenbelt														
Kanata	73,360	75,290	77,770	79,330	80,458	1,128	*1.4%*	26,612	27,608	28,704	29,432	30,075	643	*2.2%*
Stittsville	24,830	25,470	26,400	26,910	27,552	642	*2.4%*	8,307	8,532	8,856	9,038	9,251	213	*2.4%*
South Nepean	62,910	66,760	69,760	73,430	76,279	2,849	*3.9%*	22,619	23,998	25,147	26,624	27,776	1,152	*4.3%*
Riverside South	9,430	10,020	10,750	10,950	11,971	1,021	*9.3%*	3,571	3,750	3,951	3,973	4,264	291	*7.3%*
Leitrim	2,890	3,630	4,560	5,380	6,504	1,124	*20.9%*	925	1,174	1,468	1,694	2,057	363	*21.4%*
Orléans	103,730	105,180	107,030	108,870	110,865	1,995	*1.8%*	36,959	37,969	39,105	40,218	41,374	1,156	*2.9%*
Rural														
Rural Northeast	11,690	11,710	11,730	11,760	11,790	30	*0.3%*	4,131	4,155	4,178	4,205	4,226	21	*0.5%*
Rural Southeast	25,830	26,220	26,840	27,280	27,668	388	*1.4%*	8,982	9,116	9,337	9,501	9,645	144	*1.5%*
Rural Southwest	26,950	27,220	27,480	27,770	27,862	92	*0.3%*	9,343	9,445	9,541	9,647	9,701	54	*0.6%*
Rural Northwest	24,130	24,380	24,790	25,150	25,342	192	*0.8%*	8,435	8,532	8,680	8,823	8,908	85	*1.0%*
City of Ottawa	**898,150**	**908,380**	**917,570**	**927,120**	**935,255**	**9,550**	**0.9%**	**365,770**	**371,973**	**377,097**	**382,873**	**387,733**	**10,636**	**1.3%**
Downtown*	96,690	97,430	96,810	97,200	97,875	390	*0.7%*	50,724	51,423	51,314	51,823	52,513	1,199	*1.3%*
Other Inside Greenbelt	435,710	435,070	433,650	433,090	431,089	-560	*-0.5%*	185,162	186,271	186,816	187,895	187,943	1,127	*0.0%*
Total Inside GB	*532,400*	*532,500*	*530,460*	*530,290*	*528,964*	*-170*	*-0.3%*	*235,886*	*237,694*	*238,130*	*239,718*	*240,456*	*2,326*	*0.3%*
Urban Areas Outside GB	277,150	286,350	296,270	304,870	313,629	8,600	*2.9%*	98,993	103,031	107,231	110,979	114,797	7,566	*3.4%*
Rural	88,600	89,530	90,840	91,960	92,662	1,120	*0.8%*	30,891	31,248	31,736	32,176	32,480	744	*0.9%*
Downtown*	10.8%	10.7%	10.6%	10.5%	10.5%			13.9%	13.8%	13.6%	13.5%	13.5%		
Other Inside Greenbelt	48.5%	47.9%	47.3%	46.7%	46.1%			50.6%	50.1%	49.5%	49.1%	48.5%		
Total Inside GB	*59.3%*	*58.6%*	*57.8%*	*57.2%*	*56.6%*			*64.5%*	*63.9%*	*63.1%*	*62.6%*	*62.0%*		
Urban Areas Outside GB	30.9%	31.5%	32.3%	32.9%	33.5%			27.1%	27.7%	28.4%	29.0%	29.6%		
Rural	9.9%	9.9%	9.9%	9.9%	9.9%			8.4%	8.4%	8.4%	8.4%	8.4%		

NOTE: Based on 2001 post-censal estimates of population and occupied dwellings, and estimates based on new occupied dwellings from building permits. **Data are year-end.**

* **Downtown** refers to the Central and Inner Areas combined. *Source: City of Ottawa, Planning and Growth Management*

City of Ottawa Sub-Areas

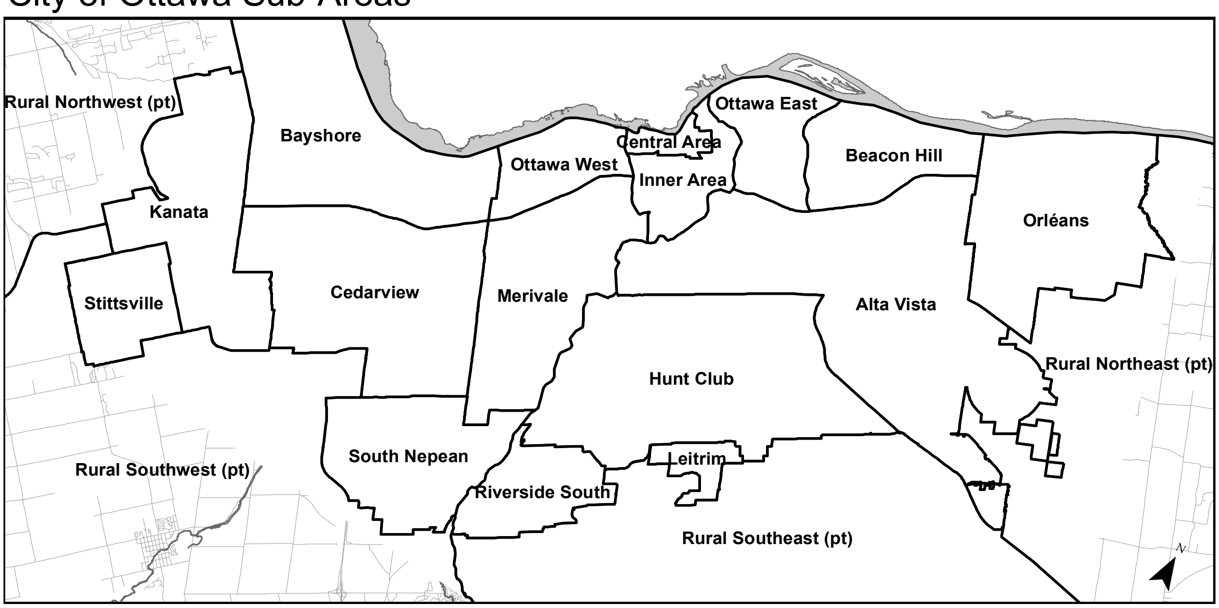


TABLE 6
NET MIGRATION TO THE CITY OF OTTAWA, 2006-2011

BY AGE GROUP

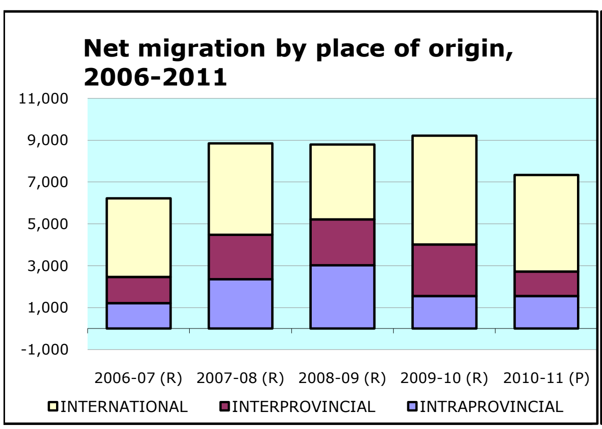
YEAR	AGE GROUP 0 - 17	18 - 24	25 - 44	45 - 64	65+	TOTAL
2006-07 (R)	1,145	2,141	3,307	-478	111	6,226
2007-08 (R)	1,923	2,600	4,441	-316	196	8,844
2008-09 (R)	1,832	2,495	4,565	-184	81	8,789
2009-10 (R)	2,083	2,744	4,858	-532	58	9,211
2010-11 (P)	**1,614**	**2,347**	**3,939**	**-585**	**27**	**7,342**
5-year total	**8,597**	**12,327**	**21,110**	**-2,095**	**473**	**40,412**
5 year %	**21.3%**	**30.5%**	**52.2%**	**-5.2%**	**1.2%**	**100.0%**

Source: Statistics Canada, Migration Estimates for Census Division 3506 (R) = revised
*Time periods represent approximately May to May (P) = preliminary

BY PLACE OF ORIGIN

	INTRAPROVINCIAL	INTERPROVINCIAL	INTERNATIONAL	TOTAL
In-Migrants				
2006-07 (R)	15,244	11,587	5,949	32,780
2007-08 (R)	15,936	12,286	6,457	34,679
2008-09 (R)	15,683	11,464	6,304	33,451
2009-10 (R)	15,944	11,571	7,395	34,910
2010-11 (P)	**15,000**	**10,673**	**6,789**	**32,462**
Out-Migrants				
2006-07 (R)	14,032	10,329	2,193	26,554
2007-08 (R)	13,583	10,157	2,095	25,835
2008-09 (R)	12,661	9,279	2,722	24,662
2009-10 (P)	14,389	9,104	2,206	25,699
2010-11 (P)	**13,454**	**9,492**	**2,174**	**25,120**
Net Migration				
2006-07 (R)	1,212	1,258	3,756	6,226
2007-08 (R)	2,353	2,129	4,362	8,844
2008-09 (R)	3,022	2,185	3,582	8,789
2009-10 (R)	1,555	2,467	5,189	9,211
2010-11 (P)	**1,546**	**1,181**	**4,615**	**7,342**

Source: Statistics Canada, Migration Estimates for Census Division 3506 (R) = revised (P) = preliminary



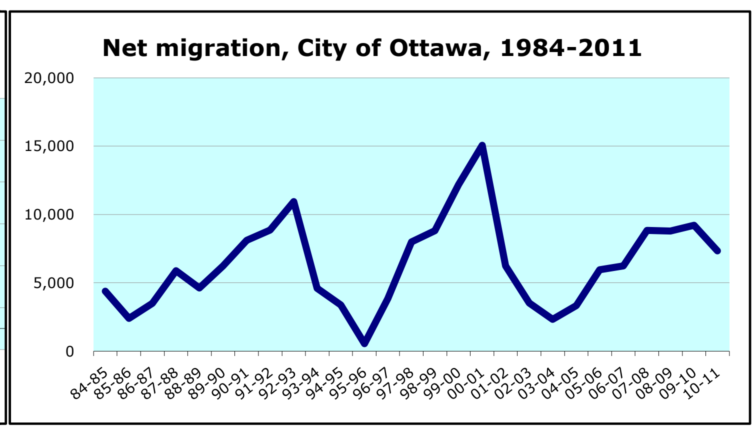


TABLE 7
NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA

2000-2010			
IN-FLOWS*		**OUT-FLOWS***	
Greater Montréal	6,677	Greater Toronto Area	-708
Northern Ontario	6,587	British Columbia	-1,590
Rest of Ontario***	6,249	Alberta	-1,589
Atlantic provinces	5,582	Gatineau	-3,719
Eastern Ontario	3,892	OMATO and QMAG	-10,678
Manitoba & Saskatchewan	3,263		
Rest of Québec**	2,072		
Canadian North	623		
TOTAL IN-FLOWS	**34,945**	**TOTAL OUT-FLOWS**	**-18,284**
		Net Canadian Migration 2001-2011	19,520
		Net International Migration	**46,897**
		Net Migration 2001-2011	**66,417**

2010-2011			
IN-FLOWS*		**OUT-FLOWS***	
Rest of Ontario***	1,002	British Columbia	-72
Greater Montréal	731	Gatineau	-232
Northern Ontario	635	OMATO and QMAG	-654
Eastern Ontario	477		
Manitoba & Saskatchewan	205		
Rest of Québec**	251		
Alberta	233		
Atlantic provinces	101		
Canadian North	32		
Greater Toronto Area	18		
TOTAL IN-FLOWS	**3,685**	**TOTAL OUT-FLOWS**	**-958**
		Net Canadian Migration 2010-2011	2,727
		Net International Migration *(Table 6)*	**4,615**
		Net Migration 2010-2011	**7,342**

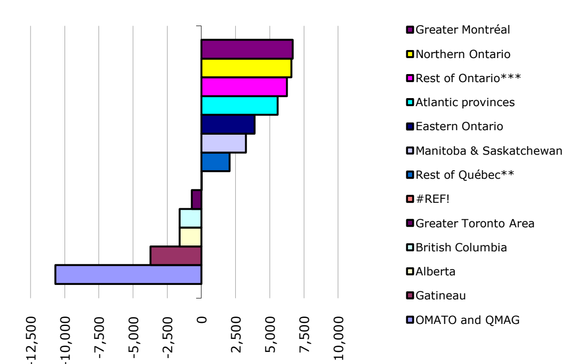
Source: Statistics Canada, Migration Estimates for Census Division 3506

* Most significant destinations in order of magnitude

** Rest of Québec = All of Québec outside Gatineau, Suburban Gatineau and Greater Montréal

*** Rest of Ontario = All of Ontario outside OMATO, Eastern Ontario, Northern Ontario and the Greater Toronto Area

Migration In- and Out- Flows, 2001-2011



Migration In- and Out- Flows, 2010-11

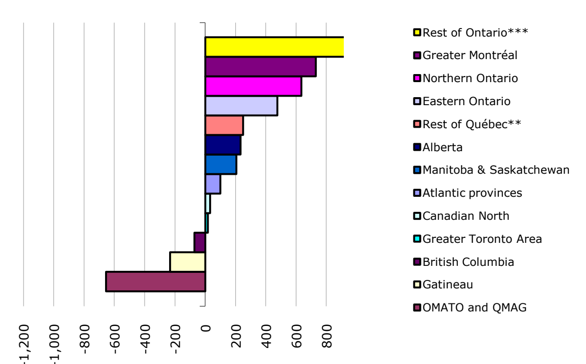


TABLE 8
MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2006-11

UPPER-TIER MUNICIPALITY	2006-2007 (R)	2007-2008 (R)	2008-2009 (R)	2009-2010 (R)	2010-2011 (P)	TOTAL 2006-2011
PRESCOTT-RUSSELL TO OTTAWA	*1,741*	*1,801*	*1,761*	*1,657*	*1,588*	*8,548*
OTTAWA TO PRESCOTT-RUSSELL	*1,784*	*1,791*	*1,668*	*2,054*	*1,890*	*9,187*
PRESCOTT-RUSSELL - NET MIGRATION	**-43**	**10**	**93**	**-397**	**-302**	**-639**
*S.D.&G.** TO OTTAWA*	*923*	*1,035*	*910*	*942*	*917*	*4,727*
OTTAWA TO S.D.&G.	*773*	*723*	*654*	*826*	*777*	*3,753*
S.D.&G. - NET MIGRATION	**150**	**312**	**256**	**116**	**140**	**974**
LEEDS-GRENVILLE TO OTTAWA	*875*	*817*	*898*	*860*	*837*	*4,287*
OTTAWA TO LEEDS-GRENVILLE	*1,071*	*1,088*	*942*	*1,155*	*1,067*	*5,323*
LEEDS-GRENVILLE - NET MIGRATION	**-196**	**-271**	**-44**	**-295**	**-230**	**-1,036**
LANARK TO OTTAWA	*997*	*1,088*	*1,011*	*950*	*999*	*5,045*
OTTAWA TO LANARK	*1,221*	*1,203*	*1,139*	*1,400*	*1,233*	*6,196*
LANARK - NET MIGRATION	**-224**	**-115**	**-128**	**-450**	**-234**	**-1,151**
RENFREW TO OTTAWA	*908*	*1,021*	*1,127*	*1,035*	*1,020*	*5,111*
OTTAWA TO RENFREW	*1,076*	*960*	*820*	*1,067*	*980*	*4,903*
RENFREW - NET MIGRATION	**-168**	**61**	**307**	**-32**	**40**	**208**
GATINEAU TO OTTAWA*	*2,218*	*2,196*	*2,056*	*2,099*	*1,983*	*10,552*
OTTAWA TO GATINEAU	*2,359*	*2,300*	*2,146*	*2,295*	*2,215*	*11,315*
GATINEAU - NET MIGRATION	**-141**	**-104**	**-90**	**-196**	**-232**	**-763**
LES-COLLINES-DE-L'OUTAOUAIS TO OTTAWA	*294*	*267*	*263*	*233*	*226*	*1,283*
OTTAWA TO LES-COLLINES-DE-L'OUTAOUAIS	*301*	*351*	*299*	*330*	*305*	*1,586*
LES-COLLINES - NET MIGRATION	**-7**	**-84**	**-36**	**-97**	**-79**	**-303**
PAPINEAU TO OTTAWA	*18*	*16*	*15*	*29*	*31*	*109*
OTTAWA TO PAPINEAU	*17*	*25*	*35*	*31*	*24*	*132*
PAPINEAU - NET MIGRATION	**1**	**-9**	**-20**	**-2**	**7**	**-23**
LA-VALLÉE-DE-LA-GATINEAU TO OTTAWA	*65*	*35*	*35*	*31*	*29*	*195*
OTTAWA TO LA-VALLÉE-DE-LA-GATINEAU	*42*	*49*	*31*	*49*	*40*	*211*
LA-VALLÉE - NET MIGRATION	**23**	**-14**	**4**	**-18**	**-11**	**-16**
PONTIAC TO OTTAWA	*71*	*64*	*56*	*47*	*69*	*307*
OTTAWA TO PONTIAC	*50*	*61*	*48*	*42*	*54*	*255*
PONTIAC - NET MIGRATION	**21**	**3**	**8**	**5**	**15**	**52**
TOTAL	**-584**	**-211**	**350**	**-1,366**	**-886**	**-2,697**
Gatineau	**-141**	**-104**	**-90**	**-196**	**-232**	**-763**
OMATO Counties*	**-481**	**-3**	**484**	**-1,058**	**-586**	**-1,644**
QMAG Counties*	**38**	**-104**	**-44**	**-112**	**-68**	**-290**

OMATO: Ontario Municipalities Adjacent to Ottawa; **QMAG:** Québec Municipalities Adjacent to Gatineau

** S.D.&G. = Stormont, Dundas and Glengarry United Counties

Source: Statistics Canada, Migration Estimates for Census Division 3506, City of Ottawa

Time periods represent approximately May to May.

(R) = Revised; (P) = Preliminary

TABLE 9
TOTAL NET MIGRATION, SIX LARGEST CENSUS METROPOLITAN AREAS

CMA	2006-2007 (R)	2007-2008 (R)	2008-2009 (R)	2009-2010 (R)	2010-2011 (P)	% chg. 09-10/10-11	2006-2011 TOTAL
Toronto	74,195	72,728	65,658	70,985	68,844	-3.0%	352,410
Montréal	23,696	23,865	29,345	29,567	34,289	16.0%	140,762
Vancouver	30,102	36,204	40,913	39,619	32,631	-17.6%	179,469
Calgary	17,905	20,501	20,571	12,713	19,188	50.9%	90,878
Edmonton	17,439	15,797	20,633	13,852	16,656	20.2%	84,377
Ottawa-Gatineau	**8,579**	**11,148**	**11,391**	**11,620**	**10,020**	**-13.8%**	**52,758**
TOTAL 6 CMA's	**163,337**	**169,095**	**177,120**	**166,736**	**171,608**	**2.9%**	**847,896**
Ottawa-Gatineau % of 6 largest CMA's	5.3%	6.6%	6.4%	7.0%	5.8%		6.2%

Source: Statistics Canada, Table 111-0027

(R) = Revised; (P) = Preliminary

TABLE 10
LABOUR FORCE INDICATORS, OTTAWA*, 1996-2012

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	(1) EMPLOYED RESIDENTS (000)	UNEM-PLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICI-PATION RATE (%)	UNEMPLOYMENT RATE OTTAWA CMA (%)	ONTARIO (%)	CANADA (%)
1996	605.4	399.9	367.5	32.4	205.5	66.1%	8.1%	9.1%	9.7%
1997	611.6	413.0	376.8	36.2	198.6	67.5%	8.8%	8.4%	9.2%
1998	620.5	414.7	388.8	25.9	205.8	66.8%	6.2%	7.2%	8.4%
1999	631.6	437.6	409.5	28.1	194.0	69.3%	6.4%	6.4%	7.6%
2000	647.1	453.4	428.4	25.0	193.7	70.1%	5.5%	5.8%	6.8%
2001	665.3	470.3	441.5	28.8	195.0	70.7%	6.1%	6.3%	7.2%
2002	677.6	474.7	438.9	35.8	202.9	70.1%	7.5%	7.1%	7.7%
2003	686.7	495.6	461.7	33.9	191.1	72.2%	6.8%	6.9%	7.6%
2004	693.8	493.2	460.4	32.8	200.6	71.1%	6.7%	6.8%	7.2%
2005	701.5	495.5	462.8	32.7	206.0	70.6%	6.6%	6.6%	6.8%
2006	711.7	509.3	483.2	26.1	202.4	71.6%	5.1%	6.3%	6.3%
2007	723.1	521.0	494.5	26.5	202.1	72.1%	5.1%	6.4%	6.0%
2008	736.1	536.4	510.4	26.0	199.7	72.9%	4.8%	6.5%	6.1%
2009	749.4	533.3	503.6	29.8	216.1	71.2%	5.6%	9.0%	8.3%
2010	762.9	555.3	519.0	36.3	207.6	72.8%	6.5%	8.7%	8.0%
2011	775.9	553.0	521.9	31.1	222.9	71.3%	5.6%	7.8%	7.4%
2012	**789.5**	**574.8**	**539.1**	**35.7**	**214.7**	**72.8%**	**6.2%**	**7.8%**	**7.2%**
% change:									
2011-12	1.8	3.9	3.3	14.8	-3.7	1.5%	0.6%	0.0%	-0.2%
2008-12	7.3	7.2	5.6	37.3	7.5	-0.1%	1.4%	1.3%	1.1%

Source: Statistics Canada, Labour Force Survey, Table 282-0110 (Annual Averages) (reflects revised data based on 2006 post-censal population estimates).
* Technically, the Ottawa CMA (the Ontario part of the Ottawa-Gatineau Census Metropolitan Area), defined by Statistics Canada as the City of Ottawa, the City of Clarence-Rockland & the Township of Russell.
NOTE: Labour Force Survey data is reported by place of residence.

TABLE 11
LABOUR FORCE INDICATORS, GATINEAU**, 1996-2012

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED RESIDENTS (000)	UNEM-PLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICI-PATION RATE (%)	UNEMPLOYMENT RATE QUEBEC CMA (%)	QUÉBEC (%)	CANADA (%)
1996	198.1	137.3	123.9	13.4	60.8	69.3%	9.8%	9.1%	9.7%
1997	200.3	133.9	120.8	13.1	66.4	66.8%	9.8%	11.6%	9.2%
1998	202.6	134.9	121.9	13.0	67.7	66.6%	9.6%	10.5%	8.4%
1999	204.9	137.9	128.2	9.7	67.0	67.3%	7.0%	9.4%	7.6%
2000	208.1	143.9	135.2	8.7	64.2	69.1%	6.0%	8.5%	6.8%
2001	212.2	147.3	136.7	10.6	64.9	69.4%	7.2%	8.8%	7.2%
2002	216.3	148.6	138.2	10.4	67.7	68.7%	7.0%	8.6%	7.7%
2003	220.5	156.5	146.3	10.2	64.0	71.0%	6.5%	9.2%	7.6%
2004	224.7	158.5	148.1	10.4	66.2	70.5%	6.6%	8.5%	7.2%
2005	228.9	164.0	153.2	10.8	64.9	71.6%	6.6%	8.3%	6.8%
2006	232.6	167.4	158.1	9.4	65.2	72.0%	5.6%	8.0%	6.3%
2007	237.1	170.7	161.3	9.4	66.4	72.0%	5.5%	7.2%	6.0%
2008	241.9	178.7	170.2	8.5	63.2	73.9%	4.8%	7.2%	6.1%
2009	247.3	178.8	168.3	10.5	68.5	72.3%	5.9%	8.5%	8.3%
2010	253.0	180.8	168.8	12.0	72.2	71.5%	6.6%	8.0%	8.0%
2011	258.3	185.0	172.5	12.5	73.3	71.6%	6.8%	7.8%	7.4%
2012	**262.3**	**184.2**	**173.0**	**11.3**	**78.1**	**70.2%**	**6.1%**	**7.8%**	**7.2%**
% change:									
2011-12	1.5	-0.4	0.3	-9.6	6.5	-1.4%	-0.6%	0.0%	-0.2%
2008-12	8.4	3.1	1.6	32.9	23.6	-3.7%	1.4%	0.6%	1.1%

Source: Statistics Canada, Labour Force Survey, Table 282-0110 (Annual Averages) (reflects revised data based on 2006 post-censal population estimates).
** Technically the Quebec CMA (the Quebec part of Ottawa-Gatineau Census Metropolitan Area), defined by Statistics Canada as the City of Gatineau and the Municipalities of Cantley, Chelsea, La Pêche, Pontiac and Val-des-Monts.
NOTE: Labour Force Survey data is reported by place of residence.

TABLE 12
EMPLOYMENT BY MAJOR SECTOR (000's), OTTAWA-GATINEAU CMA, 2006-12

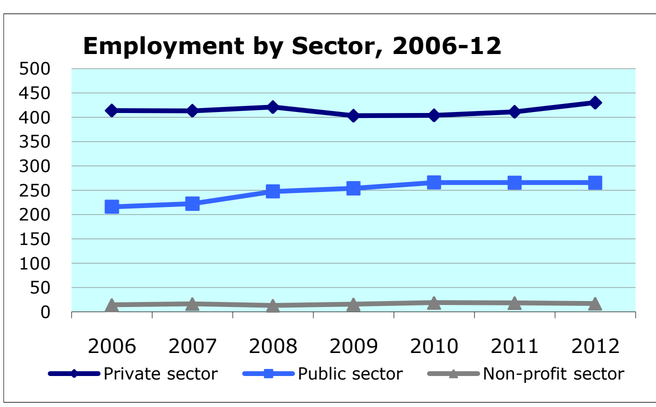
By Major Sector	2006	2007	2008	2009	2010	2011	2012
Primary	3.4	2.9	3.2	2.4	3.5	4.0	4.3
Utilities	1.9	3.0	2.5	3.2	1.9	2.0	1.5
Construction	31.1	36.1	33.5	35.5	38.7	35.4	39.0
Manufacturing	41.7	43.4	39.5	36.6	28.3	28.4	25.5
Wholesale Trade	13.3	12.5	13.4	12.7	11.3	14.2	14.4
Retail Trade	69.7	69.7	76.5	64.7	69.4	67.9	70.0
Transportation & Warehousing	19.4	22.2	19.4	18.3	20.0	20.7	22.1
Information & Cultural Industries	21.3	21.0	17.2	15.8	17.7	16.9	21.3
F.I.R.E.*	33.1	31.6	31.7	34.7	34.1	32.3	34.4
Professional, Sci. & Tech. Services	63.8	59.8	65.1	67.3	65.4	70.7	72.7
Administrative & Support Services	25.6	25.9	26.6	22.7	22.4	26.0	26.0
Health & Education	107.9	111.4	122.6	121.7	128.0	130.8	131.0
Arts, Entertainment & Recreation	15.0	14.9	16.0	13.7	15.6	13.5	18.1
Accommodation and Food Services	38.8	35.2	35.1	32.1	34.7	36.5	37.8
Other Services	27.6	28.9	27.4	29.4	30.9	30.1	28.4
Public Administration	129.1	132.5	150.6	160.4	165.3	164.1	165.3
Total Employed Residents	**643.3**	**651.5**	**680.6**	**671.9**	**687.9**	**694.4**	**712.0**
By Primary, Secondary or Tertiary Sector							
Primary	3.4	2.9	3.2	2.4	3.5	4.0	4.3
Secondary	74.7	82.5	75.5	75.3	68.9	65.8	66.0
Tertiary	565.2	566.1	601.9	594.2	615.5	624.6	341.7
Total	**643.3**	**651.5**	**680.6**	**671.9**	**687.9**	**694.4**	**712.0**
By Type of Sector							
Private sector	413.5	413.1	420.6	402.8	403.6	410.9	429.7
Public sector	215.6	222.1	247.3	253.7	265.7	265.3	265.4
Non-profit sector	14.2	16.3	12.7	15.4	18.6	18.2	16.9
Total	**643.3**	**651.5**	**680.6**	**671.9**	**687.9**	**694.4**	**712.0**
% private	64.3%	63.4%	61.8%	59.9%	58.7%	59.2%	60.4%
By Cluster							
Telecommunications equipment	12.9	12.2	10.5	8.5	4.9	4.2	3.3
Microelectronics	17.1	19.3	15.3	10.4	9.2	5.7	3.3
Software & Communications	38.5	38.9	34.9	35.2	31.5	33.9	36.1
Health Sciences	1.9	1.7	3.3	4.8	0.0	2.6	1.5
Tourism	53.8	50.1	51.1	45.8	50.3	50.0	55.9
Prof Services @ ICF definition	53.4	51.0	56.3	56.9	58.6	64.9	64.3
Total, all clusters	**177.6**	**173.2**	**171.4**	**161.6**	**154.5**	**161.3**	**164.4**
Advanced Technology	***70.4***	***72.1***	***64.0***	***58.9***	***45.6***	***46.4***	***44.2***

Source: Statistics Canada, Labour Force Survey, custom tabulation

Note:' 0.0 ' indicates estimate is less than 1,500

Figures may not add due to rounding and data suppression by Statistics Canada

* F.I.R.E. = Finance, Insurance and Real Estate



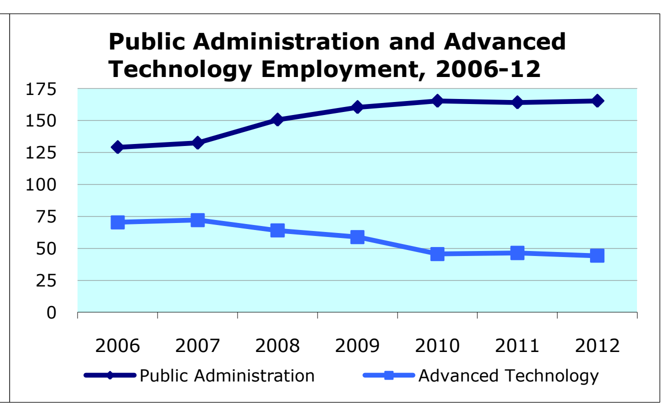


TABLE 13
EMPLOYMENT BY MAJOR SECTOR (000's), OTTAWA CMA, 2006-2012

By Major Sector	2006	2007	2008	2009	2010	2011	2012
Primary	2.6	2.2	2.5	1.7	2.6	2.5	3.5
Utilities	0.0	0.0	0.0	1.6	0.0	0.0	0.0
Construction	19.4	24.4	22.2	24.0	27.4	22.2	25.5
Manufacturing	34.0	35.9	31.2	30.0	23.3	21.1	18.4
Wholesale Trade	10.2	9.8	9.8	9.8	8.1	11.3	11.1
Retail Trade	50.8	52.0	58.5	49.0	51.3	50.1	54.7
Transportation & Warehousing	15.0	16.8	13.9	13.4	14.2	15.9	15.4
Information & Cultural Industries	17.6	16.9	14.3	13.1	14.2	13.7	18.3
F.I.R.E.*	25.8	24.8	24.4	28.0	27.6	26.3	27.9
Professional, Sci. & Tech. Services	56.1	52.4	55.6	58.8	57.5	61.2	63.1
Administrative & Support Services	18.5	18.3	19.0	14.2	16.4	19.5	18.5
Health & Education	77.9	83.1	93.5	91.0	96.6	99.7	98.6
Arts, Entertainment & Recreation	11.3	9.9	10.0	9.8	11.2	9.8	14.1
Accommodation and Food Services	30.0	26.5	26.9	22.6	24.8	26.9	28.2
Other Services	21.1	22.3	21.7	22.1	25.4	23.0	20.8
Public Administration	91.3	91.1	105.6	113.9	116.7	117.1	119.9
Total Employed Residents	**483.1**	**488.2**	**510.4**	**503.6**	**519.0**	**521.9**	**539.1**
By Primary, Secondary or Tertiary Sector							
Primary	2.6	2.2	2.5	1.7	2.6	2.5	3.5
Secondary	53.4	60.3	53.4	55.6	50.7	43.3	43.9
Tertiary	427.1	425.7	454.5	446.3	465.7	476.1	491.7
Total	**483.1**	**488.2**	**510.4**	**503.6**	**519.0**	**521.9**	**539.1**
By Type of Sector							
Private sector	319.3	318.3	324.2	311.2	312.6	315.3	336.6
Public sector	151.5	155.6	174.8	179.7	189.8	190.4	188.5
Non-profit sector	12.3	14.3	11.4	12.7	16.6	16.2	14
Total	**483.1**	**488.2**	**510.4**	**503.6**	**519.0**	**521.9**	**539.1**
% private	66.1%	65.2%	63.5%	61.8%	60.2%	60.4%	62.4%
By Cluster							
Telecommunications equipment	12.5	11.8	10.1	8.2	4.5	4.1	3.1
Microelectronics	16.5	18.7	14.6	9.9	8.6	4.1	3.1
Software & Communications	32.8	35.2	30.7	31.1	27.9	30.2	32.2
Health Sciences	1.8	1.6	3.1	4.3	0.0	2.5	1.5
Tourism	41.3	36.4	36.9	32.4	36.0	36.7	42.3
Prof Services @ ICF definition	43.1	39.9	43.6	44.8	49.2	52.3	52.0
Total, all clusters	**148.0**	**143.6**	**139.0**	**130.7**	**126.2**	**129.9**	**134.2**
Advanced Technology	***63.6***	***67.3***	***58.5***	***53.5***	***41.0***	***40.9***	***39.9***

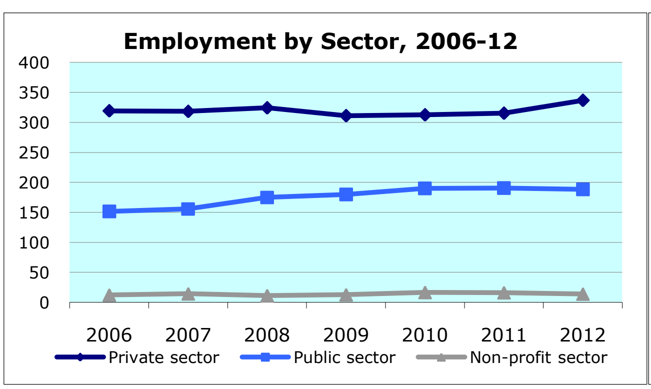
Source: Statistics Canada, Labour Force Survey, custom tabulation

Note:' 0.0 ' indicates estimate is less than 1,500 ;s than 1,500

Figures may not add due to rounding and data suppression by Statistics Canada

* F.I.R.E. = Finance, Insurance and Real Estate

(see footnote to Table 10 for definition of Ottawa CMA)



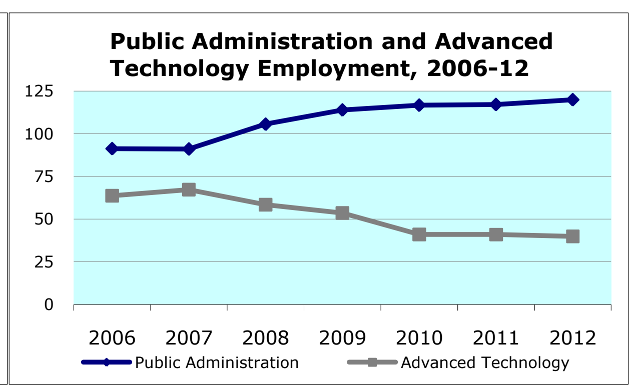
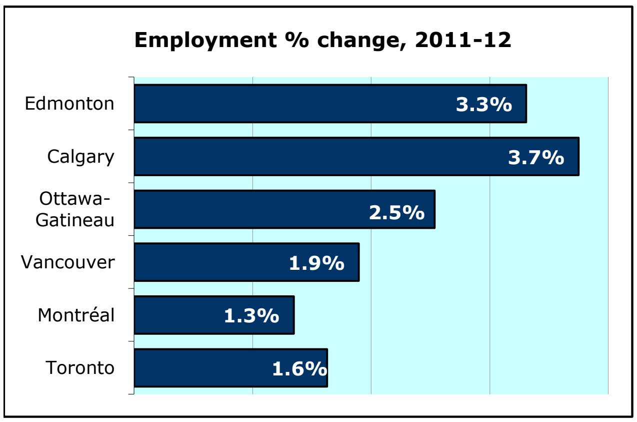


TABLE 14
LABOUR FORCE INDICATORS FOR CANADA'S LARGEST CMA'S, 2004-12

Annual	Toronto		Montréal		Vancouver		Ottawa-Gatineau		Calgary		Edmonton	
	JOBS ('000)	UNEMP. RATE (%)	JOBS ('000)	UNEMP. RATE (%)	JOBS ('000)	UNEMP. RATE (%)	JOBS ('000)	UNEMP. RATE (%)	JOBS ('000)	UNEMP. RATE (%)	JOBS ('000)	UNEMP. RATE (%)
2004	2,687.9	7.5	1,814.3	8.6	1,104.6	6.7	608.5	6.6	606.3	5.0	563.6	4.8
2005	2,730.1	7.0	1,826.8	8.7	1,126.6	5.7	615.9	6.6	621.2	4.0	562.5	4.5
2006	2,762.7	6.6	1,854.6	8.4	1,149.7	4.4	641.2	5.2	671.5	3.2	580.9	3.9
2007	2,836.7	6.8	1,908.5	7.0	1,189.5	4.0	655.7	5.2	690.6	3.2	616.3	3.9
2008	2,893.5	6.9	1,917.2	7.4	1,207.1	4.3	680.6	4.8	718.6	3.5	642.9	3.7
2009	2,890.5	9.4	1,905.4	9.2	1,203.9	7.1	671.9	5.7	713.6	6.7	637.9	6.7
2010	2,919.4	9.1	1,954.2	8.6	1,219.6	7.5	687.9	6.5	704.8	6.8	633.4	6.7
2011	2,960.0	8.3	1,952.5	8.3	1,250.7	7.3	694.4	5.9	725.5	5.8	671.0	5.4
2012	3,008.2	8.6	1,978.8	8.5	1,274.4	6.7	712.0	6.2	752.7	4.7	693.2	4.7
Net job growth, 2011-12	**48.2**		**26.3**		**23.7**		**17.6**		**27.2**		**22.2**	
% change:												
2008-12	4.0%		3.2%		5.6%		4.6%		4.7%		7.8%	
2011-12	***1.6%***		***1.3%***		***1.9%***		**2.5%**		***3.7%***		***3.3%***	

Source: Statistics Canada, Table 282-0110

48200 26300 23700 17600 27200 22200



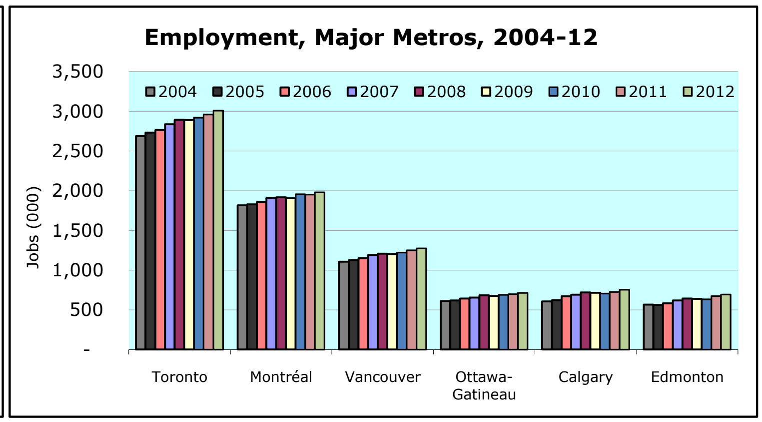
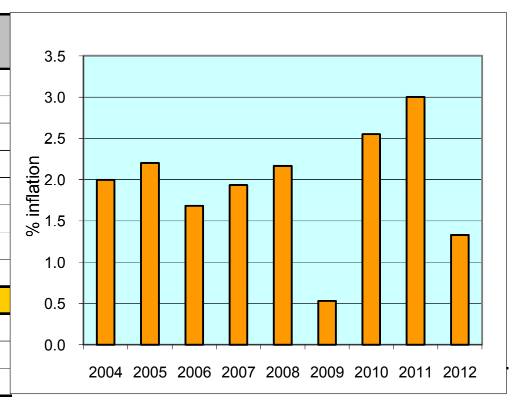


TABLE 15
CONSUMER PRICE INDICES, OTTAWA CMA (2002=100), 2004-12

YEAR	ALL ITEMS	RATE OF (%)	SHELTER	RENTED ACCOMMODATION	OWNED ACCOMMODATION
2004	104.5	**2.0**	106.2	103.0	107.4
2005	106.8	**2.2**	110.0	103.0	111.9
2006	108.6	**1.7**	113.4	103.4	115.1
2007	110.7	**1.9**	115.6	104.3	118.7
2008	113.1	**2.2**	119.7	105.6	122.6
2009	113.7	**0.5**	120.9	107.2	125.5
2010	116.6	**2.6**	124.0	109.0	128.4
2011	120.1	**3.0**	125.8	111.2	131.3
2012	**121.7**	**1.3**	**127.6**	**112.7**	**133.2**
% change					
2011-12	*1.3%*		*1.4%*	*1.3%*	*1.4%*
2008-12	*7.6%*		*6.6%*	*6.7%*	*8.6%*



SOURCE: Statistics Canada, Table 326-0021

Note: 'Shelter' is an aggregate index for accommodation, fuel, electricity, etc.

The 'Rented Accommodation' and 'Owned Accommodation' indices do not take heating or utilities into account.

TABLE 16
BUILDING PERMITS, MAJOR CANADIAN CITIES (CMAs)

($ Million, Annual)

CMA		2006	2007	2008	2009	2010	2011	2012	% chg. 2011-2012
Toronto	Residential	$7,121	$8,083	$7,117	$6,156	$7,671	$8,461	$9,795	15.8%
	Non-residential	$3,902	$5,134	$5,125	$4,063	$5,299	$5,756	$5,702	-0.9%
	Industrial	*$726*	*$913*	*$738*	*$594*	*$1,032*	*$795*	*$824*	*3.7%*
	Commercial	*$2,386*	*$3,070*	*$3,212*	*$2,597*	*$2,889*	*$2,564*	*$3,324*	*29.7%*
	Institutional	*$790*	*$1,151*	*$1,174*	*$873*	*$1,378*	*$2,397*	*$1,553*	*-35.2%*
	TOTAL	**$11,022**	**$13,217**	**$12,242**	**$10,219**	**$12,969**	**$14,217**	**$15,496**	**9.0%**
Montreal	Residential	$3,955	$4,045	$4,247	$3,732	$4,482	$4,958	$4,787	-3.5%
	Non-residential	$2,079	$2,466	$2,164	$2,070	$2,085	$2,900	$3,047	5.1%
	Industrial	*$368*	*$443*	*$333*	*$271*	*$262*	*$329*	*$523*	*59.3%*
	Commercial	*$1,209*	*$1,341*	*$1,368*	*$1,178*	*$1,160*	*$1,975*	*$1,744*	*-11.7%*
	Institutional	*$502*	*$682*	*$463*	*$621*	*$663*	*$587*	*$780*	*33.0%*
	TOTAL	**$6,034**	**$6,511**	**$6,411**	**$5,802**	**$6,567**	**$7,858**	**$7,833**	**-0.3%**
Vancouver	Residential	$4,243	$4,771	$3,386	$2,426	$4,089	$4,011	$4,589	14.4%
	Non-residential	$2,375	$2,251	$2,193	$1,465	$1,648	$1,757	$2,375	35.2%
	Industrial	*$172*	*$124*	*$124*	*$94*	*$91*	*$136*	*$191*	*40.6%*
	Commercial	*$1,667*	*$1,732*	*$1,710*	*$972*	*$1,058*	*$1,199*	*$1,554*	*29.6%*
	Institutional	*$536*	*$394*	*$359*	*$398*	*$500*	*$422*	*$630*	*49.2%*
	TOTAL	**$6,617**	**$7,022**	**$5,579**	**$3,891**	**$5,737**	**$5,768**	**$6,964**	**20.7%**
Calgary	Residential	$2,988	$3,154	$1,980	$1,875	$2,219	$2,724	$3,269	20.0%
	Non-residential	$2,492	$3,328	$2,743	$2,411	$1,322	$2,464	$1,979	-19.7%
	Industrial	*$149*	*$116*	*$202*	*$83*	*$175*	*$759*	*$265*	*-65.1%*
	Commercial	*$1,786*	*$2,912*	*$1,765*	*$1,261*	*$806*	*$1,434*	*$1,403*	*-2.1%*
	Institutional	*$558*	*$300*	*$776*	*$1,067*	*$341*	*$271*	*$311*	*15.0%*
	TOTAL	**$5,480**	**$6,482**	**$4,723**	**$4,286**	**$3,541**	**$5,187**	**$5,248**	**1.2%**
Edmonton	Residential	$2,435	$2,744	$1,715	$2,101	$2,741	$2,640	$3,109	17.7%
	Non-residential	$1,106	$1,179	$1,945	$1,783	$1,338	$1,419	$1,702	19.9%
	Industrial	*$172*	*$191*	*$312*	*$403*	*$182*	*$149*	*$298*	*100.2%*
	Commercial	*$745*	*$873*	*$1,153*	*$1,007*	*$981*	*$1,101*	*$1,148*	*4.2%*
	Institutional	*$189*	*$116*	*$479*	*$373*	*$175*	*$169*	*$256*	*51.7%*
	TOTAL	**$3,541**	**$3,922**	**$3,660**	**$3,883**	**$4,080**	**$4,059**	**$4,811**	**18.5%**
Ottawa-Gatineau	Residential	$1,284	$1,572	$1,528	$1,416	$1,564	$1,496	$1,503	0.5%
	Non-residential	$884	$1,025	$906	$948	$1,178	$929	$1,248	34.3%
	Industrial	*$42*	*$63*	*$30*	*$127*	*$62*	*$35*	*$50*	*45.0%*
	Commercial	*$523*	*$584*	*$566*	*$552*	*$842*	*$667*	*$932*	*39.7%*
	Institutional	*$320*	*$378*	*$310*	*$269*	*$274*	*$228*	*$266*	*16.7%*
	TOTAL	**$2,168**	**$2,598**	**$2,434**	**$2,364**	**$2,742**	**$2,425**	**$2,751**	**13.4%**
Ottawa (Ontario part of the CMA)	Residential	$860	$1,118	$1,118	$1,051	$1,130	$1,066	$1,036	-2.8%
	Non-residential	$780	$868	$684	$830	$825	$777	$1,048	34.8%
	Industrial	*$33*	*$51*	*$26*	*$104*	*$39*	*$22*	*$33*	*49.5%*
	Commercial	*$463*	*$492*	*$435*	*$482*	*$550*	*$561*	*$785*	*39.9%*
	Institutional	*$285*	*$325*	*$223*	*$244*	*$236*	*$194*	*$230*	*18.2%*
	TOTAL	**$1,641**	**$1,986**	**$1,801**	**$1,881**	**$1,955**	**$1,843**	**$2,084**	**13.0%**
Total, all permits	Big Six Total	$34,863	$39,752	$35,049	$30,445	$35,636	$39,514	$45,187	14.4%
	Canada Total	$66,266	$74,380	$70,437	$61,049	$72,445	$72,445	$80,851	11.6%
	Ottawa-Gatineau								
	Share of Big Six	6.2%	6.5%	6.9%	7.8%	7.7%	6.1%	6.1%	
	Share of Canada	3.3%	3.5%	3.5%	3.9%	3.8%	3.3%	3.4%	
	Ottawa								
	Share of Big Six	4.7%	5.0%	5.1%	6.2%	5.5%	4.7%	4.6%	
	Share of Canada	2.5%	2.7%	2.6%	3.1%	2.7%	2.5%	2.6%	

Source: Statistics Canada, Table 026-0003, unadjusted data

* Totals may not add due to rounding.

TABLE 17
GROSS DOMESTIC PRODUCT, MAJOR CANADIAN CITIES (CMAs)

CMA		2010	2011	2012	2013f	2014f	2015f	2016f	2017f
Toronto	2002 $ millions	$239,947	$245,269	$249,979	$257,096	$265,377	$273,425	$280,431	$286,475
	% change	3.6%	2.2%	1.9%	2.8%	3.2%	3.0%	2.6%	2.2%
Montréal	2002 $ millions	$132,928	$136	$136,152	$138,522	$141,544	$145,318	$148,689	$152,063
	% change	2.5%	1.6%	0.8%	1.7%	2.2%	2.7%	2.3%	2.3%
Vancouver	2002 $ millions	$85,406	$88,490	$90,724	$93,362	$96,359	$99,352	$102,336	$104,904
	% change	3.7%	3.6%	2.5%	2.9%	3.2%	3.1%	3.0%	2.5%
Calgary	2002 $ millions	$67,593	$71,115	$73,469	$75,894	$78,557	$81,077	$83,272	$85,441
	% change	3.1%	5.2%	5.2%	3.3%	3.5%	3.2%	2.7%	2.6%
Edmonton	2002 $ millions	$51,421	$54,795	$57,214	$59,045	$61,004	$62,841	$64,476	$66,026
	% change	4.2%	6.6%	4.4%	3.2%	3.3%	3.0%	2.6%	2.4%
Ottawa-Gatineau	2002 $ millions	$49,901	$50,728	**$51,204**	$51,871	$52,753	$53,757	$54,840	$55,942
	% change	2.9%	1.7%	**0.9%**	1.3%	1.7%	1.9%	2.0%	2.0%
Total Big Six	2002 $ millions	$627,196	$510,533	$658,742	$675,790	$695,594	$715,770	$734,044	$750,851
	% change	9.6%	-18.6%	29.0%	2.6%	2.9%	5.9%	8.6%	7.9%
Canada	2002 $ millions	$1,324,993	$1,356,867	$1,381,959	$1,413,363	$1,449,845	$1,485,086	$1,515,651	$1,544,343
	% change	3.2%	2.4%	1.8%	2.3%	2.6%	2.4%	2.1%	1.9%
Big Six share of Canada GDP		***47.3%***	***37.6%***	***47.7%***	***47.8%***	***48.0%***	***48.2%***	***48.4%***	***48.6%***

Source: The Conference Board of Canada, Metropolitan Outlook, Winter 2013
(f) = Forecast

TABLE 18
PERSONAL INCOME PER CAPITA, MAJOR CANADIAN CITIES (CMAs)

CMA		2010	2011	2012	2013f	2014f	2015f	2016f	2017f
Calgary		$53,958	$56,763	$58,314	$59,650	$61,214	$63,042	$65,000	$66,964
	% change	3.0%	5.2%	2.7%	2.3%	2.6%	3.0%	3.1%	3.0%
Edmonton		$46,745	$49,680	$51,495	$52,234	$53,546	$55,098	$56,786	$58,425
	% change	3.9%	6.3%	3.7%	1.4%	2.5%	2.9%	3.1%	2.9%
Ottawa-Gatineau		$42,888	$43,680	$44,985	$45,573	$46,866	$48,322	$49,825	$51,212
	% change	2.5%	1.8%	3.0%	1.3%	2.8%	3.1%	3.1%	2.8%
Toronto		$39,255	$39,839	$40,387	$41,490	$42,879	$44,205	$45,402	$46,469
	% change	2.8%	1.5%	1.4%	2.7%	3.3%	3.1%	2.7%	2.4%
Vancouver		$37,380	$38,795	$39,946	$40,828	$42,172	$43,507	$44,770	$46,018
	% change	2.3%	3.0%	3.0%	2.2%	3.3%	3.2%	2.9%	2.8%
Montréal		$35,608	$36,477	$37,157	$37,920	$38,929	$40,209	$41,457	$42,681
	% change	2.5%	2.4%	1.9%	2.1%	2.7%	3.3%	3.1%	3.0%
Canada		$37,561	$38,665	$39,563	$40,612	$41,961	$43,301	$44,610	$45,836
	% change	2.9%	2.9%	2.3%	2.7%	3.3%	6.6%	9.8%	9.2%

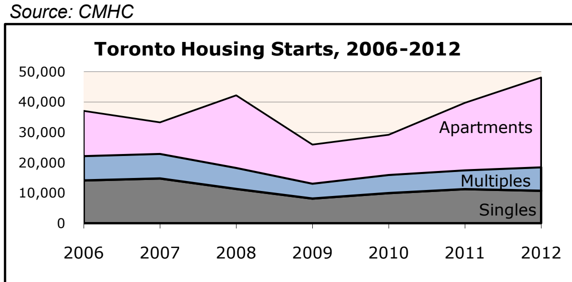
Source: The Conference Board of Canada, Metropolitan Outlook, Winter 2013
(f) = Forecast
Note: Personal income figures, unlike those for GDP, are not adjusted for inflation

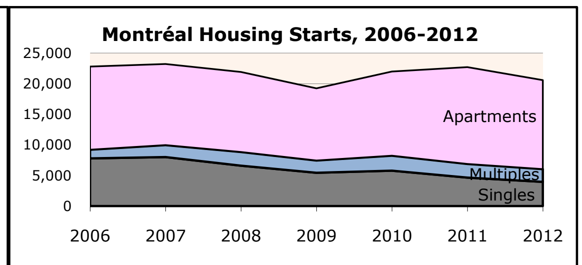
TABLE 19
HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2006-2012

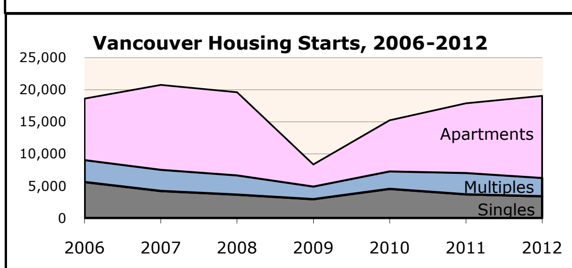
		HOUSING STARTS							% change	
CMA	**Dwg. Type**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2011-12**	***2007-12***
Toronto	Singles	14,120	14,769	11,308	8,130	9,936	11,247	10,699	-4.9%	-27.6%
	Multiples	8,069	8,144	6,974	4,950	6,019	6,241	7,789	24.8%	*-4.4%*
	Apartments	14,891	10,380	23,930	12,869	13,240	22,257	29,617	33.1%	*185.3%*
	Total	**37,080**	**33,293**	**42,212**	**25,949**	**29,195**	**39,745**	**48,105**	**21.0%**	**44.5%**
Montréal	Singles	7,793	8,013	6,602	5,446	5,789	4,653	3,959	-14.9%	-50.6%
	Multiples	1,423	1,956	2,241	2,005	2,452	2,233	2,084	-6.7%	*6.5%*
	Apartments	13,597	13,264	13,084	11,800	13,760	15,833	14,548	-8.1%	*9.7%*
	Total	**22,813**	**23,233**	**21,927**	**19,251**	**22,001**	**22,719**	**20,591**	**-9.4%**	**-11.4%**
Vancouver	Singles	5,600	4,211	3,634	2,929	4,533	3,686	3,381	-8.3%	-19.7%
	Multiples	3,434	3,313	3,018	1,985	2,738	3,338	2,869	-14.1%	*-13.4%*
	Apartments	9,563	13,212	12,939	3,425	7,946	10,843	12,777	17.8%	*-3.3%*
	Total	**18,597**	**20,736**	**19,591**	**8,339**	**15,217**	**17,867**	**19,027**	**6.5%**	**-8.2%**
Calgary	Singles	10,482	7,777	4,387	4,775	5,782	5,084	5,961	17.3%	-23.4%
	Multiples	2,153	2,362	1,348	1,155	2,131	2,102	2,886	37.3%	*22.2%*
	Apartments	4,411	3,366	5,703	388	1,349	2,106	3,994	89.6%	*18.7%*
	Total	**17,046**	**13,505**	**11,438**	**6,318**	**9,262**	**9,292**	**12,841**	**38.2%**	**-4.9%**
Edmonton	Singles	9,064	7,682	2,613	3,897	6,062	5,017	5,658	12.8%	-26.3%
	Multiples	2,196	2,995	1,421	1,674	2,149	2,110	3,252	54.1%	*8.6%*
	Apartments	3,710	4,211	2,581	746	1,748	2,205	3,927	78.1%	*-6.7%*
	Total	**14,970**	**14,888**	**6,615**	**6,317**	**9,959**	**9,332**	**12,837**	**37.6%**	**-13.8%**
Ottawa-Gatineau	Singles	3,651	4,010	4,076	3,527	3,212	2,918	2,280	-21.9%	-43.1%
	Multiples	2,816	3,003	3,300	3,177	3,259	2,846	2,307	-18.9%	*-23.2%*
	Apartments	2,341	2,281	2,926	2,226	2,662	2,450	4,192	71.1%	*83.8%*
	Total	**8,808**	**9,294**	**10,302**	**8,930**	**9,133**	**8,214**	**8,779**	**6.9%**	**-5.5%**

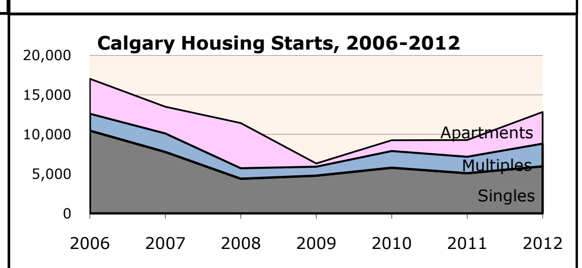
Multiples = Semi-detached and Row units

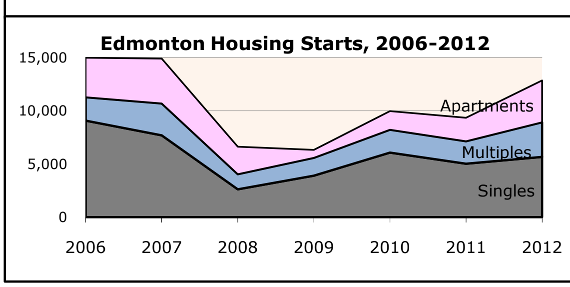
Source: CMHC











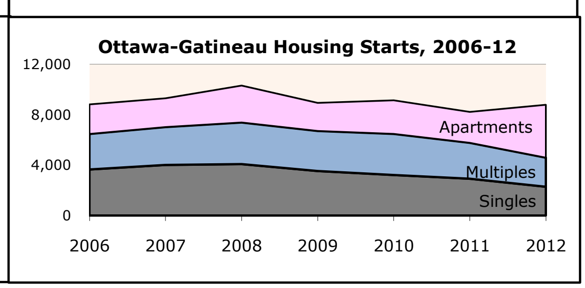


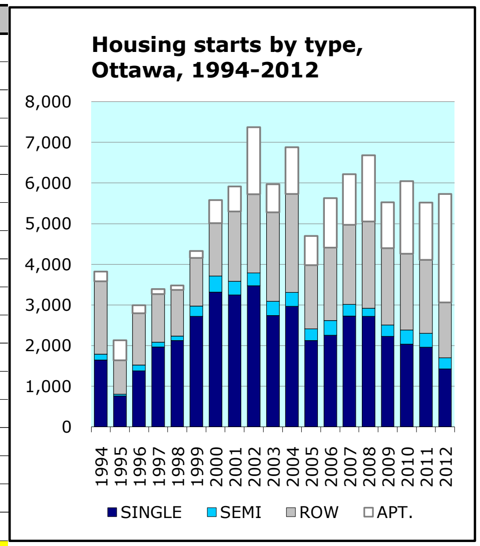
TABLE 20
HOUSING COMPLETIONS, CITY OF OTTAWA, 2006-2012, BY TYPE AND INTENDED MARKET

YEAR	FREEHOLD				CONDOMINIUM			PRIVATE RENTAL			ASSISTED RENTAL			ANNUAL TOTAL
	SINGLE	SEMI	ROW	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	
2006	2,103	362	1,349	**3,814**	225	743	**968**	71	64	**135**	83	0	**83**	**5,000**
2007	2,269	297	1,484	**4,050**	51	1,201	**1,252**	75	59	**134**	0	0	**0**	**5,436**
2008	2,685	240	1,909	**4,834**	79	1,013	**1,092**	14	195	**209**	0	0	**0**	**6,135**
2009	2,484	226	1,719	**4,437**	9	945	**955**	12	214	**228**	0	0	**0**	**5,620**
2010	2,490	370	2,016	**4,808**	32	1,397	**1,431**	25	144	**181**	0	0	**0**	**6,420**
2011	1,906	344	1,939	**4,189**	19	1,324	**1,343**	8	89	**97**	0	0	**0**	**5,629**
2012	**1,674**	**224**	**1,520**	**3,418**	**0**	**1,390**	**1,390**	**0**	**443**	**455**	**0**	**0**	**0**	**5,263**

Source: CMHC Housing Now; not all unit types are reported for each tenure and may not add to the total for their respective tenure.

TABLE 21
HOUSING STARTS BY TYPE, CITY OF OTTAWA, 1994-2012

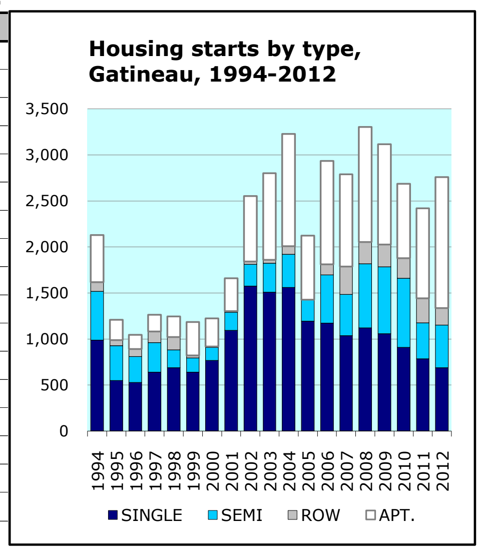
YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
1994	1,644	141	1,794	240	3,819	43.0%	3.7%	47.0%	6.3%
1995	759	39	840	490	2,128	35.7%	1.8%	39.5%	23.0%
1996	1,374	143	1,278	198	2,993	45.9%	4.8%	42.7%	6.6%
1997	1,962	118	1,185	127	3,392	57.8%	3.5%	34.9%	3.7%
1998	2,123	108	1,135	115	3,481	61.0%	3.1%	32.6%	3.3%
1999	2,716	253	1,187	169	4,325	62.8%	5.8%	27.4%	3.9%
2000	3,316	392	1,306	567	5,581	59.4%	7.0%	23.4%	10.2%
2001	3,248	334	1,714	620	5,916	54.9%	5.6%	29.0%	10.5%
2002	3,471	312	1,939	1,653	7,375	47.1%	4.2%	26.3%	22.4%
2003	2,742	345	2,194	692	5,973	45.9%	5.8%	36.7%	11.6%
2004	2,967	340	2,421	1,151	6,879	43.1%	4.9%	35.2%	16.7%
2005	2,121	286	1,572	721	4,700	45.1%	6.1%	33.4%	15.3%
2006	2,252	367	1,789	1,219	5,627	40.0%	6.5%	31.8%	21.7%
2007	2,722	292	1,954	1,250	6,218	43.8%	4.7%	31.4%	20.1%
2008	2,715	203	2,136	1,625	6,679	40.6%	3.0%	32.0%	24.3%
2009	2,228	280	1,887	1,127	5,522	40.3%	5.1%	34.2%	20.4%
2010	2,035	346	1,881	1,784	6,046	33.7%	5.7%	31.1%	29.5%
2011	1,957	343	1,810	1,411	5,521	35.4%	6.2%	32.8%	25.6%
2012	**1,424**	**274**	**1,363**	**2,669**	**5,730**	**24.9%**	**4.8%**	**23.8%**	**46.6%**



Source: CMHC, Starts and Completions Survey

TABLE 22
HOUSING STARTS BY TYPE, GATINEAU CMA, 1994-2012

YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
1994	987	531	99	511	2,128	46.4%	25.0%	4.7%	24.0%
1995	548	378	61	221	1,208	45.4%	31.3%	5.0%	18.3%
1996	528	282	82	152	1,044	50.6%	27.0%	7.9%	14.6%
1997	638	322	120	182	1,262	50.6%	25.5%	9.5%	14.4%
1998	687	196	139	222	1,244	55.2%	15.8%	11.2%	17.8%
1999	640	154	26	365	1,185	54.0%	13.0%	2.2%	30.8%
2000	768	142	7	307	1,224	62.7%	11.6%	0.6%	25.1%
2001	1,093	196	13	357	1,659	65.9%	11.8%	0.8%	21.5%
2002	1,574	238	29	712	2,553	61.7%	9.3%	1.1%	27.9%
2003	1,507	316	37	941	2,801	53.8%	11.3%	1.3%	33.6%
2004	1,561	358	88	1,220	3,227	48.4%	11.1%	2.7%	37.8%
2005	1,192	236	0	695	2,123	56.1%	11.1%	0.0%	32.7%
2006	1,171	524	116	1,122	2,933	39.9%	17.9%	4.0%	38.3%
2007	1,037	446	303	1,002	2,788	37.2%	16.0%	10.9%	35.9%
2008	1,120	698	236	1,250	3,304	33.9%	21.1%	7.1%	37.8%
2009	1,056	728	241	1,091	3,116	33.9%	23.4%	7.7%	35.0%
2010	910	750	219	808	2,687	33.9%	27.9%	8.2%	30.1%
2011	784	390	269	977	2,420	32.4%	16.1%	11.1%	40.4%
2012	**688**	**462**	**186**	**1,423**	**2,759**	**24.9%**	**16.7%**	**6.7%**	**51.6%**



Source: CMHC, Starts and Completions Survey

TABLE 23
NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2004-12

	2004	2005	2006	2007	2008	2009	2010	2011	2012	% chg. 2011-12
OTTAWA*	6,879	4,700	5,627	6,218	6,679	5,522	6,046	5,521	5,730	3.8%
Ottawa, Vanier, Rockcliffe (former) *	1,388	900	1,213	1,016	1,100	1,086	1,280	952	2,057	116.1%
Nepean (former) *	1,427	1,071	1,240	1,306	1,615	1,369	1,525	1,541	1,093	-29.1%
Gloucester (former) *	1,205	614	857	1,014	774	698	685	752	660	-12.2%
Kanata (former) *	915	660	679	682	1,073	727	974	588	761	29.4%
Cumberland (former) *	1,143	802	842	980	939	901	783	896	685	-23.5%
Goulbourn (former) *	416	294	510	892	675	365	409	428	214	-50.0%
Osgoode (former) *	193	148	157	179	153	122	177	183	89	-51.4%
Rideau (former) *	49	58	35	47	38	34	42	43	23	-46.5%
West Carleton (former) *	143	153	94	102	312	220	171	138	148	7.2%
Inside the Greenbelt *	1,811	1,131	1,339	1,623	1,682	1,192	1,518	1,130	2,224	96.8%
Outside the Greenbelt *	5,068	3,569	4,288	4,595	4,997	4,330	4,528	4,391	3,506	-20.2%
Prescott & Russell (part)	507	413	417	495	568	492	724	532	502	-5.6%
Alfred and Plantagenet, TP**	52	42	46	67	80	64	73	99	91	-8.1%
Casselman, Vlg.**	28	34	63	25	39	42	26	10	2	-80.0%
Clarence-Rockland, C*	209	167	150	132	204	193	323	213	190	-10.8%
Russell, TP*	155	115	98	156	133	99	77	60	100	66.7%
The Nation Municipality**	63	55	60	115	112	94	225	150	119	-20.7%
Leeds & Grenville (part)	114	104	98	115	113	109	182	107	216	101.9%
Merrickville-Wolford, Vlg.**	16	13	6	12	16	8	6	7	13	85.7%
North Grenville, TP*	98	91	92	103	97	101	176	100	203	103.0%
Stormont, Dundas & Glengarry (part)	50	55	51	115	39	36	56	59	26	-55.9%
North Dundas, TP**	50	55	51	115	39	36	56	59	26	-55.9%
Lanark (part)	241	218	168	174	269	177	252	265	220	-17.0%
Beckwith, TP**	65	38	33	34	38	48	59	66	64	-3.0%
Carleton Place, Tn.**	85	54	50	54	142	54	73	61	77	26.2%
Mississippi Mills, Tn.**	66	90	68	62	70	61	98	114	60	-47.4%
Montague, TP**	25	36	17	24	19	14	22	24	19	-20.8%
Renfrew (part)	124	120	121	88	104	62	99	117	114	-2.6%
Arnprior, Tn.**	70	86	110	61	78	43	71	92	73	-20.7%
McNab/Braeside, TP**	54	34	11	27	26	19	28	25	41	64.0%
GATINEAU*	2,717	1,714	2,523	2,358	2,889	2,797	2,287	2,103	2,354	11.9%
Hull (former) *	564	153	530	275	150	146	186	208	545	162.0%
Aylmer (former) *	766	579	759	1,105	1,686	1,441	1,064	1,069	808	-24.4%
Gatineau (former) *	1,189	883	1,176	929	892	962	648	618	728	17.8%
Buckingham (former) *	46	28	23	17	81	78	193	84	174	107.1%
Masson-Angers (former) *	152	71	35	32	80	170	196	124	99	-20.2%
MRC des-Collines	580	479	471	437	420	324	400	319	384	20.4%
Cantley*	179	122	130	150	123	98	132	93	107	15.1%
Chelsea*	63	35	38	29	34	23	20	23	21	-8.7%
La Pêche*	100	105	59	45	78	36	56	54	62	14.8%
L'Ange-Gardien*	61	62	55	44	58	54	45	26	56	115.4%
N.-D.-de-la-Salette*	9	8	6	7	7	5	1	2	0	-100.0%
Pontiac*	48	33	50	29	36	21	41	16	36	125.0%
Val-des-Monts*	120	114	133	133	84	87	105	105	102	-2.9%
MRC La-Vallée-de-la-Gatineau (part)	22	16	15	14	20	8	2	7	18	157.1%
Denholm*	6	3	7	1	4	0	1	1	8	700.0%
Low**	16	13	8	13	16	8	1	6	10	66.7%
MRC Papineau (part)	43	32	52	47	32	32	29	57	121	112.3%
Lochaber-Ouest**	10	7	13	18	8	8	3	15	17	13.3%
Mayo*	6	7	7	1	8	4	9	11	6	-45.5%
Mulgrave-et-Derry**	14	2	5	2	3	10	11	7	11	57.1%
Thurso**	1	5	22	22	3	0	1	18	80	344.4%
Bowman**	n.d.	n.d.	n.d.	n.d.	n.d.	n.d.	n.d.	3	3	0.0%
Val-des-Bois*	12	11	5	4	10	10	5	3	4	33.3%
MRC Pontiac (part)	8	2	7	10	8	5	9	13	6	-53.8%
Alleyn-et-Cawood**	*n.a.*	*n.a.*	*n.a.*	4	6	0	0	4	0	0.0%
Bristol*	8	2	7	6	2	5	9	9	6	-33.3%
GREATER OTTAWA-GATINEAU AREA	11,285	7,853	9,550	10,071	11,141	9,564	10,086	9,100	9,691	6.5%
Ottawa-Gatineau CMA	10,537	7,170	8,870	9,295	10,322	8,930	9,133	8,234	8,779	6.6%
Ottawa	6,879	4,700	5,627	6,218	6,679	5,522	6,046	5,521	5,730	3.8%
Gatineau	2,717	1,714	2,523	2,358	2,889	2,797	2,287	2,103	2,354	11.9%
OMATO	1,036	910	855	987	1,093	876	1,313	1,080	1,078	-0.2%
QMAG	653	529	545	508	480	369	440	396	529	33.6%

*Sources: * CMHC Starts; ** Municipal building permit records*

Note: sub-totals by county include only municipalities within OMATO or QMAG, not the entire county.

n.d. = no data. Bowman was added to the Ottawa-Gatineau CMA in 2011; data was not collected prior to this year.

See Map 1 for the municipalities that make up the Ottawa-Gatineau CMA before and after CMA boundary adjustment in 2011.

TABLE 24: NEW DWELLING UNITS IN O.P. INTENSIFICATION TARGET AREAS, 2008-12

OP Target Area (Designation)	2008				2009				2010				2011				2012			
	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total
Central Area	0	0	246	**246**	0	0	166	**166**	0	0	47	**47**	0	0	258	**258**	0	0	374	**374**
Mainstreets																				
Inside Greenbelt	0	0	202	202	0	0	286	286	0	8	380	388	0	16	451	467	0	0	287	287
Outside Greenbelt	0	0	197	197	0	0	0	0	0	0	95	95	0	0	0	0	0	0	0	0
Total	0	0	399	**399**	0	0	286	**286**	0	8	475	**483**	0	16	451	**467**	0	0	287	**287**
Mixed-Use Centres																				
Inside Greenbelt	0	14	191	205	0	3	32	35	4	0	106	110	11	12	160	183	3	16	307	326
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	14	191	**205**	0	3	32	**35**	4	0	106	**110**	11	12	160	**183**	3	16	307	**326**
Rapid Transit Stations																				
Inside Greenbelt	8	20	595	623	31	3	311	345	7	26	763	796	38	18	1134	1,190	64	17	986	1,067
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	95	95	0	0	0	0	3	46	180	229
Total	8	20	595	**623**	31	3	311	**345**	7	26	858	**891**	38	18	1,134	**1,190**	67	63	1,166	**1,296**
Town Centres	0	0	0	**0**	0	0	0	**0**	0	0	146	**146**	0	0	165	**165**	0	0	221	**221**
Enterprise Areas																				
Inside Greenbelt	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1	2	0	0	2
Outside Greenbelt	4	56	165	225	20	230	0	250	14	244	12	270	37	236	36	309	50	155	0	205
Total	4	56	165	**225**	20	230	0	**250**	15	244	12	**271**	38	236	36	**310**	52	155	0	**207**
Total Units in Designated Areas**	23	90	931	**1,044**	51	233	502	**786**	48	252	1,297	**1,597**	85	282	1,625	**1,992**	119	224	1,630	**1,973**
Total New Units	2,939	2,067	2,186	7,192	2,447	2,064	1,367	5,878	2,330	1,750	2,763	6,843	2,357	1,882	3,052	7,291	1,741	1,700	3,171	6,612
Demolitions	197	3	54	254	166	5	62	233	226	0	105	331	244	0	38	282	288	0	45	333
Total Net New Units	2,742	2,064	2,132	6,938	2,281	2,059	1,305	5,645	2,104	1,750	2,658	6,512	2,113	1,882	3,014	7,009	1,453	1,700	3,126	**6,279**
% Share in Designated Areas	0.8%	4.4%	43.7%	**15.0%**	2.2%	11.3%	38.5%	**13.9%**	2.3%	14.4%	48.8%	**24.5%**	4.0%	15.0%	53.9%	**28.4%**	8.2%	13.2%	52.1%	**31.4%**

** Removes double-counting of units that are included in more than one category.

Official Plan refers to the Council-adopted Official Plan as amended.

SUMMARIES: 5- AND 10-YEAR

OP Target Areas: Last 5 Years	Sing+ Semi	Row	Apt.	Total
Central Area	0	0	1,091	1,091
Mainstreets	0	24	1,898	1,922
Mixed-Use Centres	18	45	796	859
Rapid Transit Stations	151	130	4,064	4,345
Town Centres	0	0	532	532
Enterprise Areas	129	921	213	1,263
TOTAL Units in OP Target Areas**	**326**	**1,081**	**5,985**	**7,392**
TOTAL Units - City of Ottawa	**10,693**	**9,455**	**12,235**	**32,383**
% Share in OP Target Areas	**3.0%**	**11.4%**	**48.9%**	**22.8%**

** Removes double-counting of units that are included in two different OP designations.

OP Target Areas: Last 10 Years	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	TOTAL
Central Area	532	440	0	469	353	246	166	47	258	374	2,885
Mainstreets	394	349	262	101	344	399	286	483	467	287	3,372
Mixed-Use Centres	159	199	130	3	78	205	35	110	183	326	1,428
Rapid Transit Stations	596	563	144	141	545	623	345	891	1,190	1,296	6,334
Town Centres	176	88	29	60	158	0	0	146	165	221	1,043
Enterprise Areas	31	8	35	19	275	225	250	271	310	207	1,631
TOTAL	**1,888**	**1,647**	**600**	**793**	**1,753**	**1,698**	**1,082**	**1,948**	**2,573**	**2,711**	**16,693**

Numbers in 10-year table are not adjusted to remove double-counting of units in more than one OP designation.

Source: City of Ottawa, building permits

TABLE 25
INTENSIFICATION BY WARD, 2008-2012

Ward		Intensification Units						2008-2012 Share of Intensification
No.	NAME	2008	2009	2010	2011	2012	2008-2012	
12	Rideau-Vanier	602	66	206	483	271	1,628	13.0%
13	Rideau-Rockcliffe	59	52	25	68	122	326	2.6%
14	Somerset	128	388	474	844	404	2,238	17.8%
15	Kitchissippi	334	225	359	403	522	1,843	14.7%
17	Capital	39	38	511	36	103	727	5.8%
	TOTAL - CENTRAL	**1,162**	**769**	**1,575**	**1,834**	**1,422**	**6,762**	**53.9%**
7	Bay	58	13	41	15	179	306	2.4%
8	College	429	8	26	70	20	553	4.4%
9	Knoxdale-Merivale	34	38	121	153	22	368	2.9%
10	Gloucester-Southgate	170	192	80	58	56	556	4.4%
11	Beacon Hill-Cyrville	13	232	32	61	51	389	3.1%
16	River	193	55	44	38	151	481	3.8%
18	Alta Vista	11	5	96	49	175	336	2.7%
	TOTAL - INNER URBAN	**908**	**543**	**440**	**444**	**654**	**2,989**	**23.8%**
1	Orléans	93	33	20	298	409	853	6.8%
2	Innes	15	6	108	12	27	168	1.3%
3	Barrhaven	2	8	5	160	157	332	2.6%
4	Kanata North	0	2	152	19	235	408	3.3%
6	Stittsville	23	91	33	17	39	203	1.6%
19	Cumberland	2	1	46	0	3	49	0.4%
22	Gloucester-South Nepean	23	33	107	16	15	194	1.5%
23	Kanata South	111	123	190	81	85	590	4.7%
	TOTAL - SUBURBAN	**269**	**297**	**661**	**603**	**970**	**2,800**	**22.3%**
Intensification Units		**2,339**	**1,609**	**2,676**	**2,881**	**3,046**	**12,551**	**100.0%**
Total Urban Units		**6,521**	**5,333**	**6,116**	**6,372**	**5,993**	**30,335**	
% Intensification		**35.9%**	**30.2%**	**43.8%**	**45.2%**	**50.8%**	**41.4%**	

Source: City of Ottawa, Building Permits

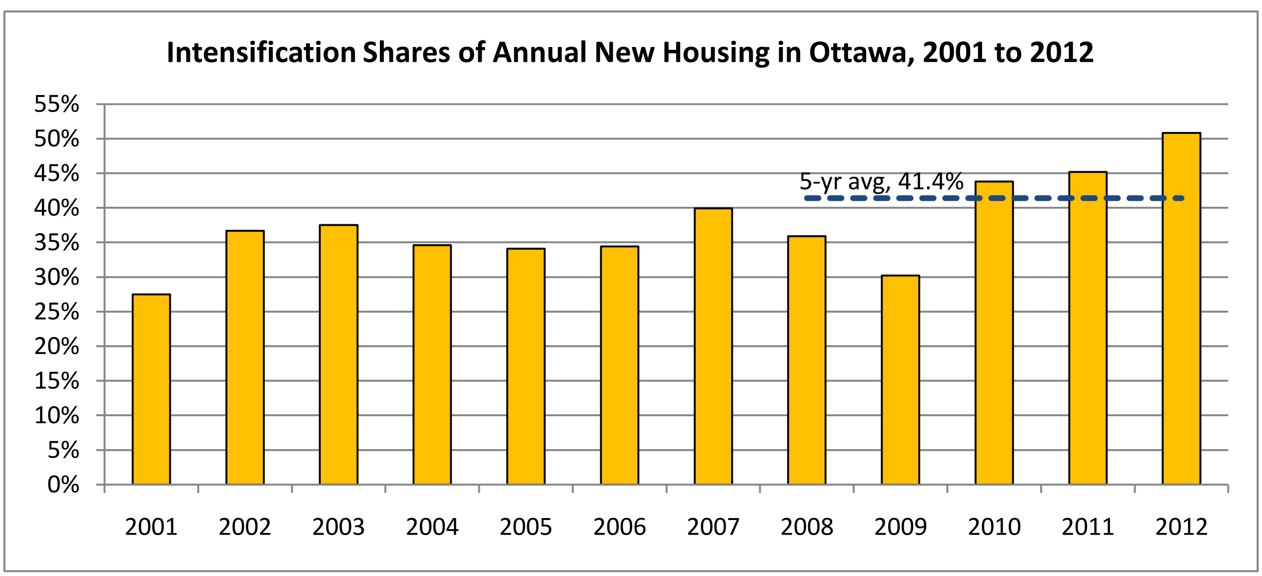


TABLE 26
RENTAL PRICES AND VACANCY RATES, LARGEST CMA's

CMA	Weighted average rent, 2-bedroom apartment								
	2005	2006	2007	2008	2009	2010	2011	2012	*% chg. 2011-2012*
Vancouver	$1,004	$1,045	$1,084	$1,124	$1,169	$1,195	$1,237	$1,261	*1.9%*
Toronto	$1,052	$1,067	$1,061	$1,095	$1,096	$1,123	$1,149	$1,183	*3.0%*
Calgary	$808	$960	$1,089	$1,148	$1,099	$1,069	$1,084	$1,150	*6.1%*
Ottawa *	$920	**$941**	**$962**	**$995**	**$1,028**	**$1,048**	**$1,086**	**$1,115**	**2.7%**
Edmonton	$732	$808	$958	$1,034	$1,015	$1,015	$1,034	$1,071	*3.6%*
Halifax	$762	$799	$815	$833	$877	$891	$925	$954	*3.1%*
Winnipeg	$683	$709	$740	$769	$809	$837	$875	$911	*4.1%*
Kitchener	$811	$824	$829	$845	$856	$872	$889	$908	*2.1%*
Hamilton	$791	$796	$824	$836	$831	$862	$884	$886	*0.2%*
Gatineau **	$660	**$667**	**$662**	**$677**	**$690**	**$711**	**$731**	**$743**	**1.6%**
Québec	$621	$637	$641	$653	$676	$692	$718	$741	*3.2%*
Montréal	$616	$636	$647	$659	$669	$700	$719	$711	*-1.1%*
Ottawa-Gatineau Rent Gap (%)	***39***	***41***	***45***	***47***	***49***	***47***	***49***	***50***	

Source: CMHC, Rental Market Survey, 2012 and previous years

Note: "Rent Gap" refers to the percent difference in the average rent between the Ottawa and Gatineau portions of the CMA; 50% in 2012 means that Ottawa rents were 50% more than in Gatineau.

CMA	Vacancy Rate								
	2004	2005	2006	2007	2008	2009	2010	2011	2012
Hamilton	3.4%	4.3%	4.3%	3.5%	3.2%	4.0%	3.7%	3.4%	3.5%
Gatineau **	2.1%	3.1%	**4.2%**	**2.9%**	**1.9%**	**2.2%**	**2.5%**	**2.2%**	**3.3%**
Halifax	2.9%	3.3%	3.2%	3.1%	3.4%	2.9%	2.6%	2.4%	3.0%
Montréal	1.5%	2.0%	2.7%	2.9%	2.4%	2.5%	2.7%	2.5%	2.8%
Kitchener	3.5%	3.3%	3.3%	2.7%	1.8%	3.3%	2.6%	1.7%	2.6%
Ottawa *	3.9%	3.3%	**2.3%**	**2.3%**	**1.4%**	**1.5%**	**1.6%**	**1.4%**	**2.5%**
Québec	1.1%	1.4%	1.5%	1.2%	0.6%	0.6%	1.0%	1.6%	2.0%
Vancouver	1.3%	1.4%	0.7%	0.7%	0.5%	2.1%	1.9%	1.4%	1.8%
Toronto	4.3%	3.7%	3.2%	3.2%	2.0%	3.1%	2.1%	1.4%	1.7%
Winnipeg	1.1%	1.7%	1.3%	1.5%	1.0%	1.1%	0.8%	1.1%	1.7%
Edmonton	5.3%	4.5%	1.2%	1.5%	2.4%	4.5%	4.2%	3.3%	1.7%
Calgary	4.3%	1.6%	0.5%	1.5%	2.1%	5.3%	3.6%	1.9%	1.3%

Source: CMHC, Rental Market Survey, 2012 and previous years

* Ontario part of Ottawa-Gatineau CMA

** Quebec part of Ottawa-Gatineau CMA

TABLE 27
DISTRIBUTION OF NON-MARKET HOUSING UNITS BY WARD

Ward		Units Built Prior to 1995*					Units Built Since 1999***		Total Non-Market Units Built	
No.	Name	OCHC**	Private Non-Profit	CO-OP Housing	Total Units	% of Total	Units	% of Total	Units	% of Total
12	Rideau-Vanier	2,781	346	530	3,657	16.3%	109	7.7%	3,766	15.8%
13	Rideau-Rockcliffe	2,186	334	465	2,985	13.3%	71	5.0%	3,056	12.8%
14	Somerset	1,641	1,328	636	3,605	16.0%	527	37.0%	4,132	17.3%
15	Kitchissippi	1,151	458	86	1,695	7.5%	74	5.2%	1,769	7.4%
17	Capital	440	3	12	455	2.0%	0	0.0%	455	1.9%
	TOTAL - CENTRAL	**8,199**	**2,469**	**1,729**	**12,397**	**55.2%**	**781**	**54.8%**	**13,178**	**55.1%**
7	Bay	1,370	124	0	1,494	6.6%	23	1.6%	1,517	6.3%
8	College	328	344	60	732	3.3%	62	4.4%	794	3.3%
9	Knoxdale-Merivale	99	176	167	442	2.0%	71	5.0%	513	2.1%
10	Gloucester-Southgate	1,688	0	427	2,115	9.4%	63	4.4%	2,178	9.1%
11	Beacon Hill-Cyrville	0	198	120	318	1.4%	75	5.3%	393	1.6%
16	River	1,589	14	627	2,230	9.9%	78	5.5%	2,308	9.7%
18	Alta Vista	1,270	30	125	1,425	6.3%	1	0.1%	1,426	6.0%
	TOTAL - INNER URBAN	**6,344**	**886**	**1,526**	**8,756**	**39.0%**	**373**	**26.2%**	**9,129**	**38.2%**
1	Orléans	0	43	154	197	0.9%	61	4.3%	258	1.1%
2	Innes	0	150	0	150	0.7%	0	0.0%	150	0.6%
3	Barrhaven	0	102	0	102	0.5%	110	7.7%	212	0.9%
4	Kanata North	40	0	86	126	0.6%	83	5.8%	209	0.9%
6	Stittsville	0	32	0	32	0.1%	0	0.0%	32	0.1%
22	Gloucester-South Nepean	0	0	0	0	0.0%	0	0.0%	0	0.0%
23	Kanata South	17	148	318	483	2.1%	0	0.0%	483	2.0%
	TOTAL - SUBURBAN	**57**	**475**	**558**	**1,090**	**4.8%**	**254**	**17.8%**	**1,344**	**5.6%**
5	West Carleton-March	0	25	0	25	0.1%	0	0.0%	25	0.1%
19	Cumberland	0	24	0	24	0.1%	0	0.0%	24	0.1%
20	Osgoode	0	107	0	107	0.5%	0	0.0%	107	0.4%
21	Rideau-Goulbourn	15	62	0	77	0.3%	16	1.1%	93	0.4%
	TOTAL - RURAL	**15**	**218**	**0**	**233**	**1.0%**	**16**	**1.1%**	**249**	**1.0%**
Total Units		**14,615**	**4,048**	**3,813**	**22,476**	**100.0%**	**1,424**	**100.0%**	**23,900**	**100.0%**

Source: City of Ottawa, Community and Social Services Department, Housing Services Branch

* Includes: All social housing stock built under federal and provincial programs prior to 1995.
Excludes: Private Landlord Rent Supplement units, and Integrated Supportive Housing.

** OCHC = Ottawa Community Housing Corporation.

*** Includes units built since 1999 under a range of incentives and investment programs, including the City of Ottawa's *Action Ottawa* .
Excludes: Shelters/transitional housing built under homelessness initiatives since 1999.

Table 27 incorporates revisions to data published in the 2011 edition of this report.

TABLE 28
RESALE MARKET - ANNUAL SALES AND AVERAGE PRICE
CANADA'S SIX LARGEST CMA'S, 2006-12

CMA		2006	2007	2008	2009	2010	2011	2012	2011-12 % change
Toronto	Sales	84,842	95,164	76,387	89,255	88,214	91,760	88,157	-3.9%
	Avg Price	$352,388	$377,029	$379,943	$396,154	$432,264	$466,352	$498,973	7.0%
Montréal	Sales	39,964	44,176	40,916	41,754	42,299	40,403	40,133	-0.7%
	Avg Price	$200,323	$214,801	$224,592	$274,837	$297,588	$314,038	$326,389	3.9%
Vancouver	Sales	36,479	38,978	25,149	29,736	31,144	32,936	25,445	-22.7%
	Avg Price	$509,876	$570,795	$593,767	$592,615	$675,853	$779,730	$730,063	-6.4%
Ottawa-Gatineau	Sales	18,791	19,944	18,298	19,258	18,824	18,410	18,309	-0.5%
	Avg Price	$233,544	$247,917	$263,768	$282,562	$303,715	$321,624	$329,453	2.4%
Ottawa*	Sales	14,003	14,739	13,908	14,923	14,586	14,551	14,497	-0.4%
	Avg Price	$257,481	$273,058	$290,483	$304,801	$328,439	$344,791	$352,610	2.3%
Calgary	Sales	33,027	32,176	23,136	24,880	20,996	22,466	26,634	18.6%
	Avg Price	$346,675	$414,066	$405,267	$385,882	$398,764	$402,851	$413,315	2.6%
Edmonton	Sales	21,984	20,427	17,369	19,139	16,403	16,963	17,641	4.0%
	Avg Price	$250,915	$338,636	$332,852	$320,378	$328,803	$328,595	$334,318	1.7%

Source: Canadian Real Estate Association, CMHC and City of Ottawa custom tabulations

NOTE: MLS data are for the area covered by local Real Estate Boards, which may not match municipal or CMA boundaries.

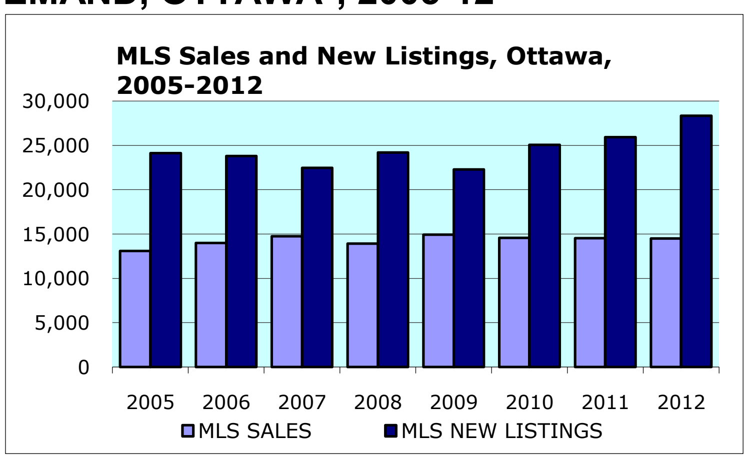
MLS statistics since 2009 for Gatineau and Montreal have been obtained from CMHC's Housing Now report.

* The Ottawa real estate area is significantly larger than the city of Ottawa.

TABLE 29
RESALE MARKET - SUPPLY AND DEMAND, OTTAWA*, 2005-12

YEAR	MLS SALES	MLS NEW LISTINGS	SALES TO NEW LISTINGS RATIO
2005	13,099	24,143	0.54
2006	14,003	23,808	0.59
2007	14,739	22,477	0.66
2008	13,908	24,196	0.57
2009	14,923	22,290	0.67
2010	14,586	25,061	0.58
2011	14,551	25,949	0.56
2012	**14,497**	**28,332**	**0.51**

Source: Canadian Real Estate Association



NOTE:

MLS New Listings are the annual number of properties listed on the Multiple Listings Service, which measures supply. MLS Sales are the annual number of residential sales through the MLS system, which measures demand.

SUPPLY AND DEMAND

Sales divided by New Listings produces a Sales-to-New-Listings Ratio that classifies the resale market. A ratio of 0.40 or below is considered a Buyers' market; between 0.40 and 0.55, a Balanced market; and above 0.55, a Sellers' market.

TABLE 30
ABSORBED NEW SINGLE DETACHED HOME PRICES, OTTAWA, 2000-12

YEAR	NOMINAL AVERAGE PRICE OF ABSORBED NEW SINGLES	OTTAWA CPI (ALL ITEMS) (2002=100)	INFLATION FACTOR (INFLATOR)	AVERAGE PRICE OF ABSORBED NEW SINGLES (2012 $)	YEAR-OVER-YEAR CHANGE IN CONSTANT PRICE (%)	ANNUAL INFLATION RATE (%)
2000	$223,357	94.9	0.780	$286,434	n/a	n/a
2001	$253,629	98.0	0.805	$315,127	10.0%	3.2%
2002	$281,950	100.0	0.822	$343,133	8.9%	2.1%
2003	$305,923	102.5	0.842	$363,228	5.9%	2.5%
2004	$335,251	104.5	0.859	$390,431	7.5%	2.0%
2005	$365,551	106.8	0.878	$416,550	6.7%	2.2%
2006	$396,677	108.6	0.892	$444,527	6.7%	1.7%
2007	$407,749	110.7	0.910	$448,266	0.8%	1.9%
2008	$417,683	113.1	0.929	$449,443	0.3%	2.2%
2009	$414,696	113.7	0.934	$443,874	-1.2%	0.5%
2010	$444,185	116.6	0.958	$463,613	4.4%	2.6%
2011	$492,380	120.1	0.987	$498,940	7.6%	3.0%
2012	**$492,356**	**121.7**	**1.000**	**$492,356**	**-1.3%**	**1.3%**

Sources: CMHC Housing Now Ottawa; Statistics Canada, Table 326-0021, Consumer Price Index by City; City of Ottawa calculations

Note: Table reflects selling prices exclusive of any upgrades purchasers may have opted for.

TABLE 31
RESIDENTIAL MLS SALES BY INCOME PERCENTILE, OTTAWA, 2010-12

INCOME PERCENTILE	2010			2011			2012		
	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES
15th	$97,437	25	0.2%	$104,589	29	0.3%	$107,132	11	0.1%
20th	$123,162	50	0.4%	$132,202	60	0.5%	$135,416	52	0.5%
25th	$147,896	148	1.3%	$158,751	169	1.5%	$162,611	146	1.3%
30th	$171,494	437	3.9%	$184,080	569	4.9%	$188,556	492	4.3%
35th	$196,147	1,104	9.7%	$210,543	1,219	10.6%	$215,662	1,119	9.8%
40th	**$220,897**	1,825	16.1%	**$237,109**	1,969	17.1%	**$242,874**	1,828	16.0%
45th	$247,095	2,531	22.3%	$265,231	2,765	24.0%	$271,679	2,637	23.0%
50th	$273,395	3,700	32.7%	$293,461	3,973	34.4%	$300,595	3,932	34.4%
55th	$300,241	5,157	45.5%	$322,277	5,465	47.4%	$330,112	5,431	47.4%
60th	$328,753	6,279	55.4%	$352,882	6,579	57.0%	$361,460	6,575	57.4%
>60th	> $328,753	**11,332**	100.0%	> $352,882	**11,537**	100.0%	$361,461	**11,446**	100.0%

Source: Ottawa Real Estate Board, custom tabulations

* MLS (Multiple Listing Service) is a Registered Trademark of the Canadian Real Estate Association

NOTE: Total MLS sales for the City of Ottawa differ from total MLS sales for Ottawa Real Estate Board territory shown in Table 33, which extends beyond the city's limits.

TABLE 32
OWNERSHIP HOUSING COMPLETIONS BY DWELLING TYPE, CITY OF OTTAWA, 2011 and 2012, BY INCOME PERCENTILE

INCOME PERCENTILE	2011 INCOME	2011 COMPLETIONS				
		HOUSE PRICE (UP TO)	COMPLETIONS BY HOUSE TYPE			CUMULATIVE TOTAL
			SINGLES AND SEMIS	ROW	APARTMENTS	
15th	$28,431	$104,589	* *n/a*	* *n/a*	0 *0.0%*	0 *0.0%*
20th	$35,937	$132,202	* *n/a*	* *n/a*	0 *0.0%*	0 *0.0%*
25th	$43,154	$158,751	* *n/a*	* *n/a*	0 *0.0%*	0 *0.0%*
30th	$50,039	$184,080	* *n/a*	* *n/a*	17 *1.2%*	17 *0.3%*
35th	$57,232	$210,543	* *n/a*	10 *0.7%*	90 *6.5%*	100 *1.8%*
40th	$64,454	**$237,109**	***** ***n/a***	**48** ***2.5%***	**418** ***34.2%***	**466** ***8.6%***
45th	$72,098	$265,231	* *n/a*	230 *15.1%*	513 *37.3%*	743 *13.7%*
50th	$79,772	$293,461	* *n/a*	858 *56.4%*	662 *48.1%*	1,520 *28.1%*
55th	$87,605	$322,277	57 *3.0%*	1,547 *101.8%*	709 *51.6%*	2,313 *42.8%*
60th	$95,925	$352,882	225 *11.9%*	1,828 *120.3%*	890 *64.7%*	2,943 *54.4%*
COMPLETIONS, TOTAL			**2,252**	**1,936**	**1,221**	**5,409**

INCOME PERCENTILE	2012 INCOME	2012 COMPLETIONS				
		HOUSE PRICE (UP TO)	COMPLETIONS BY HOUSE TYPE			CUMULATIVE TOTAL
			SINGLES AND SEMIS	ROW	APARTMENTS	
15th	$28,809	$107,132	0 *0.0%*	0 *0.0%*	0 *0.0%*	0 *0.0%*
20th	$36,415	$135,416	0 *0.0%*	0 *0.0%*	* *n/a*	0 *0.0%*
25th	$43,729	$162,611	0 *0.0%*	0 *0.0%*	* *n/a*	0 *0.0%*
30th	$50,706	$188,556	0 *0.0%*	0 *0.0%*	20 *1.5%*	20 *0.4%*
35th	$57,995	$215,662	0 *0.0%*	* *n/a*	158 *11.5%*	158 *3.3%*
40th	$65,313	**$242,874**	**0** ***0.0%***	***** ***n/a***	**464** ***33.7%***	**464** ***9.7%***
45th	$73,059	$271,679	* *n/a*	132 *8.7%*	718 *52.2%*	850 *17.7%*
50th	$80,835	$300,595	13 *n/a*	534 *35.1%*	900 *65.5%*	1,447 *30.2%*
55th	$88,772	$330,112	56 *3.0%*	1,117 *73.5%*	988 *71.9%*	2,161 *45.1%*
60th	$97,202	$361,460	175 *9.2%*	1,391 *91.5%*	1,113 *80.9%*	2,679 *55.9%*
COMPLETIONS, TOTAL			**1,898**	**1,520**	**1,375**	**4,793**

Source: CMHC, Custom tabulation and City of Ottawa income and price estimates

INCOME PERCENTILE defines the amount of gross annual income at or below which a specific percentage of households lies.

For example, the 40th income percentile refers to the income point which is equal to or less than 40% of all households.

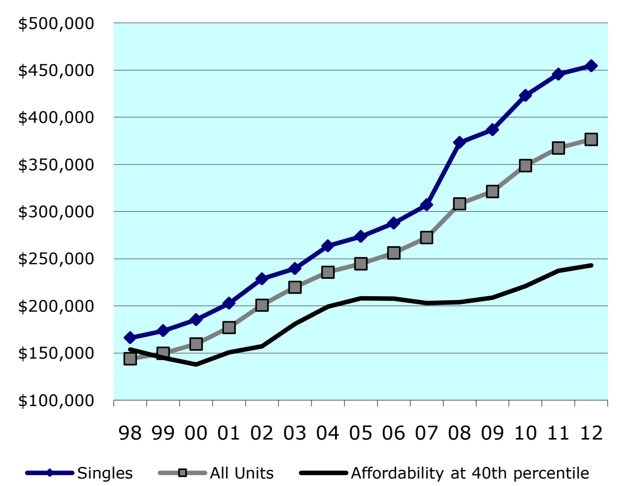
* Data suppressed by CMHC to protect confidentiality

TABLE 33
AFFORDABILITY OF NEW AND RESALE HOUSING, OTTAWA*

	Resale/New	2010	2011	2012
Average Prices	Resale Singles	$423,025	$445,582	$454,512
	Resale All Units	$348,763	$367,279	$376,437
	New Singles	$444,185	$492,380	$496,356
	New All Units	$369,843	$389,368	$411,423
Total Units	MLS Resales	11,336	11,543	11,542
	Ownership Completions	6,239	5,409	4,793
Share of Ownership Market	Resale	64.5%	68.1%	70.7%
	New	35.5%	31.9%	29.3%
Affordable Units (#)	Resale	1,981	1,969	1,859
	New	574	466	464
% Affordable	Resale	17.5%	17.1%	16.1%
	New	9.2%	8.6%	9.7%
Combined New and Resales Affordable up to 40th Income Percentile	Units	2,555	2,435	2,323
	% of total	**14.5%**	**14.4%**	**14.2%**

Sources:
Resale prices are MLS averages for single-detached and total units.
Prices for new units are from CMHC for singles, and estimated from Brethour New Home Market Report for other unit types.
Ownership Completions from CMHC custom tabulations
Affordable units are from Ottawa Real Estate Board and CMHC custom tabulations.
*City of Ottawa, which is a smaller area than the *Ottawa real estate market* as reported by CREA in Table 28.

Ottawa Resale Prices and 40th Percentile Affordability, 1998-2012



Ottawa New Home Completions and 40th Percentile Affordability, 1998-2012

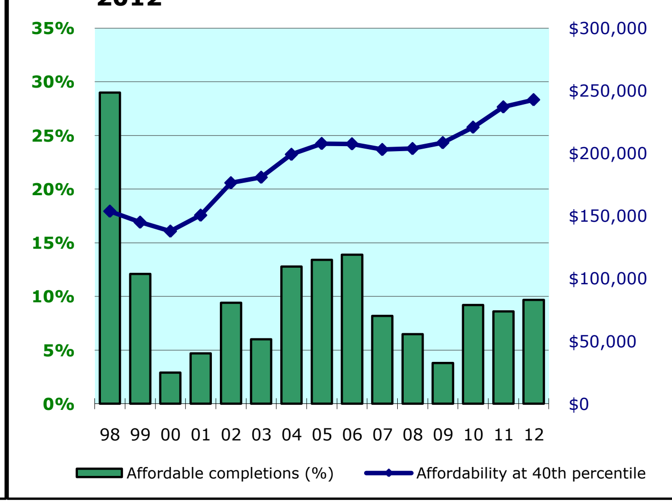


TABLE 34
ROYAL BANK HOUSING AFFORDABILITY INDEX
PERCENTAGE OF HOUSEHOLD INCOME REQUIRED TO AFFORD EACH TYPE OF DWELLING

Detached Bungalow	**Toronto**	**Montreal**	**Vancouver**	**Ottawa**	**Calgary**	**Canada**
2006 average	43.2	35.5	67.8	30.1	37.3	39.1
2007 average	45.0	36.2	70.9	31.4	42.9	41.0
2008 average	53.2	40.5	75.8	43.0	46.5	44.3
2009 average	47.5	37.6	65.5	39.3	36.2	39.8
2010 average	48.3	41.5	71.2	39.6	36.9	41.1
2011 average	50.9	41.7	85.3	40.5	36.8	42.2
2012 Q1	53.4	41.4	88.9	41.8	36.7	43.1
2012 Q2	54.5	40.4	91.0	41.9	36.7	43.4
2012 Q3	52.4	40.2	83.2	38.7	38.3	42.0
2012 Q4	**52.8**	**39.3**	**82.2**	**38.8**	**38.1**	**42.1**
Standard Two Storey						
2006 average	49.3	45.6	72.8	35.5	39.1	44.6
2007 average	51.9	46.4	74.0	36.9	44.4	46.3
2008 average	63.4	51.2	84.3	44.5	47.8	50.1
2009 average	56.6	47.2	72.6	40.7	37.6	45.4
2010 average	57.8	51.3	79.9	41.3	38.4	47.1
2011 average	59.9	52.8	90.7	42.5	37.8	48.1
2012 Q1	62.6	53.3	93.0	43.8	37.5	48.7
2012 Q2	63.9	52.6	93.8	44.0	37.2	49.4
2012 Q3	61.0	51.7	87.0	40.6	39.3	35.1
2012 Q4	**62.2**	**50.4**	**87.8**	**40.7**	**38.6**	**47.8**
Standard Condo						
2006 average	29.1	29.9	34.4	21.1	23.2	27.4
2007 average	31.1	30.1	35.9	22.4	27.6	28.8
2008 average	36.1	33.1	43.4	28.2	29.7	30.1
2009 average	32.2	30.9	37.8	26.0	22.9	27.4
2010 average	32.2	33.9	40.5	27.5	23.0	28.2
2011 average	33.5	32.7	44.8	28.0	22.7	28.6
2012 Q1	34.4	32.7	44.9	28.9	22.2	28.8
2012 Q2	34.8	31.6	45.2	29.0	21.6	28.8
2012 Q3	33.1	31.7	42.2	26.9	22.7	28.0
2012 Q4	**33.1**	**31.8**	**41.8**	**27.2**	**22.2**	**28.0**

Source: Royal Bank of Canada, Housing Trends and Affordability newsletter

The Royal Bank's Housing Affordability Index measures the proportion of pre-tax household income required to service the cost of a mortgage, including principal and interest, property taxes and utilities, based on a 25% down payment and 25-year mortgage at a fixed five-year rate, for the average price of the four house types listed above on the resale market. The bank discontinued their Affordability Index tracking for Standard Townhouse in 2010.

TABLE 35
OTTAWA COMMERCIAL OFFICE MARKET BY SUB-MARKET, 2012

Sub-market	Inventory m^2	Vacant m^2	Vacancy Rate 2012 Q4	Vacancy Rate 2011 Q4	Absorption m^2	New Supply m^2	Avg. Net Rent, $/m^2$
Downtown CBD	1,442,500	97,342	6.7%	6.1%	-9,473	n/a	$249
Fringe Core	351,575	20,184	5.7%	4.1%	-2,934	n/a	$188
Central	**1,794,075**	**117,525**	**6.6%**	**5.7%**	**-12,407**	**87,700**	**$238**
East	327,400	19,669	6.0%	4.9%	-4,096	n/a	$165
South/Airport	340,956	28,163	8.3%	7.1%	-4,677	n/a	$138
West	426,679	44,170	10.4%	8.2%	-1,356	n/a	$161
Kanata	521,216	81,508	15.6%	13.5%	-2,273	n/a	$134
Suburban	**1,616,251**	**173,511**	**10.7%**	**9.0%**	**-12,402**	**121,600**	**$149**
TOTAL	**3,410,326**	**291,036**	**8.5%**	**7.2%**	**-24,809**	**209,300**	**$196**
Central Class A	1,000,877	49,234	4.9%	5.8%	514	-	$283
Central Class B	564,786	37,616	6.7%	4.8%	-4,508	-	$187
Central Class C	228,353	25,435	11.1%	8.7%	-8,412	-	$158
Suburban Class A	1,011,239	103,659	10.3%	9.1%	-1,138	-	$167
Suburban Class B	513,113	56,966	11.1%	8.8%	2,594	-	$136
Suburban Class C	91,846	18,126	19.7%	8.1%	-13,858	-	$129

Source: Colliers International - North America Office Real Estate Highlights, 2012 and Ottawa Office Market Report, 2012 Q4

Note: data is for the competitive commercial office market only.

TABLE 36
COMMERCIAL OFFICE MARKET OVERVIEW, OTTAWA, 2003-2012

YEAR	INVENTORY m^2	INVENTORY sq.ft.	VACANCY RATE (%)	ABSORPTION m^2	ABSORPTION sq.ft.	NEW SUPPLY m^2	NEW SUPPLY sq.ft.
2003	2,893,124	31,141,330	10.9%	-5,927	-63,797	-158,104	-1,701,818
2004	2,971,808	31,988,273	12.1%	1,765	19,000	78,619	846,243
2005	3,056,676	32,901,792	9.1%	121,645	1,309,376	84,869	913,519
2006	3,104,727	33,419,000	6.9%	118,730	1,278,000	48,106	517,806
2007	3,172,157	34,144,818	5.6%	39,465	424,802	76,567	824,155
2008	3,198,170	34,424,818	6.3%	996	10,722	0	0
2009	3,238,824	34,862,411	6.7%	20,863	224,567	33,445	360,000
2010	3,302,823	35,551,293	6.7%	80,314	864,492	83,690	900,834
2011	3,390,877	36,499,100	7.2%	63,837	687,136	49,703	535,000
2012	**3,410,326**	**36,708,442**	**8.5%**	**-24,810**	**-267,052**	**0**	**0**

Source: Colliers International - Ottawa Office Market Reports

TABLE 37
TOTAL OFFICE INVENTORY, OTTAWA-GATINEAU, 2012

TYPE	INVENTORY m^2	INVENTORY sq.ft.
Private sector (Competitive)	**3,884,212**	**41,809,311**
Ottawa	*3,410,326*	*36,708,442*
Gatineau	*473,886*	*5,100,869*
Public sector (Owned)	**2,215,446**	**23,847,643**
Ottawa	*1,926,240*	*20,734,554*
Gatineau	*289,206*	*3,113,089*
Private (Owned and occupied)	**1,054,914**	**11,355,000**
Total for Ottawa	**6,391,480**	**68,797,996**
Total for Gatineau	**763,092**	**8,213,958**
TOTAL Ottawa-Gatineau	**7,154,572**	**77,011,954**

Sources: Colliers International, Ottawa Office Market Report, 2012 Q4
Treasury Board Secretariat; Directory of Federal Real Property: http://www.tbs-sct.gc.ca/dfrp-rbif/
Cushman & Wakefield - Private Owned and Occupied Inventory, and building permits

NOTES: **Competitive Office Market** includes privately-owned office buildings available for lease, but does not include privately held owner-occupied office buildings.
Owned Office Space includes commercial, medical and government-owned office space. As of July 2013, Treasury Board includes the former Nortel Campus at 3500 Carling as federally-owned space.

TABLE 38
OTTAWA REAL ESTATE INVESTMENT MARKET, 2008-2012

ASSET TYPE	INVESTMENT ACTIVITY ($ millions) 2008	2009	2010	2011	2012	5-YR TOTAL
Office	$189.4	$181.4	$485.0	$296.4	$986.2	$2,138.4
Land	$235.9	$190.7	$186.8	$331.4	$299.6	$1,244.4
Multi-residential	$143.9	$160.0	$171.8	$133.5	$664.2	$1,273.4
Retail	$151.5	$242.8	$119.4	$88.3	$151.9	$753.9
Industrial	$121.0	$112.4	$72.7	$148.7	$201.2	$656.0
Other	$25.0	$18.9	$15.4	$126.7	$365.0	$551.0
ANNUAL TOTAL	**$866.7**	**$906.1**	**$1,051.1**	**$1,125.0**	**$2,668.0**	**$6,617.0**

Source: Juteau Johnson Comba, based on data from RealTrack Inc.

TABLE 39
OFFICE MARKET OVERVIEW, SIX LARGEST CMA's, 2012

CMA	INVENTORY (1) COMMERCIAL m^2	GOV'T. m^2	TOTAL m^2	VACANCY RATE (%) 2011	2012	ABSORPTION in 2012 m^2	NEW SUPPLY m^2
Toronto	12,888,667	156,733	13,045,400	6.0%	5.8%	144,048	109,505
Montréal	6,800,280	167,317	6,967,597	7.0%	6.1%	143,023	226,600
Ottawa-Gatineau (2)	**3,884,212**	**2,215,446**	**6,099,658**	**6.4%**	**6.7%**	**-24,810**	**19,445**
Calgary	5,714,651	17,372	5,732,023	6.4%	5.9%	238,155	31,587
Ottawa	**3,410,326**	**1,926,240**	**5,336,566**	**7.2%**	**7.5%**	**-24,810**	**19,445**
Vancouver	4,807,761	162,420	4,970,181	7.4%	7.7%	23,139	31,587
Edmonton	1,880,017	43,450	1,923,467	11.9%	10.4%	56,630	18,838

Source: Colliers International - North America Office Real Estate Highlights, 2012 and Ottawa Office Market Report, 2012 Q4

(1) Total Inventory refers to commercial competitive and government inventory, but omits private owner-occupied office space.
Government inventory is from Treasury Board's Directory of Federal Real Property for all 6 CMA's and refers to space that is Crown-owned.
(2) Ottawa-Gatineau indicators for Quebec are partly derived from Gatineau market data provided by Cushman and Wakefield.

TABLE 40
OFFICE RENTS, SIX LARGEST CMA'S, 2011-12

CMA	DOWNTOWN CLASS "A" (1) 2011 $/sq.ft.	2011 $/$m^2$	2012 $/sq.ft.	2012 $/$m^2$	% change	OVERALL NET LEASE RATE, All Class A, 2012 (2) $/sq.ft.	$/$m^2$
Calgary	$55.38	$596	$60.21	$648	8.7%	$25.42	$274
Toronto	$53.31	$574	$54.28	$584	1.8%	$19.79	$213
Vancouver	$54.50	$587	$54.57	$587	0.1%	$21.90	$236
Ottawa	**$48.36**	**$521**	**$51.60**	**$555**	**6.7%**	**$19.62**	**$211**
Montréal	$42.00	$452	$45.00	$484	7.1%	$18.40	$198
Edmonton	$39.90	$429	$42.02	$452	5.3%	$19.95	$215

Source: (1) Colliers International, North America Office Real Estate Highlights, 2012 Q4, average annual quoted rent $Cdn
(2) CB Richard Ellis, MarketView - Canadian Office, 2011 Q4, net asking rental rates

TABLE 41
DOWNTOWN OFFICE RENTS AND VACANCY RATES, 2011-12

MAJOR NORTH AMERICAN DOWNTOWNS ***All amounts in Canadian $***

CITY (DOWNTOWN)	DOWNTOWN CLASS "A" OFFICE RENTS 2011 $/sq.ft.	2011 $/$m^2$	2012 $/sq.ft.	2012 $/$m^2$	VACANCY RATE 2011	2012
New York - Manhattan Midtown	*$66.98*	*$721*	*$68.19*	*$734*	*12.6%*	*12.7%*
Calgary	$55.38	$596	$60.21	$648	1.6%	1.8%
Vancouver	$54.50	$587	$54.57	$587	2.4%	2.7%
Toronto	$53.31	$574	$54.28	$584	5.2%	4.7%
Washington, DC	*$52.27*	*$563*	*$53.98*	*$581*	*12.8%*	*11.7%*
Ottawa	**$48.36**	**$521**	**$51.60**	**$555**	**5.8%**	**4.9%**
Boston, MA	*$47.23*	*$508*	*$46.51*	*$501*	*15.3%*	*13.1%*
Montréal	$42.00	$452	$45.00	$484	5.2%	4.1%
Edmonton	$39.90	$429	$42.02	$452	9.1%	8.5%
Miami, FL	*$40.80*	*$439*	*$39.91*	*$430*	*25.5%*	*21.3%*
Chicago, IL	*$34.62*	*$373*	*$37.36*	*$402*	*15.2%*	*14.1%*
Houston, TX	*$34.90*	*$376*	*$37.02*	*$398*	*14.3%*	*9.8%*
Los Angeles, CA	*$38.10*	*$410*	*$36.12*	*$389*	*15.4%*	*18.0%*
Philadelphia, PA	*$26.12*	*$281*	*$26.40*	*$284*	*11.2%*	*10.5%*
Atlanta, GA	*$22.48*	*$242*	*$22.68*	*$244*	*19.3%*	*18.5%*
Dallas, TX	*$24.73*	*$266*	*$22.00*	*$237*	*20.6%*	*24.7%*

Sources: (1) Colliers International, North America Office Real Estate Highlights, 2012 Q4.
Note: This table on Downtown Office Rents replaces the table on Total Occupancy Costs in previous Annual Development Reports as the original source, CB Richard Ellis' Global MarketView, no longer provides the necessary data.

TABLE 42
INDUSTRIAL MARKET OVERVIEW, SIX LARGEST CMA's, 2012

CMA	INVENTORY m²	INVENTORY sq.ft.	VACANCY RATE (%) 2011	VACANCY RATE (%) 2012	ABSORPTION m²	NEW SUPPLY m²
Toronto	70,867,740	762,814,000	4.5%	4.1%	533,317	265,770
Montréal	32,329,886	347,996,000	5.4%	4.3%	361,991	20,908
Vancouver	16,969,948	182,663,000	3.6%	3.7%	208,598	194,571
Calgary	11,619,197	125,068,000	4.8%	5.1%	345,455	394,073
Edmonton	7,359,965	79,222,000	3.5%	3.4%	105,442	100,173
Ottawa	**2,607,788**	**28,070,000**	**6.1%**	**5.8%**	**9,190**	**3,995**

Source: Colliers International, North America Industrial Real Estate Highlights, 2011 and 2012

TABLE 43
INDUSTRIAL AVERAGE LEASE RATES, SIX LARGEST CMA's

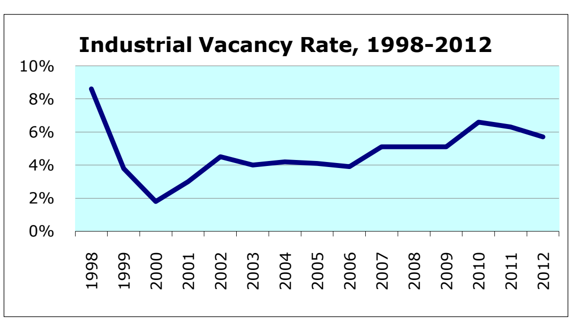
CMA	2009 ($/sq.ft.)	2010 ($/sq.ft.)	2011 ($/sq.ft.)	2012 ($/sq.ft.)	2012 ($/m²)	2011-2012 % chng
Toronto	$4.90	$4.71	$4.55	$4.63	$50	1.8%
Montréal	$5.24	$4.95	$5.00	$5.04	$54	0.8%
Vancouver	$8.11	$7.53	$7.44	$7.60	$82	2.2%
Ottawa	**$7.68**	**$7.68**	**$7.68**	**$8.53**	**$92**	**11.1%**
Calgary	$7.50	$7.71	$8.10	$8.05	$87	-0.6%
Edmonton	$8.52	$8.55	$9.03	$9.88	$106	9.4%

Source: CB Richard Ellis, Canadian Industrial MarketView, net rental asking prices, 2012 Q4 and other years

TABLE 44
INDUSTRIAL MARKET OVERVIEW, OTTAWA, 1998-2012

YEAR	INVENTORY m²	INVENTORY sq.ft.	VACANCY RATE (%)	ABSORPTION m²	NEW SUPPLY m²
1998	2,059,779	22,172,000	8.6%	39,142	3,586
1999	2,051,277	22,080,481	3.8%	121,340	23,998
2000	2,057,380	22,146,177	1.8%	89,831	38,236
2001	2,243,246	24,146,884	3.0%	35,587	67,375
2002	2,512,852	27,049,000	4.5%	2,972	38,089
2003	2,535,427	27,292,000	4.0%	35,467	22,575
2004	2,232,669	24,033,039	4.2%	34,926	23,039
2005	2,010,898	21,645,837	4.1%	36,874	21,088
2006	2,024,432	21,791,517	3.9%	28,733	15,389
2007	2,053,794	22,107,575	5.1%	8,852	37,105
2008	2,077,661	22,364,490	5.1%	7,907	13,104
2009	2,067,332	22,253,305	5.1%	7,907	13,104
2010	2,021,845	21,762,960	6.6%	-18,210	11,381
2011	2,010,069	21,636,205	6.3%	16,625	10,103
2012	**2,010,643**	**21,642,376**	**5.7%**	**17,125**	**4,413**

Source: Cushman & Wakefield, Marketbeat Snapshot - Industrial Overview, Ottawa, Q4 reports



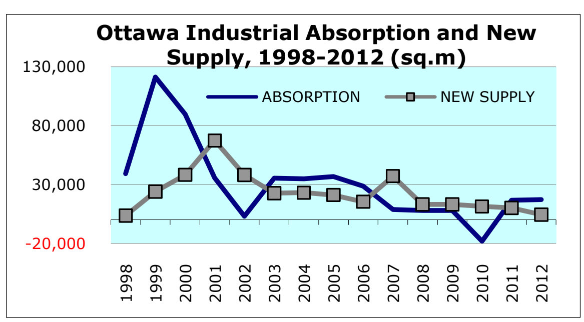


TABLE 45
OTTAWA INDUSTRIAL MARKET BY SUB-AREA, 2012

AREA	INVENTORY		VACANCY RATE		ABSORPTION 2012		WEIGHTED AVG. OVERALL NET RENT	
	sq.ft.	m^2	2011	2012	sq.ft.	m^2	($/sq.ft.)	($/$m^2$)
Kanata	3,098,458	287,856	18.2%	15.0%	110,108	10,229	$8.17	$88
Bells Corners	334,655	31,090	5.9%	4.9%	3,310	308	$10.00	$108
Morrison-Queensview	415,519	38,603	6.0%	12.0%	-25,146	-2,336	$8.15	$88
Woodward-Carling	540,800	50,242	6.3%	4.9%	7,329	681	n.a.	n.a.
Ottawa Centre	777,339	72,217	3.6%	2.0%	19,876	1,847	$9.36	$101
Ottawa South	695,111	64,578	7.4%	7.9%	-3,798	-353	$6.70	$72
West Merivale	534,593	49,665	1.4%	0.9%	2,223	207	$9.00	$97
East Merivale	587,403	54,572	8.0%	7.9%	330	31	$8.95	$96
Colonnade	634,309	58,929	12.7%	5.4%	47,637	4,426	$7.79	$84
Rideau Heights	594,171	55,200	1.2%	0.7%	3,585	333	$8.00	$86
West Ottawa	**8,212,358**	**762,953**	**10.6%**	**8.7%**	**165,454**	**15,371**	**$8.15**	**$88**
South Walkley	325,180	30,210	0.0%	n.a	n.a	n.a	n.a.	n.a.
Ottawa Business Park	1,422,879	132,190	7.6%	4.1%	51,306	4,766	$9.00	$97
Coventry-Belfast	1,770,250	164,462	2.4%	6.0%	-65,390	-6,075	$9.78	$105
Cyrville	2,145,207	199,296	2.1%	8.1%	-131,632	-12,229	$9.08	$98
Sheffield	3,043,681	282,767	5.4%	2.5%	96,425	8,958	$7.47	$80
Sheffield-Lancaster	1,145,820	106,450	6.4%	7.8%	-14,369	-1,335	$8.05	$87
Stevenage-Belgreen	1,901,724	176,676	1.2%	0.3%	64,050	5,950	$7.21	$78
South Gloucester	402,234	37,369	5.2%	1.2%	16,500	1,533	$7.50	$81
Queensway (Canotek)	798,865	74,217	0.9%	0.6%	1,988	185	$7.00	$75
Orléans	474,178	44,053	0.0%	0.0%	0	0	n.a.	n.a.
East Ottawa	**13,430,018**	**1,247,689**	**3.7%**	**3.9%**	**18,878**	**1,754**	**$8.41**	**$91**
TOTAL	**21,642,376**	**2,010,643**	**6.3%**	**5.7%**	**184,332**	**17,125**	**$8.29**	**$89**

Source: Cushman & Wakefield, Marketbeat - Ottawa Industrial Report, 2011 and 2012 Q4

2011 Vacancy Rate reports the Overall Vacancy Rate for an area, a different vacancy rate than what was reported in the 2011 Annual Development Report for comparison purposes due to limited 2012 vacancy rate information.

Note: for additional information on Ottawa's industrial land supply and locations of industrial areas, see the report "Inventory of Vacant Industrial and Business Park Lands", City of Ottawa Planning and Growth Management (updated every two years).

TABLE 46
INDUSTRIAL RENT*, 2012, SELECTED NORTH AMERICAN METRO AREAS

CITY	TRIPLE-NET RENT (C$/sq.ft.)		
	TECH R&D	FLEX SERVICE	W'HOUSE & DISTRIB.
San Francisco Peninsula, CA	$22.19	$24.21	$9.58
San José/Silicon Valley, CA	$15.76	$9.46	$6.31
Vancouver	$14.00	$9.65	$7.60
Orange County, CA	$13.64	$12.73	$7.03
Northern New Jersey, NJ	$12.39	$10.22	$6.35
Calgary	$12.00	$12.00	$8.50
Edmonton	$12.00	$10.00	$8.00
Boston, MA	$11.41	$6.46	$5.89
Ottawa	**$11.00**	**$8.50**	**$8.25**
Portland, OR	$9.50	$9.27	$5.54
Orlando, FL	$8.69	$8.54	$4.45
Montréal	$8.00	$6.00	$4.75
Toronto	n/a	n/a	$4.83

Source: Colliers North America Industrial Real Estate Highlights, 2012 Q4

US Cities noted in italics.

* Triple Net Rent, which includes rent payable to the landlord and does not include additional expenses such as taxes, insurance, maintenance, janitorial services and utilities.

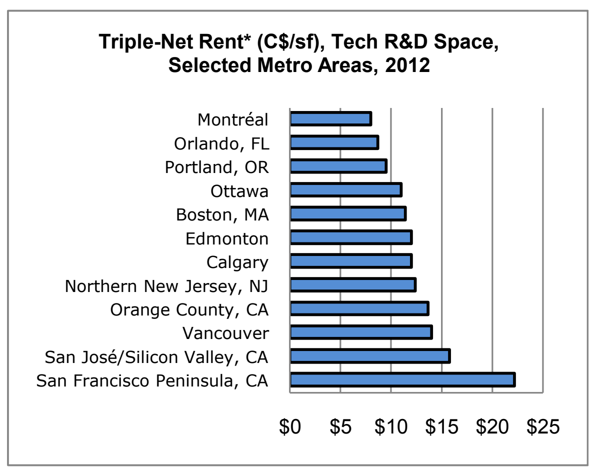


TABLE 47
RETAIL SALES, SIX LARGEST CMA's, 2003-2012

($ millions)

YEAR	TORONTO	MONTRÉAL	VANCOUVER	OTTAWA-GATINEAU	CALGARY	EDMONTON
2003	$49,973	$34,642	$21,837	$12,098	$13,931	$13,150
2004	$51,409	$36,288	$22,238	$12,438	$15,493	$14,284
2005	$53,368	$38,128	$22,686	$13,083	$17,576	$15,744
2006	$55,077	$39,533	$24,071	$13,725	$20,551	$18,008
2007	$57,976	$40,859	$25,324	$14,239	$22,123	$19,333
2008	$61,048	$41,896	$26,170	$15,201	$22,339	$20,331
2009	$59,100	$41,857	$25,506	$15,087	$20,253	$18,815
2010 (rev)	$62,880	$44,435	$26,737	$16,116	$21,488	$20,052
2011 (rev)	$66,532	$45,605	$27,526	$17,042	$22,934	$21,293
2012	**$67,175**	**$46,260**	**$28,581**	**$17,785**	**$24,310**	**$22,796**
% change 2011-12	*1.0%*	*1.4%*	*3.8%*	*4.4%*	*6.0%*	*7.1%*
% change 2007-12	*15.9%*	*13.2%*	*12.9%*	*24.9%*	*9.9%*	*17.9%*
Population*	5,941,500	3,957,700	2,463,700	1,273,300	1,309,200	1,230,000
2012 sales per capita	$11,306	$11,689	$11,601	$13,968	$18,569	$18,533

Source: Conference Board of Canada, Metropolitan Outlook, Spring 2013

* Post-censal 2012 preliminary, Statistics Canada

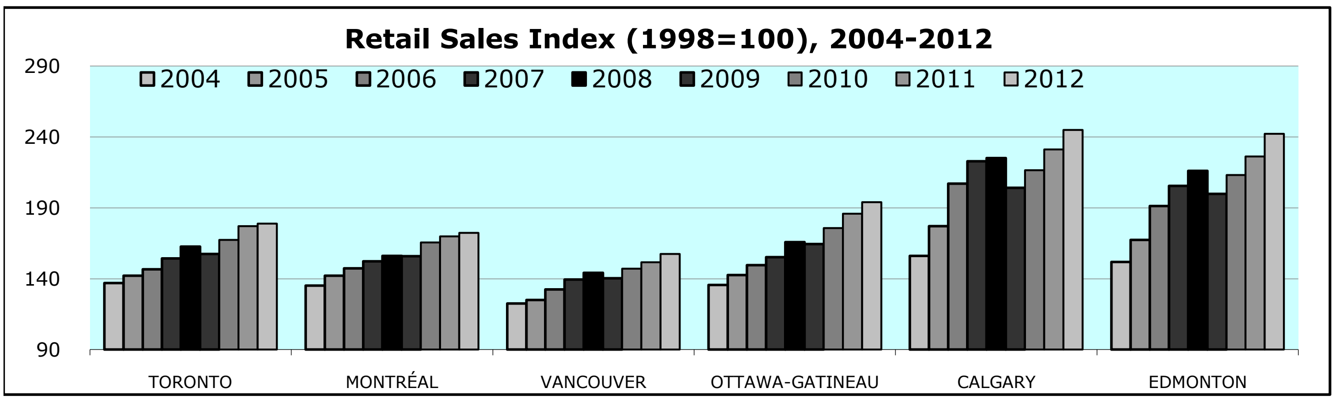


TABLE 48
OTTAWA RETAIL SPACE SUMMARY

FORMAT	Total Space, 2011 m²	Total Space, 2011 sq.ft.	Total Space, 2011 Share	Total Space, 2012 m²	Total Space, 2012 sq.ft.	Total Space, 2012 Share	Vacancy Rate 2011	Vacancy Rate 2012
Power Centres	826,417	8,895,482	26.1%	846,263	9,109,094	26.0%	0.6%	0.6%
Other *	487,278	5,245,020	15.4%	500,089	5,382,917	15.4%	n/a	n/a
Traditional Mainstreets	447,195	4,813,562	14.1%	450,982	4,854,335	13.9%	n/a	n/a
Regional SC	349,780	3,765,000	11.0%	371,519	3,998,992	11.4%	0.6%	0.6%
Community SC	396,585	4,268,805	12.5%	410,654	4,420,239	12.6%	2.4%	3.2%
Neighbourhood SC	402,159	4,328,799	12.7%	408,659	4,398,768	12.6%	3.9%	5.6%
Mini-Plazas	218,909	2,356,322	6.9%	222,806	2,398,268	6.8%	3.9%	5.6%
Office Concourses	44,036	474,000	1.4%	44,036	474,000	1.4%	n/a	n/a
TOTAL	**3,096,674**	**33,332,321**	**100%**	**3,255,008**	**35,036,613**	**100%**	**2.3%**	**3.0%**

Source: City of Ottawa Building Permits; 2012 vacancy data from Cushman & Wakefield Ottawa Retail Report Q4 2012

* **Other** includes: In areas inside the Greenbelt, stretches of retail space along streets that are designated Arterial Mainstreet in the Official Plan (including Carling, Merivale south of Baseline, Bank south of the Rideau River, Montreal Road east of St. Laurent, and St. Laurent Blvd) as well as standalone retail outlets that are not part of power centres or shopping centres and may or may not be on Mainstreets.

TABLE 49
HOTEL MARKET INDICATORS

		2007	2008	2009	2010	2011	2012	% chg. 2011-12	2013 P
Toronto	Occupancy rate [(1)]	67%	66%	60%	66%	66%	66%		67%
	RevPAR [(2)]	$91	$91	$75	$84	$85	$86	*1.2%*	$89
	Hotel Value Index [(3)]	536.2	530.9	476.7	506.8	548.8	577.3	*5.2%*	616.0
Montréal	Occupancy rate [(1)]	67%	64%	60%	64%	66%	65%		6%
	RevPAR [(2)]	$92	$88	$77	$86	$91	$89	*-2.2%*	$92
	Hotel Value Index [(3)]	504.2	477.0	450.2	473.7	506.8	524.0	*3.4%*	542.4
Vancouver	Occupancy rate [(1)]	74%	72%	65%	68%	67%	67%		67%
	RevPAR [(2)]	$98	$99	$86	$100	$92	$91	*-1.1%*	$92
	Hotel Value Index [(3)]	263.3	268.3	246.3	255.7	278.2	287.1	*3.2%*	302.6
Ottawa	**Occupancy rate [(1)]**	**70%**	**71%**	**66%**	**67%**	**71%**	**70%**		**69%**
	RevPAR [(2)]	**$94**	**$96**	**$87**	**$90**	**$96**	**$98**	*2.1%*	**$99**
	Hotel Value Index [(3)]	**267.1**	**270.8**	**265.4**	**274.7**	**290.1**	**301.4**	*3.9%*	**314.1**
Calgary	Occupancy rate [(1)]	74%	72%	65%	64%	67%	71%		71%
	RevPAR [(2)]	$105	$109	$94	$91	$97	$110	*13.4%*	$113
	Hotel Value Index [(3)]	274.2	282.7	259.2	261.3	273.1	294.4	*7.8%*	317.7
Edmonton	Occupancy rate [(1)]	75%	73%	65%	62%	62%	67%		68%
	RevPAR [(2)]	$85	$89	$78	$74	$74	$81	*9.5%*	$86
	Hotel Value Index [(3)]	209.3	213.1	198.4	204.7	211.5	223.6	*5.7%*	236.7
Canada	Occupancy rate [(1)]	65%	63%	58%	60%	61%	62%		63%
	RevPAR [(2)]	$83	$83	$73	$77	$78	$80	*2.6%*	$83
	Hotel Value Index [(3)]	271.4	267.7	248.1	255.6	267.8	278.5	*4.0%*	291.0

Sources:

(1) Occupancy rate: PFK Consulting, 2012 Market Outlook

(2) RevPAR (Revenue per Available Room): PFK Consulting, 2012 Market Outlook

(3) Hotel Value Index: Colliers International, Hotel Investment Report 2013; Toronto, Montreal and Vancouver data are for Downtown only

The Hotel Value Index (1992=100) measures the rate of change in hotel values. Rates of change are influenced by investor yield expectations, market performance, changes to supply and overall economic health of the market.

2013 P Projection for 2013