

# 2023 ANNUAL DEVELOPMENT REPORT



City of Ottawa  
Planning, Development and Building Services  
June 2025

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## POPULATION & MIGRATION

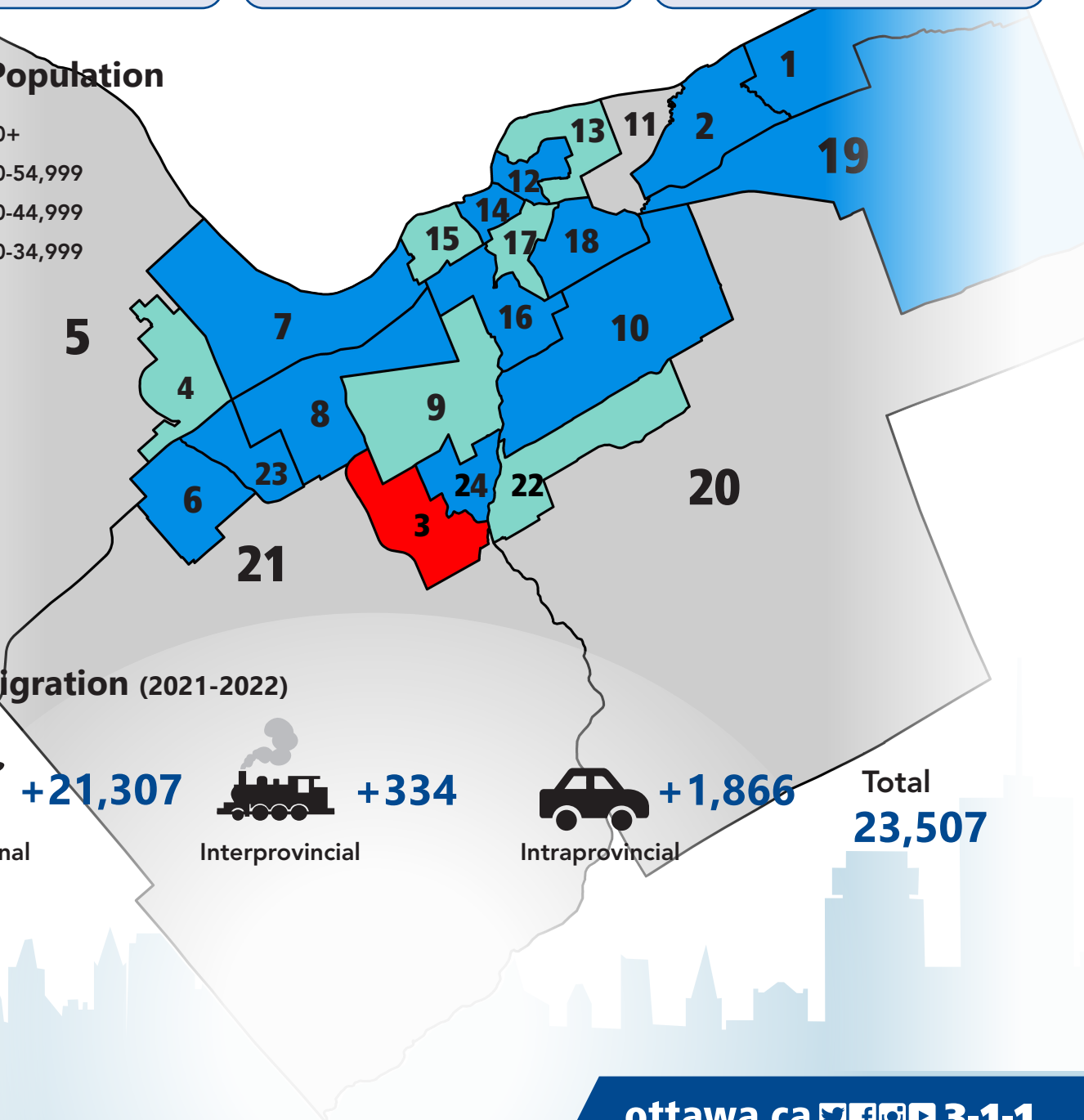
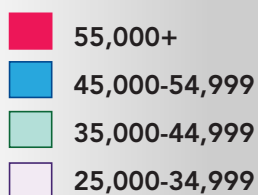
### Population

**1,629,791** 1.5%  
Greater Ottawa-Gatineau Area

**1,609,805** 2.6%  
Ottawa-Gatineau CMA

**1,083,550** 1.5%  
City of Ottawa

### 2023 Ward Population



### Net Migration (2021-2022)



## EMPLOYMENT AND ECONOMY


Ottawa

**645,200**  5.7%  
Employed residents

**4.5%**  0.3%  
Unemployment

### Employed Residents by Cluster ('000s)

 Culture & Tourism  
**55.8**

 Industrial & Resource  
**73.3**

 Office  
**74.0**

 Retail  
**104.0**

 Government  
**144.6**

 Knowledge  
**192.6**

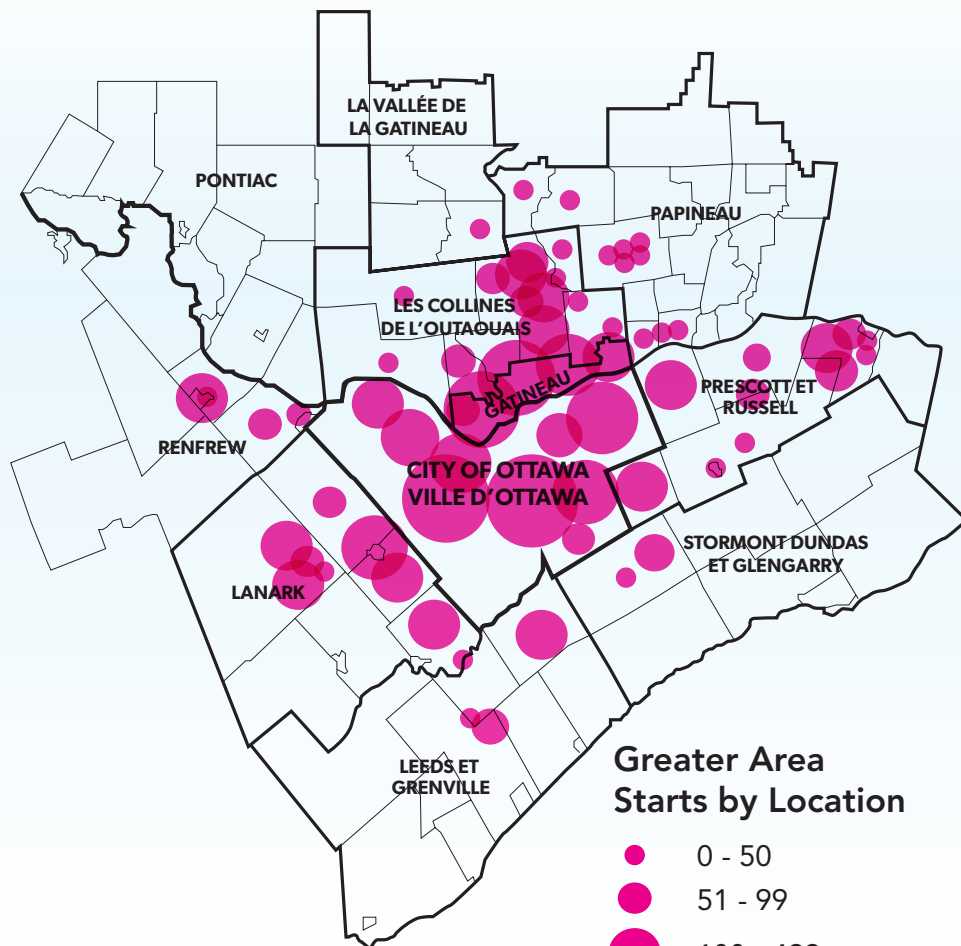
## HOUSING STARTS

Ottawa

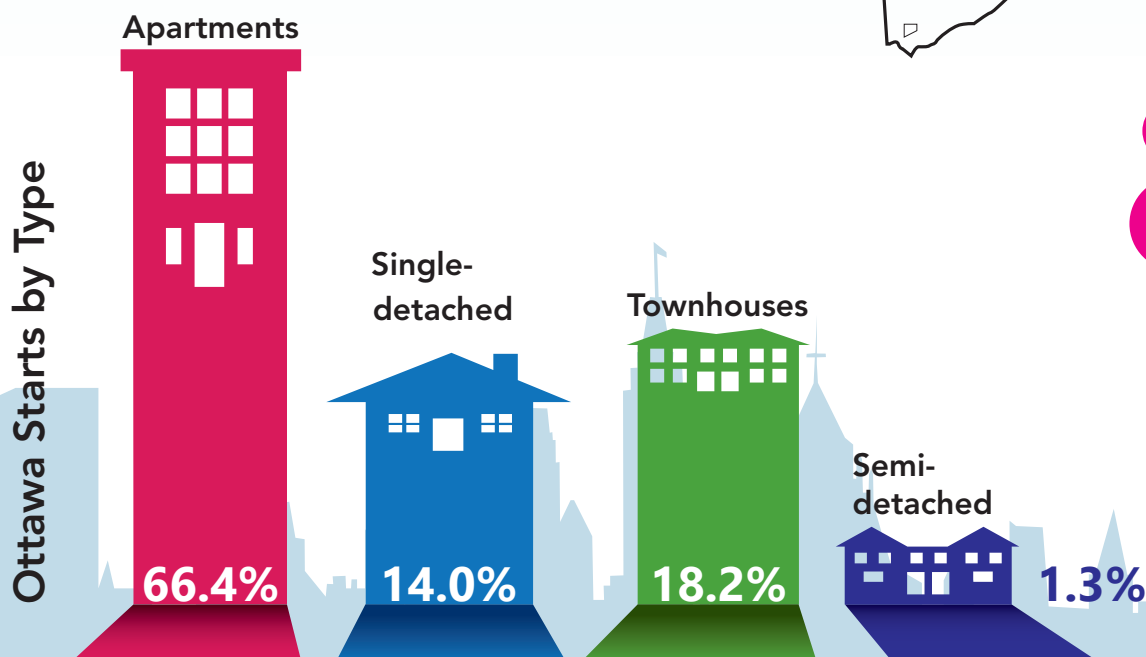
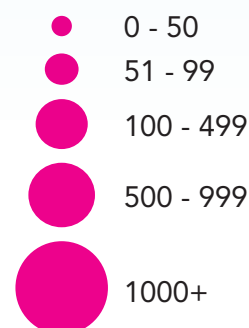
**8,632** ↓ 14.3%  
Housing starts

**2.1%** ○ 0.0%  
Rental vacancy rate

**\$667,794** ↓ 3.5%  
Average resale price  
(all units)



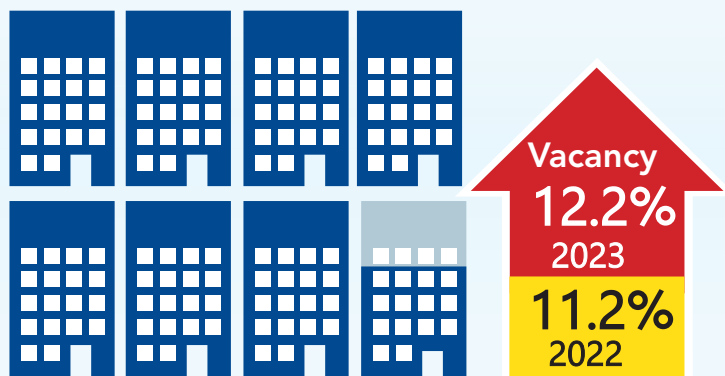
Greater Area  
Starts by Location





## NON-RESIDENTIAL DEVELOPMENT

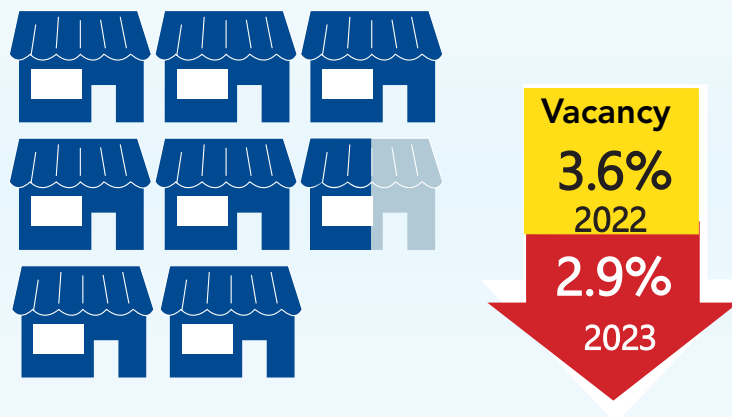
### Office



#### Inventory

**4.1 million m<sup>2</sup>**  1.2%  
43.8 million ft<sup>2</sup>

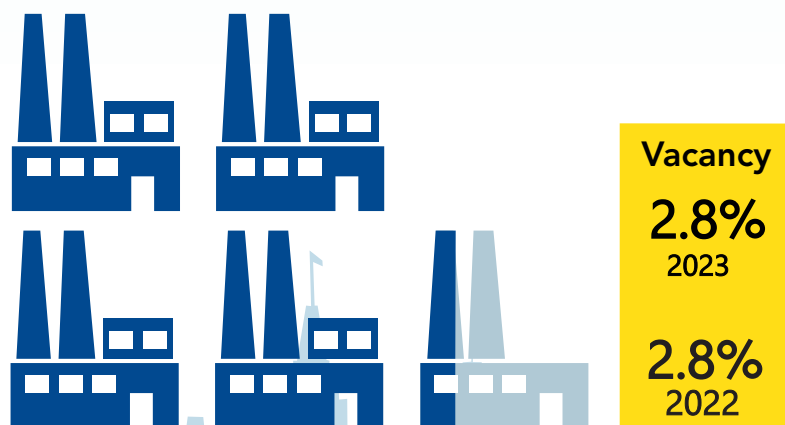
### Retail



#### Inventory

**3.8 million m<sup>2</sup>**  1.3%  
40.9 million ft<sup>2</sup>

### Industrial



#### Inventory

**2.5 million m<sup>2</sup>**  1.2%  
27.2 million ft<sup>2</sup>

# 2023 Annual Development Report



**City of Ottawa**

Planning, Development and Building Services  
Research and Forecasting Unit  
Jun 2025

# 2023 ANNUAL DEVELOPMENT REPORT

## TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>Purpose.....</b>   | <b>1</b>  |
| <b>1. Population .....</b>  | <b>1</b>  |
| 1.1 Population Growth.....  | 1         |
| Major Cities .....  | 1         |
| 2023 Population based on 2021 Census.....                                     | 2         |
| City Estimate .....   | 2         |
| Summary .....   | 2         |
| 1.2 Population Distribution & Growth in the Greater Ottawa-Gatineau Area..... | 3         |
| Ottawa .....  | 4         |
| Gatineau and Periphery .....  | 6         |
| Ontario Municipalities Adjacent to Ottawa (OMATO) .....                       | 6         |
| 1.3 Migration.....  | 6         |
| Major Cities .....  | 7         |
| <b>2. Housing .....</b>   | <b>8</b>  |
| 2.1 New Construction .....  | 8         |
| Major CMA Housing Starts.....   | 8         |
| Ottawa Starts and Completions by Dwelling Type .....                          | 9         |
| Ottawa New Single-Detached Prices .....                                       | 9         |
| 2.2 Resale Housing.....   | 9         |
| Resale House Prices .....   | 9         |
| Sales Activity and Trends .....   | 9         |
| Supply and Demand .....   | 10        |
| Major Cities .....  | 10        |
| 2.3 Rental Housing.....   | 11        |
| Supply.....   | 11        |
| Vacancy Rates .....   | 11        |
| Private Rental Prices .....   | 12        |
| <b>3. Economy.....</b>  | <b>13</b> |
| 3.1 Labour Force .....  | 13        |

|                                   |   |           |
|-----------------------------------|---|-----------|
| 3.2                               | Office, Industrial and Retail Markets ..... | 15        |
|                                   | Office Market .....                         | 15        |
|                                   | Industrial Market .....                     | 16        |
|                                   | Retail Market .....                         | 16        |
| 3.3                               | Non-Residential Intensification.....        | 17        |
| <b>Appendix: Data Tables.....</b> |   | <b>18</b> |

## DATA TABLES

|   |    |
|---|----|
| TABLE 1 - POPULATION OF CANADA'S SIX LARGEST METROPOLITAN AREAS, 2019-2023 .....      | 19 |
| TABLE 2 - POPULATION AND HOUSEHOLD ESTIMATES BY SUB-AREA, 2019-2023 .....             | 20 |
| TABLE 3 - GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS.....                    | 21 |
| TABLE 4 - NET MIGRATION TO THE CITY OF OTTAWA, 2017-2022.....                         | 22 |
| TABLE 5 - NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA .....                  | 23 |
| TABLE 6 - MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2017-2022.....        | 24 |
| TABLE 7 - TOTAL NET MIGRATION, SIX LARGEST CENSUS METROPOLITAN AREAS.....             | 24 |
| TABLE 8 - HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2013-2023 .....               | 25 |
| TABLE 9 - HOUSING STARTS BY TYPE, CITY OF OTTAWA, 2018-2023 .....                     | 26 |
| TABLE 10 - HOUSING COMPLETIONS, CITY OF OTTAWA, BY TYPE AND INTENDED MARKET.....      | 27 |
| TABLE 11 - ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2008-2023 .....          | 27 |
| TABLE 12 - RESALE MARKET, ANNUAL SALES AND AVERAGE PRICE, CANADA'S SIX LARGEST CMAs . | 28 |
| TABLE 13 - RESALE MARKET – SUPPLY AND DEMAND, OTTAWA, 2015-2023.....                  | 28 |
| TABLE 14 - LABOUR FORCE INDICATORS, OTTAWA, 2000-2023.....                            | 29 |
| TABLE 15 - EMPLOYMENT BY SECTOR (000's), OTTAWA CMA, 2017-2023 .....                  | 30 |
| TABLE 16 - OTTAWA COMMERCIAL OFFICE MARKET OVERVIEW, 2013-2023 .....                  | 31 |
| TABLE 17 - OTTAWA INDUSTRIAL MARKET OVERVIEW, 2013-2023.....                          | 32 |
| TABLE 18 - OTTAWA RETAIL SPACE SUMMARY .....  | 33 |
| TABLE 19 - EXISTING OP NET NON-RESIDENTIAL INTENSIFICATION, 2019-2023 .....           | 34 |
| TABLE 20 - NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2013-2023.  | 35 |
| TABLE 21 - RESIDENTIAL INTENSIFICATION BY WARD AND TRANSECT, mid 2018-2023.....       | 36 |

## MAPS

|   |   |
|---|---|
| Map 1. The Ottawa-Gatineau Census Metropolitan Area (CMA) .....                     | 3 |
| Map 2. The Greater Ottawa-Gatineau Area, showing Upper Tier/Regional Counties ..... | 4 |
| Map 3. Ottawa's geographic areas .....  | 5 |



# 2023 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. It is supplementary to the Official Plan (OP) Monitoring Report which measures other development and planning data indicators against OP policy goals and objectives.

The ADR monitors population and employment change as well as housing, office, industrial and retail development. In addition, the ADR provides information on the Gatineau/Québec Census Metropolitan Area (CMA) and the Greater Ottawa-Gatineau Area, where possible, to provide a complete overview of the Regional Market Area<sup>1</sup> (see maps on pages 3 and 4).

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. Population

### HIGHLIGHTS

- City of Ottawa population, year-end 2023 (City estimate): 1,083,550 - up 1.5% from 2022
- Greater Ottawa-Gatineau Area population, year-end 2023: 1,629,791 - up 1.5% from 2022
- Net migration to Ottawa-Gatineau increased 52.8% from the year before

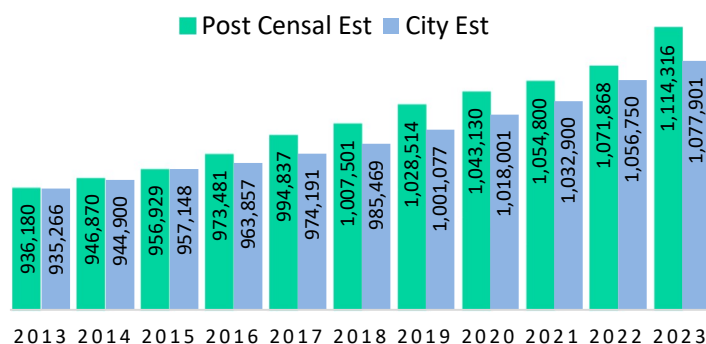
### 1.1 Population Growth

#### Major Cities

In 2023, the Ottawa-Gatineau Census Metropolitan Area (CMA) was the fifth largest in Canada with a population of 1,609,805. The population grew 2.6% between 2022 and 2023, below the 3.9% average for the six major Canadian centres. All major urban centres saw an increase in population growth compared to previous years. The Ontario part of the CMA experienced more growth than the

#### CITY OF OTTAWA POPULATION POST CENSAL AND CITY EST 2013-2023

SOURCE: STATISTICS CANADA AND CITY OF OTTAWA



<sup>1</sup> The City of Ottawa, City of Gatineau, and Ontario Municipalities Adjacent to Ottawa (OMATO) 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 2020 Ontario Provincial Policy Statement (PPS).

Quebec portion, maintaining roughly 77.3% of the overall CMA population at 1,244,997 (Table 1).

2023 Population based on 2021 Census

Statistics Canada prepares annual mid-year population estimates for Ottawa and other urban centres. The current series is based on the 2021 Census adjusted for undercounting (people missed in the Census). To this base, births and net in-migration are added and deaths are subtracted each year. Estimates undergo two cycles of revision before a final estimate is confirmed. Statistics Canada’s preliminary mid-year 2023 post-censal population estimate for Ottawa was 1,114,316 (Table 1).

City Estimate

The Planning, Development, and Building Services Department tracks population change by tabulating the number of new dwellings issued building permits, lagged to allow for occupancy. From these dwellings, demolished dwellings are subtracted and an allowance for rental vacancies, adjusted based on the most recent Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report, is included. The resulting number of dwellings is multiplied by the average number of persons per dwelling by housing type (based on Census results). 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 estimate.

This method provides regular updates of population and household growth for detailed geographic areas of the city, including wards and sub-areas. Based on this technique, the city of Ottawa had a mid-year 2023 population of 1,077,901 and a year-end 2023 population of 1,083,550, a 1.5% increase from year-end 2022 (Table 2).

Summary

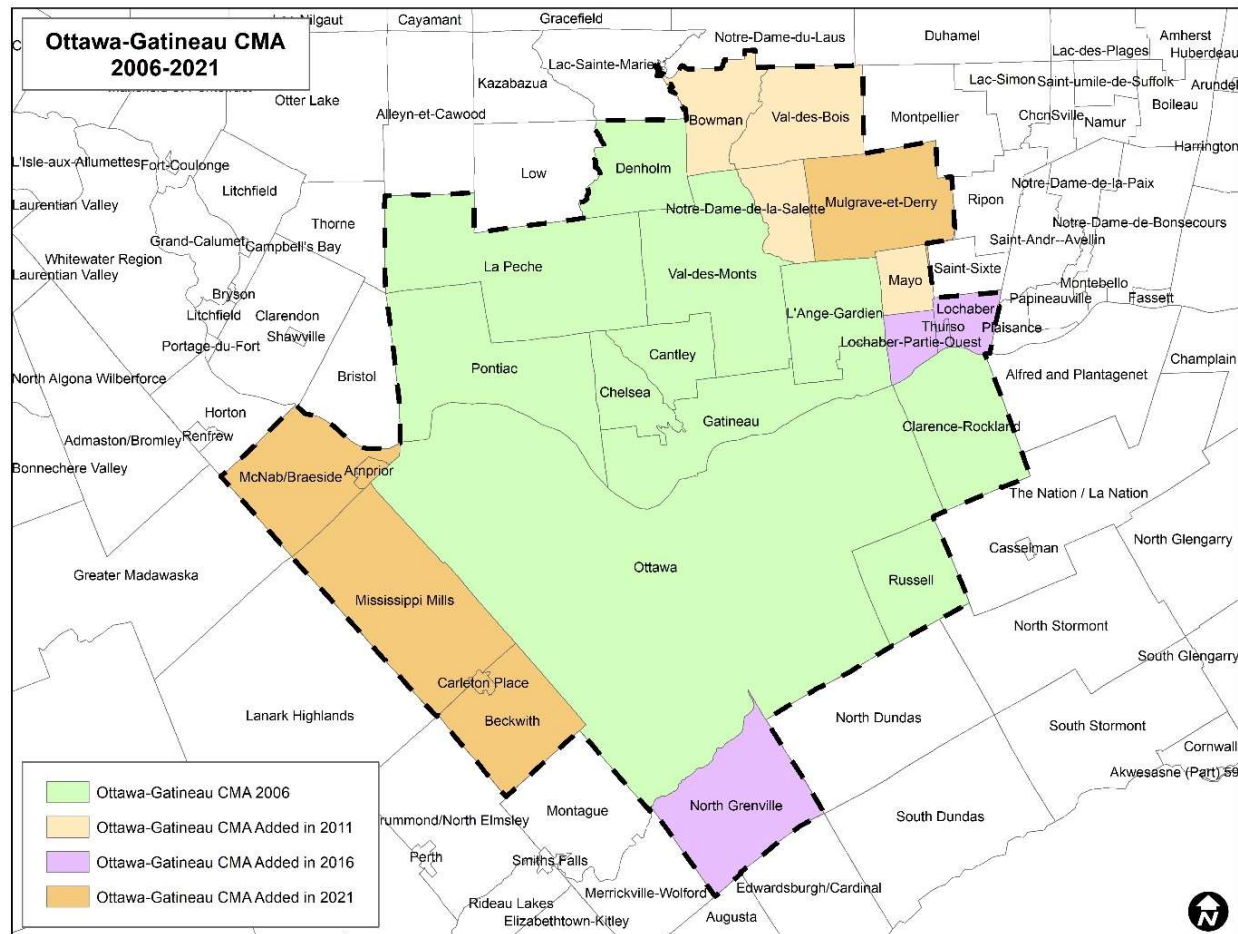
There is a range of population figures for the city of Ottawa in 2023 depending on source:

| <b>City of Ottawa Population by Source</b>     | <b>mid-2023</b> | <b>year-end 2023</b> |
|--|-----------------|----------------------|
| StatsCan Preliminary Post-2021 censal Estimate | 1,114,316       | n/a                  |
| City Estimate of actual population             | 1,077,901       | 1,083,550            |

*Source: Statistics Canada; City of Ottawa*

## 1.2 Population Distribution & Growth in the Greater Ottawa-Gatineau Area

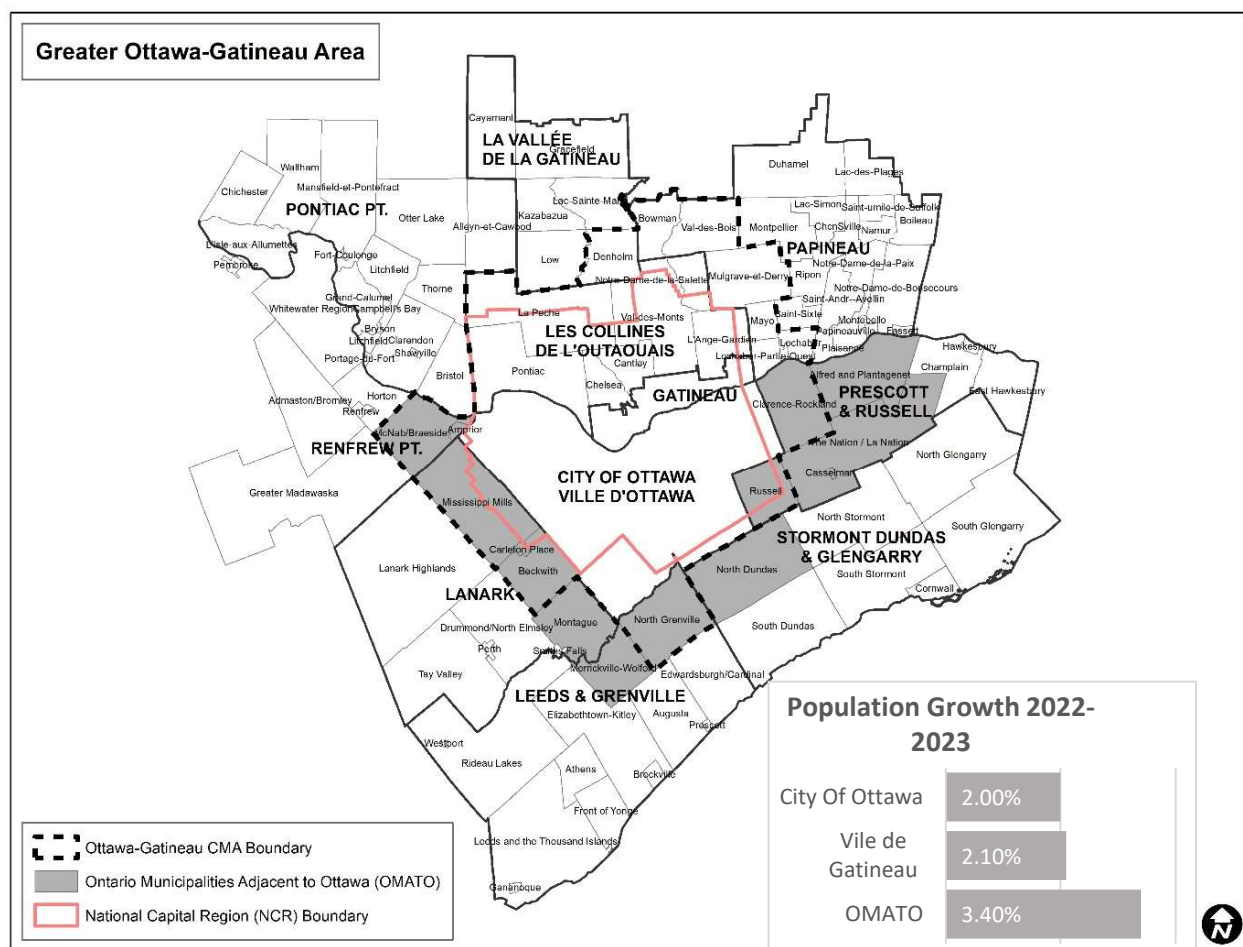
The Greater Ottawa-Gatineau Area includes the Ottawa-Gatineau CMA, shown on Map 1, and other municipalities adjacent to the city of Ottawa as shown on Map 2. In 2023, there were 1,629,791 people in the Greater Ottawa-Gatineau Area, with the city of Ottawa containing the bulk of the region's population followed by the Ville de Gatineau, and OMATO<sup>2</sup> (Table 3; Map 2).



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

<sup>2</sup> OMATO: Ontario Municipalities Adjacent to Ottawa.





**Map 2. The Greater Ottawa-Gatineau Area, showing Upper Tier/Regional Counties**

The Greater Ottawa-Gatineau Area includes the City of Ottawa, Ville de Gatineau and the surrounding shaded areas. Shaded areas denote Ontario Municipalities Adjacent to Ottawa (OMATO). Shaded areas not physically adjacent to Ottawa, such as Casselman in Prescott & Russell County, have a high degree of their work force employed in Ottawa.

## Ottawa

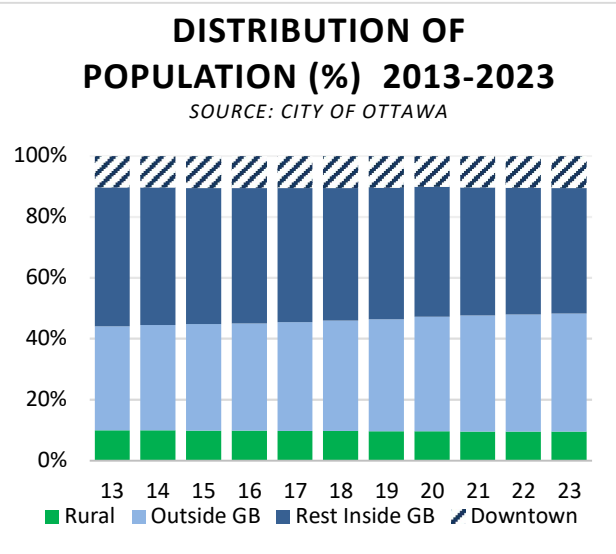
In Ottawa, all sub-areas saw population growth in 2023 except Rural Northeast, which had a 0.2% decrease in population, and Hunt Club, which saw no change in population. Leitrim had the greatest population growth with a 6.3% increase year over year, followed by Rural Southwest at 5.0%. Downtown Ottawa's population reached 114,390, a 1.9% increase. The suburban areas outside the Greenbelt experienced the largest absolute growth, adding 8,980 people (2.2% increase) to reach a population of 420,200 in 2023, with suburban households up by 2.6%. Areas within the Greenbelt but outside Downtown had an estimated population of 446,620, a 0.8% rise. The rural area grew by 1.8% to a population of 102,370, with rural households increasing by 2.2% in 2023.

The shares of net population growth between inside the Greenbelt, outside the Greenbelt, and the rural areas have remained consistent from last year being approximately 52, 39 and 11 per cent respectively.

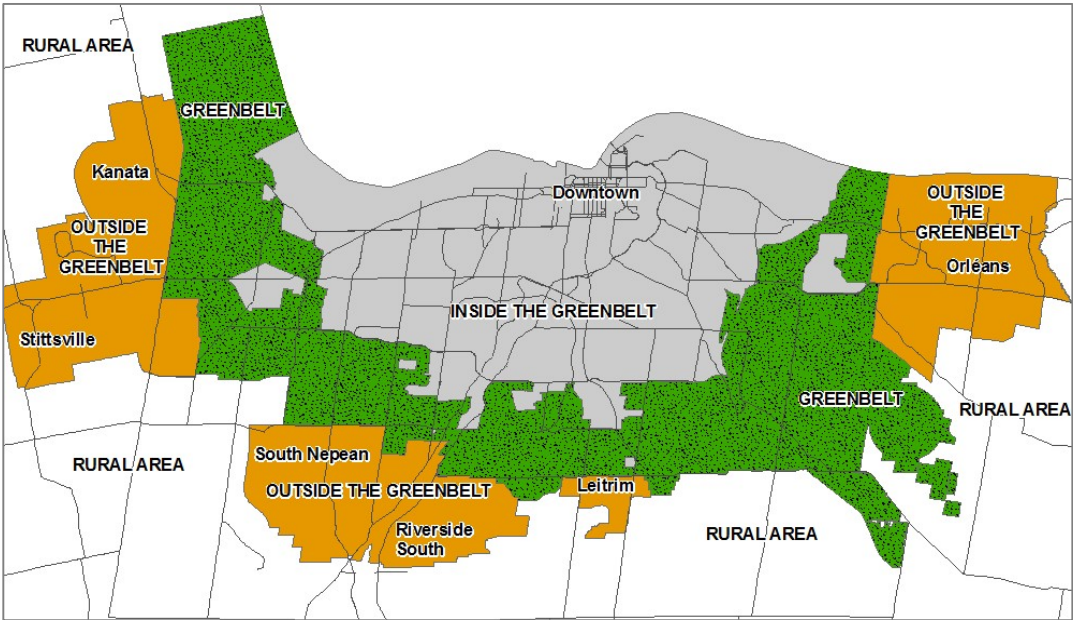
<sup>3</sup> "Downtown" refers to the Central Area and Inner Area (see map attached to Table 3).

Downtown's population share held steady at 10.6%, while suburban areas increased to 38.8% in 2023 from 38.5% in 2022. The rural share remained unchanged at 9.4% (Table 2).

In 2023, the largest share of population growth was in South Nepean (21.2% of all growth), followed by Downtown (12.9%), Orléans (11.9%), Kanata-Stittsville (10.8%), Rural Southwest (9.9%), and Ottawa West (7.9%). Rural areas saw an overall growth rate of 11.1%, mainly driven by increases in Rural Southwest, with smaller growth in other rural areas.



| City Of Ottawa Growth by Sub-Area, 2022-2023 |                     |                   |
|--|---------------------|-------------------|
| Source: City of Ottawa                       | Population Increase | % Share of Growth |
| Downtown                                     | 2,100               | 12.9%             |
| Other Inside the Greenbelt                   | 3,400               | 20.9%             |
| Kanata-Stittsville                           | 1,760               | 10.8%             |
| South Nepean                                 | 3,440               | 21.2%             |
| Riverside South                              | 720                 | 4.4%              |
| Leitrim                                      | 1,130               | 7.0%              |
| Orleans                                      | 1,930               | 11.9%             |
| Rural  | 1,800               | 11.1%             |



Map 3. Ottawa's geographic areas (Downtown; Inside the Greenbelt; Greenbelt; Outside the Greenbelt; Rural Area)

## Gatineau and Periphery

City of Ottawa staff estimate Gatineau had a population of 310,387 at the end of 2023, an increase of 1.5% from 2022 (Table 3). Statistics Canada’s preliminary postcensal estimate for July 2023 lists the population of Gatineau CMA at 364,808.

Quebec municipalities outside of Gatineau and within the CMA increased in population by 1.3 % in 2023 to a total of 58,584. The majority of these communities increased in population, except Thurso (-0.8%), Val-des-Bois (-0.6%), Bowman (-0.2%) and Lochaber (-0.2%) which saw a year-over-year decrease in 2023 (Table 3).

## Ontario Municipalities Adjacent to Ottawa (OMATO)

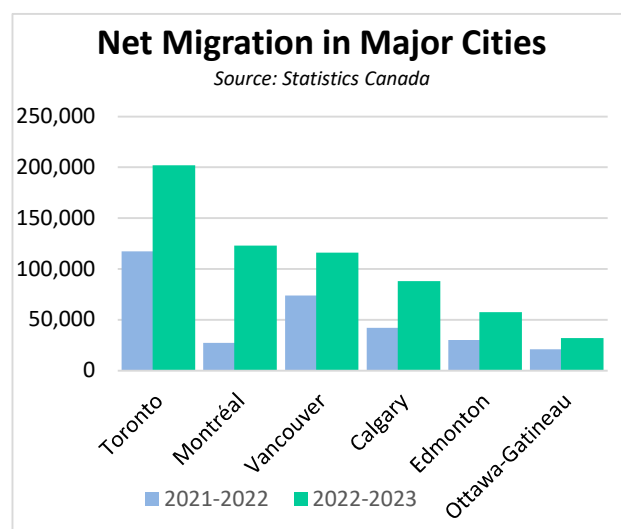
The City of Ottawa estimate for OMATO’s 2023 year-end population is 177,270, a 1.1% increase from 2022. The five most populous OMATO municipalities were Clarence-Rockland (26,825, up 1.1% from 2022), North Grenville (19,962, up 0.6%), Russell (19,904, up 2.7%), North Dundas (15,288, up 2.7%), and Mississippi Mills, (13,996, up 0.3%) (Table 3).

### **1.3 Migration**

Ottawa emerged as a highly attractive destination for migration in 2021-2022, the most recent period with city-level data. Migration statistics reveal a net influx of 23,507 people to Ottawa, marking a remarkable 116.1% increase compared to the previous year. There was a 25.0% increase in movers from the Greater Toronto Area totaling 4,102 people in 2021-2022 (Table 4&5).

International net migration rose significantly in 2021-2022, reaching 21,307—a notable increase of 11,789 from the previous year. Intra-provincial net migration also saw growth, climbing from 1,200 to 1,866. Similarly, interprovincial net migration increased from 162 to 334 (Table 4).

In 2021-2022, Ottawa experienced a net migration loss of 6,289 people to nearby municipalities. Over the broader period from 2017 to 2022, the city saw a total net outflow of 16,635 residents to surrounding regions, with the highest migration flow—5,456 people—relocating from Ottawa to Prescott-Russell. Conversely, 407 people moved from Gatineau to Ottawa during this period, although a net loss of 437 residents occurred between 2021 and 2022 (Table 6).



Major Cities

Migration estimates for Canada’s Census Metropolitan Areas (CMAs) are more up to date than those at the city level. Between 2022 and 2023, net migration to Canada’s major cities increased 98.4%, building on a remarkable increase of 2,009.7% year-over-year from 2021-2022. Toronto led the trend as the primary destination for migrants, welcoming 202,058 individuals in 2023—a 72.5% rise compared to the previous year. Montreal also saw notable growth, with net migration reaching 122,862, a 348.0% year-over-year increase. Ottawa-Gatineau experienced a 52.8% rise, attracting 32,201 new migrants in 2022-2023 (Table 7).

| NET MIGRATION PER 1,000 INHABITANTS,<br>2022-2023 (preliminary) |           |             |
|---|-----------|-------------|
| Source: Statistics Canada                                       |           |             |
| CMA   | 2021-2022 | 2022-2023   |
| Calgary   | 26.2      | 52.3        |
| Vancouver   | 26        | 39.0        |
| Edmonton  | 20        | 36.9        |
| Toronto   | 17.5      | 29.7        |
| <b>Ottawa-Gatineau</b>  | 14.1      | <b>20.0</b> |
| Montréal  | 6.3       | 27.3        |

Examining net migration per thousand inhabitants, as illustrated in the adjacent table, all CMA regions experienced a substantial increase in net migration rates. Calgary recorded the highest net migration rate for 2022-2023, followed by Vancouver and Edmonton. In contrast, Ottawa-Gatineau and Montréal registered the lowest net migration rates among major cities.

## 2. Housing

### HIGHLIGHTS

- Housing starts were down 14.3% in the city of Ottawa in 2023
- 66.4% of Ottawa starts were apartments
- Rental vacancy rate was stable at 2.1% in 2022 and 2023

### 2.1 New Construction

#### Major CMA Housing Starts

In 2023, the City of Ottawa recorded 8,632 housing starts, representing a 14.3% drop compared to 2022. The larger Ottawa-Gatineau CMA ranked sixth among Canada's six largest metropolitan areas in terms of absolute housing starts, with 11,993 dwellings. Year-over-year, urban centers exhibited varied trends in housing activity. Montréal, Ottawa-Gatineau, and Edmonton experienced decreases of 36.9%, 20.2%, and 9.6%, respectively. Conversely, Vancouver saw the largest year-over-year increase at 27.9%, followed by Calgary at 13.1%, and Toronto at 5.1%. Apartment starts saw year-over-year increases in Vancouver (43%), Calgary (16.6%), and Toronto (15%). Multi-unit housing also grew in Calgary and Edmonton by 22.8% and 11.6%, respectively. Meanwhile, single-detached starts recorded a modest rise of 2.1% in Calgary. (Table 8).

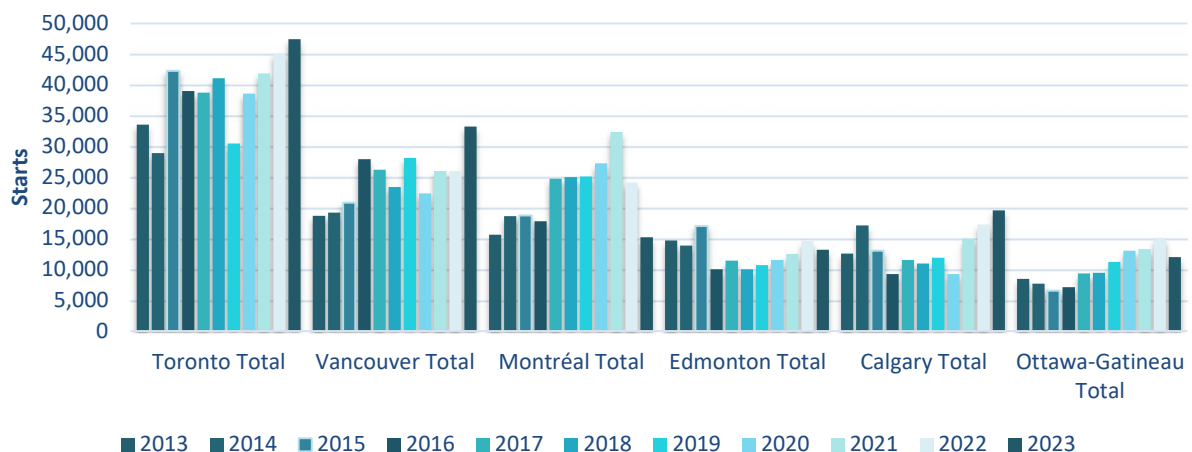
#### City of Ottawa and Ottawa-Gatineau CMA Housing Starts, 2023

Sources: CMHC

|                | Starts,<br>2023 | % chg.<br>2022-23 |
|----------------|-----------------|-------------------|
| City of Ottawa | 8,632           | -14.3%            |
| Ott-Gat CMA    | 11,993          | -20.2%            |

#### Major CMA Starts, 2013-2023

Source: CMHC



## Ottawa Starts and Completions by Dwelling Type

More multi-unit dwellings were built than single-detached dwellings in 2023 for the twenty-second year in a row. In 2023, there were 1,211 single-detached starts, the lowest number of single-detached starts measured in the last 20 years. The share of single-detached starts accounted for 14.0% of all new starts, down from 20.9% in 2022 (Table 9).

The most popular dwelling type, at 66.4% share, were apartments, with 5,733 dwellings started in 2023, up from 5,463 dwellings in 2022. There was a decrease in the number of semi-detached and townhomes dwellings between 2022 and 2023, with 114 semi-detached dwellings started (1.3% share) and 1,574 townhomes started (18.2% share).

Ottawa completions in 2023 saw 4,511 freehold dwellings and tracked below its five-year average of 4,518 completed dwellings per year. Overall, private rental apartments were the most popular dwelling type completed, followed by freehold townhomes and freehold single-detached dwellings. In 2023, 7,890 dwellings were completed, 9.8 % above the five-year average of 7,183 dwellings (Table 10).

## Ottawa New Single-Detached Prices

New single-detached home prices increased 11.6% to \$1,032,213 in 2023 from \$924,928 the previous year, or 7.6% after factoring for inflation (Table 11). Inflation is generally derived from the All-Items Consumer Price Index (CPI), which averaged 159.2 in 2023 (from a base of 100 in 2002). The annual 2022 inflation rate as measured by the CPI was 3.7%, 3.2 percentage points lower than it was in 2022 at 6.9%.

## **2.2 Resale Housing**

### Resale House Prices

The average MLS residential resale price within the area covered by the Ottawa Real Estate Board (OREB) was \$667,794 in 2023, representing an annual decline of 3.5% compared to \$691,664 in 2022 (Table 12).

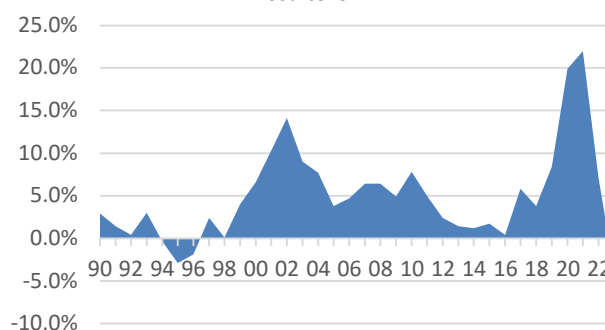
### Sales Activity and Trends

MLS sales in the broader OREB region experienced a decline for the second consecutive year between 2022 and 2023.

In 2023, a total of 11,978 dwellings were sold, down 21.7% from the 15,307 dwellings sold in the previous year (Tables 2 and 13).

**Average MLS Price Change, Ottawa  
Real Estate Board Area**

*Source: OREB*



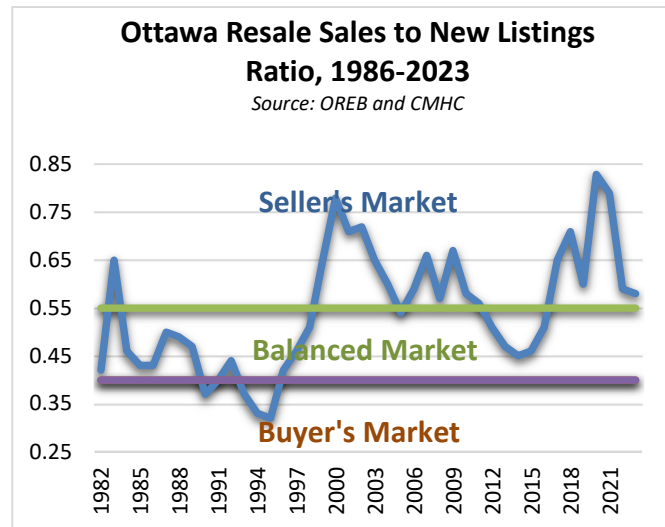
<sup>4</sup> MLS: Multiple Listing Service, a registered trademark of the Canadian Real Estate Association.



## Supply and Demand

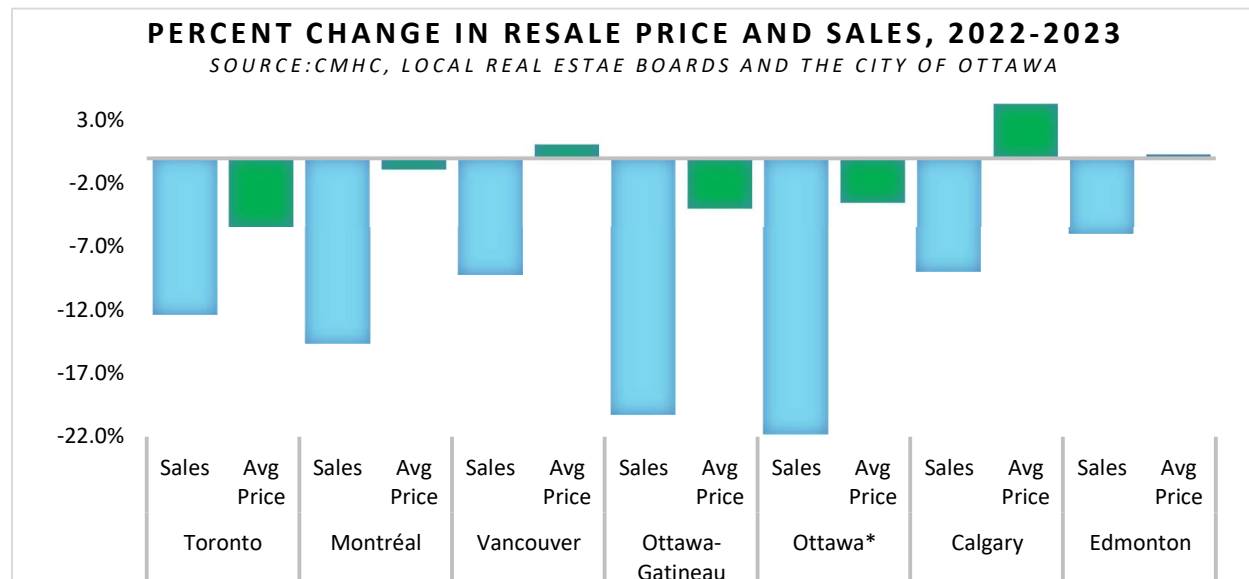
The resale market is usually considered “balanced” when the sales-to-new-listings ratio is between 0.40 and 0.55. A ratio below 0.40 represents a buyers’ market while a ratio above 0.55 is considered a sellers’ market. A ratio of 0.55 means that on average, every month, 55 per cent of all newly-listed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

The ratio decreased from 0.59 in 2022 to 0.58 in 2023, moving slightly towards a more balanced market. Ottawa has been in a seller’s market since 2017, after maintaining a balanced market from 2012 to 2016 (Table 13).



## Major Cities

All major cities did not follow a pattern in resale prices in 2023. The average resale price in Ottawa-Gatineau decreased by 3.9% to reach \$612,316. Toronto (-5.3%) and Montreal (0.8%) also experienced decreases, while small increases were seen in Edmonton (+0.3%), Vancouver (+1.1%) and Calgary (+4.3%).(Table 12).



\* The Ottawa Real Estate Board (OREB) area, which is significantly larger than the city of Ottawa.

When condominium and non-condominium average prices are separated, Ottawa still experienced a decrease in both condominium (-5.8%) and non-condominium (-4.8%) price changes (adjacent table).

Meanwhile, Ottawa condominium and non-condominium sales decreased 13.5% and 9.9%, respectively (adjacent table).

## 2.3 Rental Housing

### Supply

CMHC estimates there was an increase of 0.03% in the total number of rental purpose row and apartment dwellings from 79,436 in 2022 to 79,463 in 2023. The overall supply of condominium rental dwellings increased by 4.9% from 10,599 in 2022 to 11,117. The percentage of condominiums offered as rentals also increased to 29.9%, while the average rent continued to exceed that of rental apartments.

### Vacancy Rates

Ottawa's rental vacancy rate remained steady at 2.1% in both 2022 and 2023. Vacancy rates were notably lower for bachelor and three-bedroom dwellings, at 1.6% and 1.4%, respectively, compared to two-bedroom dwellings at 2.3% and one-bedroom dwellings at 2.1%.

| 2023 AVG MLS® RESALE PRICE* & 2022-2023 % CHANGE   |                    |                    |                        |                    |
|--|--------------------|--------------------|------------------------|--------------------|
| Major City   | Price: Condominium | 2022-2023 % Change | Price: Non-Condominium | 2022-2023 % Change |
| Toronto  | \$744,963          | -7.6%              | \$1,359,619            | -4.8%              |
| Montréal   | \$450,847          | 12.6%              | \$656,791              | -1.1%              |
| Vancouver  | \$800,462          | 30.7%              | \$1,639,431            | 0.4%               |
| <b>Ottawa</b>  | <b>\$432,553</b>   | <b>-5.8%</b>       | <b>\$725,024</b>       | <b>-4.8%</b>       |
| Calgary  | \$353,491          | 8.5%               | \$697,535              | 7.7%               |
| Edmonton   | NA                 |                    | NA                     |                    |
| *Corresponds to Real Estate Board Territories<br>Source: Canadian Real Estate Association and Local Real Estate Boards |                    |                    |                        |                    |

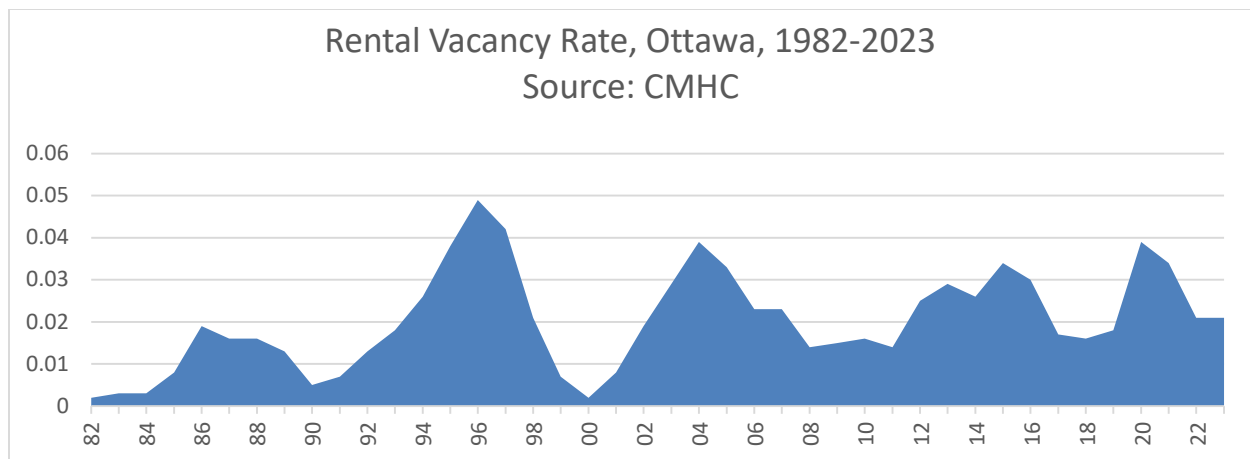
| 2023 AVG MLS® RESALE SALES* & 2022-2023 % CHANGE   |                    |                    |                        |                    |
|--|--------------------|--------------------|------------------------|--------------------|
| Major City   | Sales: Condominium | 2022-2023 % Change | Sales: Non-Condominium | 2022-2023 % Change |
| Toronto  | 24,319             | -10.9%             | 41,663                 | -12.9%             |
| Montréal   | 14,106             | -16.8%             | 22,220                 | -47.8%             |
| Vancouver  | 13,678             | -12.3%             | 12,364                 | -7.1%              |
| <b>Ottawa</b>  | <b>3,276</b>       | <b>-13.5%</b>      | <b>10,379</b>          | <b>-9.9%</b>       |
| Calgary  | 13,456             | 6.5%               | 18,078                 | -17.8%             |
| Edmonton   | NA                 |                    | NA                     |                    |
| *Corresponds to Real Estate Board Territories<br>Source: Canadian Real Estate Association and Local Real Estate Boards |                    |                    |                        |                    |

### RENTAL VACANCY RATES BY CMHC ZONE, 2023

|  |             |
|--|-------------|
| Downtown.....                          | 2.9%        |
| Sandy Hill/Lowertown .....             | 1.8%        |
| Glebe/Old Ottawa South.....            | **%         |
| Alta Vista.....                        | 5.2%        |
| Carlington/Iris .....                  | 0.9%        |
| Chinatown/Hintonburg/Westboro N .....  | 1.2%        |
| New Edinb./Manor Park/Overbrook .....  | 1.5%        |
| Westboro S/Hampton Pk/Britannia .....  | 0.9%        |
| Hunt Club/South Keys.....              | 1.3%        |
| Vanier.....                            | 1.8%        |
| Gloucester North/Orleans.....          | 1.2%        |
| Eastern Ottawa Surrounding Areas ..... | 1%          |
| Nepean.....                            | 2.3%        |
| Western Ottawa Surrounding Areas ..... | 1.4%        |
| <b>City Average .....</b>              | <b>2.1%</b> |

Source: CMHC's 2023 Rental Market Survey, Table 1.1.1





### Private Rental Prices

The average rent for a two-bedroom apartment in Ottawa in 2023 was \$1,698, an increase of 5.1% from 2022 and above the 2023 provincial rent increase guideline of 2.5%. The average rent of a two-bedroom apartment in Gatineau in 2023 was \$1,252. The rent gap between Ottawa and Gatineau for a two-bedroom apartment is \$446 or 35.6% which is higher than the 24.6% gap in 2022.

### 3. Economy

#### HIGHLIGHTS

- The number of employed residents increased 5.7% in Ottawa from 2022 to 2023
- All of employment clusters experienced growth in 2023, with the Industrial and Resource cluster leading the way, adding 12,500 new employees.
- The Knowledge cluster had the largest employment numbers with 192,600 employed in 2023
- Ottawa's overall office vacancy rate increased to 12.2%.

#### 3.1 Labour Force

##### Employed Residents

The Ottawa-Gatineau CMA saw an increase of 33,700 employed residents in 2023. Employment gains were seen in all of the nation's six largest metropolitan areas, with Toronto seeing the largest increase of 105,100 employed residents (adjacent table) and Calgary experiencing the smallest increase. About 75% of the total jobs in the Ottawa-Gatineau CMA have historically been in the city of Ottawa, with over than 77.4% in 2023.

Statistics Canada's sample-based Labour Force Survey (LFS) shows the number of employed residents in the Ontario portion of the Ottawa-Gatineau CMA averaged 645,200 in 2023, up 5.7% or 34,700 employed residents from 2022. The unemployment rate increased to 4.5% in 2023 from 4.2% in 2022. The local unemployment rate remained lower than provincial (5.7%) and national (5.4%) rates (Table 14).

The North American Industry Classification System's (NAICS) major sectors have been organized into six key clusters within the local economy. In 2023, all employment clusters experienced growth. In terms of growth, the Industrial and Resource cluster led the way, adding 12,500 new employees, followed by the Retail cluster with 9,900 new employees.

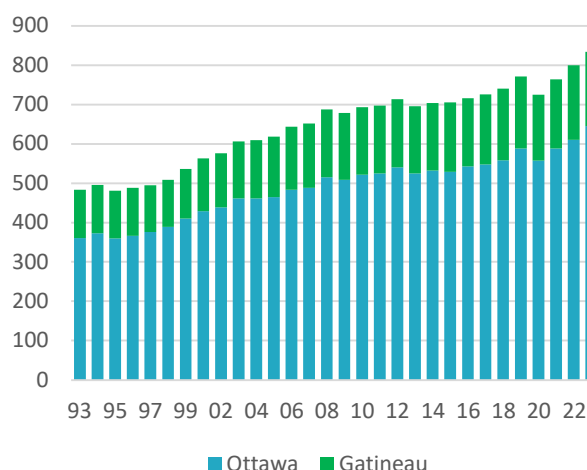
#### Employment Changes, Major Centres, 2022-2023

Source: Statistics Canada, Labour Force Survey, Table 14-10-0384-01

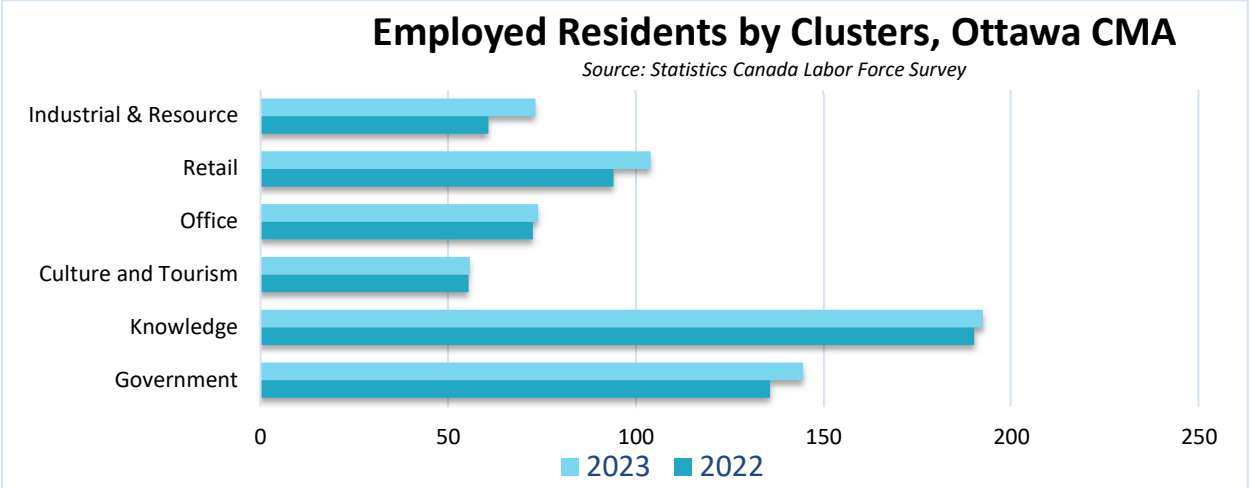
| CMA                    | Net job change |
|------------------------|----------------|
| Toronto                | +105,100       |
| Montréal               | +74,300        |
| Edmonton               | +41,200        |
| <b>Ottawa-Gatineau</b> | <b>+33,700</b> |
| Vancouver              | +37,400        |
| Calgary                | +25,300        |

#### Total Employment, Ottawa and Gatineau 1993-2023

Source: Statistics Canada, Labour Force Survey



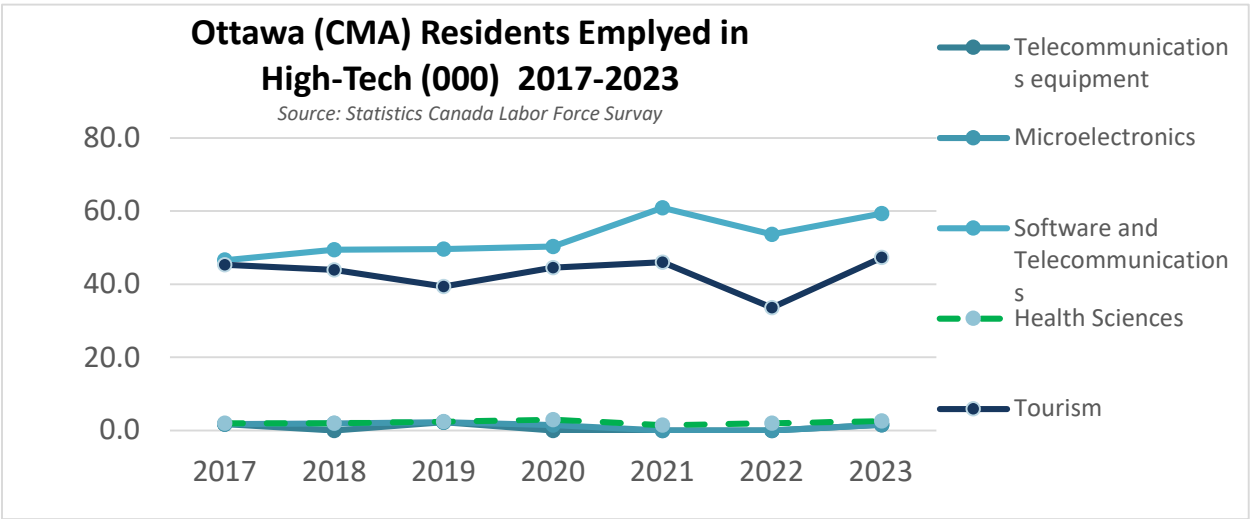
The Government cluster added 8,800 new employees, the Knowledge cluster saw an increase of 2,300 employees, the Office cluster added 1,400 employees, and the Culture and Tourism cluster grew by 300 employees year-over-year. Despite modest growth, the Knowledge cluster retained the highest employment numbers, with 192,600 individuals employed (Table 15).



In 2023, public-sector employment in Ottawa experienced growth, accounting for 33.9% of all employed residents, an increase from 33.4% in 2022 and exceeding the pre-pandemic level of 32.4% recorded in 2019 (Table 15). This sustained growth highlights the continued strength and resilience of public-sector employment in the region.

### High-Tech

Ottawa's advanced technology sector also experienced remarkable expansion in 2023, with an increase of 23,200 employees across various high-tech clusters. Tourism led the growth, adding 13,700 employees, while the Health Sciences sector contributed modestly with a 30.0% increase, equivalent to 600 new employees. Additionally, the Software and Telecommunications cluster saw significant gains, adding 5,300 employees, marking a 10.0% growth (Table 15). This robust growth underscores the diverse and dynamic nature of Ottawa's high-tech ecosystem.



## 3.2 Office, Industrial and Retail Markets

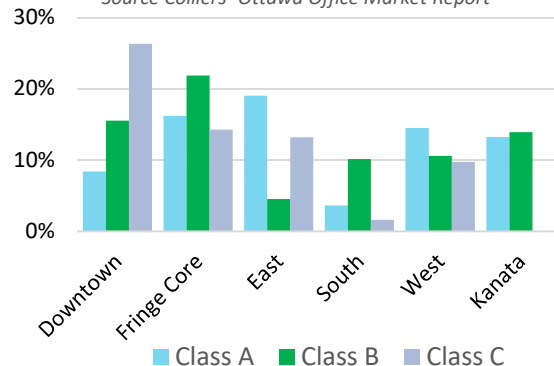
### Office Market

Ottawa has an estimated commercial office space inventory of approximately 4.1 million square metres (43.8 million square feet). Ottawa's overall vacancy rate increased to 12.2% at the end of 2023 from 11.2% in 2022 (Table 16). The Ottawa South had the lowest vacancy rate of 6.2%, followed by Downtown at 11.2%, and Ottawa West at 12.9%. Fringe Core had the highest vacancy rate of 18.3% at the end of 2023.

Ottawa's office market is differentiated by office class and by geographic sub-market with variations in vacancy and availability rates between these variables. Availability rates include all available rentable space, such as expiring leases, subleases or on sale. Vacancy and availability rates show similar patterns by office class and sub-market, with availability rates providing additional upcoming space for new tenants. Class A office continues to be in high demand, particularly in the downtown and south/airport sub-markets. Although varying by sub-market, overall available office space is about 55.2% class A, 35.9% class B, and 8.9% class C.

### Ottawa Office Vacancy Rates, Q4, 2023

Source Colliers- Ottawa Office Market Report



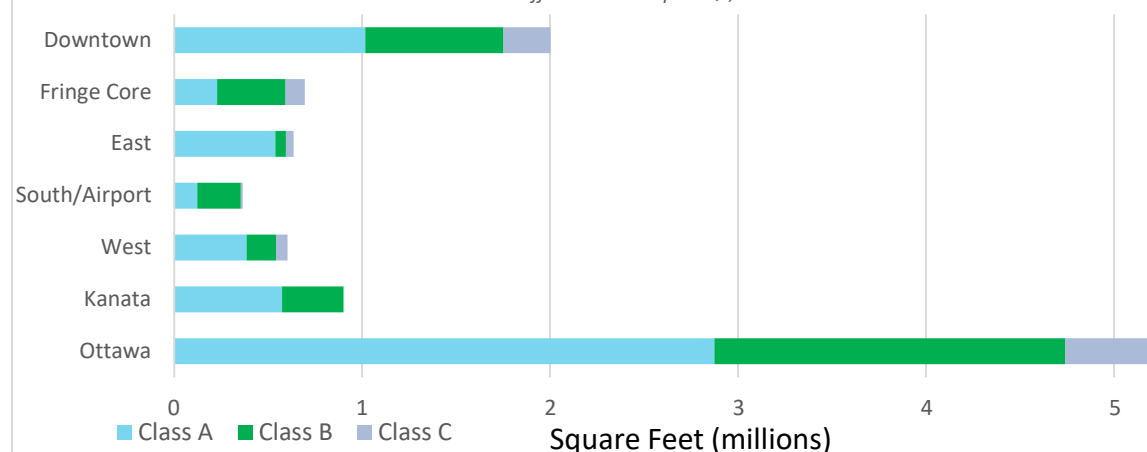
### Ottawa Office Availability Rates, Q4 2023

Source Colliers-Ottawa Office Market Report



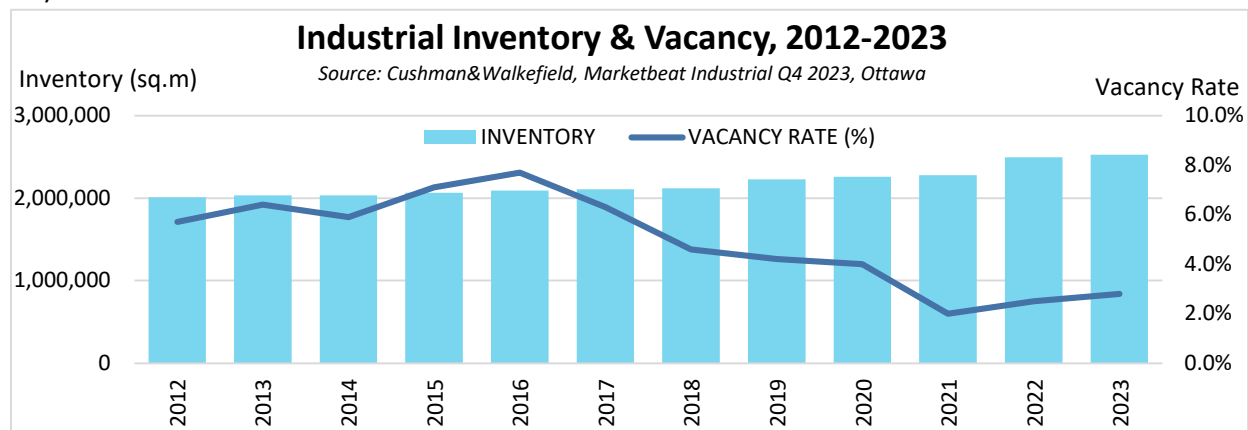
### Available Office by Class and Sub-market, Q4 2023

Source: Colliers- Ottawa Office Market Report Q4, 2023



## Industrial Market

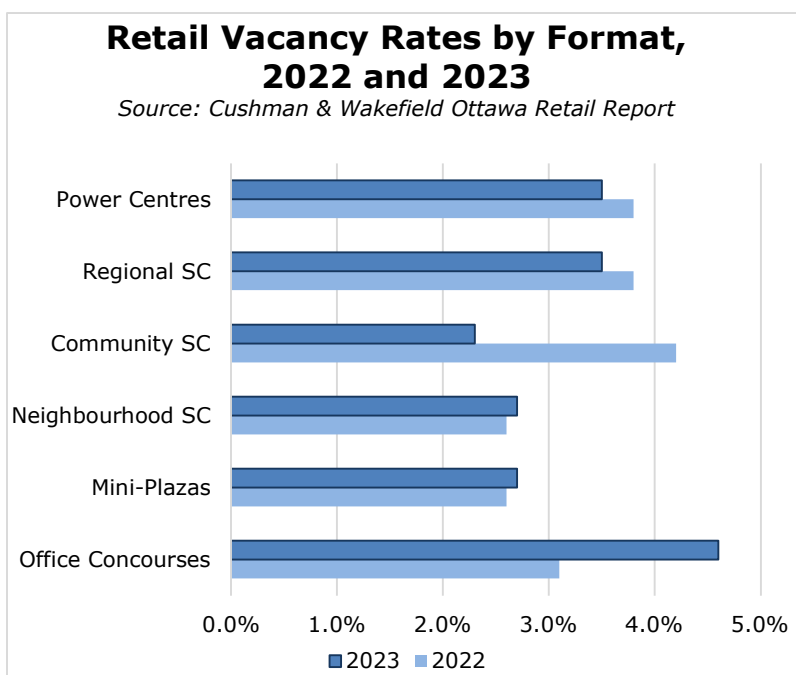
Ottawa is estimated to have over 2.5 million square metres (27.2 million square feet) of industrial floor area at the end of 2023. The city is continuing to grow its industrial assets with 13,539 square metres of new industrial space. Over 56.7% of the industrial inventory is in Ottawa east of the Rideau River where the vacancy has increased to 2.8%. West Ottawa vacancies has remained steady at 2.9%. Overall, the vacancy rate has remained steady at 2.8% in 2023 (Table 17).



## Retail Market

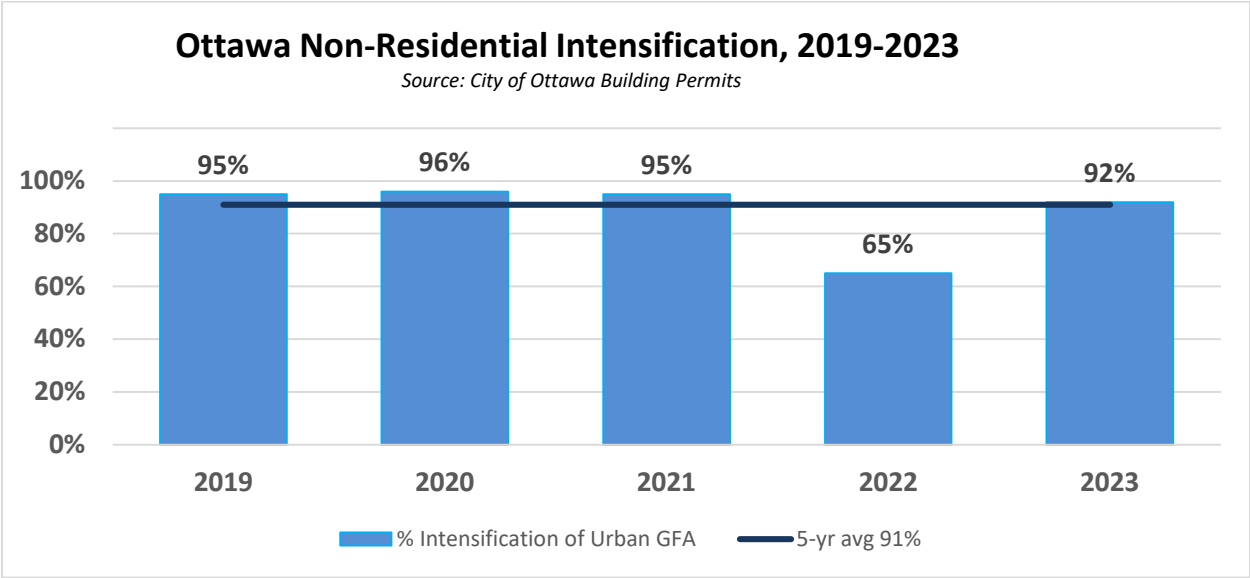
Retail space is categorized into various formats, each serving distinct market needs. In 2023, the distribution of retail space across these categories remained largely consistent with 2022 levels. Power Centres and standalone big-box stores continued to dominate the market, accounting for 26.8% of total retail floor area.

Vacancy trends varied across retail formats between 2022 and 2023. While most categories saw a decline in vacancy rates, Office Concourses experienced the sharpest increase, rising from 3.1% in 2022 to 4.6% in 2023. In contrast, Power Centres and Regional Shopping Centres saw their vacancy rates drop to 3.5%, and Community Shopping Centres dropped to 2.3%. Overall, the city's retail vacancy rate declined from 3.6% in 2022 to 2.9% in 2023, reflecting a strengthened retail market (Table 18).



3.3 Non-Residential Intensification

Non-residential intensification is the amount of commercial, industrial, and institutional gross floor area (GFA) constructed within the built-up urban and suburban areas. In 2023, approximately 249,364 m<sup>2</sup> (about 2,684,132 ft<sup>2</sup>) had been constructed within the urban, built-up area, representing an intensification rate of 92%. Over the past five-years, non-residential intensification averaged 91% of total built space (Table 19).



\*Data revised going back to 2019

## **Appendix: Data Tables**

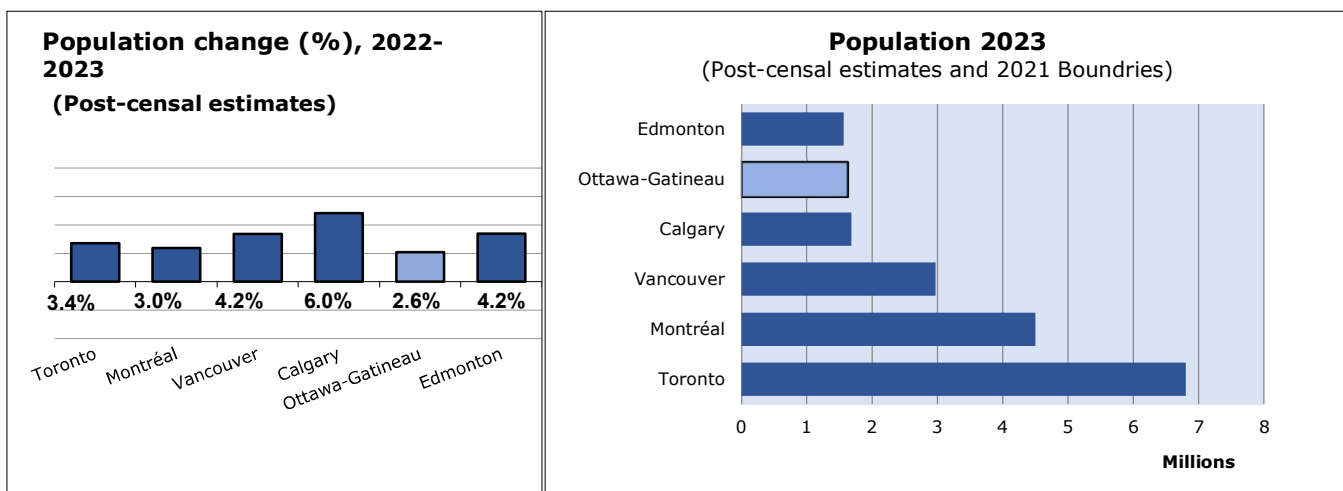
**TABLE 1**  
**POPULATION OF CANADA'S SIX LARGEST**  
**METROPOLITAN AREAS, 2019-2023**

| CMA*                   |                  |                  |                  |                  |                  | 2022-2023   |
|------------------------|------------------|------------------|------------------|------------------|------------------|-------------|
|                        | 2019             | 2020             | 2021             | 2022             | 2023             | % chg.      |
| Toronto                | 6,426,293        | 6,491,939        | 6,472,951        | 6,583,259        | 6,804,847        | 3.4%        |
| Montréal               | 4,327,976        | 4,356,853        | 4,330,143        | 4,372,913        | 4,502,177        | 3.0%        |
| Vancouver              | 2,715,494        | 2,750,966        | 2,771,430        | 2,852,203        | 2,971,853        | 4.2%        |
| Calgary                | 1,503,295        | 1,528,262        | 1,540,242        | 1,586,725        | 1,682,509        | 6.0%        |
| <b>Ottawa-Gatineau</b> | <b>1,496,791</b> | <b>1,524,974</b> | <b>1,540,340</b> | <b>1,569,135</b> | <b>1,609,805</b> | <b>2.6%</b> |
| Edmonton               | 1,438,636        | 1,461,697        | 1,472,402        | 1,500,356        | 1,563,571        | 4.2%        |
| City of Ottawa**       | 1,031,510        | 1,052,089        | 1,062,174        | 1,083,848        | 1,114,316        | 2.8%        |

Source: Statistics Canada, Table 17-10-0148-01, and 17-10-0152-01 for Year 2023; estimates are for July 1 each year and based on 2021 bound Population estimates as of July 1 by census metropolitan area and census agglomeration, 2021 boundaries.

\* 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 Municipalities in Ontario.



## POST-CENSAL POPULATION ESTIMATES, OTTAWA-GATINEAU CMA

| Statistics Canada<br>Ottawa-Gatineau CMA | 2019             | 2020             | 2021             | 2022             | 2023             | 2022-2023<br>% chg. |
|--|------------------|------------------|------------------|------------------|------------------|---------------------|
| Ontario part of CMA                      | 1,148,411        | 1,172,078        | 1,184,369        | 1,210,325        | 1,244,997        | 2.9%                |
| (%)                                      | 76.0%            | 76.1%            | 76.2%            | 77.1%            | 77.3%            |                     |
| Quebec part of CMA                       | 348,380          | 352,896          | 355,971          | 358,810          | 364,808          | 1.7%                |
| (%)                                      | 24.0%            | 23.9%            | 23.8%            | 22.9%            | 22.7%            |                     |
| <b>Total CMA Population</b>              | <b>1,496,791</b> | <b>1,524,974</b> | <b>1,540,340</b> | <b>1,569,135</b> | <b>1,609,805</b> | <b>2.6%</b>         |

Source: Statistics Canada, Table 17-10-0148-01 for Year 2023

Population estimates as of July 1 by census metropolitan area and census agglomeration, 2021 boundaries.



**TABLE 2**  
**POPULATION AND HOUSEHOLD ESTIMATES BY SUB-AREA, 2019 - 2023**

| SUB-AREA                      | Population |           |           |           |           | Housholdes              |       |         |         |         |         |         |                         |      |
|-------------------------------|------------|-----------|-----------|-----------|-----------|-------------------------|-------|---------|---------|---------|---------|---------|-------------------------|------|
|                               | 2019       | 2020      | 2021      | 2022      | 2023      | Growth<br>22-23 % 22-23 |       | 2019    | 2020    | 2021    | 2022    | 2023    | Growth<br>22-23 % 22-23 |      |
| Downtown*                     |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| Central Area                  | 12,470     | 12,110    | 13,520    | 14,230    | 14,350    | 120                     | 0.8%  | 7,950   | 7,710   | 8,620   | 9,080   | 9,150   | 70                      | 0.8% |
| Inner Area                    | 92,520     | 91,450    | 95,240    | 98,060    | 100,040   | 1,980                   | 2.0%  | 50,260  | 49,540  | 51,960  | 53,770  | 55,030  | 1,260                   | 2.3% |
| Other Areas Inside Greenbelt  |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| Ottawa East                   | 52,730     | 53,140    | 53,000    | 53,710    | 54,020    | 310                     | 0.6%  | 27,250  | 27,540  | 27,510  | 27,970  | 28,200  | 230                     | 0.8% |
| Beacon Hill                   | 31,710     | 32,080    | 32,730    | 33,240    | 33,730    | 490                     | 1.5%  | 14,930  | 15,050  | 15,310  | 15,550  | 15,780  | 230                     | 1.5% |
| Alta Vista                    | 74,930     | 75,210    | 75,820    | 76,790    | 77,120    | 330                     | 0.4%  | 32,860  | 33,070  | 33,410  | 33,900  | 34,060  | 160                     | 0.5% |
| Hunt Club                     | 65,770     | 65,660    | 65,900    | 66,580    | 66,600    | 20                      | 0.0%  | 26,860  | 26,800  | 26,950  | 27,420  | 27,450  | 30                      | 0.1% |
| Merivale                      | 78,850     | 78,790    | 79,100    | 79,750    | 80,200    | 450                     | 0.6%  | 35,180  | 35,160  | 35,350  | 35,750  | 36,030  | 280                     | 0.8% |
| Ottawa West                   | 46,400     | 47,380    | 48,280    | 48,650    | 49,940    | 1,290                   | 2.7%  | 22,230  | 22,820  | 23,320  | 23,490  | 24,280  | 790                     | 3.4% |
| Bayshore                      | 38,600     | 38,500    | 38,850    | 38,720    | 39,030    | 310                     | 0.8%  | 17,980  | 17,930  | 18,170  | 18,100  | 18,290  | 190                     | 1.0% |
| Cedarview                     | 45,330     | 45,320    | 45,690    | 45,780    | 45,980    | 200                     | 0.4%  | 18,870  | 18,890  | 19,140  | 19,220  | 19,390  | 170                     | 0.9% |
| Urban Areas Outside Greenbelt |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| Kanata-Stittsville            | 130,940    | 135,360   | 138,900   | 142,990   | 144,750   | 1,760                   | 1.2%  | 49,440  | 51,260  | 52,830  | 54,560  | 55,470  | 910                     | 1.7% |
| South Nepean                  | 90,320     | 93,960    | 97,650    | 100,930   | 104,370   | 3,440                   | 3.4%  | 33,690  | 35,140  | 36,650  | 37,900  | 39,270  | 1,370                   | 3.6% |
| Riverside South               | 17,870     | 19,730    | 21,400    | 22,950    | 23,670    | 720                     | 3.1%  | 6,350   | 7,010   | 7,570   | 8,060   | 8,300   | 240                     | 3.0% |
| Leitrim                       | 11,480     | 13,460    | 16,040    | 17,970    | 19,100    | 1,130                   | 6.3%  | 3,770   | 4,430   | 5,270   | 5,870   | 6,220   | 350                     | 6.0% |
| Orléans                       | 119,780    | 122,590   | 125,040   | 126,380   | 128,310   | 1,930                   | 1.5%  | 46,980  | 48,320  | 49,450  | 50,140  | 51,290  | 1,150                   | 2.3% |
| Rural                         |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| Rural Northeast               | 11,990     | 11,980    | 12,020    | 12,020    | 11,990    | -30                     | -0.2% | 4,380   | 4,410   | 4,450   | 4,480   | 4,500   | 20                      | 0.4% |
| Rural Southeast               | 28,930     | 29,030    | 29,230    | 29,360    | 29,400    | 40                      | 0.1%  | 10,190  | 10,270  | 10,380  | 10,470  | 10,540  | 70                      | 0.7% |
| Rural Southwest               | 29,610     | 30,680    | 31,550    | 32,270    | 33,880    | 1,610                   | 5.0%  | 10,590  | 11,010  | 11,350  | 11,630  | 12,240  | 610                     | 5.2% |
| Rural Northwest               | 25,980     | 26,180    | 26,500    | 26,920    | 27,100    | 180                     | 0.7%  | 9,310   | 9,400   | 9,530   | 9,710   | 9,800   | 90                      | 0.9% |
| City of Ottawa                | 1,006,210  | 1,022,600 | 1,046,440 | 1,067,310 | 1,083,550 | 16,240                  | 1.5%  | 429,080 | 435,750 | 447,210 | 457,070 | 465,300 | 8,230                   | 1.8% |
| Downtown*                     | 104,990    | 103,560   | 108,760   | 112,290   | 114,390   | 2,100                   | 1.9%  | 58,210  | 57,250  | 60,580  | 62,850  | 64,180  | 1,330                   | 2.1% |
| Other Inside Greenbelt        | 434,320    | 436,080   | 439,370   | 443,220   | 446,620   | 3,400                   | 0.8%  | 196,160 | 197,260 | 199,160 | 201,400 | 203,480 | 2,080                   | 1.0% |
| Total Inside GB               | 539,310    | 539,640   | 548,130   | 555,510   | 561,010   | 5,500                   | 1.0%  | 254,370 | 254,510 | 259,740 | 264,250 | 267,660 | 3,410                   | 1.3% |
| Urban Areas Outside           |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| GB                            | 370,390    | 385,100   | 399,030   | 411,220   | 420,200   | 8,980                   | 2.2%  | 140,230 | 146,160 | 151,770 | 156,530 | 160,550 | 4,020                   | 2.6% |
| Rural                         | 96,510     | 97,870    | 99,300    | 100,570   | 102,370   | 1,800                   | 1.8%  | 34,470  | 35,090  | 35,710  | 36,290  | 37,080  | 790                     | 2.2% |
| Downtown*                     | 10.4%      | 10.1%     | 10.4%     | 10.5%     | 10.6%     |                         |       | 13.6%   | 13.1%   | 13.5%   | 13.8%   | 13.8%   |                         |      |
| Other Inside Greenbelt        | 43.2%      | 42.6%     | 42.0%     | 41.5%     | 41.2%     |                         |       | 45.7%   | 45.3%   | 44.5%   | 44.1%   | 43.7%   |                         |      |
| Total Inside GB               | 53.6%      | 52.8%     | 52.4%     | 52.0%     | 51.8%     |                         |       | 59.3%   | 58.4%   | 58.1%   | 57.8%   | 57.5%   |                         |      |
| Urban Areas Outside           |            |           |           |           |           |                         |       |         |         |         |         |         |                         |      |
| GB                            | 36.8%      | 37.7%     | 38.1%     | 38.5%     | 38.8%     |                         |       | 32.7%   | 33.5%   | 33.9%   | 34.2%   | 34.5%   |                         |      |
| Rural                         | 9.6%       | 9.6%      | 9.5%      | 9.4%      | 9.4%      |                         |       | 8.0%    | 8.1%    | 8.0%    | 7.9%    | 8.0%    |                         |      |

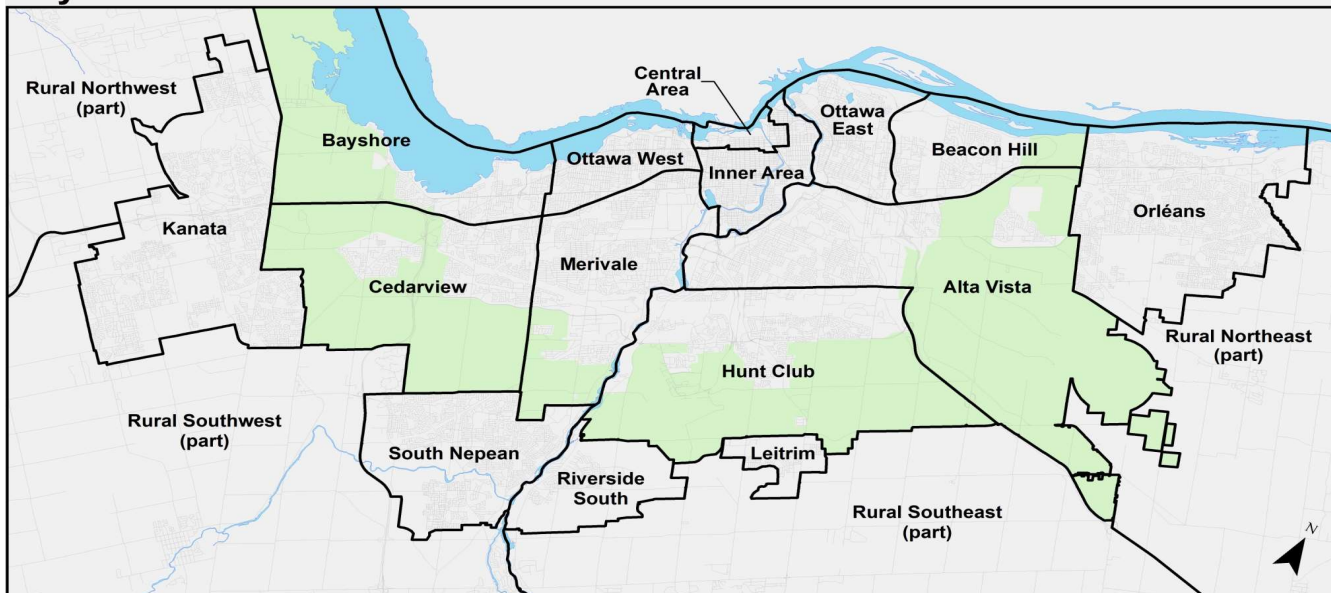
NOTE: Sub-area totals may not add up to City of Ottawa total due to rounding. Based on 2001 post-censal estimates of population and occupied dwellings, and estimates based on new occupied dwellings from building permits.

Data are year-end.

\* Downtown refers to the Central and Inner Areas combined.

Source: City of Ottawa, Research and Forecasting

## City of Ottawa Sub-Areas



**TABLE 3**  
**GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS**

| Municipality                                      | 2020 City Estimates |                    | 2021 City Estimates |                    | 2022 City Estimates |                    | 2023 City Estimates |                    |
|---|---------------------|--------------------|---------------------|--------------------|---------------------|--------------------|---------------------|--------------------|
|   | Population          | Occupied Dwellings | Population          | Occupied Dwellings | Population          | Occupied Dwellings | Population          | Occupied Dwellings |
| <b>Ottawa, C</b>                                  | <b>1,022,604</b>    | <b>435,747</b>     | <b>1,046,443</b>    | <b>447,211</b>     | <b>1,067,310</b>    | <b>457,072</b>     | <b>1,083,550</b>    | <b>465,295</b>     |
| <b>Gatineau, V</b>                                | <b>294,606</b>      | <b>127,445</b>     | <b>299,620</b>      | <b>129,871</b>     | <b>305,794</b>      | <b>133,217</b>     | <b>310,387</b>      | <b>135,554</b>     |
| <b>Prescott &amp; Russell (part)</b>              | <b>66,925</b>       | <b>25,819</b>      | <b>69,250</b>       | <b>26,679</b>      | <b>71,814</b>       | <b>27,567</b>      | <b>72,848</b>       | <b>28,037</b>      |
| Alfred & Plantagenet, TP                          | 9,176               | 3,779              | 9,494               | 3,917              | 9,667               | 3,966              | 9,769               | 4,011              |
| Casselman, Vlg.                                   | 3,586               | 1,623              | 4,019               | 1,665              | 4,324               | 1,718              | 4,351               | 1,724              |
| Clarence-Rockland, C                              | 24,542              | 9,497              | 25,229              | 9,803              | 26,524              | 10,104             | 26,825              | 10,220             |
| Russell, TP                                       | 17,803              | 6,457              | 18,557              | 6,764              | 19,374              | 7,195              | 19,904              | 7,445              |
| The Nation Municipality                           | 11,818              | 4,463              | 11,951              | 4,530              | 11,926              | 4,584              | 11,999              | 4,637              |
| <b>Leeds &amp; Grenville (part)</b>               | <b>29,373</b>       | <b>11,890</b>      | <b>29,711</b>       | <b>12,097</b>      | <b>30,845</b>       | <b>12,325</b>      | <b>30,969</b>       | <b>12,396</b>      |
| Merrickville-Wolford, Vlg.                        | 11,058              | 4,517              | 11,048              | 4,531              | 11,003              | 4,549              | 11,007              | 4,573              |
| North Grenville, TP                               | 18,315              | 7,373              | 18,663              | 7,566              | 19,842              | 7,775              | 19,962              | 7,824              |
| <b>Stormont, Dundas, Glengarry</b>                | <b>14,428</b>       | <b>5,772</b>       | <b>14,677</b>       | <b>5,881</b>       | <b>14,881</b>       | <b>5,985</b>       | <b>15,288</b>       | <b>6,161</b>       |
| North Dundas, TP                                  | 14,428              | 5,772              | 14,677              | 5,881              | 14,881              | 5,985              | 15,288              | 6,161              |
| <b>Lanark (part)</b>                              | <b>37,575</b>       | <b>15,228</b>      | <b>38,572</b>       | <b>15,734</b>      | <b>39,935</b>       | <b>16,123</b>      | <b>40,022</b>       | <b>16,220</b>      |
| Beckwith, TP                                      | 7,903               | 3,003              | 8,120               | 3,097              | 8,406               | 3,139              | 8,457               | 3,157              |
| Carleton Place, Tn.                               | 13,606              | 5,435              | 14,111              | 5,628              | 13,877              | 5,816              | 13,835              | 5,839              |
| Mississippi Mills, Tn.                            | 12,580              | 5,463              | 12,671              | 5,610              | 13,952              | 5,742              | 13,996              | 5,783              |
| Montague, TP                                      | 3,486               | 1,327              | 3,670               | 1,399              | 3,701               | 1,425              | 3,734               | 1,442              |
| <b>Renfrew (part)</b>                             | <b>16,376</b>       | <b>7,063</b>       | <b>17,475</b>       | <b>7,569</b>       | <b>17,898</b>       | <b>7,647</b>       | <b>18,143</b>       | <b>7,755</b>       |
| Amprior, Tn.                                      | 9,268               | 4,094              | 10,342              | 4,561              | 10,249              | 4,591              | 10,410              | 4,668              |
| McNab/Braeside, TP                                | 7,108               | 2,969              | 7,133               | 3,008              | 7,649               | 3,056              | 7,732               | 3,087              |
| <b>Québec part of CMA Outside Gatineau (QCOG)</b> | <b>54,086</b>       | <b>21,820</b>      | <b>55,764</b>       | <b>22,618</b>      | <b>57,850</b>       | <b>23,309</b>      | <b>58,584</b>       | <b>23,679</b>      |
| Cantley, M  | 10,259              | 3,666              | 10,480              | 3,759              | 10,699              | 3,854              | 10,801              | 3,906              |
| Chelsea, M  | 7,762               | 2,990              | 8,287               | 3,207              | 8,660               | 3,296              | 8,856               | 3,375              |
| La Pêche, M                                       | 7,964               | 3,359              | 8,173               | 3,459              | 8,275               | 3,530              | 8,376               | 3,587              |
| L'Ange-Gardien, M                                 | 4,103               | 1,964              | 4,251               | 2,103              | 5,207               | 2,217              | 5,270               | 2,250              |
| Pontiac, M  | 5,615               | 2,193              | 5,770               | 2,262              | 5,862               | 2,271              | 5,914               | 2,294              |
| Val-des-Monts, M                                  | 11,325              | 4,484              | 11,672              | 4,627              | 11,931              | 4,807              | 12,139              | 4,908              |
| Denholm, M  | 571                 | 259                | 579                 | 264                | 523                 | 269                | 526                 | 277                |
| Notre-Dame-de-la-Salette, M                       | 747                 | 345                | 769                 | 357                | 797                 | 362                | 799                 | 363                |
| Mayo, M   | 594                 | 260                | 603                 | 265                | 672                 | 282                | 694                 | 290                |
| Bowman, M   | 617                 | 307                | 616                 | 310                | 628                 | 319                | 626                 | 322                |
| Val-des-Bois, M                                   | 872                 | 472                | 865                 | 472                | 872                 | 472                | 867                 | 472                |
| Lochaber, CT                                      | 504                 | 158                | 538                 | 160                | 404                 | 160                | 404                 | 160                |
| Lochaber-Ouest, CT                                | 661                 | 254                | 666                 | 257                | 714                 | 257                | 728                 | 260                |
| Thurso, V   | 2,492               | 1,109              | 2,495               | 1,116              | 2,605               | 1,213              | 2,585               | 1,217              |
| <b>GREATER OTTAWA-GATINEAU AREA</b>               | <b>1,535,973</b>    | <b>650,784</b>     | <b>1,571,512</b>    | <b>667,660</b>     | <b>1,606,327</b>    | <b>683,243</b>     | <b>1,629,791</b>    | <b>695,098</b>     |
| Ottawa-Gatineau CMA                               | 1,482,421           | 629,303            | 1,516,653           | 645,737            | 1,550,826           | 661,016            | 1,573,643           | 672,550            |
| Ontario portion of the CMA                        | 1,133,729           | 480,038            | 1,161,269           | 493,248            | 1,187,182           | 504,490            | 1,204,672           | 513,317            |
| Québec portion of the CMA                         | 348,692             | 149,265            | 355,384             | 152,489            | 363,644             | 156,526            | 368,971             | 159,233            |
| OMATO   | 164,677             | 65,772             | 169,685             | 67,960             | 175,373             | 69,646             | 177,270             | 70,570             |
| National Capital Region (NCR)                     | 1,403,271           | 597,116            | 1,434,813           | 612,327            | 1,466,268           | 626,702            | 1,488,449           | 637,915            |

**Sources:** Statistics Canada, Census; estimates based on CMHC starts and municipal building permits

**2020-2023 City Estimates are year-end.**

City of Ottawa (2020 to 2023 population estimates based on building permits adjusted for demolitions, vacancies and ongoing declines in average household size);

**Note 1:** because they are derived from different sources, 2020 and 2021 population estimates should not be compared to Census population figures.

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

**Note 3:** Mulgrave-et-Derry was added to the CMA in 2021 and is not included in the "Qué. part of the CMA Outside Gatineau" or "Québec portion of the CMA sub-totals". Amprior, McNab/Braeside, Mississippi Mills, Carleton Place, and Beckwith were also added to the CMA in 2021 and are not included in the "ON portion of the CMA" sub-totals prior to OMATO: Ontario Municipalities Adjacent to the city of Ottawa, including municipalities included in the Ottawa-Gatineau CMA.

**NCR:** Certain municipalities contained in the The National Capital Region (NCR), have only a portion of their area in the region. However, for the purpose of this report, data for the entire municipality is included.

Ottawa-Gatineau CMA

**TABLE 4**  
**NET MIGRATION TO THE CITY OF OTTAWA, 2017-2022**

**BY AGE GROUP**

| YEAR                | AGE GROUP     |               |               |              |             | TOTAL         |
|---------------------|---------------|---------------|---------------|--------------|-------------|---------------|
|                     | 0 - 17        | 18 - 24       | 25 - 44       | 45 - 64      | 65+         |               |
| 2017-18 (P)         | 3,425         | 3,154         | 7,769         | 310          | 510         | 15,168        |
| 2018-19 (P)         | 3,617         | 3,025         | 8,442         | 542          | 7           | 15,633        |
| 2019-20 (P)         | 4,033         | 4,043         | 10,642        | 234          | 24          | 18,976        |
| 2020-21 (P)         | 3,026         | 2,257         | 6,498         | -686         | -215        | 10,880        |
| <b>2021-22 (P)</b>  | <b>5039</b>   | <b>5543</b>   | <b>13280</b>  | <b>-546</b>  | <b>191</b>  | <b>23507</b>  |
| <b>5-year total</b> | <b>19,140</b> | <b>18,022</b> | <b>46,631</b> | <b>-146</b>  | <b>517</b>  | <b>60,657</b> |
| <b>5 year %</b>     | <b>31.6%</b>  | <b>29.7%</b>  | <b>76.9%</b>  | <b>-0.2%</b> | <b>0.9%</b> | <b>100.0%</b> |

Source: Statistics Canada, Migration Estimates for Census Division 3506

\*Time periods represent approximately May to May

(R) = revised

(P) = preliminary

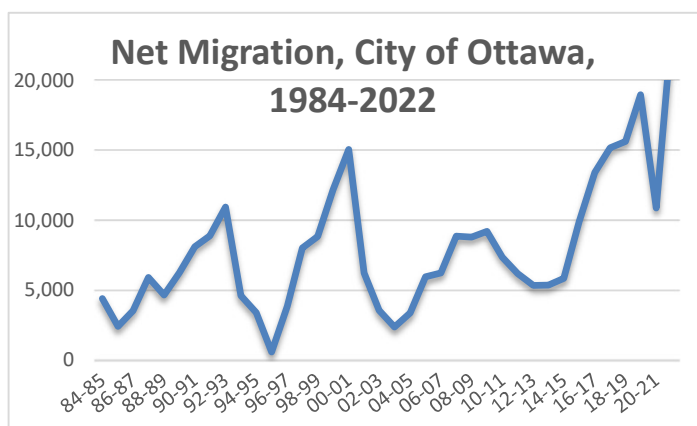
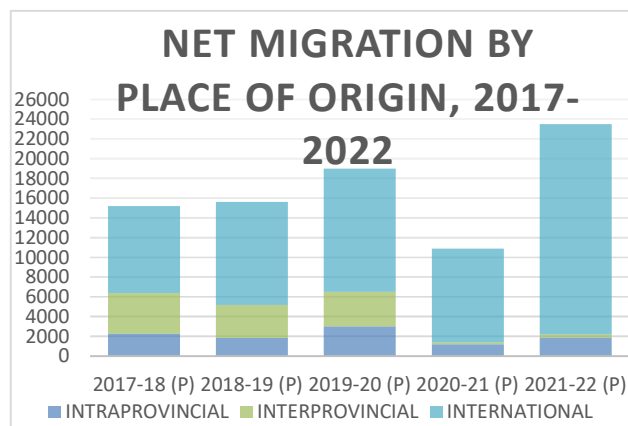
**BY PLACE OF ORIGIN**

|                      | INTRAPROVINCIAL | INTERPROVINCIAL | INTERNATIONAL | TOTAL         |
|----------------------|-----------------|-----------------|---------------|---------------|
| <b>In-Migrants</b>   |                 |                 |               |               |
| 2017-18 (P)          | 16,510          | 12,705          | 11,654        | 40,869        |
| 2018-19 (P)          | 16,274          | 12,203          | 13,371        | 41,848        |
| 2019-20 (P)          | 18,787          | 13,695          | 14,217        | 46,699        |
| 2020-21 (P)          | 16,274          | 10,342          | 11,005        | 37,621        |
| <b>2021-22 (P)</b>   | <b>21,791</b>   | <b>14,203</b>   | <b>23,358</b> | <b>59,352</b> |
| <b>Out-Migrants</b>  |                 |                 |               |               |
| 2017-18 (P)          | 14,240          | 8,587           | 2,874         | 25,701        |
| 2018-19 (P)          | 14,438          | 8,869           | 2,908         | 26,215        |
| 2019-20 (P)          | 15,800          | 10,177          | 1,746         | 27,723        |
| 2020-21 (P)          | 15,074          | 10,180          | 1,487         | 26,741        |
| <b>2021-22 (P)</b>   | <b>19,925</b>   | <b>13,869</b>   | <b>2,051</b>  | <b>35,845</b> |
| <b>Net Migration</b> |                 |                 |               |               |
| 2017-18 (P)          | 2,270           | 4,118           | 8,780         | 15,168        |
| 2018-19 (P)          | 1,836           | 3,334           | 10,463        | 15,633        |
| 2020-21 (P)          | 1,200           | 162             | 9,518         | 10,880        |
| <b>2021-22 (P)</b>   | <b>1,866</b>    | <b>334</b>      | <b>21,307</b> | <b>23,507</b> |

Source: Statistics Canada, Migration Estimates for Census Division 3506

(R) = revised

(P) = preliminary



**TABLE 5**  
**NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA**

| 2012-2022               |               |                                    |                |
|-------------------------|---------------|------------------------------------|----------------|
| IN-FLOWS*               |               | OUT-FLOWS*                         |                |
| Greater Toronto Area    | 14,778        | OMATO and QMAG                     | -18,960        |
| Greater Montréal        | 11,289        | British Columbia                   | -3,953         |
| Rest of Ontario***      | 11,137        |                                    |                |
| Northern Ontario        | 5,346         |                                    |                |
| Atlantic provinces      | 3,773         |                                    |                |
| Eastern Ontario         | 4,635         |                                    |                |
| Manitoba & Saskatchewan | 5,045         |                                    |                |
| Gatineau                | 3,411         |                                    |                |
| Rest of Québec**        | 2,003         |                                    |                |
| Alberta                 | 504           |                                    |                |
| Canadian North          | 477           |                                    |                |
| <b>TOTAL IN-FLOWS</b>   | <b>62,398</b> | <b>TOTAL OUT-FLOWS</b>             | <b>-22,913</b> |
|                         |               | Net Canadian Migration 2012-2022   | 39,485         |
|                         |               | <b>Net International Migration</b> | <b>84,492</b>  |
|                         |               | <b>Net Migration 2012-2022</b>     | <b>123,977</b> |

| 2021-2022               |               |  |               |
|-------------------------|---------------|--|---------------|
| IN-FLOWS*               |               | OUT-FLOWS*                                   |               |
| Greater Toronto Area    | 4,102         | OMATO and QMAG                               | -5,852        |
| Rest of Ontario***      | 2,110         | British Columbia                             | -948          |
| Greater Montréal****    | 1,699         | Atlantic provinces                           | -759          |
| Manitoba & Saskatchewan | 940           | Gatineau                                     | -437          |
| Alberta                 | 285           |  |               |
| Northern Ontario        | 533           |  |               |
| Eastern Ontario***      | 455           |  |               |
| Rest of Québec**        | 48            |  |               |
| Canadian North          | 24            |  |               |
| <b>TOTAL IN-FLOWS</b>   | <b>10,196</b> | <b>TOTAL OUT-FLOWS</b>                       | <b>-7,996</b> |
|                         |               | Net Canadian Migration 2021-2022             | 2,200         |
|                         |               | <b>Net International Migration (Table 4)</b> | <b>21,307</b> |

Source: Statistics Canada, Migration Estimates for Census Division 3506

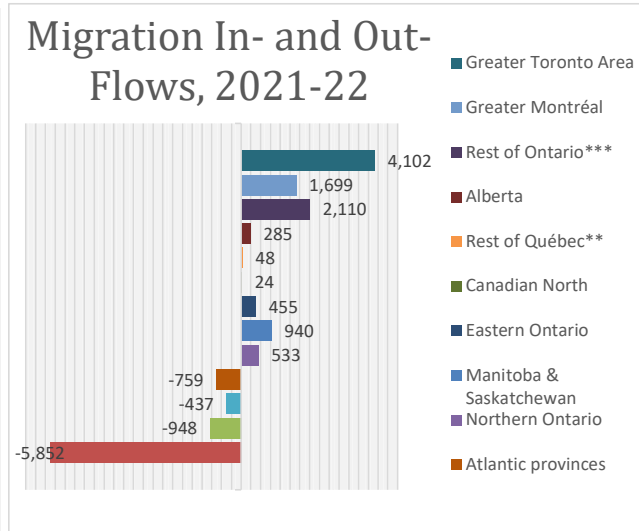
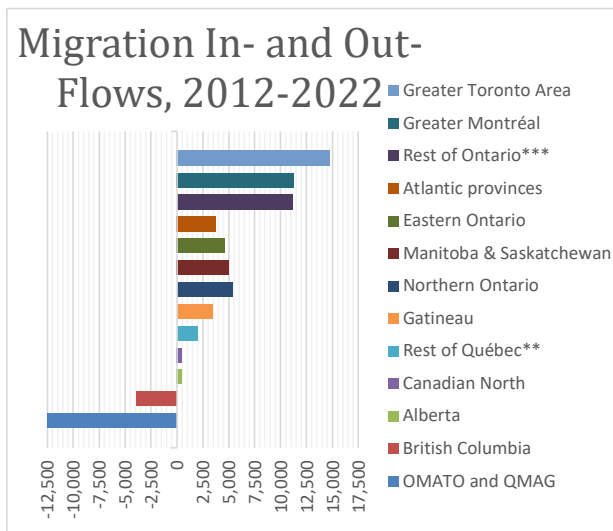
\* Most significant destinations in order of magnitude

\*\* 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

\*\*\*\* Eastern Ontario = For totals, The City of Kingston (CSD) is included within the Census Division of Frontenac.

\*\*\*\*\* Greater Montreal = For totals, MRC Lajemmerais name has changed to MARGUERITE-D'YOUVILLE with no change with the Census Division code i.e. 2459



**TABLE 6**  
**MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2017-2022**

|   | 2017-2018   | 2018-2019     | 2019-2020     | 2020-2021     | 2021-2022     | TOTAL         |
|---|-------------|---------------|---------------|---------------|---------------|---------------|
|   | (P)         | (P)           | (P)           | (P)           | (P)           | 2017-2022     |
| PRESCOTT-RUSSELL TO OTTAWA              | 1,755       | 1,558         | 1,668         | 1,339         | 1,676         | 7,996         |
| OTTAWA TO PRESCOTT-RUSSELL              | 2,121       | 2,438         | 2,669         | 2,706         | 3,518         | 13,452        |
| <b>PRESCOTT-RUSSELL - NET MIGRATION</b> | <b>-366</b> | <b>-880</b>   | <b>-1,001</b> | <b>-1,367</b> | <b>-1,842</b> | <b>-5,456</b> |
| S.D.&G.** TO OTTAWA                     | 866         | 680           | 817           | 671           | 899           | 3,933         |
| OTTAWA TO S.D.&G.                       | 770         | 805           | 883           | 893           | 1,311         | 4,662         |
| <b>S.D.&amp;G. - NET MIGRATION</b>      | <b>96</b>   | <b>-125</b>   | <b>-66</b>    | <b>-222</b>   | <b>-412</b>   | <b>-729</b>   |
| LEEDS-GRENVILLE TO OTTAWA               | 873         | 819           | 895           | 715           | 851           | 4,153         |
| OTTAWA TO LEEDS-GRENVILLE               | 1,277       | 1,242         | 1,313         | 1,228         | 1,778         | 6,838         |
| <b>LEEDS-GRENVILLE - NET MIGRATION</b>  | <b>-404</b> | <b>-423</b>   | <b>-418</b>   | <b>-513</b>   | <b>-927</b>   | <b>-2,685</b> |
| LANARK TO OTTAWA                        | 1,001       | 967           | 1,044         | 769           | 1,111         | 4,892         |
| OTTAWA TO LANARK                        | 1,638       | 1,846         | 1,934         | 2,099         | 2,605         | 10,122        |
| <b>LANARK - NET MIGRATION</b>           | <b>-637</b> | <b>-879</b>   | <b>-890</b>   | <b>-1,330</b> | <b>-1,494</b> | <b>-5,230</b> |
| RENFREW TO OTTAWA                       | 976         | 884           | 1,036         | 843           | 1,056         | 4,795         |
| OTTAWA TO RENFREW                       | 1,088       | 1,165         | 1,306         | 1,176         | 1,715         | 6,450         |
| <b>RENFREW - NET MIGRATION</b>          | <b>-112</b> | <b>-281</b>   | <b>-270</b>   | <b>-333</b>   | <b>-659</b>   | <b>-1,655</b> |
| GATINEAU* TO OTTAWA                     | 2,431       | 2,354         | 2,621         | 2,157         | 2,729         | 12,292        |
| OTTAWA TO GATINEAU                      | 1,773       | 1,879         | 2,458         | 2,609         | 3,166         | 11,885        |
| <b>GATINEAU - NET MIGRATION</b>         | <b>658</b>  | <b>475</b>    | <b>163</b>    | <b>-452</b>   | <b>-437</b>   | <b>407</b>    |
| LES-COLLINES-DE-L'OUTAOUAIS TO OTTAWA   | 223         | 167           | 207           | 178           | 187           | 962           |
| OTTAWA TO LES-COLLINES-DE-L'OUTAOUAIS   | 244         | 336           | 362           | 452           | 610           | 2,004         |
| <b>LES-COLLINES - NET MIGRATION</b>     | <b>-21</b>  | <b>-169</b>   | <b>-155</b>   | <b>-274</b>   | <b>-423</b>   | <b>-1,042</b> |
| PAPINEAU TO OTTAWA                      | 25          | 10            | 17            | 7             | 19            | 78            |
| OTTAWA TO PAPINEAU                      | 22          | 16            | 22            | 48            | 79            | 187           |
| <b>PAPINEAU - NET MIGRATION</b>         | <b>3</b>    | <b>-6</b>     | <b>-5</b>     | <b>-41</b>    | <b>-60</b>    | <b>-109</b>   |
| LA-VALLÉE-DE-LA-GATINEAU TO OTTAWA      | 10          | 22            | 14            | 26            | 35            | 107           |
| OTTAWA TO LA-VALLÉE-DE-LA-GATINEAU      | 31          | 30            | 39            | 37            | 37            | 174           |
| <b>LA-VALLÉE - NET MIGRATION</b>        | <b>-21</b>  | <b>-8</b>     | <b>-25</b>    | <b>-11</b>    | <b>-2</b>     | <b>-67</b>    |
| PONTIAC TO OTTAWA                       | 58          | 31            | 30            | 42            | 44            | 205           |
| OTTAWA TO PONTIAC                       | 49          | 49            | 39            | 60            | 77            | 274           |
| <b>PONTIAC - NET MIGRATION</b>          | <b>9</b>    | <b>-18</b>    | <b>-9</b>     | <b>-18</b>    | <b>-33</b>    | <b>-69</b>    |
| <b>TOTAL</b>                            | <b>-795</b> | <b>-2,314</b> | <b>-2,676</b> | <b>-4,561</b> | <b>-6,289</b> | <b>78,826</b> |
| Gatineau                                | 658         | 475           | 163           | -452          | -437          | 407           |
| OMATO Counties*                         | -1,423      | -2,588        | -2,645        | -3,765        | -5,334        | -15,755       |
| Quebec Counties*                        | -30         | -201          | -194          | -344          | -518          | -1,287        |

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 7**  
**TOTAL NET MIGRATION, SIX LARGEST CENSUS METROPOLITAN AREAS**

| CMA                                  | 18-19<br>(F)   | 19-20<br>(F)   | 20-21<br>(F)   | 21-22<br>(F)   | 22- 23<br>(P)  | % chg.<br>21-22/ 22-23 | 2018- 2022<br>TOTAL |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|------------------------|---------------------|
| Toronto                              | 95,933         | 54,918         | -17,196        | 117,140        | 202,058        | 72.5%                  | 250,795             |
| Montréal                             | 55,523         | 22,565         | -37,310        | 27,426         | 122,862        | 348.0%                 | 68,204              |
| Vancouver                            | 43,047         | 27,152         | 16,047         | 73,856         | 116,021        | 57.1%                  | 160,102             |
| Calgary                              | 20,912         | 19,308         | 7,727          | 42,160         | 88,076         | 108.9%                 | 90,107              |
| Edmonton                             | 18,480         | 16,233         | 6,302          | 30,312         | 57,658         | 90.2%                  | 71,327              |
| <b>Ottawa-Gatineau</b>               | <b>22,569</b>  | <b>20,556</b>  | <b>8,094</b>   | <b>21,070</b>  | <b>32,201</b>  | <b>52.8%</b>           | <b>72,289</b>       |
| <b>TOTAL 6 CMA's</b>                 | <b>256,464</b> | <b>160,732</b> | <b>-16,336</b> | <b>311,964</b> | <b>618,876</b> |                        | <b>712,824</b>      |
| Ottawa-Gatineau % of 6 largest CMA's | 8.8%           | 12.8%          | -49.5%         | 6.8%           | 5.2%           |                        | 10.1%               |

Source: Statistics Canada, Table 17-10-0136-01

(F) = Final; (P) = Preliminary; (U) = Updated

Note: Statistics Canada publishes two sets of migration data. The first, Migration Estimates for Census Division 3506, is used as the basis for Tables 4, 5 and 6 because it reports data at a detailed level of geography not available elsewhere. It provides data up to 2019-2020. The second dataset is CANSIM Table 17-10-0136-01, which is used for Table 7 and has data up to 2021-2022. For 2022-2023, CANSIM Table no. 17-10-0149-01 is used.



**TABLE 8**  
**HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2013-2023**

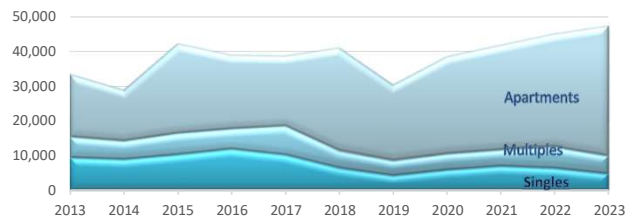
| CMA             | Dwg. Type    | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | % change<br>22-23 | 13-23  |
|-----------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|--------|
| Toronto         | Singles      | 9,421         | 8,830         | 10,223        | 11,884        | 10,172        | 6,405         | 4,209         | 5,848         | 6,920         | 6,329         | 4,721         | -25.4%            | -49.9% |
|                 | Multiples    | 5,977         | 5,391         | 6,239         | 5,823         | 8,392         | 5,063         | 4,410         | 4,676         | 4,741         | 6,162         | 5,188         | -15.8%            | -13.2% |
|                 | Apartment    | 18,149        | 14,708        | 25,825        | 21,320        | 20,174        | 29,639        | 21,843        | 28,063        | 30,237        | 32,618        | 37,519        | 15.0%             | 106.7% |
|                 | <b>Total</b> | <b>33,547</b> | <b>28,929</b> | <b>42,287</b> | <b>39,027</b> | <b>38,738</b> | <b>41,107</b> | <b>30,462</b> | <b>38,587</b> | <b>41,898</b> | <b>45,109</b> | <b>47,428</b> | 5.1%              | 41.4%  |
| Vancouver       | Singles      | 4,004         | 4,374         | 4,622         | 5,169         | 4,911         | 4,592         | 3,426         | 3,085         | 3,015         | 3,392         | 2,832         | -16.5%            | -29.3% |
|                 | Multiples    | 2,883         | 3,227         | 2,998         | 3,828         | 3,795         | 2,924         | 3,394         | 3,264         | 3,551         | 3,303         | 2,836         | -14.1%            | -1.6%  |
|                 | Apartment    | 11,809        | 11,611        | 13,243        | 18,917        | 17,498        | 15,888        | 21,321        | 16,022        | 19,447        | 19,288        | 27,576        | 43.0%             | 133.5% |
|                 | <b>Total</b> | <b>18,696</b> | <b>19,212</b> | <b>20,863</b> | <b>27,914</b> | <b>26,204</b> | <b>23,404</b> | <b>28,141</b> | <b>22,371</b> | <b>26,013</b> | <b>25,983</b> | <b>33,244</b> | 27.9%             | 77.8%  |
| Montréal        | Singles      | 3,039         | 2,677         | 2,402         | 2,499         | 2,771         | 2,549         | 2,369         | 2,493         | 2,901         | 1,833         | 1,021         | -44.3%            | -66.4% |
|                 | Multiples    | 1,289         | 1,608         | 1,511         | 2,018         | 2,130         | 2,182         | 2,104         | 1,953         | 2,144         | 1,340         | 550           | -59.0%            | -57.3% |
|                 | Apartment    | 11,304        | 14,387        | 14,831        | 13,317        | 19,855        | 20,269        | 20,639        | 22,828        | 27,298        | 20,976        | 13,664        | -34.9%            | 20.9%  |
|                 | <b>Total</b> | <b>15,632</b> | <b>18,672</b> | <b>18,744</b> | <b>17,834</b> | <b>24,756</b> | <b>25,000</b> | <b>25,112</b> | <b>27,274</b> | <b>32,343</b> | <b>24,149</b> | <b>15,235</b> | -36.9%            | -2.5%  |
| Edmonton        | Singles      | 5,970         | 6,832         | 5,683         | 4,335         | 5,028         | 4,814         | 4,140         | 4,138         | 5,701         | 6,173         | 5,032         | -18.5%            | -15.7% |
|                 | Multiples    | 3,555         | 3,880         | 4,442         | 3,278         | 3,273         | 3,134         | 2,698         | 2,507         | 2,935         | 2,703         | 3,017         | 11.6%             | -15.1% |
|                 | Apartment    | 5,164         | 3,160         | 6,925         | 2,423         | 3,134         | 2,090         | 3,882         | 4,867         | 3,910         | 5,710         | 5,135         | -10.1%            | -0.6%  |
|                 | <b>Total</b> | <b>14,689</b> | <b>13,872</b> | <b>17,050</b> | <b>10,036</b> | <b>11,435</b> | <b>10,038</b> | <b>10,720</b> | <b>11,512</b> | <b>12,546</b> | <b>14,586</b> | <b>13,184</b> | -9.6%             | -10.2% |
| Calgary         | Singles      | 6,402         | 6,494         | 4,138         | 3,489         | 4,423         | 3,791         | 3,535         | 3,487         | 5,512         | 5,752         | 5,875         | 2.1%              | -8.2%  |
|                 | Multiples    | 3,207         | 3,903         | 3,150         | 2,055         | 2,885         | 2,777         | 2,991         | 2,449         | 3,191         | 3,804         | 4,670         | 22.8%             | 45.6%  |
|                 | Apartment    | 2,975         | 6,734         | 5,745         | 3,701         | 4,226         | 4,403         | 5,383         | 3,299         | 6,314         | 7,750         | 9,034         | 16.6%             | 203.7% |
|                 | <b>Total</b> | <b>12,584</b> | <b>17,131</b> | <b>13,033</b> | <b>9,245</b>  | <b>11,534</b> | <b>10,971</b> | <b>11,909</b> | <b>9,235</b>  | <b>15,017</b> | <b>17,306</b> | <b>19,579</b> | 13.1%             | 55.6%  |
| Ottawa-Gatineau | Singles      | 2,262         | 2,254         | 2,414         | 2,365         | 2,703         | 3,131         | 3,017         | 3,411         | 4,003         | 3,171         | 1,858         | -41.4%            | -17.9% |
|                 | Multiples    | 2,424         | 2,450         | 1,961         | 2,364         | 2,508         | 2,636         | 3,308         | 3,724         | 3,415         | 2,940         | 2,031         | -30.9%            | -16.2% |
|                 | Apartment    | 3,798         | 2,961         | 2,181         | 2,388         | 4,116         | 3,701         | 4,878         | 5,899         | 5,862         | 8,912         | 8,104         | -9.1%             | 113.4% |
|                 | <b>Total</b> | <b>8,484</b>  | <b>7,665</b>  | <b>6,556</b>  | <b>7,117</b>  | <b>9,327</b>  | <b>9,468</b>  | <b>11,203</b> | <b>13,034</b> | <b>13,280</b> | <b>15,023</b> | <b>11,993</b> | -20.2%            | 41.4%  |

Multiples = Semi-detached and Row units

Source: CMHC Starts and Completions Survey

[www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/35/2/Ontario](http://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/35/2/Ontario)

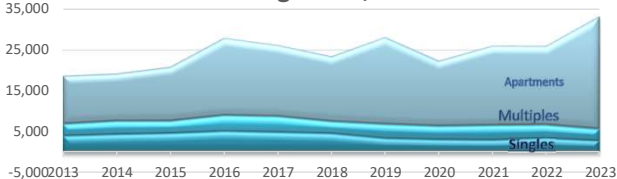
**Toronto Housing Starts, 2013-23**



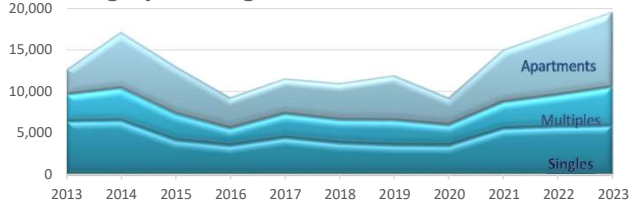
**Montréal Housing Starts, 2013-2023**



**Vancouver Housing Starts, 2013-2023**



**Calgary Housing Starts, 2013-2023**



**Edmonton Housing Starts, 2013-2023**



**Ottawa-Gatineau Housing Starts, 2013-2023**



**TABLE 9**  
**HOUSING STARTS BY TYPE, CITY OF OTTAWA, 2018-2023**

| YEAR | SINGLE | SEMI | ROW   | APT.  | TOTAL  | SINGLE | SEMI | ROW   | APT.  |
|------|--------|------|-------|-------|--------|--------|------|-------|-------|
| 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% |
| 2013 | 1,596  | 362  | 1,566 | 2,760 | 6,284  | 25.4%  | 5.8% | 24.9% | 43.9% |
| 2014 | 1,616  | 259  | 1,686 | 1,976 | 5,537  | 29.2%  | 4.7% | 30.4% | 35.7% |
| 2015 | 1,820  | 163  | 1,308 | 1,405 | 4,696  | 38.8%  | 3.5% | 27.9% | 29.9% |
| 2016 | 1,809  | 202  | 1,764 | 1,244 | 5,019  | 36.0%  | 4.0% | 35.1% | 24.8% |
| 2017 | 1,970  | 225  | 1,859 | 2,795 | 6,849  | 28.8%  | 3.3% | 27.1% | 40.8% |
| 2018 | 2,320  | 310  | 1,906 | 2,414 | 6,950  | 33.4%  | 4.5% | 27.4% | 34.7% |
| 2019 | 2,211  | 200  | 2,376 | 2,282 | 7,069  | 31.3%  | 2.8% | 33.6% | 32.3% |
| 2020 | 2,439  | 251  | 2,733 | 3,816 | 9,239  | 26.4%  | 2.7% | 29.6% | 41.3% |
| 2021 | 2,775  | 215  | 2,622 | 3,790 | 9,402  | 29.5%  | 2.3% | 27.9% | 40.3% |
| 2022 | 2,105  | 194  | 2,315 | 5,463 | 10,077 | 20.9%  | 1.9% | 23.0% | 54.2% |
| 2023 | 1,211  | 114  | 1,574 | 5,733 | 8,632  | 14.0%  | 1.3% | 18.2% | 66.4% |

Source: CMHC, Starts and Completions Survey

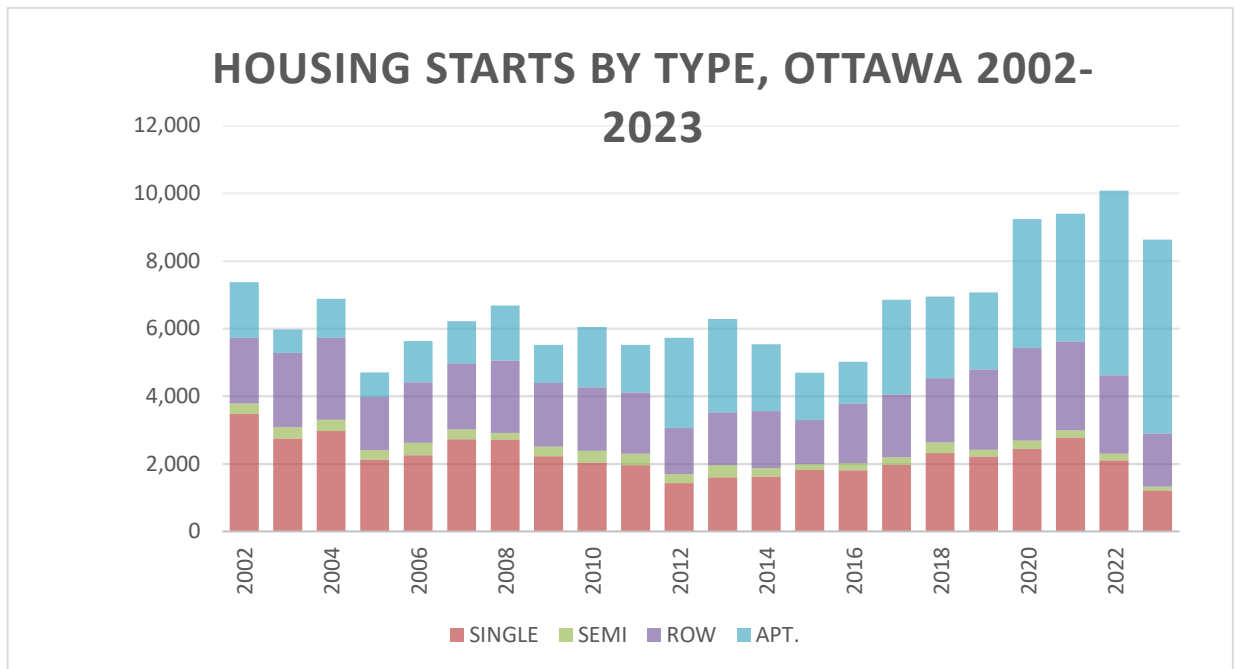


TABLE 10

## HOUSING COMPLETIONS, CITY OF OTTAWA, 2013-2023, BY TYPE AND INTENDED MARKET

| YEAR | FREEHOLD |      |       |       | CONDOMINIUM |       |       | PRIVATE RENTAL |       |       | CO-OP |      |       | ANNUAL TOTAL |
|------|----------|------|-------|-------|-------------|-------|-------|----------------|-------|-------|-------|------|-------|--------------|
|      | SINGLE   | SEMI | ROW   | TOTAL | ROW         | APT.  | TOTAL | ROW            | APT.  | TOTAL | ROW   | APT. | TOTAL |              |
| 2013 | 1,438    | 374  | 1,656 | 3,468 | 0           | 1,302 | 1,302 | 0              | 126   | 126   | 0     | 0    | 0     | 4,896        |
| 2014 | 1,713    | 280  | 1,426 | 3,419 | 5           | 2,412 | 2,417 | 0              | 684   | 708   | 0     | 0    | 0     | 6,544        |
| 2015 | 1,467    | 152  | 1,504 | 3,126 | 4           | 1,880 | 1,884 | 3              | 574   | 635   | 0     | 0    | 0     | 5,645        |
| 2016 | 1,885    | 132  | 1,462 | 3,479 | 31          | 717   | 748   | 18             | 503   | 558   | 0     | 0    | 0     | 4,785        |
| 2017 | 1,745    | 169  | 1,674 | 3,558 | 28          | 663   | 691   | 84             | 529   | 676   | 0     | 0    | 0     | 4,955        |
| 2018 | 2,179    | 252  | 1,841 | 4,284 | 18          | 965   | 983   | 43             | 855   | 935   | 0     | 0    | 0     | 6,202        |
| 2019 | 2,070    | 170  | 1,680 | 3,920 | 5           | 264   | 269   | 9              | 1,100 | 1,134 | 0     | 0    | 0     | 5,323        |
| 2020 | 2,105    | 162  | 2,242 | 4,509 | 26          | 525   | 552   | 58             | 1,927 | 2,034 | 0     | 0    | 0     | 7,095        |
| 2021 | 2,420    | 164  | 2,394 | 4,990 | 108         | 545   | 653   | 24             | 2,237 | 2,295 | 0     | 0    | 0     | 7,938        |
| 2022 | 2,232    | 121  | 2,309 | 4,662 | 6           | 354   | 360   | 92             | 2,500 | 2,646 | 0     | 0    | 0     | 7,668        |
| 2023 | 2,186    | 122  | 2,203 | 4,511 | 12          | 48    | 60    | 122            | 3,105 | 3,319 | 0     | 0    | 0     | 7,890        |

Source: CMHC, Starts and Completions Survey; not all unit types are reported for each tenure and may not add to the total for their respective tenure.

[www03.cmhc-schl.gc.ca/hmip-pimh/en#All](http://www03.cmhc-schl.gc.ca/hmip-pimh/en#All)

TABLE 11

## ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2008-2023

| YEAR | NOMINAL AVERAGE PRICE OF<br>ABSORBED NEW SINGLES | OTTAWA CPI (All<br>Items) (2002=100) | INFLATIO<br>N Factor<br>(Inflator) | AVERAGE PRICE OF ABSORBED<br>NEW SINGLES (2016\$) | YEAR-<br>OVER-<br>YEAR<br>CHANGE IN<br>CONSTANT<br>PRICE | ANNUAL<br>Inflation<br>Rate |
|------|--|--------------------------------------|------------------------------------|---|--|-----------------------------|
|      |  |                                      |                                    |   |  |                             |
| 2008 | \$417,683  | 113.1                                | 0.710                              | \$587,932   | 0.3%   | 2.2%                        |
| 2009 | \$414,696  | 113.7                                | 0.714                              | \$580,647   | -1.2%  | 0.5%                        |
| 2010 | \$444,185  | 116.6                                | 0.732                              | \$606,469   | 4.4%   | 2.6%                        |
| 2011 | \$492,380  | 120.1                                | 0.754                              | \$652,680   | 7.6%   | 3.0%                        |
| 2012 | \$492,356  | 121.7                                | 0.764                              | \$644,068   | -1.3%  | 1.3%                        |
| 2013 | \$509,931  | 122.9                                | 0.772                              | \$660,545   | 2.6%   | 1.0%                        |
| 2014 | \$523,271  | 125.3                                | 0.787                              | \$664,842   | 0.7%   | 2.0%                        |
| 2015 | \$513,173  | 126.5                                | 0.795                              | \$645,827   | -2.9%  | 1.0%                        |
| 2016 | \$527,609  | 128.1                                | 0.805                              | \$655,701   | 1.5%   | 1.3%                        |
| 2017 | \$536,000  | 129.9                                | 0.816                              | \$656,899   | 0.2%   | 1.4%                        |
| 2018 | \$576,533  | 133.2                                | 0.837                              | \$689,069   | 4.9%   | 2.5%                        |
| 2019 | \$606,665  | 135.9                                | 0.854                              | \$710,677   | 3.1%   | 2.0%                        |
| 2020 | \$645,646  | 137.8                                | 0.866                              | \$745,913   | 5.0%   | 1.4%                        |
| 2021 | \$755,109  | 143.6                                | 0.902                              | \$837,140   | 12.2%  | 4.2%                        |
| 2022 | \$924,928  | 153.5                                | 0.964                              | \$959,274   | 14.6%  | 6.9%                        |
| 2023 | \$1,032,213                                      | 159.2                                | 1.000                              | \$1,032,213                                       | 7.6%   | 3.7%                        |

Sources: CMHC, Housing Now Ottawa for 2005-2018; CMHC, Housing Market Information Portal for 2019-2023;

Statistics Canada, Table 18-10-0005-01, Consumer Price Index by City; City of Ottawa calculations

[www03.cmhc-schl.gc.ca/hmip-pimh/#Single](http://www03.cmhc-schl.gc.ca/hmip-pimh/#Single)

Consumer Price Index, annual average, not seasonally adjusted (statcan.gc.ca)

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



**TABLE 12**  
**RESALE MARKET - ANNUAL SALES AND AVERAGE PRICE,**  
**CANADA'S SIX LARGEST CMA'S, 2017-23**

| CMA             |           | 2013      | 2014      | 2015      | 2016        | 2017        | 2018        | 2019      | 2020        | 2021        | 2022        | 2023        | 22-23 % change |
|-----------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-----------|-------------|-------------|-------------|-------------|----------------|
| Toronto         | Sales     | 88,946    | 93,278    | 101,846   | 108,500     | 92,335      | 77,426      | 87,797    | 95,151      | 121,712     | 75,140      | 65,884      | -12.3%         |
|                 | Avg Price | \$524,089 | \$566,491 | \$622,046 | \$719,750   | \$822,603   | \$787,300   | \$819,382 | \$929,699   | \$1,095,475 | \$1,189,850 | \$1,126,279 | -5.3%          |
| Montréal        | Sales     | 36,491    | 35,764    | 37,935    | 39,750      | 44,448      | 46,703      | 51,292    | 55,609      | 54,439      | 42,530      | 36,326      | -14.6%         |
|                 | Avg Price | \$323,967 | \$331,036 | \$337,487 | \$347,000   | \$364,510   | \$378,709   | \$395,513 | \$453,224   | \$536,193   | \$581,486   | \$576,571   | -0.8%          |
| Vancouver       | Sales     | 28,985    | 33,693    | 43,145    | 40,000      | 35,994      | 24,619      | 25,351    | 30,944      | 44,010      | 28,903      | 26,249      | -9.2%          |
|                 | Avg Price | \$767,765 | \$812,653 | \$902,801 | \$1,007,000 | \$1,032,635 | \$1,050,885 | \$991,757 | \$1,071,317 | \$1,188,986 | \$1,254,426 | \$1,268,103 | 1.1%           |
| Ottawa-Gatineau | Sales     | 17,594    | 17,429    | 18,373    | 19,000      | 21,292      | 21,977      | 23,774    | 24,895      | 26,317      | 20,080      | 16,023      | -20.2%         |
|                 | Avg Price | \$335,595 | \$339,726 | \$345,413 | \$345,445   | \$365,258   | \$377,792   | \$404,550 | \$478,222   | \$589,898   | \$637,214   | \$612,316   | -3.9%          |
| Ottawa*         | Sales     | 14,049    | 14,094    | 14,842    | 15,100      | 17,083      | 17,476      | 18,622    | 18,971      | 20,302      | 15,307      | 11,978      | -21.7%         |
|                 | Avg Price | \$358,876 | \$363,161 | \$369,477 | \$371,000   | \$392,474   | \$407,571   | \$441,693 | \$529,675   | \$645,976   | \$691,664   | \$667,794   | -3.5%          |
| Calgary         | Sales     | 29,954    | 33,615    | 23,994    | 22,000      | 23,869      | 18,686      | 18,927    | 19,230      | 32,953      | 34,624      | 31,534      | -8.9%          |
|                 | Avg Price | \$437,036 | \$460,584 | \$453,814 | \$457,000   | \$466,259   | \$480,696   | \$460,083 | \$461,470   | \$499,155   | \$528,169   | \$550,727   | 4.3%           |
| Edmonton        | Sales     | 19,552    | 19,857    | 18,227    | 16,700      | 16,441      | 15,519      | 16,657    | 17,036      | 24,652      | 24,184      | 22,748      | -5.9%          |
|                 | Avg Price | \$344,977 | \$362,657 | \$369,536 | \$365,000   | \$374,397   | \$369,607   | \$362,758 | \$365,638   | \$381,868   | \$397,491   | \$398,735   | 0.3%           |

Source: CMHC, Local Real Estate Boards and the City of Ottawa

NOTE: CMHC data are derived from local Real Estate Boards; the area of each may not match municipal or CMA boundaries.

\* This is the Ottawa Real Estate Board (OREB) area, which is significantly larger than the city of Ottawa.

Montréal data is from the Quebec Professional Association of Real Estate Brokers (QPAREB)

Historic sales and price data are subject to revision.

**TABLE 13**  
**RESALE MARKET - SUPPLY AND DEMAND, OTTAWA\*, 2015-23**

| YEAR | MLS SALES | MLS NEW LISTINGS | SALES-TO-NEW-<br>LISTINGS<br>RATIO |
|------|-----------|------------------|------------------------------------|
| 2015 | 14,842    | 32,052           | 0.46                               |
| 2016 | 15,100    | 29,684           | 0.51                               |
| 2017 | 17,083    | 26,422           | 0.65                               |
| 2018 | 17,476    | 24,775           | 0.71                               |
| 2019 | 18,622    | 31,105           | 0.60                               |
| 2020 | 18,971    | 22,738           | 0.83                               |
| 2021 | 20,302    | 25,737           | 0.79                               |
| 2022 | 15,307    | 25,876           | 0.59                               |
| 2023 | 11,978    | 20,723           | 0.58                               |

Source: 2014-15 data from CMHC, 2016- 2023 data from OREB.

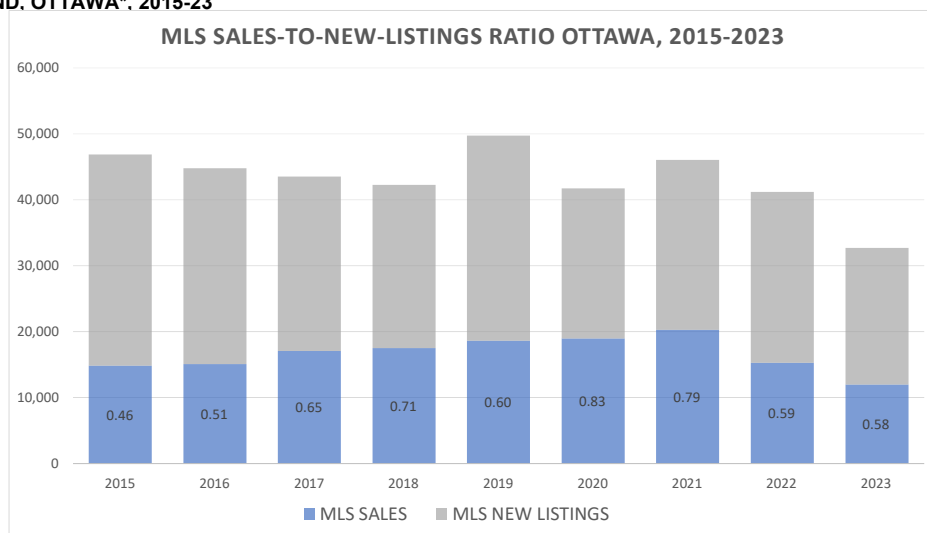
NOTE: Due to listing cancellation and/or re-listing, MLS New Listings may not represent the actual number of properties listed in a given year.

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 14**  
**LABOUR FORCE INDICATORS, OTTAWA\*, 2000-2023**

| YEAR      | POPULATION<br>15 Years +(000) | LABOUR<br>Force (000) | Employed<br>Residents<br>(000) | Unemployed<br>(000) | Not in<br>Labour<br>Force<br>(000) | Participation<br>Rate (5) | UNEMPLOYMENT RATE |         |        |
|-----------|-------------------------------|-----------------------|--------------------------------|---------------------|------------------------------------|---------------------------|-------------------|---------|--------|
|           |                               |                       |                                |                     |                                    |                           | OTTAWA<br>CMA     | ONTARIO | CANADA |
|           |                               |                       |                                |                     |                                    |                           | (%)               | (%)     | (%)    |
| 2000      | 647.1                         | 453.4                 | 428.4                          | 25.0                | 193.7                              | 70.1%                     | 5.5%              | 5.8%    | 6.8%   |
| 2001      | 663.8                         | 469.8                 | 441.3                          | 28.5                | 194.0                              | 70.8%                     | 6.1%              | 6.3%    | 7.2%   |
| 2002      | 676.6                         | 474.4                 | 438.8                          | 35.6                | 202.2                              | 70.1%                     | 7.5%              | 7.1%    | 7.7%   |
| 2003      | 686.2                         | 495.4                 | 461.4                          | 34.0                | 190.8                              | 72.2%                     | 6.9%              | 6.9%    | 7.6%   |
| 2004      | 693.5                         | 493.7                 | 461.0                          | 32.7                | 199.8                              | 71.2%                     | 6.6%              | 6.8%    | 7.2%   |
| 2005      | 701.2                         | 496.4                 | 463.6                          | 32.9                | 204.8                              | 70.8%                     | 6.6%              | 6.6%    | 6.8%   |
| 2006      | 711.0                         | 509.4                 | 483.3                          | 26.1                | 201.6                              | 71.6%                     | 5.1%              | 6.3%    | 6.3%   |
| 2007      | 722.3                         | 520.1                 | 493.7                          | 26.4                | 202.2                              | 72.0%                     | 5.1%              | 6.4%    | 6.0%   |
| 2008      | 735.0                         | 535.0                 | 508.3                          | 26.7                | 200.0                              | 72.8%                     | 5.0%              | 6.5%    | 6.1%   |
| 2009      | 748.8                         | 531.2                 | 500.4                          | 30.7                | 217.6                              | 70.9%                     | 5.8%              | 9.0%    | 8.3%   |
| 2010      | 763.1                         | 551.4                 | 515.3                          | 36.1                | 211.7                              | 72.3%                     | 6.5%              | 8.7%    | 8.0%   |
| 2011      | 776.1                         | 549.2                 | 517.4                          | 31.9                | 226.9                              | 70.8%                     | 5.8%              | 7.8%    | 7.4%   |
| 2012      | 789.7                         | 570.2                 | 535.4                          | 34.9                | 219.5                              | 72.2%                     | 6.1%              | 7.8%    | 7.2%   |
| 2013      | 802.8                         | 559.6                 | 523.5                          | 36.1                | 243.2                              | 69.7%                     | 6.5%              | 7.5%    | 7.1%   |
| 2014      | 814.8                         | 571.8                 | 532.4                          | 38.0                | 243.0                              | 70.2%                     | 6.6%              | 7.3%    | 6.9%   |
| 2015      | 825.3                         | 566.9                 | 528.6                          | 35.8                | 258.3                              | 68.7%                     | 6.3%              | 6.8%    | 6.9%   |
| 2016      | 836.8                         | 580.0                 | 542.5                          | 36.6                | 256.7                              | 69.3%                     | 6.3%              | 6.5%    | 7.0%   |
| 2017      | 850.7                         | 578.9                 | 547.9                          | 32.2                | 271.8                              | 68.0%                     | 5.6%              | 6.0%    | 6.3%   |
| 2018      | 873.8                         | 590.7                 | 564.1                          | 26.6                | 285.0                              | 67.6%                     | 4.5%              | 5.6%    | 5.8%   |
| 2019      | 893.2                         | 619.9                 | 589.8                          | 30.1                | 270.9                              | 69.4%                     | 4.9%              | 5.6%    | 5.7%   |
| 2020      | 909.6                         | 602.5                 | 557.8                          | 44.7                | 308.3                              | 66.2%                     | 7.4%              | 9.6%    | 9.5%   |
| 2021      | 925.6                         | 628.6                 | 590.2                          | 38.4                | 298.3                              | 67.9%                     | 6.1%              | 8.0%    | 7.5%   |
| 2022      | 946.8                         | 637.4                 | 610.5                          | 26.9                | 309.4                              | 67.3%                     | 4.2%              | 5.6%    | 5.3%   |
| 2023      | 975.3                         | 675.8                 | 645.2                          | 30.6                | 299.4                              | 69.3%                     | 4.5%              | 5.7%    | 5.4%   |
| % change: |                               |                       |                                |                     |                                    |                           |                   |         |        |
| 2022-23   | 3.0                           | 6.0                   | 5.7                            | 13.8                | -3.2                               | 3.0                       | 7.1               | 1.8     | 1.9    |
| 2019-23   | 9.2                           | 9.0                   | 9.4                            | 1.7                 | 10.5                               | -0.1                      | -8.2              | 1.8     | -5.3   |

Source: 2000: Statistics Canada, Labour Force Survey, Table 282-0110 (Annual Averages) [Table has been discontinued]

2001-2017: Statistics Canada, Labour Force Survey, Table 282-0129 & Table 282-0002 (Annual Averages),

2018-19: Statistics Canada, Labour Force Survey, Table 14-10-0096-01 and Table 14-10-0090-01

2021-22: Statistics Canada, Labour Force Survey, 14-10-0393-01 and 14-10-0385-01 (Annual Averages)

2023: Statistics Canada, Labour Force Survey, 14-10-0385-01 (Annual Averages), and 14-10-0327-01 (Annual averages)

\* The Ottawa CMA (the Ontario part of the Ottawa-Gatineau Census Metropolitan Area) is defined by Statistics Canada as the City of Ottawa, the City of Clarence-Rockland, the Township of Russell & the Municipality of North Grenville starting in 2016.

**NOTE:** Labour Force Survey data is reported by place of residence.

**TABLE 15**  
**EMPLOYMENT BY SECTOR (000's), OTTAWA CMA, 2017-2023**

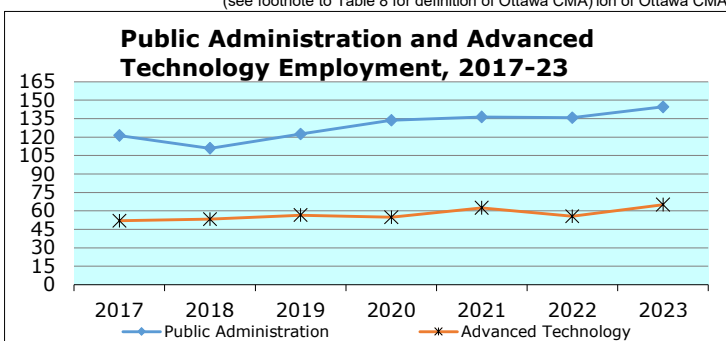
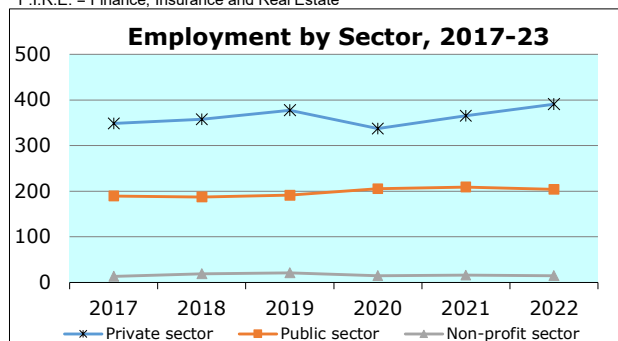
| By Major Clusters                                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Industrial &amp; Resource Cluster</b>         | <b>48.6</b>  | <b>52.8</b>  | <b>49.0</b>  | <b>46.4</b>  | <b>59.2</b>  | <b>60.8</b>  | <b>73.3</b>  |
| Primary  | 0.0          | 1.6          | 2.2          | 2.3          | 2.4          | 2.0          | 3.3          |
| Utilities  | 0.0          | 1.9          | 2.0          | 0.0          | 2.0          | 2.4          | 3.3          |
| Construction                                     | 30.4         | 31.2         | 28.3         | 29.4         | 37.5         | 36.2         | 43.2         |
| Manufacturing                                    | 18.2         | 18.1         | 16.5         | 14.7         | 17.3         | 20.2         | 23.5         |
| <b>Retail Cluster</b>                            | <b>86.3</b>  | <b>94.0</b>  | <b>90.9</b>  | <b>86.6</b>  | <b>87.7</b>  | <b>94.1</b>  | <b>104.0</b> |
| Wholesale and Retail Trade                       | 71.0         | 73.3         | 71.5         | 68.9         | 71.9         | 75.6         | 83.8         |
| Transportation and Warehousing                   | 15.3         | 20.7         | 19.4         | 17.7         | 15.8         | 18.5         | 20.2         |
| <b>Office Cluster</b>                            | <b>71.6</b>  | <b>71.9</b>  | <b>79.3</b>  | <b>68.6</b>  | <b>75.3</b>  | <b>72.6</b>  | <b>74.0</b>  |
| Administrative and Support Services              | 18.5         | 19.2         | 21.2         | 18.5         | 24.0         | 22.4         | 19.0         |
| F.I.R.E.*  | 28.7         | 26.2         | 29.7         | 26.0         | 28.6         | 32.4         | 33.7         |
| Other Services                                   | 24.4         | 26.5         | 28.4         | 24.1         | 22.7         | 17.8         | 21.3         |
| <b>Culture and Tourism Cluster</b>               | <b>50.3</b>  | <b>55.3</b>  | <b>59.4</b>  | <b>45.8</b>  | <b>48.3</b>  | <b>55.5</b>  | <b>55.8</b>  |
| Accommodation and Food                           | 27.4         | 30.5         | 34.8         | 25.9         | 27.3         | 32.4         | 32.5         |
| Information and Cultural                         | 22.9         | 24.8         | 24.6         | 19.9         | 21.0         | 23.1         | 23.3         |
| <b>Knowledge Cluster</b>                         | <b>171.3</b> | <b>178.3</b> | <b>188.4</b> | <b>175.1</b> | <b>182.6</b> | <b>190.3</b> | <b>192.6</b> |
| Education Services                               | 42.5         | 46.2         | 46.8         | 43.9         | 44.4         | 42.6         | 44.1         |
| Health care and social                           | 68.8         | 69.6         | 68.4         | 69.3         | 69.6         | 68.6         | 65.9         |
| Professional, Sci. & Tech. Services              | 60.0         | 62.5         | 73.2         | 61.9         | 68.6         | 79.1         | 82.6         |
| <b>Government Cluster</b>                        | <b>121.3</b> | <b>111.0</b> | <b>122.5</b> | <b>133.8</b> | <b>136.4</b> | <b>135.8</b> | <b>144.6</b> |
| Public Administration                            | 121.3        | 111.0        | 122.5        | 133.8        | 136.4        | 135.8        | 144.6        |
| <b>Total Employed Residents</b>                  | <b>551.5</b> | <b>564.1</b> | <b>589.8</b> | <b>557.8</b> | <b>590.2</b> | <b>610.5</b> | <b>645.2</b> |
| <b>By Primary, Secondary and Tertiary Sector</b> |              |              |              |              |              |              |              |
| Primary  | 0.0          | 1.6          | 2.2          | 2.3          | 2.4          | 2.0          | 3.3          |
| Secondary  | 48.6         | 51.2         | 46.8         | 44.1         | 56.8         | 58.8         | 70.0         |
| Tertiary   | 502.9        | 511.3        | 540.8        | 511.4        | 531.0        | 549.7        | 571.9        |
| <b>Total</b>                                     | <b>551.5</b> | <b>564.1</b> | <b>589.8</b> | <b>557.8</b> | <b>590.2</b> | <b>610.5</b> | <b>645.2</b> |
| <b>By Type of Sector</b>                         |              |              |              |              |              |              |              |
| Private sector                                   | 348.5        | 357.5        | 377.7        | 337.3        | 365.3        | 391.0        | 410.5        |
| Public sector                                    | 189.6        | 187.6        | 191.0        | 205.4        | 208.9        | 204.2        | 218.6        |
| Non-profit sector                                | 13.4         | 19.0         | 21.1         | 15.1         | 16.0         | 15.3         | 16.1         |
| <b>Total</b>                                     | <b>551.5</b> | <b>564.1</b> | <b>589.8</b> | <b>557.8</b> | <b>590.2</b> | <b>610.5</b> | <b>645.2</b> |
| % private  | 63.2%        | 63.4%        | 64.0%        | 60.5%        | 61.9%        | 64.0%        | 63.6%        |
| <b>By High-Tech Cluster</b>                      |              |              |              |              |              |              |              |
| Telecommunications equipment                     | 1.7          | 0.0          | 2.3          | 0.0          | 0.0          | 0.0          | 1.6          |
| Microelectronics                                 | 1.7          | 1.9          | 2.3          | 1.5          | 0.0          | 0.0          | 1.6          |
| Software and Telecommunications                  | 46.6         | 49.4         | 49.6         | 50.3         | 60.9         | 53.6         | 59.3         |
| Health Sciences                                  | 2.0          | 2.0          | 2.4          | 3.0          | 1.5          | 2.0          | 2.6          |
| Tourism  | 45.3         | 43.9         | 39.4         | 44.5         | 46.0         | 33.6         | 47.3         |
| <b>Total, all clusters</b>                       | <b>97.3</b>  | <b>97.2</b>  | <b>96.0</b>  | <b>99.3</b>  | <b>108.4</b> | <b>89.2</b>  | <b>112.4</b> |
| <b>Advanced Technology</b>                       | <b>52.0</b>  | <b>53.3</b>  | <b>56.6</b>  | <b>54.8</b>  | <b>62.4</b>  | <b>55.6</b>  | <b>65.1</b>  |

Source: Statistics Canada, Labour Force Survey, custom tabulations Table: 14-10-0384-01

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

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

Note: "0.0" indicates estimate is less than 1,500 or is less than 1,500 (see footnote to Table 8 for definition of Ottawa CMA)

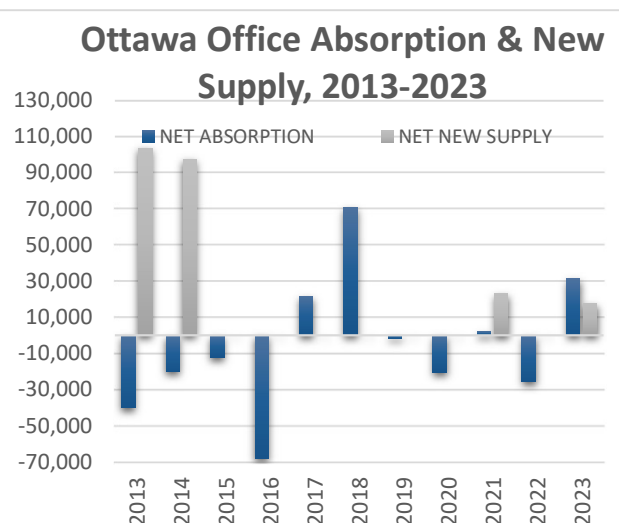
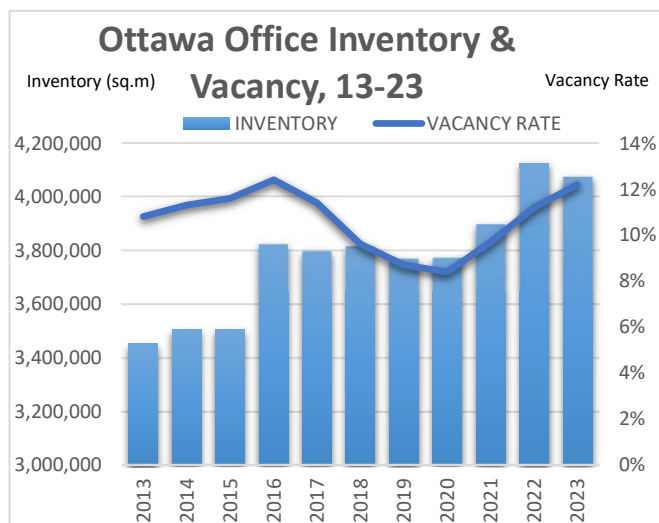


**TABLE 16**  
**OTTAWA COMMERCIAL OFFICE MARKET OVERVIEW, 2013-2023**

| YEAR        | INVENTORY         |                  | VACANCY RATE | NET ABSORPTION |               | NET NEW SUPPLY |               |
|-------------|-------------------|------------------|--------------|----------------|---------------|----------------|---------------|
|             | sq.ft.            | sq.m.            | (%)          | sq.ft.         | sq.m.         | sq.ft.         | sq.m.         |
| 2013        | 37,147,826        | 3,451,146        | 10.8%        | -431,883       | -40,123       | 1,113,664      | 103,463       |
| 2014        | 37,712,930        | 3,503,646        | 11.3%        | -215,293       | -20,001       | 1,047,518      | 97,318        |
| 2015        | 37,712,930        | 3,503,646        | 11.6%        | -133,289       | -12,383       | 0              | 0             |
| 2016        | 41,144,460        | 3,822,445        | 12.4%        | -733,506       | -68,145       | 0              | 0             |
| 2017        | 40,868,167        | 3,796,776        | 11.4%        | 231,883        | 21,543        | 0              | 0             |
| 2018        | 41,066,295        | 3,815,184        | 9.6%         | 758,855        | 70,500        | 0              | 0             |
| 2019        | 40,566,465        | 3,768,748        | 8.7%         | -17,916        | -1,664        | n/a            | n/a           |
| 2020        | 40,600,423        | 3,771,903        | 8.4%         | -219,296       | -20,373       | n/a            | n/a           |
| 2021        | 41,939,527        | 3,896,310        | 9.7%         | 20,561         | 1,910         | 248,953        | 23,128        |
| 2022        | 44,382,839        | 4,123,301        | 11.2%        | -275,378       | -25,583       | 0              | 0             |
| <b>2023</b> | <b>43,831,957</b> | <b>4,072,122</b> | <b>12.2%</b> | <b>338,408</b> | <b>31,439</b> | <b>192,000</b> | <b>17,837</b> |

Source: Colliers International - Ottawa Office Market Report, Q4 2023; Inventory numbers may not add due to ongoing revisions from Colliers

Note: Net new supply was not reported for 2019 or 2020



**TABLE 17**  
**Ottawa INDUSTRIAL MARKET OVERVIEW, OTTAWA, 2013-2023**

| YEAR        | INVENTORY         |                  | VACANCY<br>RATE (%) | ABSORPTION    |              | NEW SUPPLY     |               |
|-------------|-------------------|------------------|---------------------|---------------|--------------|----------------|---------------|
|             | sq.ft.            | sq.m.            |                     | sq.ft.        | sq.m.        | sq.ft.         | sq.m.         |
| 2012        | 21,642,376        | 2,010,643        | 5.7%                | 184,332       | 17,125       | 47,501         | 4,413         |
| 2013        | 21,905,169        | 2,035,057        | 6.4%                | -47,996       | -4,459       | 111,342        | 10,344        |
| 2014        | 21,887,576        | 2,033,422        | 5.9%                | 253,038       | 23,508       | 121,600        | 11,297        |
| 2015        | 22,214,251        | 2,063,771        | 7.1%                | -55,392       | -5,146       | 189,000        | 17,558        |
| 2016        | 22,533,022        | 2,093,386        | 7.7%                | -167,368      | -15,549      | 47,944         | 4,454         |
| 2017        | 22,682,094        | 2,107,235        | 6.3%                | 245,905       | 22,845       | 0              | 0             |
| 2018        | 22,819,764        | 2,120,025        | 4.6%                | 327,084       | 30,387       | 40,579         | 3,770         |
| 2019        | 23,971,102        | 2,226,988        | 4.2%                | 897,957       | 83,423       | 1,405,360      | 130,562       |
| 2020        | 24,323,671        | 2,259,743        | 4.0%                | -190,247      | -17,675      | 0              | 0             |
| 2021        | 24,504,366        | 2,276,530        | 2.0%                | 533,376       | 49,552       | 75,940         | 7,055         |
| 2022        | 26,851,853        | 2,494,619        | 2.5%                | 2,528,454     | 234,901      | 2,827,466      | 262,680       |
| <b>2023</b> | <b>27,186,943</b> | <b>2,525,750</b> | <b>2.8%</b>         | <b>27,242</b> | <b>2,531</b> | <b>145,733</b> | <b>13,539</b> |

Source: Cushman & Wakefield, Marketbeat Industrial Q4 2023, Ottawa

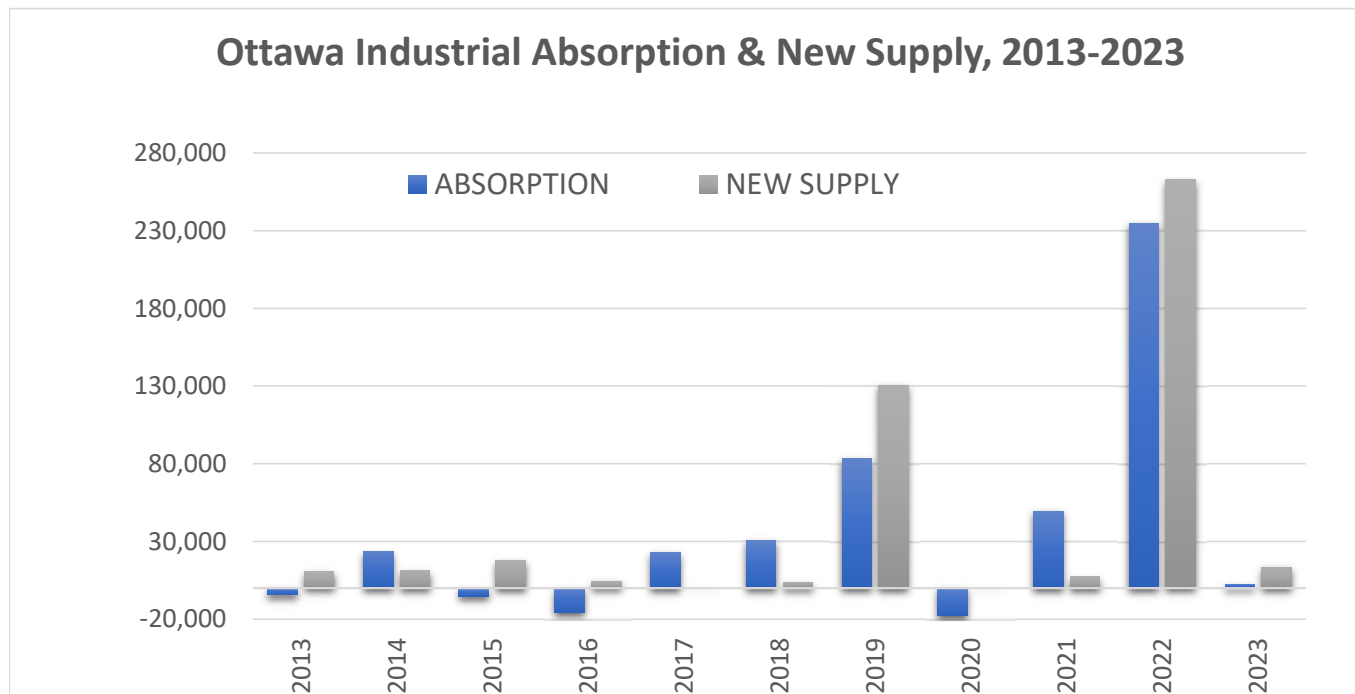


TABLE 18

## OTTAWA RETAIL SPACE SUMMARY

| FORMAT                  | Total Space, 2022 |                   |             | Total Space, 2023 |                   |             | Vacancy Rate |             |
|-------------------------|-------------------|-------------------|-------------|-------------------|-------------------|-------------|--------------|-------------|
|                         | m <sup>2</sup>    | sq.ft.            | Share       | m <sup>2</sup>    | sq.ft.            | Share       | 2022         | 2023        |
| Power Centres           | 1,018,668         | 10,964,855        | 27.2%       | 1,018,668         | 10,964,855        | 26.8%       | 3.8%         | 3.5%        |
| Other *                 | 639,299           | 6,881,360         | 17.0%       | 640,229           | 6,891,363         | 16.9%       | n/a          | n/a         |
| Traditional Mainstreets | 497,310           | 5,352,998         | 13.3%       | 501,499           | 5,398,087         | 13.2%       | n/a          | n/a         |
| Regional SC             | 403,682           | 4,345,202         | 10.8%       | 403,682           | 4,345,202         | 10.6%       | 3.8%         | 3.5%        |
| Community SC            | 461,670           | 4,969,375         | 12.3%       | 481,153           | 5,179,084         | 12.7%       | 4.2%         | 2.3%        |
| Neighbourhood SC        | 452,670           | 4,872,504         | 12.1%       | 469,025           | 5,048,543         | 12.3%       | 2.6%         | 2.7%        |
| Mini-Plazas             | 228,439           | 2,458,894         | 6.1%        | 234,223           | 2,521,159         | 6.2%        | 2.6%         | 2.7%        |
| Office Concourses       | 48,466            | 521,680           | 1.3%        | 50,067            | 538,914           | 1.3%        | 3.1%         | 4.6%        |
| <b>TOTAL</b>            | <b>3,750,205</b>  | <b>40,366,868</b> | <b>100%</b> | <b>3,798,546</b>  | <b>40,887,207</b> | <b>100%</b> | <b>3.6%</b>  | <b>2.9%</b> |

Source: City of Ottawa Building Permits; vacancy data from Cushman & Wakefield Ottawa Retail Report Q4 2022 & Q2 2023

\* **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 19****NEW NON-RESIDENTIAL INTENSIFICATION, 2019-2023**

| Intensification Gross Floor Area (m <sup>2</sup> ) |         |         |         |         |         |           | 2019-2023 Share of Intensification |
|--|---------|---------|---------|---------|---------|-----------|------------------------------------|
| Area   | 2019    | 2020    | 2021    | 2022    | 2023    | 2019-2023 |                                    |
| Urban, built-up area inside the Greenbelt          | 112,231 | 132,387 | 155,314 | 97,000  | 123,206 | 620,138   | 52%                                |
| Urban, built-up area outside the Greenbelt         | 75,494  | 323,866 | 48,875  | 9,467   | 126,157 | 583,860   | 48%                                |
| Total urban, built-up area GFA                     | 187,725 | 456,254 | 204,189 | 106,466 | 249,364 | 1,203,998 |                                    |
| Total urban GFA                                    | 196,775 | 474,159 | 213,910 | 165,010 | 271,345 | 1,321,200 |                                    |
| % Intensification in the Urban, Built-up Area      | 95%     | 96%     | 95%     | 65%     | 92%     | 91%       |                                    |
| Industrial and Logistics                           | 52,107  | 303,180 | 45,640  | 47,194  | 27,642  | 475,764   |                                    |
| Mixed Industrial                                   | 23,975  | 18,030  | 15,643  | 19,071  | 69,902  | 146,621   |                                    |
| Hubs and PMTSAs                                    | 51,023  | 78,108  | 62,825  | 52,378  | 46,622  | 290,955   |                                    |
| Corridors  | 51,339  | 78,270  | 64,837  | 37,733  | 94,734  | 326,913   |                                    |

Source: City of Ottawa, Building Permits

Notes:

1) Based on building permits issued from Jan 1 2019 to Dec 31 2023

3) Data revised going back to 2019

TABLE 20

## NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2013-23

|   | 2013         | 2014         | 2015         | 2016         | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | % chng.<br>2022-23 |
|---|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| <b>OTTAWA</b>                             | <b>6,284</b> | <b>5,537</b> | <b>4,696</b> | <b>5,019</b> | <b>6,849</b>  | <b>6,950</b>  | <b>7,069</b>  | <b>9,239</b>  | <b>9,402</b>  | <b>10,077</b> | <b>8,632</b>  | <b>-14.3%</b>      |
| Ottawa, Vanier, Rockcliffe (form          | 2,262        | 1,244        | 1,406        | 979          | 2,363         | 1,971         | 1,488         | 3,220         | 3,208         | 4,515         | 2,886         | -36.1%             |
| Nepean (former)                           | 965          | 1,292        | 900          | 1,116        | 958           | 806           | 1,341         | 1,184         | 1,595         | 1,723         | 1,306         | -24.2%             |
| Gloucester (former)                       | 959          | 797          | 770          | 736          | 1,092         | 1,173         | 1,259         | 1,905         | 1,671         | 1,248         | 1,263         | 1.2%               |
| Kanata (former)                           | 1,124        | 1,225        | 860          | 944          | 649           | 902           | 734           | 926           | 684           | 344           | 1,296         | 276.7%             |
| Cumberland (former)                       | 440          | 549          | 311          | 611          | 760           | 731           | 612           | 631           | 688           | 842           | 640           | -24.0%             |
| Goulbourn (former)                        | 253          | 75           | 315          | 413          | 811           | 1,079         | 1,084         | 983           | 942           | 928           | 793           | -14.5%             |
| Osgoode (former)                          | 73           | 104          | 60           | 69           | 57            | 85            | 71            | 83            | 111           | 57            | 39            | -31.6%             |
| Rideau (former)                           | 37           | 36           | 33           | 102          | 263           | 293           | 104           | 204           | 147           | 99            | 152           | 53.5%              |
| West Carleton (former)                    | 171          | 215          | 41           | 49           | 56            | 107           | 129           | 103           | 389           | 321           | 217           | -32.4%             |
| Inside the Greenbelt                      | 2,336        | 1,488        | 1,447        | 1,052        | 2,776         | 2,069         | 1,709         | 3,246         | 3,440         | 5,016         | 3,411         | -32.0%             |
| Outside the Greenbelt                     | 3,948        | 4,049        | 3,249        | 3,967        | 4,073         | 4,881         | 5,360         | 5,993         | 5,962         | 5,061         | 5,181         | 2.4%               |
| <b>Prescott &amp; Russell (part)</b>      | <b>392</b>   | <b>299</b>   | <b>335</b>   | <b>391</b>   | <b>560</b>    | <b>483</b>    | <b>714</b>    | <b>858</b>    | <b>763</b>    | <b>901</b>    | <b>477</b>    | <b>-47.1%</b>      |
| Alfred and Plantagenet, TP†               | 55           | 29           | 28           | 7            | 35            | 17            | 45            | 65            | 30            | 50            | 45            | -10.0%             |
| Casselman, Vlg.†                          | 2            | 1            | 5            | 20           | 14            | 27            | 30            | 117           | 42            | 54            | 6             | -88.9%             |
| Clarence-Rockland, C (part of<br>ON CMA)  | 153          | 112          | 93           | 112          | 230           | 181           | 192           | 266           | 311           | 305           | 118           | -61.3%             |
| Russell, TP (part of ON CMA)              | 123          | 113          | 183          | 167          | 218           | 211           | 442           | 319           | 312           | 437           | 254           | -41.9%             |
| The Nation Municipality                   | 59           | 44           | 26           | 85           | 63            | 47            | 5             | 91            | 68            | 55            | 54            | -1.8%              |
| <b>Leeds &amp; Grenville (part)</b>       | <b>116</b>   | <b>103</b>   | <b>93</b>    | <b>169</b>   | <b>175</b>    | <b>218</b>    | <b>106</b>    | <b>159</b>    | <b>211</b>    | <b>231</b>    | <b>73</b>     | <b>-68.4%</b>      |
| Merrickville-Wolford, Vlg.*               | 11           | 1            | 6            | 19           | 15            | 21            | 27            | 33            | 15            | 18            | 24            | 33.3%              |
| North Grenville, TP                       | 105          | 102          | 87           | 150          | 160           | 197           | 79            | 126           | 196           | 213           | 49            | -77.0%             |
| <b>Stormont, Dundas &amp; Glengarry (</b> | <b>47</b>    | <b>24</b>    | <b>23</b>    | <b>24</b>    | <b>31</b>     | <b>42</b>     | <b>2</b>      | <b>17</b>     | <b>94</b>     | <b>105</b>    | <b>179</b>    | <b>70.5%</b>       |
| North Dundas, TP†                         | 47           | 24           | 23           | 24           | 31            | 42            | 2             | 17            | 94            | 105           | 179           | 70.5%              |
| <b>Lanark (part)</b>                      | <b>260</b>   | <b>230</b>   | <b>294</b>   | <b>275</b>   | <b>370</b>    | <b>698</b>    | <b>496</b>    | <b>1,080</b>  | <b>466</b>    | <b>395</b>    | <b>99</b>     | <b>-74.9%</b>      |
| Beckwith, TP                              | 71           | 66           | 69           | 71           | 79            | 109           | 85            | 166           | 95            | 43            | 18            | -58.1%             |
| Carleton Place, Tn.                       | 51           | 66           | 105          | 60           | 123           | 380           | 337           | 644           | 196           | 191           | 23            | -88.0%             |
| Mississippi Mills, Tn.                    | 115          | 68           | 107          | 125          | 151           | 189           | 58            | 239           | 149           | 134           | 41            | -69.4%             |
| Montague, TP†                             | 23           | 30           | 13           | 19           | 17            | 20            | 16            | 31            | 26            | 27            | 17            | -37.0%             |
| <b>Renfrew (part)</b>                     | <b>188</b>   | <b>82</b>    | <b>95</b>    | <b>72</b>    | <b>92</b>     | <b>81</b>     | <b>154</b>    | <b>286</b>    | <b>514</b>    | <b>79</b>     | <b>110</b>    | <b>39.2%</b>       |
| Arnprior, Tn.                             | 173          | 66           | 76           | 58           | 70            | 66            | 119           | 206           | 474           | 30            | 79            | 163.3%             |
| McNab/Braeside, TP                        | 15           | 16           | 19           | 14           | 22            | 15            | 35            | 80            | 40            | 49            | 31            | -36.7%             |
| <b>GATINEAU</b>                           | <b>1,571</b> | <b>1,572</b> | <b>1,312</b> | <b>1,390</b> | <b>1,610</b>  | <b>1,630</b>  | <b>3,186</b>  | <b>2,772</b>  | <b>2,463</b>  | <b>3,397</b>  | <b>2,642</b>  | <b>-22.2%</b>      |
| Hull (former)                             | 275          | 246          | 106          | 263          | 247           | 325           | 813           | 441           | 74            | 1,729         | 528           | -69.5%             |
| Aylmer (former)                           | 745          | 768          | 581          | 802          | 891           | 930           | 1,837         | 1,252         | 1,641         | 845           | 1,142         | 35.1%              |
| Gatineau (former)                         | 467          | 520          | 464          | 325          | 377           | 275           | 396           | 833           | 535           | 714           | 702           | -1.7%              |
| Buckingham (former)                       | 42           | 22           | 127          | 0            | 39            | 72            | 89            | 155           | 105           | 46            | 109           | 137.0%             |
| Masson-Angers (former)                    | 42           | 16           | 34           | 0            | 56            | 28            | 51            | 91            | 108           | 63            | 161           | 155.6%             |
| <b>Qué. part CMA Outside of Gatine</b>    | <b>423</b>   | <b>331</b>   | <b>272</b>   | <b>346</b>   | <b>368</b>    | <b>399</b>    | <b>375</b>    | <b>558</b>    | <b>809</b>    | <b>703</b>    | <b>376</b>    | <b>-46.5%</b>      |
| Cantley                                   | 96           | 87           | 60           | 64           | 70            | 65            | 44            | 72            | 94            | 97            | 52            | -46.4%             |
| Chelsea                                   | 23           | 21           | 19           | 33           | 53            | 62            | 126           | 183           | 221           | 90            | 80            | -11.1%             |
| La Pêche                                  | 31           | 40           | 35           | 48           | 60            | 62            | 41            | 79            | 101           | 72            | 58            | -19.4%             |
| L'Ange-Gardien                            | 36           | 45           | 35           | 39           | 37            | 35            | 35            | 85            | 141           | 116           | 33            | -71.6%             |
| Pontiac                                   | 16           | 24           | 19           | 15           | 16            | 20            | 11            | 0             | 70            | 9             | 23            | 155.6%             |
| Val-des-Monts                             | 134          | 98           | 95           | 101          | 96            | 134           | 84            | 94            | 145           | 183           | 103           | -43.7%             |
| Denholm                                   | 6            | 0            | 0            | 3            | 1             | 2             | 4             | 5             | 5             | 5             | 8             | 60.0%              |
| N.-D.-de-la-Salette (part of CMA)         | 3            | 9            | 0            | 7            | 2             | 2             | 4             | 5             | 12            | 5             | 1             | -80.0%             |
| Mayo (part of CMA in 2011)                | 4            | 1            | 7            | 8            | 5             | 5             | 3             | 5             | 5             | 18            | 8             | -55.6%             |
| Bowman (part of CMA in 2011)              | 2            | 2            | 2            | 5            | 0             | 1             | 1             | 3             | 3             | 9             | 3             | -66.7%             |
| Val-des-Bois (part of CMA in 20           | 4            | 4            | 0            | 0            | 0             | 0             | 3             | 0             | 0             | 0             | 0             | 0.0%               |
| Lochaber (part of CMA in 2016)            | n.d.         | 0            | 0            | 0            | 0             | 2             | 0             | 1             | 2             | 0             | 0             | 0.0%               |
| Lochaber-Ouest (part of CMA in            | 8            | n.d.         | n.d.         | 4            | 3             | 0             | 7             | 4             | 3             | 0             | 3             | 0.0%               |
| Thurso (part of CMA in 2016)              | 60           | n.d.         | n.d.         | 19           | 25            | 9             | 12            | 22            | 7             | 99            | 4             | -96.0%             |
| <b>GREATER OTTAWA-GATINEAU</b>            | <b>9,281</b> | <b>8,178</b> | <b>7,120</b> | <b>7,686</b> | <b>10,055</b> | <b>10,501</b> | <b>12,102</b> | <b>14,969</b> | <b>14,722</b> | <b>15,888</b> | <b>12,588</b> | <b>-20.8%</b>      |
| <b>Ottawa-Gatineau CMA</b>                | <b>8,554</b> | <b>7,665</b> | <b>6,556</b> | <b>7,184</b> | <b>9,435</b>  | <b>9,568</b>  | <b>11,343</b> | <b>13,280</b> | <b>13,493</b> | <b>15,132</b> | <b>12,071</b> | <b>-20.2%</b>      |
| <b>Ontario portion of the CMA</b>         | <b>6,560</b> | <b>5,762</b> | <b>4,972</b> | <b>5,448</b> | <b>7,457</b>  | <b>7,539</b>  | <b>7,782</b>  | <b>9,950</b>  | <b>10,221</b> | <b>11,032</b> | <b>9,053</b>  | <b>-17.9%</b>      |
| <b>Quebec portion of the CMA</b>          | <b>1,994</b> | <b>1,903</b> | <b>1,584</b> | <b>1,736</b> | <b>1,978</b>  | <b>2,029</b>  | <b>3,561</b>  | <b>3,330</b>  | <b>3,272</b>  | <b>4,100</b>  | <b>3,018</b>  | <b>-26.4%</b>      |
| <b>OMATO</b>                              | <b>1,003</b> | <b>738</b>   | <b>840</b>   | <b>931</b>   | <b>1,228</b>  | <b>1,522</b>  | <b>1,472</b>  | <b>2,400</b>  | <b>2,048</b>  | <b>1,711</b>  | <b>938</b>    | <b>-45.2%</b>      |

Sources: CMHC Starts -Housing Market Information Portal; †CMHC; \* Municipal Building Permits; \*\*Municipal Building Permits for years 2011 and earlier

Notes: OMATO = Ontario Municipalities Adjacent To Ottawa, including Clarence-Rockland and Russell. Clarence-Rockland and Russell are also in the Ontario part of the CMA.

North Grenville, TP was added to the Ottawa-Gatineau CMA in 2016.

Sub-totals by county include only municipalities within OMATO, not the entire county.

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

N.-D.-de-la-Salette, Mayo, Bowman, and Val-des-Bois are not included in the "Remainder of QC part of CMA" or "Quebec portion of the CMA" sub-totals prior to 2011.

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



TABLE 21

## NEW RESIDENTIAL INTENSIFICATION BY WARD AND TRANSECT, mid 2018-2023

| Ward  |                               | Mid 2018-2019 | Mid 2019-2020 | Mid 2020-2021 | Mid 2021-2022 | Mid 2022-2023 | Mid 2018-2023 | Mid 2022-2023<br>Share of<br>Intensification | Mid 2018-2023<br>Share of<br>Intensification |
|---|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--|--|
| No.   | Name                          |               |               |               |               |               |               |  |  |
| 1   | Orléans East-Cumberland       | 91            | 98            | 65            | 191           | 148           | 593           | 2%   | 2%   |
| 2   | Orléans West-Innes            | 23            | 27            | 18            | 69            | 14            | 151           | 0%   | 1%   |
| 3   | Barrhaven West                | 3             | 499           | 7             | 140           | 431           | 1,080         | 5%   | 4%   |
| 4   | Kanata North                  | 112           | 66            | 318           | 6             | 942           | 1,444         | 12%  | 5%   |
| 5   | West Carleton-March           | 0             | 0             | 0             | 0             | 0             | 0             | 0%   | 0%   |
| 6   | Stittsville                   | 57            | 68            | 160           | 17            | 451           | 753           | 6%   | 3%   |
| 7   | Bay                           | 67            | 334           | 228           | 81            | 51            | 761           | 1%   | 3%   |
| 8   | College                       | 244           | 123           | 123           | 534           | 1,006         | 2,030         | 13%  | 7%   |
| 9   | Knoxdale-Merivale             | 90            | 27            | 40            | 27            | 26            | 210           | 0%   | 1%   |
| 10  | Gloucester-Southgate          | 73            | 63            | 89            | 8             | 9             | 242           | 0%   | 1%   |
| 11  | Beacon Hill-Cyrville          | 13            | 217           | 15            | 133           | 496           | 874           | 6%   | 3%   |
| 12  | Rideau-Vanier                 | 610           | 920           | 1,472         | 302           | 1,362         | 4,666         | 17%  | 16%  |
| 13  | Rideau-Rockcliffe             | 386           | 419           | 230           | 839           | 69            | 1,943         | 1%   | 7%   |
| 14  | Somerset                      | 412           | 1,777         | 88            | 1,334         | 930           | 4,541         | 12%  | 15%  |
| 15  | Kitchissippi                  | 413           | 431           | 508           | 2,189         | 1,095         | 4,636         | 14%  | 16%  |
| 16  | River                         | 80            | 807           | 557           | 1,117         | 417           | 2,978         | 5%   | 10%  |
| 17  | Capital                       | 98            | 559           | 148           | 279           | 72            | 1,156         | 1%   | 4%   |
| 18  | Alta Vista                    | 47            | 320           | 48            | 48            | 218           | 681           | 3%   | 2%   |
| 19  | Orléans South-Navan           | 2             | 3             | 9             | 113           | 191           | 318           | 2%   | 1%   |
| 20  | Osgoode                       | 0             | 0             | 0             | 0             | 0             | 0             | 0%   | 0%   |
| 21  | Rideau-Jock                   | 0             | 0             | 0             | 0             | 0             | 0             | 0%   | 0%   |
| 22  | Riverside South-Findlay Creek | 3             | 1             | 1             | 8             | 9             | 22            | 0%   | 0%   |
| 23  | Kanata South                  | 27            | 132           | 21            | 20            | 23            | 223           | 0%   | 1%   |
| 24  | Barrhaven-East                | 185           | 45            | 9             | 36            | 8             | 283           | 0%   | 1%   |
| <b>Downtown Core Transect</b>                   |                               | <b>950</b>    | <b>2,454</b>  | <b>1,489</b>  | <b>2,075</b>  | <b>2,156</b>  | <b>9,124</b>  | <b>27%</b>                                   | <b>31%</b>                                   |
| <b>Inner Urban Transect</b>                     |                               | <b>996</b>    | <b>1,993</b>  | <b>1,712</b>  | <b>3,041</b>  | <b>1,910</b>  | <b>9,652</b>  | <b>24%</b>                                   | <b>33%</b>                                   |
| <b>Outer Urban Transect</b>                     |                               | <b>588</b>    | <b>1,552</b>  | <b>348</b>    | <b>1,781</b>  | <b>1,687</b>  | <b>5,956</b>  | <b>21%</b>                                   | <b>20%</b>                                   |
| <b>Suburban Transect</b>                        |                               | <b>502</b>    | <b>937</b>    | <b>605</b>    | <b>594</b>    | <b>2,215</b>  | <b>4,853</b>  | <b>28%</b>                                   | <b>16%</b>                                   |
| <b>New Units in the Urban, Built-up Area</b>    |                               | <b>3,036</b>  | <b>6,936</b>  | <b>4,154</b>  | <b>7,491</b>  | <b>7,968</b>  | <b>29,585</b> |  |  |
| <b>New Units in the Urban Greenfield Area**</b> |                               | <b>3,796</b>  | <b>4,811</b>  | <b>4,888</b>  | <b>4,150</b>  | <b>2,799</b>  | <b>20,444</b> |  |  |
| <b>Total New Units in the Urban Area</b>        |                               | <b>6,832</b>  | <b>11,747</b> | <b>9,042</b>  | <b>11,641</b> | <b>10,767</b> | <b>50,029</b> |  |  |
| <b>% Intensification</b>                        |                               | <b>44.4%</b>  | <b>59.0%</b>  | <b>45.9%</b>  | <b>64.4%</b>  | <b>74.0%</b>  | <b>59.1%</b>  |  |  |
| <b>Official Plan Target</b>                     |                               | <b>40%</b>    | <b>40%</b>    | <b>40%</b>    | <b>45%</b>    | <b>45%</b>    |               |  |  |

Source: City of Ottawa, Building Permits

\*\*Private dwellings only