Ottawa

PLANNING AND GROWTH MANAGEMENT
URBANISME ET GESTION DE LA CROISSANCE

2015 ANNUAL DEVELOPMENT REPORT

City of Ottawa
Planning and Growth Management
Research and Forecasting Unit

April 2016

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ANNUAL DEVELOPMENT REPORT 2015
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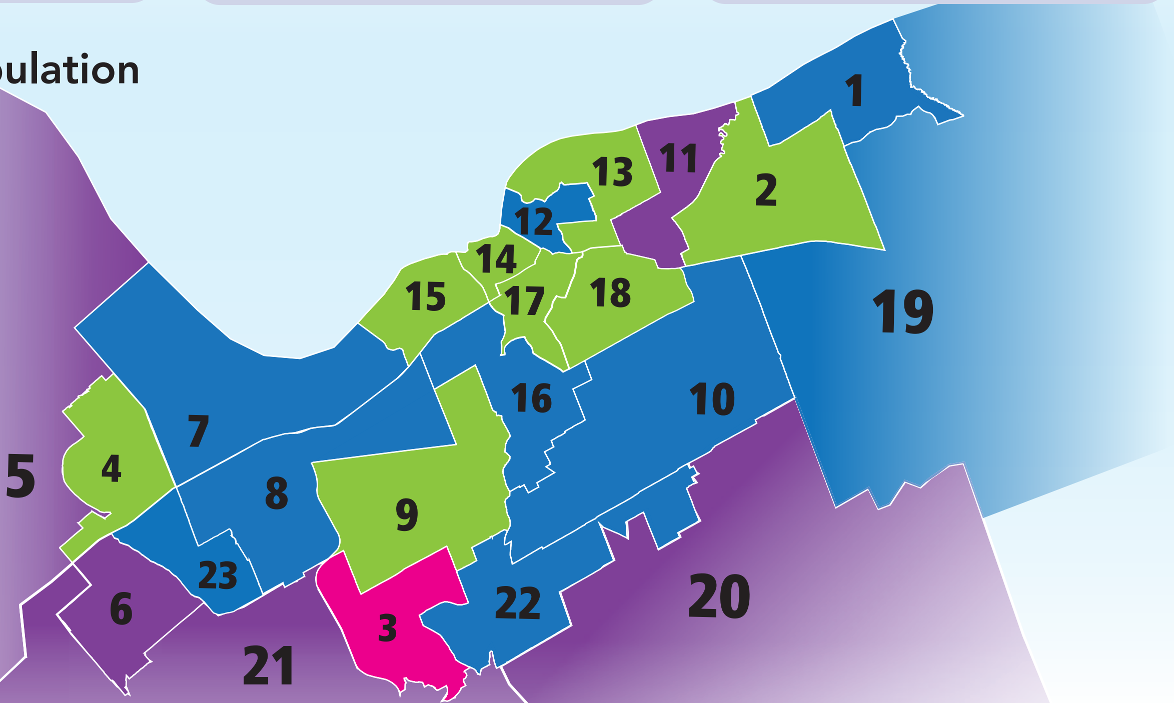
POPULATION & MIGRATION

Population (Dec 31, 2015)

1,441,886 ▲ 0.9%	1,334,235 ▲ 1.0%	960,757 ▲ 0.9%
Greater Ottawa-Gatineau Area	Ottawa-Gatineau CMA	City of Ottawa

2015 Ward Population

- 55,000+
- 45,000-54,999
- 35,000-44,999
- 25,000-34,999



Net Migration

International	Interprovincial	Intraprovincial	Total
+3,823	+516	+1,009	5,348

EMPLOYMENT AND ECONOMY

Ottawa

531,100 ▼ 0.5%
Employed residents

6.3% ▼ 0.3%
Unemployment

1.0% ▼ 1.0%
Inflation

Employed Residents by Sector ('000s)


0.0
Primary


0.0
Utilities

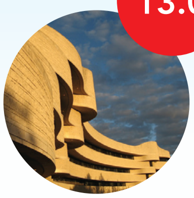

31.8
Construction

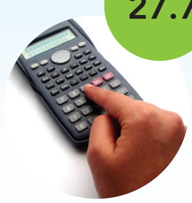

16.7
Manufacturing


11.5
Wholesale Trade


15.3
Transportation & Warehousing


55.4
Retail Trade


13.0
Information & Cultural Industries


27.7
Finance, Insurance and Real Estate


54.9
Professional, Sci. & Tech.


25.1
Administrative & Support Services


110.7
Health & Education


12.7
Arts, Entertainment & Recreation


33.2
Accommodation and Food Services

19.5
Other Services


101.1
Public Administration

Gained since 2014 (green)

Loss since 2014 (red)

Total = 533.8

Note: Less than 1,500 reported as "0.0"

HOUSING STARTS

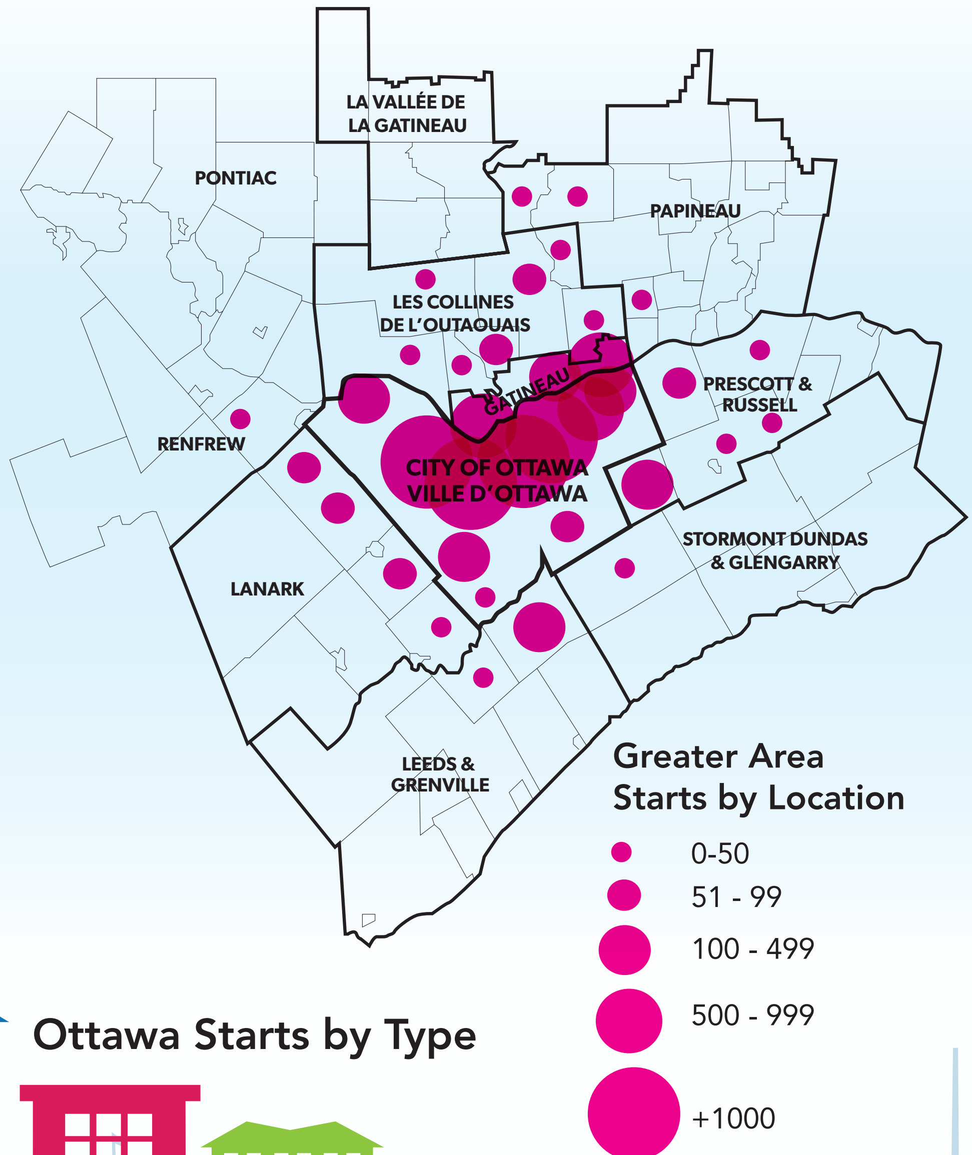
Ottawa

4,696 ↓ 15.2%
Housing starts

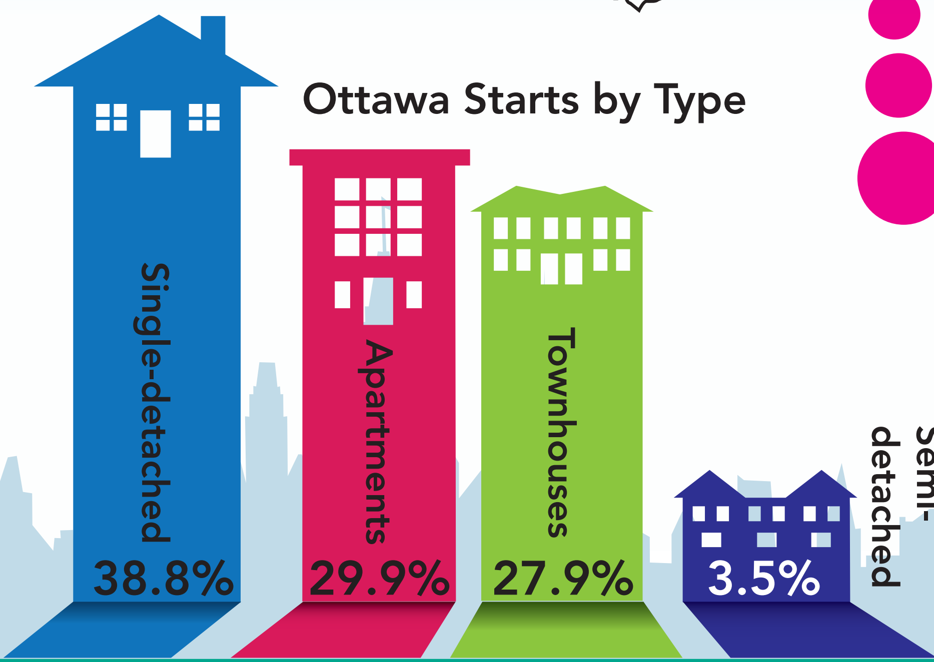
3.4% ↑ 0.8%
Rental vacancy rate

58.0% ↑ 3.9%
Urban intensification

$369,477 ↑ 1.7%
Average resale price (all units)



Ottawa Starts by Type



NON-RESIDENTIAL DEVELOPMENT

Office

Vacancy
11.6%
2015
11.3%
2014

Average Net Rent 2015
$175/m²
$16.26/ft²

Retail

Vacancy
4.6%
2015
2.6%
2014

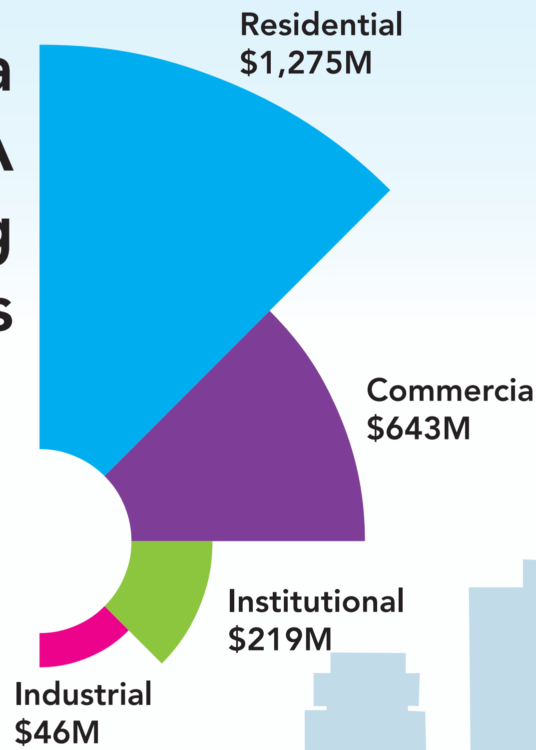
Average Gross Rent 2015
$352/m²
$35.56/ft²

Industrial

Vacancy
7.1%
2015
5.9%
2014

Average Net Rent 2015
$93/m²
$8.63/ft²

Ottawa CMA Building Permits



2015 ANNUAL DEVELOPMENT REPORT

Purpose

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

The ADR monitors population and employment change and housing, commercial, industrial and retail development. In addition, the ADR also provides information on the Gatineau/Québec Census Metropolitan Area (CMA) and on the Greater Ottawa-Gatineau Area, where possible, to provide a complete overview of the Regional Market Area[1](*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

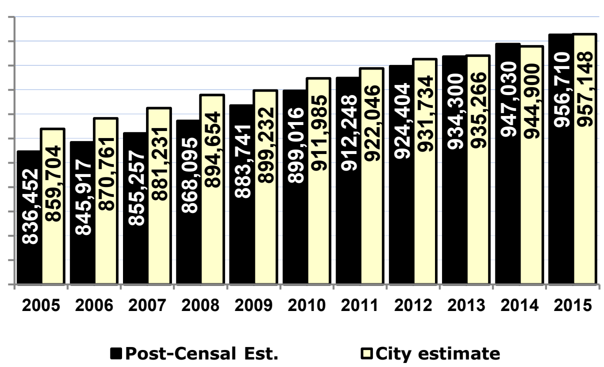
- City of Ottawa population, year-end 2015 (City estimate): 960,754, up 0.9% from 2014
- Greater Ottawa-Gatineau Area population, year-end 2015: 1,441,886, up 0.9% from 2014
- Net migration to Ottawa-Gatineau down 2.7% from the year before

1.1 Population Growth

Major cities

In 2015, the Ottawa-Gatineau Census Metropolitan Area (CMA) was the sixth largest in Canada, with 1,332,001 persons. Population growth during 2014-15 was 1.2%, slightly below the 1.3% average for the six major Canadian centres. The Ontario part of the CMA continues to have roughly 75% of the overall CMA population *(Table 1)*.

City of Ottawa Population, Post-Censal and City Estimates, 2005-2015 (mid-year)
Source: Statistics Canada and City of Ottawa



Statistics Canada Post-censal Estimate

Statistics Canada prepares annual mid-year population estimates for Ottawa and other centres. The current series is based on the 2011 Census adjusted for undercounting (people missed in the Census). To this base each year births and net in-migration are added and deaths are subtracted. Estimates undergo two cycles of revision before a final estimate is arrived at.

[1] The City of Ottawa, City of Gatineau, Ontario Municipalities Adjacent to Ottawa (OMATO) and Quebec Municipalities Adjacent to Gatineau (QMAG) are individual jurisdictional boundaries that together share a high degree of social and economic interaction and thus form the *Regional Market Area* as defined in the *2014 Ontario Provincial Policy Statement*.

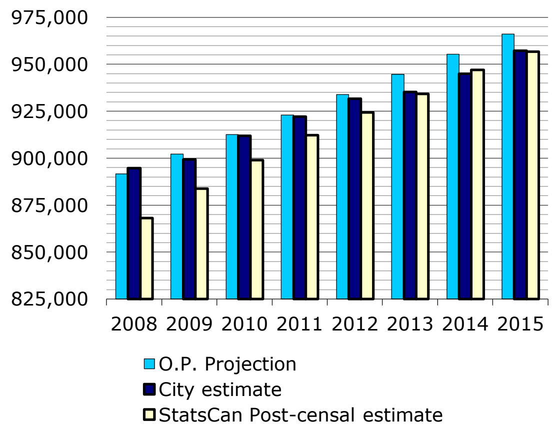
Statistics Canada's preliminary **mid-year 2015** post-censal population estimate for Ottawa was **956,710** *(Table 1)*.

City Estimate

The Planning and Growth Management Department tracks population change by tabulating the number of new dwellings for which building permits were issued, lagged to allow for occupancy. From these demolished units are subtracted, and an allowance for rental vacancies, adjusted based on the most recent CMHC Rental Market Report, is introduced. The resulting number of dwellings is multiplied by the average number of persons per dwelling by house type (extrapolated from Census data). This is combined with the population in existing housing 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, sub-areas and traffic zones. Based on this technique, the city of Ottawa had a mid-year 2015 population of **957,148** and a year-end 2015 population of **960,754** *(Table 3)*.

Projections Tracking
2008-2015 (mid-year)
Source: Statistics Canada and City of Ottawa



Projections tracking

Population projections in the Official Plan (OP) project Ottawa's population at 966,039 in mid-2015. The OP projection continues to slightly exceed city actual estimates for the third consecutive year, being 8,892 (0.9%) more than the 2015 city estimate based on building permits. The OP mid-year 2015 projection is also 9,330 (1.0%) more than Statistics Canada's 2015 post-censal estimate. Statistics Canada's post-censal estimate and the City estimate of population were very closely aligned in 2015 (the city estimate higher by only 438 persons or 0.05%).

Summary

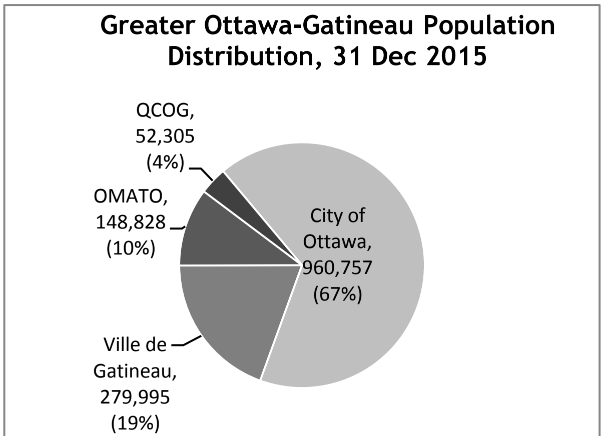
There is a range of population figures for the city of Ottawa in 2015 depending on source:

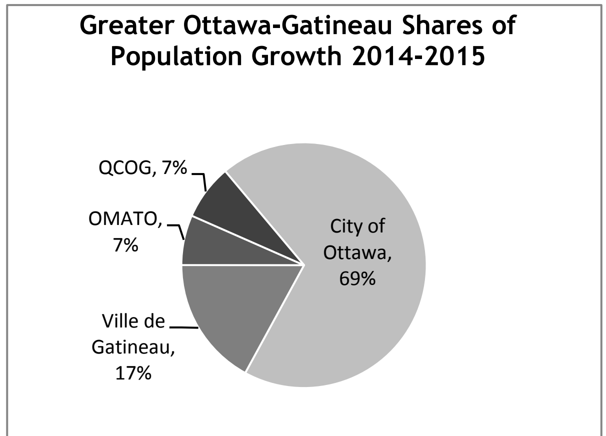
City of Ottawa Population by Source	mid-2015	year-end 2015
StatsCan Preliminary Post-Censal Estimate	956,710	n/a
Official Plan Projection	966,039	n/a
City Estimate of actual population	957,148	960,754

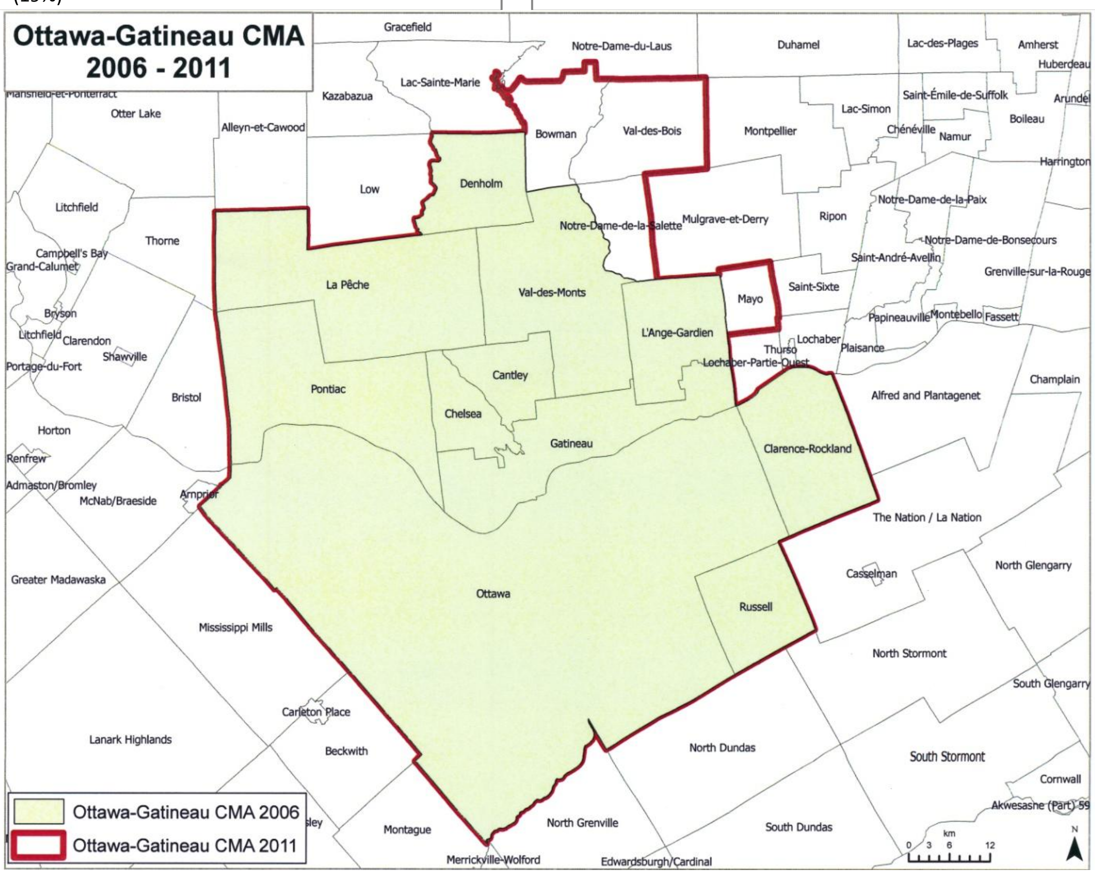
Source: Statistics Canada; City of Ottawa

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, plus other municipalities adajcent to the city of Ottawa as shown on Map 2. There were 1,441,978 people in the Greater Ottawa-Gatineau Area in 2015, with the city of Ottawa having the bulk of the region's population followed by the Ville de Gatineau, OMATO and QCOG[2] *(Table 2)*.







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

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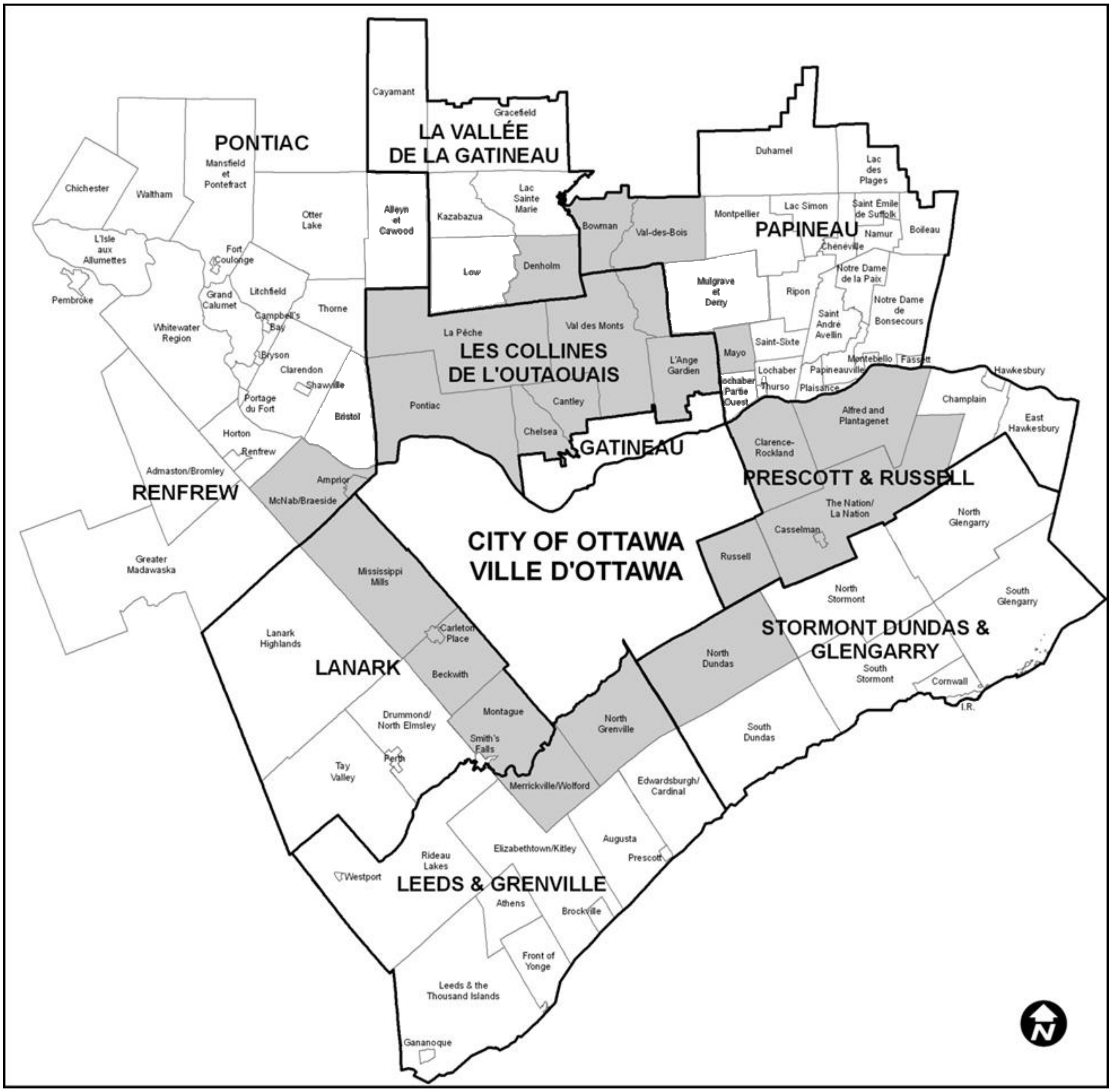
[2] OMATO: Ontario Municipalities Adjacent to Ottawa.
QCOG: Québec part of the CMA Outside of Gatineau.



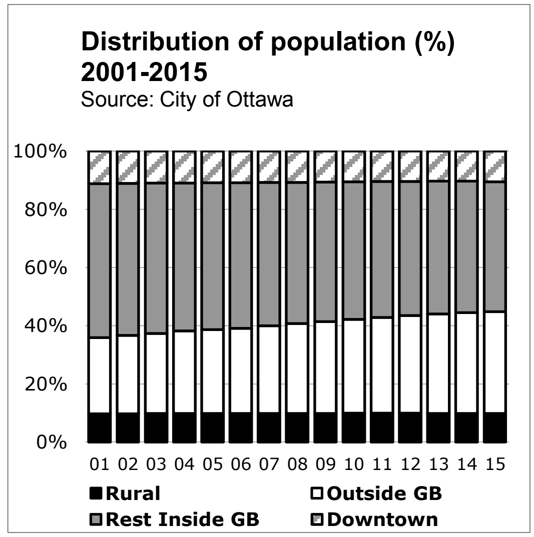
Map 2: The Greater Ottawa-Gatineau Area, showing Upper Tier/Regional Counties

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) and the Québec portion of the CMA outside of Gatineau (QCOG). Shaded areas not physically adjacent to Ottawa, such as Carleton Place in Lanark County, have at least 25% of their work force employed in Ottawa.

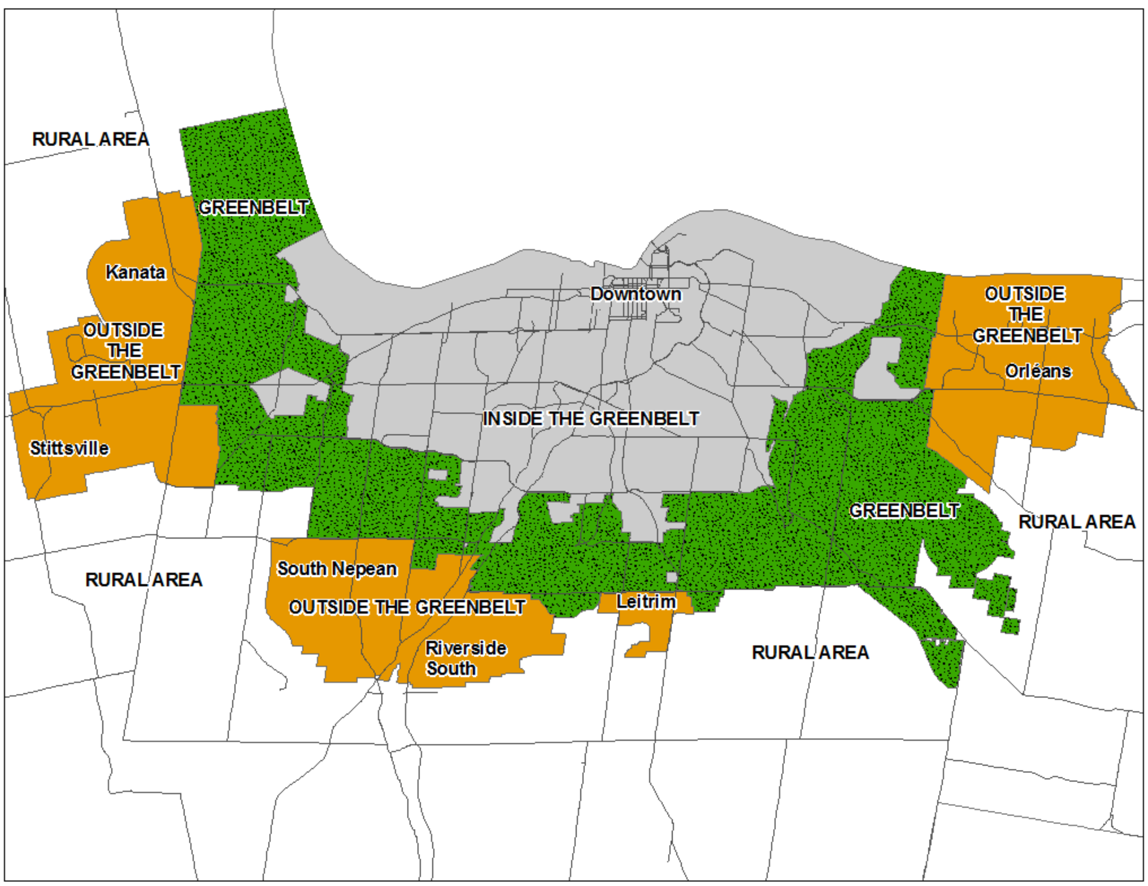
Ottawa

Within Ottawa, the strongest population growth in 2015 continued to take place in the suburban centres outside the Greenbelt, following the pattern of past years. The population living inside the Greenbelt continued to lose share, dropping to 55.2% at the end of 2015 compared to 55.5% a year earlier. Downtown's[3] share increased to 10.6% from 10.4% in 2014. The suburban centres increased to 35.0% of the population from 34.6%, while the rural area was 9.8% compared to 9.9% in 2014 *(Table 3)*.

In the suburban centres, population grew 2.1% to an estimated 336,300 people, down slightly from 2.7% in 2014. Suburban households increased by 2.6%, indicating a decline in average household size. The population of Downtown was estimated at 101,630, a 2.6% increase. Downtown households increased by 3.4%. Areas inside the Greenbelt outside of Downtown had an estimated population of 428,712, 0.2% lower than in 2014 due to shrinking household size despite intensification that increased households by 0.4%. In the rural area the population reached 94,116, up 0.3% from 2014, while rural households increased 0.5%.



The largest proportional population growth in 2015 was in Leitrim (+8.7%) and Riverside South (+4.5%). South Nepean (+2.4%), Kanata-Stittsville (+2.4%) and Orleans (+0.9%) grew at lower rates partly because being larger their proportional growth is naturally lower than the smaller suburban areas. The Central Area grew by 9.2%, the most of any area of the city *(Table 3)*.



[3] **"Downtown"** refers to the Central Area and Inner Area (see map attached to Table 3).

Gatineau and periphery

City of Ottawa staff estimate Gatineau had a population of **279,995** at the end of 2015, an increase of 0.8% from 2014 *(Table 2)*. The most recent estimates from the *Ministère des Affaires municipales, Régions et Occupation du territoire*, which issues updates every year for all municipalities in Québec, puts the city of Gatineau's population at **278,589** at end of 2015. Statistics Canada's post-censal estimate for July 2015 pegs the population of the Ville de Gatineau at **278,780**.

Quebec municipalities outside of Gatineau and within the CMA grew by an estimated 1.9% in 2015 to a total of 52,305. Cantley (+3.0%) and L'Ange-Gardien (+2.5%) were the only communities to grow faster than the average *(Table 2)*.

Ontario Municipalities Adjacent To Ottawa (OMATO)

The City of Ottawa estimate for OMATO's 2015 year-end population is **148,828**, a 0.6% increase from 2014. The five most populous OMATO municipalities were Clarence-Rockland (24,635, up 0.4% from 2014), Russell (16,542, up 2.2%), North Grenville (16,488, up 1.0%), Mississippi Mills (13,859, up 0.7%), and The Nation Municipality (12,423, down -0.1%) *(Table 2)*.

1.3 Migration

Migration data for 2013-14 (the most recent available at the city level) shows the net number of people moving to the Ottawa was 5,348, virtually unchanged from 5,335 the year before. While Ottawa still saw positive net in-migration, with more people moving to than from the city, significant differences were a reduction of movers to adjacent communities and an increase in the loss of people to Alberta (which 2015 data is expected to show has ended) *(Tables 4 and 5)*.

NET MIGRATION PER 1,000 INHABITANTS, 2014-2015 (preliminary)

Source: Statistics Canada

CMA	
Edmonton	15.8
Calgary	14.6
Vancouver	7.4
Toronto	6.7
Montréal	5.0
Ottawa-Gatineau	**5.2**

International net migration also remained almost identical at **3,823** in 2013-14, a reduction of only 54 persons from a year earlier. Intraprovincial migrants dropped slightly, while interprovincial movers rose marginally *(Table 4)*.

In 2013-2014, Ottawa gained more people than it lost to adjacent municipalities (+222) for the first time since 2008-2009 (note Statistics Canada's estimates for 2012-13 were revised to show a small loss rather than the gain reported last year). However from 2009-2014 Ottawa lost 2,887 people to outlying regions, with the largest movements being 1,647 persons to Lanark County and 1,214 to Leeds-Grenville, both possibly due to retirees moving to cottage country. During the same period, Ottawa gained 768 persons from Gatineau *(Table 6)*.

Major cities

Ottawa-Gatineau's drop in migration (-2.7%) was moderate compared to other million-plus centres. All centres declined, led by Calgary (-41.0%), Edmonton (-39.6%) and Vancouver (-34.0%). Montréal (-18.9%) and Toronto (-19.6%) also declined *(Table 7)*.

In terms of net migration per thousand population (table above), Calgary and Edmonton continued to be highest, followed by Vancouver and Toronto. Montreal and Ottawa-Gatineau showed the lowest rates.

2. Employment

HIGHLIGHTS

- The number of employed residents declined by 0.5% in Ottawa from 2014 to 2015
- Construction was Ottawa's highest growth sector in 2015, adding 12,200 jobs
- Public Administration incurred the largest loss, with 7,500 fewer jobs in 2015
- Total 2015 building permits in Ottawa: $2.2 billion, down 19% from 2014

Employed Residents

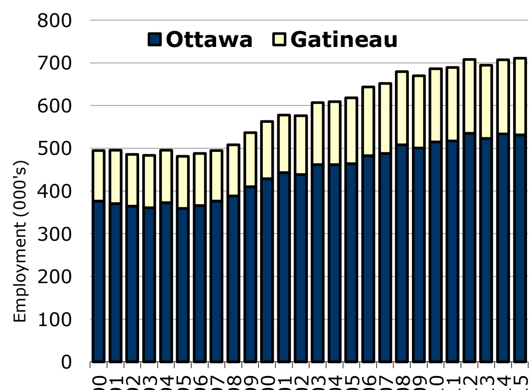
Despite a job decline in Ottawa, the overall Ottawa-Gatineau CMA gained **3,600 jobs** in 2015. Gains were made in all of the nation's six largest metro areas *(adjacent table)*. About 75% of the jobs in the Ottawa-Gatineau CMA have historically been in the city of Ottawa.

Employment Changes, Major Centres, 2014-2015
Source: Statistics Canada, Labour Force Survey

CMA	Net job change
Toronto	89,300
Vancouver	22,200
Montréal	21,400
Calgary	16,300
Edmonton	16,200
Ottawa-Gatineau	**3,600**

Statistics Canada's sample-based Labour Force Survey (LFS) shows the number of employed residents in the Ottawa CMA averaged **531,100** in 2015, down 0.5% or 2,700 employed residents from 2014[4]. However, the unemployment rate decreased by 0.3% to 6.3%, due to fewer people looking for work in 2015. The local unemployment rate remained lower than provincial (6.8%) and national (6.9%) rates *(Table 8)*.

Total Employment, Ottawa and Gatineau, 1990-2015
Source: Statistics Canada LFS



After a small gain in Public Administration jobs in 2014, Ottawa lost 4,700 public service jobs in 2015. Since spending restraint began, Federal employment in the Ottawa-Gatineau CMA has declined by 13,300 as of 2015. Other losses in Ottawa were spread across eight of the other 15 sectors, with Professional, Science and Technology Services (-5,600), Wholesale Trade (-4,900), and Accommodation and Food (-2,600) the most affected. Gains were focussed in Construction (+12,200), Health and Education (+4,600) and Retail (+2,800) *(Table 9)*.

In 2015 private-sector employment represented 64.5% of all jobs in Ottawa, up from 63.3% in 2014 *(Table 9)*. This is the highest level since 2006.

High-Tech

In 2015 Ottawa's Advanced Technology cluster lost an estimated 12,700 jobs after a gain of almost 4,000 in 2014. Losses were concentrated in Software and Communications (-11,600). Declines also occurred in Microelectronics (-1,500). Health Sciences gained a few hundred jobs and no change was reported in Telecommunications Equipment *(Table 9)*.

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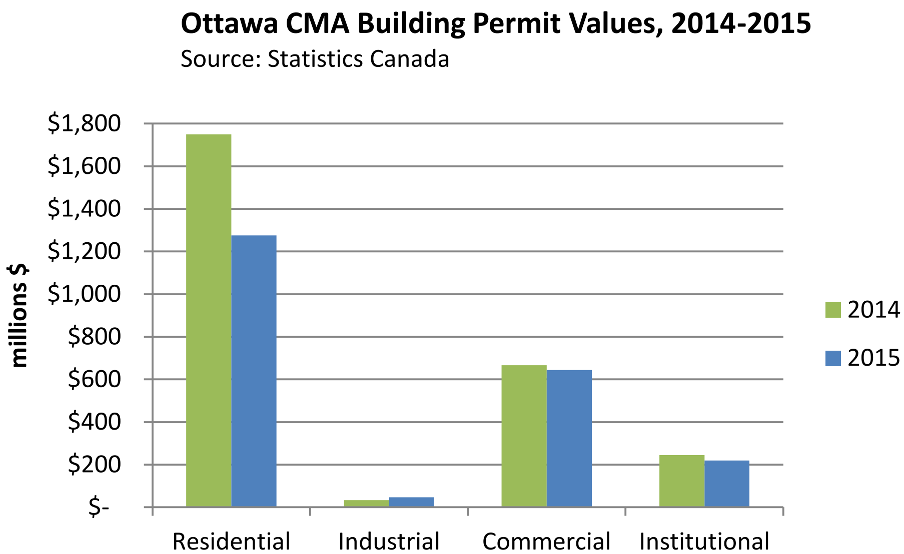
[4] The City's Employment Survey, undertaken every few years, the most recent in 2012, reports employment by location of the job. The LFS reports employment by the place of residence of the person employed. The City's survey always shows a higher number of jobs because it captures Ottawa jobs held by residents of neighbouring jurisdictions who commute to Ottawa to work. The 2012 Ottawa survey recorded 565,997 jobs while the LFS for 2012 reported 539,100 employed residents of the Ottawa CMA.

Building Permit Values

Building permits for the Ontario part of the Ottawa-Gatineau CMA decreased 18.9% to **$2.18 billion** in 2015.[5] Losses were concentrated in the residential sector, where permit values fell from $1.75 billion in 2014 to $1.28 in 2015, a drop of 27%. Part of this drop is due to several large condominium projects still under construction which were issued permits in 2014, and therefore did not contribute to the 2015 total even though building activity was ongoing. As evidenced by the large increase in construction employment, there was a considerable amount of building underway in the city in 2015.

2014 building permit values were the highest ever recorded in current dollars, so a drop off in 2015 was not unexpected.



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

3. Housing

3.1 New construction

HIGHLIGHTS

- Housing starts were down **12.9%** in the Greater Ottawa-Gatineau Area in 2015
- Housing starts were down **15.2%** in the city of Ottawa in 2015
- Housing starts in Gatineau were down **16.8%** in 2015
- **38.8%** of Ottawa starts were single-detached houses
- **29.9%** of Ottawa starts were apartments, the first time in four years they did not exceed the share of single-detached
- Residential intensification reached 57.8% of new urban and suburban units in 2015, a record high

i. Major cities

Ottawa-Gatineau ranked sixth in housing starts among Canada's six largest metropolitan areas in 2015. Year-over-year declines were seen in Calgary (-23.9%) and Ottawa-Gatineau (-14.5%). Single-detached starts lagged apartment starts in relative terms in all major centres except Ottawa-Gatineau, where it appears that a temporary over-supply has led to a slow-down in condominium apartment construction *(Table 10)*.

ii. Greater Ottawa-Gatineau Area

Across the Greater Ottawa-Gatineau Area there were **7,120** housing starts in 2015, a decrease of 12.9% from the year before *(Table 11)*.

Housing starts totalled **4,696** units in the city of Ottawa in 2015, 15.2% fewer than the 5,537 recorded in 2014. The Gatineau CMA had 1,584 starts, down 16.8%. The Ottawa-Gatineau CMA had 6,556 starts in 2015, a 14.5% decrease from the 7,665 units started in 2014.

The only area to see an increase was OMATO (Ontario Municipalities Adjacent To Ottawa) which, following a 26.4% drop in 2014, increased by 13.8% in 2015. Starts were down in most areas of OMATO, the significant exceptions being Russell Township, Carleton Place and Mississippi Mills *(Table 11)*.

Greater Ottawa-Gatineau Area Housing Starts, 2015

Sources: CMHC, City of Ottawa and Municipal Records

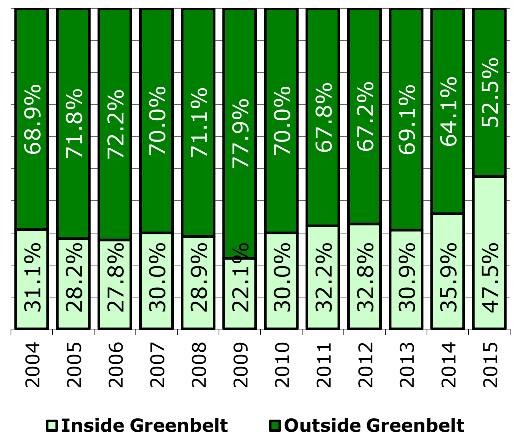
	Starts, 2015	% chg. 2014-15
City of Ottawa	4,696	-15.2%
Ville de Gatineau	1,312	-16.5%
OMATO	840	13.8%
QCOG	272	-16.8%
TOTAL	**7,120**	**-12.0%**

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

iii. *Ottawa Starts by Location and Intensification*[6]

There were 3,249 housing starts in Ottawa's suburban and rural areas in 2015, a decline of 19.8% from 2014, while starts dropped only 2.8% inside the Greenbelt. As a result, permit data show that the area inside the Greenbelt accounted for almost 48% of total city-wide units in 2015 *(adjacent chart)*, the highest seen since monitoring began in 2001. Because CMHC housing starts do not include all new housing built in the city*, building permits (net of demolitions) are a more accurate measure of total housing activity. However, due to the difference in time between permit issuance and when CMHC reports a new start, annual data for starts and permits are not directly comparable.

New Housing Inside and Outside the Greenbelt, 2004-2015
Source: Building permits, net of demolitions



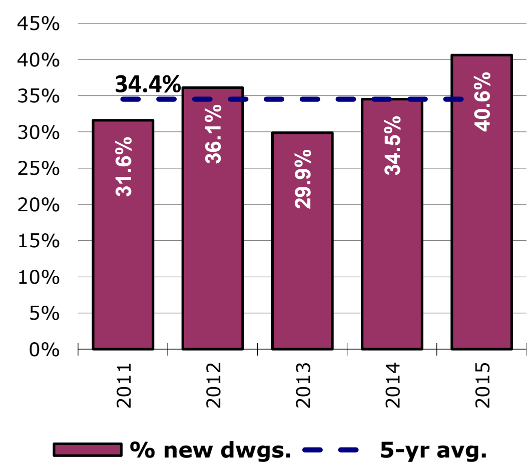
New housing by Official Plan designation

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

In 2015, **1,925** residential units were issued building permits in intensification target areas. This amounts to **41%** of net new units issued permits in Ottawa, the highest level since monitoring began. The top designated areas were existing Rapid Transit Stations (1,457), Mainstreets (935), Mixed-Use Centres (347) and the Central Area (311) *(Table 12)*.

Target areas received 72% of all apartments, 10% of townhouses and 6% of single and semi-detached units in 2015 *(Table 12)*. It should be noted that target areas contain only part of all intensification activity; in 2015 target areas accounted for **70%** of total intensification, up from 63% in 2014 and 59% in 2013. This is evidence that the Official Plan is succeeding in focussing intensification within strategic areas, such as along the transportation network, while also providing opportunities across the urban area.

Percentage of new dwellings built in Ottawa intensification target areas, 2011-2015
Source: Building permits



[6] CMHC's Starts and Completions Survey still reports housing starts based on pre-amalgamation municipal geography.

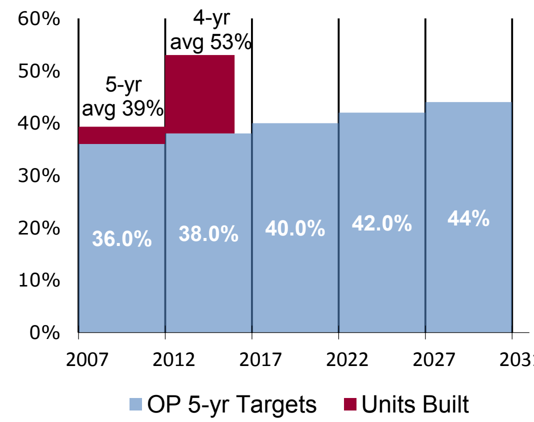
* "Housing Starts" do not include all forms of new dwelling units. Apartments in houses, conversions and new units added to existing multi-residential buildings are not captured by CMHC starts data. Housing starts therefore understate the total number of units created each year and the number created through intensification. Additions and conversions have averaged about 400 net new units annually over the past five years, and reached almost 850 units in 2015.

Over the five-year period 2011-15, target areas accounted for an average of 34.4% of all new residential construction in urban and suburban areas, up from 31.3% over the 2010-14 period. During 2011-15, target areas received 63% of apartments, 12% of townhouses and 7% of single and semi-detached units *(Table 12)*.

Residential Intensification

The Official Plan (OP) establishes an increasing residential intensification target from 2007 to 2031. For the five-year period 2007 to 2011 the OP target was 36% of new units in urban and suburban areas combined, with actual achieved intensification averaging 39.3%. The next five-year period from 2012-2016 has an OP target of 38%. In 2015, a 58% intensification share was achieved, bringing the combined 2012-2015 average to 53.0% for the period so far *(Table 13)*. The past four-year average is exceeding the Official Plan intensification target for the period and shows that the Plan is so far succeeding in its growth management approach.

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

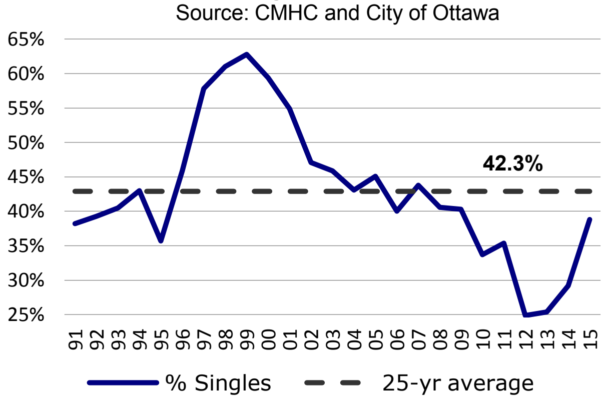


iv. Ottawa Starts and Completions by Unit Type

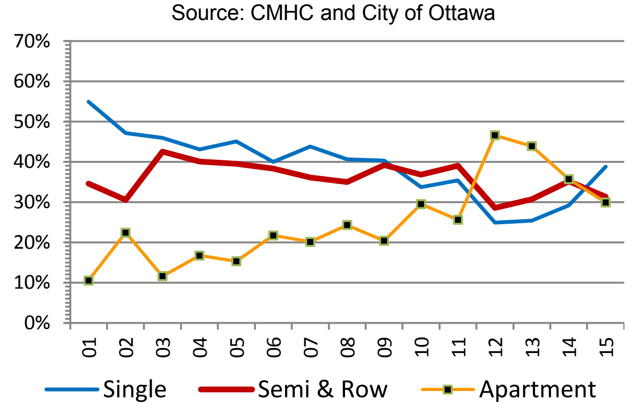
More multiple dwellings were built than single-detached units in 2015 for the fourteenth year in a row. There were 1,820 single-detached starts, over 200 more than in 2014. The share of single-detached starts was up 9.6% from 2014, accounting for 39% of all new starts in 2015, but remained below the 25-year average of 42.3%. Since 2011, singles have averaged 30.3% of total starts, lower than the long term projected single-detached share of 35.3% for 2011-2031[7] *(Table 15)*. The actual single-detached share is even lower if units created through additions and conversions which are not included in housing starts are included (see footnote on p. 10).

The second most popular house form, with a 29.9% share, was apartments, with 1,405 units started in 2015, down from 1,976 units in 2014. Townhouses saw 1,308 units started in 2015 for a share of 27.9%, matching their five-year average share but below their 25-year average of 31.3%.

25-Year Single-detached starts %,
Source: CMHC and City of Ottawa



15-Year Housing Starts by Type
Source: CMHC and City of Ottawa

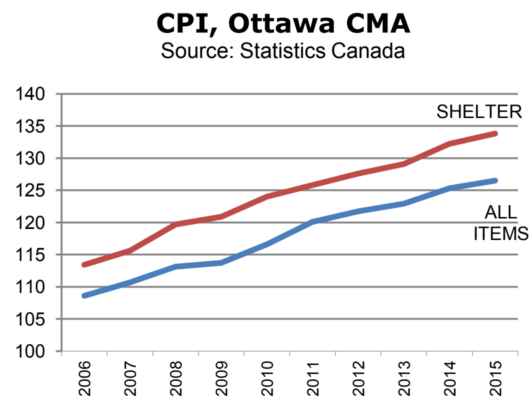


[7] See Residential Land Supply and Demand to 2031: 2012 Update, November 2012 (note projections are mid-year to mid-year, whereas Table 15 starts are year-end; mid-year 2011 to mid-year 2015 single-detached averaged 28% of all starts).

2015 saw 5,645 completions in Ottawa, down 13.7% from 2014 and close to the ten-year average. Completions were down in all unit types except freehold row units. Condominium apartments were down 22% from the record year of 2014, but still achieved the second-highest level of the last decade. Rental apartments were down 16% from 2014, with 635 completions, but also well above the decade average *(Table 16)*.

v. Ottawa New Single-Detached Prices

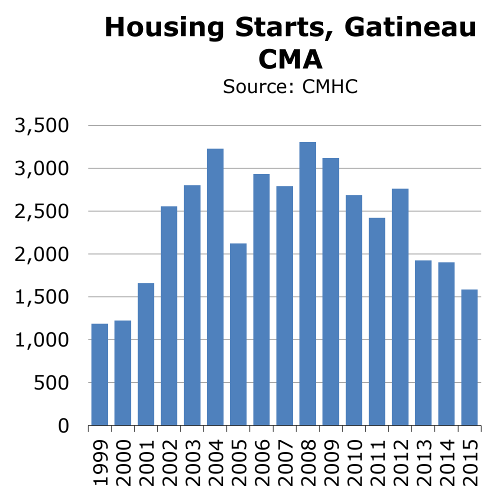
New single-detached home prices dropped to $513,173 in 2015, a decrease of 1.9% from last year. After factoring for inflation, the annual change was -2.6% *(Table 18)*. Inflation is generally derived from the All-Items Consumer Price Index (CPI), which averaged 126.5 in 2015 (from a base of 100 in 2002). The annual 2015 inflation rate as measured by the CPI was **1.0%**, down from 2.0% in 2014.



Since 2004 the gap between the Shelter CPI and All-Items CPI has been steadily increasing. The Shelter CPI is an aggregate index for accommodation that includes fuel and electricity *(Table 19)*.

vi. Starts in Gatineau CMA

Gatineau saw a drop in housing starts in 2015 compared to 2014. The **1,584** units started in the Gatineau CMA in 2015 represented a 16.8% decrease from 2014 *(Table 17)*.



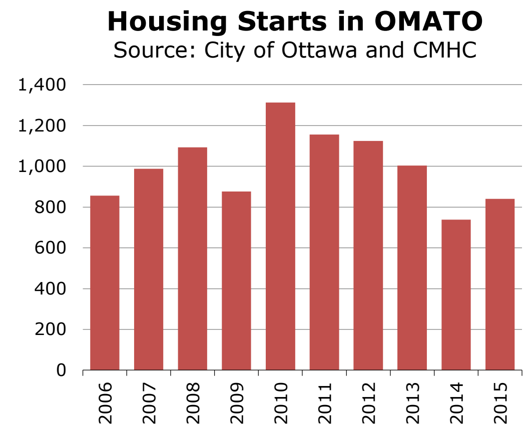
Gatineau CMA single-detached starts had a 26.6% share in 2015, well below the 25-year average of 41.3%. The apartment share decreased from 50.1% to 45.8%, while townhouses decreased from 9.9% in 2014 to 6.7% in 2015. Semi-detached, however, increased from 14.8% to 20.8% in 2015 *(Table 17)*.

In the city of Gatineau proper there were **1,312** starts, down 16.5% from 2014 *(Table 11)*.

The Aylmer sector again led in starts in 2015, with 581 new units, accounting for 44% of the city of Gatineau's housing. The Gatineau sector increased its share to 35% of the city. After major declines in 2014, the Buckingham and Masson-Angers areas bounced back in 2015 with a combined increase of 38%, while the Hull sector experienced a 57% drop from 2014 *(Table 11)*.

vii. Starts in Ontario Municipalities Adjacent To Ottawa (OMATO)

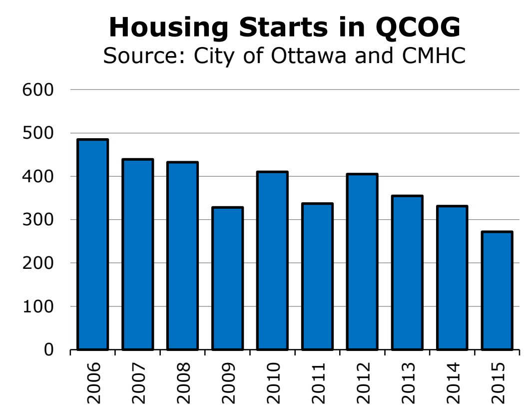
In OMATO there were 840 housing starts in 2015 compared to 738 in 2014, an increase of 14%. The largest numbers were in Russell and Clarence-Rockland, combining for 33% of OMATO starts, and in Carleton Place and Mississippi Mills to the west of Ottawa, each with a 13% share of starts *(Table 11)*.



Almost one-fifth (18%) of housing starts in Clarence-Rockland and Russell were apartments in 2015, up from 13% in 2014. As in Ottawa, the increase in apartment construction even in outlying communities may be a response to increased demand from an aging population. Starts data by housing type for other municipalities are not available, but it may be that similar changes are occurring in the housing markets of other small communities.

viii. Starts in the Québec part of the CMA Outside of Gatineau (QCOG)

There were 272 starts in 2015 on Gatineau's periphery, down 17.8% from 2014. Although Val-des-Monts and Cantley continued to have the most starts, with 95 and 60 respectively, they declined by 3% and 31% respectively from 2014. Most other smaller communities also experienced fewer starts *(Table 11)*.



3.2 Resale housing

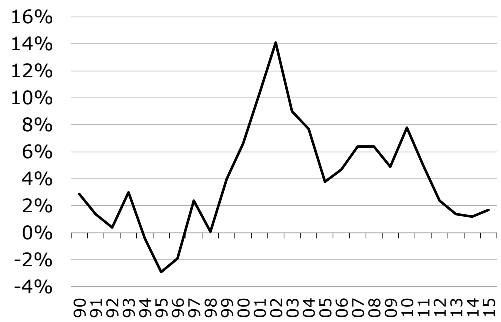
HIGHLIGHTS

- Ottawa region average resale house prices increased **1.7%** in 2015 to **$369,477**
- In the Ottawa-Gatineau CMA, resale prices rose **1.7%** to **$345,413**
- Ottawa resales continued to be a "balanced market" in 2015

i. Resale house prices

The average MLS[8] residential resale price in the area covered by the Ottawa Real Estate Board (OREB) was **$369,477** in 2015, an annual increase of **1.7%**. While slightly higher than last year, the resale price increase was below the average of the last several years. Between 1999 and 2011 the average annual resale price increase was 7.0%. The past four years have seen an average increase of 1.7%, a new low period for price growth.

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



ii. Sales activity and trends

2015 reversed a declining trend in sales since 2009 in the larger OREB area. 2015 MLS sales of 14,842 were up 5.3% in 2015, compared to almost no growth in 2014 *(Table 20)*.

Major cities

Price increases were low in several cities, with Edmonton and Montreal at 1.9% each only slightly higher than Ottawa. Calgary prices decreased by 1.5%. Only Toronto and Vancouver had significant increases, at 9.8% and 11.1% respectively. Both Calgary and Edmonton experienced a decline in sales *(Table 20)*.

2015 MLS® RESALE SALES* & 2014-2015 % CHANGE

	Sales	% Change
Toronto	101,846	+9.2%
Vancouver	43,145	+28.1%
Montréal	37,935	+6.1%
Calgary	23,994	-28.6%
Edmonton	18,227	-8.2%
Ottawa	**14,842**	**+5.3%**

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

iii. Supply and demand

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

2015 AVG MLS® RESALE PRICE* & 2014-2015 % CHANGE

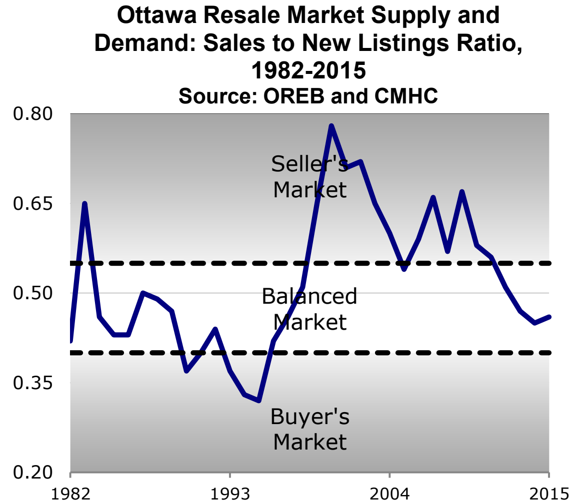
	Price	% Change
Vancouver	$902,801	+11.1%
Toronto	$622,046	+9.8%
Calgary	$453,814	-1.5%
Edmonton	$369,536	+1.9%
Ottawa	**$369,477**	**+1.7%**
Montréal	$337,487	+1.9%

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

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

The Ottawa sales to new listings ratio has been trending toward a balanced market since 2009. The 0.46 ratio in 2015 is up only 0.01 from 2014 and falls comfortably within the margins of a balanced market *(Table 21)*.

The performance of the resale market usually foretells new housing construction with about a one-year lag. Based on 2015 resale activity, housing starts can be expected to rally modestly in 2016.



3.3 Rental housing

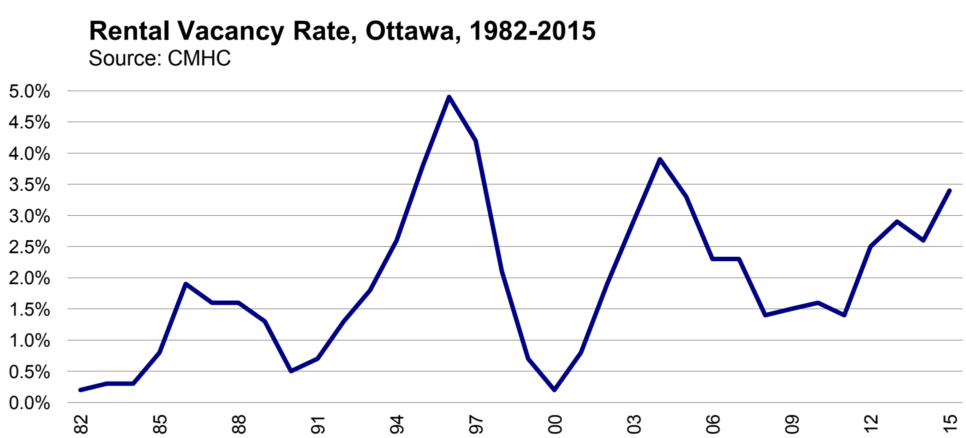
HIGHLIGHTS

- Ottawa's 2015 rental vacancy rate increased to 3.4% from 2.6% in 2014
- Average Ottawa rent for a two-bedroom apartment increased 3.7% to **$1,174**
- Ottawa-Gatineau rent gap increased to **56%** in 2015 from 51%

i. Vacancy rates

Ottawa's rental vacancy rate rose to **3.4%** in 2015 from 2.6% in 2014. The increase in vacancy is due to the supply of rental units (up 968 units) increasing faster than rental demand (+391 units). CMHC estimates there were 671 new purpose built rental units and 176 new rental condominium apartment units in 2015.

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



RENTAL VACANCY RATES BY ZONE, 2015	
Gloucester North/Orleans	7.1%
Nepean	5.2%
New Edinb./Manor Park/Overbrook	4.6%
Alta Vista	4.1%
Vanier	3.9%
Sandy Hill/Lowertown	3.8%
Hunt Club/South Keys	3.6%
City Average	**3.4%**
Carlington/Iris	2.9%
Downtown	2.3%
Westboro S/Hampton Pk/Britannia	2.3%
Western Ottawa Surrounding Areas	2.2%
Glebe/Old Ottawa South	1.8%
Chinatown/Hintonburg/Westboro N	1.7%
Eastern Ottawa Surrounding Areas	1.6%

Source: CMHC Rental Market Report Ottawa Fall 2015, Table 1.1.1

Geographically, the Eastern Ottawa Surrounding Areas, Chinatown/Hintonburg/Westboro North and Glebe/Old Ottawa South neighbourhoods showed the strongest demand with 1.6%, 1.7% and 1.8% vacancy rates respectively, about half the 3.4% city-wide average. Gloucester North/Orleans and Nepean recorded the highest vacancy rates at 7.1% and 5.2% respectively.

The rental vacancy rate in the Gatineau CMA decreased from 6.5% to 5.9% in 2015. Vacancies were lowest in the Hull sector (5.1%) and highest in Aylmer (6.9%).

ii. Private rental prices

The average rent for a two-bedroom apartment in Ottawa in 2015 was **$1,174**, an increase of 3.7% over 2014 and above the 2015 provincial Rent Increase Guideline of 1.6%. Rental prices were higher in all areas.

The average rent of a two-bedroom apartment in Gatineau in 2015 was $751, essentially unchanged from $750 in 2014. After falling from 60% in 2001 to 39% in 2005, the rent gap[9] between Ottawa and Gatineau increased from 51% in 2014 to 56% in 2015.

iii. Supply

CMHC estimates there was an increase of 1.2% in the total number of rental purpose row and apartment units from 67,878 in 2014 to 68,616 in 2015. This more than made up for the 0.3% decrease in supply observed between 2013 and 2014. In addition, the overall supply of condominium rental units increased 2.5% from 7,155 in 2014 to 7,331 in 2015. There was also an increase of 7.9% in the "secondary rental market" of rental single-detached homes, semi-detached homes, row houses and secondary dwelling units from 33,160 in 2014 to 35,766 in 2015.

For additional detail on the Ottawa rental market, consult the CMHC Fall 2015 Rental Market Report at :

http://www.cmhc-schl.gc.ca/odpub/esub/64423/64423_2015_A01.pdf?fr=1459539990527

[9] The proportion by which Ottawa rents for a two-bedroom apartment exceed Gatineau rents

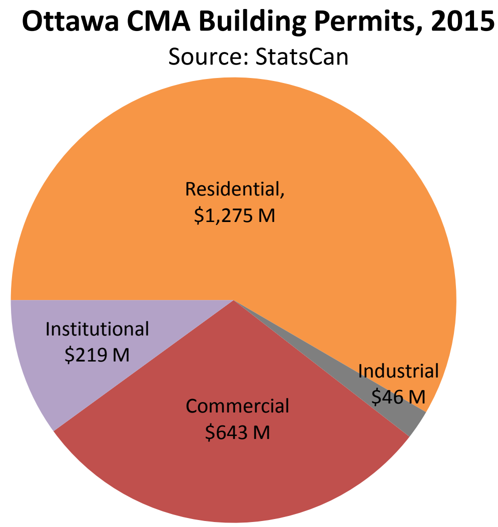
4. Non-Residential Development

HIGHLIGHTS

- Ottawa non-residential permit values decreased 3.9% to **$909 million**
- The office fourth-quarter vacancy rate increased from 11.3% in 2014 to 11.6% in 2015
- Industrial city-wide vacancy rose from 5.9% to 7.1%
- Retail vacancies increased from 2.6% to 4.6%

4.1 Building Permits

The value of 2015 Ottawa non-residential permits fell 3.9% to $909 million. There were only small changes in the non-residential sectors, with industrial up a small amount and commercial and institutional permits down by 4% and 11% respectively.



4.2 Office Market

Ottawa has a commercial office space inventory of just over 3.5 million m^2 (37.7 million ft^2). Due to rising vacancy rates and the amount of new space recently added, no new supply came on the market in 2015.

Ottawa's overall vacancy rate increased from 11.3% to 11.6% at the end of 2015. The Downtown vacancy rate rose 0.6% to 10.8%, but for Class A space it fell by 2.4% to 7.7%. Increased vacancies were seen in most other areas, except the fringe core (4.8% lower) and Kanata (-0.2% lower). The largest increase was in the west end (up 3.6% to 18.5%) *(Table 22)*.

4.3 Industrial Market

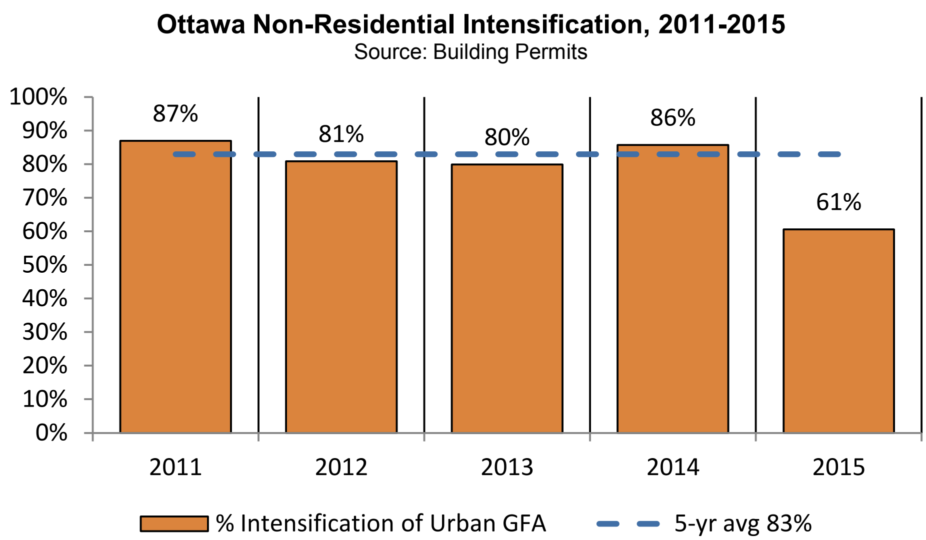
Ottawa added 17,558 m^2 (189,000 ft^2) of industrial space in 2015. Over 60% of the industrial inventory is east of the Rideau River, which saw an increase in vacancy from 5.3% to 7.0%. West of the Rideau River, vacancies also rose, from 6.9% to 7.1%. Overall, the city saw the vacancy rate increase from 5.9% in 2014 to 7.1% in 2015 *(Table 24)*.

City-wide industrial net rents averaged \$93/m^2 (\$8.63/ft^2) in 2015, up 1.1% from 2014. Ottawa Centre had the highest net rent at \$109/m^2 (\$10.15/ft^2) while Kanata had an average net rent of \$83/m^2 (\$7.71/ft^2), below the city-wide average *(Table 24)*.

Ottawa is estimated to have over 2 million square metres (22.2 million square feet) of industrial floor area at the end of 2015, with a vacancy rate that has varied by little more than 1% year-over-year in the past six years. Since 2005, absorption has been positive in all except three years, 2015 being one those *(Table 25)*.

4.4 Non-Residential Intensification

Non-residential intensification is the amount of commercial, industrial and institutional gross floor area (GFA) constructed within built-up urban and suburban areas. Applying the definition in the Official Plan, in 2015 almost 184,000 m^2 (almost 2 million ft^2) had been constructed within the developed area, representing an intensification rate of 61%. Except for 2015, when several large office buildings and schools were built on greenfield land, non-residential intensification has been fairly consistent over the past five years, averaging 83% of total built space *(Table 14)*.



4.5 Retail Market

Retail space is categorized into several format categories. In 2015 all retail categories maintained similar shares of total floor area compared to 2014. Power Centres and standalone big box stores had the largest share of space, increasing from 26.3% in 2014 to 26.6% of the total in 2015.

The average retail rent in 2015 was reported by Cushman and Wakefield as \$352/m^2 (33.56 ft^2) in their fourth quarter 2015 report. This is down slightly from \$357/m^2 (34.07 ft^2) in 2014 (note these rates include both net rent plus tax and operating costs).

Vacancy rates for most retail formats increased in 2015. The largest increases were in Power Centres and Regional Shopping Centres, which Cushman and Wakefield reports together. It appears likely that the increase from 1.0% vacancy in 2014 to 3.6% in 2015 is largely attributable to vacancies in Regional Centres impacted by the loss of Target stores. Vacancy rates in Power Centres have typically been 1% or less. Community Shopping Centre vacancies increased from 1.7% to 5.4% in 2015, some also impacted by Target and other store closures. Vacancies in Neighbourhood Shopping Centres and mini-plazas, also reported together, declined marginally, while downtown Office Concourse vacancies rose from 6.3% to 9.9%.

The City's overall retail vacancy rate increased from 2.6% in 2014 to 4.6% in 2015 *(Table 26)*.

Appendix: Data Tables

TABLE 1
POPULATION OF CANADA'S SIX LARGEST METROPOLITAN AREAS, 2011-2015

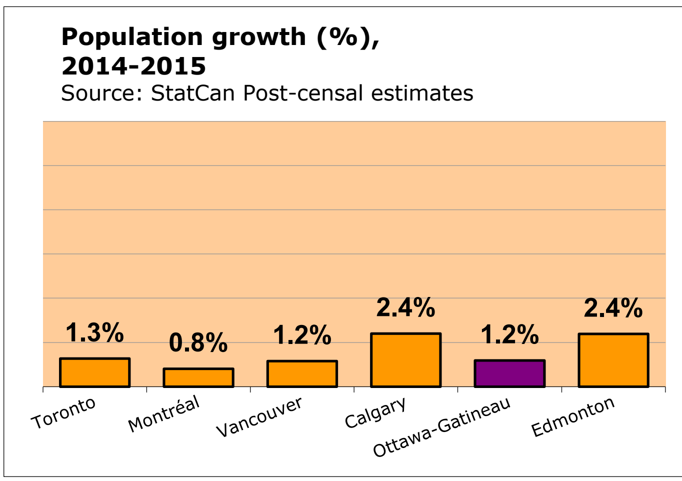
CMA *	POST-CENSAL ESTIMATES					*2014-2015*
	2011 (F)	**2012 (F)**	**2013 (U)**	**2014 (P)**	**2015 (P)**	***% chg.***
Toronto	5,769,759	5,868,662	5,966,417	6,053,405	6,129,934	*1.3%*
Montréal	3,885,709	3,937,446	3,985,067	4,027,999	4,060,692	*0.8%*
Vancouver	2,373,045	2,408,131	2,438,730	2,475,736	2,504,340	*1.2%*
Calgary	1,264,460	1,307,524	1,357,845	1,405,967	1,439,756	*2.4%*
Ottawa-Gatineau	**1,270,232**	**1,288,507**	**1,302,934**	**1,316,502**	**1,332,001**	*1.2%*
Edmonton	1,206,040	1,241,798	1,286,024	1,331,612	1,363,277	*2.4%*
City of Ottawa**	912,248	924,166	935,810	946,344	956,710	*1.1%*

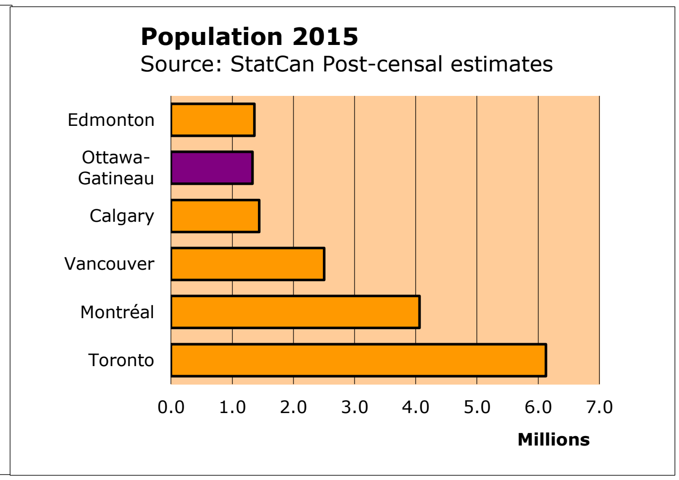
Source: Statistics Canada, CANSIM Tables 051-0056 and 051-0062; estimates are for July 1 each year

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

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

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





POST-CENSAL POPULATION ESTIMATES, OTTAWA-GATINEAU CMA

Statistics Canada Ottawa-Gatineau CMA	2010 (F)	2011 (F)	2012 (F)	2013 (U)	2014 (U)	2015 (P)
Ontario part of CMA	937,969	951,840	966,442	*978,402*	*989,847*	***1,001,197***
(%)	75.3%	75.3%	74.9%	75.0%	75.0%	75.2%
Quebec part of CMA	312,864	318,392	322,065	*324,532*	*326,655*	***330,804***
(%)	24.7%	24.7%	25.1%	25.0%	25.0%	24.8%
Total CMA Population	**1,250,833**	**1,270,232**	**1,288,507**	**1,302,934**	**1,316,502**	**1,332,001**

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

Source: Based on CANSIM Table 051-0056, Statistics Canada.

TABLE 2
GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS

Municipality	2006 Census Population	2006 Census Occupied Dwellings	2011 Census Population	2011 Census Occupied Dwellings	2014 City Estimates Population	2014 City Estimates Occupied Dwellings	2015 City Estimates Population	2015 City Estimates Occupied Dwellings
Ottawa, C	**812,129**	**320,888**	**883,391**	**353,244**	**951,725**	**398,119**	**960,757**	**403,918**
Gatineau, V	**242,124**	**100,203**	**265,349**	**112,758**	**277,764**	**119,351**	**279,995**	**120,663**
Prescott & Russell (part)	**57,264**	**20,570**	**62,938**	**23,352**	**66,414**	**25,124**	**66,819**	**25,433**
Alfred and Plantagenet, TP	8,654	3,373	9,196	3,728	9,671	4,016	9,658	4,043
Casselman, Vlg.	3,294	1,243	3,642	1,438	3,585	1,453	3,561	1,456
Clarence-Rockland, C (part of ON CMA)	20,790	7,491	23,185	8,641	24,539	9,334	24,635	9,434
Russell, TP (part of ON CMA)	13,883	4,730	15,247	5,285	16,184	5,668	16,542	5,813
The Nation Municipality	10,643	3,733	11,668	4,260	12,435	4,653	12,423	4,687
Leeds & Grenville (part)	**17,065**	**6,357**	**17,935**	**4,422**	**19,242**	**7,408**	**19,412**	**7,505**
Merrickville-Wolford, Vlg.	2,867	1,115	2,850	4,422	2,913	1,150	2,924	1,160
North Grenville, TP	14,198	5,242	15,085	6,819	16,329	6,254	16,488	6,345
Stormont, Dundas, Glengarry (pt)	**11,095**	**4,175**	**11,225**	**1,121**	**11,266**	**4,562**	**11,219**	**4,585**
North Dundas, TP	11,095	4,175	11,225	5,698	11,266	4,562	11,219	4,585
Lanark (part)	**31,169**	**11,571**	**32,663**	**9,690**	**34,749**	**13,495**	**35,061**	**13,739**
Beckwith, TP	6,387	2,296	6,986	2,571	7,444	2,779	7,569	2,839
Carleton Place, Tn.	9,453	3,702	9,809	3,973	10,120	4,184	10,246	4,265
Mississippi Mills, Tn.	11,734	4,375	12,385	4,836	13,763	5,144	13,859	5,228
Montague, TP	3,595	1,198	3,483	1,310	3,422	1,386	3,387	1,406
Renfrew (part)	**14,380**	**5,847**	**15,485**	**6,459**	**16,277**	**6,896**	**16,317**	**6,943**
Arnprior, Tn.	7,158	3,158	8,114	3,640	8,811	3,995	8,929	4,063
McNab/Braeside, TP	7,222	2,689	7,371	2,819	7,466	2,901	7,467	2,917
Québec part of CMA Outside Gatineau	**41,231**	**15,465**	**46,393**	**17,448**	**51,352**	**19,576**	**52,305**	**19,948**
Cantley, M	7,926	2,748	9,888	3,419	10,711	3,700	11,035	3,728
Chelsea, M	6,703	2,482	6,977	2,572	7,151	2,631	7,229	2,639
La Pêche, M	7,477	3,067	7,619	3,121	7,862	3,222	7,957	3,234
L'Ange-Gardien, M	4,348	1,492	5,051	1,775	5,284	1,881	5,418	1,897
Pontiac, M	5,238	2,003	5,681	2,147	5,872	2,202	5,959	2,210
Val-des-Monts, M	9,539	3,673	10,420	4,082	10,887	4,312	11,095	4,344
Denholm, M	604	254	572	247	581	254	578	254
Notre-Dame-de-la-Salette, M	774	335	757	332	759	336	772	342
Mayo, M	549	232	572	242	612	257	621	260
Bowman, M	676	296	677	302	680	307	681	308
Val-des-Bois, M	873	439	938	469	954	475	960	477
GREATER OTTAWA-GATINEAU AREA	**1,226,457**	**485,076**	**1,335,379**	**528,494**	**1,428,789**	**594,530**	**1,441,886**	**602,734**
Ottawa-Gatineau CMA	1,127,285	447,475	1,233,565	497,376	1,321,564	552,047	1,334,235	559,776
Ontario portion of the CMA	846,802	333,109	921,823	367,170	992,448	413,121	1,001,934	419,166
Québec portion of the CMA	280,483	114,366	311,742	130,206	329,116	138,927	332,300	140,611
OMATO	130,973	48,520	140,246	45,044	147,947	57,484	148,828	58,205

Sources: Statistics Canada, Census; estimates based on CMHC starts and municipal building permits **2014-15 City Estimates are year-end.**

City of Ottawa (2014 and 2015 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, 2014 and 2015 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: Notre-Dame-de-la-Salette, Mayo, Bowman, and Val-des-Bois were added to the CMA in 2011 and are not included in the "Qué. part of the CMA Outside Gatineau" or "Québec portion of the CMA sub-totals" prior to 2011.

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

QCOG: Québec part of the CMA Outside Gatineau

TABLE 3
POPULATION AND HOUSEHOLD ESTIMATES BY SUB-AREA, 2011-2015

SUB-AREA	POPULATION							HOUSEHOLDS						
						Growth							Growth	
	2011	2012	2013	2014	2015	14-15	% 14-15	2011	2012	2013	2014	2015	14-15	% 14-15
Downtown*														
Central Area	10,870	10,763	10,637	11,012	12,026	1,014	9.2%	6,544	6,523	6,511	6,813	7,473	660	9.7%
Inner Area	86,330	87,112	87,114	88,006	89,605	1,599	1.8%	45,279	45,990	46,165	46,869	48,014	1,145	2.4%
Other Areas Inside Greenbelt														
Ottawa East	52,110	52,065	51,641	51,421	51,117	-304	-0.6%	25,433	25,595	25,542	25,614	25,641	27	0.1%
Beacon Hill	31,090	30,906	30,831	30,730	30,275	-455	-1.5%	14,016	14,038	14,100	14,149	14,001	-148	-1.0%
Alta Vista	75,900	75,624	75,430	75,385	74,998	-387	-0.5%	32,345	32,410	32,459	32,569	32,500	-69	-0.2%
Hunt Club	66,250	65,941	65,768	65,669	65,555	-114	-0.2%	26,355	26,351	26,353	26,397	26,451	54	0.2%
Merivale	77,880	77,408	77,303	77,431	77,531	100	0.1%	33,194	33,116	33,231	33,500	33,780	280	0.8%
Ottawa West	42,760	42,913	43,669	43,795	44,598	803	1.8%	20,071	20,153	20,585	20,671	21,191	520	2.5%
Bayshore	39,290	38,906	38,677	38,657	38,477	-180	-0.5%	17,845	17,713	17,660	17,729	17,698	-31	-0.2%
Cedarview	47,810	47,326	46,890	46,478	46,162	-316	-0.7%	18,636	18,567	18,562	18,589	18,634	45	0.2%
Urban Areas Outside Greenbelt														
Kanata-Stittsville	106,240	108,010	111,529	114,020	116,777	2,757	2.4%	38,470	39,326	40,832	41,963	43,174	1,211	2.9%
South Nepean	73,430	76,279	78,455	81,273	83,252	1,979	2.4%	26,624	27,776	28,717	29,845	30,674	829	2.8%
Riverside South	10,950	11,971	12,715	13,537	14,145	608	4.5%	3,973	4,264	4,595	4,903	5,126	223	4.5%
Leitrim	5,380	6,504	7,281	7,846	8,527	681	8.7%	1,694	2,057	2,344	2,560	2,806	246	9.6%
Orléans	108,870	110,865	112,152	112,628	113,595	967	0.9%	40,218	41,374	42,321	42,856	43,490	634	1.5%
Rural														
Rural Northeast	11,760	11,790	11,834	11,868	11,937	69	0.6%	4,205	4,226	4,248	4,267	4,296	29	0.7%
Rural Southeast	27,280	27,668	27,873	28,148	28,316	168	0.6%	9,501	9,645	9,725	9,828	9,892	64	0.7%
Rural Southwest	27,770	27,862	27,990	28,275	28,296	21	0.1%	9,647	9,701	9,779	9,969	10,014	45	0.5%
Rural Northwest	25,150	25,342	25,471	25,546	25,568	22	0.1%	8,823	8,908	8,975	9,028	9,063	35	0.4%
City of Ottawa	**927,120**	**935,255**	**943,260**	**951,725**	**960,757**	**9,032**	**0.9%**	**382,873**	**387,733**	**392,704**	**398,119**	**403,918**	**5,799**	**1.5%**
Downtown*	97,200	97,875	97,751	99,018	101,631	2,613	2.6%	51,823	52,513	52,676	53,682	55,487	1,805	3.4%
Other Inside Greenbelt	433,090	431,089	430,209	429,566	428,713	-853	-0.2%	187,895	187,943	188,492	189,218	189,896	678	0.4%
Total Inside GB	*530,290*	*528,964*	*527,960*	*528,584*	*530,344*	*1,760*	0.3%	*239,718*	*240,456*	*241,168*	*242,900*	*245,383*	*2,483*	1.0%
Urban Areas Outside GB	304,870	313,629	322,132	329,304	336,296	6,992	2.1%	110,979	114,797	118,809	122,127	125,270	3,143	2.6%
Rural	91,960	92,662	93,168	93,837	94,117	280	0.3%	32,176	32,480	32,727	33,092	33,265	173	0.5%
Downtown*	10.5%	10.5%	10.4%	10.4%	10.6%			13.5%	13.5%	13.4%	13.5%	13.7%		
Other Inside Greenbelt	46.7%	46.1%	45.6%	45.1%	44.6%			49.1%	48.5%	48.0%	47.5%	47.0%		
Total Inside GB	57.2%	56.6%	56.0%	55.5%	55.2%			62.6%	62.0%	61.4%	61.0%	60.8%		
Urban Areas Outside GB	32.9%	33.5%	34.2%	34.6%	35.0%			29.0%	29.6%	30.3%	30.7%	31.0%		
Rural	9.9%	9.9%	9.9%	9.9%	9.8%			8.4%	8.4%	8.3%	8.3%	8.2%		

NOTE: Based on new occupied dwellings from building permits, as described on p. 2 on the report. **Data are year-end.**

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

City of Ottawa Sub-Areas

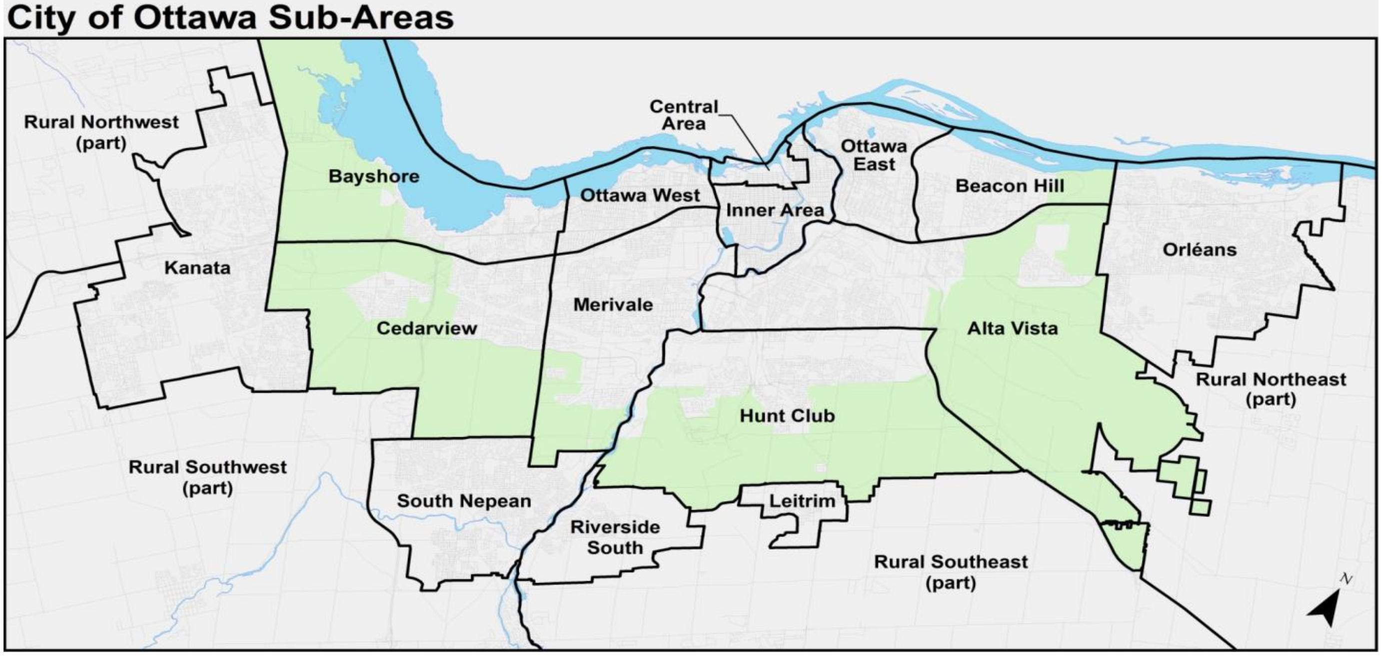


TABLE 4
NET MIGRATION TO THE CITY OF OTTAWA, 2009-2014

BY AGE GROUP

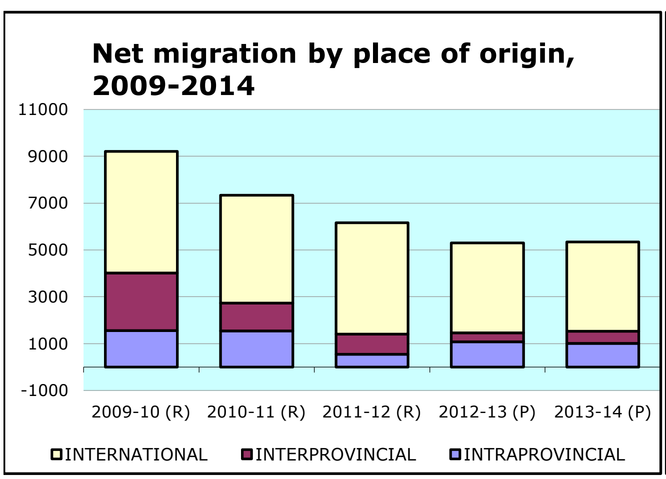
YEAR	AGE GROUP 0 - 17	18 - 24	25 - 44	45 - 64	65+	TOTAL
2009-10 (R)	2,083	2,744	4,858	-532	58	9,211
2010-11 (R)	1,614	2,347	3,939	-585	27	7,342
2011-12 (R)	1,511	1,880	3,191	-541	125	6,166
2012-13 (P)	1,468	2,002	2,318	-583	130	5,335
2013-14 (P)	**1,117**	**1,819**	**2,511**	**-499**	**400**	**5,348**
5-year total	**7,793**	**10,792**	**16,817**	**-2,740**	**740**	**33,402**
5 year %	**23.3%**	**32.3%**	**50.3%**	**-8.2%**	**2.2%**	**100.0%**

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

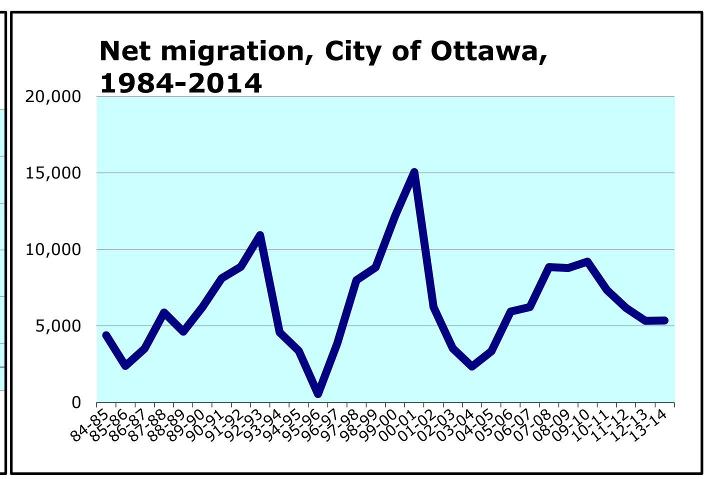
BY PLACE OF ORIGIN

	INTRAPROVINCIAL	INTERPROVINCIAL	INTERNATIONAL	TOTAL
In-Migrants				
2009-10 (R)	15,944	11,571	7,395	34,910
2010-11 (R)	15,000	10,673	6,789	32,462
2011-12 (R)	15,509	11,154	7,124	33,787
2012-13 (P)	13,704	9,774	6,604	30,082
2013-14 (P)	**14,090**	**10,258**	**6,626**	**30,974**
Out-Migrants				
2009-10 (R)	14,389	9,104	2,206	25,699
2010-11 (R)	13,454	9,492	2,174	25,120
2011-12 (R)	14,968	10,286	2,367	27,621
2012-13 (P)	12,620	9,400	2,727	24,747
2013-14 (P)	**13,081**	**9,742**	**2,803**	**25,626**
Net Migration				
2009-10 (R)	1,555	2,467	5,189	9,211
2010-11 (R)	1,546	1,181	4,615	7,342
2011-12 (R)	541	868	4,757	6,166
2012-13 (P)	1,084	374	3,877	5,335
2013-14 (P)	**1,009**	**516**	**3,823**	**5,348**

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



Net migration by place of origin, 2009-2014



Net migration, City of Ottawa, 1984-2014

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

2004-2014

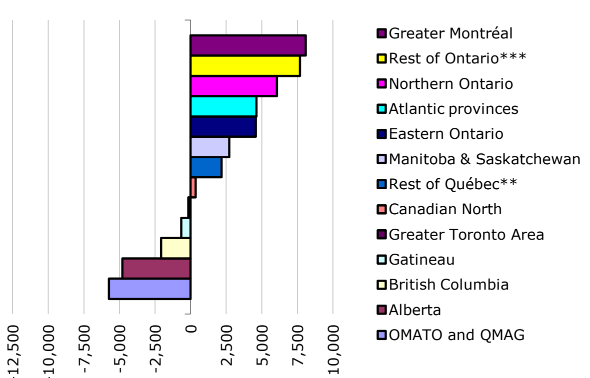
IN-FLOWS*		OUT-FLOWS*	
Greater Montréal	8,091	Greater Toronto Area	-162
Rest of Ontario***	7,676	Gatineau	-657
Northern Ontario	6,072	British Columbia	-2,071
Atlantic provinces	4,618	Alberta	-4,792
Eastern Ontario	4,573	OMATO and QMAG	-5,734
Manitoba & Saskatchewan	2,707		
Rest of Québec**	2,166		
Canadian North	362		
TOTAL IN-FLOWS	**36,265**	**TOTAL OUT-FLOWS**	**-13,416**
		Net Canadian Migration 2004-2014	22,849
		Net International Migration	**43,573**
		Net Migration 2004-2014	**66,422**

2013-2014

IN-FLOWS*		OUT-FLOWS*	
Greater Montréal	981	Canadian North	-98
Rest of Ontario***	718	Greater Toronto Area	-127
Gatineau	602	OMATO and QMAG	-380
Northern Ontario	577	British Columbia	-428
Atlantic provinces	317	Alberta	-1,226
Eastern Ontario	289		
Rest of Québec**	205		
Manitoba & Saskatchewan	95		
TOTAL IN-FLOWS	**3,784**	**TOTAL OUT-FLOWS**	**-2,259**
		Net Canadian Migration 2013-2014	1,525
		Net International Migration *(Table 4)*	**3,823**
		Net Migration 2013-2014	**5,348**

Source: Statistics Canada, Migration Estimates for Census Division 3506
* Most significant areas in order of magnitude
** Rest of Québec = All of Québec outside Gatineau, Suburban Gatineau and Greater Montréal
*** Rest of Ontario = All of Ontario outside OMATO, Eastern Ontario, Northern Ontario and the Greater Toronto Area

Migration In- and Out-Flows, 2004-14



Migration In- and Out-Flows, 2013-14

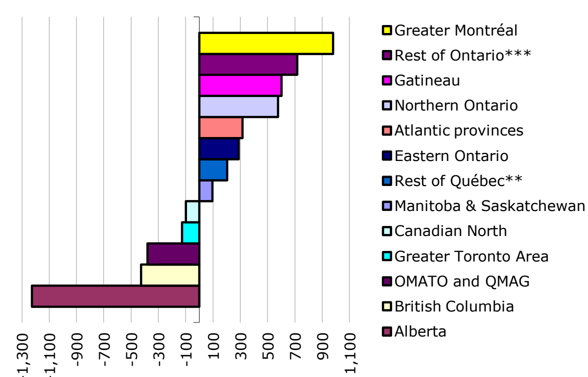


TABLE 6
MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2009-14

	2009-2010 (R)	2010-2011 (R)	2011-2012 (R)	2012-2013 (R)	2013-2014 (P)	TOTAL 2009-2014
PRESCOTT-RUSSELL TO OTTAWA	1,657	1,588	1,744	1,630	1,780	8,399
OTTAWA TO PRESCOTT-RUSSELL	2,054	1,890	2,082	1,712	1,782	9,520
PRESCOTT-RUSSELL - NET MIGRATION	**-397**	**-302**	**-338**	**-82**	**-2**	**-1,121**
S.D.&G.** TO OTTAWA	942	917	940	779	883	4,461
OTTAWA TO S.D.&G.	826	777	816	779	714	3,912
S.D.&G. - NET MIGRATION	**116**	**140**	**124**	**0**	**169**	**549**
LEEDS-GRENVILLE TO OTTAWA	860	837	903	843	841	4,284
OTTAWA TO LEEDS-GRENVILLE	1,155	1,067	1,225	1,005	1,046	5,498
LEEDS-GRENVILLE - NET MIGRATION	**-295**	**-230**	**-322**	**-162**	**-205**	**-1,214**
LANARK TO OTTAWA	950	999	1,051	959	953	4,912
OTTAWA TO LANARK	1,400	1,233	1,349	1,210	1,367	6,559
LANARK - NET MIGRATION	**-450**	**-234**	**-298**	**-251**	**-414**	**-1,647**
RENFREW TO OTTAWA	1,035	1,020	1,037	969	939	5,000
OTTAWA TO RENFREW	1,067	980	1,125	923	935	5,030
RENFREW - NET MIGRATION	**-32**	**40**	**-88**	**46**	**4**	**-30**
GATINEAU TO OTTAWA	2,099	1,983	2,505	2,238	2,402	11,227
OTTAWA TO GATINEAU	2,295	2,215	2,263	1,886	1,800	10,459
GATINEAU - NET MIGRATION	**-196**	**-232**	**242**	**352**	**602**	**768**
LES-COLLINES-DE-L'OUTAOUAIS TO OTTAWA	233	226	237	273	284	1,253
OTTAWA TO LES-COLLINES-DE-L'OUTAOUAIS	330	305	326	270	220	1,451
LES-COLLINES - NET MIGRATION	**-97**	**-79**	**-89**	**3**	**64**	**-198**
PAPINEAU TO OTTAWA	29	31	21	23	18	122
OTTAWA TO PAPINEAU	31	24	17	16	27	115
PAPINEAU - NET MIGRATION	**-2**	**7**	**4**	**7**	**-9**	**7**
LA-VALLÉE-DE-LA-GATINEAU TO OTTAWA	31	29	41	39	15	155
OTTAWA TO LA-VALLÉE-DE-LA-GATINEAU	49	40	42	49	41	221
LA-VALLÉE - NET MIGRATION	**-18**	**-11**	**-1**	**-10**	**-26**	**-66**
PONTIAC TO OTTAWA	47	69	64	41	69	290
OTTAWA TO PONTIAC	42	54	58	41	30	225
PONTIAC - NET MIGRATION	**5**	**15**	**6**	**0**	**39**	**65**
TOTAL	**-1,366**	**-886**	**-760**	**-97**	**222**	**-2,887**
Gatineau	**-196**	**-232**	**242**	**352**	**602**	**768**
OMATO Counties*	**-1,058**	**-586**	**-922**	**-449**	**-448**	**-3,463**
QMAG Counties*	**-112**	**-68**	**-80**	**0**	**68**	**-192**

* **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	2010-2011 (F)	2011-2012 (F)	2012-2013 (U)	2013-2014 (U)	2014-2015 (P)	% chg. 13-14/14-15	2010-2015 TOTAL
Toronto	78,520	62,494	61,699	51,238	41,217	-19.6%	295,168
Montréal	33,750	32,919	29,745	25,118	20,367	-18.9%	141,899
Vancouver	28,287	25,709	21,300	27,995	18,483	-34.0%	121,774
Calgary	10,861	31,450	38,331	35,692	21,057	-41.0%	137,391
Edmonton	17,167	26,536	34,717	35,736	21,596	-39.6%	135,752
Ottawa-Gatineau	**15,947**	**11,552**	**7,857**	**7,088**	**6,898**	**-2.7%**	**49,342**
TOTAL 6 CMA's	**184,532**	**190,660**	**193,649**	**182,867**	**129,618**	**-29.1%**	**881,326**
Ottawa-Gatineau % of 6 largest CMA's	8.6%	6.1%	4.1%	3.9%	5.3%		5.6%

Source: Statistics Canada, Table 051-0057

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

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 2013-2014. The second dataset is CANSIM Table 051-0057, which is used for Table 7 and has data up to 2014-2015.

TABLE 8
LABOUR FORCE INDICATORS, OTTAWA CMA*, 1998-2015

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED RESIDENTS (000)	UNEM-PLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICI-PATION RATE (%)	UNEMPLOYMENT RATE OTTAWA CMA (%)	UNEMPLOYMENT RATE ONTARIO (%)	UNEMPLOYMENT RATE CANADA (%)
1998	620.5	414.7	388.8	25.9	205.8	66.8%	6.2%	7.2%	8.4%
1999	631.6	437.6	409.5	28.1	194.0	69.3%	6.4%	6.4%	7.6%
2000	647.1	453.4	428.4	25.0	193.7	70.1%	5.5%	5.8%	6.8%
2001	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	533.8	38.0	243.0	70.2%	6.6%	7.3%	6.9%
2015	**825.3**	**566.9**	**531.1**	**35.8**	**258.3**	**68.7%**	**6.3%**	**6.8%**	**6.9%**
% change:									
2014-15	1.3	-0.9	-0.5	-5.8	6.3	-1.5%	-0.3%	-0.5%	0.0%
2011-15	6.3	3.2	2.6	12.2	13.8	-2.1%	0.5%	-1.0%	-0.5%

Source: 1998-2000: Statistics Canada, Labour Force Survey, Table 282-0110 (Annual Averages) [Table has been discontinued]
2001-2015: Statistics Canada, Labour Force Survey, Table 282-0129 & Table 282-0002 (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.

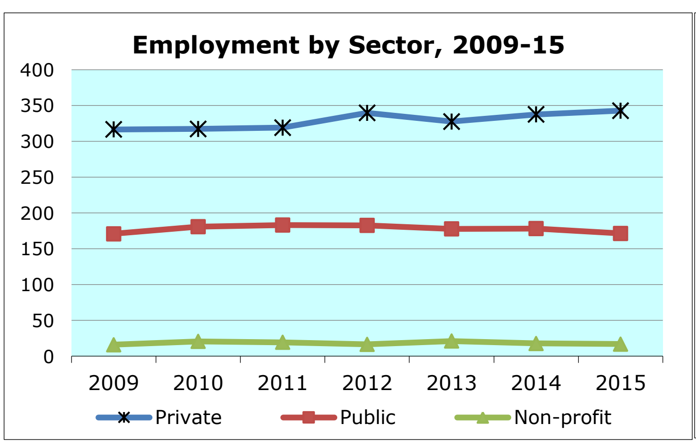
NOTE: Labour Force Survey data is reported by place of residence.

TABLE 9
EMPLOYMENT BY SECTOR (000's), OTTAWA CMA, 2009-2015

By Major Sector	2009	2010	2011	2012	2013	2014	2015
Primary	1.7	2.6	2.5	3.5	0.0	1.7	0.0
Utilities	1.6	0.0	0.0	0.0	0.0	1.6	0.0
Construction	24.0	27.4	22.2	25.5	20.9	19.6	31.8
Manufacturing	30.0	23.3	21.1	18.4	18.1	17.5	16.7
Wholesale Trade	9.8	8.1	11.3	11.1	12.2	16.4	11.5
Retail Trade	49.0	51.3	50.1	54.7	49.6	52.6	55.4
Transportation and Warehousing	13.4	14.2	15.9	15.4	13.2	14.8	15.3
Information and Cultural Industries	13.1	14.2	13.7	18.3	13.4	14.8	13.0
F.I.R.E.*	28.0	27.6	26.3	27.9	29.1	24.4	27.7
Professional, Sci. & Tech. Services	58.8	57.5	61.2	63.1	69.1	60.5	54.9
Administrative and Support Services	14.2	16.4	19.5	18.5	21.8	21.3	25.1
Health and Education	91.0	96.6	99.7	97.6	106.8	106.1	110.7
Arts, Entertainment and Recreation	9.8	11.2	9.8	14.1	9.8	12.4	12.7
Accommodation and Food Services	22.6	24.8	26.9	28.2	30.5	35.8	33.2
Other Services	22.1	25.4	23.0	20.8	23.0	23.6	19.5
Public Administration	113.9	116.7	117.1	119.9	107.6	108.6	101.1
Total Employed Residents	**503.6**	**519.0**	**521.9**	**539.1**	**526.8**	**533.8**	**531.1**
By Primary, Secondary and Tertiary Sector							
Primary	1.7	2.6	2.5	3.5	0.0	1.7	0.0
Secondary	55.6	50.7	43.3	43.9	39.0	38.7	48.5
Tertiary	446.3	465.7	476.1	491.7	487.8	493.4	482.6
Total	**503.6**	**519.0**	**521.9**	**539.1**	**526.8**	**533.8**	**531.1**
By Type of Sector							
Private sector	316.7	317.3	319.2	339.8	327.6	337.7	342.8
Public sector	170.9	180.9	183.2	182.7	177.9	178.3	171.4
Non-profit sector	16.0	20.8	19.6	16.6	21.3	17.8	16.9
Total	**503.6**	**519.0**	**521.9**	**539.1**	**526.8**	**533.8**	**531.1**
% private	62.9%	61.1%	61.2%	63.0%	62.2%	63.3%	64.5%
By Cluster							
Telecommunications equipment	8.2	4.5	4.1	3.1	2.4	1.5	1.5
Microelectronics	9.9	8.6	4.1	3.1	2.4	3.0	1.5
Software and Communications	31.1	27.9	30.2	32.2	33.2	38.1	26.5
Health Sciences	4.3	0.0	2.5	1.5	0.0	1.5	1.9
Tourism	32.4	36.0	36.7	42.3	41.4	48.2	45.9
Total, all clusters	**85.9**	**77.0**	**77.6**	**82.2**	**79.4**	**92.3**	**77.3**
Advanced Technology	***53.5***	***41.0***	***40.9***	***39.9***	***38.0***	***44.1***	***31.4***

Source: Statistics Canada, Labour Force Survey, custom tabulations
Figures may not add due to rounding & data suppression by Statistics Canada
* F.I.R.E. = Finance, Insurance and Real Estate

Revisions will be made to 2009-14 data in the 2016 report
Note: "0.0" indicates estimate is less than 1,500
(see footnote to Table 8 for definition of Ottawa CMA)



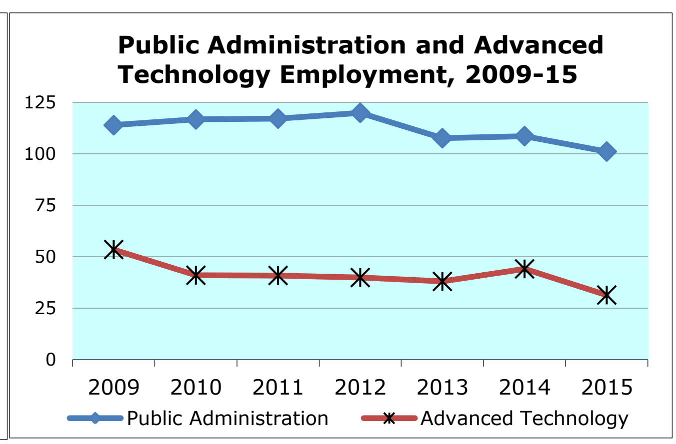
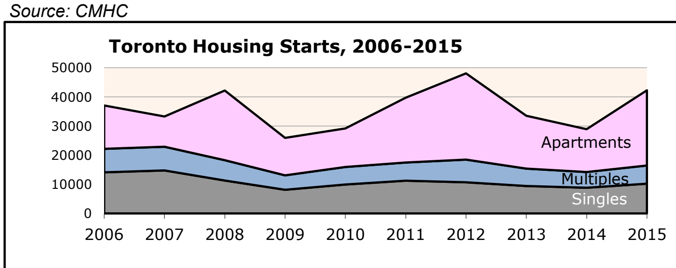


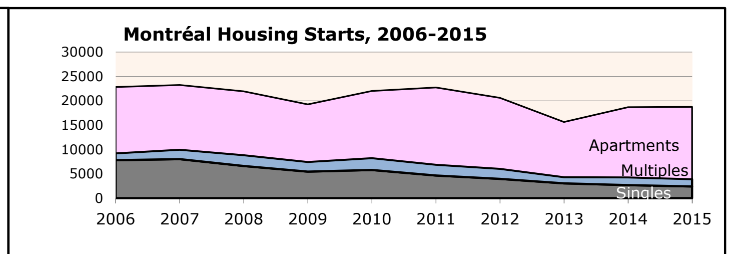
TABLE 10
HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2006-2015

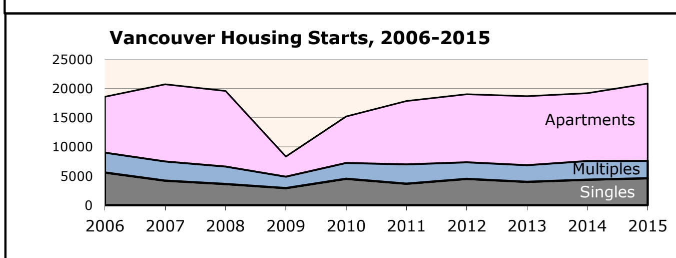
		HOUSING STARTS										% change	
CMA	Dwg. Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014-15	2006-15
Toronto	Singles	14,120	14,769	11,308	8,130	9,936	11,247	10,699	9,421	8,830	10,223	15.8%	-27.6%
	Multiples	8,069	8,144	6,974	4,950	6,019	6,241	7,789	5,977	5,391	6,239	15.7%	-22.7%
	Apartments	14,891	10,380	23,930	12,869	13,240	22,257	29,617	18,149	14,708	25,825	75.6%	73.4%
	Total	**37,080**	**33,293**	**42,212**	**25,949**	**29,195**	**39,745**	**48,105**	**33,547**	**28,929**	**42,287**	**46.2%**	**14.0%**
Montréal	Singles	7,793	8,013	6,602	5,446	5,789	4,653	3,959	3,039	2,677	2,402	-10.3%	-69.2%
	Multiples	1,423	1,956	2,241	2,005	2,452	2,233	2,084	1,289	1,608	1,511	-6.0%	6.2%
	Apartments	13,597	13,264	13,084	11,800	13,760	15,833	14,548	11,304	14,387	14,831	3.1%	9.1%
	Total	**22,813**	**23,233**	**21,927**	**19,251**	**22,001**	**22,719**	**20,591**	**15,632**	**18,672**	**18,744**	**0.4%**	**-17.8%**
Vancouver	Singles	5,600	4,211	3,634	2,929	4,533	3,686	4,516	4,004	4,374	4,622	5.7%	-17.5%
	Multiples	3,434	3,313	3,018	1,985	2,738	3,338	2,869	2,883	3,227	2,998	-7.1%	-12.7%
	Apartments	9,563	13,212	12,939	3,425	7,946	10,843	11,642	11,809	11,611	13,243	14.1%	38.5%
	Total	**18,597**	**20,736**	**19,591**	**8,339**	**15,217**	**17,867**	**19,027**	**18,696**	**19,212**	**20,863**	**8.6%**	**12.2%**
Calgary	Singles	10,482	7,777	4,387	4,775	5,782	5,084	5,961	6,402	6,494	4,138	-36.3%	-60.5%
	Multiples	2,153	2,362	1,348	1,155	2,131	2,102	2,886	3,207	3,903	3,150	-19.3%	46.3%
	Apartments	4,411	3,366	5,703	388	1,349	2,106	3,994	2,975	6,734	5,745	-14.7%	30.2%
	Total	**17,046**	**13,505**	**11,438**	**6,318**	**9,262**	**9,292**	**12,841**	**12,584**	**17,131**	**13,033**	**-23.9%**	**-23.5%**
Edmonton	Singles	9,064	7,682	2,613	3,897	6,062	5,017	5,658	5,970	6,832	5,683	-16.8%	-37.3%
	Multiples	2,196	2,995	1,421	1,674	2,149	2,110	3,252	3,555	3,880	4,442	14.5%	102.3%
	Apartments	3,710	4,211	2,581	746	1,748	2,205	3,927	5,164	3,160	6,925	119.1%	86.7%
	Total	**14,970**	**14,888**	**6,615**	**6,317**	**9,959**	**9,332**	**12,837**	**14,689**	**13,872**	**17,050**	**22.9%**	**13.9%**
Ottawa-Gatineau	Singles	3,651	4,010	4,076	3,527	3,212	2,918	2,280	2,262	2,254	2,414	7.1%	-33.9%
	Multiples	2,816	3,003	3,300	3,177	3,259	2,846	2,307	2,424	2,450	1,961	-20.0%	-30.4%
	Apartments	2,341	2,281	2,926	2,226	2,662	2,450	4,192	3,798	2,961	2,181	-26.3%	-6.8%
	Total	**8,808**	**9,294**	**10,302**	**8,930**	**9,133**	**8,214**	**8,779**	**8,484**	**7,665**	**6,556**	**-14.5%**	**-25.6%**

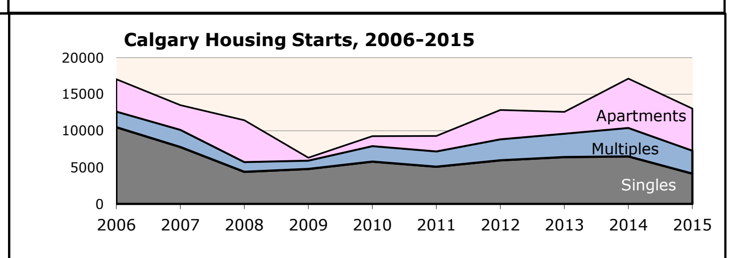
Multiples = Semi-detached and Row units

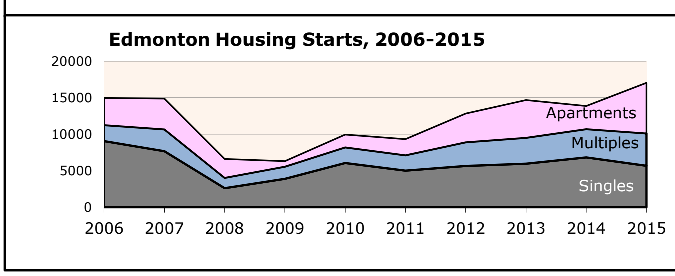
Source: CMHC











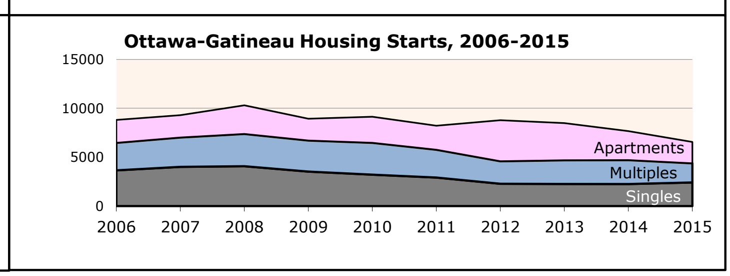


TABLE 11
NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2007-15

	2007	2008	2009	2010	2011	2012	2013	2014	2015	% chng. 2014-15
OTTAWA	**6,218**	**6,679**	**5,522**	**6,046**	**5,521**	**5,730**	**6,284**	**5,537**	**4,696**	**-15.2%**
Ottawa, Vanier, Rockcliffe (former)	1,016	1,100	1,086	1,280	952	2,057	2,262	1,244	1,406	13.0%
Nepean (former)	1,306	1,615	1,369	1,525	1,541	1,093	965	1,292	900	-30.3%
Gloucester (former)	1,014	774	698	685	752	660	959	797	770	-3.4%
Kanata (former)	682	1,073	727	974	588	761	1,124	1,225	860	-29.8%
Cumberland (former)	980	939	901	783	896	685	440	549	311	-43.4%
Goulbourn (former)	892	675	365	409	428	214	253	75	315	320.0%
Osgoode (former)	179	153	122	177	183	89	73	104	60	-42.3%
Rideau (former)	47	38	34	42	43	23	37	36	33	-8.3%
West Carleton (former)	102	312	220	171	138	148	171	215	41	-80.9%
Inside the Greenbelt	1,623	1,682	1,192	1,518	1,130	2,224	2,336	1,488	1,447	-2.8%
Outside the Greenbelt	4,595	4,997	4,330	4,528	4,391	3,506	3,948	4,049	3,249	-19.8%
Prescott & Russell (part)	**495**	**568**	**492**	**724**	**532**	**502**	**392**	**299**	**335**	**12.0%**
Alfred and Plantagenet, TP	67	80	64	73	99	91	55	29	28	-3.4%
Casselman, Vlg.*	25	39	42	26	10	2	2	1	5	400.0%
Clarence-Rockland, C (part of ON CMA)	132	204	193	323	213	190	153	112	93	-17.0%
Russell, TP (part of ON CMA)	156	133	99	77	60	100	123	113	183	61.9%
The Nation Municipality	115	112	94	225	150	119	59	44	26	-40.9%
Leeds & Grenville (part)	**115**	**113**	**109**	**182**	**183**	**262**	**116**	**103**	**93**	**-9.7%**
Merrickville-Wolford, Vlg.*	12	16	8	6	7	13	11	1	6	500.0%
North Grenville, TP*	103	97	101	176	176	249	105	102	87	-14.7%
Stormont, Dundas & Glengarry (part)	**115**	**39**	**36**	**56**	**59**	**26**	**47**	**24**	**23**	**-4.2%**
North Dundas, TP	115	39	36	56	59	26	47	24	23	-4.2%
Lanark (part)	**174**	**269**	**177**	**252**	**265**	**220**	**260**	**230**	**294**	**27.8%**
Beckwith, TP *	34	38	48	59	66	64	71	66	69	4.5%
Carleton Place, Tn.	54	142	54	73	61	77	51	66	105	59.1%
Mississippi Mills, Tn.	62	70	61	98	114	60	115	68	107	57.4%
Montague, TP	24	19	14	22	24	19	23	30	13	-56.7%
Renfrew (part)	**88**	**104**	**62**	**99**	**117**	**114**	**188**	**82**	**95**	**15.9%**
Arnprior, Tn.*	61	78	43	71	92	73	173	66	76	15.2%
McNab/Braeside, TP*	27	26	19	28	25	41	15	16	19	18.8%
GATINEAU	**2,358**	**2,889**	**2,797**	**2,287**	**2,103**	**2,354**	**1,571**	**1,572**	**1,312**	**-16.5%**
Hull (former)	275	150	146	186	208	545	275	246	106	-56.9%
Aylmer (former)	1,105	1,686	1,441	1,064	1,069	808	745	768	581	-24.3%
Gatineau (former)	929	892	962	648	618	728	467	520	464	-10.8%
Buckingham (former)	17	81	78	193	84	174	42	22	127	477.3%
Masson-Angers (former)	32	80	170	196	124	99	42	16	34	112.5%
Qué. part CMA Outside of Gatineau	**439**	**432**	**328**	**410**	**337**	**405**	**355**	**331**	**272**	**-17.8%**
Cantley	150	123	98	132	93	107	96	87	60	-31.0%
Chelsea	29	34	23	20	23	21	23	21	19	-9.5%
La Pêche	45	78	36	56	54	62	31	40	35	-12.5%
L'Ange-Gardien	44	58	54	45	26	56	36	45	35	-22.2%
Pontiac	29	36	21	41	16	36	16	24	19	-20.8%
Val-des-Monts	133	84	87	105	105	102	134	98	95	-3.1%
Denholm	1	4	0	1	1	8	6	0	0	n/a
N.-D.-de-la-Salette (part of CMA in 2011)	7	7	5	1	2	0	3	9	0	-100.0%
Mayo (part of CMA in 2011)	1	8	4	9	11	6	4	1	7	600.0%
Bowman (part of CMA in 2011)	n.d.	n.d.	n.d.	n.d.	3	3	2	2	2	0.0%
Val-des-Bois (part of CMA in 2011)	4	10	10	5	3	4	4	4	0	-100.0%
GREATER OTTAWA-GATINEAU AREA	**10,002**	**11,093**	**9,523**	**10,056**	**9,117**	**9,613**	**9,213**	**8,178**	**7,120**	**-12.9%**
Ottawa-Gatineau CMA	**9,291**	**10,312**	**8,920**	**9,128**	**8,234**	**8,779**	**8,486**	**7,665**	**6,556**	**-14.5%**
Ontario portion of the CMA	**6,506**	**7,016**	**5,814**	**6,446**	**5,794**	**6,020**	**6,560**	**5,762**	**4,972**	**-13.7%**
Quebec portion of the CMA	**2,785**	**3,296**	**3,106**	**2,682**	**2,440**	**2,759**	**1,926**	**1,903**	**1,584**	**-16.8%**
OMATO	**987**	**1,093**	**876**	**1,313**	**1,156**	**1,124**	**1,003**	**738**	**840**	**13.8%**

*Sources: CMHC Starts -Housing Information Monthly, January 2016; * Municipal Building Permits; **Municipal Building Permitsfor 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.

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 12: NEW DWELLING UNITS IN O.P. INTENSIFICATION TARGET AREAS, 2011-15

OP Target Area (Designation)	2011				2012				2013				2014				2015			
	Single/Semi	Row	Apt.	Total	Single/Semi	Row	Apt.	Total	Single/Semi	Row	Apt.	Total	Single/Semi	Row	Apt.	Total	Single/Semi	Row	Apt.	Total
Central Area	0	0	258	**258**	0	0	374	**374**	0	0	338	**338**	0	0	237	**237**	0	0	311	**311**
Mainstreets																				
Inside Greenbelt	0	16	451	467	0	0	287	287	0	0	266	266	0	0	677	677	-1	0	888	887
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	48	48
Total	0	16	451	**467**	0	0	287	**287**	0	0	270	**270**	0	0	677	**677**	-1	0	936	**935**
Mixed-Use Centres																				
Inside Greenbelt	11	12	160	183	3	16	307	326	0	0	70	70	0	0	451	451	9	0	338	347
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	11	12	160	**183**	3	16	307	**326**	0	0	70	**70**	0	0	451	**451**	9	0	338	**347**
Rapid Transit Stations																				
Inside Greenbelt	38	18	1134	1,190	61	17	984	1,062	45	8	748	801	43	20	1422	1,485	55	3	1328	1,386
Outside Greenbelt	0	0	0	0	3	46	180	229	55	162	233	450	25	39	306	370	8	27	36	71
Total	38	18	1,134	**1,190**	64	63	1,164	**1,291**	100	170	981	**1,251**	68	59	1,728	**1,855**	63	30	1,364	**1,457**
Future Rapid Transit Stations																				
Inside Greenbelt	9	3	0	12	4	2	175	181	4	0	5	9	3	20	4	27	8	0	32	40
Outside Greenbelt	0	0	69	69	0	0	43	43	0	2	1	3	0	0	0	0	6	18	0	24
Total	9	3	69	**81**	4	2	218	**224**	4	2	6	**12**	3	20	4	**27**	14	18	32	**64**
Town Centres	0	0	165	**165**	0	0	221	**221**	0	0	173	**173**	0	0	268	**268**	0	18	0	**18**
Enterprise Areas																				
Inside Greenbelt	1	0	0	1	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Outside Greenbelt	37	236	36	309	50	155	0	205	32	38	0	70	1	0	39	40	0	56	1	57
Total	38	236	36	**310**	52	155	0	**207**	32	38	0	**70**	1	0	39	**40**	0	56	1	**57**
Total Units in Designated Areas**	94	282	1,625	**2,001**	122	224	1,791	**2,137**	138	208	1,228	**1,574**	72	98	2,367	**2,537**	77	104	1,744	**1,925**
Total New Units City-wide	2,357	1,882	3,052	7,291	1,741	1,700	3,171	6,612	2,013	1,453	2,322	5,788	2,215	2,066	3,633	7,914	1,723	1,028	2,507	5,258
Demolitions	244	0	38	282	288	0	45	333	227	7	48	282	209	30	67	306	235	3	50	288
Total Net New Units City-wide	2,113	1,882	3,014	7,009	1,453	1,700	3,126	6,279	1,786	1,446	2,274	5,506	2,006	2,036	3,566	7,608	1,488	1,025	2,457	**4,970**
% Share in Designated Areas	4.4%	15.0%	53.9%	**28.5%**	8.4%	13.2%	57.3%	**34.0%**	7.7%	14.4%	54.0%	**28.6%**	3.6%	4.8%	66.4%	**33.3%**	5.2%	10.1%	71.0%	**38.7%**
Total New Units, Urban/Suburban	1,996	1,773	2,805	6,574	1,465	1,700	3,032	6,197	1,739	1,453	2,313	5,505	1,947	2,066	3,618	7,631	1,468	1,020	2,489	4,977
Demolitions	202	0	38	240	230	0	44	274	193	7	48	248	180	30	67	277	180	3	50	233
Total Net New Units, urban + suburban	1,794	1,773	2,767	6,334	1,235	1,700	2,988	5,923	1,546	1,446	2,265	5,257	1,767	2,036	3,551	7,354	1,288	1,017	2,439	**4,744**
% Share of Units in Designated Areas	5.2%	15.9%	58.7%	**31.6%**	9.9%	13.2%	59.9%	**36.1%**	8.9%	14.4%	54.2%	**29.9%**	4.1%	4.8%	66.7%	**34.5%**	6.0%	10.2%	71.5%	**40.6%**

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

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

SUMMARIES: 5- AND 10-YEAR

Target Areas: Last 5 Years	Single/ Semi	Row	Apt.	Total
Central Area	0	0	1,518	1,518
Mainstreets	-1	16	2,621	2,636
Mixed-Use	23	28	1,326	1,377
Rapid Transit Stations	333	340	6,371	7,044
Future Rapid Transit Stations	34	45	329	408
Town Centres	0	18	827	845
Enterprise Areas	123	485	76	684
TOTAL Units in OP Target Areas**	**503**	**916**	**8,755**	**10,174**
TOTAL Urban Units - City of Ottawa	**7,630**	**7,972**	**14,010**	**29,612**
% Share in OP Target Areas	**6.6%**	**11.5%**	**62.5%**	**34.4%**

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

Target Areas: Last 10 Years	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	TOTAL
Central Area	469	353	246	166	47	258	374	338	237	311	2,799
Mainstreets	101	344	399	286	483	467	287	270	677	935	4,249
Mixed-Use Centres	3	78	205	35	110	183	326	70	451	347	1,808
Rapid Transit Stations	141	545	623	345	891	1,190	1,291	1,275	1,835	1,457	9,593
Future Rapid Transit Stations	n/a	n/a	n/a	n/a	26	81	224	12	27	64	434
Town Centres	60	158	0	0	146	165	221	173	268	18	1,209
Enterprise Areas	19	275	225	250	271	310	207	70	40	57	1,724
TOTAL	**793**	**1,753**	**1,698**	**1,082**	**1,974**	**2,654**	**2,930**	**2,208**	**3,535**	**3,189**	**21,816**

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

Source: City of Ottawa, building permits

TABLE 13: RESIDENTIAL INTENSIFICATION IN URBAN AND SUBURBAN WARDS, 2011-2015

Ward		Intensification Units						2011-15 Share of Intensification
No.	Name	2011	2012	2013	2014	2015	2011-2015	
12	Rideau-Vanier	483	271	315	481	419	1,969	13%
13	Rideau-Rockcliffe	68	122	45	240	326	801	5%
14	Somerset	844	404	716	360	829	3,153	21%
15	Kitchissippi	403	522	208	600	401	2,134	14%
17	Capital	36	103	155	250	87	631	4%
	TOTAL - CENTRAL	**1,834**	**1,422**	**1,439**	**1,931**	**2,062**	**8,688**	**57%**
7	Bay	15	179	11	26	36	267	2%
8	College	70	20	30	261	55	436	3%
9	Knoxdale-Merivale	153	22	5	396	6	582	4%
10	Gloucester-Southgate	58	56	70	29	128	341	2%
11	Beacon Hill-Cyrville	61	51	39	50	10	211	1%
16	River	38	151	42	41	17	289	2%
18	Alta Vista	49	175	115	21	22	382	2%
	TOTAL - INNER URBAN	**444**	**654**	**312**	**824**	**274**	**2,508**	**16%**
1	Orléans	298	409	90	106	30	933	6%
2	Innes	12	27	194	66	90	389	3%
3	Barrhaven	160	157	299	636	101	1,353	9%
4	Kanata North	19	235	189	269	47	759	5%
6	Stittsville	17	39	21	13	3	93	1%
19	Cumberland	0	3	22	16	8	49	0%
22	Gloucester-South Nepean	16	15	23	55	72	181	1%
23	Kanata South	81	85	63	81	66	376	2%
	TOTAL - SUBURBAN	**603**	**970**	**901**	**1,242**	**417**	**4,133**	**27%**
Intensification Units Inside Greenbelt		**2,278**	**2,076**	**1,751**	**2,755**	**2,336**	**11,196**	**73%**
Intensification Units Outside Greenbelt		**603**	**970**	**901**	**1,242**	**417**	**4,133**	**27%**
Total Intensification Units		**2,881**	**3,046**	**2,652**	**3,997**	**2,753**	**15,329**	**100%**
Total Urban Units		**6,372**	**5,993**	**5,337**	**7,393**	**4,760**	**29,855**	
% Intensification		**45%**	**51%**	**50%**	**54%**	**58%**	**51.3%**	
Official Plan 5 year Target		**36%**	**38%**	**38%**	**38%**	**38%**	**37.6%**	

Source: City of Ottawa, Building Permits

TABLE 14: NON-RESIDENTIAL INTENSIFICATION, 2011-2015

Intensification Gross Floor Area (m^2)							2011-15 Share of Intensification
Area	**2011**	**2012**	**2013**	**2014**	**2015**	**2011-2015**	
Inside Greenbelt	371,174	165,818	198,126	136,730	169,151	1,040,998	86%
Outside Greenbelt	35,236	33,230	39,407	48,726	14,571	171,171	14%
Total Urban Intensification GFA	406,410	199,048	237,533	185,456	183,722	1,212,169	
Total Urban GFA	467,299	246,107	297,147	216,270	303,054	1,453,687	
% Intensification of Urban GFA	**87%**	**81%**	**80%**	**86%**	**61%**	**83%**	

Intensification Gross Floor Area (ft^2)							2011-15 Share of Intensification
Area	**2011**	**2012**	**2013**	**2014**	**2015**	**2011-2015**	
Inside Greenbelt	3,995,281	1,784,851	2,132,608	1,471,745	1,820,726	11,205,211	86%
Outside Greenbelt	379,281	357,688	424,173	524,487	156,841	1,842,470	14%
Total Urban Intensification GFA	4,374,562	2,142,539	2,556,782	1,996,231	1,977,567	13,047,681	
Total Urban GFA	5,029,967	2,649,077	3,198,459	2,327,908	3,262,046	15,647,353	
% Intensification of Urban GFA	**87%**	**81%**	**80%**	**86%**	**61%**	**83%**	

Source: City of Ottawa, Building Permits

Notes:

1) Based on building permits issued from Jan 1, 2011 to Dec 31, 2015

2) Data are net of demolitions

TABLE 15
HOUSING STARTS BY TYPE, CITY OF OTTAWA, 1996-2015

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

Source: CMHC, Starts and Completions Survey

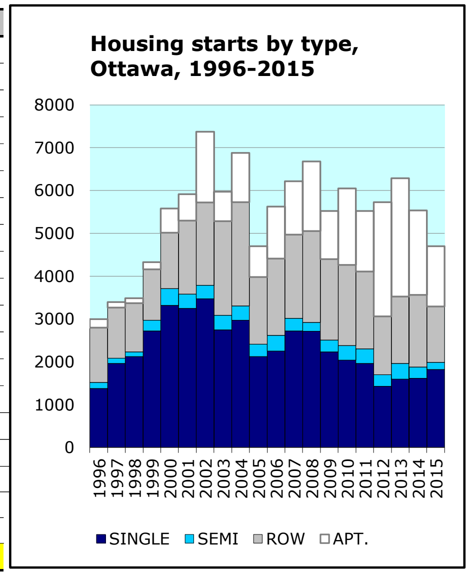


TABLE 16
HOUSING COMPLETIONS, CITY OF OTTAWA, 2006-2015, BY TYPE AND INTENDED MARKET

YEAR	FREEHOLD				CONDOMINIUM			PRIVATE RENTAL			ASSISTED RENTAL			ANNUAL TOTAL
	SINGLE	SEMI	ROW	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	
2006	2,103	362	1,349	**3,814**	225	743	**968**	71	64	**135**	83	0	**83**	**5,000**
2007	2,269	297	1,484	**4,050**	51	1201	**1,252**	75	59	**134**	0	0	**0**	**5,436**
2008	2,685	240	1,909	**4,834**	79	1,013	**1,092**	14	195	**209**	0	0	**0**	**6,135**
2009	2,484	226	1,719	**4,437**	9	945	**955**	12	214	**228**	0	0	**0**	**5,620**
2010	2,490	370	2,016	**4,808**	32	1,397	**1,431**	25	144	**181**	0	0	**0**	**6,420**
2011	1,906	344	1,939	**4,189**	19	1,324	**1,343**	8	89	**97**	0	0	**0**	**5,629**
2012	1,674	224	1,520	**3,418**	0	1,390	**1,390**	0	443	**455**	0	0	**0**	**5,263**
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**

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

TABLE 17
HOUSING STARTS BY TYPE, GATINEAU CMA, 1996-2015

YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
1996	528	282	82	152	1,044	50.6%	27.0%	7.9%	14.6%
1997	638	322	120	182	1,262	50.6%	25.5%	9.5%	14.4%
1998	687	196	139	222	1,244	55.2%	15.8%	11.2%	17.8%
1999	640	154	26	365	1,185	54.0%	13.0%	2.2%	30.8%
2000	768	142	7	307	1,224	62.7%	11.6%	0.6%	25.1%
2001	1,093	196	13	357	1,659	65.9%	11.8%	0.8%	21.5%
2002	1,574	238	29	712	2,553	61.7%	9.3%	1.1%	27.9%
2003	1,507	316	37	941	2,801	53.8%	11.3%	1.3%	33.6%
2004	1,561	358	88	1,220	3,227	48.4%	11.1%	2.7%	37.8%
2005	1,192	236	0	695	2,123	56.1%	11.1%	0.0%	32.7%
2006	1,171	524	116	1,122	2,933	39.9%	17.9%	4.0%	38.3%
2007	1,037	446	303	1,002	2,788	37.2%	16.0%	10.9%	35.9%
2008	1,120	698	236	1,250	3,304	33.9%	21.1%	7.1%	37.8%
2009	1,056	728	241	1,091	3,116	33.9%	23.4%	7.7%	35.0%
2010	910	750	219	808	2,687	33.9%	27.9%	8.2%	30.1%
2011	784	390	269	977	2,420	32.4%	16.1%	11.1%	40.4%
2012	688	462	186	1,423	2,759	24.9%	16.7%	6.7%	51.6%
2013	475	203	205	1,038	1,921	24.7%	10.6%	10.7%	54.0%
2014	479	282	188	954	1,903	25.2%	14.8%	9.9%	50.1%
2015	**422**	**330**	**106**	**726**	**1,584**	**26.6%**	**20.8%**	**6.7%**	**45.8%**

Source: CMHC, Starts and Completions Survey

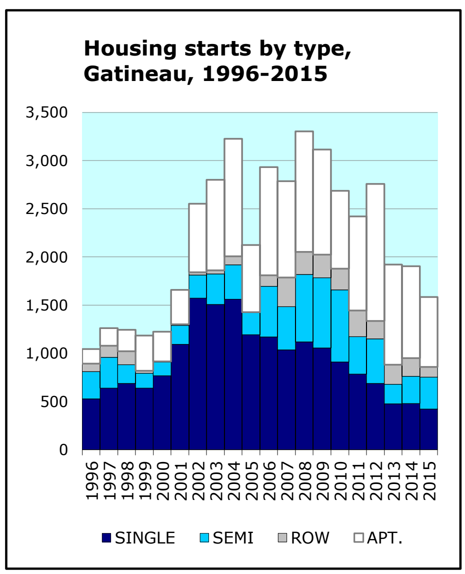


TABLE 18
ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2002-15

YEAR	NOMINAL AVERAGE PRICE OF ABSORBED NEW SINGLES	OTTAWA CPI (ALL ITEMS) (2002=100)	INFLATION FACTOR (INFLATOR)	AVERAGE PRICE OF ABSORBED NEW SINGLES (2014$)	YEAR-OVER-YEAR CHANGE IN CONSTANT PRICE	ANNUAL INFLATION RATE
2002	$281,950	100.0	0.791	$356,667	8.9%	2.1%
2003	$305,923	102.5	0.810	$377,554	5.9%	2.5%
2004	$335,251	104.5	0.826	$405,830	7.5%	2.0%
2005	$365,551	106.8	0.844	$432,979	6.7%	2.2%
2006	$396,677	108.6	0.858	$462,059	6.7%	1.7%
2007	$407,749	110.7	0.875	$465,946	0.8%	1.9%
2008	$417,683	113.1	0.894	$467,170	0.3%	2.2%
2009	$414,696	113.7	0.899	$461,381	-1.2%	0.5%
2010	$444,185	116.6	0.922	$481,899	4.4%	2.6%
2011	$492,380	120.1	0.949	$518,618	7.6%	3.0%
2012	$492,356	121.7	0.962	$511,775	-1.3%	1.3%
2013	$509,931	122.9	0.972	$524,868	2.6%	1.0%
2014	$523,271	125.3	0.991	$528,282	0.7%	2.0%
2015	**$513,173**	**126.5**	**1.000**	**$513,173**	**-2.9%**	**1.0%**

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

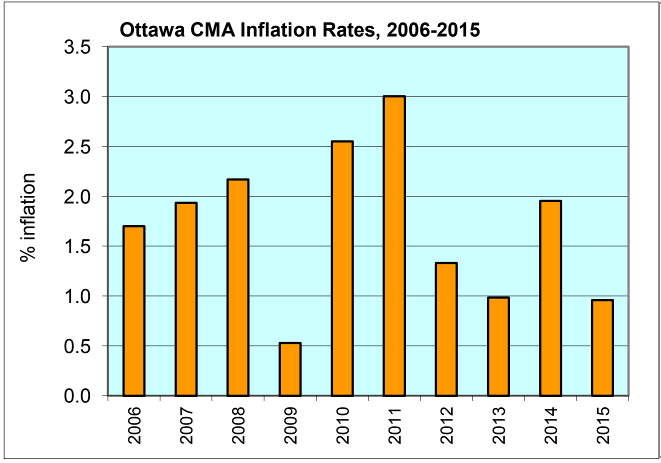
Note: Table reflects selling prices exclusive of any upgrades purchasers may have opted for.

TABLE 19
CONSUMER PRICE INDICES, OTTAWA CMA (2002=100), 2006-15

YEAR	ALL ITEMS	RATE OF INFLATION (%)	SHELTER	RENTED ACCOMMODATION	OWNED ACCOMMODATION
2006	108.6	1.7	113.4	103.4	115.1
2007	110.7	1.9	115.6	104.3	118.7
2008	113.1	2.2	119.7	105.6	122.6
2009	113.7	0.5	120.9	107.2	125.5
2010	116.6	2.6	124.0	109.0	128.4
2011	120.1	3.0	125.8	111.2	131.3
2012	121.7	1.3	127.6	112.7	133.2
2013	122.9	1.0	129.1	114.7	133.5
2014	125.3	2.0	132.2	115.7	134.2
2015	**126.5**	**1.0**	**133.8**	**116.4**	**135.5**
% change					
2014-15	*1.0%*		*1.2%*	*0.6%*	*1.0%*
2011-15	*5.3%*		*6.4%*	*4.7%*	*3.2%*

SOURCE: Statistics Canada, Table 326-0021

Note: 'Shelter' is an aggregate index for accommodation, fuel, electricity, etc.
The 'Rented Accommodation' and 'Owned Accommodation' indices do not take heating or utilities into account.



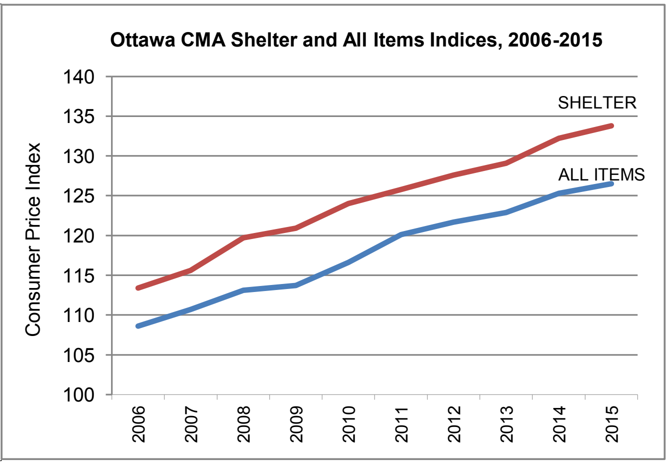


TABLE 20
RESALE MARKET - ANNUAL SALES AND AVERAGE PRICE, CANADA'S SIX LARGEST CMA'S, 2009-15

CMA		2009	2010	2011	2012	2013	2014	2015	2014-15 % change
Toronto	Sales	89,255	88,214	91,760	88,157	88,946	93,278	101,846	9.2%
	Avg Price	$396,154	$432,264	$466,352	$498,973	$524,089	$566,491	$622,046	9.8%
Montréal	Sales	41,754	42,299	40,403	40,089	36,491	35,764	37,935	6.1%
	Avg Price	$274,837	$297,588	$314,038	$321,083	$323,967	$331,036	$337,487	1.9%
Vancouver	Sales	29,736	31,144	32,936	25,445	28,985	33,693	43,145	28.1%
	Avg Price	$592,615	$675,853	$779,730	$730,063	$767,765	$812,653	$902,801	11.1%
Ottawa-	Sales	19,258	18,824	18,410	18,362	17,594	17,429	18,373	5.4%
Gatineau	Avg Price	$282,562	$303,715	$321,624	$328,656	$335,595	$339,726	$345,413	1.7%
Ottawa*	Sales	14,923	14,586	14,551	14,497	14,049	14,094	14,842	5.3%
	Avg Price	$304,801	$328,439	$344,791	$352,610	$358,876	$363,161	$369,477	1.7%
Calgary	Sales	24,880	20,996	22,466	26,634	29,954	33,615	23,994	-28.6%
	Avg Price	$385,882	$398,764	$402,851	$412,315	$437,036	$460,584	$453,814	-1.5%
Edmonton	Sales	19,139	16,403	16,963	17,641	19,552	19,857	18,227	-8.2%
	Avg Price	$320,378	$328,803	$328,595	$334,318	$344,977	$362,657	$369,536	1.9%

Source: CMHC and City of Ottawa

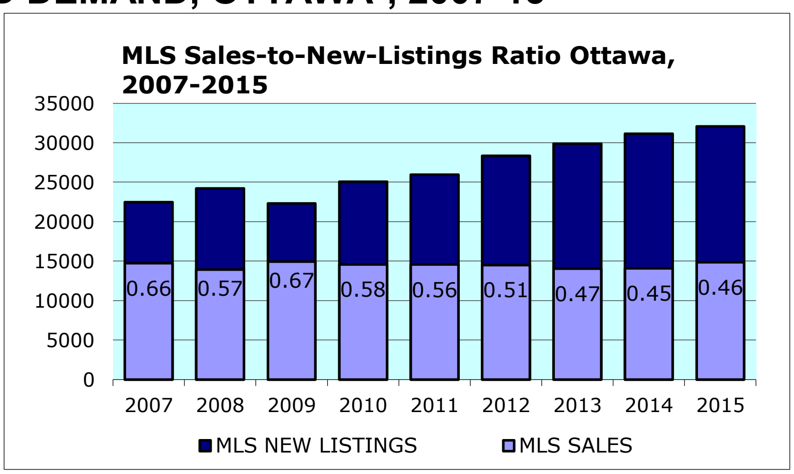
NOTE: CMHC data are derived from local Real Estate Boards; the area of each may not match municipal or CMA boundaries.

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

TABLE 21
RESALE MARKET - SUPPLY AND DEMAND, OTTAWA*, 2007-15

YEAR	MLS SALES	MLS NEW LISTINGS	SALES-TO-NEW-LISTINGS RATIO
2007	14,739	22,477	0.66
2008	13,908	24,196	0.57
2009	14,923	22,290	0.67
2010	14,586	25,061	0.58
2011	14,551	25,949	0.56
2012	14,497	28,332	0.51
2013	14,049	29,876	0.47
2014	14,094	31,119	0.45
2015	**14,842**	**32,052**	**0.46**

Source: CMHC



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 22
OTTAWA COMMERCIAL OFFICE MARKET BY SUB-MARKET, 2015

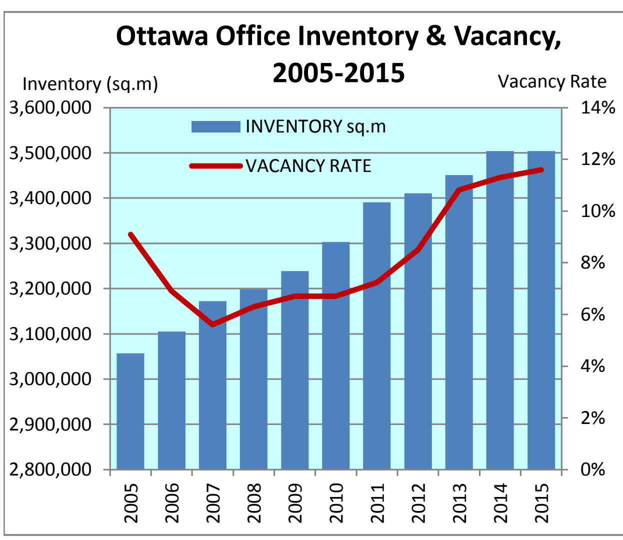
Sub-market	Inventory m²	Vacant m²	Vacancy Rate 2015 Q4	Vacancy Rate yr/yr chg.	Absorption m²	New Supply m²
Downtown CBD	1,485,999	159,969	10.8%	0.6%	-8,896	0
Fringe Core	358,961	39,728	11.1%	-4.8%	-5,877	0
Central	**1,844,960**	**199,696**	**10.8%**	**-0.6%**	**-14,773**	**0**
East	354,472	33,101	9.3%	0.7%	22,198	0
South/Airport	336,850	29,514	8.8%	1.6%	-5,236	0
West	425,982	78,656	18.5%	3.6%	-15,352	0
Kanata	541,383	66,260	12.2%	-0.2%	780	0
Suburban	**1,658,686**	**207,531**	**12.5%**	**1.3%**	**2,390**	**0**
TOTAL	**3,503,646**	**407,228**	**11.6%**	**0.3%**	**-12,383**	**0**
Central Class A	1,062,524	81,871	7.7%	-2.4%	1,366	0
Central Class B	557,605	85,163	15.3%	5.5%	-30,506	0
Central Class C	224,831	32,662	14.5%	-6.6%	14,367	0
Suburban Class A	1,048,323	123,777	11.8%	0.5%	18,948	0
Suburban Class B	525,017	73,809	14.1%	3.5%	-18,562	0
Suburban Class C	85,346	9,945	11.7%	-2.3%	2,004	0

Source: Colliers International - Ottawa Office Market Report, 2015 Q4
Note: data is for the competitive commercial office market only.

TABLE 23
OTTAWA COMMERCIAL OFFICE MARKET OVERVIEW, 2005-2015

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

Source: Colliers International - Ottawa Office Market Report, 2015 Q4



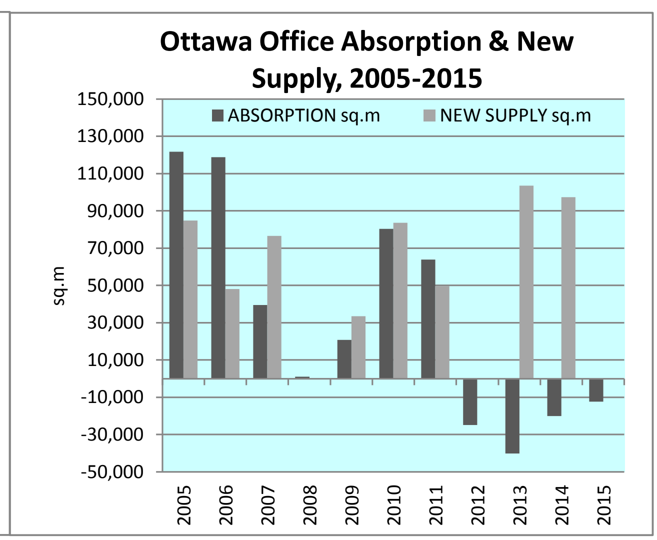


TABLE 24
OTTAWA INDUSTRIAL MARKET BY SUB-AREA, 2015

AREA	INVENTORY		VACANCY RATE		ABSORPTION 2015		AVG. NET RENT	
	sq.ft.	m^2	2014	2015	sq.ft.	m^2	($/sq.ft.)	($/$m^2$)
Kanata	3,249,132	301,854	6.7%	6.8%	115,384	10,720	$7.71	$83
Bells Corners	382,019	35,491	1.4%	0.0%	5,230	486	n.a.	n.a.
Morrison-Queensview	415,519	38,603	14.4%	23.2%	-36,409	-3,383	$9.30	$100
Woodward-Carling	540,800	50,242	7.5%	10.9%	-18,340	-1,704	$8.31	$89
Ottawa Centre	777,339	72,217	2.0%	4.7%	-21,011	-1,952	$10.15	$109
Ottawa South	695,111	64,578	13.8%	13.0%	5,917	550	$8.08	$87
West Merivale	534,593	49,665	3.4%	6.7%	-17,637	-1,639	$9.55	$103
East Merivale	639,693	59,429	3.1%	1.4%	11,249	1,045	$8.64	$93
Colonnade	634,309	58,929	7.6%	6.2%	9,204	855	$9.82	$106
Rideau Heights	623,188	57,896	10.5%	2.4%	50,474	4,689	$9.65	$104
West Ottawa	**8,491,703**	**788,905**	**6.9%**	**7.1%**	**104,061**	**9,668**	**$8.79**	**$95**
South Walkley	325,180	30,210	0.8%	1.4%	-2,000	n.a	$7.50	n.a.
Ottawa Business Park	1,316,440	122,301	8.3%	12.8%	-33,774	-3,138	$8.38	$90
Coventry-Belfast	1,760,250	163,533	4.8%	6.6%	-30,935	-2,874	$9.55	$103
Cyrville	2,234,837	207,623	6.0%	12.5%	-89,467	-8,312	$8.55	$92
Sheffield	3,043,681	282,767	5.2%	4.9%	29,656	2,755	$8.38	$90
Sheffield-Lancaster	1,185,844	110,169	2.8%	2.2%	6,170	573	$9.23	$99
Stevenage-Belgreen	2,029,144	188,514	1.7%	1.2%	10,708	995	$7.95	$86
South Gloucester	392,234	36,440	0.0%	2.2%	-8,804	-818	$9.00	$97
Queensway	920,465	85,514	13.6%	15.2%	-11,901	-1,106	$8.95	$96
Orléans	514,473	47,796	8.5%	10.2%	-28,106	-2,611	n/a	n.a.
East Ottawa	**13,722,548**	**1,274,866**	**5.3%**	**7.0%**	**-158,453**	**-14,535**	**$8.57**	**$92**
TOTAL	**22,214,251**	**2,063,771**	**5.9%**	**7.1%**	**-54,392**	**-5,053**	**$8.63**	**$93**

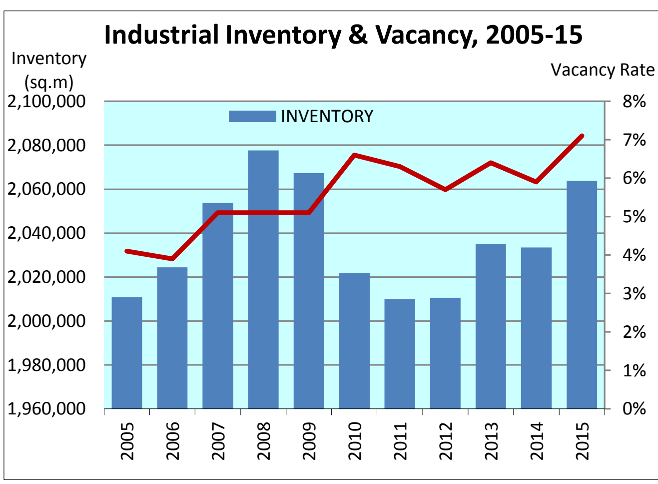
Source: Cushman & Wakefield, Marketbeat - Ottawa Industrial Report, 2014 and 2015 Q4

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

TABLE 25
OTTAWA INDUSTRIAL MARKET OVERVIEW, 2005-2015

YEAR	INVENTORY		VACANCY	ABSORPTION		NEW SUPPLY	
	sq.ft.	m^2	RATE (%)	sq.ft.	m^2	sq.ft.	m^2
2005	21,645,837	2,010,898	4.1%	396,904	36,874	226,993	21,088
2006	21,791,517	2,024,432	3.9%	309,277	28,733	165,642	15,389
2007	22,107,575	2,053,794	5.1%	95,282	8,852	399,397	37,105
2008	22,364,490	2,077,661	5.1%	85,107	7,907	141,048	13,104
2009	22,253,305	2,067,332	5.1%	85,107	7,907	141,048	13,104
2010	21,762,960	2,021,845	6.6%	-196,007	-18,210	122,500	11,381
2011	21,636,205	2,010,069	6.3%	178,945	16,625	108,748	10,103
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**

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



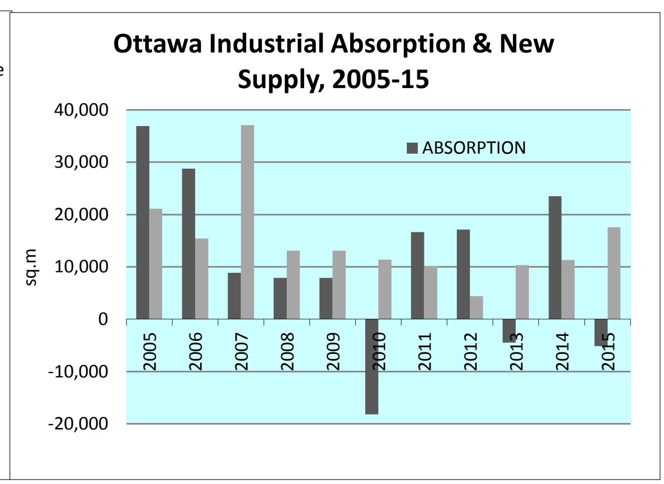


TABLE 26
OTTAWA RETAIL SPACE SUMMARY

FORMAT	Total Space, 2014			Total Space, 2015			Vacancy Rate	
	m^2	sq.ft.	Share	m^2	sq.ft.	Share	2014	2015
Power Centres	895,638	9,640,565	26.3%	926,492	9,972,676	26.6%	1.0%	3.6%
Other *	545,211	5,868,603	16.0%	564,010	6,070,949	16.2%	n/a	n/a
Traditional Mainstreets	477,243	5,137,004	14.0%	481,069	5,178,188	13.8%	n/a	n/a
Regional Shopping Centre (SC)	383,009	4,122,678	11.2%	383,009	4,122,678	11.0%	1.0%	3.6%
Community SC	420,983	4,531,428	12.3%	422,343	4,546,064	12.1%	1.7%	5.4%
Neighbourhood SC	414,736	4,464,182	12.2%	425,952	4,584,905	12.3%	5.1%	4.4%
Mini-Plazas	225,440	2,426,621	6.6%	225,627	2,428,626	6.5%	5.1%	4.4%
Office Concourses	48,466	521,680	1.4%	48,466	521,680	1.4%	6.3%	9.9%
TOTAL	**3,410,726**	**36,712,761**	**100%**	**3,476,967**	**37,425,766**	**100%**	**2.6%**	**4.6%**

Source: City of Ottawa Building Permits; 2015 vacancy data from Cushman & Wakefield, Ottawa Retail Report Q4 2015

* **Other** includes: In areas inside the Greenbelt, stretches of retail space along streets 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.