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TO: Chair and members of the Planning and Housing Committee

DESTINATAIRE : Président et membres du Comité de la planification et du logement

**FROM: David Wise, Acting Director
Economic Development and Long
Range Planning/Planning, Real Estate
and Economic Development
Department**

**Contact:
Maddie Harreman-Fernandes, Planner
I
Economic Development and Long
Range Planning
613-580-2424, 16936
Maddie.Harreman-
Fernandes@ottawa.ca**

**EXPÉDITEUR : David Wise, Directeur
intérimaire
Développement économique et
planification à long terme / Services
de la planification, de l'immobilier et
du développement économique**

**Personne ressource :
Maddie Harreman-Fernandes,
Urbaniste I
Développement économique et
planification à long terme
613-580-2424, 16936
Maddie.Harreman-
Fernandes@ottawa.ca**

DATE: August 2, 2023

2 août 2023

FILE NUMBER: ACS2023-PRE-EDP-0040

SUBJECT: Residential Dwelling Approval Pipeline

OBJET : Processus d'approbation des projets d'habitation

PURPOSE

The Residential Dwelling Approval Pipeline provides an update on housing unit approvals, building permits issued, and other residential development indicators on a quarterly and year-to-date basis.

BACKGROUND

At the City Council Meeting on December 7, 2022, Council considered the 2022-2026 Governance Review report and approved a number of recommendations and related motions. This included Motion No. 2022-03/20 related to tracking housing units approved and building permits issued. Specifically, it stated:

THEREFORE BE IT RESOLVED that staff report back through the upcoming Official Plan Monitoring Report on a recommended practice of reporting regularly and frequently as a standing item and as part of the Planning Chair's report on the following:

- number of housing units approved by the City of Ottawa
- number of building permits issued by the City of Ottawa

BE IT FURTHER RESOLVED that the City of Ottawa communications branch promote the City of Ottawa's progress on housing unit approvals and permits issued.

Staff will be able to track and report on these two items, along with other residential development indicators such as housing starts, dwellings under construction, and housing completions on a quarterly basis. This report will be available on ottawa.ca and data will be posted to Open Ottawa.

EXECUTIVE SUMMARY

This update reports on residential development data for Q1 2023, which covers January, February, and March. A year-to-date report is also attached which excludes double counting of housing units approved through multiple development applications at the same location.

In Q1 2023, there were:

- 2,716 dwellings granted land use permissions through Official Plan or Zoning By-law Amendments
 - 10 of which were not-for-profit dwellings

- 4,621 dwellings approved through Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance applications
- 3,187 net dwellings issued building permits
- 1,626 housing starts
- 14,945 dwellings under construction
 - 579 of which are not-for-profit dwellings
- 2,135 dwellings where construction was completed

It is worth noting that most building permits issued and housing starts in Q1 2023 were for apartment dwellings, at 77 per cent (2,457 dwelling units) and 81 per cent (1,316 dwelling units), respectively. Of the 1,316 starts, 51 per cent were intended rental and 49 per cent were condominium. The share of apartment starts by tenure in Q1 2023 is similar to the share observed throughout 2022.

CONCLUSION

Staff will continue to track housing unit approvals, building permits issued, and other residential development indicators and report back to the Planning and Housing Committee on a quarterly basis.

Original signed by

David Wise

Acting Director, Economic Development and Long Range Planning

CC: Wendy Stephanson, Interim City Manager

Don Herweyer, Interim General Manager, Planning, Real Estate and Economic Development Department

SUPPORTING DOCUMENTATION

Document 1 – Residential Dwelling Approval Pipeline Q1 2023

Document 2 – Residential Dwelling Approval Pipeline YTD 2023