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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**

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**DATE: November 3, 2023**

**3 novembre 2023**

**FILE NUMBER: ACS2023-PRE-EDP-0054**

**SUBJECT: Residential Dwelling Approval Pipeline – Q3 2023**

**OBJET: Processus d'approbation des projets d'habitation – T3 de 2023**

## **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**

Following direction from Council per Motion No. 2022-03/20 on December 7, 2022, and in an effort to track progress towards municipal and provincial housing supply targets for the city of Ottawa, staff have been tasked with tracking and reporting on the number of units approved and the number of building permits issued by the City of Ottawa.

The Residential Dwelling Approval Pipeline provides an update 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](https://ottawa.ca) and data will be posted to Open Ottawa.

## **EXECUTIVE SUMMARY**

This update reports on residential development data for Q3 2023, which covers July, August, and September. 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 Q3 2023, there were:

- 5,886 dwellings granted land use permissions through Official Plan or Zoning By-law Amendments
- 4,545 dwellings approved through Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance applications
- 3,040 net dwellings issued building permits
  - 31 of which are not-for-profit dwellings
- 2,797 housing starts
- 15,525 dwellings under construction
  - 504 of which are not-for-profit dwellings
- 1,910 dwellings where construction was completed
  - 49 of which are not-for-profit dwellings

As construction resumes on apartments, building permits are up 129 per cent from 1,327 dwellings issued permits in Q2 2023 to 3,040 dwellings issued permits in Q3. Housing starts are also up 66 per cent from 1,688 to 2,797. There was a 9 per cent increase in dwellings granted land use permissions (from 5,400 to 5,886) and an 18 per

cent increase in dwellings approved (from 3,841 to 4,545), again as a result of an increase in apartment units granted land use permissions or approvals (up 28 per cent from Q2).

Year-to-date in 2023, there have been 24,686 dwellings granted permissions or approved through development applications, excluding duplicate applications for the same project. The table below provides a more detailed account of dwellings granted permissions or approved by application type.

<b>Application Type</b>	<b>Dwellings Approved/Granted Permissions</b>	<b>Number of those Dwellings Issued Building Permits</b>	<b>Number of those Dwellings Remaining*</b>
Official Plan Amendment	3,904	0	3,904
Zoning By-law Amendment	8,043	228	7,815
Combined Official Plan and Zoning Amendments	628	0	628
Plan of Subdivision	2,957	0	2,957
Plan of Condominium	1,109	146	963
Site Plan Control	5,418	1,431	3,986
Minor Variance	2,090	241	1,845
Severance	433	283	147
Combined Minor Variance and Severance	104	14	90
<b>Total</b>	<b>24,686</b>	<b>2,343</b>	<b>22,335</b>

\*The number of units remaining may not add up to the number of units approved minus the number of building permits issued as the number of units that end up being built is subject to change through the development process.

Of the approved and permitted 24,686 dwellings, only 2,343 units or 9 per cent have been issued building permits as of Q3 2023. This leaves approx. 22,335 of these units remaining to be built or go through further approvals in the pipeline.

## **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, City Manager

Don Herweyer, Interim General Manager, Planning, Real Estate and Economic  
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**SUPPORTING DOCUMENTATION**

Document 1 – Residential Dwelling Approval Pipeline Q3 2023

Document 2 – Residential Dwelling Approval Pipeline YTD 2023