

Subject: 2022 Annual Development Report

File Number: ACS2024-PDB-PS-0079

Report to Planning and Housing Committee on 3 July 2024

**Submitted on June 17, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Citywide

Objet : Rapport annuel sur l'aménagement de 2022

Dossier : ACS2024-PDB-PS-0079

Rapport au Comité de l'urbanisme et du logement

le 3 juillet 2024

**Soumis le 17 juin 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That Planning and Housing Committee receive this report for information.

RECOMMANDATION(S) DU RAPPORT

**Que le Comité de la planification et du logement prenne connaissance de ce
rapport pour information.**

EXECUTIVE SUMMARY

The Annual Development Report (ADR) provides updates and analysis of demographic and economic statistics and related development activity in the city of Ottawa. It supplements the new Official Plan (OP) Monitoring Report which measures other development and planning data indicators that are directly related to OP policy goals and objectives.

The ADR monitors population and employment change as well as housing, office, industrial, and retail development. In addition, the Annual Development Report provides information on the Québec part of the Ottawa-Gatineau Census Metropolitan Area (CMA) and the Greater Ottawa-Gatineau Area beyond the CMA, where possible, to provide a complete overview of the region.

Some 2022 highlights:

- The estimated population for the City of Ottawa was up 2.0 per cent from 2021 to reach 1,067,310 on December 31, 2022.
- The estimated Greater Ottawa-Gatineau Area population grew 2.2 per cent to 1,606,327 on December 31, 2022.
- Net migration to Ottawa-Gatineau increased 160.3 per cent between 2021 to 2022.
- Housing starts were up 7.2 per cent from 2021 with 10,077 new starts, the majority of which were apartments.
- Most employment clusters experienced growth in 2022, with the exception of Office and Government clusters which lost 2,800 and 600 jobs, respectively.
- The Knowledge cluster had the largest employment numbers with 190,300 employed in 2022.
- Ottawa's office vacancy rate increased from 9.7 per cent to 11.2 per cent

RÉSUMÉ

Le Rapport annuel sur l'aménagement (RAA) comprend les comptes rendus et l'analyse des statistiques démographiques et économiques ainsi que les activités d'aménagement correspondantes dans la ville d'Ottawa. Ce rapport assure l'appoint du Rapport sur la surveillance du nouveau Plan officiel (PO), qui permet de suivre d'autres indicateurs statistiques sur l'aménagement et la planification; ces indicateurs sont liés directement aux buts et aux objectifs des politiques du PO.

Le RAA permet de surveiller l'évolution de la population et des emplois, ainsi que l'aménagement des logements, des bureaux, des bâtiments industriels et des établissements de détail. Il apporte en outre de l'information sur la région métropolitaine de recensement (RMR) d'Ottawa-Gatineau et sur la grande région d'Ottawa-Gatineau au-delà de la RMA, dans les cas où il est possible de le faire, afin de donner une vue d'ensemble de la région.

Voici certains traits dominants de 2022 :

- La population estimative de la Ville d'Ottawa a augmenté de 2,0 % depuis 2021 pour se chiffrer à 1 067 310 habitants en date du 31 décembre 2022.
- La population estimative de la grande région d'Ottawa-Gatineau a crû de 2,2 % pour s'inscrire à 1 606 327 habitants en date du 31 décembre 2022.
- La migration nette à Ottawa-Gatineau a augmenté de 160,3 % de 2021 à 2022.
- Les mises en chantier de logements ont progressé de 7,2 % depuis 2021 pour s'établir à 10 077 nouvelles mises en chantier de logements, dont la majorité est constituée d'appartements.
- La plupart des pôles d'emploi ont connu une croissance en 2022, à l'exception des pôles constitués des bureaux et des gouvernements, qui ont perdu respectivement 2 800 et 600 emplois.
- c'est le pôle des connaissances qui s'est enrichi du plus grand nombre d'emplois, soit 190 300 en 2022.
- le taux d'inoccupation des bureaux d'Ottawa a augmenté pour passer de 9,7 % à 11,2 %.

BACKGROUND

The Annual Development Report (ADR) is produced each year by the Planning, Development and Building Services Department to review demographic and economic statistics and related development activity for the past year in the City of Ottawa. The 2022 and subsequent editions will supplement the new Official Plan Monitoring report, which includes some of the growth indicators within previous versions of the ADR in addition to other development and planning indicators to monitor the progress towards OP policies, goals, and objectives. Staff estimate that the 2023 update of the ADR will be available in Q4 2024.

DISCUSSION

The Annual Development Report (ADR) monitors the population, housing, and the economy of the city of Ottawa and the surrounding region, where available.

Population

The estimated population of the city of Ottawa was 1,067,310 by the end of 2022, representing 2.0 per cent growth from the end of 2021. The percentage share of the population living inside the Greenbelt remains fairly stable with slight decreases each year; at the end of 2022, the share was 52.0 per cent compared to 52.4 per cent a year earlier. In 2022, there were 1,606,327 people in the Greater Ottawa-Gatineau Area, with Gatineau's population estimated at 305,794 at the end of 2022, an increase of 2.1 per cent from 2021. According to Statistics Canada, the Ottawa-Gatineau Census Metropolitan Area was the sixth largest in Canada in 2022, with a population of 1,498,610.

All six of Canada's major urban centres experienced a significant increase in net migration between 2021-2022 following the height of the COVID-19 pandemic. Ottawa-Gatineau saw net migration increase by 160.3 per cent with 21,070 new migrants during this period.

Housing

Ottawa households grew at a slightly higher rate than the population in 2022. At the end of 2022, there were 457,070 households in Ottawa, 2.2 per cent more than the year before. This growth corresponds with the 10,077 new housing starts, which is a 7.2 per cent increase from 2021 and the most starts in a single year since amalgamation in 2001. Most of these starts were for 5,463 apartment units. The share of single-detached starts decreased to 20.9 per cent in 2022 from 29.5 per cent in 2021. The proportion of semi-detached and rowhouse starts also decreased from 2.3 per cent to 1.9 per cent and 27.9 per cent to 23.0 per cent, respectively, between 2021 and 2022.

Housing starts decreased overall by 7.9 per cent across the Greater Ottawa-Gatineau area in 2022, while the city of Ottawa experienced an increase of 7.2 per cent. Gatineau saw a 37.9 per cent increase in starts, whereas Ontario municipalities adjacent to Ottawa experienced a 16.5 per cent decrease.

Average resale house prices in the Ottawa area rose by 7.1 per cent in 2022, reaching \$691,664, while housing resales decreased by 24.6 per cent, from 20,302 units sold in 2021 to 15,307 in 2022. Despite the decline in resales, the local market remained a seller's market but is moving towards a more balanced market.

Economy

Ottawa experienced an increase of 3.4 per cent or 21,800 employed residents in 2022 according to Statistics Canada's Labour Force Survey. The unemployment rate decreased to 4.2 per cent in 2022 from 6.1 per cent in 2021. A majority of employment clusters, with the exception of Office and Government clusters, experienced growth in 2022. The Culture and Tourism cluster saw the most growth by adding 7,100 new employees, followed by the Retail cluster with 6,400 new employees. Meanwhile, the Office and Government clusters experienced decreases of 2,800 and 600 employees respectively year-over-year. The Knowledge cluster maintained the largest employment numbers with 190,300 employed.

Ottawa has a commercial office space inventory of approximately 4.1 million square metres (44.4 million square feet). Ottawa's overall office vacancy rate increased to 11.2 per cent from 9.7 per cent in 2021. Available office space was almost split evenly between higher quality class 'A' and class 'B' offices, with class 'C' space making up 11.3 per cent of available space.

Retail vacancies increased to 3.6 per cent in 2022 from 3.1 per cent in 2021. Most retail formats experienced an increase in vacancy rates between 2021 and 2022, while Mini-Plazas and Neighbourhood Shopping Centres saw vacancy rates decrease. Office Concourses saw the greatest increase in vacancy from 1.3 per cent in 2021 to 3.1 per cent in 2022.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal impediments to receiving this report.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-wide report – not applicable.

CONSULTATION

This report deals with research and analysis matters which do not require consultation or public notification.

ACCESSIBILITY IMPACTS

As Ottawa continues to be developed, the City is committed to ensuring accessibility for persons with disabilities and older adults. All City-controlled projects follow the City of

Ottawa Accessibility Design Standards and the Accessibility for Ontarians with Disabilities Act (2005).

The 2022 Annual Development Report will be available in accessible format on the City website.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

RURAL IMPLICATIONS

There are no direct rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report monitors data related to the following 2023-2026 Term of Council Priorities:

- A city that has affordable housing and is more liveable for all;
- A city with a diversified and prosperous economy

SUPPORTING DOCUMENTATION

Document 1 – 2022 Annual Development Report

DISPOSITION

Planning, Development and Building Services staff will continue to monitor and report on changes to the city's population, housing, and economy on an annual basis.