2023 ANNUAL DEVELOPMENT REPORT

City of Ottawa
Planning, Development and Building Services

June 2025

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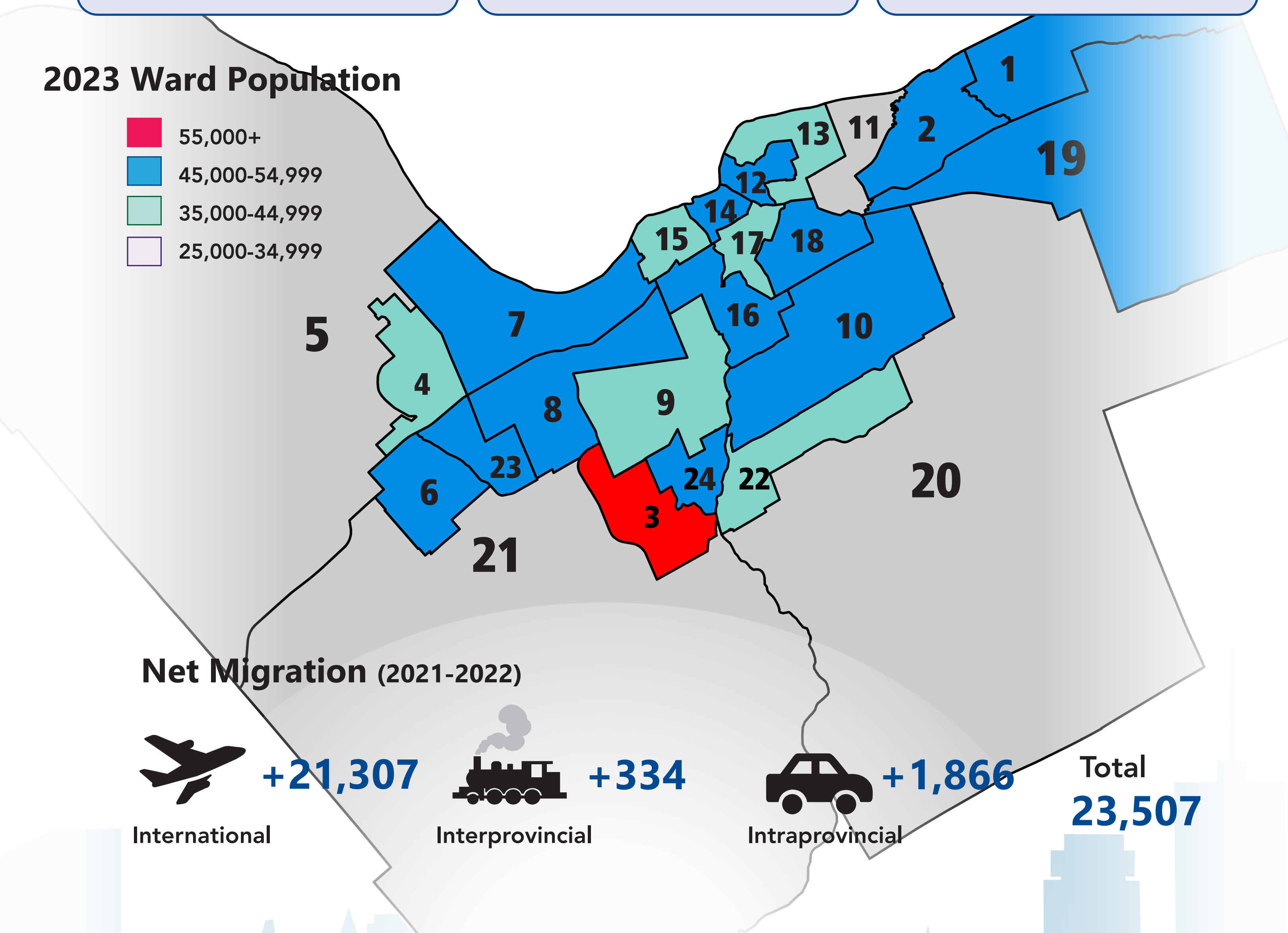
POPULATION & MIGRATION

Population

1,629,791 ▲ 1.5%	Greater Ottawa-Gatineau Area
1,609,805 ▲ 2.6%	Ottawa-Gatineau CMA
1,083,550 ▲ 1.5%	City of Ottawa



Net Migration (2021-2022)

International	Interprovincial	Intraprovincial	Total
+21,307	+334	+1,866	23,507

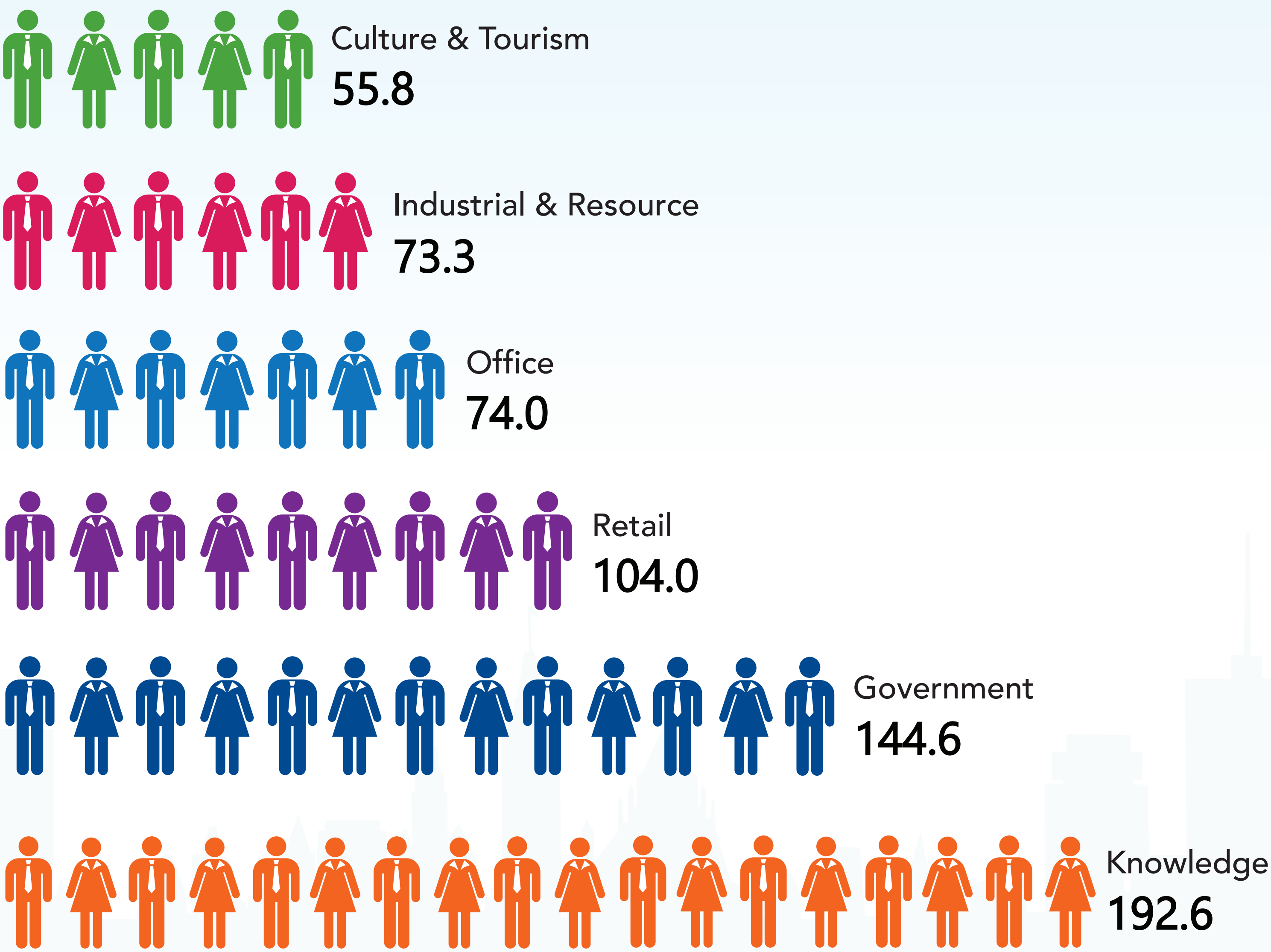
EMPLOYMENT AND ECONOMY

Ottawa

645,200 ▲5.7%
Employed residents

4.5% ▲0.3%
Unemployment

Employed Residents by Cluster ('000s)



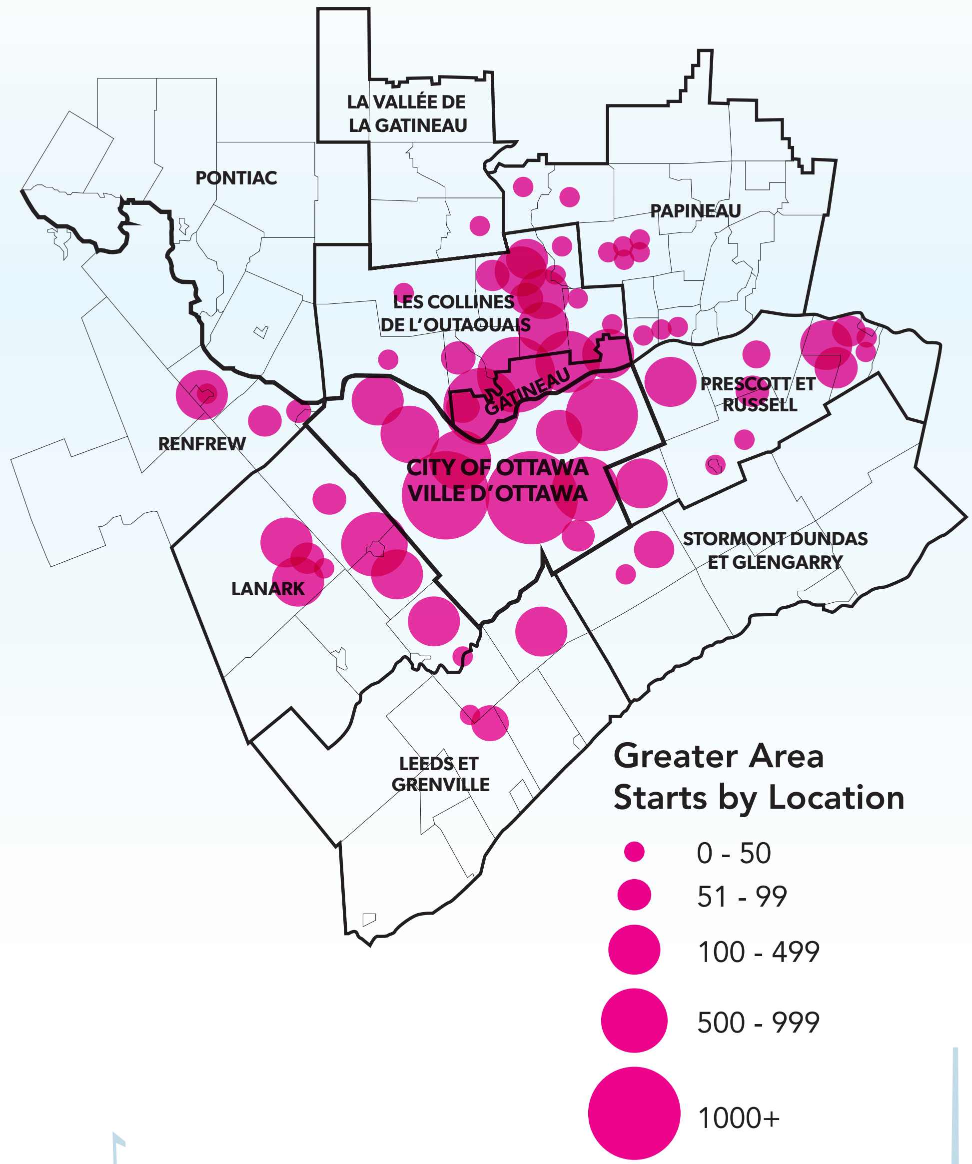
HOUSING STARTS

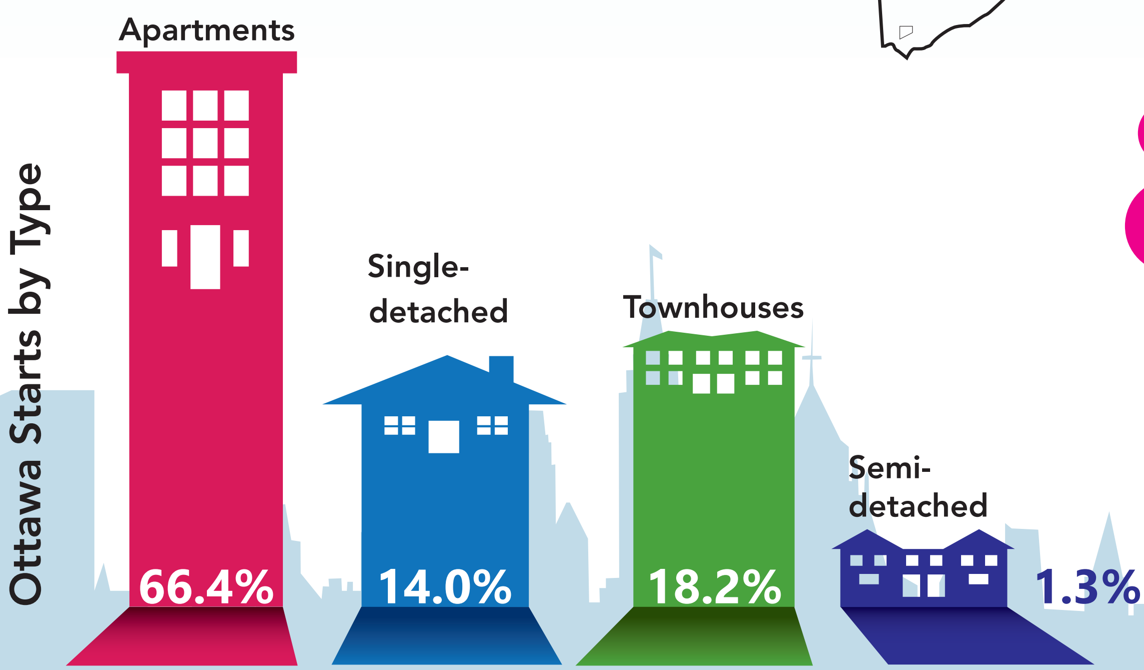
Ottawa

8,632 ▼ 14.3%
Housing starts

2.1% ○ 0.0%
Rental vacancy rate

$667,794 ▼ 3.5%
Average resale price (all units)





NON-RESIDENTIAL DEVELOPMENT

Office

Vacancy
12.2%
2023
11.2%
2022

Inventory
4.1 million m^2 ↓ 1.2%
43.8 million ft^2

Retail

Vacancy
3.6%
2022
2.9%
2023

Inventory
3.8 million m^2 ↑ 1.3%
40.9 million ft^2

Industrial

Vacancy
2.8%
2023
2.8%
2022

Inventory
2.5 million m^2 ↑ 1.2%
27.2 million ft^2

2023 Annual Development Report

City of Ottawa
Planning, Development and Building Services
Research and Forecasting Unit
Jun 2025

2023 ANNUAL DEVELOPMENT REPORT

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2023 ANNUAL DEVELOPMENT REPORT

Purpose

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

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

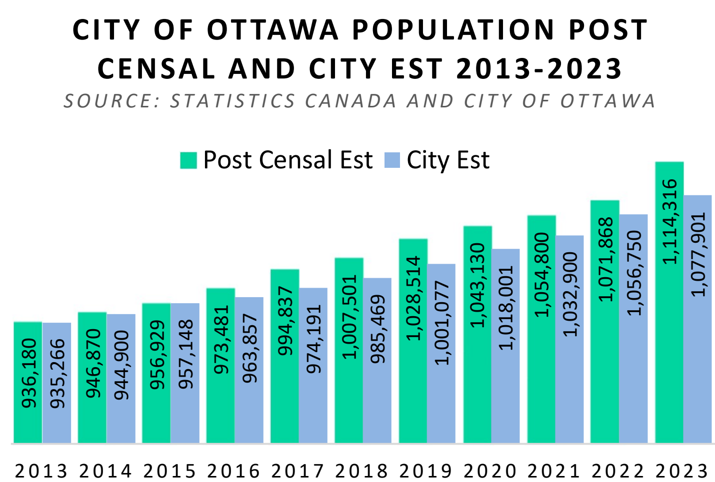
HIGHLIGHTS

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

1.1 Population Growth

Major Cities

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



[1] The City of Ottawa, City of Gatineau, and Ontario Municipalities Adjacent to Ottawa (OMATO) are individual jurisdictional boundaries that together share a high degree of social and economic interaction and thus form the *Regional Market Area* as defined in the *2020 Ontario Provincial Policy Statement (PPS)*.

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

2023 Population based on 2021 Census

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

City Estimate

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

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

Summary

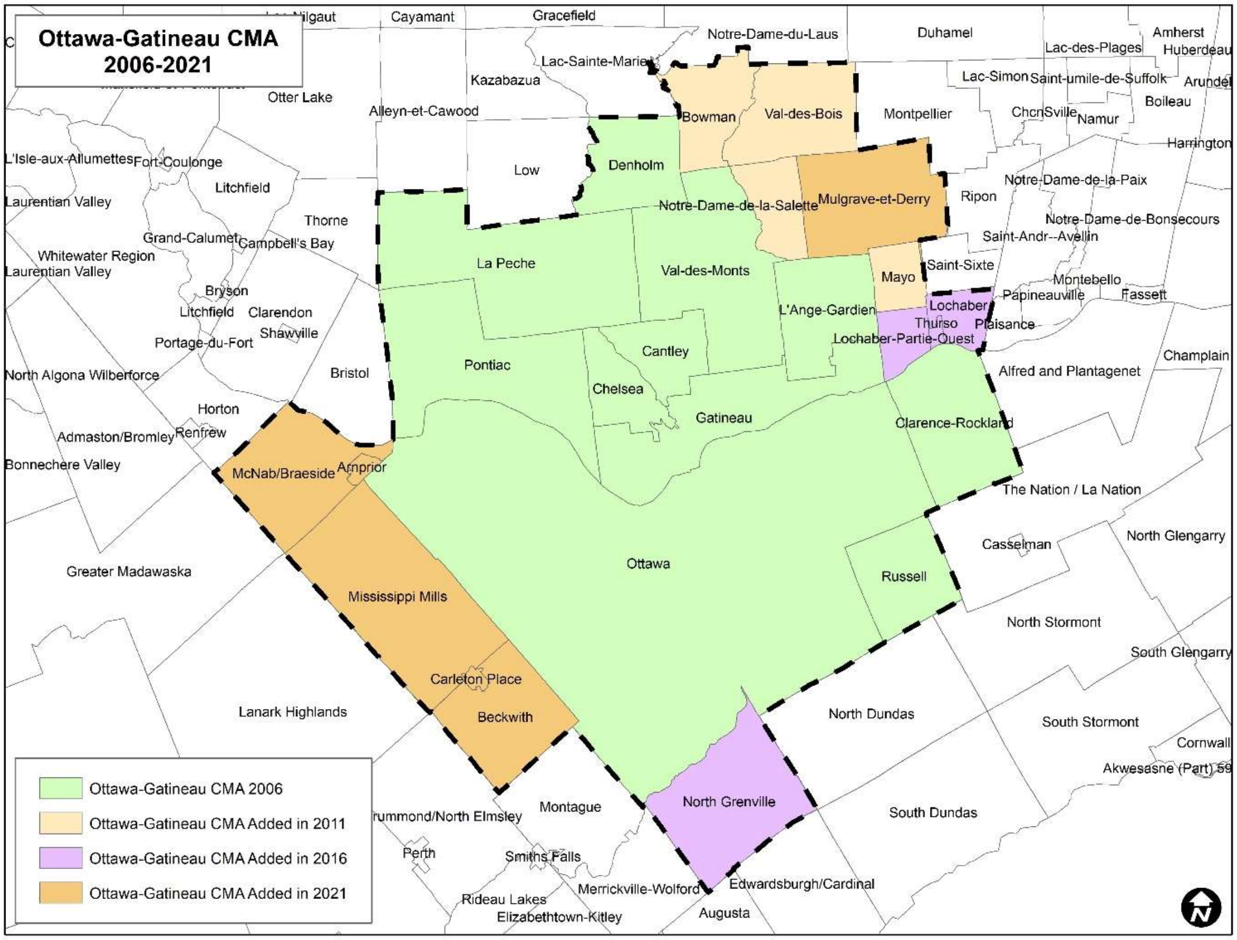
There is a range of population figures for the city of Ottawa in 2023 depending on source:

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

Source: Statistics Canada; City of Ottawa

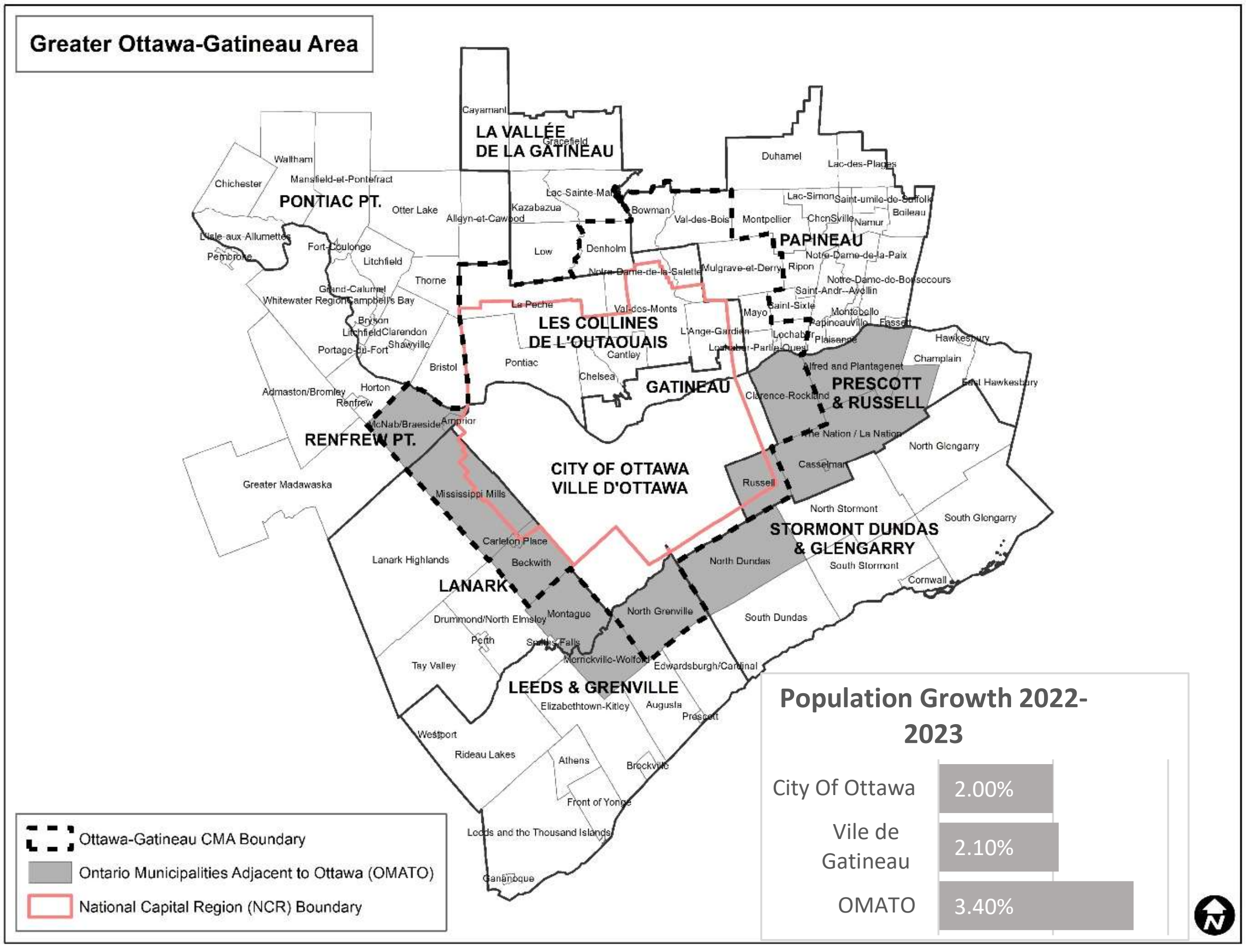
1.2 Population Distribution & Growth in the Greater Ottawa-Gatineau Area

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



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

[2] OMATO: Ontario Municipalities Adjacent to Ottawa.



Map 2. The Greater Ottawa-Gatineau Area, showing Upper Tier/Regional Counties
The Greater Ottawa-Gatineau Area includes the City of Ottawa, Ville de Gatineau and the surrounding shaded areas. Shaded areas denote Ontario Municipalities Adjacent to Ottawa (OMATO). Shaded areas not physically adjacent to Ottawa, such as Casselman in Prescott & Russell County, have a high degree of their work force employed in Ottawa.

Ottawa

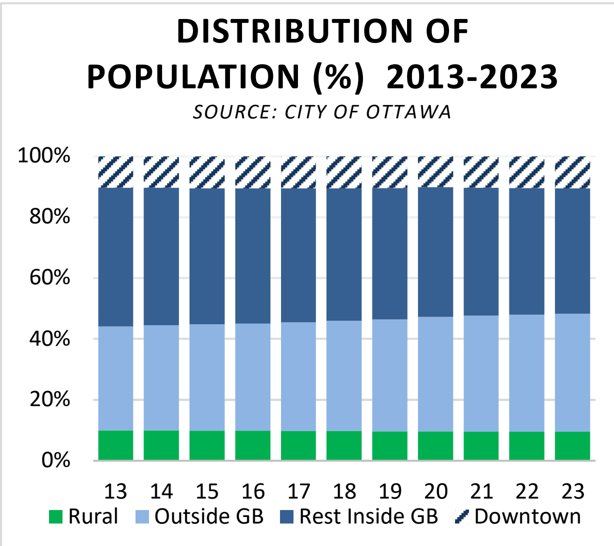
In Ottawa, all sub-areas saw population growth in 2023 except Rural Northeast, which had a 0.2% decrease in population, and Hunt Club, which saw no change in population. Leitrim had the greatest population growth with a 6.3% increase year over year, followed by Rural Southwest at 5.0%. Downtown Ottawa's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

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

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

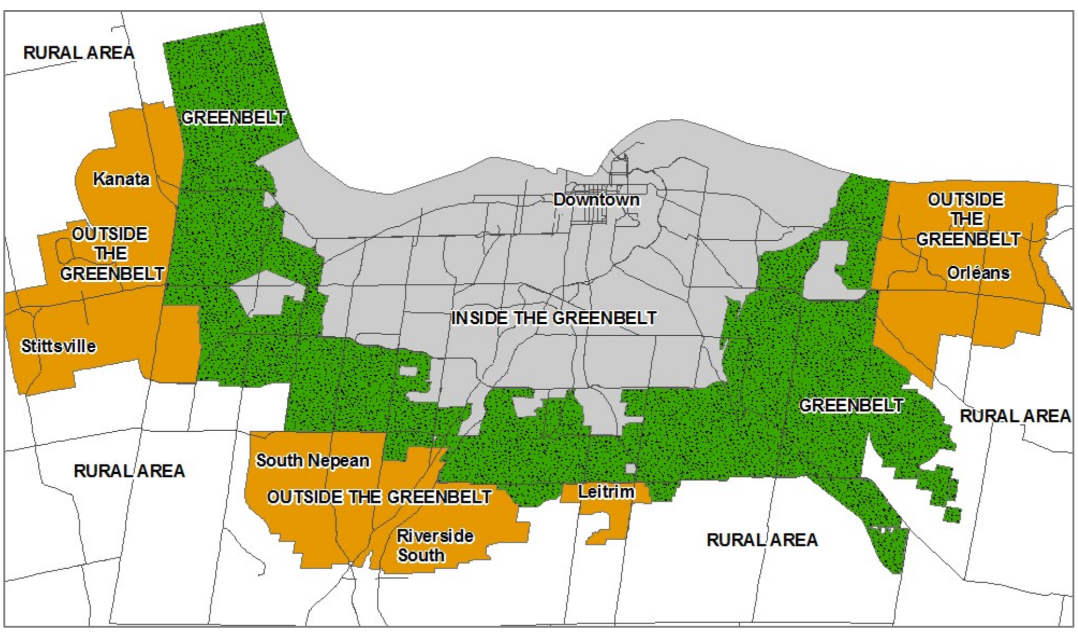
Downtown's population share held steady at 10.6%, while suburban areas increased to 38.8% in 2023 from 38.5% in 2022. The rural share remained unchanged at 9.4% (Table 2).

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



City Of Ottawa Growth by Sub-Area, 2022-2023

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



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

Gatineau and Periphery

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

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

Ontario Municipalities Adjacent to Ottawa (OMATO)

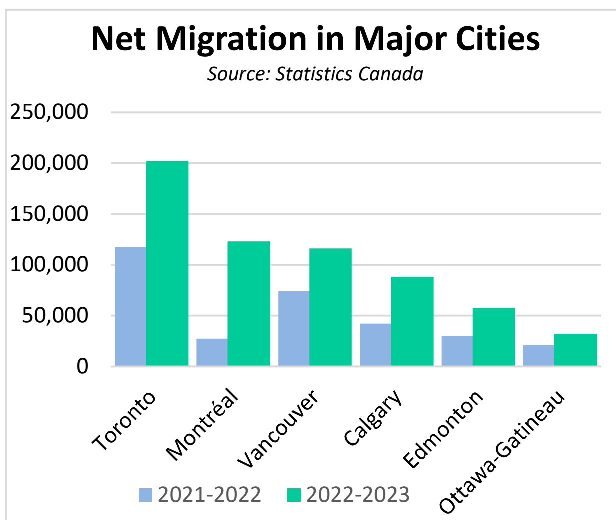
The City of Ottawa estimate for OMATO's 2023 year-end population is 177,270, a 1.1% increase from 2022. The five most populous OMATO municipalities were Clarence-Rockland (26,825, up 1.1% from 2022), North Grenville (19,962, up 0.6%), Russell (19,904, up 2.7%), North Dundas (15,288, up 2.7%), and Mississippi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

1.3 Migration

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

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

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



Major Cities

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

NET MIGRATION PER 1,000 INHABITANTS, 2022-2023 (preliminary)

Source: Statistics Canada

CMA	*2021-2022*	*2022-2023*
Calgary	26.2	52.3
Vancouver	26	39.0
Edmonton	20	36.9
Toronto	17.5	29.7
Ottawa-Gatineau	14.1	**20.0**
Montréal	6.3	27.3

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

2. Housing

HIGHLIGHTS

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

2.1 New Construction

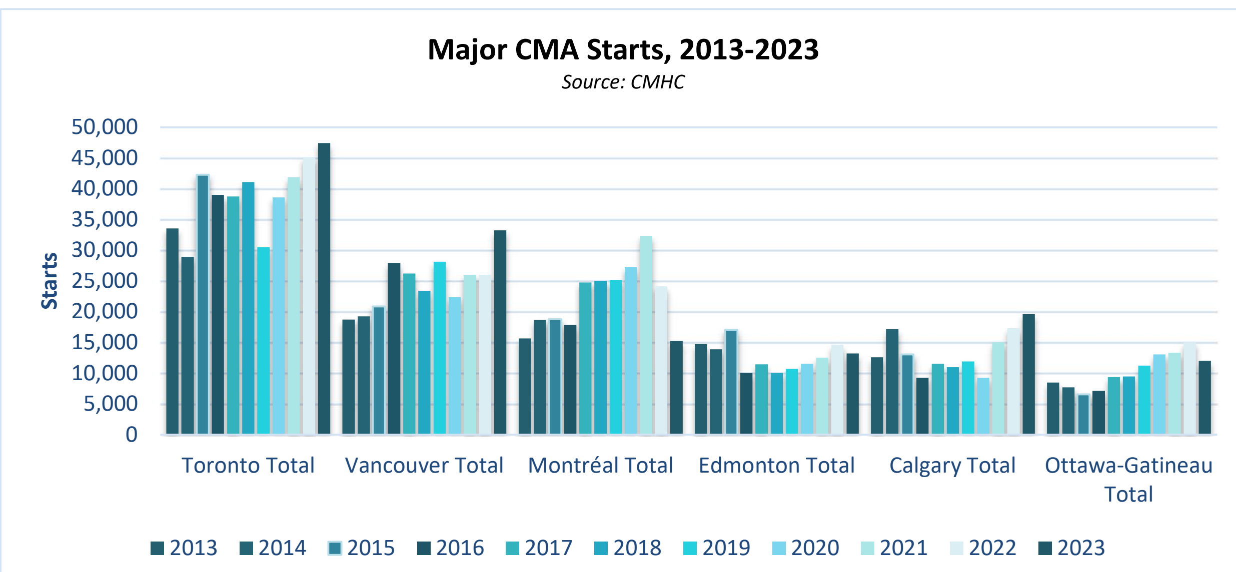
Major CMA Housing Starts

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

Sources: CMHC

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

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



Ottawa Starts and Completions by Dwelling Type

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

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

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

Ottawa New Single-Detached Prices

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

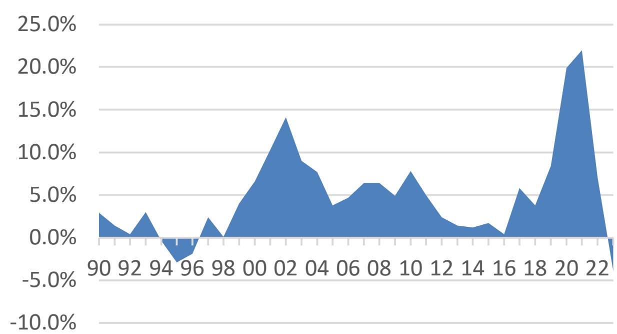
2.2 Resale Housing

Resale House Prices

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

Average MLS Price Change, Ottawa Real Estate Board Area

Source: OREB



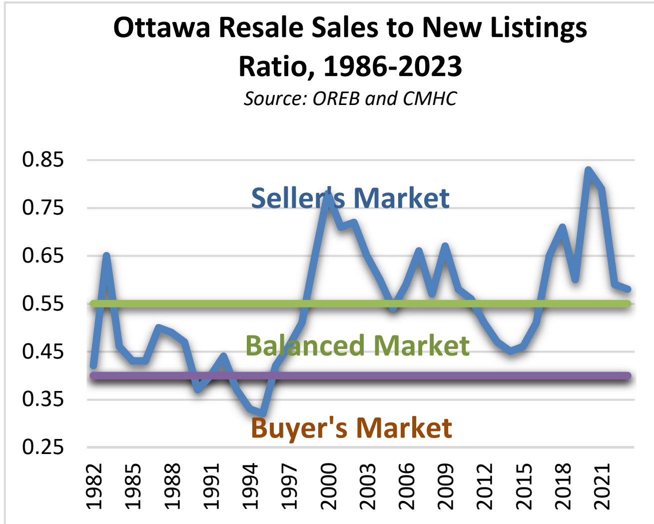
Sales Activity and Trends

MLS sales in the broader OREB region experienced a decline for the second consecutive year between 2022 and 2023. In 2023, a total of 11,978 dwellings were sold, down 21.7% from the 15,307 dwellings sold in the previous year (Tables 2 and 13).

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

Supply and Demand

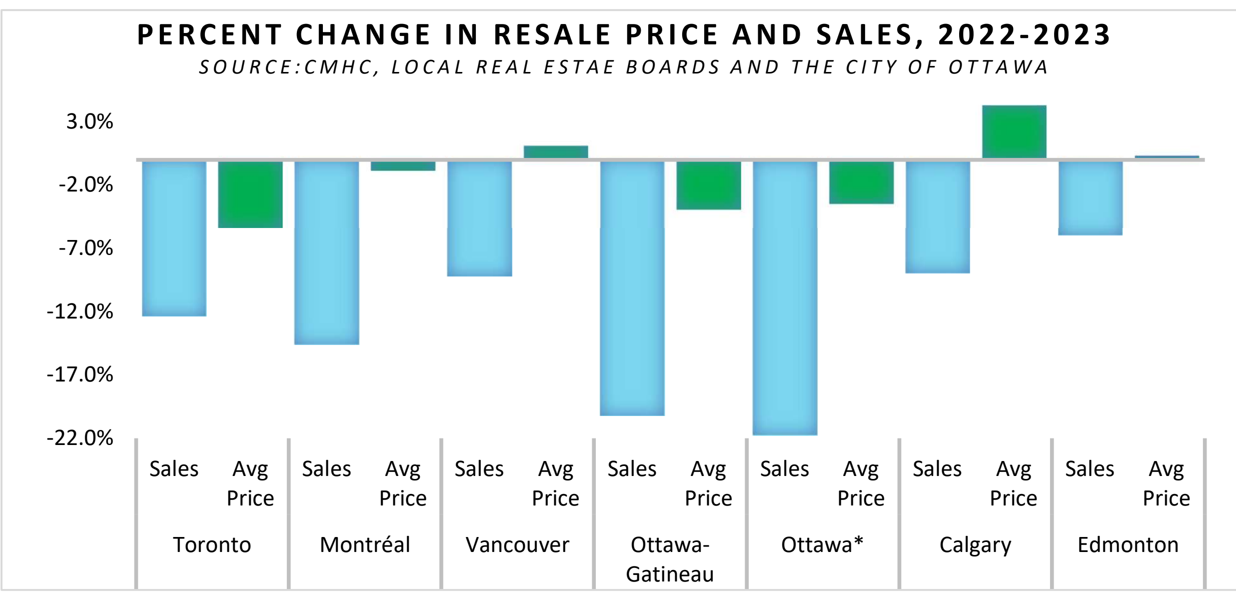
The resale market is usually considered "balanced" when the sales-to-new-listings ratio is between 0.40 and 0.55. A ratio below 0.40 represents a buyers' market while a ratio above 0.55 is considered a sellers' market. A ratio of 0.55 means that on average, every month, 55 per cent of all newly-listed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



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

Major Cities

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



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

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

2023 AVG MLS® RESALE PRICE* & 2022-2023 % CHANGE				
Major City	**Price: Condominium**	**2022-2023 % Change**	**Price: Non-Condominium**	**2022-2023 % Change**
Toronto	$744,963	-7.6%	$1,359,619	-4.8%
Montréal	$450,847	12.6%	$656,791	-1.1%
Vancouver	$800,462	30.7%	$1,639,431	0.4%
Ottawa	**$432,553**	**-5.8%**	**$725,024**	**-4.8%**
Calgary	$353,491	8.5%	$697,535	7.7%
Edmonton	NA		NA	

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

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

2023 AVG MLS® RESALE SALES* & 2022-2023 % CHANGE				
Major City	**Sales: Condominium**	**2022-2023 % Change**	**Sales: Non-Condominium**	**2022-2023 % Change**
Toronto	24,319	-10.9%	41,663	-12.9%
Montréal	14,106	-16.8%	22,220	-47.8%
Vancouver	13,678	-12.3%	12,364	-7.1%
Ottawa	**3,276**	**-13.5%**	**10,379**	**-9.9%**
Calgary	13,456	6.5%	18,078	-17.8%
Edmonton	NA		NA	

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

2.3 Rental Housing

Supply

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

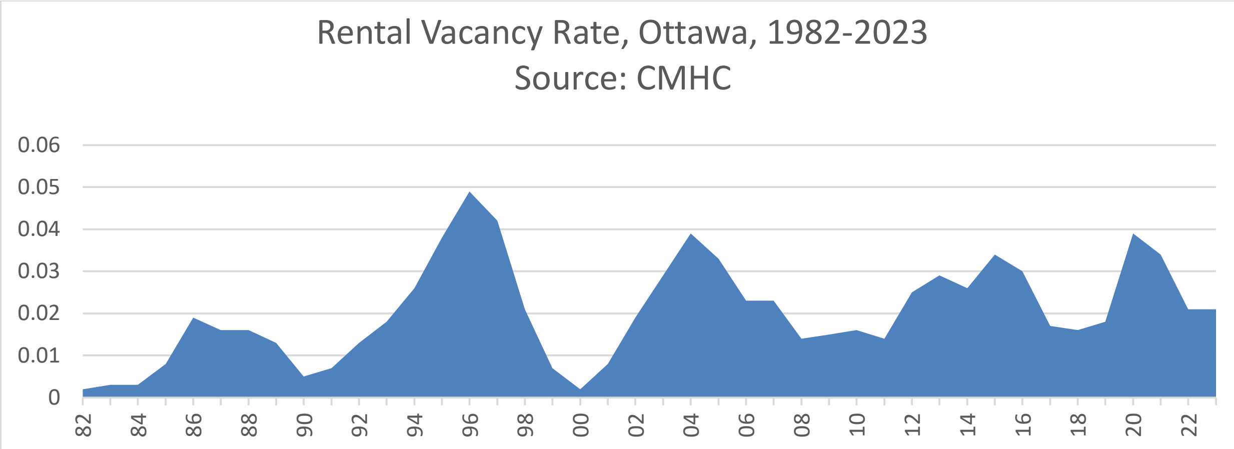
Vacancy Rates

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

RENTAL VACANCY RATES BY CMHC ZONE, 2023

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

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



Private Rental Prices

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

3. Economy

HIGHLIGHTS

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

3.1 Labour Force

Employed Residents

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

Employment Changes, Major Centres, 2022-2023

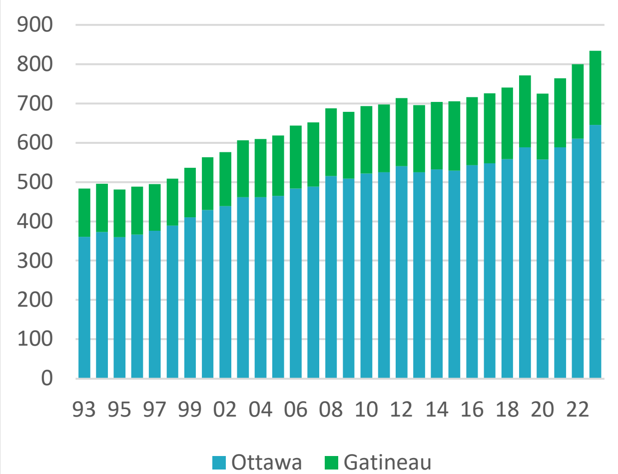
Source: Statistics Canada, Labour Force Survey, Table 14-10-0384-01

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

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

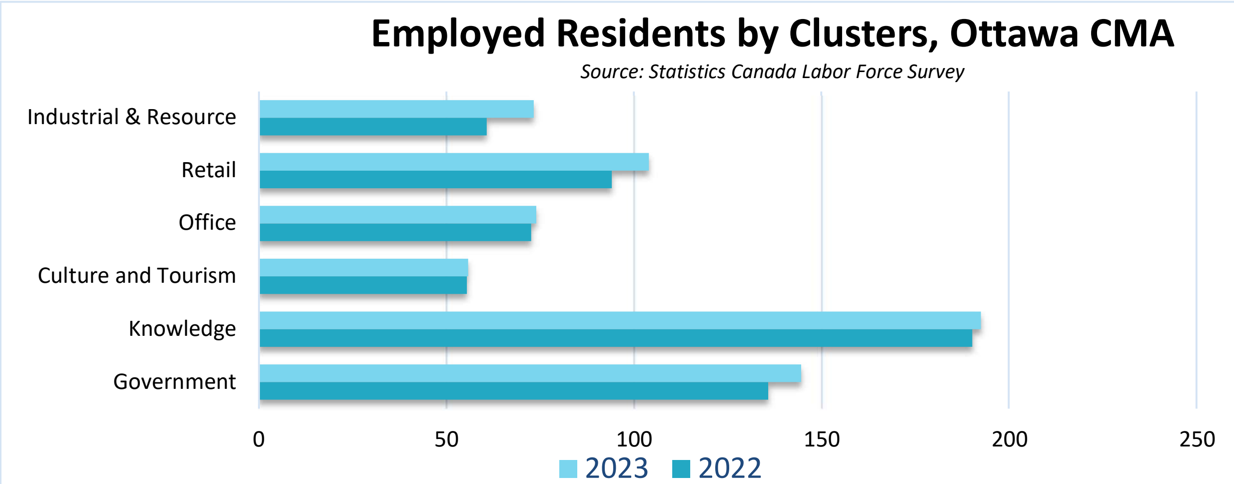
Total Emplyment, Ottawa and Gatineau 1993-2023

Source: Statics Canada, Labour Force Survey



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

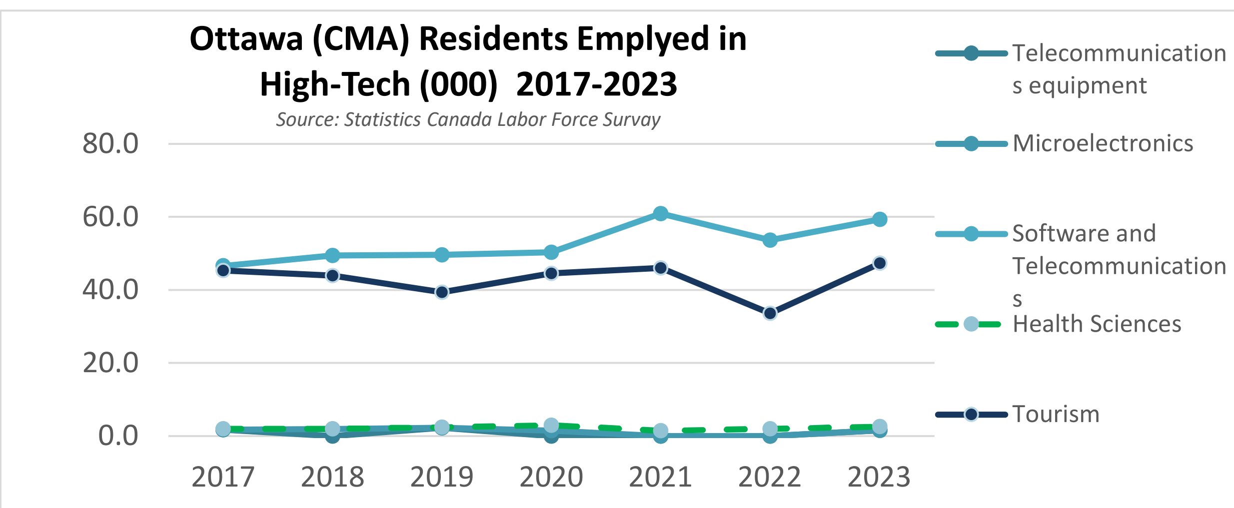
The Government cluster added 8,800 new employees, the Knowledge cluster saw an increase of 2,300 employees, the Office cluster added 1,400 employees, and the Culture and Tourism cluster grew by 300 employees year-over-year. Despite modest growth, the Knowledge cluster retained the highest employment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



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

High-Tech

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

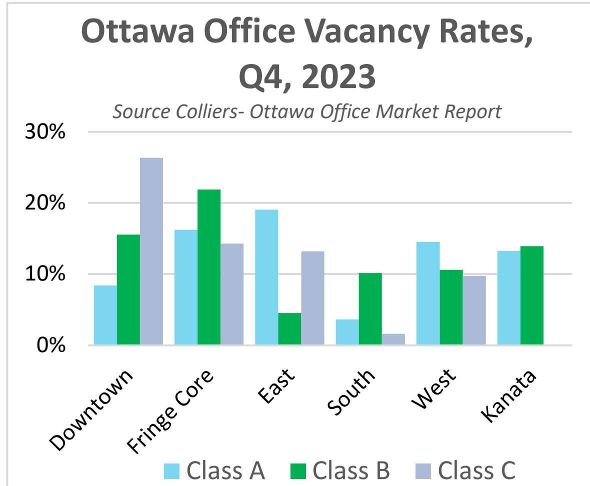


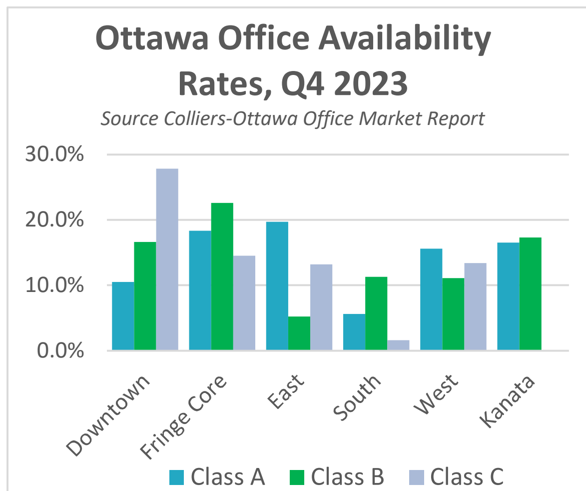
3.2 Office, Industrial and Retail Markets

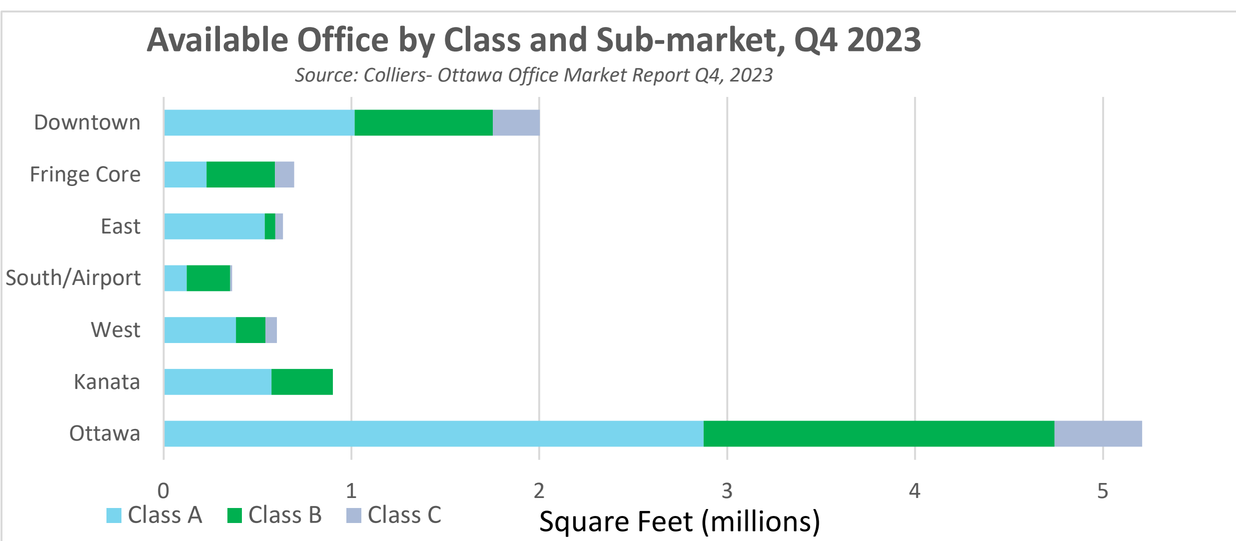
Office Market

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

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

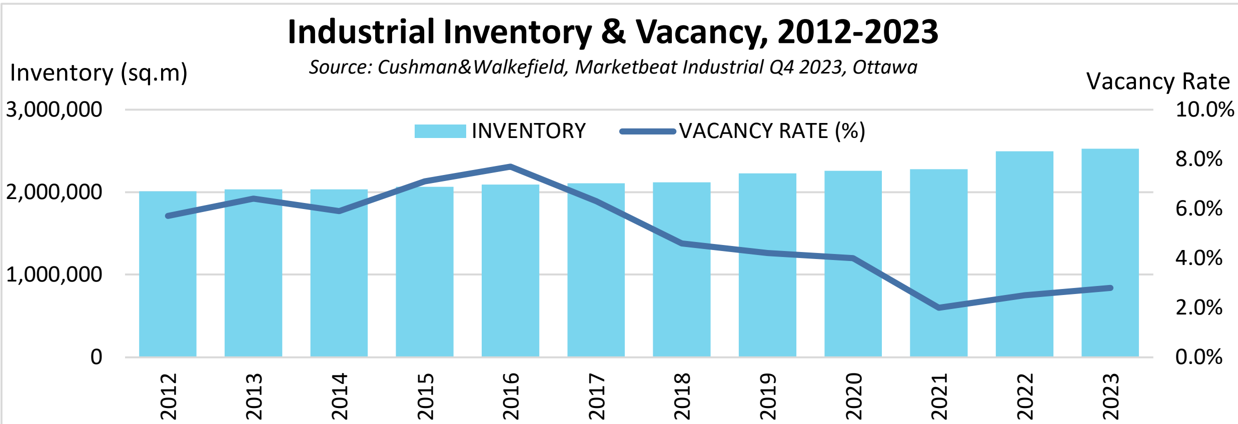






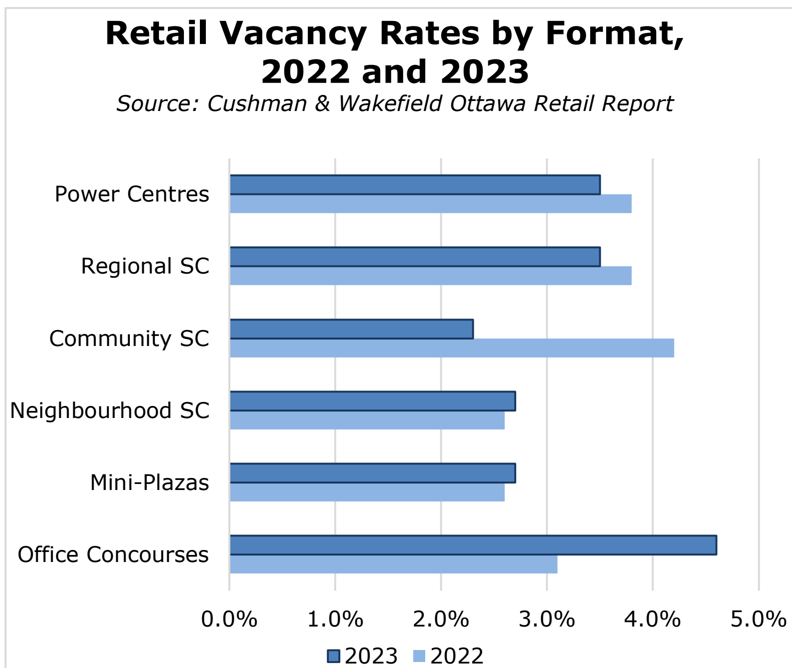
Industrial Market

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



Retail Market

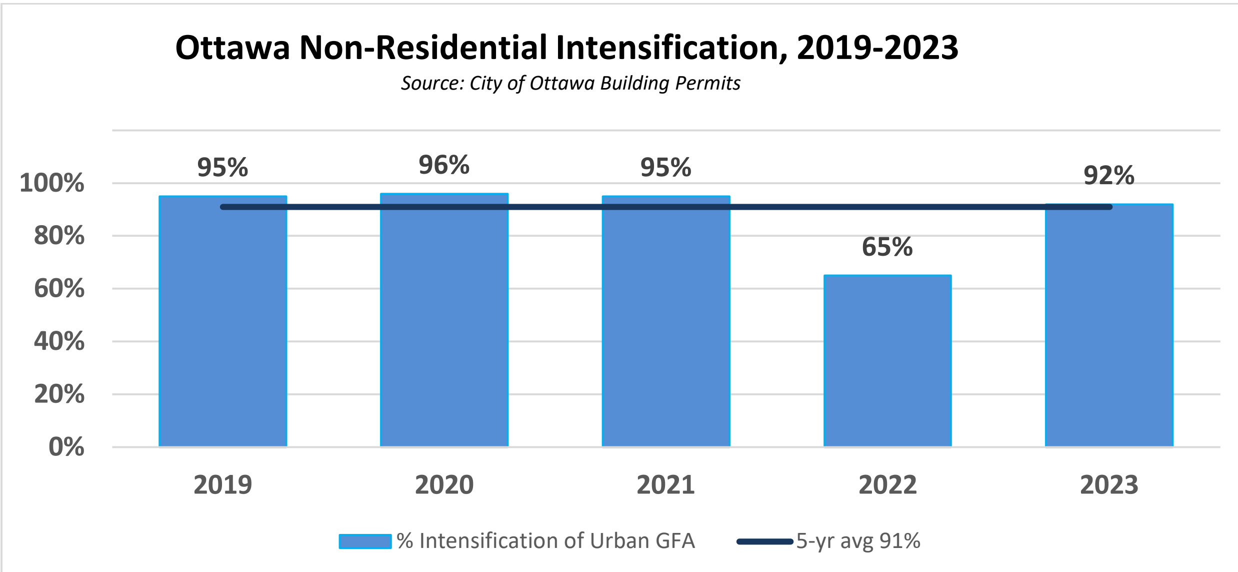
Retail space is categorized into various formats, each serving distinct market needs. In 2023, the distribution of retail space across these categories remained largely consistent with 2022 levels. Power Centres and standalone big-box stores continued to dominate the market, accounting for 26.8% of total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



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

3.3 Non-Residential Intensification

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



**Data revised going back to 2019*

Appendix: Data Tables

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

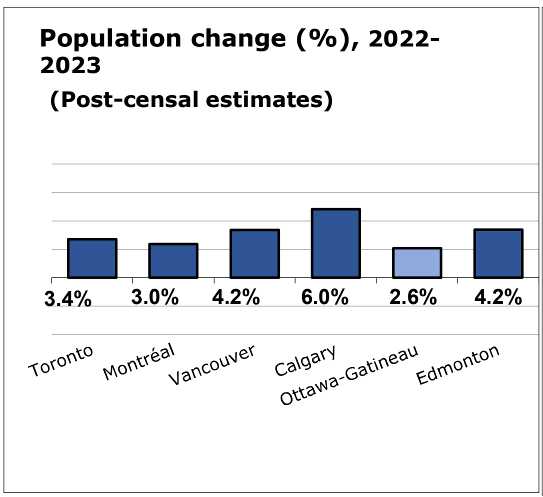
CMA*	2019	2020	2021	2022	2023	*2022-2023 % chg.*
Toronto	6,426,293	6,491,939	6,472,951	6,583,259	6,804,847	*3.4%*
Montréal	4,327,976	4,356,853	4,330,143	4,372,913	4,502,177	*3.0%*
Vancouver	2,715,494	2,750,966	2,771,430	2,852,203	2,971,853	*4.2%*
Calgary	1,503,295	1,528,262	1,540,242	1,586,725	1,682,509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

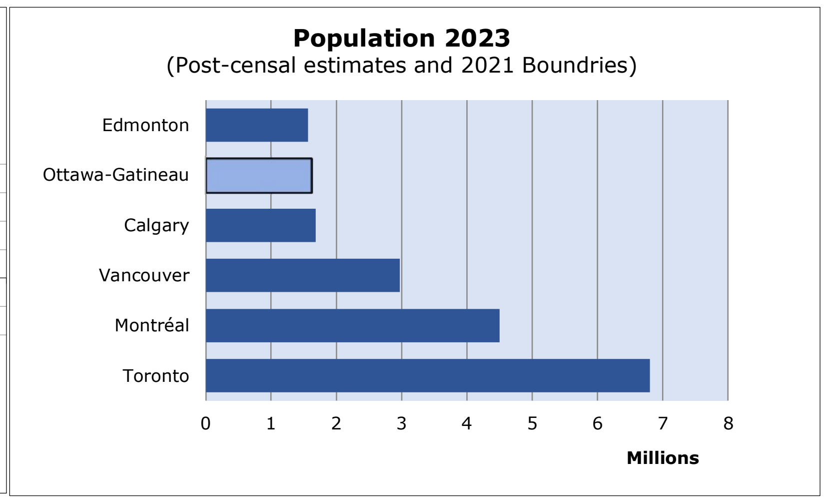
Source: Statistics Canada, Table 17-10-0148-01, and 17-10-0152-01 for Year 2023; estimates are for July 1 each year and based on 2021 bour

Population estimates as of July 1 by census metropotitan area and census agglomeration, 2021 boundries.

* 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 Municipaliies in Ontario.





POST-CENSAL POPULATION ESTIMATES, OTTAWA-GATINEAU CMA

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

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

Population estimates as of July 1 by census metropotitan area and census agglomeration, 2021 boundries.

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

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

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

Data are year-end.

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

Source: City of Ottawa, Research and Forecasting

City of Ottawa Sub-Areas

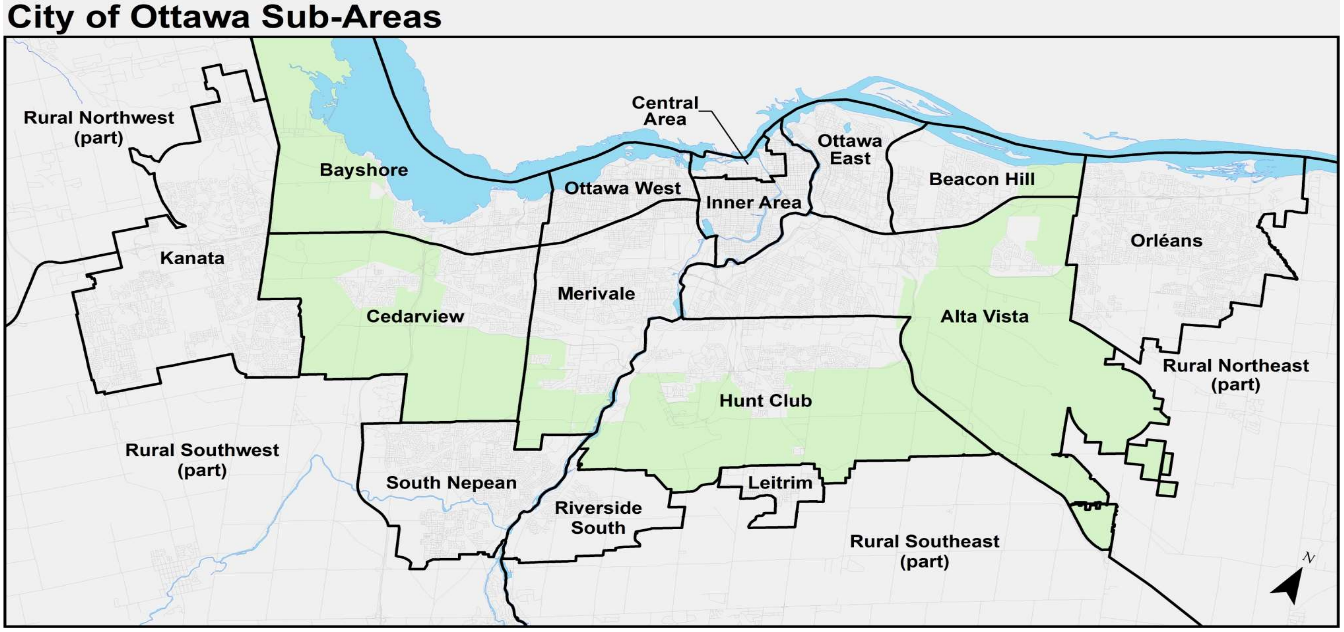


TABLE 3
GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS

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

Sources: Statistics Canada, Census; estimates based on CMHC starts and municipal building permits **2020-2023 City Estimates are year-end.**

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

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

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

Note 3: Mulgrave-et-Derry was added to the CMA in 2021 and is not included in the "Que. part of the CMA Outside Gatineau" or "Quebec portion of the CMA sub-totals". Arnprior, McNab/Braeside, Mississippi Mills, Carleton Place, and Beckwith were also added to the CMA in 2021 and are not included in the "ON portion of the CMA" sub-totals prior to

OMATO: Ontario Municipalities Adjacent to the city of Ottawa, including municipalities included in the Ottawa-Gatineau CMA.

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

Ottawa-Gatineau CMA

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

BY AGE GROUP

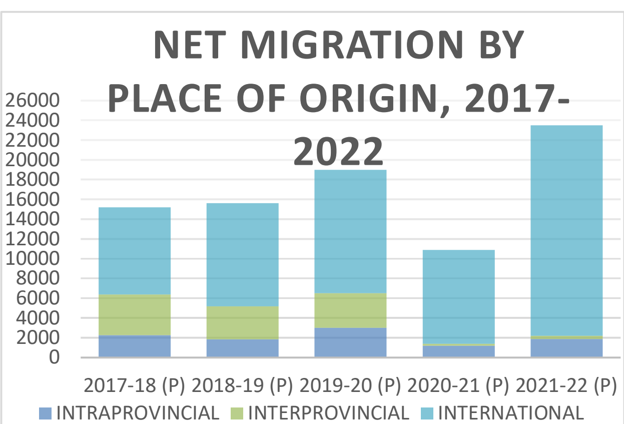
YEAR	AGE GROUP 0 - 17	18 - 24	25 - 44	45 - 64	65+	TOTAL
2017-18 (P)	3,425	3,154	7,769	310	510	15,168
2018-19 (P)	3,617	3,025	8,442	542	7	15,633
2019-20 (P)	4,033	4,043	10,642	234	24	18,976
2020-21 (P)	3,026	2,257	6,498	-686	-215	10,880
2021-22 (P)	**5039**	**5543**	**13280**	**-546**	**191**	**23507**
5-year total	**19,140**	**18,022**	**46,631**	**-146**	**517**	**60,657**
5 year %	**31.6%**	**29.7%**	**76.9%**	**-0.2%**	**0.9%**	**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				
2017-18 (P)	16,510	12,705	11,654	40,869
2018-19 (P)	16,274	12,203	13,371	41,848
2019-20 (P)	18,787	13,695	14,217	46,699
2020-21 (P)	16,274	10,342	11,005	37,621
2021-22 (P)	**21,791**	**14,203**	**23,358**	**59,352**
Out-Migrants				
2017-18 (P)	14,240	8,587	2,874	25,701
2018-19 (P)	14,438	8,869	2,908	26,215
2019-20 (P)	15,800	10,177	1,746	27,723
2020-21 (P)	15,074	10,180	1,487	26,741
2021-22 (P)	**19,925**	**13,869**	**2,051**	**35,845**
Net Migration				
2017-18 (P)	2,270	4,118	8,780	15,168
2018-19 (P)	1,836	3,334	10,463	15,633
2019-20 (P)	2,987	3,518	12,471	18,976
2020-21 (P)	1,200	162	9,518	10,880
2021-22 (P)	**1,866**	**334**	**21,307**	**23,507**

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



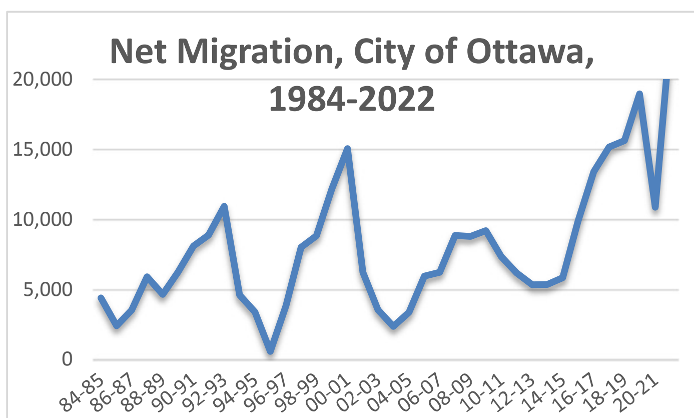


TABLE 5
NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA

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

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

Source: Statistics Canada, Migration Estimates for Census Division 3506

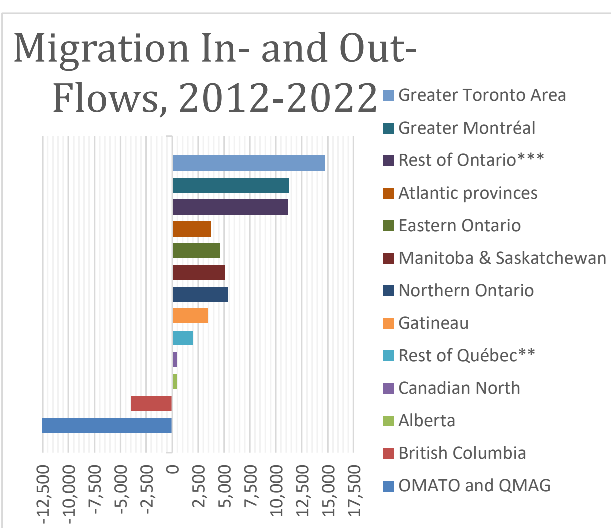
* Most significant destinations in order of magnitude

** Rest of Québec = All of Québec outside Gatineau, Suburban Gatineau and Greater Montréal

*** Rest of Ontario = All of Ontario outside OMATO, Eastern Ontario, Northern Ontario and the Greater Toronto Area

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

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



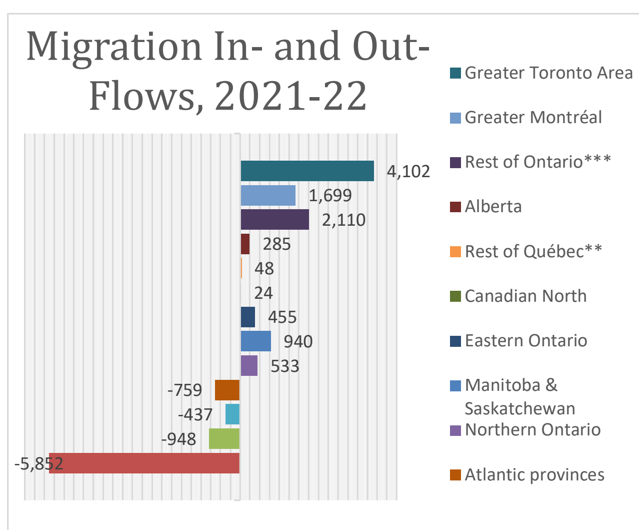


TABLE 6
MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2017-2022

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

OMATO: Ontario Municipalities Adjacent to Ottawa; **QMAG:** Québec Municipalities Adjacent to Gatineau

** S.D.&G. = Stormont, Dundas and Glengarry United Counties

Source: Statistics Canada, Migration Estimates for Census Division 3506, City of Ottawa

Time periods represent approximately May to May.
(R) = Revised; (P) = Preliminary

TABLE 7
TOTAL NET MIGRATION, SIX LARGEST CENSUS METROPOLITAN AREAS

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

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

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

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

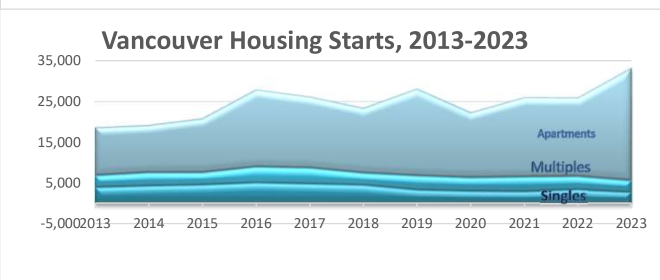
TABLE 8
HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2013-2023

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

Multiples = Semi-detached and Row units

Source: CMHC Starts and Completions Survey

www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/35/2/Ontario



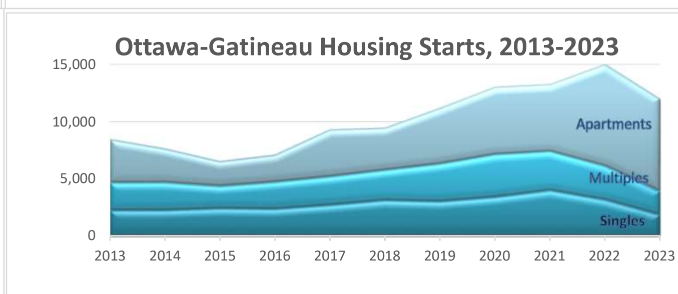


TABLE 9
HOUSING STARTS BY TYPE, CITY OF OTTAWA, 2018-2023

YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
2002	3,471	312	1,939	1,653	7,375	47.1%	4.2%	26.3%	22.4%
2003	2,742	345	2,194	692	5,973	45.9%	5.8%	36.7%	11.6%
2004	2,967	340	2,421	1,151	6,879	43.1%	4.9%	35.2%	16.7%
2005	2,121	286	1,572	721	4,700	45.1%	6.1%	33.4%	15.3%
2006	2,252	367	1,789	1,219	5,627	40.0%	6.5%	31.8%	21.7%
2007	2,722	292	1,954	1,250	6,218	43.8%	4.7%	31.4%	20.1%
2008	2,715	203	2,136	1,625	6,679	40.6%	3.0%	32.0%	24.3%
2009	2,228	280	1,887	1,127	5,522	40.3%	5.1%	34.2%	20.4%
2010	2,035	346	1,881	1,784	6,046	33.7%	5.7%	31.1%	29.5%
2011	1,957	343	1,810	1,411	5,521	35.4%	6.2%	32.8%	25.6%
2012	1,424	274	1,363	2,669	5,730	24.9%	4.8%	23.8%	46.6%
2013	1,596	362	1,566	2,760	6,284	25.4%	5.8%	24.9%	43.9%
2014	1,616	259	1,686	1,976	5,537	29.2%	4.7%	30.4%	35.7%
2015	1,820	163	1,308	1,405	4,696	38.8%	3.5%	27.9%	29.9%
2016	1,809	202	1,764	1,244	5,019	36.0%	4.0%	35.1%	24.8%
2017	1,970	225	1,859	2,795	6,849	28.8%	3.3%	27.1%	40.8%
2018	2,320	310	1,906	2,414	6,950	33.4%	4.5%	27.4%	34.7%
2019	2,211	200	2,376	2,282	7,069	31.3%	2.8%	33.6%	32.3%
2020	2,439	251	2,733	3,816	9,239	26.4%	2.7%	29.6%	41.3%
2021	2,775	215	2,622	3,790	9,402	29.5%	2.3%	27.9%	40.3%
2022	2,105	194	2,315	5,463	10,077	20.9%	1.9%	23.0%	54.2%
2023	**1,211**	**114**	**1,574**	**5,733**	**8,632**	14.0%	1.3%	18.2%	66.4%

Source: CMHC, Starts and Completions Survey

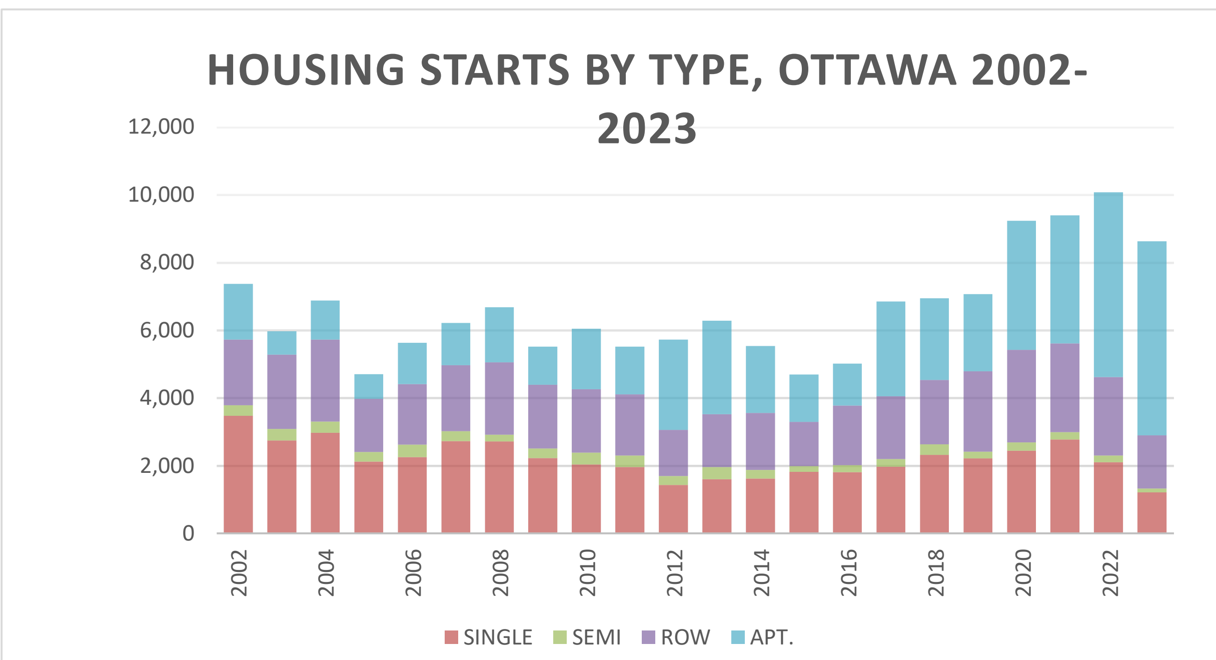


TABLE 10
HOUSING COMPLETIONS, CITY OF OTTAWA, 2013-2023, BY TYPE AND INTENDED MARKET

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

Source: CMHC, Starts and Completions Survey; not all unit types are reported for each tenure and may not add to the total for their respective tenure.
www03.cmhc-schl.gc.ca/hmip-pimh/en#All

TABLE 11
ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2008-2023

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

Sources: CMHC, Housing Now Ottawa for 2005-2018; CMHC, Housing Market Information Portal for 2019-2023; Statistics Canada, Table 18-10-0005-01, Consumer Price Index by City; City of Ottawa calculations

www03.cmhc-schl.gc.ca/hmip-pimh/#Single
Consumer Price Index, annual average, not seasonally adjusted (statcan.gc.ca)

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

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

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

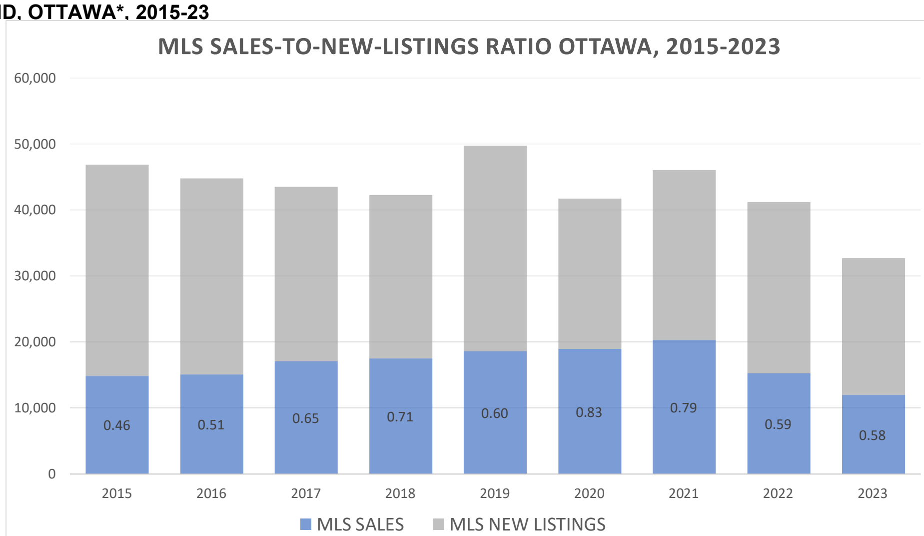
Source: CMHC, Local Real Estate Boards and the City of Ottawa
NOTE: CMHC data are derived from local Real Estate Boards; the area of each may not match municipal or CMA boundaries.
* This is the Ottawa Real Estate Board (OREB) area, which is significantly larger than the city of Ottawa.
Montréal data is from the Quebec Professional Association of Real Estate Brokers (QPAREB)
Historic sales and price data are subject to revision.

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

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

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

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



NOTE:
MLS New Listings are the annual number of properties listed on the Multiple Listings Service, which measures supply. MLS Sales are the annual number of residential sales through the MLS system, which measures demand.

SUPPLY AND DEMAND
Sales divided by New Listings produces a Sales-to-New-Listings Ratio that classifies the resale market. A ratio of 0.40 or below is considered a Buyers' market; between 0.40 and 0.55, a Balanced market; and above 0.55, a Sellers' market.

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

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

Source: 2000: Statistics Canada, Labour Force Survey, Table 282-0110 (Annual Averages) [Table has been discontinued]
2001-2017: Statistics Canada, Labour Force Survey, Table 282-0129 & Table 282-0002 (Annual Averages),
2018-19: Statistics Canada, Labour Force Survey, Table 14-10-0096-01 and Table 14-10-0090-01
2021-22: Statistics Canada, Labour Force Survey, 14-10-0393-01 and 14-10-0385-01 (Annual Averages)
2023: Statistics Canada, Labour Force Survey, 14-10-0385-01 (Annual Averages), and 14-10-0327-01 (Annual averages)

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

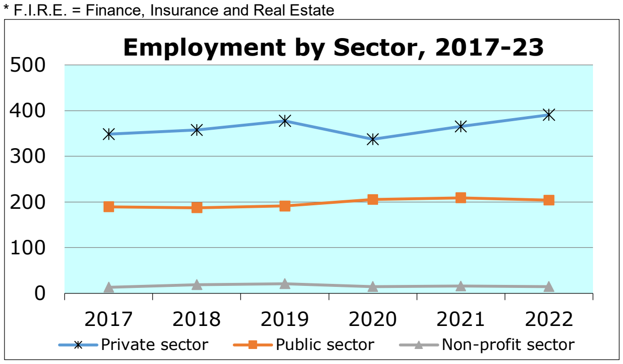
NOTE: Labour Force Survey data is reported by place of residence.

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

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

Source: Statistics Canada, Labour Force Survey, custom tabulations Table: 14-10-0384-01
Figures may not add due to rounding & data suppression by Statistics Canada
* F.I.R.E. = Finance, Insurance and Real Estate

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



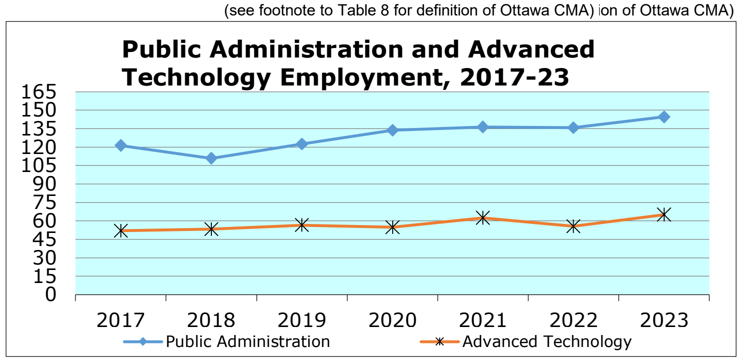
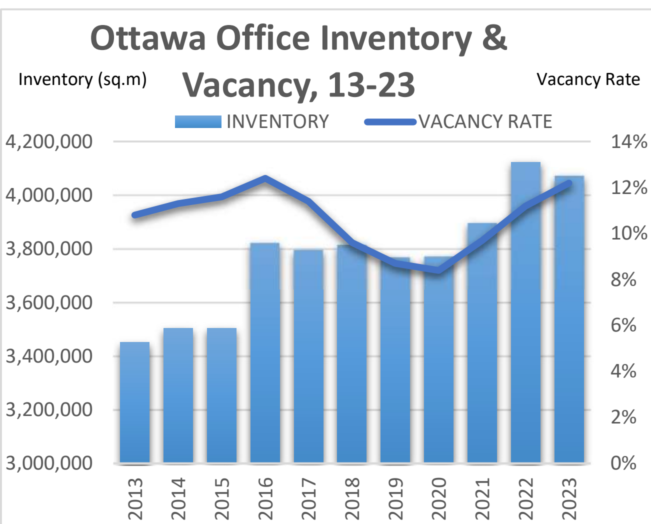


TABLE 16
OTTAWA COMMERCIAL OFFICE MARKET OVERVIEW, 2013-2023

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

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

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



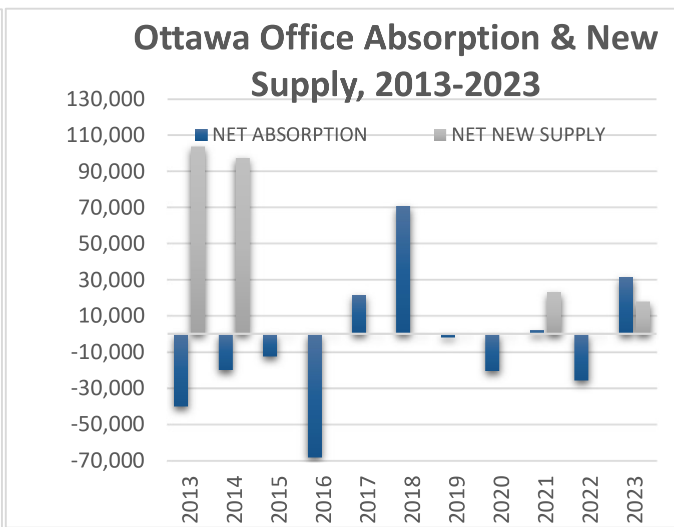


TABLE 17
Ottawa INDUSTRIAL MARKET OVERVIEW, OTTAWA, 2013-2023

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

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

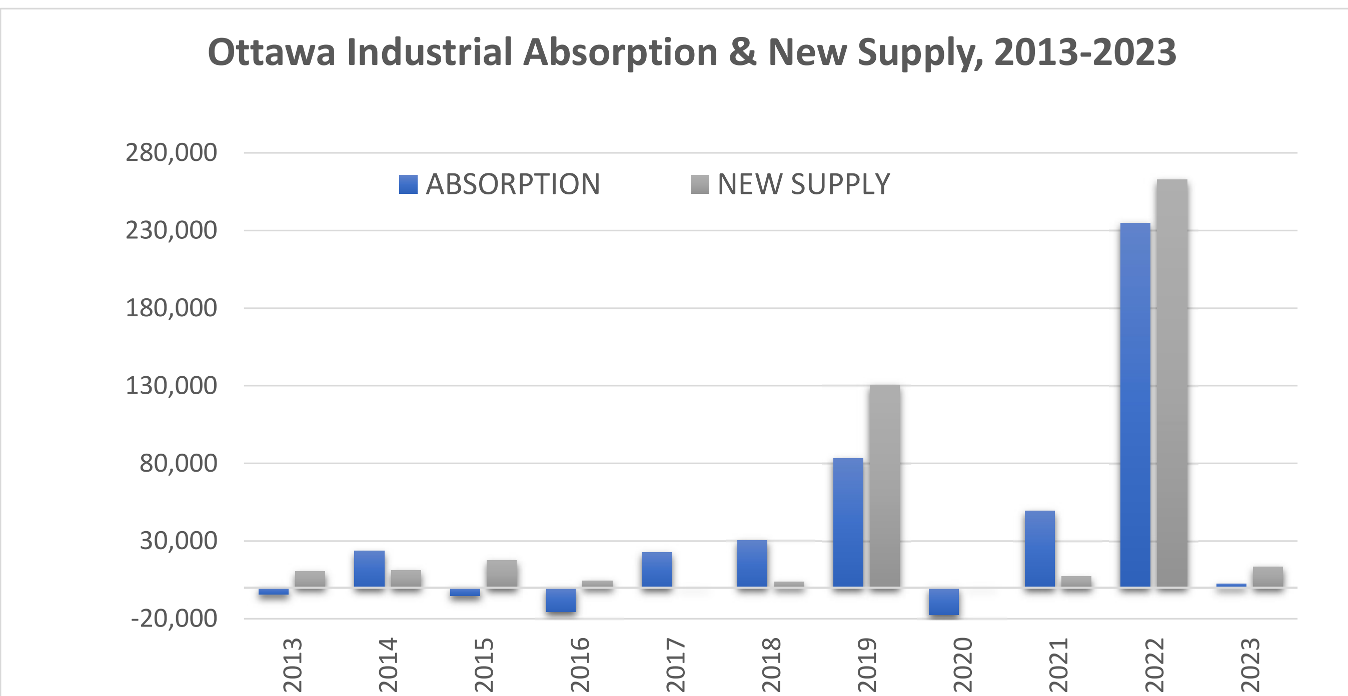


TABLE 18

OTTAWA RETAIL SPACE SUMMARY

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

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

* **Other** includes: In areas inside the Greenbelt, stretches of retail space along streets that are designated Arterial Mainstreet in the Official Plan (including Carling, Merivale south of Baseline, Bank south of the Rideau River, Montreal Road east of St. Laurent, and St. Laurent Blvd) as well as standalone retail outlets that are not part of power centres or shopping centres and may or may not be on Mainstreets.

TABLE 19

NEW NON-RESIDENTIAL INTENSIFICATION, 2019-2023

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

Source: City of Ottawa, Building Permits

Notes:

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

3) Data revised going back to 2019

TABLE 20
NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2013-23

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

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

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

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

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

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

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

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

TABLE 21
NEW RESIDENTIAL INTENSIFICATION BY WARD AND TRANSECT, mid 2018-2023

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

Source: City of Ottawa, Building Permits
**Private dwellings only*