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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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20 octobre 2025

FILE NUMBER: ACS2024-PRE-PS-0029

SUBJECT: Housing Approvals Dashboard – Q1 & Q2 2025

OBJET: Le tableau de bord des approbations de logement – T1 et T2 de 2025

PURPOSE

The Housing Approvals Dashboard 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, this memorandum provides a quarterly update on the number of dwellings approved and the number of dwellings issued building permits by the City of Ottawa.

The online [Housing Approvals Dashboard](#), provides information on dwellings receiving planning approvals and building permits, as well as CMHC housing starts, under construction, and completions. This interactive dashboard replaces the Residential Dwelling Approvals Pipeline infographic and the underlying data is available on [Open Ottawa](#).

This update reports on residential development data for Q1 and Q2 2025, which covers January, February, and March under Q1 2025, and covers April, May, and June under Q2 2025, as well as year-to-date. Data in all time periods exclude double counting of dwelling units approved through multiple development applications at the same location, including all subsequent applications.

Q1 2025 Summary

Table 1 below highlights the dwelling counts for Q1 2025 within the different categories:

Table 1: Dwellings that received development approvals, building permits, CMHC housing starts, CMHC under construction or CMHC completion status in Q1 2025

Category	Dwelling Count – Q1 2025
Official Plan or Zoning By law Amendments approvals	1,092
All other Approvals (Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance applications)	1,209
Building Permits	1,572 (55 of which are affordable dwellings)
Housing Starts	1,870
Under Construction	14,776 (951 of which are affordable dwellings)
Completed	1,299

Building permits are down 27 per cent from 2,149 dwellings issued permits in Q4 2024 to 1,572 dwellings issued permits in Q1 2025. During the same time period, housing starts are up 6 per cent from 1,770 to 1,870. There was a 31 per cent decrease in dwellings granted Official Plan and Zoning Approvals (from 1,583 to 1,092), and there was a 37 per cent decrease in dwellings granted all other approvals (from 1,922 to 1,209).

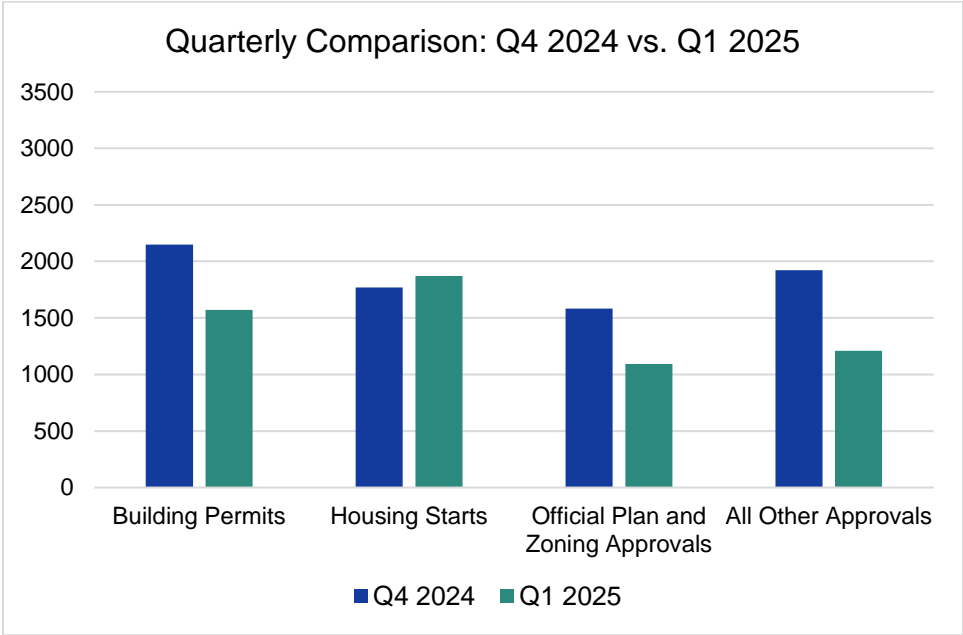


Figure 1: Ottawa’s housing supply progress for 2025, Q4 2024 vs Q1 2025.

Year-over-year, Q1 2025 building permit counts are down by 8 per cent, from 1,710 dwellings issued permits in Q1 2024 to 1,572 dwellings issued permits in Q1 2025. Between Q1 2024 and Q1 2025, housing starts are up by 73 per cent from 1,080 to 1,870. There was a 14 per cent decrease in dwellings granted Official Plan and Zoning Approvals (from 1,264 to 1,092) and a 63 per cent decrease in dwellings granted all other approvals (from 3,252 to 1,209).

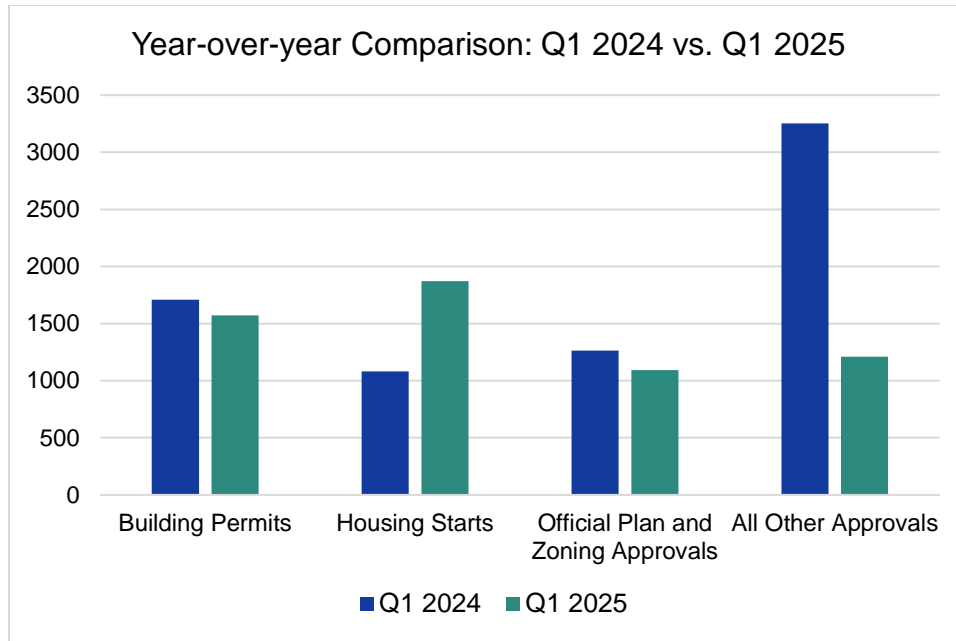


Figure 2: Ottawa’s housing supply progress for 2025, Q1 2024 vs Q1 2025.

In Q1 2025, there have been a total of 2,301 dwellings granted approvals through development applications. Dwellings are only counted once for projects with multiple applications.

Q2 2025 Summary

Table 2 below highlights the dwelling counts for Q2 2025 within the different categories:

Table 2: Dwellings that received development approvals, building permits, CMHC housing starts, CMHC under construction or CMHC completion status in Q2 2025

Category	Dwelling Count – Q2 2025
Official Plan or Zoning By law Amendments approvals	3,509
All other Approvals (Plan of Subdivision, Plan of Condominium, Site Plan Control, Minor Variance, and Severance applications)	3,493
Building Permits	2,150
Housing Starts	2,759
Under Construction	15,139 (951 of which are affordable dwellings)
Completed	2,389

Building permits are up by 37 per cent from 1,572 dwellings issued permits in Q1 2025 to 2,150 dwellings issued permits in Q2 2025. During the same time period, housing starts are up 48 per cent from 1,870 to 2,759. There was a 221 per cent increase in dwellings granted Official Plan and Zoning Approvals (from 1,092 to 3,509), and there

was a 189 per cent increase in dwellings granted all other approvals (from 1,209 to 3,493).

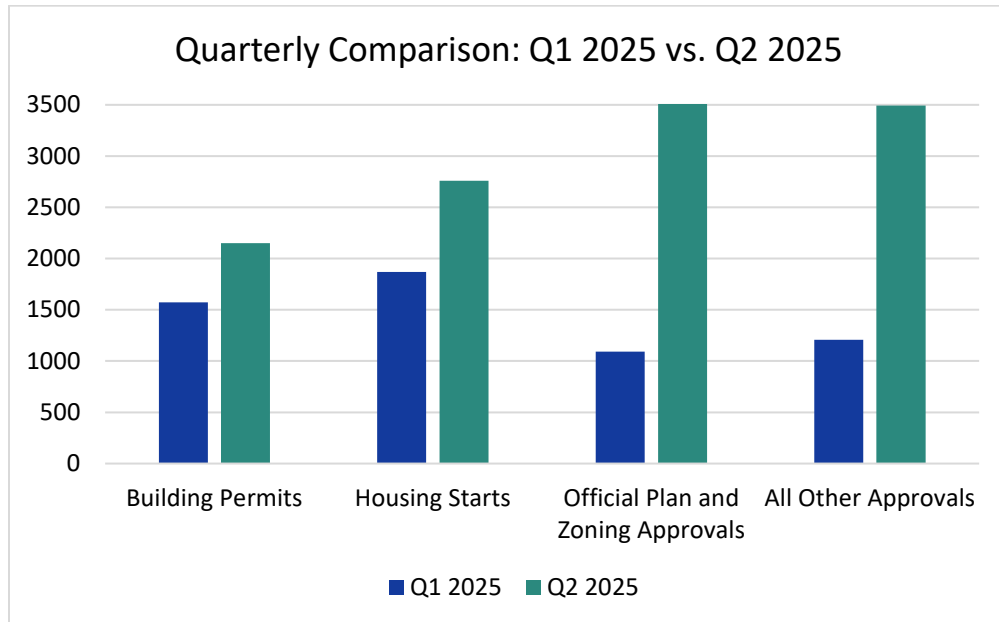


Figure 3: Ottawa's housing supply progress for 2025, Q1 2025 vs Q2 2025.

Year-over-year, Q2 2025 building permit counts are down by 46 per cent, from 3,991 dwellings issued permits in Q2 2024 to 2,150 dwellings issued permits in Q2 2025. Between Q2 2024 and Q2 2025, housing starts are up by 90 per cent from 1,450 to 2,759. There was a 16 per cent decrease in dwellings granted Official Plan and Zoning Approvals (from 4,188 to 3,509) and a 59 per cent increase in dwellings granted all other approvals (from 2,203 to 3,493).

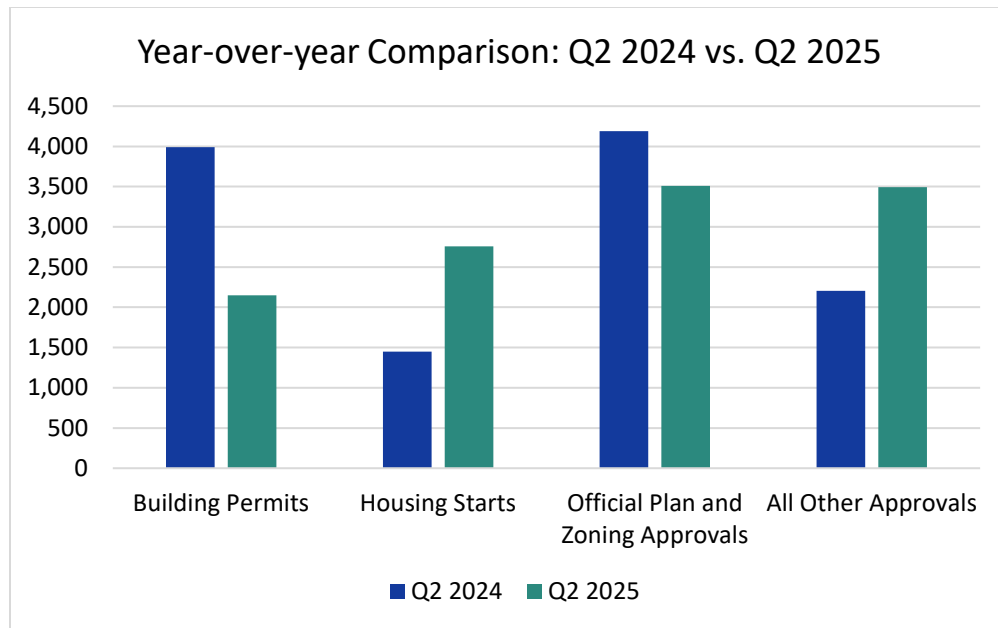


Figure 4: Ottawa’s housing supply progress for 2025, Q2 2024 vs Q2 2025.

In 2025, there have been a total of 9,303 dwellings granted approvals through development applications. Dwellings are only counted once for projects with multiple applications.

Development Applications issued Building Permits

Table 3 below provides an estimate of dwellings in the approvals “pipeline” that were granted permissions or approved and whether building permits have been issued following approval (tracked since January 2023 to June 2025). Double-counting has been removed for dwellings in more than one application type.

Table 3: Dwellings granted permissions/approved by application type

Application Type	Dwellings Approved/Granted Permissions	Number of those Dwellings Issued Building Permits
Official Plan Amendment	3,819	0
Zoning By-law Amendment	21,470	2,190
Combined Official Plan and Zoning Amendments	4,838	31
Plan of Subdivision	5,947	632
Plan of Condominium	1,767	1,342
Site Plan Control	15,464	6,040
Minor Variance	5,671	2,347
Severance	524	369

Combined Minor Variance and Severance	504	187
Total	60,004	13,138

**The number of units remaining may not add to the number of units approved minus the number of building permits issued as the number of units built might be updated throughout the development process.*

Note: Numbers might be lower than previous quarters because of duplicates captured and removed in the new quarter.

Of the approved and permitted 60,004 dwellings, 29,877 dwellings have gone through the later stage of development approvals after Official Plan and Zoning By-law amendments, and 13,138 units have been issued building permits as of Q2 2025, and are ready to build. A further 8,038 dwellings have received building permits through as-of-right construction, not requiring any planning approvals, increasing the number of ready to build dwellings to 21,176 across the city.

Housing Supply Pledge Progress

The Province set an annual housing target of 15,100 new dwellings in 2025 for the city of Ottawa: CMHC housing starts + ‘additional residential units’ + new and upgraded long term care beds, by municipality. An ‘additional residential unit’ includes non-residential space that is converted to residential units and residential dwellings added to existing residential dwellings.

The province's [Housing Tracker website](#) does not currently provide 2025 data but information for two of the three categories to Q2 2025 is available from CMHC. From January 1 to June 30, 2025, there were 4,629 housing starts recorded by CMHC. The inclusion of ‘additional residential units’ from [CMHC data](#) provides a year-to-date 2025 housing progress of 5,270 new dwellings or 35 per cent. Eligibility to access the provincial Building Faster Fund requires achieving 80 per cent of the housing target, or over 12,000 starts, additional residential units, and long-term care beds. Table 4 below provides a breakdown of these metrics.

Table 4: Ottawa’s housing supply progress for 2025

Dwelling Type	MMAH Housing Tracker, June 30, 2025
CMHC housing starts	4,629
Additional residential units	641*
Total	5,270*

**Source: CMHC Housing Information Portal, Ottawa census division, January to June 2025; CMHC Residential Conversions and Demolitions Statistics, Ottawa census division, January to June 2024. The City did not receive Long-Term Care permits from January to June, 2025.*



Figure 5: Ottawa's housing supply progress for 2025.

Housing Accelerator Fund

The HAF contribution agreement growth targets include over 37,500 new dwellings through building-permit issuance over the next three years (end of 2026). This represents a growth target for the development industry to submit approximately 11,980 dwellings in 2025 through building-permits¹.

HAF growth targets are not comparable with Provincial housing supply targets as they use different metrics. The HAF measures building -permit issuance, whereas the Province measures CMHC housing starts, additional residential units (ARUs), and long-term care beds. A key difference between building-permits and CMHC starts is timing: building permits are issued first in the development process once a project is approved, while CMHC starts correspond when building foundations are poured. A majority of building permits will eventually be captured by CMHC as a start or ARU. CMHC starts also do not include all new dwellings that are issued building permits. Table 5 below illustrates the difference between the metrics and targets for both these programs.

Table 5: Housing Accelerator Fund and Municipal Housing Pledge program differences

Program	HAF	Housing Pledge Targets
Year	Building Permits	CMHC Starts + Other
2024	11,961	12,583
2025	11,980	15,100
2026	13,645	17,617

¹ [City of Ottawa's Housing Accelerator Fund Use of Funds and Roadmap](#)

Table 6 below shows new dwellings issued building permit from January 1, 2025 to June 30, 2025 and the City’s progress towards the HAF target.

Table 6: New dwellings through building-permit issuance for 2025

	Dwellings (January 1 to June 30, 2025)
Net New Dwellings	3,722
HAF Target for 2025 (dwellings)	11,980
Progress towards 2025 HAF target	31%
Net New Single Detached Homes	432
Net New Units from Missing Middle* (Other)	183
Net New Multi-Units in Close Proximity to Rapid Transit (1500m radius)**	2,876
Net New Units from Multi-Unit Housing*** (Other)	231
Net New Affordable Units	55

Progress towards target = Net New Units divided by the 2025 HAF target

* Net new units in residential development that have storeys less than or equal to 4 and of the building type: Seasonal Dwelling, Semi-detached, Row House, or Apartment (includes duplexes, triplexes, quadruples, stacked rowhouses or apartment condominiums); and are not in close proximity to Rapid Transit.

** Net New Multi-Units in Close Proximity to Rapid Transit includes missing middle and multi unit housing that are in close proximity to rapid transit.

*** Net new units in residential development that have storeys more than 4 and of the building type: Apartment (includes duplexes, triplexes, quadruples, stacked rowhouses or apartment condominiums); and are not in close proximity to Rapid Transit.

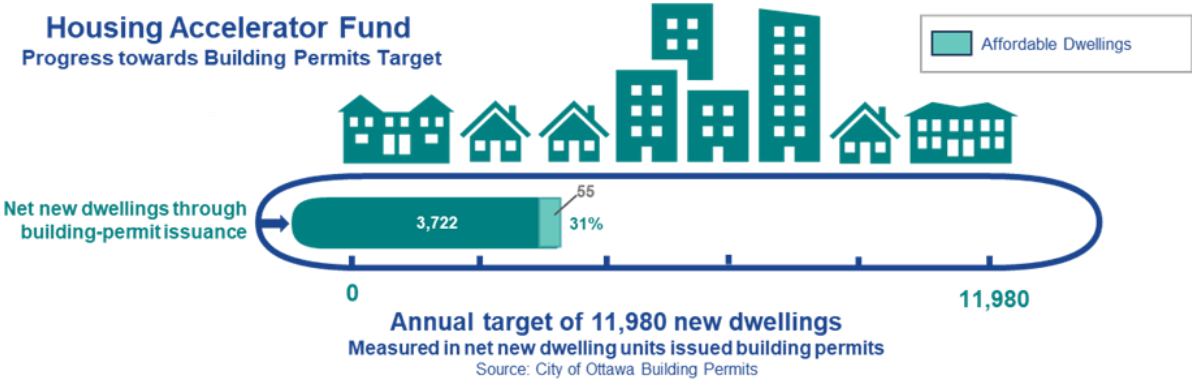


Figure 6: Ottawa’s progress towards the Housing Accelerator Fund, 2025.

The City issued building permits to construct 3,722 net new dwellings in 2025, representing 31 per cent of the annual target of 11,980 dwellings. Of these 3,722 net

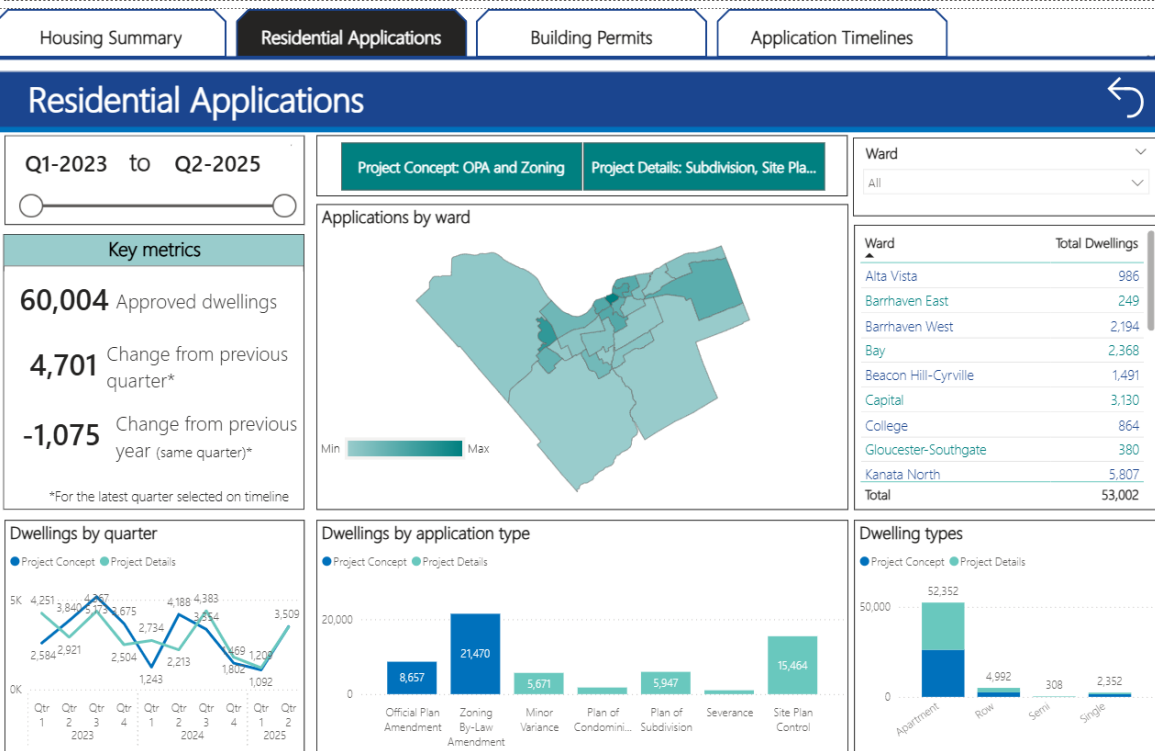
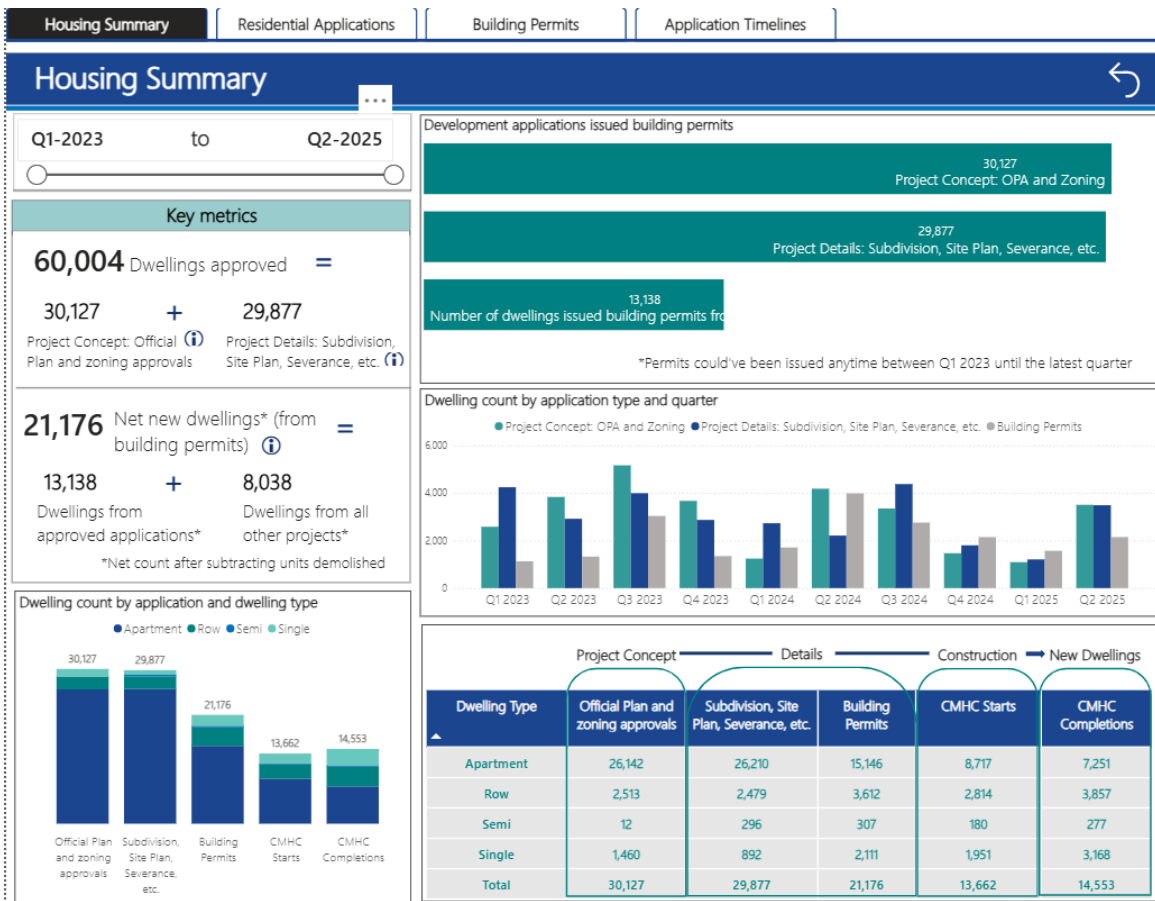
new dwellings, 12 per cent (432 units) were in single detached homes, 77 per cent (2,876 units) were in the multi-units in close proximity to rapid transit (1500m radius) category, 5 per cent (183 units) were in missing middle (other) category, and 6 per cent (231 units) were in the multi-unit housing (other) category. Additionally, 55 units of the overall net new dwellings were affordable housing units.

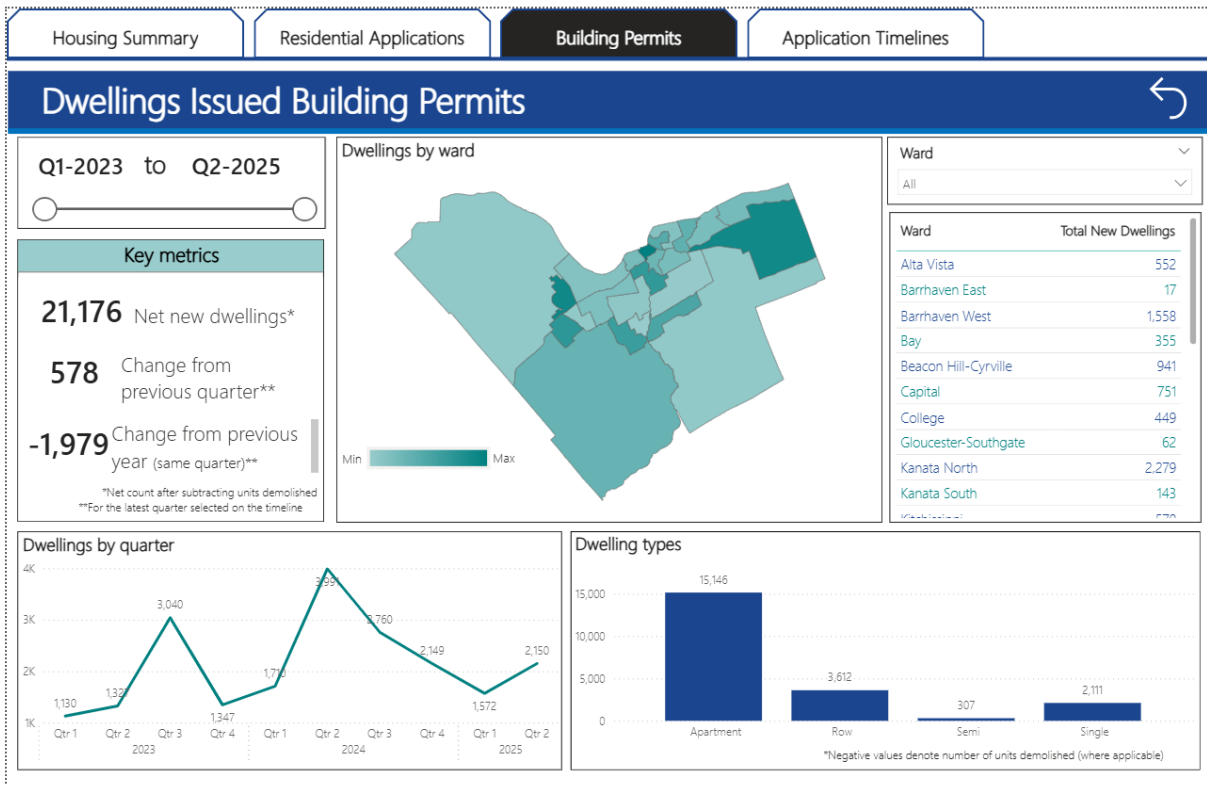
30-month Summary

Figure 7 below summarizes the dashboard metrics over a 30-month period, from January 1, 2023 to June 30, 2025. 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.

As part of the City's commitment to transparency and improved access to housing data, the new Housing Approvals Dashboard went live on July 3, 2025. This interactive online platform replaces the static Residential Dwelling Approvals Pipeline PDF reports and provides real-time, user-friendly access to data on planning approvals, building permits, and the broader residential development pipeline. The dashboard is available at: [Housing approvals dashboard | City of Ottawa](#).

Figure 7: Housing Dashboard, Citywide, Q1 2023 to Q2 2025





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