



**MEMO / NOTE DE SERVICE**

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**TO: Chair and members of the Planning and Housing Committee**

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

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**DATE: October 24, 2025**

**24 octobre 2025**

**FILE NUMBER: ACS2025-PDB-PS-0069**

**SUBJECT: Provincial Proposed Updates to the Projection Methodology  
Guidelines to support the implementation of the Provincial Planning Statement,  
2024**

**OBJET : Mises à jour provinciales proposées aux lignes directrices sur la  
méthodologie de projection pour appuyer la mise en œuvre de la Déclaration de  
planification provinciale de 2024**

## **PURPOSE**

The purpose of this memorandum is to inform Council that staff provided technical guidance to the Province on their proposed updates to the Projection Methodology Guideline to support the implementation of the Provincial Planning Statement, 2024. The Projection Methodology Guideline (PMG) assists planning authorities with identifying population, housing, and employment forecasts and assessing land needs requirements to plan for the growth of their communities. The Ministry of Municipal Affairs and Housing sought feedback on the proposed guidance, through the Environmental Registry of Ontario (ERO 025-0844), with consultation closed on October 11, 2025. City of Ottawa staff reviewed the proposed updates to the PMG and have submitted comments to the Ministry before the October 11, 2025, deadline. Staff comments are attached as a supporting document. Staff comments focused on the need for the guidelines to provide more detailed direction on appropriate methods to project dwelling types (single-detached, townhouses, and apartments) and employment categories (office, retail, and industrial). If the PMG is not finalized by December 2025, staff will use the same method from the Official Plan to determine the detailed projections, which are consistent with the current and proposed PMGs.

## **BACKGROUND**

The Province released the proposed updates to the PMG on August 12, 2025. The Provincial Planning Statement, 2024 (PPS) requires planning authorities to establish the amount of population and employment growth and to plan for and determine the amount of land required to accommodate that growth at the time of creating a new Official Plan and/or at each Official Plan update.

The City initiated an Official Plan Amendment (OPA) growth projections update to translate the Ministry of Finance population projections for Ottawa into housing and employment projections. As required by the PPS, the City is to use the PMG on the development of these housing and employment projections. Staff are targeting January 2026 for Council consideration of the population projections from the Ministry of Finance, and the related housing and employment projections as guided by the PMG.

### Summary of Staff Comments

The proposed guideline is organized into four main sections, followed by an outline of best practices to assist with implementing the guidelines. The four main sections are:

1. Establishing Municipal Population Projections

2. Developing Housing Needs Forecasts
3. Developing Employment Forecasts
4. Land Needs Assessment

Overall, the PMG emphasizes flexibility and does not provide specific methodological guidance due to the various municipal governance systems and contexts within the province. While staff appreciate that the PMG cannot provide a solution for all municipalities due to their variety in nature (large/small, urban/rural), staff are of the opinion that the proposed updated PMG is too broad and does not provide enough information on how to complete certain aspects of the projections. For instance, there is no specific direction on calculating dwellings by type (single-detached, semi-detached, townhouse, apartment) for the projection period, and how to incorporate housing tenure (owner/renter) into the housing projections. With the PMG being broad in nature, multiple projections could be completed for the same municipality resulting in different conclusions that are all seemingly consistent with the PMG, even though there are differing land requirement conclusions. As such, the staff comments focus on where the PMG should be more specific and helpful to municipalities, and to provide examples for municipalities in different contexts.

### Next Steps

Staff submitted feedback to the Province by the October 11, 2025, deadline. If the PMG is not finalized with additional requested details before staff complete the growth projections, staff will use the same method as the previous growth projections update. Staff will consult on the growth projections method and key assumptions with stakeholders during the project. Due to its broad nature, the method and assumptions used by staff in the previous growth projections will still align with the current and proposed PMG.

The timeline milestones of the growth projections OPA consist of growth projections adoption at Joint Planning and Housing and -Agriculture and Rural Affairs Committees in January 2026, an updated growth management strategy and, if required, scoring criteria for Settlement Area expansion lands in March 2026, and final Official Plan Amendment adoption by Council in Q2 2027 with Ministry of Municipal Affairs and Housing approval in Q2-Q3 2027. Staff will review and apply the PMG, as applicable, when undertaking the growth projections Official Plan Amendment and update Council if the timelines for the growth projections Official Plan Amendment require a revision as a

result of more detailed methodology. If finalized, the PMG would replace the 1995 Projection Methodology Guideline.

## **SUPPORTING DOCUMENTATION**

City of Ottawa feedback submission re: Provincial Proposed Updates to the Projection Methodology Guidelines to support the implementation of the Provincial Planning Statement, 2024

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