

**REPORT**

PREPARED BY HEMSON FOR THE CITY OF OTTAWA

# GROWTH FORECASTS TO 2051

February 2026



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# EXECUTIVE SUMMARY

This report presents long-term growth population, households, housing, and employment forecasts for the City of Ottawa.

The forecasts are based on population projections released by the Ministry of Finance in August 2025 and are prepared pursuant to the Province of Ontario's Provincial Planning Statement 2024 and the Ministry of Municipal Affairs and Housing's recent draft guidance on growth forecasts and land needs assessments.

The forecast period begins on July 1, 2024 and extends to June 30, 2051. Over this 27-year period:

- The city's population is projected to increase from approximately 1.2 million to nearly 1.7 million residents, adding about 529,640 people. Annual population growth is expected to gradually increase over time, rising to 21,000 people per year by 2051.
- Migration will be the primary driver of Ottawa's population growth. International immigration will account for the largest share of new residents, supplemented by interprovincial in-migration. While natural increase contributes to growth in the near term, Ottawa—consistent with broader provincial trends—is projected to rely increasingly on migration as the population ages.
- Although the number and share of seniors aged 65+ in the city is expected to rise steadily through the 2030s and 2040s, Ottawa is projected to maintain a relatively balanced age structure compared to many other parts of the province, supported by continued inflows of younger adults and working-age households.
- The city will experience a sustained acceleration in both total households and the pace of household growth over the forecast period. Total households will increase sharply over the period, moving from 434,000 in 2024 to nearly 692,000 by 2051.
- Housing choices will continue to evolve as the population ages and household sizes become smaller in the city. Compared to current day, the housing mix in 2051 will be more balanced, with a noticeably stronger role for apartments and additional residential units (including duplexes) across a wider range of age cohorts, not just among young adults.
- The city's employment will grow by 325,000, from 669,600 in 2024 to 994,600 in 2051.

<b>City of Ottawa Growth Forecast Summary</b>			
	<b>Total Population</b>	<b>Households</b>	<b>Employment</b>
2011	912,360	353,260	558,700
2016	964,970	373,770	572,300
2021	1,062,170	407,270	558,700
2024	1,153,840	433,800	669,600
2026	1,187,780	448,040	683,600
2031	1,273,590	488,890	754,500
2036	1,372,970	537,840	817,900
2041	1,474,770	589,040	880,600
2046	1,578,800	640,430	938,300
2051	1,683,480	691,550	994,600
<b>2024-2051</b>	<b>529,640</b>	<b>257,750</b>	<b>325,000</b>

Source: Statistics Canada, Census 2011-2021; Ministry of Finance Population Projections (Summer 2025); Hemson Consulting

# 1. INTRODUCTION

This report presents long-term growth population, households, housing, and employment forecasts for the city of Ottawa. The forecasts form part of the City's ongoing update to its Official Plan and represent the first phase of a three-part retainer undertaken by Hemson Consulting on behalf of the city. The overall scope of work includes:

- updating the City's long-term growth forecasts;
- preparing a growth management strategy to determine settlement area land requirements needed to accommodate the updated forecasts; and
- should the Phase 2 analysis demonstrate a need for additional land, undertake a structured process to identify and evaluate potential new settlement areas.

The forecasts are based on population projections from July 1, 2024 to June 30, 2051 released by the Ministry of Finance in August 2025 (MOF Population Projections) and align with the Province of Ontario's Provincial Planning Statement 2024 (PPS 2024) and the Ministry of Municipal Affairs and Housing's recent draft guidance on growth forecasts and land needs assessments.

The MOF Population Projections provide the foundation for assessing future housing and employment needs in the city. Housing needs are analyzed by dwelling type, reflecting how the future population is expected to be accommodated. Employment needs are analyzed based on the number of jobs generated by the future population, as well as commuting flows between Ottawa and surrounding communities. The forecasts of housing and employment incorporate significant work undertaken by City of Ottawa staff on recent household formation, housing choice, and employment trends in the city.

This report sets out the methodologies and key assumptions used to prepare the forecasts and summarizes the resulting population, household, housing, and employment projections. It is recommended that the forecasts to 2051 be used for the purposes of the City's Official Plan update. This report is organized into the following sections:

**Section I:** Population Forecasts

**Section II:** Household and Housing Forecasts

**Section III:** Employment Forecasts

Supporting appendices are provided for reference and include additional forecast details.

## 2. POPULATION FORECASTS

This section sets out the methodology, key assumptions, and results of the city’s population forecast to 2051.

### A. METHODOLOGY

The city’s population forecasts are based on the MOF Population Projections from July 1, 2024 to June 30, 2025 that were released on August 1, 2025<sup>1</sup>. These projections provide annual population estimates using Statistics Canada Census data and other relevant demographic sources. They are prepared using a cohort-survival model, which is widely regarded as the best practice for projecting population by age and sex.

The cohort-survival approach separates population change into its fundamental components: births are added, deaths are subtracted, and net migration—reflecting movements into and out of the population from international, interprovincial, and intra-provincial sources—is incorporated. This methodology was applied consistently in all previous City of Ottawa population forecasts and, prior to 2001, in population forecasts prepared for the former Region of Ottawa-Carleton dating back to the 1980s.

The Ministry notes that the projections do not incorporate explicit economic assumptions or public policy interventions. Rather, they reflect a continuation of recent migration trends over the remainder of the projection period along with the continuing evolution of long-term fertility and mortality patterns. To that extent, they are not intended to be “forecasts” that explicitly account for long-term structural changes in the economy, a precise outlook for Federal immigration policies, and Provincial and local housing demand, land use plans, infrastructure investment, or the availability of land for development.

For the Province as a whole, the MOF prepares three long-term population projection scenarios: low, reference, and high. The reference (medium) scenario is then allocated to each of Ontario’s 49 census divisions. Census divisions generally correspond to single-tier municipalities and upper-tier regions, counties, and districts. The city of Ottawa constitutes one such census division.

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<sup>1</sup> <https://data.ontario.ca/dataset/population-projections>

The MOF Population Projections are limited to population and do not include forecasts of households, housing, or employment.

## 1. Base and Horizon Years

The MOF Population Projections typically extend over a 25-year horizon. The most recent release covers the period from 2024 to 2051. Under these Projections, the city's population is estimated to be 1,153,843 as of Census Day 2024. This is used as the base year population for the forecasts presented in this report. The horizon year of 2051 is maintained, consistent with the timeframe of the MOF Population Projections.

Following the release of the 2025 MOF Population Projections, Statistics Canada published its latest Annual Demographic Estimates on January 14, 2026, which estimate the city's population at 1,188,114 as of July 1, 2025.<sup>2</sup>

## 2. Provincial Planning Statement Requirements

The PPS 2024 is the Province's primary land use planning policy issued under the Planning Act. All municipal planning decisions—including those related to the City's Official Plan update—must be consistent with the PPS 2024.

The forecasts presented in this report are based on the most recent MOF Population Projections and are prepared in accordance with PPS Policy 2.1.1, which states:

As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

In addition, PPS Policy 2.1.3 requires that, at the time of creating a new official plan or updating an existing official plan, sufficient land be made available to accommodate an appropriate range and mix of lands uses to meet projected needs over a planning horizon of at least 20 years and not more than 30 years. As the forecasts in this report are based on a 25-year time horizon, they satisfy this policy requirement.

It is further noted that the PPS 2024 permits municipalities to plan for infrastructure, public service facilities, strategic growth areas, and employment areas beyond the 30-year maximum time horizon.

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<sup>2</sup> Statistics Canada. Table 17-10-0152-01. Population estimates, July 1, by census division, 2021 boundaries (<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710015201>)

### 3. Draft Provincial Projection Methodology Guidelines

While the provincial guidance referenced in PPS Policy 2.1.1 above has not yet been finalized, the Ministry of Municipal Affairs and Housing (MMAH) has released draft guidance to assist planning authorities with developing growth forecasts and assessing land needs for long-range planning.<sup>3</sup> The guidance is intended to help municipalities apply a common methodological approach when preparing studies, assessments, and technical analyses that inform planning and housing decisions, including circumstances where modifications to the MOF Population Projections may be warranted.

The forecasts presented in this report are consistent with this draft guidance.

### 4. Summary of MOF Population Projections for Ontario

Under the MOF Population Projections reference scenario, Ontario's population is projected to grow from approximately 16.1 million in 2024 to more than 20.5 million by 2051. This represents growth of more than 4.4 million people, or about 27% over the projection period. Population growth is expected to be relatively modest through the mid-2020s before stabilizing at around 1% annually by the late 2020s and continuing at that pace through most of the period.

The projections also indicate continued aging of Ontario's population.

- The number of seniors is expected to increase steadily, resulting in a growing share of the population aged 65 and over.
- While the population aged 0 to 14 is projected to increase slightly in absolute terms it is expected to decline as a share of the total population over much of the projection period.
- The working-age population aged 15 to 64 is projected to continue growing in absolute terms, supporting labour force expansion, although its share of the total population is expected to decline modestly before stabilizing over the longer term.

These provincial trends are apparent in the MOF Population Projections for the city of Ottawa.

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<sup>3</sup> Proposed Updates to the Projection Methodology Guideline to Support Implementation of the Provincial Planning Statement, 2024, released on August 12, 2025 on the Environmental Registry of Ontario (ERO 025-0844).

## B. KEY ASSUMPTIONS

Population change results from two processes: natural increase and net migration.

### 1. Natural Increase

Natural increase is the difference between the number of births and deaths over a given period. Projections of births are based on fertility rate assumptions while projections of deaths are based on assumptions about life expectancy. Fertility rates measure the average number of children born per woman by the age of mother in a given year. They are expressed in the MOF Population Projections as the total fertility rate, which represents the average number of children to be born to a woman if current fertility rates prevail over her reproductive life.

**Fertility Rates** – Ottawa’s fertility patterns show a continued shift toward later childbearing, with declining fertility among women under 30 since 2019 and only modest increases among women in their early thirties. These increases have not offset declines at younger ages, resulting in fewer total births and a sustained reduction in natural increase. The MOF Projections assumes fertility remains structurally lower than in the past, with births stabilizing below late-2000s levels and population growth increasingly dependent on migration.

**Life Expectancy** – Mortality trends in Ottawa reflect population aging, with deaths at younger ages remaining low and stable while deaths among older adults, particularly those aged 65 and over, continue to rise as large cohorts age. Increases in total deaths are driven by demographic structure rather than worsening mortality rates and are expected to continue over the forecast period. Together with declining fertility, rising age-related mortality further constrains natural increase and reinforces the growing importance of migration to population growth.

Between 2006–07 and 2013–14, the city of Ottawa experienced consistently strong natural population increase, with annual levels generally ranging between approximately 4,300 and 4,700 persons (see Figure 1). During this period, natural increase was well above the long-term historical average of about 3,540 persons per year, reflecting relatively high fertility rates and a younger population structure.

Beginning in the mid-2010s, natural increase began to decline. By 2016–17, annual levels had fallen slightly below the historical average, and this downward trend continued in

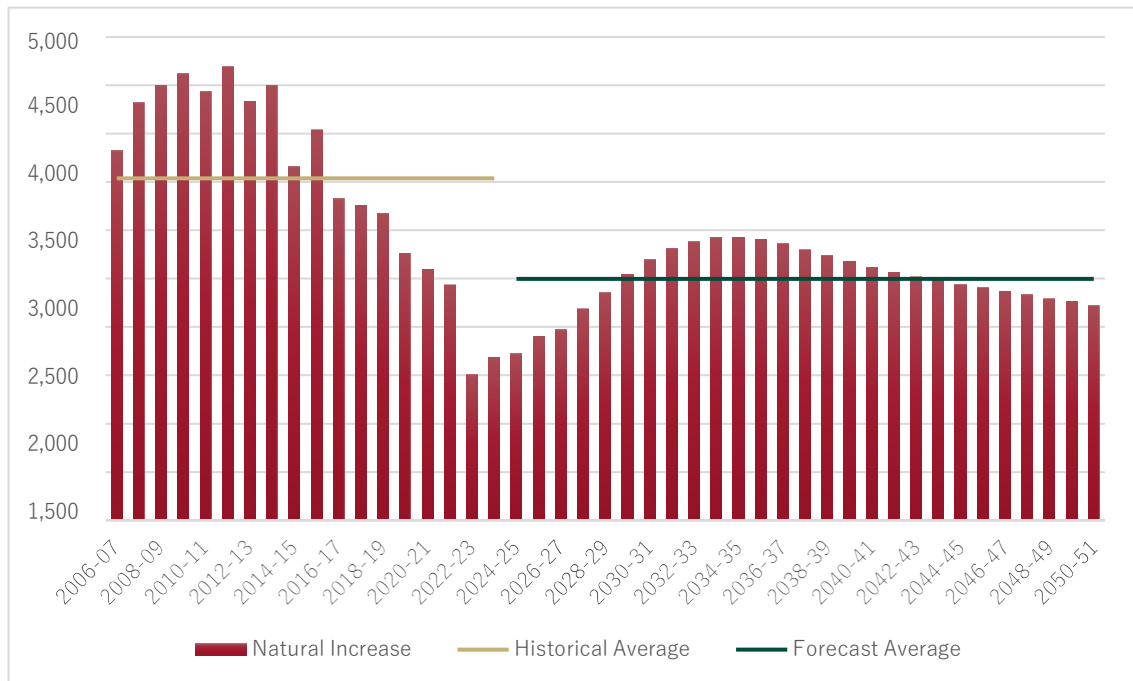
subsequent years. From 2018–19, natural increase remained consistently below the long-term benchmark, indicating a sustained demographic shift.

The decline became more pronounced after 2019–20. Between 2020–21 and 2023–24, natural increase fell from approximately 2,600 persons to fewer than 1,700 persons per year. The lowest levels were observed in 2022–23, when natural increase declined to roughly 1,500 persons—less than half the historical average. The sustained reduction in natural population increase in the city over the past decade reflects long-term population aging and declining fertility rates.

The MOF Population Projections assume that natural increase will remain positive throughout the period, but at levels that are lower than those observed historically (see Figure 1). Following the sharp decline in natural increase in the early 2020s, the outlook incorporates a modest near-term recovery through the late 2020s and early 2030s. This assumption reflects the movement of larger age cohorts into their prime childbearing years.

Beyond the mid-2030s, the forecast assumes a gradual long-term decline in natural increase, as rising deaths increasingly offset births. This assumption reflects an aging population structure and reinforces the expectation that net migration will account for a growing share of overall population growth between 2025 and 2051.

**Figure 1: Historical and Forecast Natural Increase in City of Ottawa**



Source: Hemson based on Statistics Canada data and MOF Population Projections.

## 2. Net Migration

Migration is the dominant driver of population growth in Ottawa and a key component of the MOF Population Projections. Over the forecast period to 2051, the biggest source of growth from migration will be immigration (see Figure 2).

Ottawa's population growth over the past 30 years has been shaped a combination of international, interprovincial, intraprovincial, and non-permanent resident movements to the city, with patterns varying across census periods.

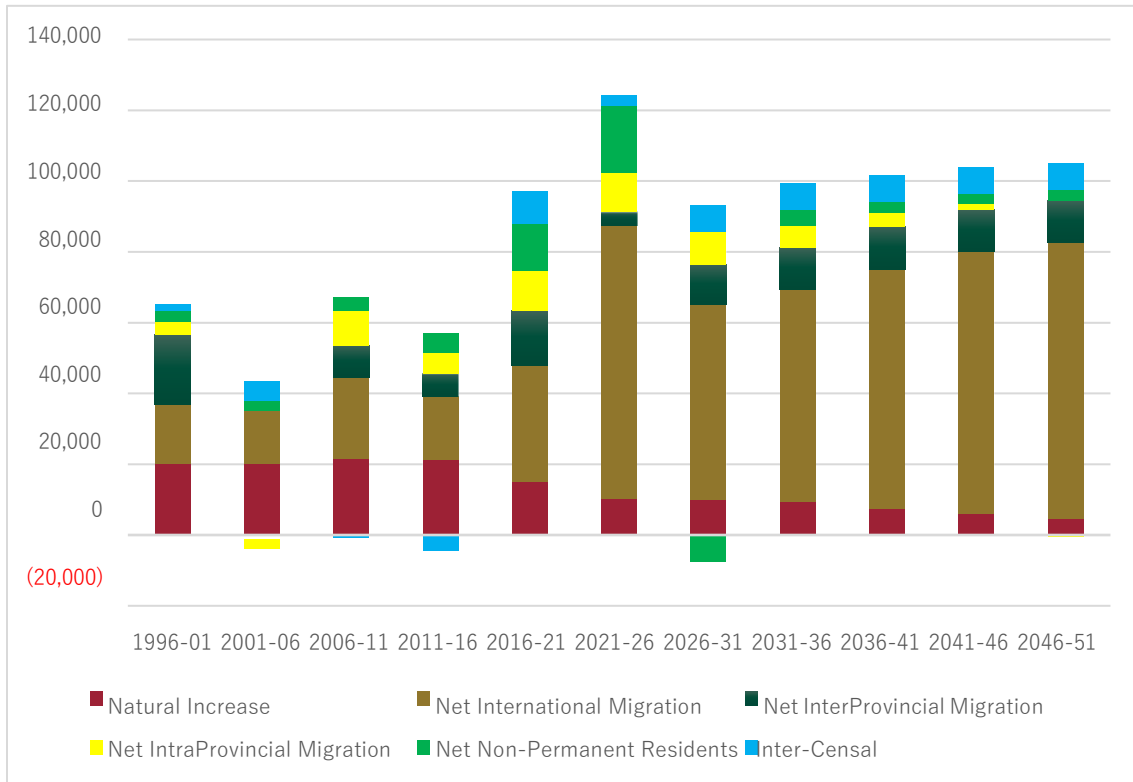
- **International migration** has consistently been a major source of growth. Net international migration remained strong throughout the period, reaching particularly high levels in the period following the 2021 Census. This reflects Ottawa's role as a destination for immigrants supported by a diversified economy, federal government presence, and post-secondary institutions.
- **Interprovincial migration** has been more volatile and depends largely on the relative economic opportunity between different parts of the country and cross-border movements with the Gatineau region. Ottawa has experienced net population increase from other provinces since 2006, after a net loss between 2001 and 2006.
- **Intraprovincial migration** (movement within Ontario) has also contributed positively overall, with especially high inflows since 2016.
- **Non-permanent residents**—including international students and their families and temporary foreign workers—were an important component of growth from 2016 up until very recently, reflecting Ottawa's role as a centre for education, research, and knowledge-based employment.

These trends indicate that Ottawa's population growth is increasingly driven by migration. The MOF Population Projections assume that net international migration will account for the largest share of total growth in every forecast period after 2016–21 and expand further over the long term, effectively offsetting weakening natural increase (see Figure 2).

Interprovincial and intraprovincial migration contribute positively but remain secondary and more variable, while non-permanent residents play an important, though less stable, supporting role—particularly in the mid-term.

A migration-led growth trajectory will lead to demand for a greater range and mix of housing and employment opportunities in the city and underscores the importance of planning for a diverse population base.

**Figure 2: Components of Population Growth in Ottawa 1996-2051**



Source: Hemson based on Statistics Canada and MOF Population Projections

## C. FORECAST RESULTS

The MOF Population Projections indicate that the city is expected to experience significant population growth to 2051, continuing a trend that has accelerated since 2021. Under the reference scenario, Ottawa is projected to grow at a rate that exceeds the provincial average, reinforcing its position as one of Ontario’s fastest-growing large urban centres. By 2051, the population of the city is projected to be more than double its 2001 level.

### 1. Summary of MOF Population Projections for Ottawa

Between 2001 and 2025, the city’s population grew steadily from approximately 807,000 to just over 1.2 million residents (see Figure 3). This represents an increase of about 381,000 people over the last 25 years. While population growth occurred every year, the pace of

growth varied, with many years falling below the long-term historical average of roughly 15,200 people per year.

Growth began to accelerate in the mid-2010s, with several years recording population increases well above the historical average. This trend became particularly pronounced after 2021. In 2023 and 2024, population growth exceeded 30,000 people per year.

The forecast period begins in 2024 and assumes an average annual population increase of approximately 20,300 people. Although growth moderates slightly following the exceptionally high increases observed in the most recent years, population growth is expected to remain consistently higher than historical levels throughout the forecast horizon.

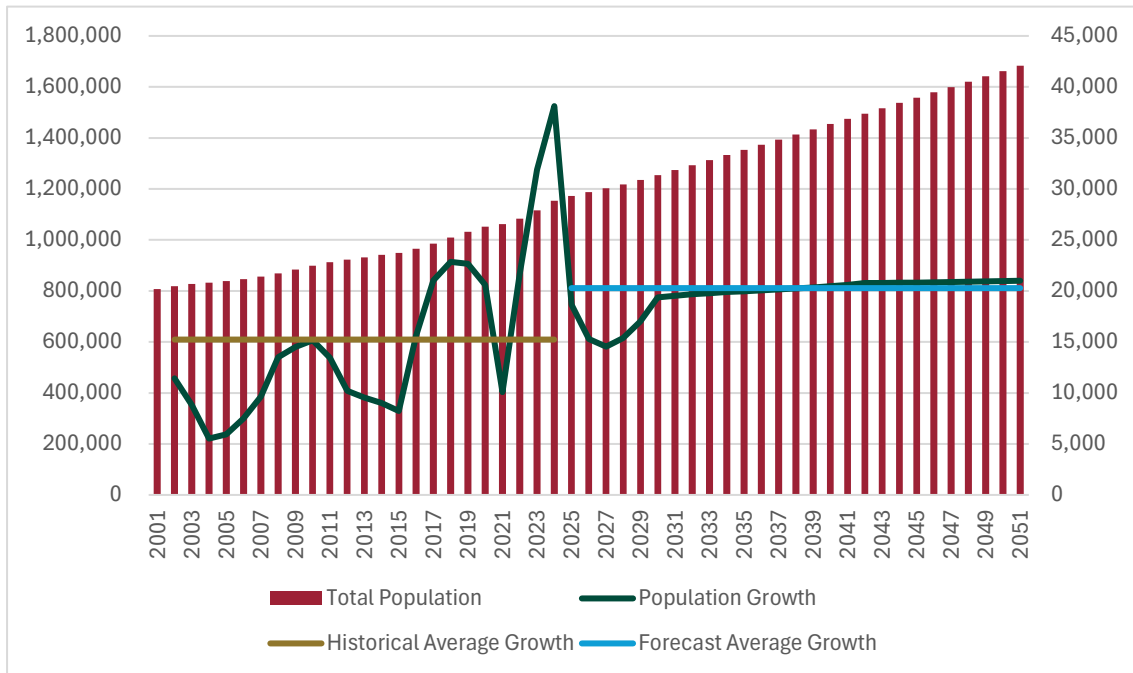
<b>City of Ottawa Population 2001-2051</b>			
	<b>Total Population</b>	<b>Population Growth</b>	<b>Population Growth Rate</b>
2001	806,910		
2006	846,130	39,220	1.0%
2011	912,360	66,230	1.5%
2016	964,970	52,610	1.1%
2021	1,062,170	97,200	1.9%
2024	1,153,840	91,670	2.8%
2026	1,187,780	33,940	1.5%
2031	1,273,590	85,810	1.4%
2036	1,372,970	99,380	1.5%
2041	1,474,770	101,800	1.4%
2046	1,578,800	104,030	1.4%
2051	1,683,480	104,680	1.3%
<b>2001-2024</b>		<b>346,930</b>	<b>1.6%</b>
<b>2024-2051</b>		<b>529,640</b>	<b>1.4%</b>

Source: Statistics Canada, Census of Canada 2001-2021 (historical); MOF Population Projections (forecast)

From 2024 to 2051, the population is projected to increase from approximately 1.2 million to nearly 1.7 million residents, adding about 529,640 people over the period. Annual population growth is expected to gradually increase over time, rising from the mid-teens in the late

2020s to just over 21,000 people per year by 2051. This reflects sustained demographic momentum rather than short-term or cyclical change.

**Figure 3: City of Ottawa Population**



Source: Hemson based on Statistics Canada data and MOF Population Projections.

As noted above, migration will be the primary driver of Ottawa’s population growth. International immigration will account for the largest share of new residents, supplemented by interprovincial in-migration. While natural increase contributes to growth in the near term, Ottawa—consistent with broader provincial trends—is projected to rely increasingly on migration as the population ages.

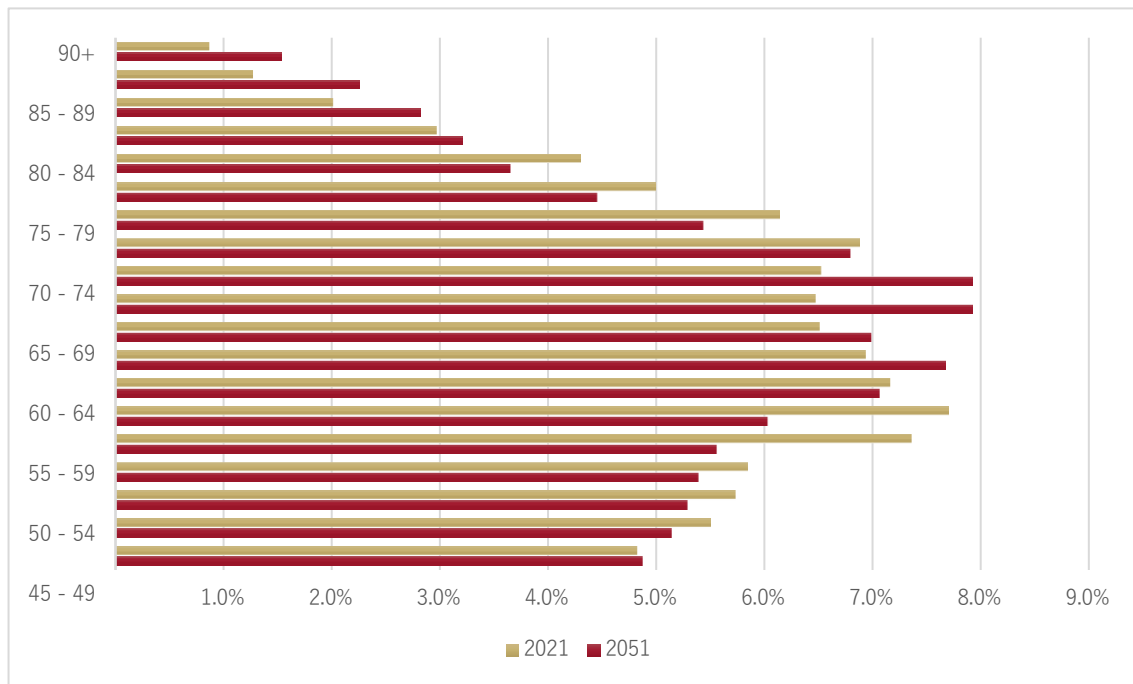
## 2. Age Structure

The amount and type of housing needed in Ottawa is strongly related to the population age structure. The city’s labour force is also closely tied to age structure as the primary determinant of the size and availability of labour is the size of the working age population between about 20 and 65 years of age.

Between 2021 and 2051, Ottawa’s population is projected to grow across all major age groups, with clear differences in scale and planning implications when examined by age cohort. Growth in working age cohorts, adults 35 to 54, and seniors cohorts 75+ will be especially pronounced (see Figure 4).

- **Younger Age Cohorts** – The population aged 0 to 24 is expected to increase steadily over the projection period. All child, youth, and young adult cohorts exhibit growth, reflecting continued household formation and sustained population inflows. This growth will support ongoing demand for childcare, schools, post-secondary institutions, recreation facilities, and family-oriented housing, particularly in areas experiencing new residential development.
- **Working Age Cohorts** – The 25 to 64 age cohorts, which represents Ottawa’s core working-age population, are projected to experience the largest absolute increase. Significant growth is anticipated across nearly all cohorts in this range, particularly among adults aged 35 to 54. By 2051, several of these cohorts are projected to exceed 120,000 to 130,000 residents. This trend reinforces the importance of maintaining a strong employment base, expanding transit and transportation infrastructure, and ensuring a diverse housing supply that accommodates both early- and mid-career households.
- **Older Adult Cohorts** – The 65 and over population is projected to grow at the fastest rate, fundamentally reshaping Ottawa’s age structure. While growth occurs across all senior age groups, the most rapid increases are among older seniors, particularly those aged 75 and over. The population aged 90+ is projected to nearly double by 2051, reflecting longer life expectancy and the aging of existing residents. This shift will significantly increase demand for accessible housing, health care services, long-term care, and age-friendly community design.

**Figure 4: Ottawa Change in Population Age Structure, 2021 & 2051**

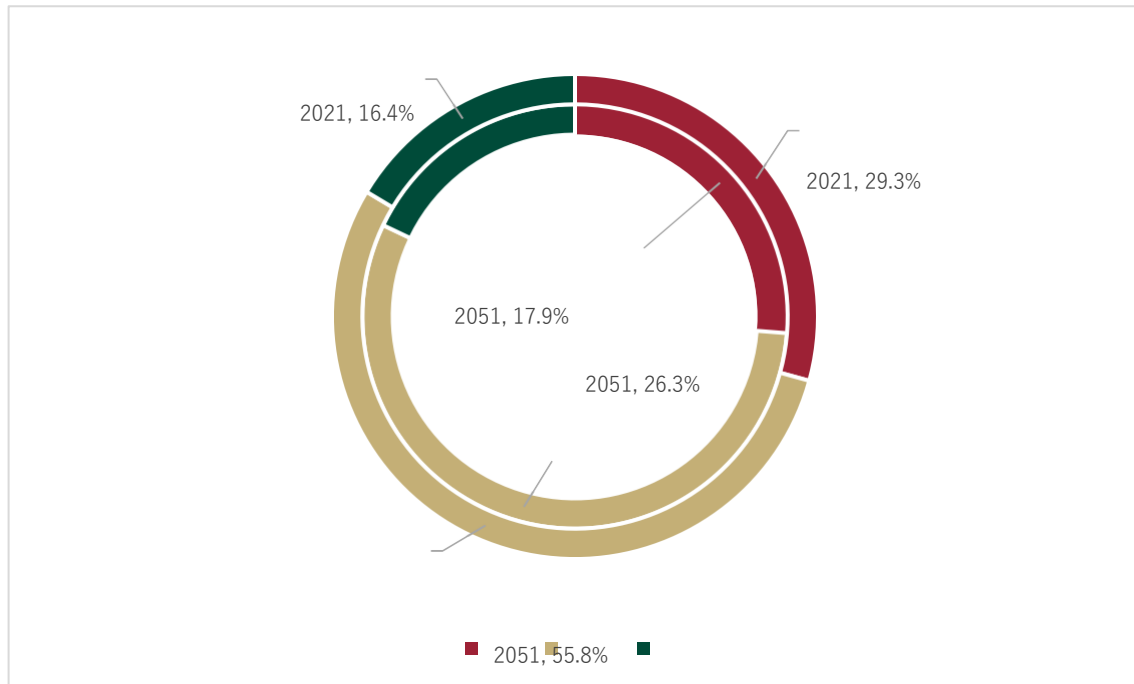


Source: Hemson Consulting based on Statistics Canada, 2021 Census, and MOF Population Projections

Although the number and share of seniors aged 65+ in the city is expected to rise steadily through the 2030s and 2040s, Ottawa is projected to maintain a relatively balanced age structure compared to many other parts of the province, supported by continued inflows of younger adults and working-age households (see Figure 5).

Overall, Ottawa’s projected growth reflects both a maturing population and continued demographic renewal. Planning for 2051 will need to balance investments in education, employment, housing, and transportation with an expanded focus on seniors’ services and accessibility to support residents at all stages of life.

Figure 5: Ottawa Population Age Structure by Major Cohort Groups, 2021 & 2051



Source: Hemson Consulting based on Statistics Canada, 2021 Census, and MOF Population Projections

### 3. HOUSEHOLD AND HOUSING FORECASTS

Housing is the single largest consumer of urban land and consequently a vital component in planning for future land requirements. This section sets out the methodology, key assumptions, and results of the city's household and housing forecasts to 2051. These forecasts are based on the MOF Population Projections described in Section 2.

#### A. METHODOLOGY

The MOF Population Projections are translated into a household forecast by applying assumptions about household formation rates (or headship rates). Housing demand is then derived by forecasting the housing types by each age cohort within the adult population that forms households.

It is noted that post-secondary students who return to live with their parents during the year are instructed, for Census purposes, to be enumerated at their parents' address. As a result, most students are counted as residing in the parental household rather than at their university or college. That said, some students who are attending post-secondary institutions at the time of the Census in mid-May report their university accommodation as their usual place of residence. To the extent that these students are enumerated as permanent residents, they are also captured within the City's household counts.

#### 1. Household Formation

Age is the primary determinant of household formation, and the forecast method reflects the close relationship between age and the likelihood of forming a household.

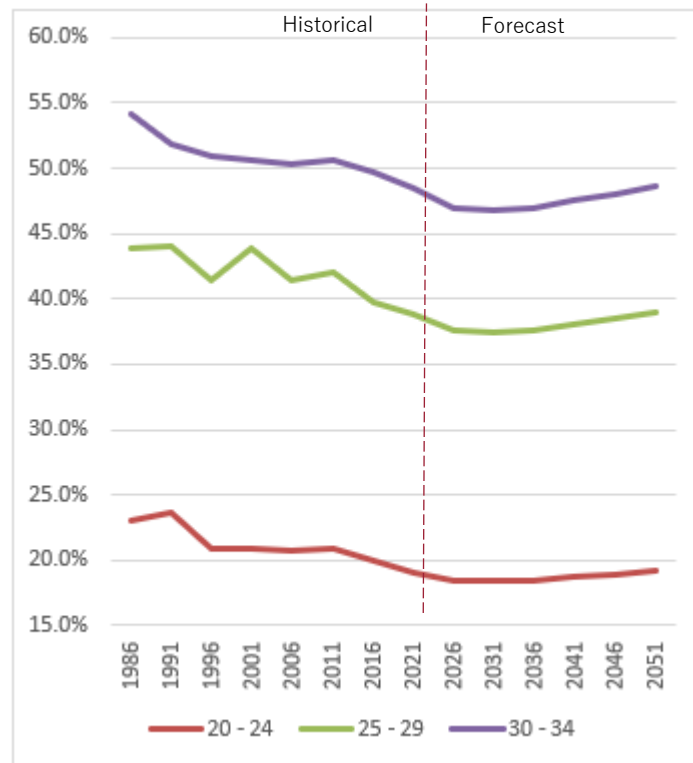
Households are forecast by applying age-specific household formation rates to the projected population in each adult age cohort and aggregating the results. These assumptions are informed by a detailed analysis of household formation patterns in Ottawa back to 1986, with both historical trends and forecast assumptions discussed below.

Household formation reflects the process by which people separate from existing households to form new households. It is a social phenomenon that is driven by critical events during a lifetime: leaving the parental home; forming partnership; having children; divorcing; losing a spouse; and transitioning into shared or supportive living arrangements. Historically, economic factors have had a limited influence on household formation overall.

However, younger adults are more sensitive to economic cycles and housing market conditions, often delaying household formation during periods of economic uncertainty.

**Young Adults** – Historically, household formation rates in Ottawa increased rapidly among individuals in their 20s and early 30s (see Figure 6). Since 1986, however, formation rates for all age groups under 35 have trended downward. This reflects broader social change towards delayed partnering and having a first child. More recently, declining housing affordability—particularly for first time homebuyers—has likely contributed to an acceleration of this trend. The household forecast assumes that affordability-related impacts on young adult household formation will moderate in the short term and that, over the long term, formation rates will gradually return to their 2021 levels.

*Figure 6: Young Adults Household Formation Rates 1986-2021 and Forecast to 2051*

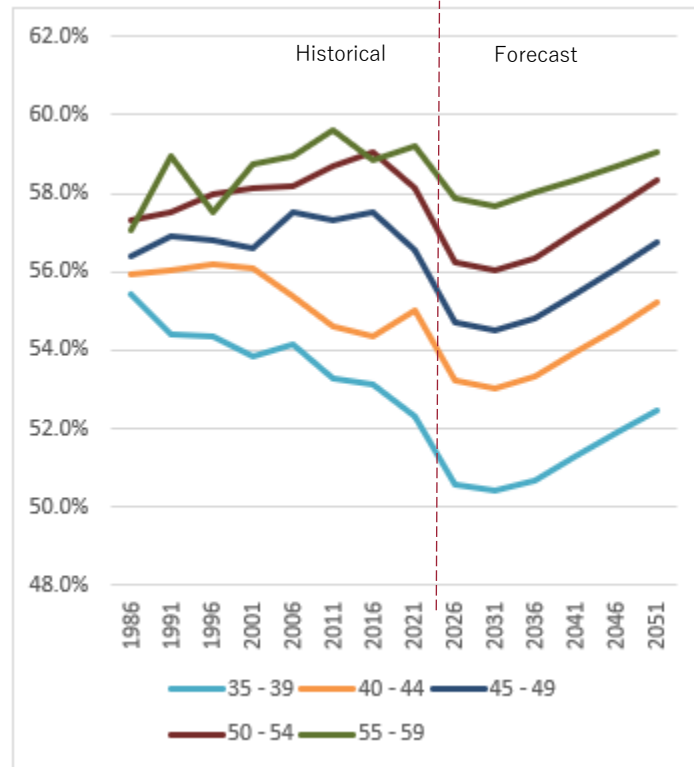


Source: Hemson Consulting

**Middle-Aged Adults** – Overall household formation continues to rise for middle aged adults aged 35 to 59. Family households dominate among younger age cohorts within this group, while household splitting—mainly associated with divorce—becomes more common among people in their 50s (see Figure 7). Historically, household formation rates for adults aged 45+ have been relatively stable. In contrast, rates among those aged 35 to 44 have declined

noticeably in recent years. This decline likely reflects a combination of changing household structures, including growth in non-family households and, possibly, the effects of housing affordability pressures. Consistent with the assumptions for young adults, the household forecast assumes that affordability-related impacts on household formation among middle aged adults will moderate in the short term, with formation rates gradually returning to their 2021 levels.

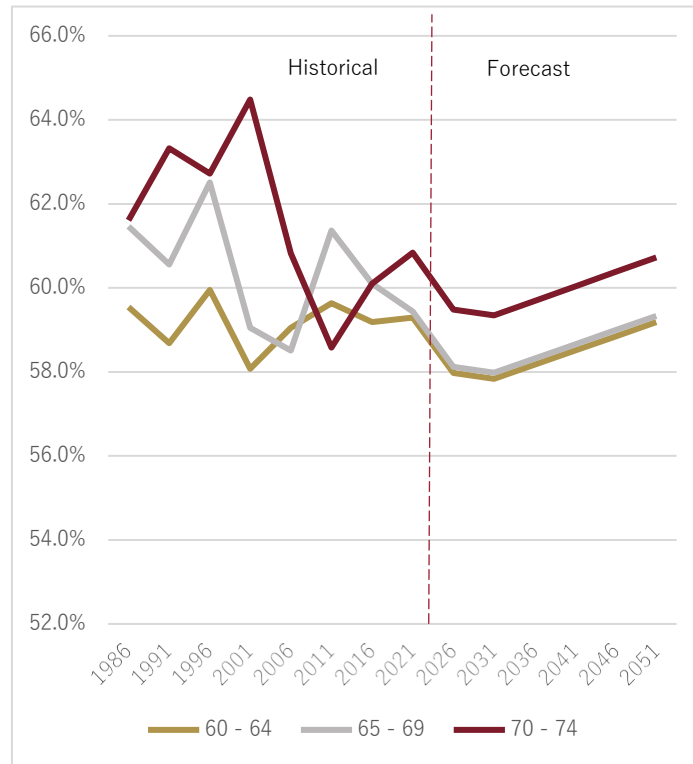
**Figure 7: Middle Aged Adult Household Formation Rates 1986-2021 and Forecast to 2051**



Source: Hemson Consulting

**Empty Nesters** – Overall household formation continues to rise until the mid 70s age groups, as divorce and then mortality lead to the creation of the increasing numbers of single person non-family households. Since 2006, household formation has begun to show the effects of declining mortality rates (see Figure 8). Especially as men live longer, existing two person households among the elderly last longer and fewer single-person households are formed. As well, divorce rates remain high for individuals in their 60s. These factors have had a dampening effect on household formation among empty nesters. The household forecast assumes that household formation rates for age cohorts between 60 and 74 will gradually return to their 2021 levels.

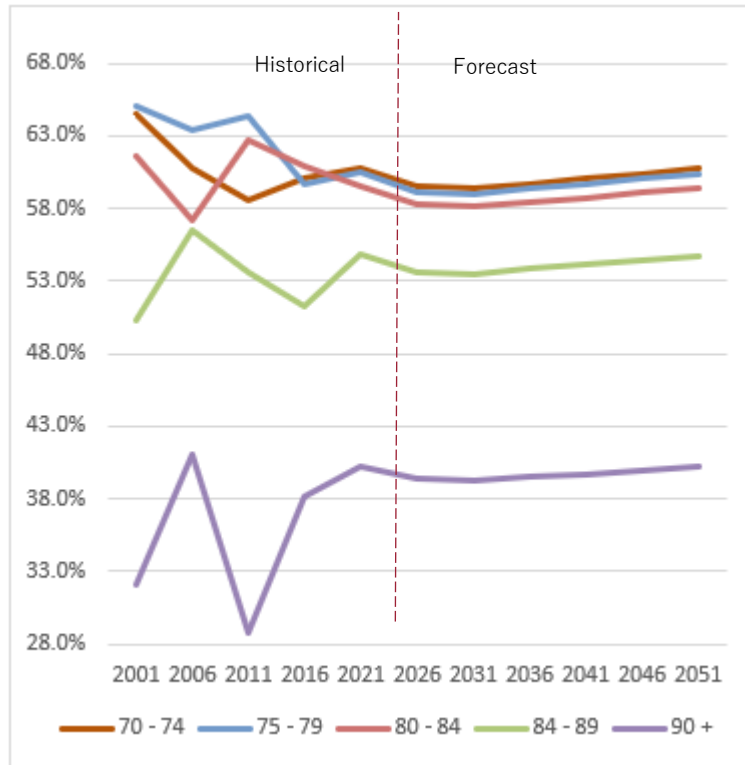
**Figure 8: Empty Nesters Household Formation Rates  
1986-2021 and Forecast to 2051**



Source: Hemson Consulting

**Seniors** – Detailed analysis of household formation among seniors 75 and over is available from 2001 onwards, as earlier data grouped all individuals aged 75+ together. Historically, household formation rates among senior age groups have been relatively stable. The household forecast assumes that these rates gradually increase over time as life expectancy continues to rise, allowing more seniors (especially women) to live independently at older ages. Despite this trend, the population aged 90 and over is expected to remain a small share of the total population over the forecast period.

*Figure 9: Seniors Household Formation Rates 1986-2021 and Forecast to 2051*



Source: Hemson Consulting

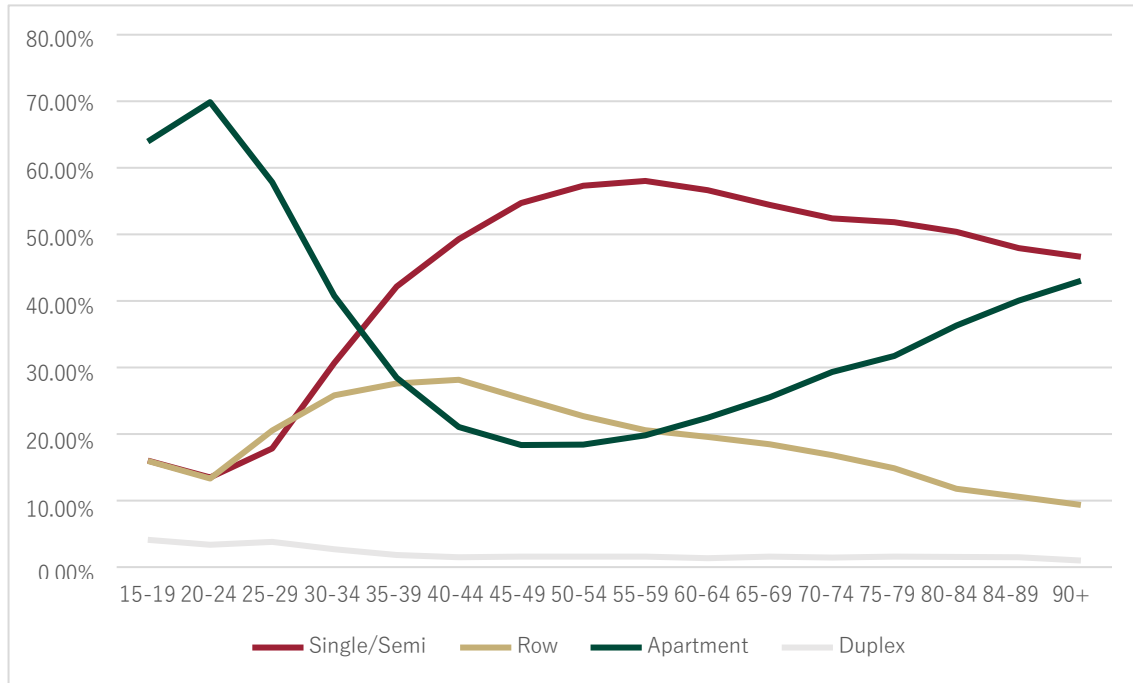
## 2. Forecasts of Housing by Type

The next step in the forecast method is to convert the household forecast for the city into a forecast of housing by type: ground-related housing categories; and apartment buildings.

Not all households have the same housing preferences or needs. Different age groups and household types tend to occupy different forms of housing, such as apartments, townhouses, single-detached homes or, increasingly, accessory dwelling units (ARUs) influenced by factors like income, lifestyle, accessibility, and proximity to services.

Figure 10 illustrates how housing choices in the city in 2021 vary significantly by age, reflecting changing needs and life stages over time. Among younger age groups, particularly those aged 15 to 34, apartment living dominates, accounting for the largest share of households. This reflects the tendency of younger residents to form smaller households, often prioritizing affordability, flexibility, and proximity to education, employment, and transit. At these ages, ground-oriented housing plays a relatively minor role, as many individuals are either delaying independent household formation or choosing higher-density housing types.

**Figure 10: 2021 Housing Type Preferences by Age in Ottawa**



Source: Hemson based on Statistics Canada, 2021 Census Special Run.

As residents move into their mid 30s through their 40s, there is a pronounced shift toward rowhouse and single and semi-detached dwellings. This period corresponds with higher household formation rates and family-building years, when households tend to seek larger units with more space. Single and semi-detached homes become the predominant housing choice through the core working-age population, while the share of apartment living declines sharply. Row housing also peaks during these ages, reflecting its role as a transitional or more attainable form of ground-oriented housing for growing households.

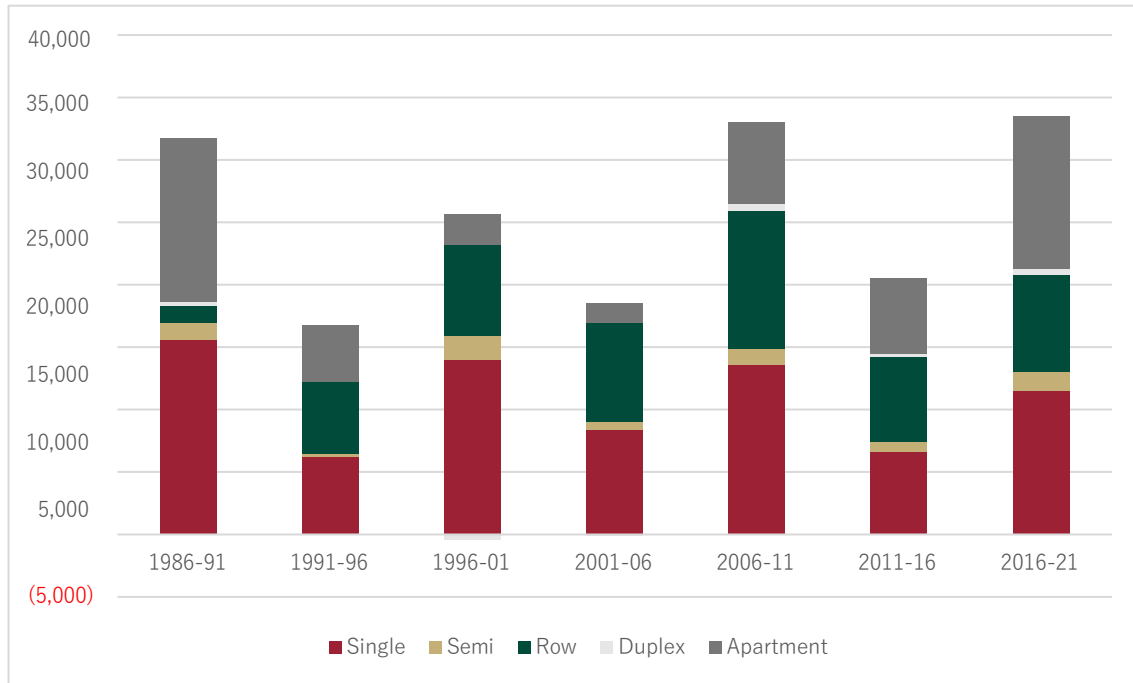
In later life, particularly beyond age 60, housing preferences begin to shift again. The share of single and semi-detached dwellings gradually declines, while apartment living increases steadily, becoming a much more prominent housing choice among older age groups. This trend reflects household downsizing, reduced household sizes, accessibility needs, and a preference for lower-maintenance living closer to services. Duplex housing remains a relatively small share across all ages, indicating its more limited role within Ottawa’s overall housing stock.

Supporting appendices provide more details on historical and forecast housing preferences by age and housing type.

Figure 11 shows how household growth in the city has varied by housing unit type over the last 40 years. Since 1986, single-detached dwellings have consistently accounted for a

significant share of net household growth, particularly during periods of stronger overall growth such as the late 1980s, the late 1990s, and the mid-to-late 2000s. This pattern aligns with sustained demand for ground-oriented housing as the population expanded through prime family-forming years.

**Figure 11: Historical Housing Growth in Ottawa 1986-2021**



Source: Statistics Canada, Census of Canada 1986-2021.

At the same time, the figure highlights the growing role of higher-density housing, particularly apartments and rowhousing, in accommodating household growth. Apartment exhibit especially strong growth since 2016. This reflects both cyclical development trends and longer-term shifts toward intensification, affordability constraints, and changing household composition, including smaller households and an aging population. Rowhousing has also emerged as a steady contributor in recent years, underscoring its role as a flexible housing type that bridges ground-oriented and higher-density living.

Semi-detached and duplex units represent a comparatively smaller share of household growth throughout the timeline, though they continue to add incremental capacity and diversity to the housing stock.

Taken together, Figure 11 demonstrates that translating household growth into housing supply has required a combination of traditional low-density forms and an increasing

reliance on compact and multi-unit housing, a trend that has become more pronounced in recent years.

## B. FORECAST RESULTS

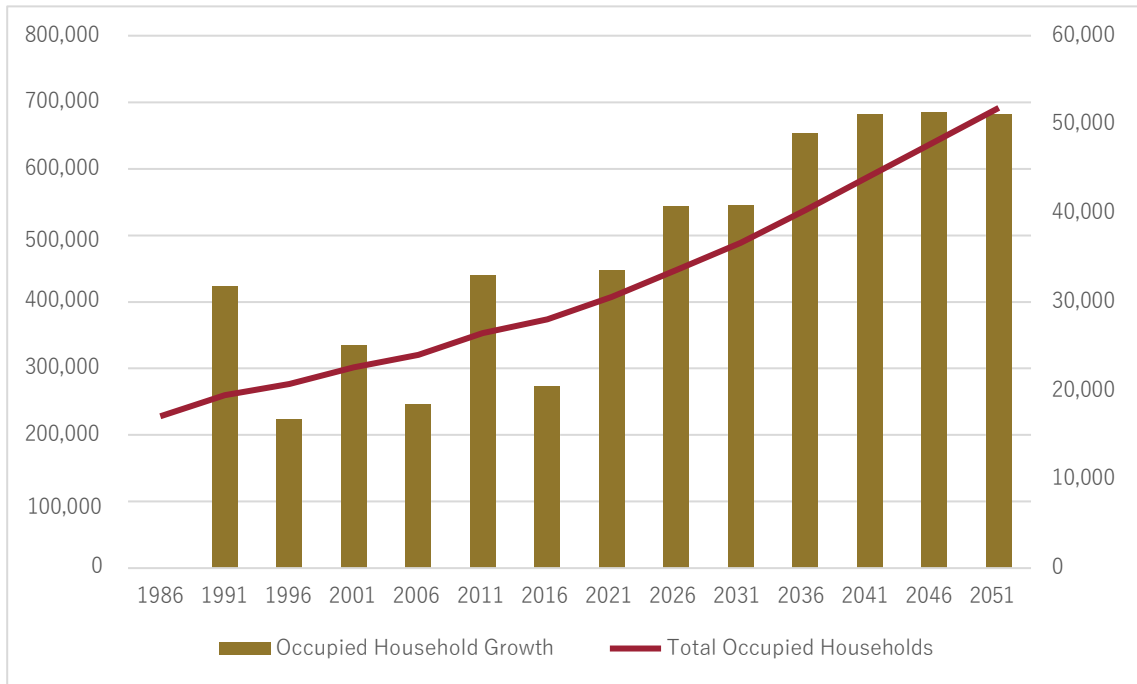
Between 2021 and 2051, the city will experience a sustained acceleration in both total households and the pace of household growth. Total households will increase sharply over the period, moving from just over 400,000 in 2021 to nearly 700,000 by 2051.

<b>City of Ottawa Households 2001-2051</b>			
	<b>Households</b>	<b>Household Growth</b>	<b>Household Growth Rate</b>
2001	301,770		
2006	320,240	18,470	1.2%
2011	353,260	33,020	2.0%
2016	373,770	20,510	1.1%
2021	407,270	33,500	1.7%
2024	433,800	26,530	2.1%
2026	448,040	14,240	1.6%
2031	488,890	40,850	1.8%
2036	537,840	48,950	1.9%
2041	589,040	51,200	1.8%
2046	640,430	51,390	1.7%
2051	691,550	51,120	1.5%
<b>2001-2024</b>		<b>132,030</b>	<b>1.6%</b>
<b>2024-2051</b>		<b>257,750</b>	<b>1.7%</b>

Source: Statistics Canada, Census of Canada 2001-2021 (historical); Hemson Consulting (forecast)

As shown in Figure 12, the bars illustrating household growth highlight that Ottawa is expected to add more households in each forecast Census period than in most historical Census intervals. Even as growth moderates slightly toward the end of the period, the overall pace remains elevated compared to pre-2021 trends, reinforcing that Ottawa is entering a prolonged phase of high housing demand.

**Figure 12: Households and Household Growth in Ottawa 1986-2051**



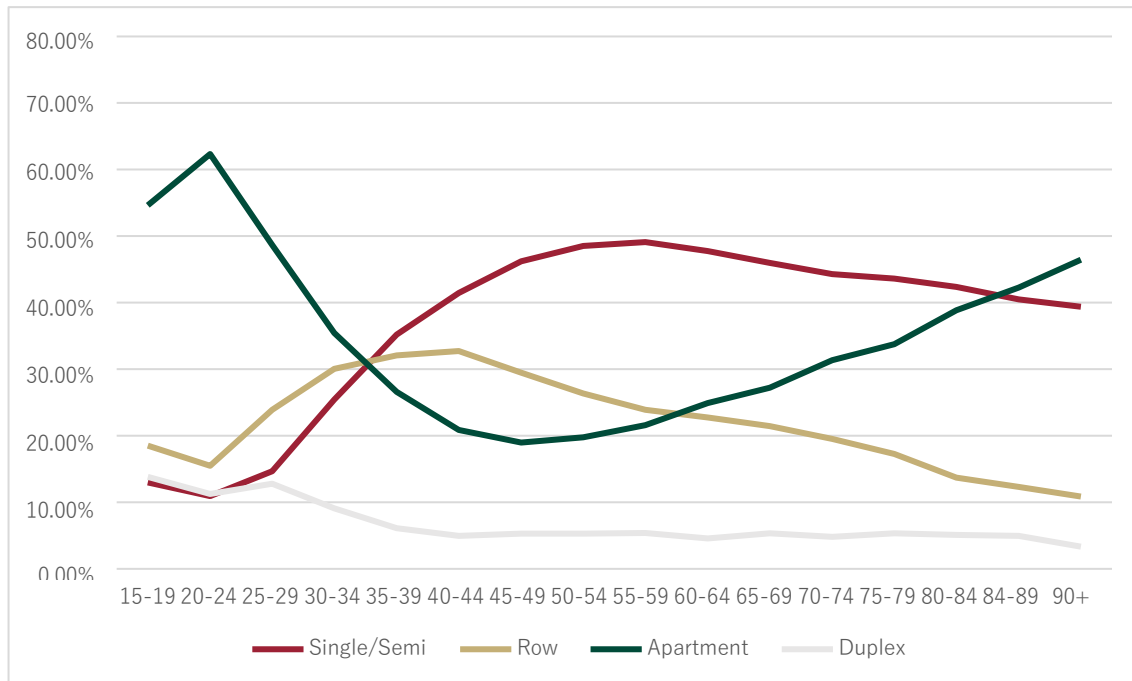
Source: Statistics Canada, Census of Canada 1986-2021 (historical); Hemson Consulting (forecast).

Several factors noted above help explain why household growth accelerates after 2021. Continued strong international migration plays a central role. At the same time, aging demographics contribute to faster household formation. Some suppressed household formation among younger adults also contributes, as cohorts that postponed forming households earlier begin to enter the housing market in greater numbers during this period.

### 1. Housing Preferences in 2051

The 2051 housing propensity profile, as shown in Figure 13, illustrates how housing preferences continue to evolve as the population ages and household sizes become smaller in the city. Compared with 2021, the distribution of housing choice by age is more balanced, with a noticeably stronger role for apartments across a wider range of age cohorts, not just among young adults.

Figure 13: 2051 Housing Preferences by Age in Ottawa



Source: Hemson Consulting

Among younger households, apartments remain the dominant housing form, reflecting delayed household formation, affordability pressures, and a continued preference for smaller units close to employment, education, and services. However, the transition into ground-oriented housing will occur earlier and more gradually than in 2021, with row housing and single or semi-detached dwellings playing a larger role through the 30s and early 40s. Family formation will continue, but with more households choosing compact ground-oriented options rather than moving directly into single-detached homes.

For middle-aged households, single and semi-detached dwellings remain the most common housing choice, but their peak share is lower than in 2021. This reflects a future in which fewer households occupy large homes, driven by smaller family sizes and changing preferences. Row housing remains an important option through these ages, indicating ongoing demand from families and multi-adult households seeking space at a lower cost.

At older ages, apartments account for a much larger share of households than in 2021, becoming the dominant housing form for seniors. This shift reflects widespread downsizing, longer life expectancy, and a preference for accessible, low-maintenance housing. The continued, though modest, presence of duplex units across older age groups points to the role of secondary suites, shared living arrangements, and gentle density in supporting aging in place.

Overall, household formation in Ottawa will be increasingly characterized by smaller households, later transitions through the housing spectrum, and a heavier reliance on apartments, row housing, and other compact forms. While single-detached housing remains part of the mix, future household growth is shaped less by traditional family households and more by singles, couples without children, seniors, and diverse household arrangements that require a broader and more flexible range of housing options.

## **2. Role of Additional Residential Units (ARUs)**

An additional emerging trend reflected in the forecast is the growing prevalence of younger households—particularly those under 30—entering the housing market through dwellings that are defined as duplexes in the Census by Statistics Canada. These include converted single-detached houses, basement suites, secondary suites, and coach or laneway houses. For many younger households, these additional residential units (ARUs) offer a more attainable entry point than single-detached homes, while providing greater privacy and stability than larger apartment buildings. They support a range of common living arrangements, including shared ownership or rental with roommates, multigenerational living, and the use of secondary units to offset housing costs. The increasing role of these dwellings among younger households reflects both affordability pressures and changing preferences for flexibility, shared living, and proximity to established neighbourhoods, while still seeking ground-oriented housing options that align with longer-term housing aspirations.

There are, however, important limitations in how ARUs are captured in Census data. When an ARU is added to a lot containing an existing dwelling—either as an internal second unit or as an accessory structure such as a laneway house or garden suite—Statistics Canada reclassifies both dwellings as a duplex. This reclassification removes the original unit from the counts of single-detached, semi-detached, or row housing. The issue is compounded by the fact that Statistics Canada does not subsequently revert the classification of the original dwelling if the second unit is later removed from the market and reintegrated into the primary unit, which is a common occurrence.

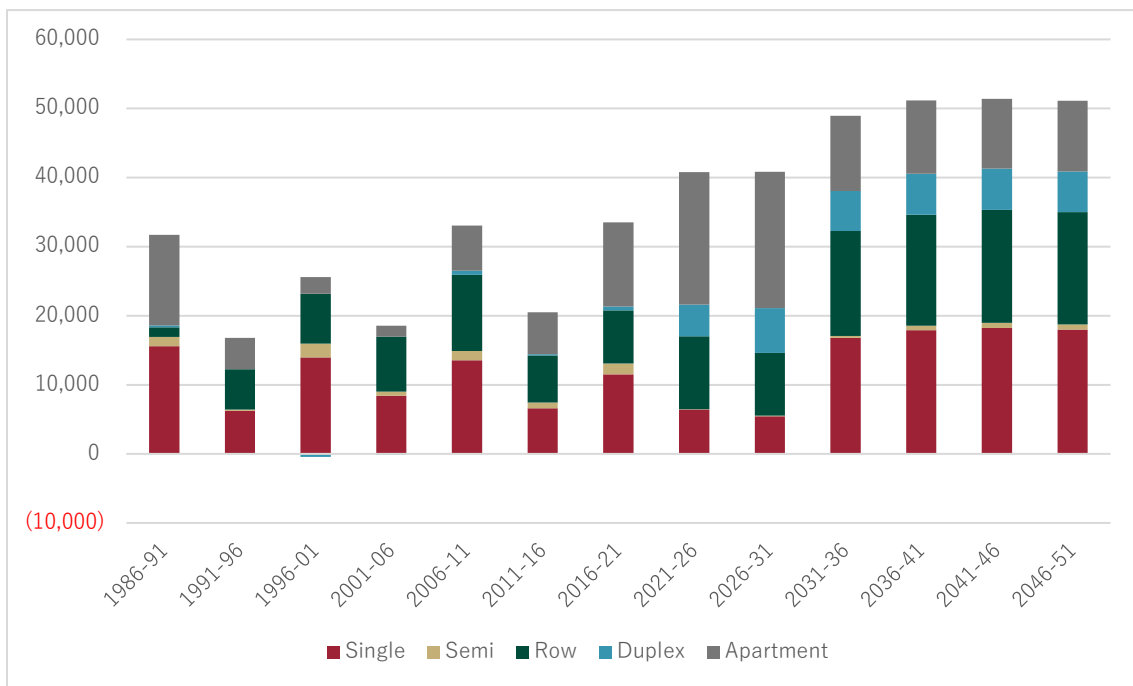
To address this problem, and reflect the growing role of ARUs, dwelling units classified as duplexes by Statistics Canada have been recategorized where appropriate to better represent their function as secondary residential units capable of accommodating a range of household types. For example, a single-detached dwelling with a basement suite is treated as one single-detached unit plus one ARU, rather than as two duplex units. This approach provides a more accurate representation of the housing stock and avoids overstating shifts away from ground-related housing forms.

Detailed forecast tables in the appendix provide housing forecasts by unit type under both Statistics Canada Census dwelling definitions and the recategorized building types used for forecasting purposes (including a new ARU category).

### 3. Housing by Type

As noted above, household growth in the city is increasingly driven by smaller and more diverse household types, which is reflected in the changing mix of dwelling units being added as shown in Figure 14. While single-detached dwellings will continue to grow in absolute terms, their share of total household growth declines relative to more compact forms. This indicates that a smaller proportion of new households are traditional family households seeking large, ground-oriented homes, compared to earlier decades.

**Figure 14: Historical and Forecast Housing by Type in Ottawa 1986-2051**



Source: Statistics Canada, Census of Canada 1986-2021 (forecast); Hemson Consulting (forecast)

The forecast growth is increasingly concentrated in apartments, row housing, and duplexes, which together account for a substantial share of new occupied units. This pattern is consistent with strong household formation among younger adults entering the housing market later in life, as well as a growing number of one- and two-person households. Apartments, in particular, capture much of the growth associated with singles, couples without children, recent migrants, and older adults downsizing from larger homes. The steady rise in apartment households reflects both affordability considerations and

preferences for lower-maintenance, amenity-rich, and transit-accessible living environments.

Row housing continues to play a key role in accommodating family-oriented households, but in a more compact form than traditional single-detached housing. The growth in row units suggests continued demand from families seeking ownership or ground-related housing at relatively lower costs, as well as from multigenerational and immigrant households that value additional space but are constrained by price and land availability.

The sharp increase in duplex units over the same period points to the emergence of “missing middle” households, including extended families, multi-adult households, and those seeking rental or secondary-suite options within established neighbourhoods.

## 4. EMPLOYMENT FORECASTS

This section sets out the methodology, key assumptions, and results of the city's employment forecasts to 2051. As with the household and housing forecasts described in Section 3, the employment forecasts are based on the MOF Population Projections described in Section 2.

### A. METHODOLOGY

The City's forecasts adopt the Census definition of employment by place of work. As such, employment figures include all work place status types—including those with no fixed place of work and those who work at home—and encompass all industry sectors, such as retail, industrial, and service employment, regardless of location.

#### 1. Employment Forecast Methodology

The forecast method applies three factors to generate the employment forecast from the MOF Population Projections:

- participation rates, to derive the labour force from the resident population;
- unemployment rates, to determine what proportion of the resident labour force is employed; and
- net in-commuting, which represents the number of jobs occupied by non-residents through in-commuting and the number of jobs that are undertaken in other areas through out-commuting.

A multiple jobholder rate is then applied to account for people having more than one job.

Employment growth is further differentiated by economic sector and land-use type. Population-related employment, major office employment, employment land uses (such as industrial and warehousing), and rural employment each have distinct built-form and location requirements. Work-from-home trends are also considered, recognizing their influence on both employment location and commuting behaviour.

## 2. Participation Rates

Participation rates are the share of the total working age population that participate in the labour force (either employed or seeking employment). Applying participation rates to the population forecast results in the total labour pool available to fill jobs in the future. The starting point for the forecast of participation rates is the 2021 Census which provides participation rates for males and females by five year age group from 15–19 onwards.

Since 2001, Ottawa has maintained relatively strong labour force participation, driven by high and stable engagement among prime working-age residents, increasing participation among older adults, and more variable participation among youth. These patterns reflect the city's diversified and resilient economy, anchored by public administration, professional and technology-based industries, health care, and education, alongside service sectors that play a key role for younger workers.

Looking ahead to 2051, participation rates are expected to remain comparatively strong but gradually moderate as the population ages, with rising participation among older adults partially offsetting demographic pressures and supporting a well-established labour force over the long term.

## 3. Unemployment Rates

Unemployment rates account for the portion of the labour force that is not working. Unemployment rates have less of an influence on the employment forecast than participation rates and usually fluctuate within a narrow range over the long-term.

Since 2001, Ottawa's unemployment rate has generally remained lower and more stable than provincial and national averages, reflecting the city's diversified economy and strong concentration of public-sector and knowledge-based employment. Although unemployment has increased during major economic downturns—notably the 2008–2009 financial crisis and the COVID-19 pandemic—these impacts have been comparatively moderate and short-lived, with prime-age workers consistently experiencing the lowest unemployment and youth facing greater cyclical volatility.

Looking ahead to 2051, unemployment rates are expected to remain relatively stable and comparatively low, supported by continued growth in public administration, health care, education, and professional and technology-based sectors, with demographic aging and labour supply constraints placing downward pressure on unemployment over the long term despite ongoing variability in more cyclical industries.

## 4. Net In-Commuting

Net in-commuting is the number of employees who commute into the city less the number of employees who commute out of the city.

In 2016, Ottawa functioned as a very strong regional employment hub, with approximately 370,500 residents both living and working in the city and a substantial net inflow of workers from surrounding municipalities. Total in-commuting reached about 101,200 workers, compared to roughly 30,000 residents commuting out, resulting in a net in-commuting balance of approximately 71,200 workers. The largest in-commuting flows originated from nearby municipalities within Eastern Ontario and the Ottawa–Gatineau region, particularly Clarence-Rockland, Russell, North Grenville, The Nation, and Mississippi Mills, reflecting strong functional linkages between residential growth in surrounding communities and employment opportunities in Ottawa (see Figure 15).

By comparison, the 2021 Census shows significantly lower levels of both in- and out-commuting, with net in-commuting declining to approximately 41,000 workers. These reductions largely reflect temporary disruptions associated with the COVID-19 pandemic, including widespread remote work arrangements, reduced commuting among public-sector and office-based employees, and short-term population and labour market adjustments. Since 2021, many of these factors have begun to unwind, with a gradual return to in-person and hybrid work and a corresponding increase in commuting activity as employers and employees move toward more typical, pre-pandemic work patterns. As a result, 2021 commuting patterns should be interpreted with caution, as they understate Ottawa's longer-term role as a regional employment centre. The 2016 data are therefore considered more representative of normalized commuting dynamics and provide a more appropriate basis for long-term forecasting.

*Figure 15 – Ottawa Commuting Flows, 2016 and 2021*

	<u>2016</u>	<u>2021</u>
Live & Work in City	370,515	219,175
Total In-Commuting	101,185	54,400
Total Out-Commuting	<u>29,960</u>	<u>13,445</u>
<b>Net Commuting</b>	<b>71,225</b>	<b>40,955</b>
<b><u>Top 5 In-Commuting Municipalities</u></b>		
Clarence-Rockland	6,505	3,820
Russell	4,845	3,185
North Grenville	3,660	2,010
The Nation	2,875	1,605
Mississippi Mills	2,705	1,605
<b><u>Top 5 Out-Commuting Municipalities</u></b>		
Toronto	1,060	-
North Grenville	635	730
Clarence-Rockland	620	570
Carleton Place	530	535
Russell	-	530
Arnprior	610	460

Source: Statistics Canada, 2016 and 2021 Census of Canada

## B. FORECAST RESULTS

The results of the total employment forecast are set out below in Figure 16. The city's employment is forecast to grow by 325,000, from 669,600 in 2024 to 994,600 in 2051, reflecting the city's continuing role as a major regional employment centre.

Historically, employment growth was modest between 2011 and 2016, averaging less than 0.2% annually, as the City emerged from the post-recession period. Growth accelerated between 2016 and 2018, driven by strong economic conditions, population growth, and expanding public and private sector activity.

A significant decline in employment is observed between 2018 and 2021, with total employment falling by approximately 45,500 jobs. This contraction reflects the impacts of the COVID-19 pandemic, including widespread business closures, reduced economic activity, and a sharp decline in sectors reliant on in-person work such as accommodation,

food services, retail, and certain office-based employment. The 2021 figure captures employment conditions during an unprecedented period of disruption and should be viewed as a temporary deviation from longer-term trends rather than a structural shift in the City's employment base.

By 2024, employment rebounded sharply to 669,600, an increase of approximately 110,900 jobs from 2021. This recovery reflects a combination of economic reopening, pent-up demand, population growth, and labour market normalization, as well as revisions to employment data following the pandemic period. The strong growth rate observed between 2021 and 2024 largely represents a recovery to trend, rather than a sustained acceleration in long-term employment growth.

Beyond 2024, employment growth is forecast to continue at a moderate and gradually declining pace through the remainder of the forecast period. After the current period of relatively slow growth, annual growth rates increase to approximately 2.0% between 2026 and 2031 and gradually decrease to around 1.2% by 2051, reflecting a maturing economy, slower population growth, and longer-term demographic trends such as population aging.

*Figure 16 – Ottawa Employment 2011-2051*

<b>Ottawa Place of Work Employment 2011-2051</b>			
	<b>Total Employment</b>	<b>Employment Growth</b>	<b>Growth Rate</b>
2011	558,700		
2016	572,300	13,600	0.48%
2018	604,200	31,900	2.75%
2021	558,700	(45,500)	-2.58%
2024	669,600	110,900	6.22%
2026	683,600	14,000	1.04%
2031	754,500	70,900	1.99%
2036	817,900	63,400	1.63%
2041	880,600	62,700	1.49%
2046	938,300	57,700	1.28%
2051	994,600	56,300	1.17%
<b>2024-2051</b>		<b>325,000</b>	<b>1.48%</b>

Source: Hemson Consulting

Figure 17 illustrates the forecast distribution of employment by land use category in the city. The categories reflect the types of land and built form typically required to accommodate different forms of employment activity.

- **Urban Major Office** – Includes freestanding office buildings generally exceeding 20,000 square feet, typically located within the urban area. Ottawa contains a substantial concentration of major office employment, reflecting its role as the national capital and a centre for federal government and technology-sector employment. Forecasting major office employment over the long term is inherently uncertain, as it is highly sensitive to federal policies and practices regarding office space utilization.
- **Urban and Rural Population-Related** – Encompasses a broad range of local, service-oriented employment, including retail, institutional, cultural, entertainment, and tourism-related activities. Land for these uses is primarily planned through the designation of community areas. Growth in population-related employment is closely tied to population growth.
- **Urban and Rural Employment Land** – Refers to employment located within Industrial and Logistics and Rural Industrial and Logistics designations. Consistent with the PPS, 2024, this category includes manufacturing activities as well as associated ancillary uses such as transportation, warehousing, storage, and distribution.
- **Rural-based Sector** – Includes employment located in the city’s rural areas outside of villages and rural industrial designations, encompassing agricultural and other primary industries, along with small-scale commercial and service uses that support rural populations outside of villages.
- **Work at Home** – Represents employees working full time from their residence; workers with hybrid arrangements are not included in this category. This form of employment was elevated in 2021 due to COVID-19 restrictions. The forecast maintains work-at-home employment at a modestly higher level than pre-pandemic conditions to reflect a permanent shift in work patterns arising from the pandemic.

Figure 17 – Ottawa Employment by Type 2011-2051

Forecast Employment by Land-Use Based Categorization						
	Urban Major Office	Urban & Rural Population-Related	Urban & Rural Employment Land	Rural-Based Sectors	Work at Home	Total
2011	268,500	205,300	48,500	6,800	29,600	558,700
2016	269,800	210,500	49,800	7,600	34,600	572,300
2018	294,100	215,600	50,300	7,700	36,500	604,200
2021	144,100	149,400	42,800	6,700	215,700	558,700
2024	279,900	258,400	51,300	7,700	72,300	669,600
2026	293,900	279,600	52,400	7,800	49,900	683,600
2031	318,100	314,900	57,200	8,400	55,800	754,500
2036	339,300	346,700	61,500	9,000	61,300	817,900
2041	359,900	378,400	65,800	9,600	66,900	880,600
2046	378,700	407,700	69,600	10,000	72,200	938,300
2051	396,800	436,300	73,400	10,500	77,600	994,600
<b>2024-2051</b>	116,900	177,900	22,100	2,800	5,300	325,000
<b>Growth Rate</b>	1.30%	1.96%	1.34%	1.16%	0.26%	1.48%

Source: Hemson Consulting

## 5. APPENDIX

## A. SUMMARY OF POPULATION FORECAST TO 2051

The following table sets out the population of the city as recorded in the Census, including Census net undercoverage, between 2001 and 2021, as well as the population forecast under the MOF Population Projections.

<b>City of Ottawa Population 2001-2051</b>			
	<b>Total Population</b>	<b>Population Growth</b>	<b>Population Growth Rate</b>
2001	806,910		
2006	846,130	39,220	1.0%
2011	912,360	66,230	1.5%
2016	964,970	52,610	1.1%
2021	1,062,170	97,200	1.9%
2024	1,153,840	91,670	2.8%
2026	1,187,780	33,940	1.5%
2031	1,273,590	85,810	1.4%
2036	1,372,970	99,380	1.5%
2041	1,474,770	101,800	1.4%
2046	1,578,800	104,030	1.4%
2051	1,683,480	104,680	1.3%
<b>2001-2024</b>		<b>346,930</b>	<b>1.6%</b>
<b>2024-2051</b>		<b>529,640</b>	<b>1.4%</b>

Source: Statistics Canada, Census of Canada 2001-2021 (historical); MOF Population Projections (forecast)

## B. SUMMARY OF HOUSING FORECAST TO 2051

The following six tables set out the housing forecast for the city by dwelling unit type as defined by the Census (total dwellings, overall housing mix %, and growth) as well as by “Building Type”. For the Building Type tables, duplexes that represent a secondary unit added to a lot containing an existing dwelling—either as an internal second unit or as an accessory structure such as a laneway house or garden suite—have been reclassified:

- either as additional residential units (ARUs) capable of accommodating a range of household types; or
- as a single detached, semi-detached, or rowhouse dwelling to reflect the actual function of the original unit.

Table B.1 summarizes the **total number of dwelling units** by type as defined by the Census from 1986 to 2021, and over the forecast period from 2024 to 2051.

City of Ottawa						
Total Occupied Dwelling Units by Census Structure Type						
	Single	Semi	Row	Duplex	Apartment	Total
1986	94,700	13,840	39,050	6,570	73,970	228,130
1991	110,290	15,190	40,450	6,860	87,070	259,860
1996	116,510	15,380	46,310	6,820	91,590	276,610
2001	130,470	17,360	53,570	6,370	94,000	301,770
2006	138,900	17,950	61,530	6,260	95,600	320,240
2011	152,430	19,310	72,540	6,850	102,130	353,260
2016	159,030	20,140	79,340	7,060	108,200	373,770
2021	170,560	21,680	87,050	7,600	120,380	407,270
2024	176,230	21,920	94,650	9,750	131,250	433,800
2026	176,980	21,700	97,620	12,160	139,580	448,040
2031	182,420	21,770	106,730	18,640	159,330	488,890
2036	199,210	22,030	121,930	24,450	170,220	537,840
2041	217,100	22,690	138,040	30,360	180,850	589,040
2046	235,310	23,450	154,400	36,330	190,940	640,430
2051	253,320	24,200	170,660	42,180	201,190	691,550

Source: Statistics Canada, Census of Canada 1986-2021 (historical); Hemson Consulting (forecast)

Table B.2 summarizes the **share of dwelling units** by type as defined by the Census from 1986 to 2021, and over the forecast period from 2024 to 2051.

<b>City of Ottawa</b>						
<b>Total Occupied Dwelling Units by Census Structure Type (%)</b>						
	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Duplex</b>	<b>Apartment</b>	<b>Total</b>
1986	41.5%	6.1%	17.1%	2.9%	32.4%	100.0%
1991	42.4%	5.8%	15.6%	2.6%	33.5%	100.0%
1996	42.1%	5.6%	16.7%	2.5%	33.1%	100.0%
2001	43.2%	5.8%	17.8%	2.1%	31.1%	100.0%
2006	43.4%	5.6%	19.2%	2.0%	29.9%	100.0%
2011	43.1%	5.5%	20.5%	1.9%	28.9%	100.0%
2016	42.5%	5.4%	21.2%	1.9%	28.9%	100.0%
2021	41.9%	5.3%	21.4%	1.9%	29.6%	100.0%
2024	40.6%	5.1%	21.8%	2.2%	30.3%	100.0%
2026	39.5%	4.8%	21.8%	2.7%	31.2%	100.0%
2031	37.3%	4.5%	21.8%	3.8%	32.6%	100.0%
2036	37.0%	4.1%	22.7%	4.5%	31.6%	100.0%
2041	36.9%	3.9%	23.4%	5.2%	30.7%	100.0%
2046	36.7%	3.7%	24.1%	5.7%	29.8%	100.0%
2051	36.6%	3.5%	24.7%	6.1%	29.1%	100.0%

Source: Hemson Consulting

Table B.3 summarizes the **growth in dwelling units** by type as defined by the Census from 1986 to 2021, and over the forecast period from 2024 to 2051.

City of Ottawa						
Growth in Occupied Dwelling Units by Census Structure Type						
	Single	Semi	Row	Duplex	Apartment	Total
1986-91	15,590	1,350	1,400	290	13,100	31,730
1991-96	6,220	190	5,860	(40)	4,520	16,750
1996-01	13,960	1,980	7,260	(450)	2,410	25,160
2001-06	8,430	590	7,960	(110)	1,600	18,470
2006-11	13,530	1,360	11,010	590	6,530	33,020
2011-16	6,600	830	6,800	210	6,070	20,510
2016-21	11,530	1,540	7,710	540	12,180	33,500
2021-24	5,670	240	7,600	2,150	10,870	26,530
2024-26	750	(220)	2,970	2,410	8,330	14,240
2026-31	5,440	70	9,110	6,480	19,750	40,850
2031-36	16,790	260	15,200	5,810	10,890	48,950
2036-41	17,890	660	16,110	5,910	10,630	51,200
2041-46	18,210	760	16,360	5,970	10,090	51,390
2046-51	18,010	750	16,260	5,850	10,250	51,120
2024-51	77,090	2,280	76,010	32,430	69,940	257,750

Source: Hemson Consulting

Table B.4 summarizes the **total number of dwelling units** by Building Type, based on the recategorization of duplexes either as ARUs or as single detached, semi-detached, or rowhouse dwellings from 1986 to 2021, and over the forecast period from 2024 to 2051.

<b>City of Ottawa</b>						
<b>Total Occupied Dwelling Units by Building Type</b>						
	<b>Single Det. Building</b>	<b>Semi-Det. Building</b>	<b>Row Building</b>	<b>ARU</b>	<b>Apartment Building</b>	<b>Total</b>
1986	96,900	14,860	39,220	3,180	73,970	228,130
1991	112,580	16,250	40,630	3,330	87,070	259,850
1996	118,790	16,430	46,480	3,300	91,590	276,600
2001	132,570	18,330	53,730	3,130	94,000	301,760
2006	141,160	18,990	61,700	2,830	95,600	320,290
2011	154,840	20,420	72,730	3,140	102,130	353,250
2016	161,580	21,320	79,530	3,130	108,200	373,750
2021	173,250	22,920	87,250	3,450	120,380	407,250
2024	179,620	23,490	94,910	4,530	131,250	433,800
2026	181,290	23,690	97,950	5,520	139,580	448,040
2031	189,040	24,820	107,240	8,460	159,330	488,890
2036	207,890	26,040	122,600	11,100	170,220	537,850
2041	227,870	27,660	138,870	13,790	180,850	589,030
2046	248,200	29,400	155,390	16,500	190,940	640,430
2051	268,280	31,110	171,820	19,150	201,190	691,550

Source: Hemson Consulting

Table B.5 summarizes the **share of dwelling units** by Building Type, based on the recategorization of duplexes either as ARUs or as single detached, semi-detached, or rowhouse dwellings from 1986 to 2021, and over the forecast period from 2024 to 2051.

<b>City of Ottawa</b>						
<b>Total Occupied Dwelling Units by Building Type</b>						
	<b>Single Det. Building</b>	<b>Semi-Det. Building</b>	<b>Row Building</b>	<b>ARU</b>	<b>Apartment Building</b>	<b>Total</b>
1986	42.5%	6.5%	17.2%	1.4%	32.4%	100.0%
1991	43.3%	6.3%	15.6%	1.3%	33.5%	100.0%
1996	42.9%	5.9%	16.8%	1.2%	33.1%	100.0%
2001	43.9%	6.1%	17.8%	1.0%	31.2%	100.0%
2006	44.1%	5.9%	19.3%	0.9%	29.8%	100.0%
2011	43.8%	5.8%	20.6%	0.9%	28.9%	100.0%
2016	43.2%	5.7%	21.3%	0.8%	28.9%	100.0%
2021	42.5%	5.6%	21.4%	0.8%	29.6%	100.0%
2024	41.4%	5.4%	21.9%	1.0%	30.3%	100.0%
2026	40.5%	5.3%	21.9%	1.2%	31.2%	100.0%
2031	38.7%	5.1%	21.9%	1.7%	32.6%	100.0%
2036	38.7%	4.8%	22.8%	2.1%	31.6%	100.0%
2041	38.7%	4.7%	23.6%	2.3%	30.7%	100.0%
2046	38.8%	4.6%	24.3%	2.6%	29.8%	100.0%
2051	38.8%	4.5%	24.8%	2.8%	29.1%	100.0%

Source: Hemson Consulting

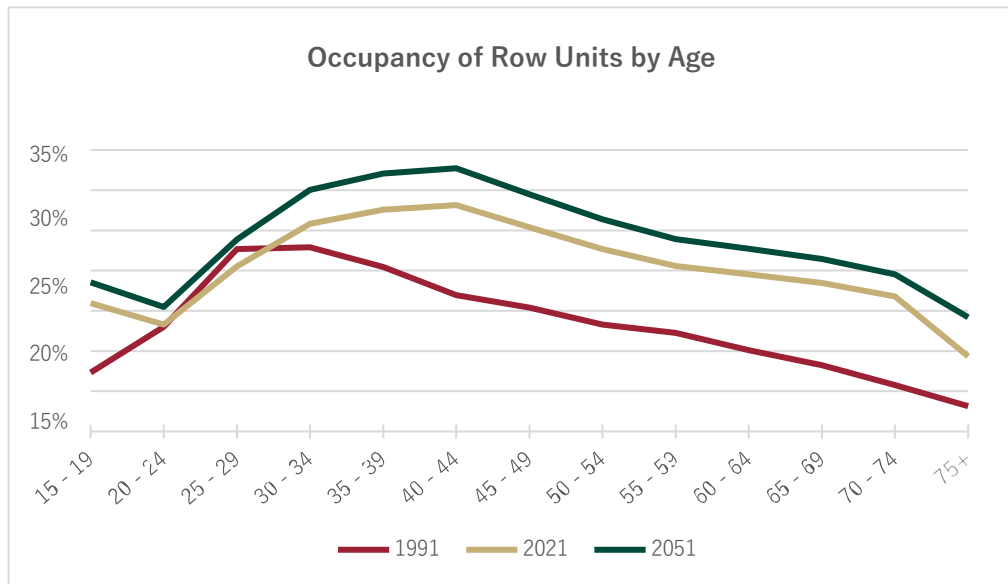
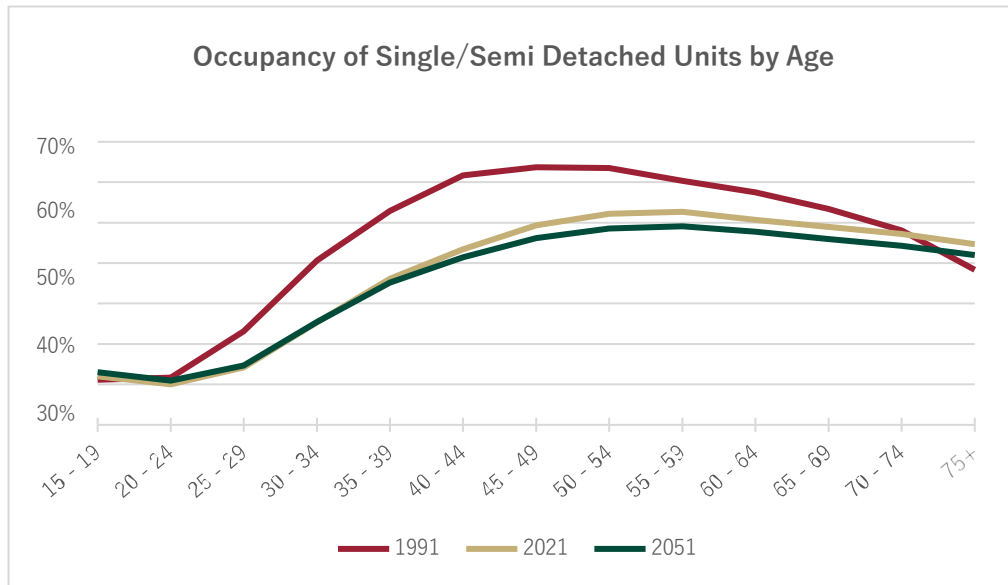
Table B.6 summarizes the **growth in dwelling units** by Building Type, based on the recategorization of duplexes either as ARUs or as single detached, semi-detached, or rowhouse dwellings from 1986 to 2021, and over the forecast period from 2024 to 2051.

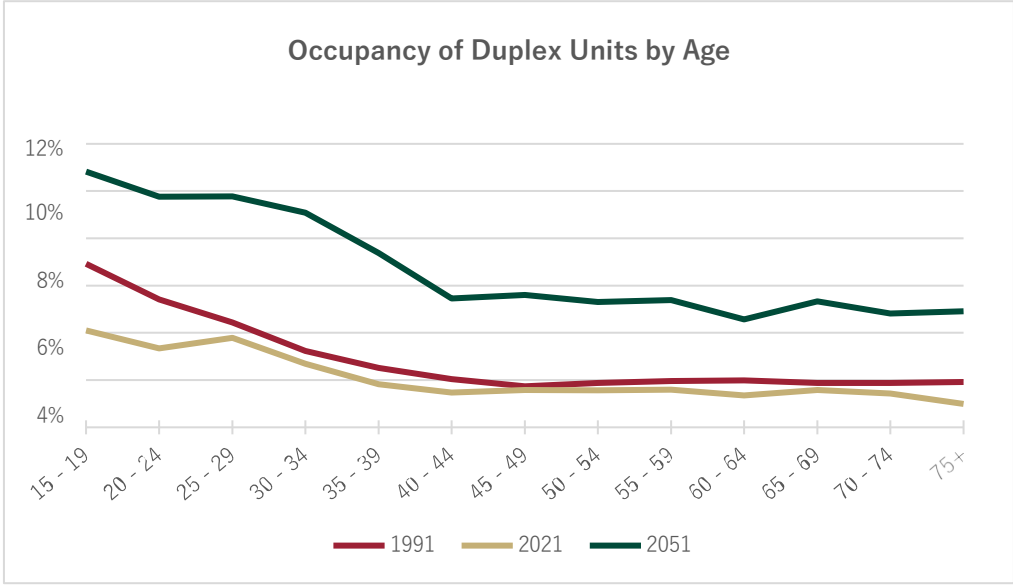
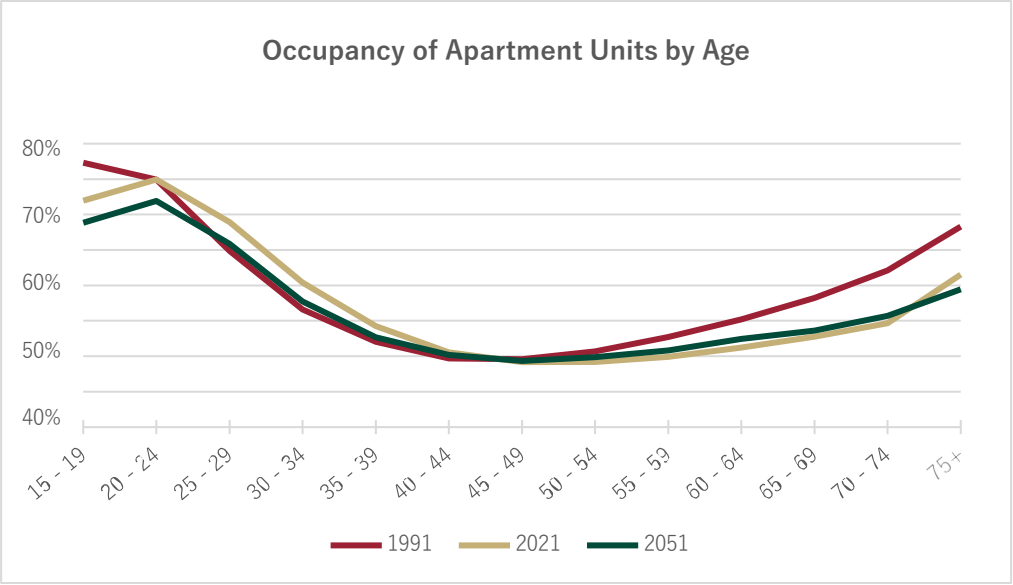
City of Ottawa						
Growth in Occupied Dwelling Units by Building Type						
	Single Det. Building	Semi-Det. Building	Row Building	ARU	Apartment Building	Total
1986-91	15,680	1,390	1,410	150	13,100	31,720
1991-96	6,210	180	5,850	(30)	4,520	16,750
1996-01	13,780	1,900	7,250	(170)	2,410	25,160
2001-06	8,590	660	7,970	(300)	1,600	18,530
2006-11	13,680	1,430	11,030	310	6,530	32,960
2011-16	6,740	900	6,800	(10)	6,070	20,500
2016-21	11,670	1,600	7,720	320	12,180	33,500
2021-24	6,370	570	7,660	1,080	10,870	26,550
2024-26	1,670	200	3,040	990	8,330	14,240
2026-31	7,750	1,130	9,290	2,940	19,750	40,850
2031-36	18,850	1,220	15,360	2,640	10,890	48,960
2036-41	19,980	1,620	16,270	2,690	10,630	51,180
2041-46	20,330	1,740	16,520	2,710	10,090	51,400
2046-51	20,080	1,710	16,430	2,650	10,250	51,120
2024-51	88,660	7,620	76,910	14,620	69,940	257,750

Source: Hemson Consulting

### C. HOUSING TYPE PROPENSITIES BY AGE

The following graphs shows how occupancy of four different housing types—single and semi-detached, rowhouses, apartments, and duplexes according to Census Structure Type—varies by age in 1991, 2021, and the 2051 forecast.





Source: Hemson Consulting

## D. SUMMARY OF EMPLOYMENT FORECAST TO 2051

The following table sets out the total employment forecast for the city to 2051.

<b>Ottawa Place of Work Employment 2011-2051</b>			
	<b>Total Employment</b>	<b>Employment Growth</b>	<b>Growth Rate</b>
2011	558,700		
2016	572,300	13,600	0.48%
2018	604,200	31,900	2.75%
2021	558,700	(45,500)	-2.58%
2024	669,600	110,900	6.22%
2026	683,600	14,000	1.04%
2031	754,500	70,900	1.99%
2036	817,900	63,400	1.63%
2041	880,600	62,700	1.49%
2046	938,300	57,700	1.28%
2051	994,600	56,300	1.17%
<b>2024-2051</b>		<b>325,000</b>	<b>1.48%</b>

Source: Hemson Consulting