2021 ANNUAL DEVELOPMENT REPORT

City of Ottawa
Planning, Real Estate, and Economic Development

August 2022

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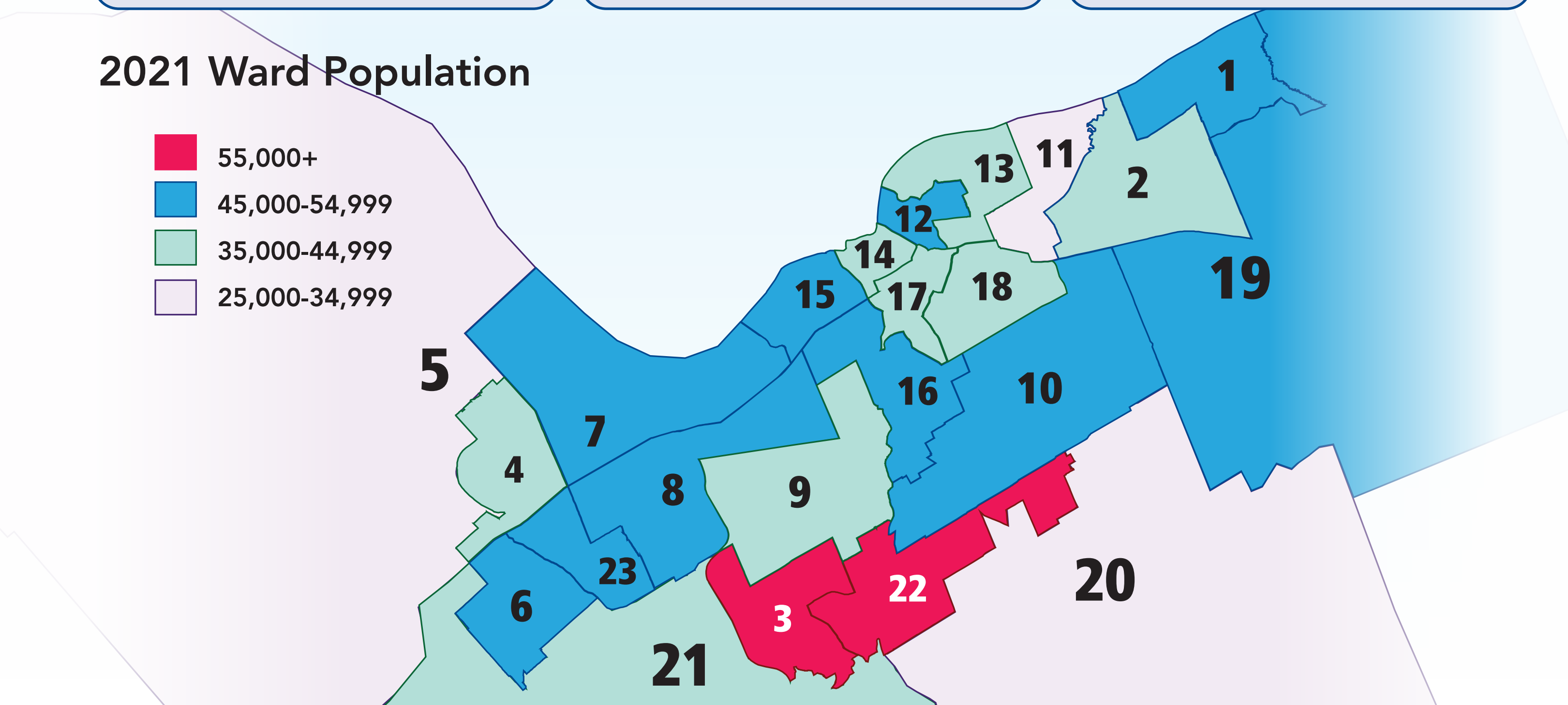
POPULATION & MIGRATION

Population (Dec 31, 2021)

1,571,500 ▲ 2.3% Greater Ottawa-Gatineau Area	1,476,800 ▲ 0.8% Ottawa-Gatineau CMA	1,054,800 ▲ 0.8% City of Ottawa

2021 Ward Population



Net Migration (2019-2020, most recent data)

International	Interprovincial	Intraprovincial	Total
+12,471	+3,518	+2,987	18,976

EMPLOYMENT AND ECONOMY

Ottawa

588,700 ▲ 5.7%
Employed residents

6.3% ▼ 1.1%
Unemployment

Employed Residents by Cluster ('000s)

Industrial & Resource
59.7

Culture & Tourism
47.4

Office
79.6

Retail
84.0

Government
134.4

Knowledge
182.9

HOUSING STARTS

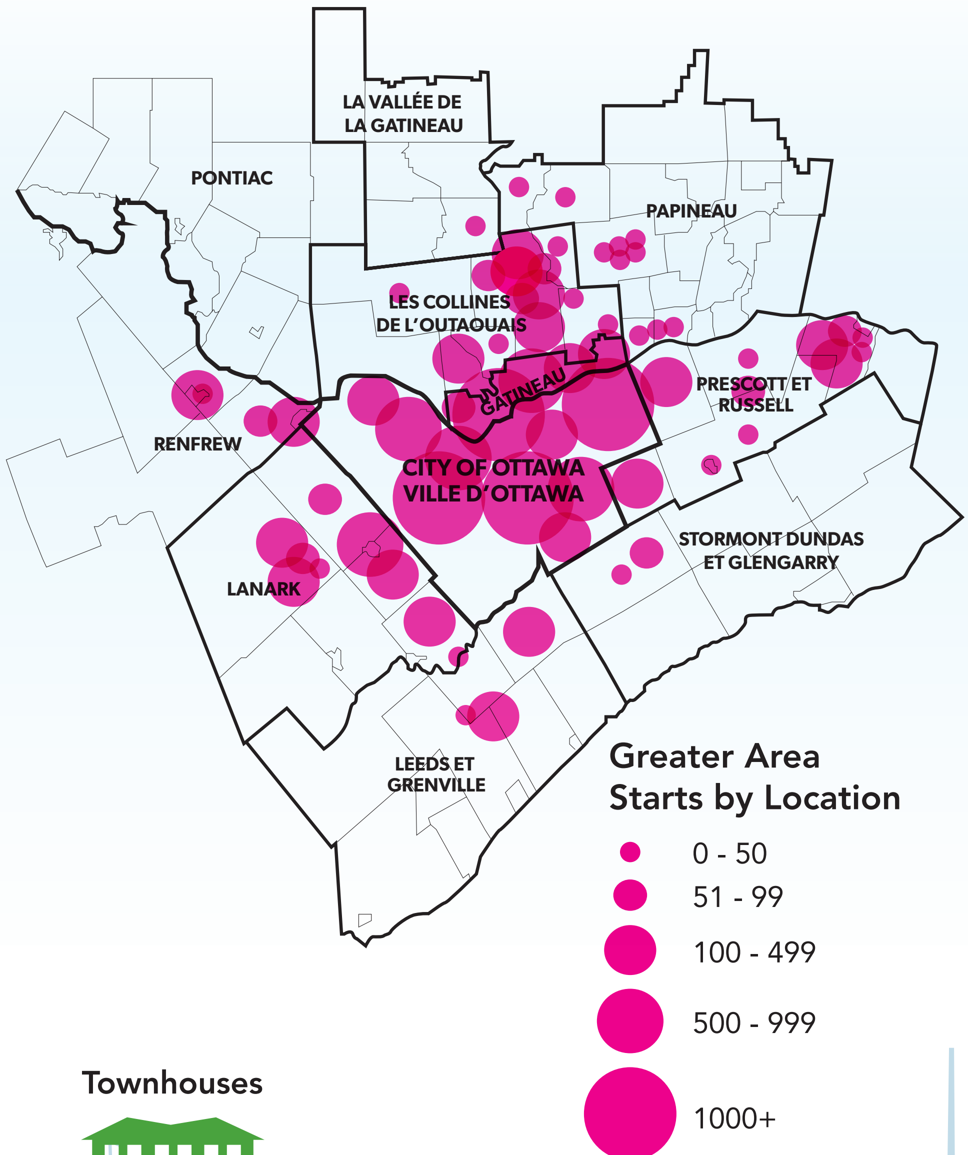
Ottawa

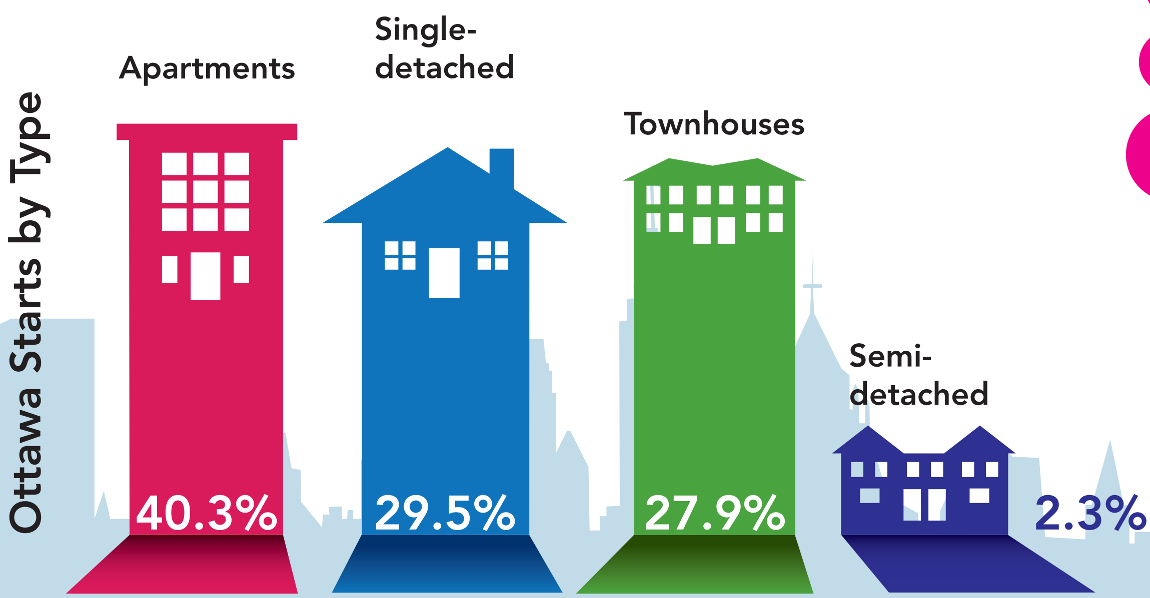
9,402 ▲ 1.8%
Housing starts

3.4% ▼ 12.8%
Rental vacancy rate

52.0% ▼ 9.1%
Urban intensification

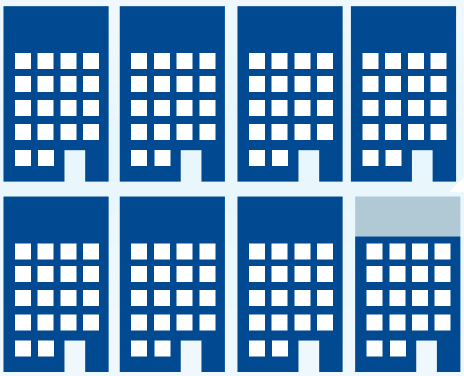
$645,976 ▲ 22.0%
Average resale price (all units)





NON-RESIDENTIAL DEVELOPMENT

Office

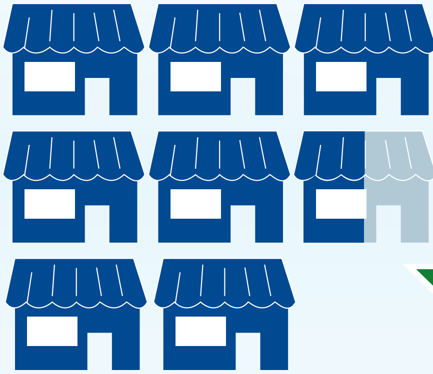


Vacancy
9.7%
2021

8.4%
2020

Inventory
3.9 million m² ↑ 3.3%
41.9 million ft²

Retail

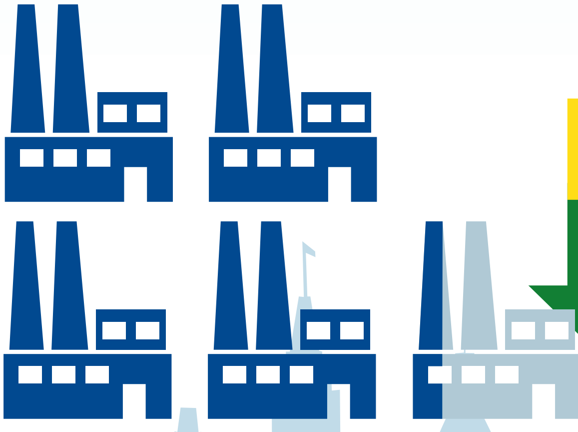


5.2%
2020

Vacancy
3.1%
2021

Inventory
3.7 million m² ↑ 0.3%
40.1 million ft²

Industrial

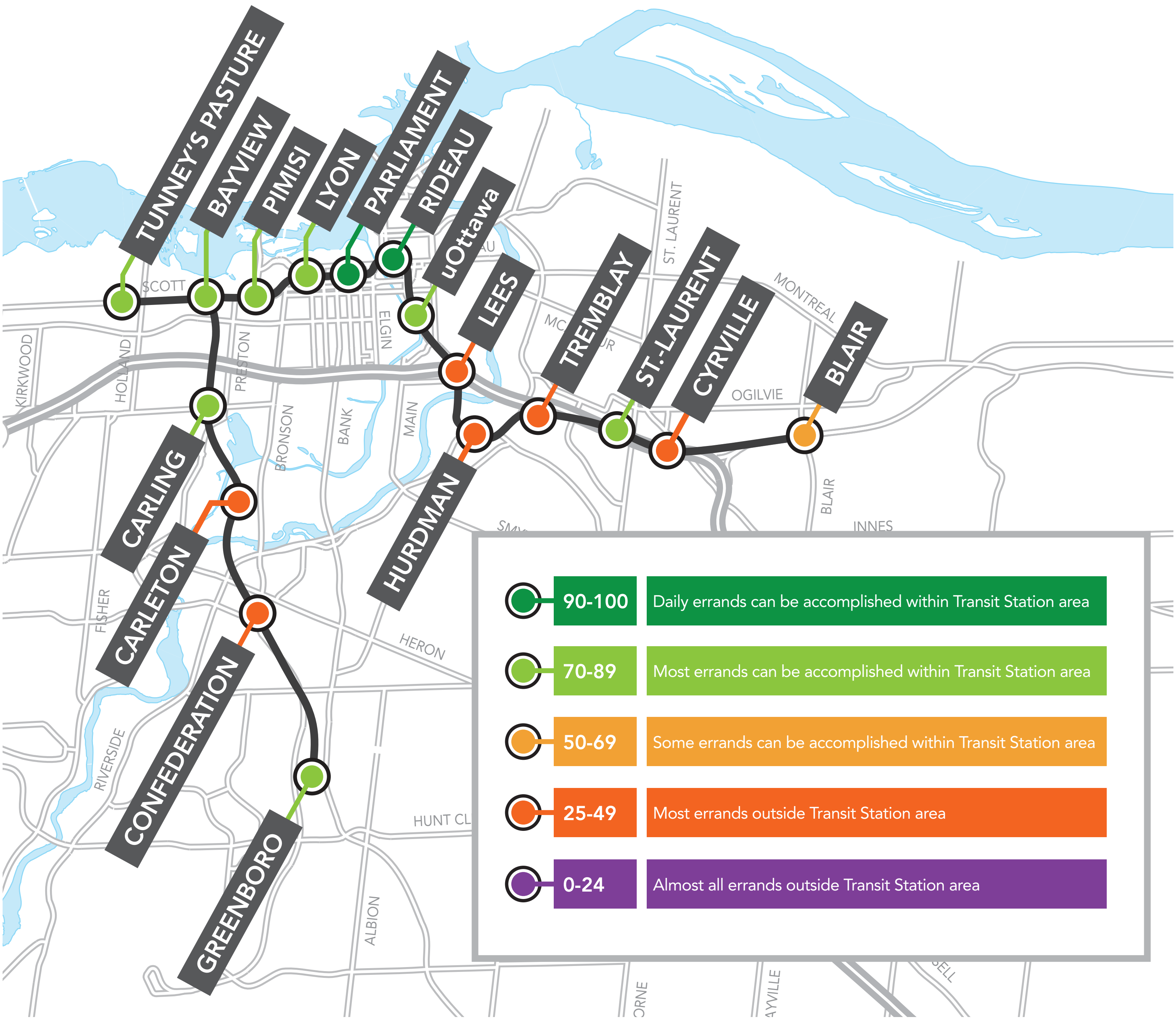


4.0%
2020

Vacancy
2.0%
2021

Inventory
2.3 million m² ↑ 0.7%
24.5 million ft²

INDEX OF COMMERCIAL SERVICES AROUND TRANSIT STATIONS



2021 ANNUAL DEVELOPMENT REPORT

City of Ottawa
Planning, Real Estate and Economic Development
Research and Forecasting Unit
August 2022

ANNUAL DEVELOPMENT REPORT 2021
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2021 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, and measures these, where applicable, against the City's planning policy objectives.

The ADR monitors population and employment change and housing, commercial, industrial and retail development. In addition, the ADR also provides information on the Gatineau/Québec Census Metropolitan Area (CMA) and on the Greater Ottawa-Gatineau Area, where possible, to provide a complete overview of the Regional Market Area[1] (see maps on pages 4 and 5).

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

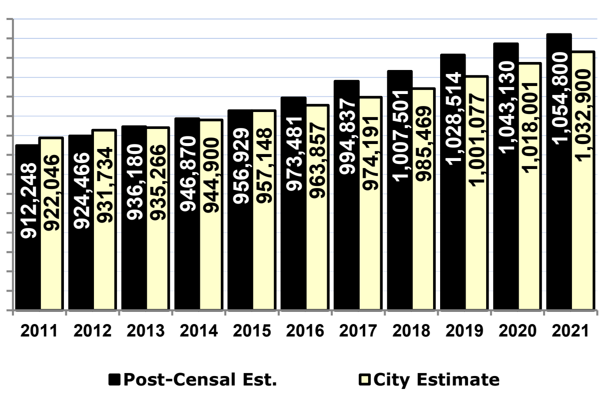
- City of Ottawa population, year-end 2021 (City estimate): 1,046,400, up 2.3% from 2020
- Greater Ottawa-Gatineau Area population, year-end 2021: 1,571,500, also up 2.3% from 2020
- Net migration to Ottawa-Gatineau decreased 61.3% from the year before

1.1 Population Growth

Major Cities

In 2021, the Ottawa-Gatineau Census Metropolitan Area (CMA) was the sixth largest in Canada, with 1,476,800 persons. Population growth during 2020-2021 was 0.8%, slightly above the 0.5% average for the six major Canadian centres. Most major urban centres saw a decrease in population growth compared to previous years, primarily as a result of reduced levels of immigration during the COVID-19 pandemic. The Ontario part of the CMA saw slightly more growth than the Quebec portion, maintaining roughly 75% of the overall CMA population (Table 1).

City of Ottawa Population, Post-Censal and City Estimates, 2011-2021 (mid-year)
Source: Statistics Canada and City of Ottawa



[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*.

2021 Population based on 2016 Census

Statistics Canada prepares annual mid-year population estimates for Ottawa and other urban centres. The current series is based on the 2016 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 arrived at. Statistics Canada's preliminary mid-year 2021 post-censal population estimate for Ottawa was 1,054,800 (Table 1).

2021 Census

In February, 2022 Statistics Canada released the population and dwelling counts data from the 2021 Census. This population figure does not include the population undercoverage, being those persons not enumerated on Census Day for a variety of reasons. The undercoverage will eventually be estimated and this will increase the population figure through Statistics Canada's post-censal estimates for 2021. The 2021 census reported 1,017,449 persons in the city of Ottawa. When applying the previous undercount rate from the 2016 census (3.2%), the 2021 census adjusted for undercounting is estimated to be 1,051,084 people.

City Estimate

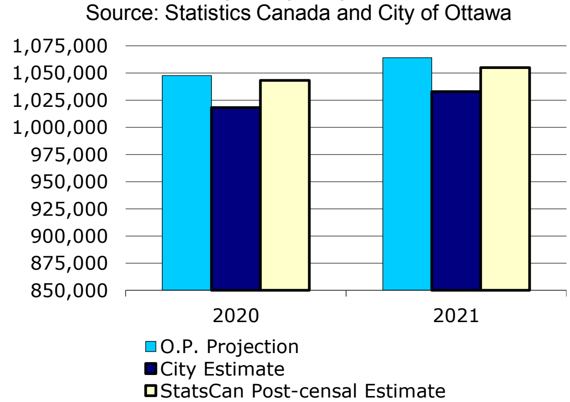
The Planning, Real Estate and Economic Development Department tracks population change by tabulating the number of new dwellings for which building permits were issued, lagged to allow for occupancy. From these demolished units are subtracted, and an allowance for rental vacancies, adjusted based on the most recent Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report, is introduced. The resulting number of dwellings is multiplied by the average number of persons per dwelling by house 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 2021 population of 1,032,900 and a year-end 2021 population of 1,046,400, a 2.3% increase from 2021 (Table 2).

Projections Tracking

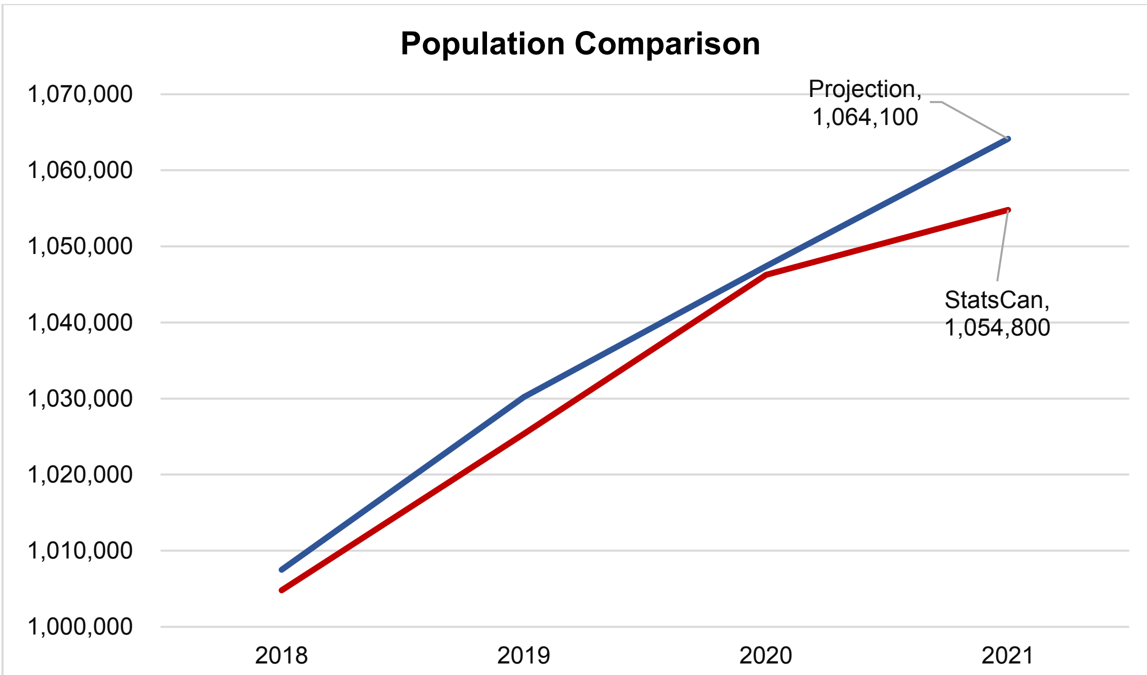
Population projections in the new Official Plan[2] (OP) project Ottawa's population at 1,064,100 in mid-2021. The OP projection exceeds the actual population estimates of both City staff (+3.0%) and Statistics Canada[3] (+0.9%) for mid-2021.

Projections Tracking 2020-2021 (mid-year)
Source: Statistics Canada and City of Ottawa



[2] Official Plan projection from the new Official Plan, Growth Projections for the new Official Plan 2018-2046 report.
[3] Statistics Canada. Table 17-10-0139-01. Population estimates, July 1, by census division, 2016 boundaries. https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710013901

Population growth is a result of the natural increase (births minus deaths) and net migration (those moving to Ottawa minus those moving out of Ottawa). Comparing these growth components between the population projections and most recent Statistics Canada estimates[4] shows that net migration is the largest growth factor, with Ottawa experiencing less net migration than projected between July-2020 to July-2021 as a result of the COVID-19 pandemic. In the second quarter of 2022, COVID-19 travel restrictions began to lift and return to work protocols were gradually introduced for some employers. Considering as well that Statistics Canada estimates generally lag by one year, looking forward, it will likely take another two years of pandemic recovery before the 2022-2023 net migration data is comparable with the OP population projections.



Summary

There is a range of population figures for the city of Ottawa in 2021 depending on source:

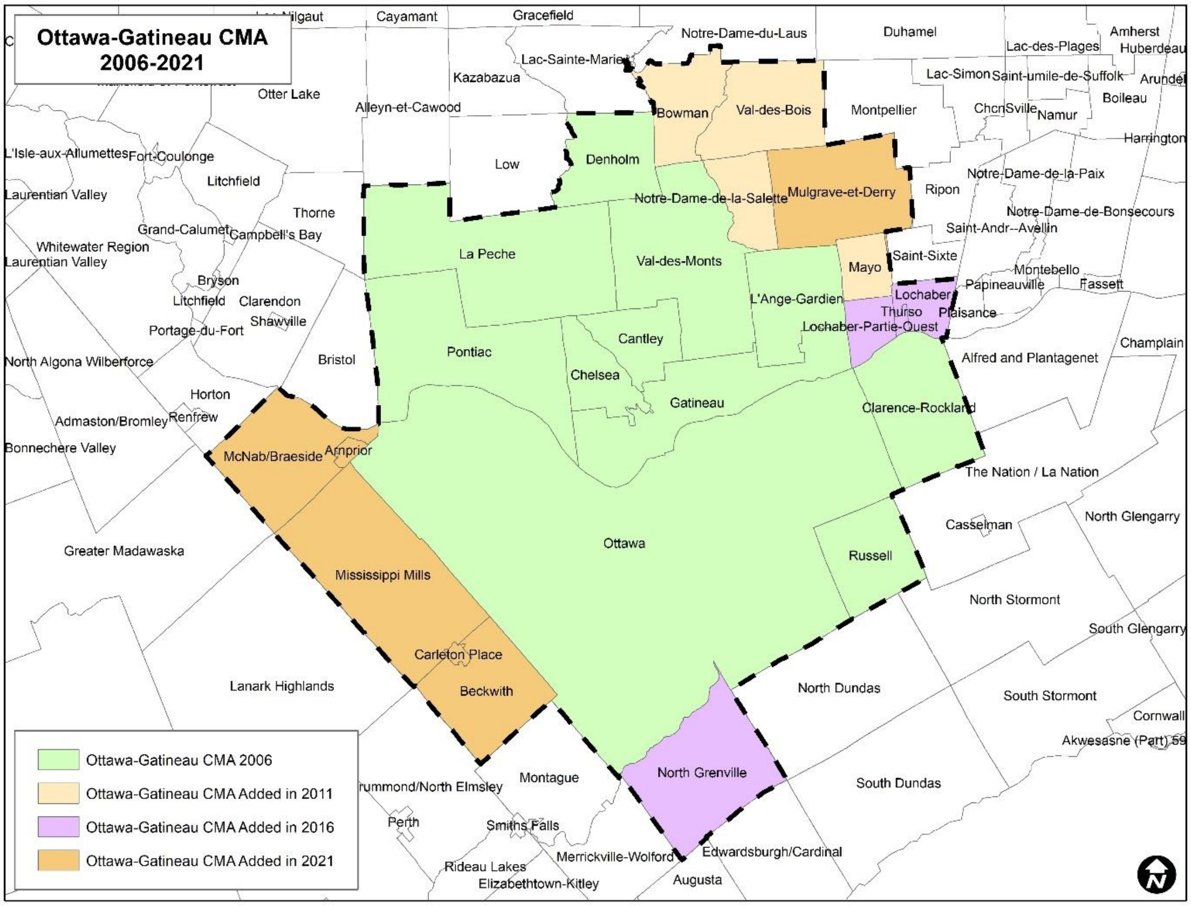
City of Ottawa Population by Source	mid-2021	year-end 2021
StatsCan Preliminary Post-2016 censal Estimate	1,054,800	n/a
2021 Census without undercount	n/a	1,017,449
2021 Census with previous undercount	n/a	1,051,084
Official Plan Projection	1,064,100	1,072,200
City Estimate of actual population	1,032,900	1,046,400

Source: Statistics Canada; City of Ottawa

[4] Statistics Canada. Table 17-10-0140-01 Components of population change by census division, 2016 boundaries. https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710014001

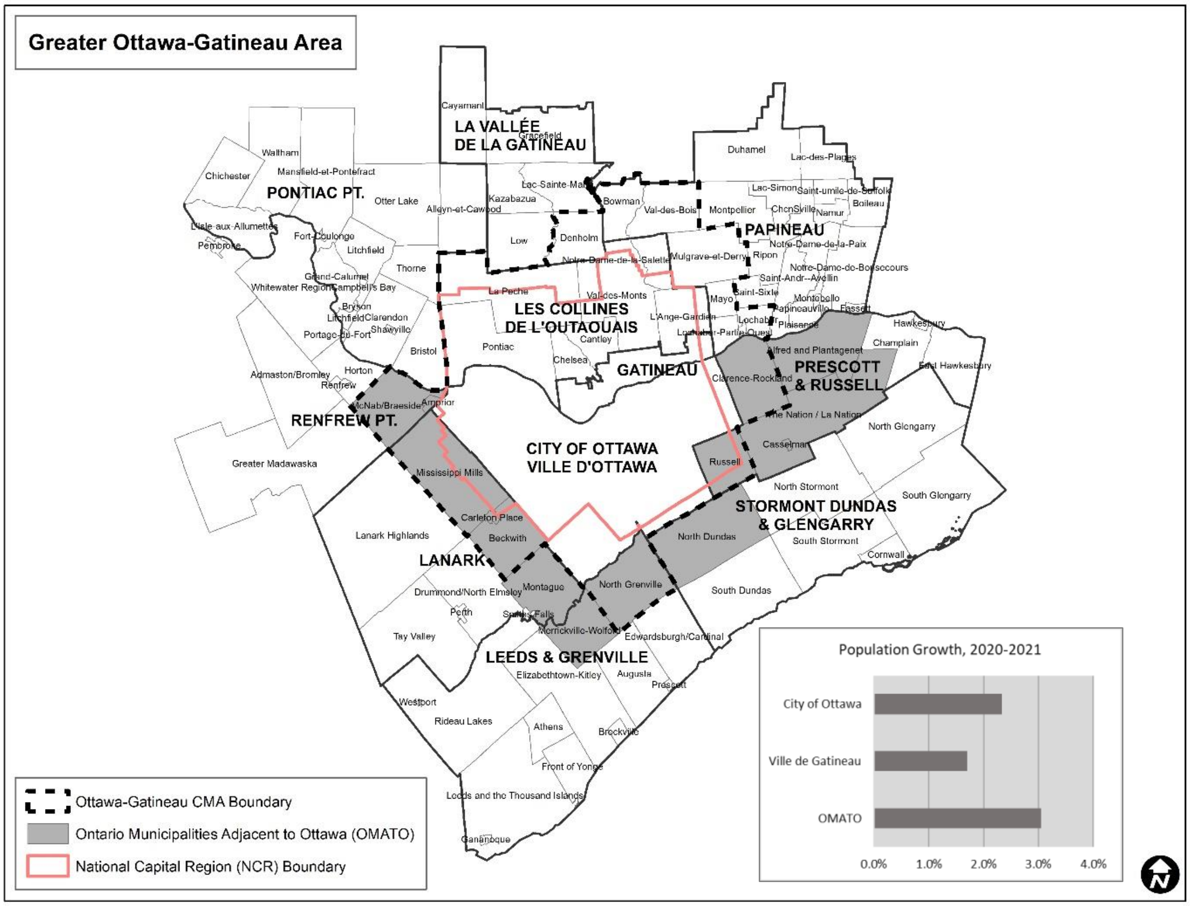
1.2 Population Distribution & Growth in the Greater Ottawa-Gatineau Area

The Greater Ottawa-Gatineau Area includes the Ottawa-Gatineau CMA, shown on Map 1, plus other municipalities adjacent to the city of Ottawa as shown on Map 2. In the 2021 Census, the Ottawa-Gatineau CMA grew geographically, adding new municipalities to the metro area. There were 1,571,500 people in the Greater Ottawa-Gatineau Area in 2021, with the city of Ottawa containing the bulk of the region's population followed by the Ville de Gatineau, and OMATO[5] (Table 3; Map 2).



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

[5] 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.

<u>Ottawa</u>

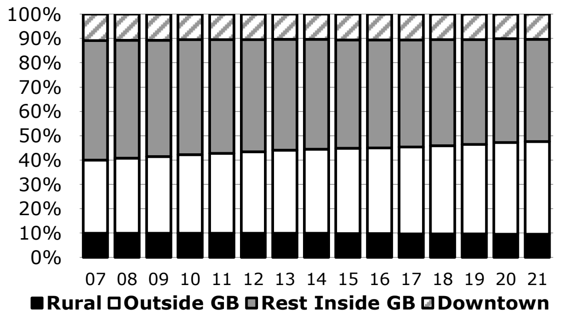
Within Ottawa, the greatest population growth in 2021 took place in the Downtown[6], where there had previously been a decline in growth in 2020. The Central Area in particular saw population increase by 11.7% when it experienced a 2.9% decrease a year earlier. As a whole, the population of the Downtown was estimated to be 108,760 people in 2021, a 5.0% increase. Households in the Downtown experienced a similar increase of 5.8%. Despite this growth in the Downtown, suburban areas outside the Greenbelt still saw the largest absolute population increase by area in 2021, following the pattern of previous years. In these areas, the population grew by 13,928 people (3.6% growth) to an estimated population of 399,021 in 2021, with suburban households increasing by 3.8%. Areas inside the Greenbelt but outside of the Downtown had an estimated population of 439,361, 0.7% higher than in 2020. In the rural area the population reached 99,301, up 1.5% from 2020, while rural households increased 1.8%.

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

Even with recent growth in the Downtown, the percentage share of the population living inside the Greenbelt remains fairly stable with slight decreases each year; at the end of 2021 the share was 52.4% compared to 52.8% a year earlier. The Downtown population share has also remained consistent, returning to 2019 levels at 10.4% from 10.1% in 2020. Suburban centres increased to 38.1% of the population from 37.7% in 2020, while the rural area experienced a slight decrease to 9.5% (Table 2).

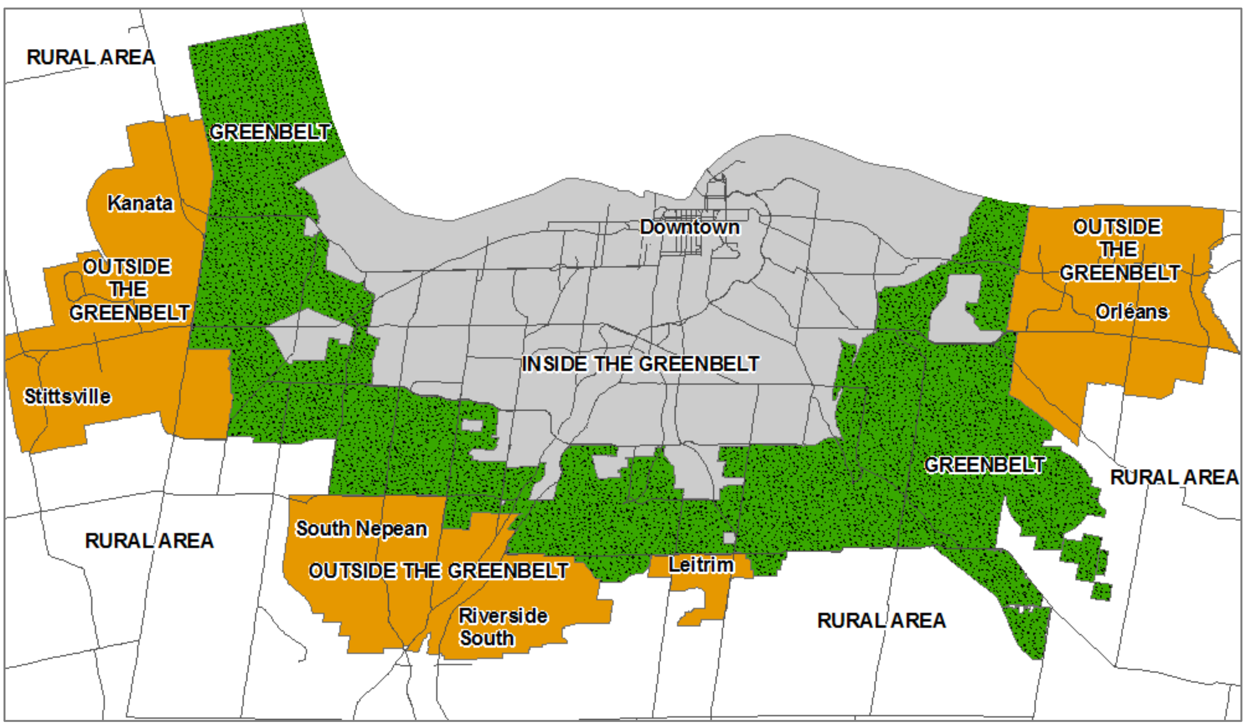
The largest share of population growth in 2021 was in the Downtown (21.8% of all growth), followed by South Nepean (15.5%), Kanata-Stittsville (14.9%), Leitrim (10.8%), and Orleans (10.3%). The Rural area experienced the least amount of growth at 6.0%.

DISTRIBUTION OF POPULATION (%) 2007-2021
Source: City of Ottawa



CITY OF OTTAWA GROWTH BY SUB-AREA, 2020-2021
Source: City of Ottawa

	Population Increase	% Share of Growth
Downtown	+5,204	21.8%
Other Inside the Greenbelt	+3,270	13.7%
Kanata-Stittsville	+3,541	14.9%
South Nepean	+3,689	15.5%
Riverside South	+1,665	7.0%
Leitrim	+2,583	10.8%
Orleans	+2,450	10.3%
Rural	+1,436	6.0%



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 299,620 at the end of 2021, an increase of 1.7% from 2020 (Table 3). Statistics Canada's postcensal estimate for July 2021 pegs the population of the Ville de Gatineau at 290,534.

Quebec municipalities outside of Gatineau and within the CMA increased in population by 3.1% in 2021 to a total of 55,764. The majority of these communities increased in population, except Val-des-Bois (-0.8%) and Bowman (-0.2%) which saw a decrease in 2021 (Table 3).

Ontario Municipalities Adjacent to Ottawa (OMATO)

The City of Ottawa estimate for OMATO's 2021 year-end population is 169,685, a 3.0% increase from 2020. The five most populous OMATO municipalities were Clarence-Rockland (25,299, up 2.8% from 2020), North Grenville (18,663, up 1.9%), Russell (18,557, up 4.2%), North Dundas (14,677, up 1.7%), and Carleton Place (14,111, up 3.7%) (Table 3).

1.3 Migration

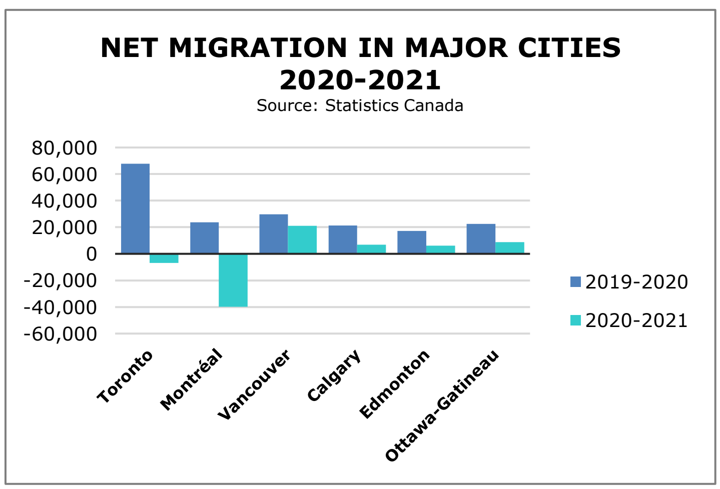
Migration data for 2019-2020 (the most recent available at the city level) shows the net number of people moving to Ottawa was 18,976, a 21.4% increase from the year before. This is the greatest net migration to Ottawa since 1985. 2019-2020 saw an increase in movers from the Greater Toronto Area as well as the rest of Ontario[7] (Tables 4 and 5).

International net migration increased to 12,471 in 2019-2020, an increase of 2,008 persons from a year earlier. Intraprovincial net migration increased from 1,836 to 2,987, while interprovincial also saw an increase from 3,334 to 3,518 (Table 4).

In 2019-2020, more people moved to adjacent municipalities from Ottawa (a net loss of 2,676 people). From 2015-2020, Ottawa saw a net loss of 5,273 people to outlying regions, with the largest migration being 3,291 persons from Ottawa to Lanark County. Meanwhile, 2,627 people moved from Gatineau to Ottawa, being the adjacent municipality with the largest net loss over this five-year period (Table 6).

Major Cities

Migration estimates for CMAs are more recent than at the city-level. All six of Canada's major urban centres experienced a significant decline in net migration between 2020-2021. For the first time in five years, Toronto and Montreal experienced net losses in migration, with decreases of 110.1% and 268.9%, respectively. Vancouver replaced Toronto as the biggest attractor of migrants, with the arrival of 20,962 in 2021, yet still experienced a



[7] All of Ontario outside OMATO, Eastern Ontario, Northern Ontario and the Greater Toronto Area

29.7% decrease in net migration. Ottawa-Gatineau saw net migration decrease by 61.3% with 8,733 new migrants between 2020-2021 (Table 7).

In terms of net migration per thousand inhabitants (adjacent table), Vancouver and Ottawa-Gatineau experienced the highest net migration rates for 2020-2021, followed by Calgary and Edmonton. Toronto and Montréal saw the lowest rates. Of all major cities, Vancouver experienced the smallest decrease in net migration.

NET MIGRATION PER 1,000 INHABITANTS, 2020-2021 (preliminary)

Source: Statistics Canada

CMA	*2019-2020*	*2020-2021*
Vancouver	8.7	7.6
Ottawa-Gatineau	13.4	**5.9**
Calgary	12.9	4.4
Edmonton	12.1	4.2
Toronto	10.1	-1.0
Montréal	5.0	-9.2

2. Housing

HIGHLIGHTS

- Housing starts were up 1.8% in the city of Ottawa in 2021
- 27.9% of Ottawa starts were row units
- 40.3% of Ottawa starts were apartments
- Residential intensification was 46.2% from mid-2020 to mid-2021
- Rental vacancy rate decreased from 3.9% in 2020 to 3.4% in 2021

2.1 New Construction

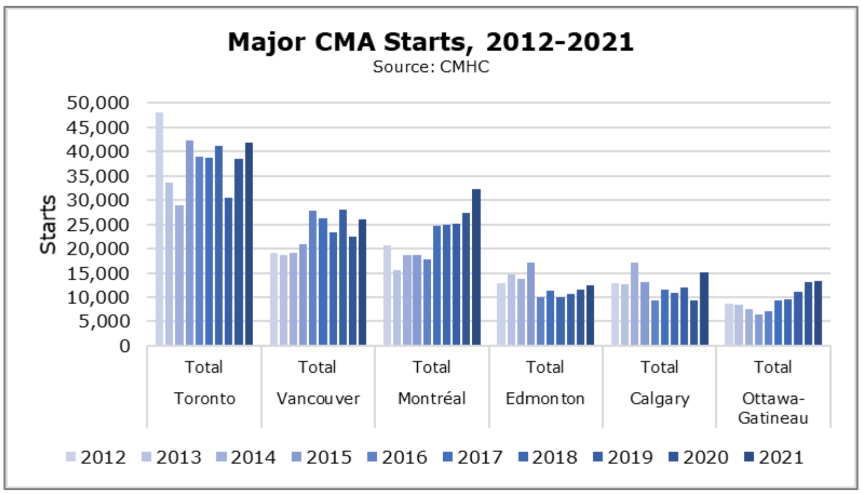
There are two measures of new housing activity tracked by this report, one by the CMHC (housing starts) and the other by the City of Ottawa (building permits). The indicators do not align perfectly because CMHC housing starts do not include all new housing built in the city[8], therefore building permits (net of demolitions) are a more accurate measure of total housing activity. Futhermore, due to the difference in time between permit issuance and when CMHC reports a new start, annual data for starts and permits are not directly comparable.

City of Ottawa and Ottawa-Gatineau CMA Housing Starts, 2021

Sources: CMHC

	Starts, 2021	% chg. 2020-21
City of Ottawa	9,402	1.8%
Ott-Gat CMA	13,280	1.9%

Major CMA Housing Starts



In the city of Ottawa, housing starts totaled 9,402 units in 2021, a 1.8% increase from 2020. The larger Ottawa-Gatineau CMA ranked fifth in absolute housing starts among Canada's six largest metropolitan areas with 13,280 units. All major urban centres experienced an increase in housing starts year-over-year, although Ottawa-Gatineau saw the smallest increase at 1.9%. Calgary had the largest year-over-year increase at 62.6%, followed by Montréal with 18.6%. Apartment starts saw the largest relative increase in Vancouver, Montréal, and Calgary, while single-detached starts saw larger increases in Toronto, Edmonton, and Ottawa-Gatineau CMAs (Table 10).

[8] "Housing Starts" do not include all forms of new dwelling units. Apartments in houses, conversions and new units added to existing multi-residential buildings are not captured by CMHC starts data. Housing starts therefore understate the total number of units created each year and the number created through intensification.

Ottawa Starts and Completions by Unit Type

More multi-unit dwellings were built than single-detached units in 2021 for the twentieth year in a row. In 2021, there were 2,775 single-detached starts, more than the 2,439 started in 2020. The share of single-detached starts accounted for 29.5% of all new starts, up from 26.4% in 2020 (Table 15).

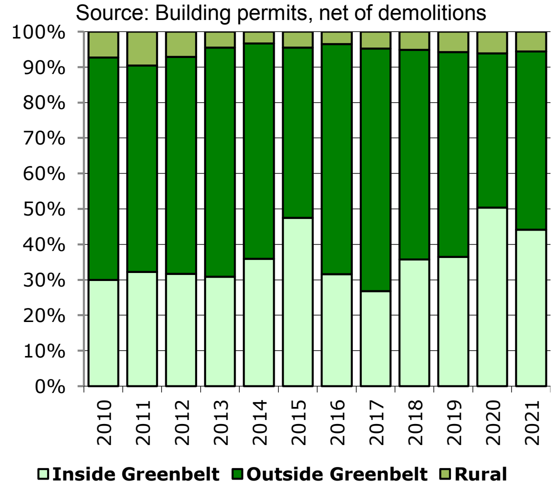
The most popular dwelling type, at 40.3% share, were apartments, with 3,790 units started in 2021, down from 3,816 units in 2020. There was also a decrease in the number of townhomes between 2020 and 2021, with 2,622 units started and 27.9% share in 2021.

Ottawa completions in 2021 saw 4,990 freehold units and tracked above its five-year average of 4,252 completed units per year. Overall, freehold single-detached dwellings were the most popular dwelling type completed, followed by freehold townhomes, then private rental apartments. In 2021, 7,938 units were completed, 26% above the five-year average of 6,303 units (Table 16).

Ottawa Permits by Location

In 2021, there were 11,387 new residential units (net of demolitions) issued building permits in the city of Ottawa, a 0.1% decrease from 2020 (Table 12). The percentage of net new units inside the Greenbelt decreased from 50.4% in 2020 to 44.1% in 2021 (adjacent chart).

New Housing Inside and Outside the Greenbelt, 2010-2021
Source: Building permits, net of demolitions



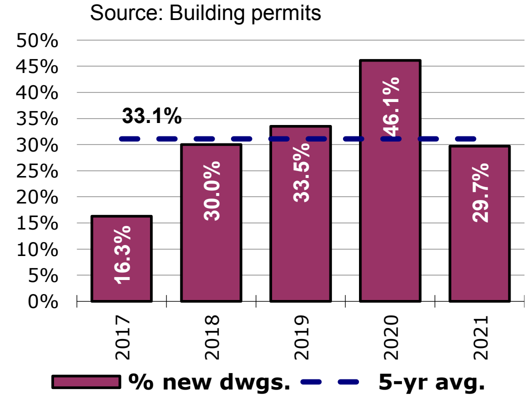
New Housing by Official Plan Designation

The existing Official Plan directs intensification to areas with high levels of transit service or where dwellings may be located close to employment. Areas designated in the Official Plan are the Central Area, Mainstreets, Mixed-Use Centres, Town Centres, and the vicinity (600 m) of Rapid Transit Stations.

In 2021, 3,192 residential units were issued building permits in intensification target areas. This amounts to 28.0% of net new units issued permits in Ottawa. The top designated areas were around existing and future Rapid Transit Stations (1,401 and 1,181 units, respectively), Mixed-Use Centres (607), and the Central Area (536) (Table 12).

Target areas received 43.9% of all apartments, 7.1% of single and semi-detached units and 16.5% of townhouses in 2021 (Table 12). It should be noted that target areas contain only part of all intensification

Percentage of new dwellings built in Ottawa intensification target areas, 2017-2021
Source: Building permits

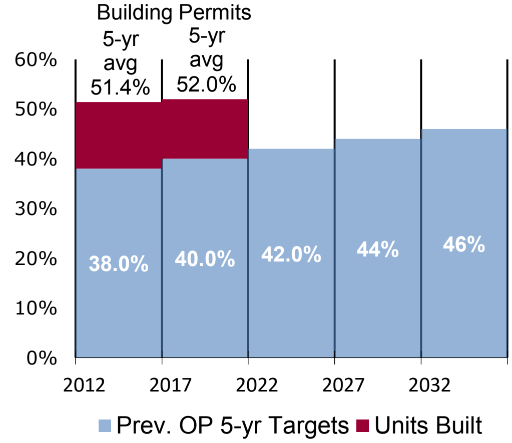


activity; in 2021, target areas accounted for 57.1% of total intensification, down from 80.5% in 2021.

Residential Intensification

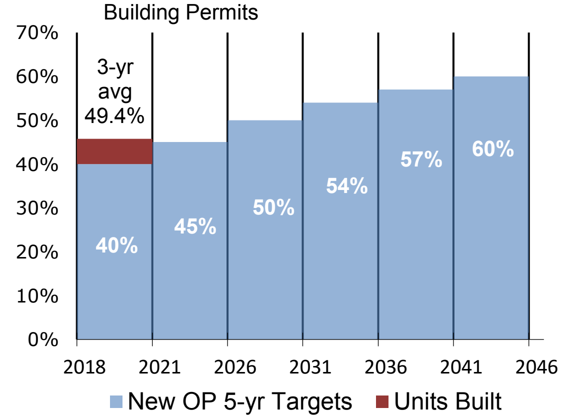
A new Official Plan was adopted by Council on October 27, 2021, but is under review by the Province for approval. The 2021 ADR provides results of intensification tracking under the previous OP and the newly adopted OP.

Official Plan Intensification Targets and Units Built
Source: City of Ottawa Official Plan and Building Permits



The previous Official Plan (OP) establishes an increasing residential intensification target to 2036. For the five-year period 2012-2016 the OP target was 38.0% of new units in urban and suburban areas combined, with actual achieved intensification averaging 51.4%. The next five-year period from 2017-2021 has an OP target of 40.0%. In 2021, a 52.0% intensification share was achieved (Table 13a). The five-year average intensification share was also 52.0%; higher than the OP target for 2017-2021.

New Official Plan Intensification Targets and Growth Allocation Intensification
Source: City of Ottawa new Official Plan and Building Permits



The recently adopted new Official Plan states that, for growth management purposes, the intensification rate should also be calculated to align with the growth projections. This requires shifting the measurement of intensification from a calendar year to a mid-year basis and to include only private dwellings in the Built-up area urban area as of mid-2018. With this revised intensification method, a 44.9% intensification rate was achieved from mid-2020 to mid-2021. Since mid-2018 an intensification rate of 49.4% was achieved (Table 13b).

The differences in methods between the previous and new Official Plans typically result in higher intensification rates in the previous Official Plan.

While the intensification rate exceeded the 2018-2021 target in the new OP, it was due to additional apartment units, rather than needed ground-oriented units, such as single-detached, semi-detached, townhouses, and other low-rise apartments that offer larger dwelling units. Over this period, the number of ground-oriented dwellings within the Built-up area was about 1,150, or about 385 per year, lower than targeted in the new OP.

Ottawa New Single-Detached Prices

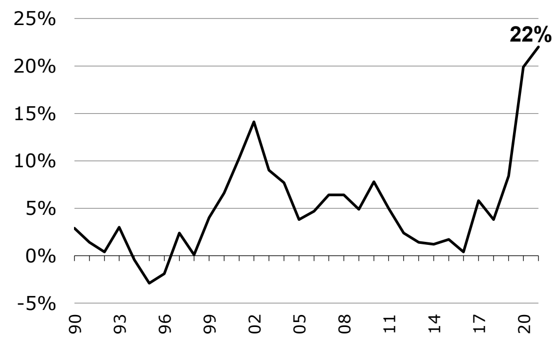
New single-detached home prices increased 17% to $755,109 in 2021 from $645,646 the previous year, or 12.2% after factoring for inflation (Table 17). Inflation is generally derived from the All-Items Consumer Price Index (CPI), which averaged 143.6 in 2021 (from a base of 100 in 2002). The annual 2021 inflation rate as measured by the CPI was 4.2%, triple what it was in 2020 at 1.4%.

2.2 Resale Housing

Resale House Prices

The average MLS[9] residential resale price in the area covered by the Ottawa Real Estate Board (OREB) was $645,976 in 2021, an annual increase of 22.0% from $529,675 in 2020 (Table 18).

Average MLS price change, Ottawa Real Estate Board area
Source: OREB



Sales Activity and Trends

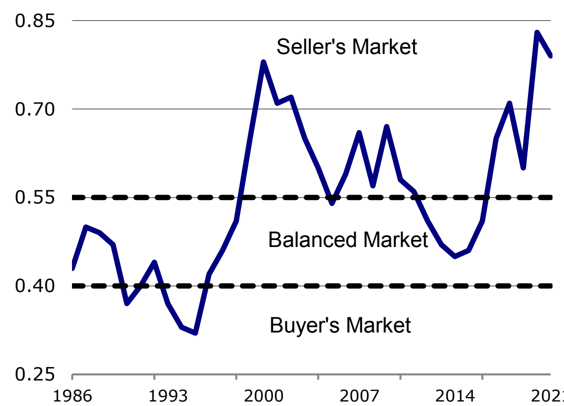
2021 continued the trend of increasing MLS sales from 2020 in the larger OREB area. 2021 MLS sales of 20,302 units were up 7.0% from 2020 to 2021 (Tables 18 and 19).

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 0.83 in 2020 to 0.79 in 2021, the second highest ratio in almost 40 years. Ottawa has been in a seller's market since 2017, after maintaining a balanced market from 2012 to 2016 (Table 19).

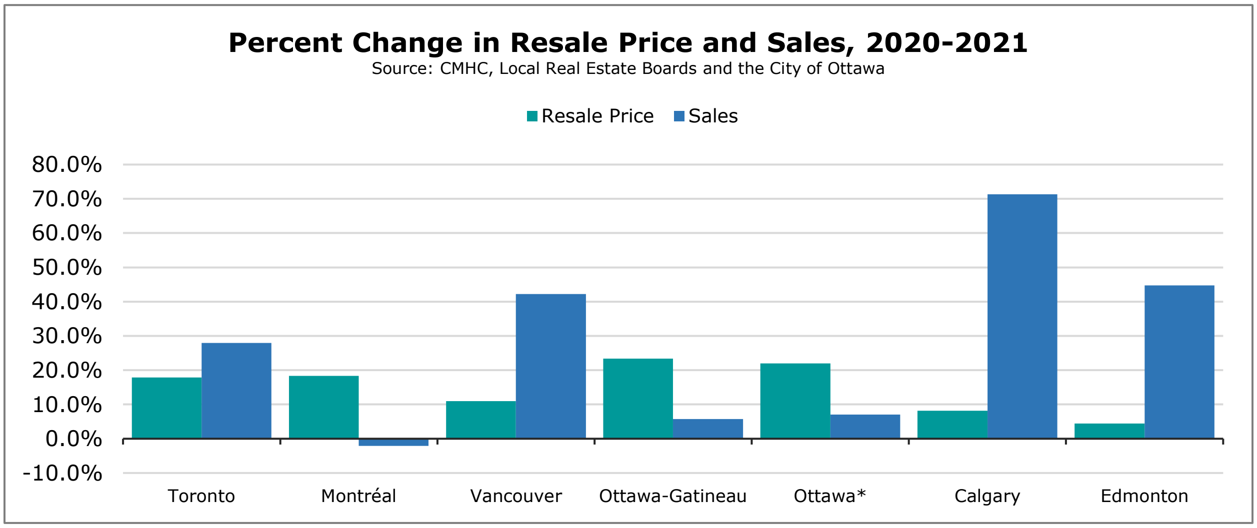
Ottawa Resale Sales to New Listings Ratio, 1986-2021
Source: OREB and CMHC



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

Major Cities

All major cities saw increases in resale prices in 2021. Smaller increases were seen in Edmonton (+4.4%) and Calgary (+8.2%), while Ottawa and the Ottawa-Gatineau CMA saw the largest increases at 22.0% and 23.4%, respectively. While Montreal experience a 18.3% increase in average resale price, it experienced a 2.1% decrease in sales. All other major cities saw an increase in sales in 2021, with Calgary experiencing the largest increase at 71.4% (Table 18).



***** 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 the largest increase in both condominium (+16.1%) and non-condominium (+23.6%) price changes (adjacent table).

2021 AVG MLS® RESALE PRICE* & 2020-2021 % CHANGE				
Major City	**Price: Condominium**	**2020-2021 % Change**	**Price: Non-Condominium**	**2020-2021 % Change**
Vancouver	$723,822	6.6%	$1,974,644	43.7%
Toronto	$707,516	12.4%	$1,197,141	16.8%
Calgary	$313,663	5.4%	$571,282	9.6%
Ottawa	**$419,683**	**16.1%**	**$719,605**	**23.6%**
Montréal	$413,096	16.7%	$621,070	21.6%
Edmonton	$230,761	3.7%	$435,057	5.1%

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

Ottawa condominium and non-condominium sales also saw an increase of 10.4% and 6.0%, respectively (adjacent table).

2021 AVG MLS® RESALE SALES* & 2020-2021 % CHANGE				
Major City	**Sales: Condominium**	**2020-2021 % Change**	**Sales: Non-Condominium**	**2020-2021 % Change**
Vancouver	21,774	54.9%	22,236	31.7%
Toronto	44,800	101.6%	77,333	7.0%
Calgary	9,226	79.4%	23,727	68.4%
Ottawa	**4,984**	**10.4%**	**15,318**	**6.0%**
Montréal	21,824	8.7%	32,566	-8.2%
Edmonton	5,701	49.5%	18,658	45.2%

*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 1.0% in the total number of rental purpose row and apartment units from 73,547 in 2020 to 74,266 in 2021. The overall supply of condominium rental units decreased 1.2% from 10,689 in 2020 to 10,822 in 2021. The percentage of condominiums offered as rentals remained stable at 29.8%, while average rents remained higher than rental apartments.

Vacancy Rates

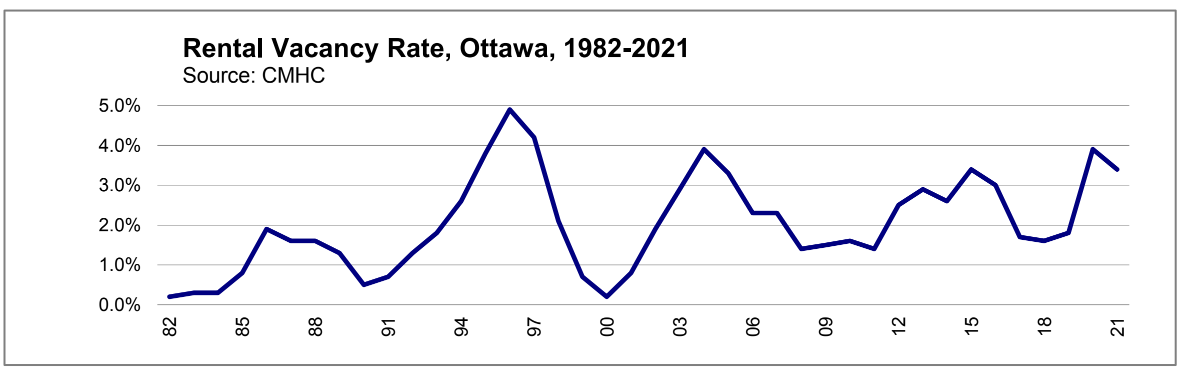
Ottawa's rental vacancy rate decreased from 3.9% in 2020 to 3.4% in 2021. The vacancy rate was lower for bachelor units (2.8%) compared to two-bedroom units (3.4%) and one-bedroom units (3.5%). The return of employment for those aged 15-24 to pre-pandemic levels and an overheated housing market supported rental demand to maintain low vacancy rates.

Existing Official Plan policy restricts conversions of rental buildings with six or more units to condominium or freehold ownership when the rental vacancy rate is below 3.0%; and considers the possibility for conversion only when the vacancy rate is at or above 3.0% for two consecutive annual reporting periods, and rents in the building to be converted are above the CMHC zone average (by unit type). The vacancy rates in 2020 and 2021 set the stage for the consideration of conversions.

RENTAL VACANCY RATES BY CMHC ZONE, 2021

Downtown	3.2%
Sandy Hill/Lowertown	5.3%
Glebe/Old Ottawa South	2.0%
Alta Vista	7.9%
Carlington/Iris	1.0%
Chinatown/Hintonburg/Westboro N	3.6%
New Edinb./Manor Park/Overbrook	3.0%
Westboro S/Hampton Pk/Britannia	1.3%
Hunt Club/South Keys	1.0%
Vanier	4.0%
Gloucester North/Orleans	1.5%
Eastern Ottawa Surrounding Areas	0.0%
Nepean	3.1%
Western Ottawa Surrounding Areas	2.6%
City Average	**3.4%**

Source: CMHC's 2021 Rental Market Survey, Table 1.1.1



Private Rental Prices

The average rent for a two-bedroom apartment in Ottawa in 2021 was $1,550, an increase of 2.2% from 2020 and above the 2021 provincial rent increase guideline of 0% to support renters during the pandemic. The average rent of a two-bedroom apartment in Gatineau in 2021 was $1,035. The rent gap between Ottawa and Gatineau for a two-bedroom apartment is $515 or 39.8%; slightly lower than the 46.0% gap in 2020.

3. Economy

HIGHLIGHTS

- The number of employed residents increased by 5.7% in Ottawa from 2020 to 2021
- All employment clusters experienced growth in 2021, with the exception of Retail which lost 3,000 jobs
- The Knowledge cluster had the largest employment numbers with 182,900 jobs in 2021

3.1 Labour Force

Employed Residents

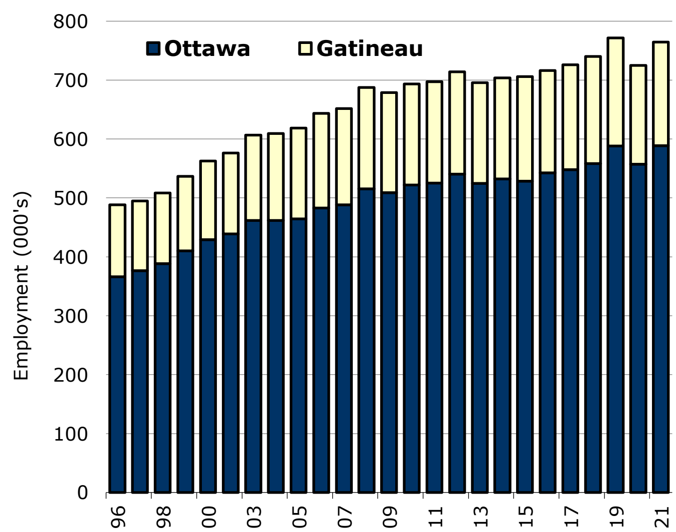
The Ottawa-Gatineau CMA saw an increase of 39,300 employed residents in 2021, returning to near pre-pandemic levels. Employment gains were seen in all of the nation's six largest metropolitan areas following the start of the COVID-19 pandemic, with Toronto seeing the largest increase of 171,600 employed residents (adjacent table) and Calgary seeing the smallest increase. About 75% of the total jobs in the Ottawa-Gatineau CMA have historically been in the city of Ottawa, with 77.0% in 2021.

Employment Changes, Major Centres, 2020-2021
Source: Statistics Canada, Labour Force Survey, Table 14-10-0384-01

CMA	Net job change
Toronto	+171,600
Vancouver	+124,500
Montréal	+119,000
Edmonton	+63,700
Calgary	+32,200
Ottawa-Gatineau	**+39,300**

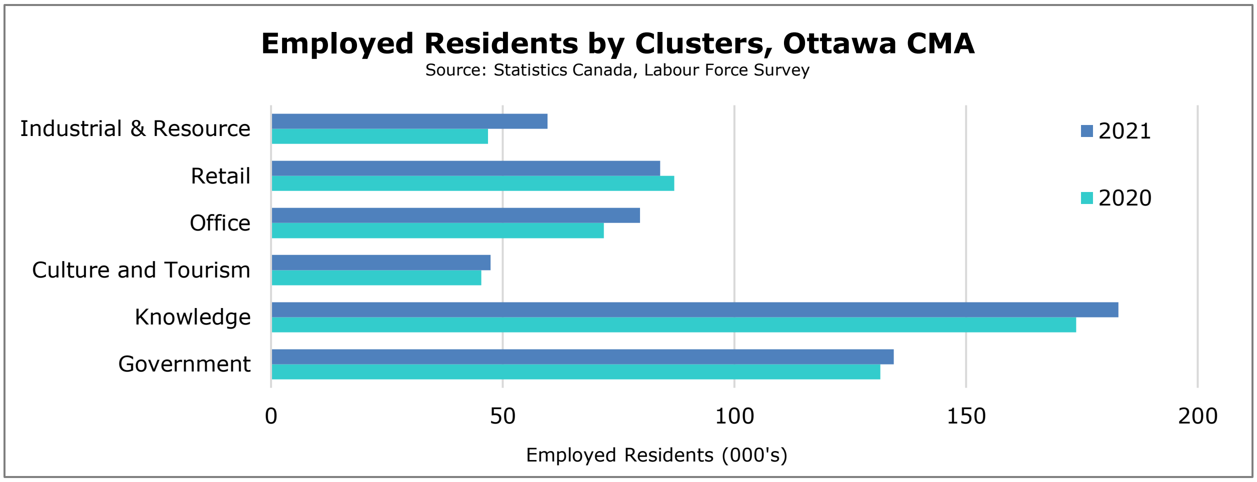
Statistics Canada's sample-based Labour Force Survey (LFS) shows the number of employed residents in the Ontario portion of the Ottawa-Gatineau CMA averaged 588,700 in 2021, up 5.7% or 31,600 employed residents from 2020. The unemployment rate decreased to 6.3% in 2021 from 7.4% in 2020. The local unemployment rate remained lower than provincial (8.0%) and national (7.5%) rates (Table 8).

Total Employment, Ottawa and Gatineau, 1996-2021
Source: Statistics Canada, Labour Force Survey



The North American Industry Classification System's (NAICS) Major Sectors have been categorized into six main clusters of the local economy. All six employment clusters, with the exception of Retail, experienced growth in 2021. The Industrial & Resource Cluster saw the most growth by adding 12,900 employed residents, followed by the Office cluster with 7,800 new employed residents. Meanwhile, the Retail cluster experienced a decline of

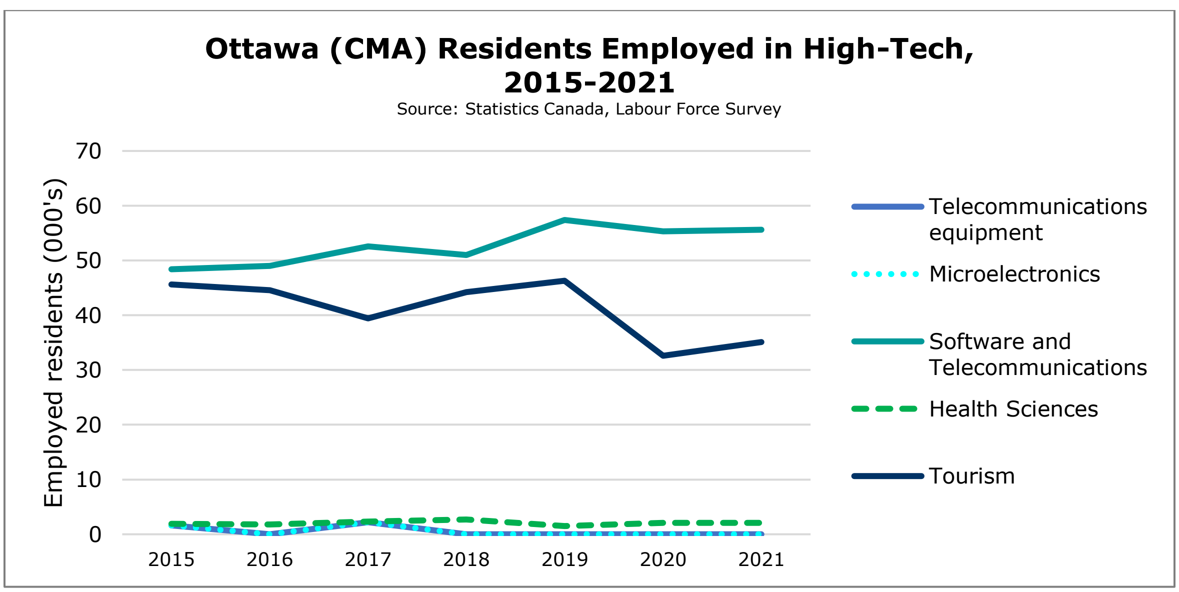
3,000 employed residents year-over-year. The Knowledge cluster maintained the largest employment numbers with 182,900 employed residents (Table 9).



In 2021, private-sector employment also experienced significant growth in employed residents representing 61.7% of all employed residents in Ottawa, up from 59.9% in 2020 and approaching pre-pandemic levels of 63.6% in 2019 (Table 9).

<u>High-Tech</u>

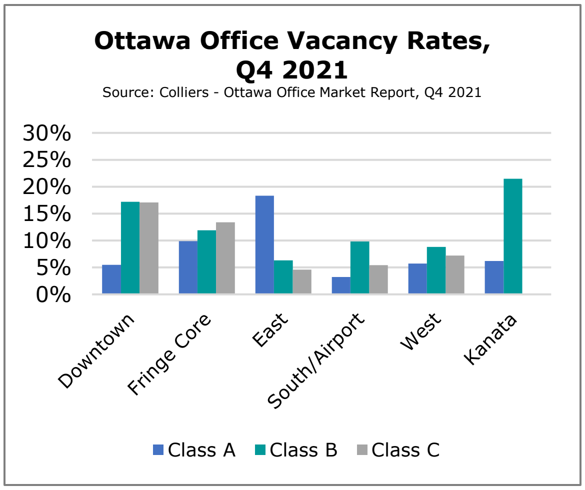
In 2021, Ottawa's Advanced Technology sector saw an increase of about 300 employed residents following a loss of 1,500 in 2020. Tourism and Software and Telecommunications gained 2,500 and 300 employed residents, respectively, while Health Sciences maintained their 2,100 employed residents. Telecommunications Equipment and Microelectronics both experienced zero growth in 2021 (Table 9).

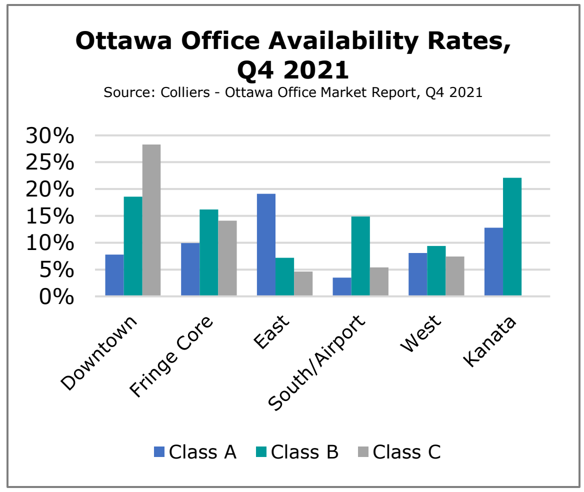


3.2 Office, Industrial and Retail Markets

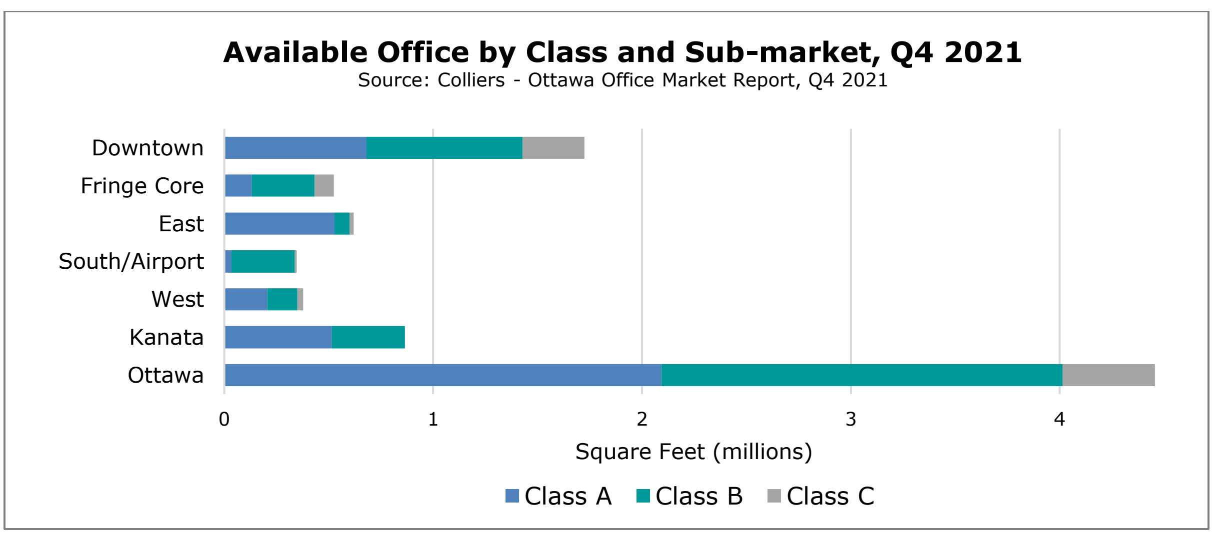
Office Market

Ottawa has an estimated commercial office space inventory of approximately 3.9 million square metres (41.9 million square feet). Ottawa's overall vacancy rate increased to 9.7%% at the end of 2021 from 8.4% in 2020 (Table 20). The Ottawa West area had the lowest vacancy rate of 6.8%, followed by South/Airport at 7.2% then Downtown at 9.2% while Ottawa East had the highest vacancy rate of 13.9% at the end of 2021.



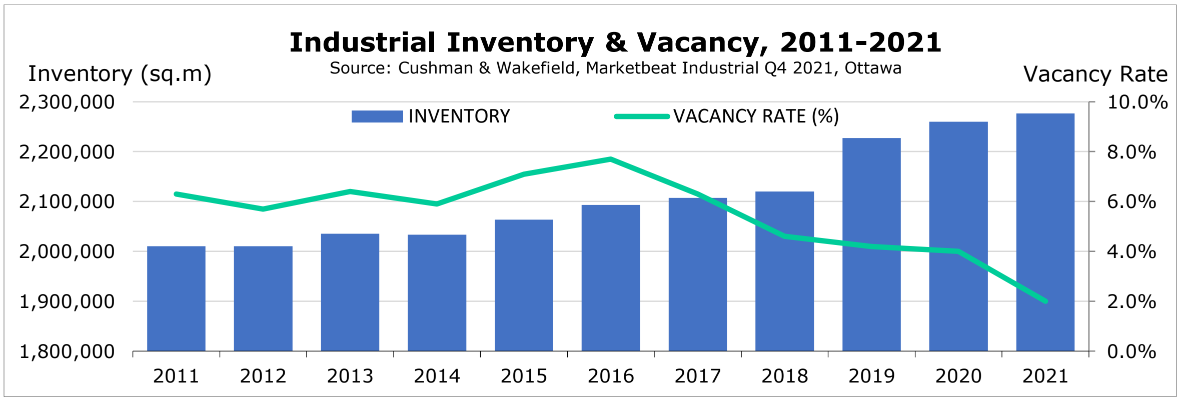


Ottawa's office market is diffentiated by office class and by geographic sub-market with variations in vacancy and availability rates between these variables. Availability rates include all available rentable space, such as expiring leases, subleases or on sale. Vacancy and availability rates show similar 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 47% class A, 43% class B, and 10% class C.



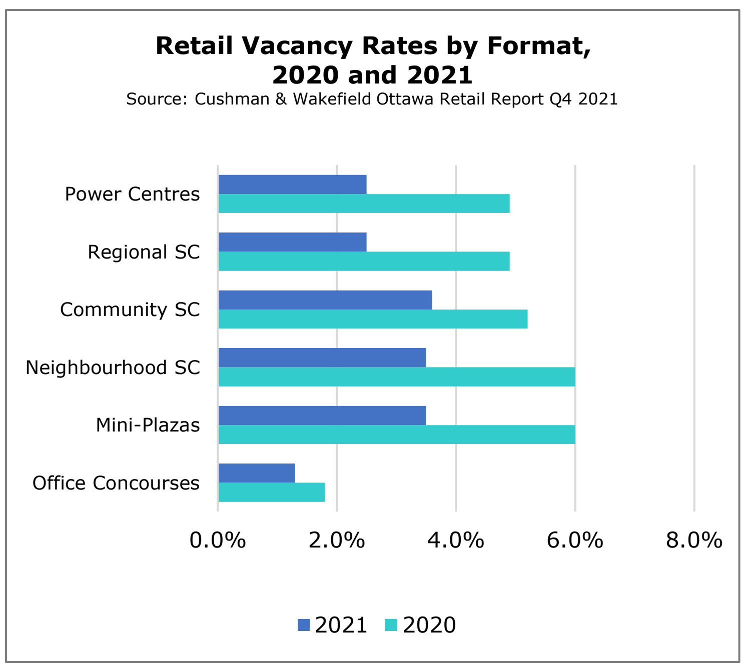
Industrial Market

Ottawa is estimated to have over 2.3 million square metres (24.5 million square feet) of industrial floor area at the end of 2021. Over 60% of the industrial inventory is east of the Rideau River, which saw a reduction in vacancy from 4.9% to 2.4%. West of the Rideau River, vacancies decreased from 2.6% to 1.5%. Overall, the vacancy rate decreased from 4.0% in 2020 to 2.0% in 2021, mostly due to strong absorption in the Sheffield and Stevenage industrial areas within the eastern market (Table 21). Ottawa is growing its position as a distribution hub and as an investment opportunity within the industrial asset class.



Retail Market

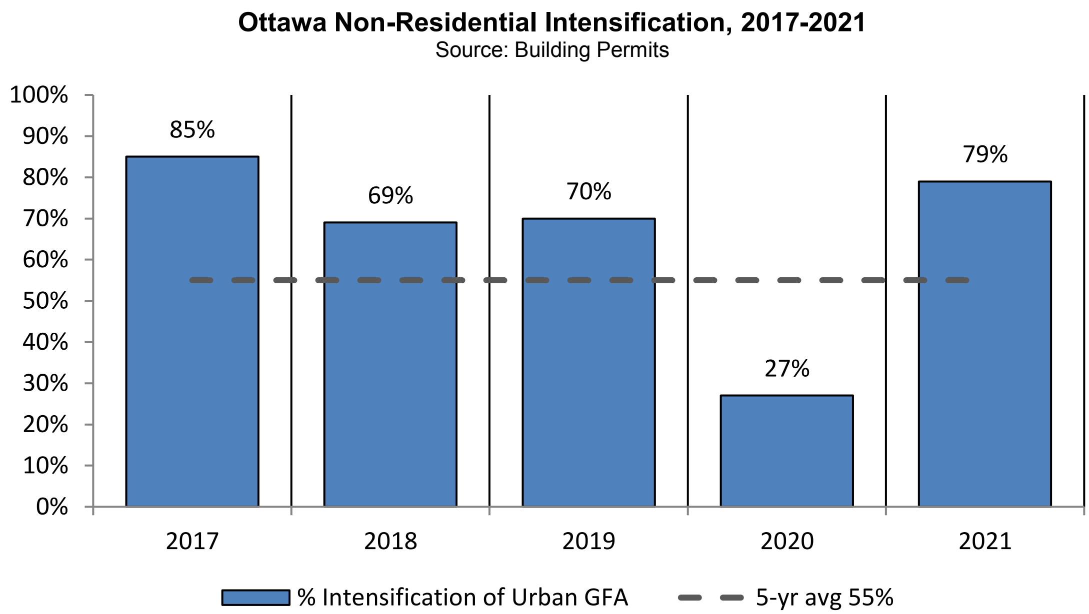
Retail space is categorized into several format categories. In 2021, all retail categories maintained similar shares of total floor area compared to 2020. Power Centres and standalone big box stores had the largest share of space, decreasing slightly to 27.3% of the total in 2021 from 27.4% in 2020.



All retail formats experienced a decline in vacancy rates between 2020 and 2021. Neighbourhood Shopping Centres and Mini-Plazas saw the greatest decline from 6.0% vacancies in 2020 down to 3.5% in 2021. Power Centres and Regional Shopping Centres saw a decrease in vacancy by 2.4 percentage points from 4.9% in 2020 to 2.5% in 2021. The city’s overall retail vacancy rate decreased to 3.1% in 2021 from 5.2% in 2020 (Table 22).

3.3 Non-Residential Intensification

Non-residential intensification is the amount of commercial, industrial and institutional gross floor area (GFA) constructed within built-up urban and suburban areas. Applying the definition in the existing Official Plan, in 2021 approximately 104,375 m^2 (about 1,123,483 ft^2) had been constructed within the built-up urban area, representing an intensification rate of 79%. Over the past five-years, non-residential intensification averaged 55% of total built space *(*Table 14).



4. Transit Stations

HIGHLIGHTS

- The average commercial service index of Ottawa’s O-Train stations was 65.3
- Parliament and Rideau Stations received the highest commercial service indices of 94
- Ten stations had an index where at least “most errands” can be accomplished in proximity to the station

4.0 Index of Commercial Services around Transit Stations

The growth management strategy of the new Official Plan directs growth to areas with amenities and services, including locations that are easily accessible by transit making Ottawa’s rapid transit stations key areas to accommodate new development. In addition to transit services, these areas also attract development by being diverse with a mix of housing, shopping, services, recreation and employment. Commercial service density, or the number of commercial services in proximity to transit stations, is a measure of how many amenities are close to transit stations and how this amount might change over time.

Walk Score[10] analyzes walking routes at a given location to nearby amenities that are contained within their database of services and businesses. Despite the name, Walk Score measures commercial services close to a given point rather than how walkable an area is in terms of infrastructure capacity and design. Points are awarded based on the distance to these amenities in each category and those within a 5-minute walk are given maximum points and decline the further away they are. The higher the score the greater the density of commercial services around transit stations. As such, the scores can be used as an index of commercial service density.

For the 2021 ADR, the scores were provided directly from the Walk Score organization. All O-Train transit station scores remained steady between 2020 and 2021, with an average commercial service index of 65.3. This means some errands can be accomplished within transit station areas. Line 1’s Parliament and Rideau Stations both had indices within the 90s, meaning daily errands can be accomplished within transit station areas.

Commercial Services Index Results	
Highest: Rideau & Parliament Stations	94 – Daily errands can be accomplished within transit station area
Average	65.3 – Some errands can be accomplished within transit station area
Lowest: Tremblay Station	30 – Almost all errands outside transit station area

[10] Walk Score: https://www.walkscore.com/

Appendix: Data Tables

TABLE 1
POPULATION OF CANADA'S SIX LARGEST METROPOLITAN AREAS, 2017-2021

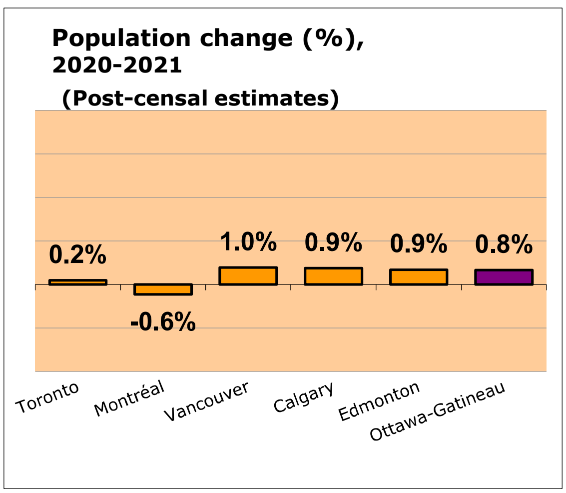
CMA*	2017	2018	2019	2020	2021	*2020-2021 % chg.*
Toronto	6,217,328	6,337,780	6,462,898	6,556,600	6,572,524	*0.2%*
Montréal	4,193,207	4,264,846	4,334,308	4,367,425	4,342,213	*-0.6%*
Vancouver	2,616,904	2,658,582	2,709,277	2,746,491	2,773,148	*1.0%*
Calgary	1,458,336	1,483,528	1,514,426	1,544,817	1,559,284	*0.9%*
Edmonton	1,390,149	1,415,351	1,442,835	1,468,143	1,480,754	*0.9%*
Ottawa-Gatineau	**1,384,897**	**1,411,032**	**1,438,015**	**1,464,594**	**1,476,756**	***0.8%***
City of Ottawa**	983,739	1,004,802	1,025,354	1,046,260	1,054,800	*0.8%*

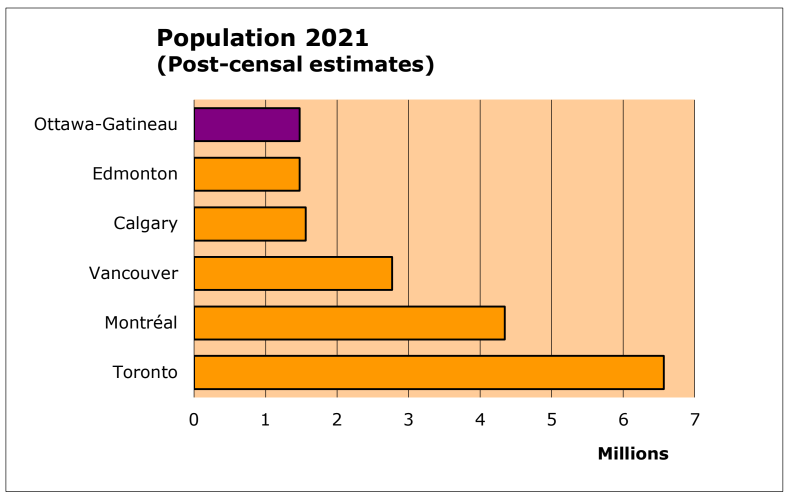
Source: Statistics Canada, Tables 17-10-0135-01 and 17-10-0139-01; estimates are for July 1 each year

Estimates are final postcensal for 2017 to 2019, updated postcensal for 2020, and preliminary postcensal for 2021.

* 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	2017	2018	2019	2020	2021	*2020-2021 % chg.*
Ontario part of CMA	1,047,447	1,069,895	1,092,267	1,115,046	1,125,306	*0.9%*
(%)	75.6%	75.8%	76.0%	76.1%	76.2%	
Quebec part of CMA	337,450	341,137	345,748	349,548	351,450	*0.5%*
(%)	24.4%	24.2%	24.0%	23.9%	23.8%	
Total CMA Population	**1,384,897**	**1,411,032**	**1,438,015**	**1,464,594**	**1,476,756**	***0.8%***

Source: Table 17-10-0135-01, Statistics Canada.

Estimates are final postcensal for 2017 to 2019, updated postcensal for 2020, and preliminary postcensal for 2021.

TABLE 2
POPULATION AND HOUSEHOLD ESTIMATES BY SUB-AREA, 2017-2021

SUB-AREA	POPULATION							HOUSEHOLDS						
						Growth							Growth	
	2017	2018	2019	2020	2021	20-21	*% 20-21*	2017	2018	2019	2020	2021	20-21	*% 20-21*
Downtown*														
Central Area	12,544	12,605	12,465	12,107	13,522	1,415	*11.7%*	7,979	8,058	7,954	7,705	8,624	919	*11.9%*
Inner Area	91,380	91,953	92,523	91,449	95,238	3,789	*4.1%*	49,444	49,873	50,257	49,538	51,956	2,418	*4.9%*
Other Areas Inside Greenbelt														
Ottawa East	51,755	51,805	52,728	53,138	53,000	-138	*-0.3%*	26,457	26,637	27,247	27,536	27,506	-30	*-0.1%*
Beacon Hill	30,771	31,042	31,712	32,082	32,727	645	*2.0%*	14,496	14,610	14,933	15,051	15,311	259	*1.7%*
Alta Vista	75,027	75,172	74,926	75,209	75,816	607	*0.8%*	32,857	32,979	32,859	33,068	33,413	345	*1.0%*
Hunt Club	65,694	65,792	65,772	65,664	65,898	234	*0.4%*	26,748	26,861	26,863	26,798	26,954	156	*0.6%*
Merivale	77,953	78,008	78,854	78,793	79,096	303	*0.4%*	34,493	34,641	35,181	35,157	35,346	190	*0.5%*
Ottawa West	45,524	45,901	46,398	47,380	48,279	899	*1.9%*	21,789	21,974	22,235	22,819	23,322	504	*2.2%*
Bayshore	38,497	38,559	38,602	38,504	38,853	349	*0.9%*	17,865	17,942	17,975	17,932	18,165	234	*1.3%*
Cedarview	45,619	45,315	45,327	45,320	45,691	371	*0.8%*	18,843	18,842	18,870	18,894	19,135	241	*1.3%*
Urban Areas Outside Greenbelt														
Kanata-Stittsville	121,730	126,179	130,939	135,363	138,904	3,541	*2.6%*	45,475	47,399	49,437	51,263	52,831	1,568	*3.1%*
South Nepean	87,115	89,042	90,318	93,957	97,646	3,689	*3.9%*	32,369	33,174	33,687	35,142	36,648	1,506	*4.3%*
Riverside South	15,425	16,614	17,873	19,730	21,396	1,665	*8.4%*	5,542	5,940	6,355	7,006	7,567	561	*8.0%*
Leitrim	9,284	10,084	11,483	13,455	16,038	2,583	*19.2%*	3,073	3,335	3,773	4,427	5,268	841	*19.0%*
Orléans	115,971	117,832	119,780	122,588	125,038	2,450	*2.0%*	45,086	46,048	46,980	48,316	49,448	1,132	*2.3%*
Rural														
Rural Northeast	12,012	12,009	11,993	11,975	12,021	46	*0.4%*	4,339	4,354	4,378	4,408	4,451	43	*1.0%*
Rural Southeast	28,610	28,790	28,929	29,029	29,231	202	*0.7%*	10,016	10,104	10,193	10,273	10,384	111	*1.1%*
Rural Southwest	28,660	29,105	29,610	30,679	31,550	871	*2.8%*	10,214	10,391	10,594	11,013	11,348	334	*3.0%*
Rural Northwest	25,602	25,619	25,979	26,182	26,498	317	*1.2%*	9,134	9,164	9,309	9,402	9,533	131	*1.4%*
City of Ottawa	**979,173**	**991,426**	**1,006,211**	**1,022,604**	**1,046,443**	**23,839**	**2.3%**	**416,219**	**422,326**	**429,080**	**435,747**	**447,211**	**11,463**	**2.6%**
Downtown*	103,924	104,558	104,988	103,556	108,760	5,204	*5.0%*	57,423	57,931	58,211	57,244	60,580	3,337	*5.8%*
Other Inside Greenbelt	430,840	431,594	434,319	436,090	439,361	3,270	*0.7%*	193,548	194,486	196,163	197,253	199,152	1,899	*1.0%*
Total Inside GB	*534,764*	*536,152*	*539,307*	*539,646*	*548,121*	8,475	*1.6%*	*250,971*	*252,417*	*254,374*	*254,497*	*259,733*	5,236	*2.1%*
Urban Areas Outside GB	349,525	359,751	370,393	385,093	399,021	13,928	*3.6%*	131,545	135,896	140,232	146,154	151,762	5,609	*3.8%*
Rural	94,884	95,523	96,511	97,865	99,301	1,436	*1.5%*	33,703	34,013	34,474	35,096	35,715	619	*1.8%*
Downtown*	10.6%	10.5%	10.4%	10.1%	10.4%			13.8%	13.7%	13.6%	13.1%	13.5%		
Other Inside Greenbelt	44.0%	43.5%	43.2%	42.6%	42.0%			46.5%	46.1%	45.7%	45.3%	44.5%		
Total Inside GB	54.6%	54.1%	53.6%	52.8%	52.4%			60.3%	59.8%	59.3%	58.4%	58.1%		
Urban Areas Outside GB	35.7%	36.3%	36.8%	37.7%	38.1%			31.6%	32.2%	32.7%	33.5%	33.9%		
Rural	9.7%	9.6%	9.6%	9.6%	9.5%			8.1%	8.1%	8.0%	8.1%	8.0%		

NOTE: 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, Planning and Growth Management

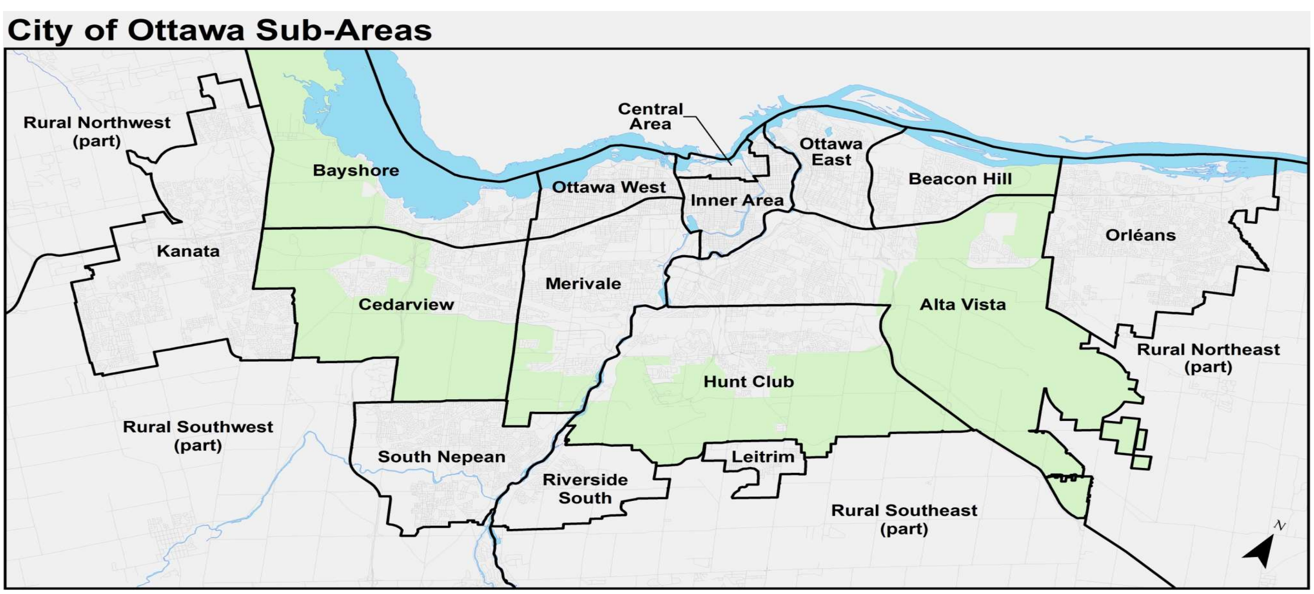


TABLE 3
GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS

	2018 City Estimates		2019 City Estimates		2020 City Estimates		2021 City Estimates	
Municipality	Population	Occupied Dwellings	Population	Occupied Dwellings	Population	Occupied Dwellings	Population	Occupied Dwellings
Ottawa, C	**991,429**	**422,327**	**1,006,211**	**429,080**	**1,022,604**	**435,747**	**1,046,443**	**447,211**
Gatineau, V	**282,154**	**121,576**	**288,865**	**124,715**	**294,606**	**127,445**	**299,620**	**129,871**
Prescott & Russell (part)	**63,949**	**24,379**	**65,405**	**25,038**	**66,925**	**25,819**	**69,250**	**26,679**
Alfred and Plantagenet, TP	9,208	3,779	9,192	3,779	9,176	3,779	9,494	3,917
Casselman, Vlg.	3,621	1,478	3,603	1,508	3,586	1,623	4,019	1,665
Clarence-Rockland, C	23,571	9,046	23,964	9,235	24,542	9,497	25,229	9,803
Russell, TP	15,895	5,708	17,022	6,143	17,803	6,457	18,557	6,764
The Nation Municipality	11,654	4,368	11,624	4,373	11,818	4,463	11,951	4,530
Leeds & Grenville (part)	**29,069**	**11,628**	**29,157**	**11,732**	**29,373**	**11,890**	**29,711**	**12,097**
Merrickville-Wolford, Vlg.	11,004	4,457	11,024	4,484	11,058	4,517	11,048	4,531
North Grenville, TP	18,065	7,171	18,133	7,248	18,315	7,373	18,663	7,566
Stormont, Dundas, Glengarry (pt)	**14,473**	**5,770**	**14,453**	**5,772**	**14,428**	**5,772**	**14,677**	**5,881**
North Dundas, TP	14,473	5,770	14,453	5,772	14,428	5,772	14,677	5,881
Lanark (part)	**34,326**	**13,722**	**35,260**	**14,195**	**37,575**	**15,228**	**38,572**	**15,734**
Beckwith, TP	7,304	2,756	7,499	2,840	7,903	3,003	8,120	3,097
Carleton Place, Tn.	11,152	4,468	11,999	4,800	13,606	5,435	14,111	5,628
Mississippi Mills, Tn.	12,375	5,171	12,272	5,228	12,580	5,463	12,671	5,610
Montague, TP	3,495	1,327	3,490	1,327	3,486	1,327	3,670	1,399
Renfrew (part)	**15,485**	**6,629**	**15,780**	**6,781**	**16,376**	**7,063**	**17,475**	**7,569**
Arnprior, Tn.	8,514	3,774	8,793	3,891	9,268	4,094	10,342	4,561
McNab/Braeside, TP	6,971	2,855	6,987	2,890	7,108	2,969	7,133	3,008
Quebec Counties Outside of Gatineau (QCOG)	**52,349**	**20,900**	**53,003**	**21,269**	**54,086**	**21,820**	**55,764**	**22,618**
Cantley, M	10,012	3,552	10,098	3,595	10,259	3,666	10,480	3,759
Chelsea, M	7,040	2,685	7,329	2,809	7,762	2,990	8,287	3,207
La Pêche, M	7,734	3,241	7,805	3,282	7,964	3,359	8,173	3,459
L'Ange-Gardien, M	4,119	1,846	4,060	1,880	4,103	1,964	4,251	2,103
Pontiac, M	5,628	2,182	5,635	2,193	5,615	2,193	5,770	2,262
Val-des-Monts, M	10,908	4,309	11,105	4,391	11,325	4,484	11,672	4,627
Denholm, M	558	250	563	254	571	259	579	264
Notre-Dame-de-la-Salette, M	736	336	741	340	747	345	769	357
Mayo, M	580	252	585	255	594	260	603	265
Bowman, M	624	303	619	304	617	307	616	310
Val-des-Bois, M	882	469	880	472	872	472	865	472
Lochaber, CT	449	157	474	157	504	158	538	160
Lochaber-Ouest, CT	637	243	653	250	661	254	666	257
Thurso, V	2,442	1,075	2,456	1,087	2,492	1,109	2,495	1,116
GREATER OTTAWA-GATINEAU AREA	**1,483,234**	**626,931**	**1,508,134**	**638,582**	**1,535,973**	**650,784**	**1,571,512**	**667,660**
Ottawa-Gatineau CMA	1,365,398	579,557	1,389,065	590,442	1,413,641	600,966	1,516,653	645,737
Ontario portion of the CMA	1,048,960	444,252	1,065,330	451,706	1,083,264	459,074	1,161,269	493,248
Québec portion of the CMA	334,503	142,476	341,868	145,984	348,692	149,265	355,384	152,489
OMATO	157,302	62,128	160,055	63,518	164,677	65,772	169,685	67,960
National Capital Region (NCR)	1,355,334	575,689	1,378,642	586,496	1,403,271	597,116	1,434,813	612,327

Sources: Statistics Canada, Census; estimates based on CMHC starts and municipal building permits

2020-2021 City Estimates are year-end.

City of Ottawa (2020 and 2021 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 "Qué. part of the CMA Outside Gatineau" or "Québec 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 2021.

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.

TABLE 4
NET MIGRATION TO THE CITY OF OTTAWA, 2015-2020

BY AGE GROUP

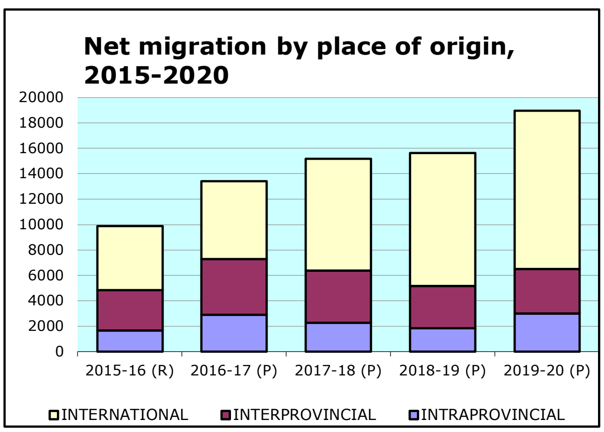
YEAR	AGE GROUP 0 - 17	18 - 24	25 - 44	45 - 64	65+	TOTAL
2015-16 (R)	2,467	2,210	4,621	110	480	9,888
2016-17 (P)	3,295	2,542	6,390	585	603	13,415
2017-18 (P)	3,425	3,154	7,769	310	510	15,168
2018-19 (P)	3,617	3,025	8,442	542	7	15,633
2019-20 (P)	**4,033**	**4,043**	**10,642**	**234**	**24**	**18,976**
5-year total	**16,837**	**14,974**	**37,864**	**1,781**	**1,624**	**73,080**
5 year %	**23.0%**	**20.5%**	**51.8%**	**2.4%**	**2.2%**	**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				
2015-16 (R)	15,645	12,104	7,958	35,707
2016-17 (P)	15,774	12,658	8,761	37,193
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**
Out-Migrants				
2015-16 (R)	13,985	8,922	2,912	25,819
2016-17 (P)	12,882	8,246	2,650	23,778
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**
Net Migration				
2015-16 (R)	1,660	3,182	5,046	9,888
2016-17 (P)	2,892	4,412	6,111	13,415
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**

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



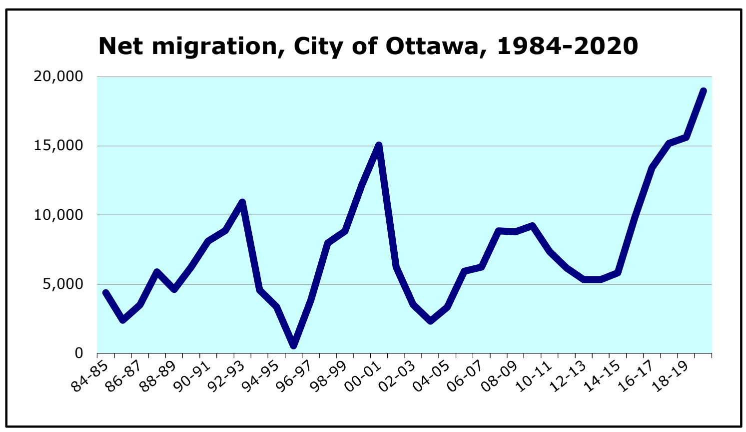


TABLE 5
NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA

2010-2020			
IN-FLOWS*		**OUT-FLOWS***	
Greater Montréal	10,158	OMATO and QMAG	-11,007
Rest of Ontario***	9,583	British Columbia	-2,432
Greater Toronto Area	7,362	Alberta	-521
Northern Ontario	5,543		
Atlantic provinces	5,069		
Eastern Ontario	4,838		
Gatineau	4,310		
Manitoba & Saskatchewan	3,902		
Rest of Québec**	2,446		
Canadian North	488		
TOTAL IN-FLOWS	**53,699**	**TOTAL OUT-FLOWS**	**-13,960**
		Net Canadian Migration 2010-2020	39,739
		Net International Migration	**63,093**
		Net Migration 2010-2020	**102,832**

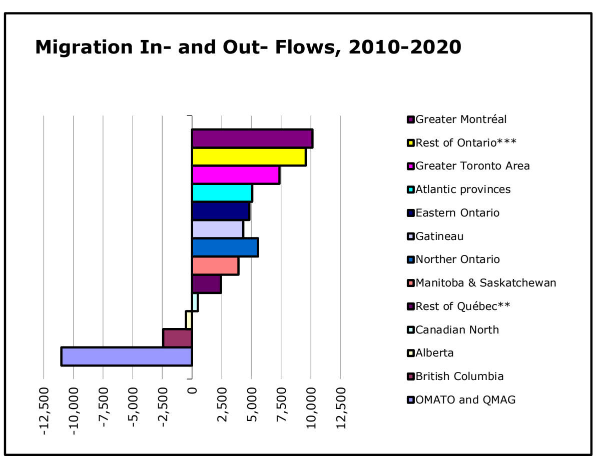
2019-2020			
IN-FLOWS*		**OUT-FLOWS***	
Greater Toronto Area	2,793	OMATO and QMAG	-3,191
Rest of Ontario***	1,612	British Columbia	-183
Greater Montréal	1,226		
Manitoba & Saskatchewan	933		
Eastern Ontario	651		
Atlantic provinces	647		
Alberta	639		
Northern Ontario	576		
Rest of Québec**	216		
Gatineau	163		
Canadian North	76		
TOTAL IN-FLOWS	**9,532**	**TOTAL OUT-FLOWS**	**-3,374**
		Net Canadian Migration 2019-2020	6,158
		Net International Migration *(Table 4)*	**12,471**
		Net Migration 2019-2020	**18,629**

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



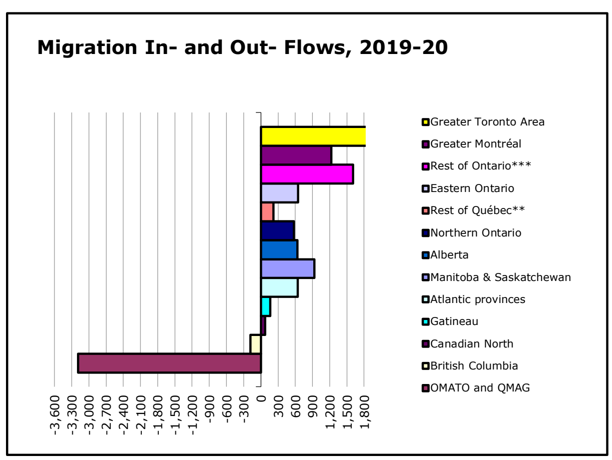


TABLE 6
MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2015-2020

	2015-2016 (R)	2016-2017 (R)	2017-2018 (P)	2018-2019 (P)	2019-2020 (P)	TOTAL 2015-2020
PRESCOTT-RUSSELL TO OTTAWA	*1,795*	*1,622*	*1,755*	*1,558*	*1,668*	*8,398*
OTTAWA TO PRESCOTT-RUSSELL	*1,654*	*1,695*	*2,121*	*2,438*	*2,669*	*10,577*
PRESCOTT-RUSSELL - NET MIGRATION	**141**	**-73**	**-366**	**-880**	**-1,001**	**-2,179**
*S.D.&G.** TO OTTAWA*	*925*	*824*	*866*	*680*	*817*	*4,112*
OTTAWA TO S.D.&G.	*663*	*716*	*770*	*805*	*883*	*3,837*
S.D.&G. - NET MIGRATION	**262**	**108**	**96**	**-125**	**-66**	**275**
LEEDS-GRENVILLE TO OTTAWA	*862*	*827*	*873*	*819*	*895*	*4,276*
OTTAWA TO LEEDS-GRENVILLE	*1,052*	*1,074*	*1,277*	*1,242*	*1,313*	*5,958*
LEEDS-GRENVILLE - NET MIGRATION	**-190**	**-247**	**-404**	**-423**	**-418**	**-1,682**
LANARK TO OTTAWA	*1,038*	*947*	*1,001*	*967*	*1,044*	*4,997*
OTTAWA TO LANARK	*1,530*	*1,340*	*1,638*	*1,846*	*1,934*	*8,288*
LANARK - NET MIGRATION	**-492**	**-393**	**-637**	**-879**	**-890**	**-3,291**
RENFREW TO OTTAWA	*1,036*	*924*	*976*	*884*	*1,036*	*4,856*
OTTAWA TO RENFREW	*916*	*967*	*1,088*	*1,165*	*1,306*	*5,442*
RENFREW - NET MIGRATION	**120**	**-43**	**-112**	**-281**	**-270**	**-586**
GATINEAU TO OTTAWA*	*2,320*	*2,538*	*2,431*	*2,354*	*2,621*	*12,264*
OTTAWA TO GATINEAU	*1,848*	*1,679*	*1,773*	*1,879*	*2,458*	*9,637*
GATINEAU - NET MIGRATION	**472**	**859**	**658**	**475**	**163**	**2,627**
LES-COLLINES-DE-L'OUTAOUAIS TO OTTAWA	*247*	*244*	*223*	*167*	*207*	*1,088*
OTTAWA TO LES-COLLINES-DE-L'OUTAOUAIS	*256*	*273*	*244*	*336*	*362*	*1,471*
LES-COLLINES - NET MIGRATION	**-9**	**-29**	**-21**	**-169**	**-155**	**-383**
PAPINEAU TO OTTAWA	*15*	*17*	*25*	*10*	*17*	*84*
OTTAWA TO PAPINEAU	*28*	*16*	*22*	*16*	*22*	*104*
PAPINEAU - NET MIGRATION	**-13**	**1**	**3**	**-6**	**-5**	**-20**
LA-VALLÉE-DE-LA-GATINEAU TO OTTAWA	*29*	*34*	*10*	*22*	*14*	*109*
OTTAWA TO LA-VALLÉE-DE-LA-GATINEAU	*18*	*25*	*31*	*30*	*39*	*143*
LA-VALLÉE - NET MIGRATION	**11**	**9**	**-21**	**-8**	**-25**	**-34**
PONTIAC TO OTTAWA	*41*	*38*	*58*	*31*	*30*	*198*
OTTAWA TO PONTIAC	*28*	*33*	*49*	*49*	*39*	*198*
PONTIAC - NET MIGRATION	**13**	**5**	**9**	**-18**	**-9**	**0**
TOTAL	**315**	**197**	**-795**	**-2,314**	**-2,676**	**-5,273**
Gatineau	**472**	**859**	**658**	**475**	**163**	**2,627**
OMATO Counties*	**-159**	**-648**	**-1,423**	**-2,588**	**-2,645**	**-7,463**
Quebec Counties*	**2**	**-14**	**-30**	**-201**	**-194**	**-437**

OMATO: Ontario Municipalities Adjacent to Ottawa;

** 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	2016-2017 (F)	2017-2018 (F)	2018-2019 (F)	2019-2020 (U)	2020-2021 (P)	% chg. 19-20/20-21	2016-2021 TOTAL
Toronto	61,201	91,210	95,933	67,672	-6,853	-110.1%	309,163
Montréal	37,863	57,499	55,523	23,642	-39,936	-268.9%	134,591
Vancouver	26,422	33,990	43,047	29,823	20,962	-29.7%	154,244
Calgary	9,045	14,735	20,912	21,203	6,843	-67.7%	72,738
Edmonton	15,596	16,454	18,480	17,171	6,151	-64.2%	73,852
Ottawa-Gatineau	**21,881**	**21,459**	**22,569**	**22,578**	**8,733**	**-61.3%**	**97,220**
TOTAL 6 CMA's	**172,008**	**235,347**	**256,464**	**182,089**	**(4,100)**	**-102.3%**	**841,808**
Ottawa-Gatineau % of 6 largest CMA's	12.7%	9.1%	8.8%	12.4%	-213.0%	60.0%	11.5%

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 2020-2021.

TABLE 8
LABOUR FORCE INDICATORS, OTTAWA*, 2000-2021

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED RESIDENTS (000)	UNEM-PLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICI-PATION RATE (%)	UNEMPLOYMENT RATE OTTAWA CMA (%)	UNEMPLOYMENT RATE ONTARIO (%)	UNEMPLOYMENT RATE 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	869.6	584.6	558.4	27.0	285.0	67.2%	4.6%	5.6%	5.8%
2019	890.4	619.5	588.0	29.4	270.9	69.6%	4.7%	5.6%	5.7%
2020	909.6	601.3	557.1	44.2	308.3	66.1%	7.4%	9.6%	9.5%
2021	**925.6**	**627.3**	**588.7**	**38.7**	**298.3**	**67.8%**	**6.3%**	**8.0%**	**7.5%**
% change:									
2020-21	1.8	4.3	5.7	-12.4	-3.2	1.7%	-1.1%	-1.6%	-2.0%
2017-21	8.8	8.4	7.4	20.2	9.7	-0.2%	0.7%	2.0%	1.2%

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

2020-21: Statistics Canada, Labour Force Survey, 14-10-0393-01 and 14-10-0385-01 (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 9
EMPLOYMENT BY SECTOR (000's), OTTAWA CMA, 2015-2021

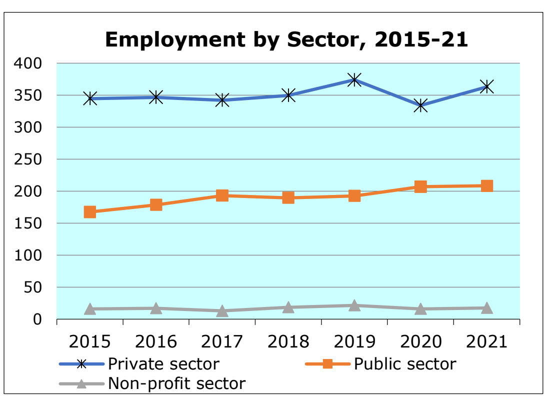
By Major Clusters	2015	2016	2017	2018	2019	2020	2021
Industrial & Resource Cluster	**49.8**	**45.5**	**48.2**	**52.5**	**49.7**	**46.8**	**59.7**
Primary	0.0	1.8	0.0	1.9	2.4	2.4	2.5
Utilities	0.0	0.0	0.0	1.9	2.2	0.0	2.2
Construction	33.2	26.7	30.5	30.8	28.3	28.5	37.3
Manufacturing	16.6	17.0	17.7	17.9	16.8	15.9	17.7
Retail Cluster	**81.7**	**81.7**	**83.8**	**90.0**	**89.3**	**87.0**	**84.0**
Wholesale Trade	12.0	16.3	13.3	14.6	13.6	12.4	14.5
Retail Trade	54.2	48.4	54.4	54.1	55.8	55.0	53.4
Transportation and Warehousing	15.5	17.0	16.1	21.3	19.9	19.6	16.1
Office Cluster	**71.5**	**71.4**	**69.8**	**72.0**	**79.0**	**71.8**	**79.6**
Administrative and Support Services	24.6	25.0	18.0	19.3	20.7	19.2	24.7
F.I.R.E.*	27.5	26.0	28.8	26.8	29.2	26.9	29.6
Other Services	19.4	20.4	23.0	25.9	29.1	25.7	25.3
Culture and Tourism Cluster	**58.3**	**56.9**	**50.3**	**55.0**	**58.7**	**45.4**	**47.4**
Accommodation and Food Services	32.9	29.9	27.6	30.2	34.0	24.6	26.1
Information and Cultural Industries	12.7	12.3	10.9	10.8	12.4	12.8	12.3
Arts, Entertainment and Recreation	12.7	14.7	11.8	14.0	12.3	8.0	9.0
Knowledge Cluster	**164.0**	**182.1**	**171.0**	**176.3**	**187.7**	**173.8**	**182.9**
Health and Education	109.6	120.0	110.4	115.5	116.2	115.0	114.9
Professional, Sci. & Tech. Services	54.4	62.1	60.6	60.8	71.5	58.8	68.0
Government Cluster	**100.5**	**104.1**	**122.7**	**111.8**	**123.9**	**131.5**	**134.4**
Public Administration	100.5	104.1	122.7	111.8	123.9	131.5	134.4
Total Employed Residents	**528.6**	**542.5**	**547.9**	**558.4**	**588.0**	**557.1**	**588.7**
By Primary, Secondary and Tertiary Sector							
Primary	0.0	1.8	0.0	1.9	2.4	2.4	2.5
Secondary	49.8	43.7	48.2	50.6	47.3	44.4	57.2
Tertiary	478.8	497.0	499.7	505.9	538.3	510.3	529.0
Total	**528.6**	**542.5**	**547.9**	**558.4**	**588.0**	**557.1**	**588.7**
By Type of Sector							
Private sector	344.6	346.8	342.0	349.8	373.8	333.7	363.0
Public sector	167.6	178.7	192.9	189.6	192.5	206.9	208.3
Non-profit sector	16.4	17.0	13.0	19.0	21.7	16.5	17.4
Total	**528.6**	**542.5**	**547.9**	**558.4**	**588.0**	**557.1**	**588.7**
% private	65.2%	63.9%	62.4%	62.6%	63.6%	59.9%	61.7%
By High-Tech Cluster							
Telecommunications equipment	1.6	0.0	2.2	0.0	0.0	0.0	0.0
Microelectronics	1.6	0.0	2.2	0.0	0.0	0.0	0.0
Software and Telecommunications	48.4	49.0	52.6	51.0	57.4	55.3	55.6
Health Sciences	1.9	1.8	2.3	2.7	1.5	2.1	2.1
Tourism	45.6	44.6	39.4	44.2	46.3	32.6	35.1
Total, all clusters	**99.1**	**95.4**	**98.7**	**97.9**	**105.2**	**90.0**	**92.8**
Advanced Technology	***53.5***	***50.8***	***59.3***	***53.7***	***58.9***	***57.4***	***57.7***

Source: Statistics Canada, Labour Force Survey, custom tabulations

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
(see footnote to Table 8 for definition of Ottawa CMA)



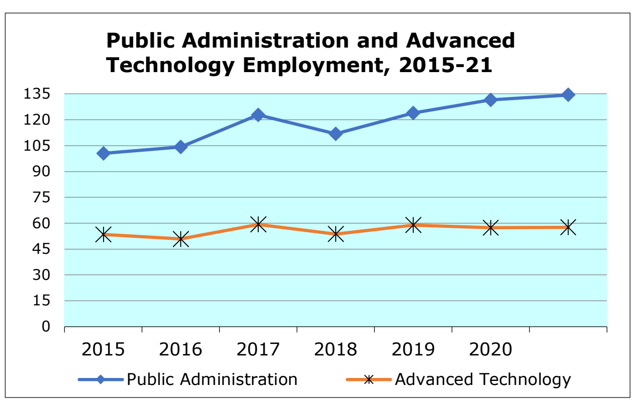
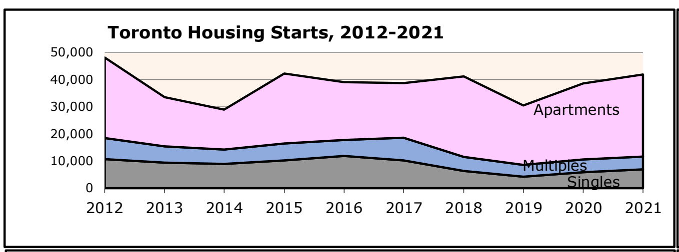


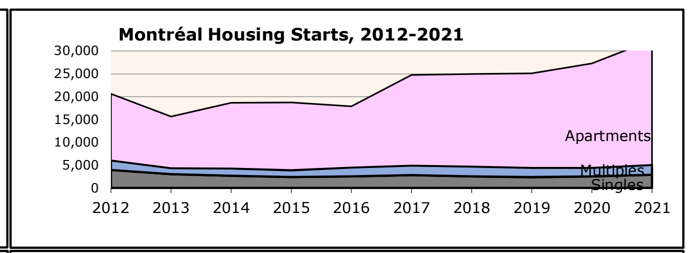
TABLE 10
HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2012-2021

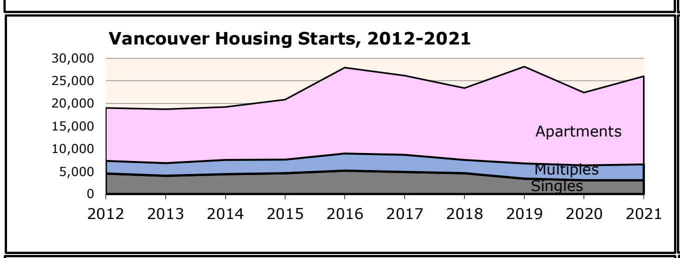
												% change	
CMA	**Dwg. Type**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2020-21**	**2012-21**
Toronto	Singles	10,699	9,421	8,830	10,223	11,884	10,172	6,405	4,209	5,848	6,920	18.3%	-45.3%
	Multiples	7,789	5,977	5,391	6,239	5,823	8,392	5,063	4,410	4,676	4,741	1.4%	-40.0%
	Apartments	29,617	18,149	14,708	25,825	21,320	20,174	29,639	21,843	28,063	30,237	7.7%	-5.2%
	Total	**48,105**	**33,547**	**28,929**	**42,287**	**39,027**	**38,738**	**41,107**	**30,462**	**38,587**	**41,898**	8.6%	-19.8%
Vancouver	Singles	4,516	4,004	4,374	4,622	5,169	4,911	4,592	3,426	3,085	3,015	-2.3%	-31.7%
	Multiples	2,869	2,883	3,227	2,998	3,828	3,795	2,924	3,394	3,264	3,551	8.8%	13.8%
	Apartments	11,642	11,809	11,611	13,243	18,917	17,498	15,888	21,321	16,022	19,447	21.4%	37.6%
	Total	**19,027**	**18,696**	**19,212**	**20,863**	**27,914**	**26,204**	**23,404**	**28,141**	**22,371**	**26,013**	16.3%	17.6%
Montréal	Singles	3,959	3,039	2,677	2,402	2,499	2,771	2,549	2,369	2,493	2,901	16.4%	-37.0%
	Multiples	2,084	1,289	1,608	1,511	2,018	2,130	2,182	2,104	1,953	2,144	9.8%	-6.3%
	Apartments	14,548	11,304	14,387	14,831	13,317	19,855	20,269	20,639	22,828	27,298	19.6%	56.9%
	Total	**20,591**	**15,632**	**18,672**	**18,744**	**17,834**	**24,756**	**25,000**	**25,112**	**27,274**	**32,343**	18.6%	32.5%
Edmonton	Singles	5,658	5,970	6,832	5,683	4,335	5,028	4,814	4,140	4,138	5,701	37.8%	-26.9%
	Multiples	3,252	3,555	3,880	4,442	3,278	3,273	3,134	2,698	2,507	2,935	17.1%	-22.9%
	Apartments	3,927	5,164	3,160	6,925	2,423	3,134	2,090	3,882	4,867	3,910	-19.7%	23.9%
	Total	**12,837**	**14,689**	**13,872**	**17,050**	**10,036**	**11,435**	**10,038**	**10,720**	**11,512**	**12,546**	9.0%	-10.3%
Calgary	Singles	5,961	6,402	6,494	4,138	3,489	4,423	3,791	3,535	3,487	5,512	58.1%	-41.5%
	Multiples	2,886	3,207	3,903	3,150	2,055	2,885	2,777	2,991	2,449	3,191	30.3%	-15.1%
	Apartments	3,994	2,975	6,734	5,745	3,701	4,226	4,403	5,383	3,299	6,314	91.4%	-17.4%
	Total	**12,841**	**12,584**	**17,131**	**13,033**	**9,245**	**11,534**	**10,971**	**11,909**	**9,235**	**15,017**	62.6%	-28.1%
Ottawa-Gatineau	Singles	2,280	2,262	2,254	2,414	2,365	2,703	3,131	3,017	3,411	4,003	17.4%	49.6%
	Multiples	2,307	2,424	2,450	1,961	2,364	2,508	2,636	3,308	3,724	3,415	-8.3%	61.4%
	Apartments	4,192	3,798	2,961	2,181	2,388	4,116	3,701	4,878	5,899	5,862	-0.6%	40.7%
	Total	**8,779**	**8,484**	**7,665**	**6,556**	**7,117**	**9,327**	**9,468**	**11,203**	**13,034**	**13,280**	1.9%	48.5%

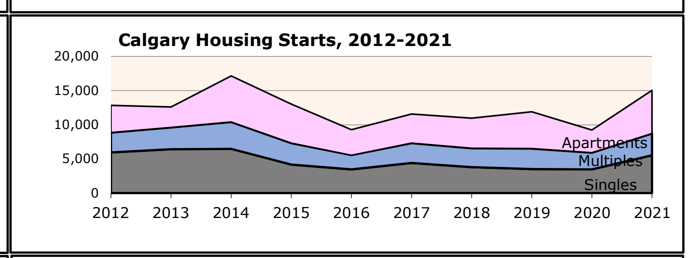
Multiples = Semi-detached and Row units

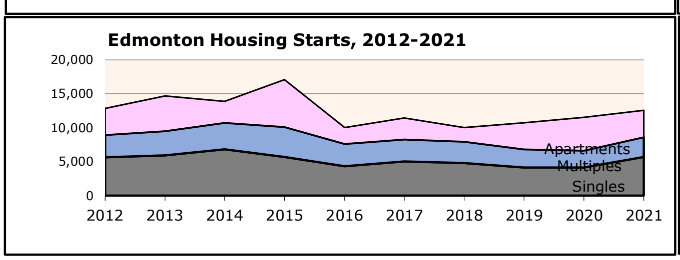
Source: CMHC Starts and Completions Survey











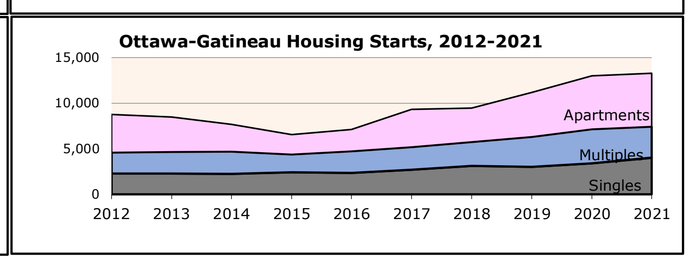


TABLE 11
NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2013-2021

	2013	2014	2015	2016	2017	2018	2019	2020	2021	% chng. 2020-21
OTTAWA	**6,284**	**5,537**	**4,696**	**5,019**	**6,849**	**6,950**	**7,069**	**9,239**	**9,402**	**1.8%**
Ottawa, Vanier, Rockcliffe (former)	2,262	1,244	1,406	979	2,363	1,971	1,488	3,220	3,208	-0.4%
Nepean (former)	965	1,292	900	1,116	958	806	1,341	1,184	1,595	34.7%
Gloucester (former)	959	797	770	736	1,092	1,173	1,259	1,905	1,671	-12.3%
Kanata (former)	1,124	1,225	860	944	649	902	734	926	684	-26.1%
Cumberland (former)	440	549	311	611	760	731	612	631	688	9.0%
Goulbourn (former)	253	75	315	413	811	1,079	1,084	983	942	-4.2%
Osgoode (former)	73	104	60	69	57	85	71	83	111	33.7%
Rideau (former)	37	36	33	102	263	293	104	204	147	-27.9%
West Carleton (former)	171	215	41	49	56	107	129	103	389	277.7%
Inside the Greenbelt	2,336	1,488	1,447	1,052	2,776	2,069	1,709	3,246	3,440	6.0%
Outside the Greenbelt	3,948	4,049	3,249	3,967	4,073	4,881	5,360	5,993	5,962	-0.5%
Prescott & Russell (part)	**392**	**299**	**335**	**391**	**560**	**483**	**714**	**858**	**763**	**-11.1%**
Alfred and Plantagenet, TP†	55	29	28	7	35	17	45	65	30	-53.8%
Casselman, Vlg.†	2	1	5	20	14	27	30	117	42	-64.1%
Clarence-Rockland, C (part of ON CMA)	153	112	93	112	230	181	192	266	311	16.9%
Russell, TP (part of ON CMA)	123	113	183	167	218	211	442	319	312	-2.2%
The Nation Municipality	59	44	26	85	63	47	5	91	68	-25.3%
Leeds & Grenville (part)	**116**	**103**	**93**	**169**	**175**	**218**	**106**	**159**	**211**	**32.7%**
Merrickville-Wolford, Vlg.*	11	1	6	19	15	21	27	33	15	-54.5%
North Grenville, TP	105	102	87	150	160	197	79	126	196	55.6%
Stormont, Dundas & Glengarry (part)	**47**	**24**	**23**	**24**	**31**	**42**	**2**	**17**	**94**	**452.9%**
North Dundas, TP†	47	24	23	24	31	42	2	17	94	452.9%
Lanark (part)	**260**	**230**	**294**	**275**	**370**	**698**	**496**	**1,080**	**466**	**-56.9%**
Beckwith, TP	71	66	69	71	79	109	85	166	95	-42.8%
Carleton Place, Tn.	51	66	105	60	123	380	337	644	196	-69.6%
Mississippi Mills, Tn.	115	68	107	125	151	189	58	239	149	-37.7%
Montague, TP†	23	30	13	19	17	20	16	31	26	-16.1%
Renfrew (part)	**188**	**82**	**95**	**72**	**92**	**81**	**154**	**286**	**514**	**79.7%**
Arnprior, Tn.	173	66	76	58	70	66	119	206	474	130.1%
McNab/Braeside, TP	15	16	19	14	22	15	35	80	40	-50.0%
GATINEAU	**1,571**	**1,572**	**1,312**	**1,390**	**1,610**	**1,630**	**3,186**	**2,772**	**2,463**	**-11.1%**
Hull (former)	275	246	106	263	247	325	813	441	74	-83.2%
Aylmer (former)	745	768	581	802	891	930	1,837	1,252	1,641	31.1%
Gatineau (former)	467	520	464	325	377	275	396	833	535	-35.8%
Buckingham (former)	42	22	127	0	39	72	89	155	105	-32.3%
Masson-Angers (former)	42	16	34	0	56	28	51	91	108	18.7%
Qué. part CMA Outside of Gatineau	**423**	**331**	**272**	**346**	**368**	**399**	**375**	**558**	**809**	**45.0%**
Cantley	96	87	60	64	70	65	44	72	94	30.6%
Chelsea	23	21	19	33	53	62	126	183	221	20.8%
La Pêche	31	40	35	48	60	62	41	79	101	27.8%
L'Ange-Gardien	36	45	35	39	37	35	35	85	141	65.9%
Pontiac	16	24	19	15	16	20	11	0	70	0.0%
Val-des-Monts	134	98	95	101	96	134	84	94	145	54.3%
Denholm	6	0	0	3	1	2	4	5	5	0.0%
N.-D.-de-la-Salette (part of CMA in 2011)	3	9	0	7	2	2	4	5	12	140.0%
Mayo (part of CMA in 2011)	4	1	7	8	5	5	3	5	5	0.0%
Bowman (part of CMA in 2011)	2	2	2	5	0	1	1	3	3	0.0%
Val-des-Bois (part of CMA in 2011)	4	4	0	0	0	0	3	0	0	0.0%
Lochaber (part of CMA in 2016)	n.d.	0	0	0	0	2	0	1	2	100.0%
Lochaber-Ouest (part of CMA in 2016)	8	n.d.	n.d.	4	3	0	7	4	3	-25.0%
Thurso (part of CMA in 2016)	60	n.d.	n.d.	19	25	9	12	22	7	-68.2%
GREATER OTTAWA-GATINEAU AREA	**9,281**	**8,178**	**7,120**	**7,686**	**10,055**	**10,501**	**12,102**	**14,969**	**14,722**	**-1.7%**
Ottawa-Gatineau CMA	**8,554**	**7,665**	**6,556**	**7,184**	**9,435**	**9,568**	**11,343**	**13,280**	**14,447**	**8.8%**
Ontario portion of the CMA	**6,560**	**5,762**	**4,972**	**5,448**	**7,457**	**7,539**	**7,782**	**9,950**	**11,175**	**12.3%**
Quebec portion of the CMA	**1,994**	**1,903**	**1,584**	**1,736**	**1,978**	**2,029**	**3,561**	**3,330**	**3,272**	**-1.7%**
OMATO	**1,003**	**738**	**840**	**931**	**1,228**	**1,522**	**1,472**	**2,400**	**2,048**	**-14.7%**

*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 was added to the Ottawa-Gatineau CMA in 2016 and Arnprior, McNab/Braeside, Mississippi Mills, Carleton Place, and Beckwith were added in 2021.

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 2021.

TABLE 12
EXISTING O.P. INTENSIFICATION TARGET AREAS, 2017-2021

OP Target Area (Designation)	2017				2018				2019				2020				2021			
	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total	Sing+Semi	Row	Apt.	Total
Central Area	0	0	7	**7**	0	0	72	**72**	0	0	276	**276**	0	-1	1410	**1,409**	0	0	536	**536**
Mixed-Use Centres																				
Inside Greenbelt	0	3	237	240	3	0	304	307	0	0	210	210	0	0	404	404	0	0	607	607
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	3	237	**240**	3	0	304	**307**	0	0	210	**210**	0	0	404	**404**	0	0	607	**607**
Town Centres	0	18	1	**19**	0	0	649	**649**	0	118	496	**614**	0	0	0	**0**	0	6	146	**152**
Mainstreets																				
Inside Greenbelt	2	0	362	364	0	0	663	663	1	0	1145	1,146	-1	0	1690	1,689	0	0	500	500
Outside Greenbelt	0	0	1	1	0	0	0	0	0	0	120	120	0	0	46	46	0	0	0	0
Total	2	0	363	**365**	0	0	663	**663**	1	0	1,265	**1,266**	-1	0	1,736	**1,735**	0	0	500	**500**
Rapid Transit Stations																				
Inside Greenbelt	57	14	432	503	49	0	1494	1,543	50	5	1467	1,522	45	31	3755	3,831	37	2	1260	1,299
Outside Greenbelt	0	22	34	56	0	4	560	564	0	8	499	507	0	0	4	4	1	6	95	102
Total	57	36	466	**559**	49	4	2,054	**2,107**	50	13	1,966	**2,029**	45	31	3,759	**3,835**	38	8	1,355	**1,401**
Future Rapid Transit Stations																				
Inside Greenbelt	6	3	4	13	0	0	0	0	0	0	0	0	0	0	0	0	36	0	523	559
Outside Greenbelt	0	18	1	19	2	0	2	4	0	0	0	0	0	0	0	0	154	466	2	622
Total	6	21	5	**32**	2	0	2	**4**	0	0	0	**0**	0	0	0	**0**	190	466	525	**1,181**
Total Units in Designated Areas**	65	57	826	**948**	51	4	2,362	**2,417**	51	131	2,852	**3,034**	45	31	4,853	**4,929**	202	463	2,527	**3,192**
Total New Units	2,231	1,917	2,277	6,425	2,573	1,807	4,451	8,831	2,635	2,618	4,666	9,919	2,777	2,491	6,373	11,641	3,017	2,803	5,790	11,610
Demolitions	211	79	38	328	244	56	17	317	235	67	22	324	227	3	15	245	184	0	39	223
Total Net New Units	2,020	1,838	2,239	**6,097**	2,329	1,751	4,434	**8,514**	2,400	2,551	4,644	**9,595**	2,550	2,488	6,358	**11,396**	2,833	2,803	5,751	**11,387**
% Share in Designated Areas	3.2%	3.1%	36.9%	**15.5%**	2.2%	0.2%	53.3%	**28.4%**	2.1%	5.1%	61.4%	**31.6%**	1.8%	1.2%	76.3%	**43.3%**	7.1%	16.5%	43.9%	**28.0%**
Total New Units Urban	1,919	1,911	2,265	6,095	2,156	1,792	4,381	8,329	2,113	2,562	4,651	9,326	2,162	2,395	6,346	10,903	2,398	2,787	5,760	10,945
Demolitions -Urban	179	79	38	296	205	56	17	278	185	67	22	274	196	3	15	214	161	0	39	200
Total Net New Units Urban	1,740	1,832	2,227	**5,799**	1,951	1,736	4,364	**8,051**	1,928	2,495	4,629	**9,052**	1,966	2,392	6,331	**10,689**	2,237	2,787	5,721	**10,745**
% Share of Urban in Designated Areas	3.7%	3.1%	37.1%	**16.3%**	2.6%	0.2%	54.1%	**30.0%**	2.6%	5.3%	61.6%	**33.5%**	2.3%	1.3%	76.7%	**46.1%**	9.0%	16.6%	44.2%	**29.7%**

** Removes double-counting of units that are included in more than one category.

Existing Official Plan refers to the Official Plan (as amended) adopted by Council in May 2003 .

SUMMARIES: 5- AND 10-YEAR

OP Target Areas: Last 5 Years	Sing+ Semi	Row	Apt.	Total
Central Area	0	-1	2,301	2,300
Mixed-Use Centres	3	3	1,762	1,768
Town Centres	0	142	1,292	1,434
Mainstreets	2	0	4,527	4,529
Rapid Transit Stations	239	92	9,600	9,931
Future Rapid Transit Stations	198	487	532	1,217
TOTAL Units in OP Target Areas**	**414**	**686**	**13,420**	**14,520**
TOTAL Urban Units - City of Ottawa	**9,822**	**11,242**	**23,272**	**44,336**
% Share in OP Target Areas	**4.2%**	**6.1%**	**57.7%**	**32.7%**

** Removes double-counting of units that are included in two different OP designations.

OP Target Areas: Last 10 Years	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
Central Area	374	338	237	311	211	7	72	276	1,409	536	3,771
Mixed-Use Centres	326	70	451	347	562	240	307	210	404	607	3,524
Town Centres	221	173	268	18	113	19	649	614	0	152	2,227
Mainstreets	287	270	677	935	288	365	663	1,266	1,735	500	6,986
Rapid Transit Stations	1,291	1,275	1,835	1,457	1,435	559	2,107	2,029	3,835	2,163	17,986
Future Rapid Transit Stations	224	12	27	64	15	32	4	0	0	0	378
TOTAL	**2,723**	**2,138**	**3,495**	**3,132**	**2,624**	**1,222**	**3,802**	**4,395**	**7,383**	**3,958**	**34,872**

Numbers in 10-year table are not adjusted to remove double-counting of units in more than one OP designation.

Source: City of Ottawa, building permits

TABLE 13a
EXISTING OP NET RESIDENTIAL INTENSIFICATION BY WARD, 2017-2021

Ward								2017-2021 Share
No.	Name	2017	2018	2019	2020	2021	2017-2021	of Intensification
12	Rideau-Vanier	277	317	666	1,775	458	3,493	15%
13	Rideau-Rockcliffe	181	281	433	279	505	1,679	7%
14	Somerset	47	409	720	1,296	598	3,070	13%
15	Kitchissippi	150	973	152	836	1,100	3,211	14%
17	Capital	191	782	439	343	272	2,027	9%
	TOTAL - CENTRAL	**846**	**2,762**	**2,410**	**4,529**	**2,933**	**13,480**	**58%**
7	Bay	43	54	212	160	225	694	3%
8	College	46	38	219	89	558	950	4%
9	Knoxdale-Merivale	147	47	12	23	29	258	1%
10	Gloucester-Southgate	16	56	57	60	53	242	1%
11	Beacon Hill-Cyrville	231	8	217	8	115	579	3%
16	River	62	74	164	833	1,053	2,186	9%
18	Alta Vista	220	30	311	33	47	641	3%
	TOTAL - INNER URBAN	**765**	**307**	**1,192**	**1,206**	**2,080**	**5,550**	**24%**
1	Orléans	38	208	187	11	65	509	2%
2	Innes	44	18	25	13	50	150	1%
3	Barrhaven	124	246	4	46	14	434	2%
4	Kanata North	144	318	138	199	158	957	4%
6	Stittsville	242	92	45	89	102	570	2%
19	Cumberland	30	149	1	5	72	257	1%
22	Gloucester-South Nepean	4	336	498	6	95	939	4%
23	Kanata South	28	6	153	16	23	226	1%
	TOTAL - SUBURBAN	**654**	**1,373**	**1,051**	**385**	**579**	**4,042**	**18%**
Intensification Units Inside Greenbelt		**1,611**	**3,069**	**3,602**	**5,735**	**5,013**	**19,030**	**82%**
Intensification Units Outside Greenbelt		**654**	**1,373**	**1,051**	**385**	**579**	**4,042**	**18%**
Total Intensification Units		**2,265**	**4,442**	**4,653**	**6,120**	**5,592**	**23,072**	**100%**
Total Urban Units		**5,799**	**8,051**	**9,052**	**10,689**	**10,745**	**44,336**	
% Intensification		**39.1%**	**55.2%**	**51.4%**	**57.3%**	**52.0%**	**52.0%**	
Official Plan 5 year Target		**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	

Source: City of Ottawa, Building Permits

Note: Net units exclude applicable demolitions

TABLE 13b
GROWTH ALLOCATION INTENSIFICATION, MID-2018 TO MID-2021

Units by Area	2018 to 2019	2019 to 2020	2020 to 2021	2018 to 2021	New OP Target
New Units in Built-up Area	3,035	6,816	4,175	14,026	
Total New Urban Units	6,831	11,747	9,044	27,622	
Demolitions in Built-up Area	289	247	210	746	
Demolitions in Urban Area	289	247	210	746	
Net New Units in Built-up Area	**2,746**	**6,569**	**3,965**	**13,280**	**9,700**
Ground-oriented	522	602	484	1,608	2,760
Apartment	2,224	5,967	3,481	11,672	6,940
Total Net New Uban Units	6,542	11,500	8,834	26,876	24,300
Net New Intensification (% of Net Urban)*	**42.0%**	**57.1%**	**44.9%**	**49.4%**	**40%**

* Includes private households only, inside greenbelt and outside greenbelt within 2018 Built-up Area

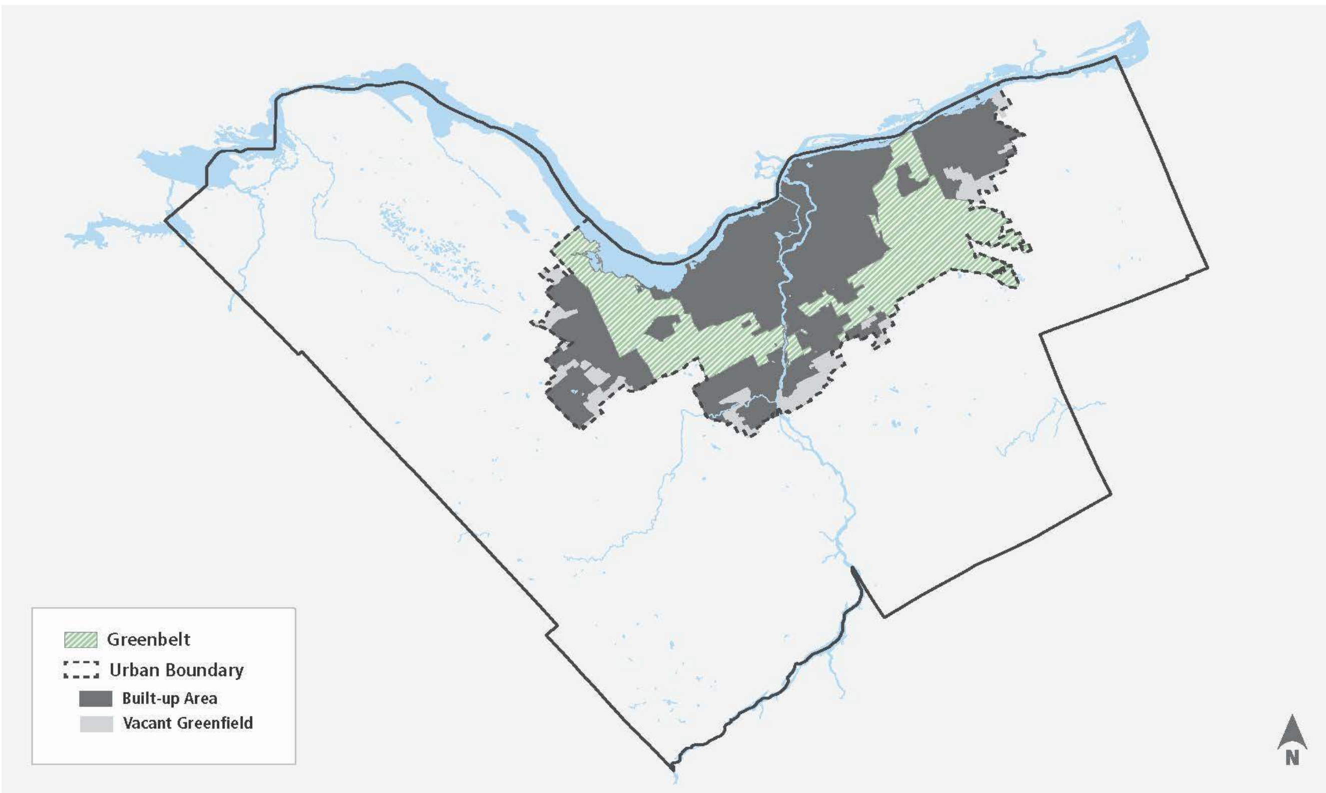


TABLE 14
EXISTING OP NET NON-RESIDENTIAL INTENSIFICATION, 2017-2021

	Intensification Gross Floor Area (m^2)						2017-2021 Share of Intensification
Area	**2017**	**2018**	**2019**	**2020**	**2021**	**2017-2021**	
Inside Greenbelt	129,614	35,247	107,486	100,383	96,297	469,027	86%
Outside Greenbelt	14,529	9,904	25,863	19,062	8,078	77,436	14%
Total Urban Intensification GFA	144,143	45,151	133,349	119,445	104,375	546,463	
Total Urban GFA	170,033	65,015	191,020	440,635	132,752	999,455	
% Intensification of Urban GFA	**85%**	**69%**	**70%**	**27%**	**79%**	**55%**	
Transitway Stations	42,842	-8,075	39,981	48,344	51,629	174,721	
% Intensification at Transitway Stations of Urban GFA	**25%**	**-12%**	**21%**	**11%**	**39%**	**17%**	

Source: City of Ottawa, Building Permits

Notes:

1) Based on building permits issued from Jan 1 2017 to Dec 31 2021

2) Data are net of demolitions

TABLE 15
HOUSING STARTS BY TYPE, CITY OF OTTAWA, 2002-2021

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%

Source: CMHC, Starts and Completions Survey

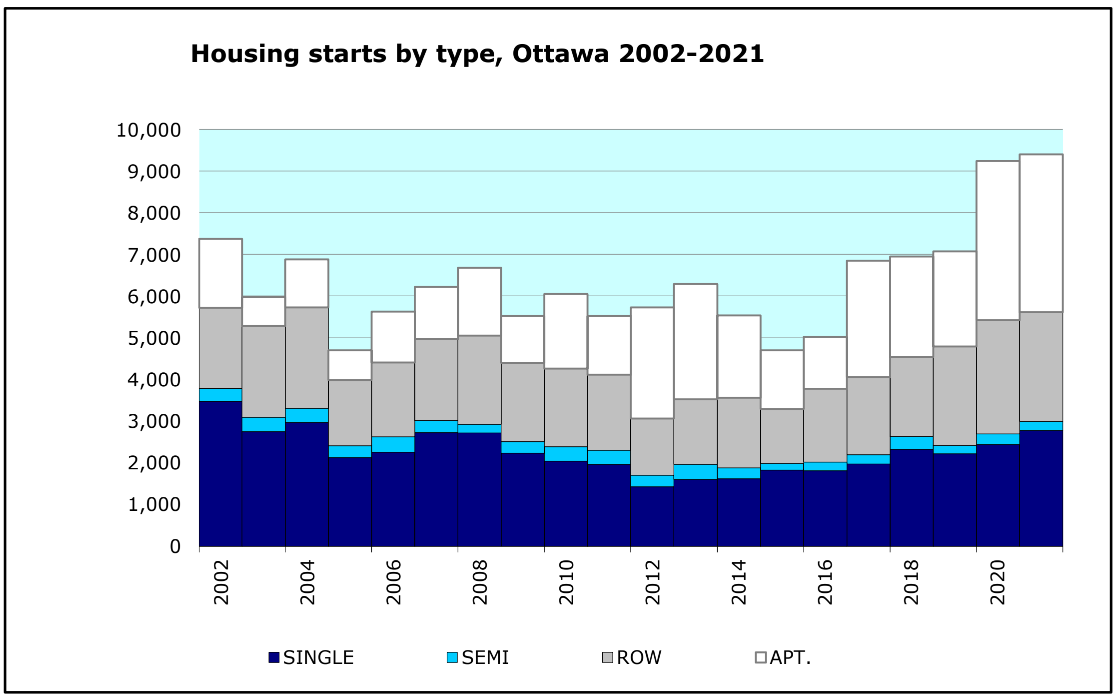


TABLE 16
HOUSING COMPLETIONS, CITY OF OTTAWA, 2013-2021, BY TYPE AND INTENDED MARKET

YEAR	FREEHOLD				CONDOMINIUM			PRIVATE RENTAL			ASSISTED RENTAL			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**

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.

TABLE 17
ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2008-2021

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	0.788	$530,321	0.3%	2.2%
2009	$414,696	113.7	0.792	$523,750	-1.2%	0.5%
2010	$444,185	116.6	0.812	$547,041	4.4%	2.6%
2011	$492,380	120.1	0.836	$588,724	7.6%	3.0%
2012	$492,356	121.7	0.847	$580,956	-1.3%	1.3%
2013	$509,931	122.9	0.856	$595,818	2.6%	1.0%
2014	$523,271	125.3	0.873	$599,694	0.7%	2.0%
2015	$513,173	126.5	0.881	$582,543	-2.9%	1.0%
2016	$527,609	128.1	0.892	$591,449	1.5%	1.3%
2017	$536,000	129.9	0.905	$592,530	0.2%	1.4%
2018	$576,533	133.2	0.928	$621,548	4.9%	2.5%
2019	$606,665	135.9	0.946	$641,038	3.1%	2.0%
2020	$645,646	137.8	0.960	$672,821	5.0%	1.4%
2021	**$755,109**	**143.6**	**1.000**	**$755,109**	**12.2%**	**4.2%**

Sources: CMHC, Housing Now Ottawa for 2005-2018; CMHC, Housing Market Information Portal for 2019-2021; Statistics Canada, Table 18-10-0005-01, Consumer Price Index by City; City of Ottawa calculations

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

TABLE 18
RESALE MARKET - ANNUAL SALES AND AVERAGE PRICE, CANADA'S SIX LARGEST CMA'S, 2014-2021

CMA		2014	2015	2016	2017	2018	2019	2020	2021	2020-21 % change
Toronto	Sales	93,278	101,846	108,500	92,335	77,426	87,797	95,151	121,712	27.9%
	Avg Price	$566,491	$622,046	$719,750	$822,603	$787,300	$819,382	$929,699	$1,095,475	17.8%
Montréal	Sales	35,764	37,935	39,750	44,448	46,703	51,292	55,609	54,439	-2.1%
	Avg Price	$331,036	$337,487	$347,000	$364,510	$378,709	$395,513	$453,224	$536,193	18.3%
Vancouver	Sales	33,693	43,145	40,000	35,994	24,619	25,351	30,944	44,010	42.2%
	Avg Price	$812,653	$902,801	$1,007,000	$1,032,635	$1,050,885	$991,757	$1,071,317	$1,188,986	11.0%
Ottawa-Gatineau	Sales	17,429	18,373	19,000	21,292	21,977	23,774	24,895	26,317	5.7%
	Avg Price	$339,726	$345,413	$345,445	$365,258	$377,792	$404,550	$478,222	$589,898	23.4%
Ottawa*	Sales	14,094	14,842	15,100	17,083	17,476	18,622	18,971	20,302	7.0%
	Avg Price	$363,161	$369,477	$371,000	$392,474	$407,571	$441,693	$529,675	$645,976	22.0%
Calgary	Sales	33,615	23,994	22,000	23,869	18,686	18,927	19,230	32,953	71.4%
	Avg Price	$460,584	$453,814	$457,000	$466,259	$480,696	$460,083	$461,470	$499,155	8.2%
Edmonton	Sales	19,857	18,227	16,700	16,441	15,519	16,657	17,036	24,652	44.7%
	Avg Price	$362,657	$369,536	$365,000	$374,397	$369,607	$362,758	$365,638	$381,868	4.4%

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.

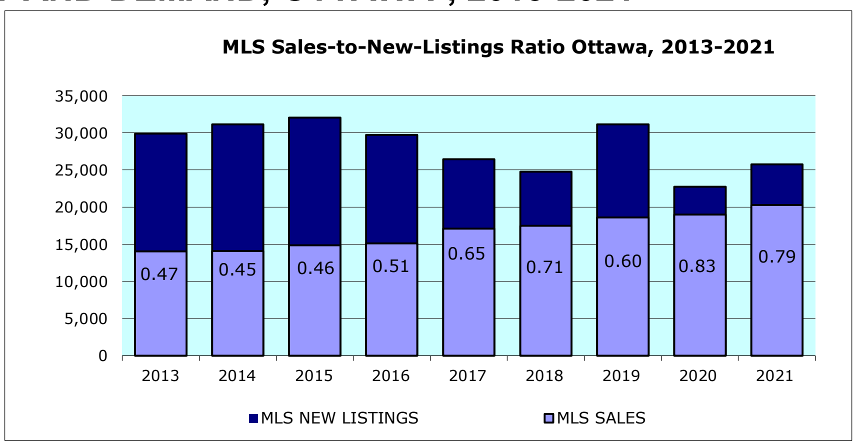
Historic sales and price data are subject to revision.

TABLE 19
RESALE MARKET - SUPPLY AND DEMAND, OTTAWA*, 2013-2021

YEAR	MLS SALES	MLS NEW LISTINGS	SALES-TO-NEW-LISTINGS RATIO
2013	14,049	29,876	0.47
2014	14,094	31,119	0.45
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**

Source: 2020 and 2021 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

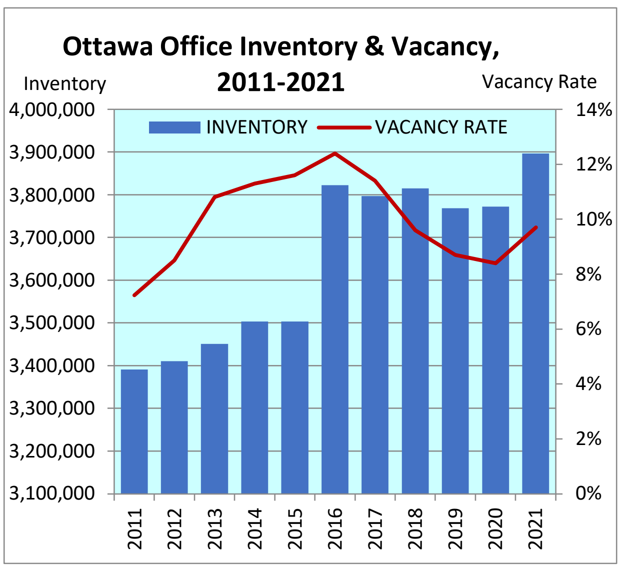
Sales divided by New Listings produces a Sales-to-New-Listings Ratio that classifies the resale market. A ratio of 0.40 or below is considered a Buyers' market; between 0.40 and 0.55, a Balanced market; and above 0.55, a Sellers' market.

TABLE 20
OTTAWA COMMERCIAL OFFICE MARKET OVERVIEW, 2011-2021

YEAR	INVENTORY		VACANCY RATE	NET ABSORPTION		NET NEW SUPPLY	
	sq.ft.	sq.m.	(%)	sq.ft.	sq.m.	sq.ft.	sq.m.
2011	36,499,100	3,390,877	7.2%	687,136	63,837	535,000	49,703
2012	36,708,442	3,410,326	8.5%	-267,052	-24,810	0	0
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**

Source: Colliers International - Ottawa Office Market Report, Q4 2021; Inventory numbers may not add due to ongoing revisions from Colliers

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



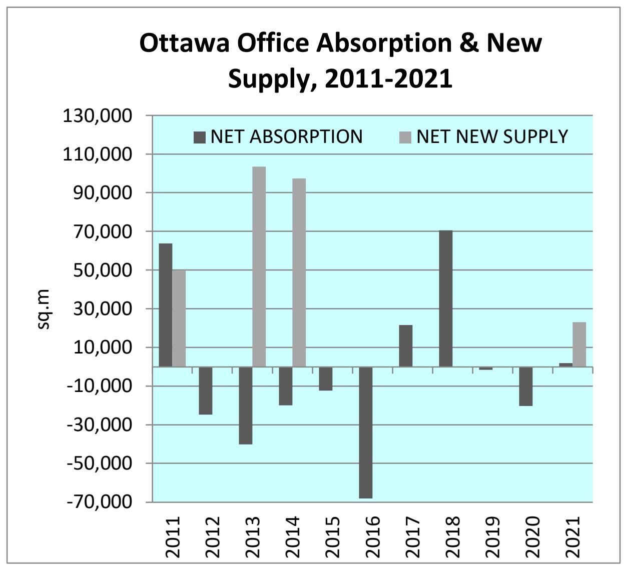
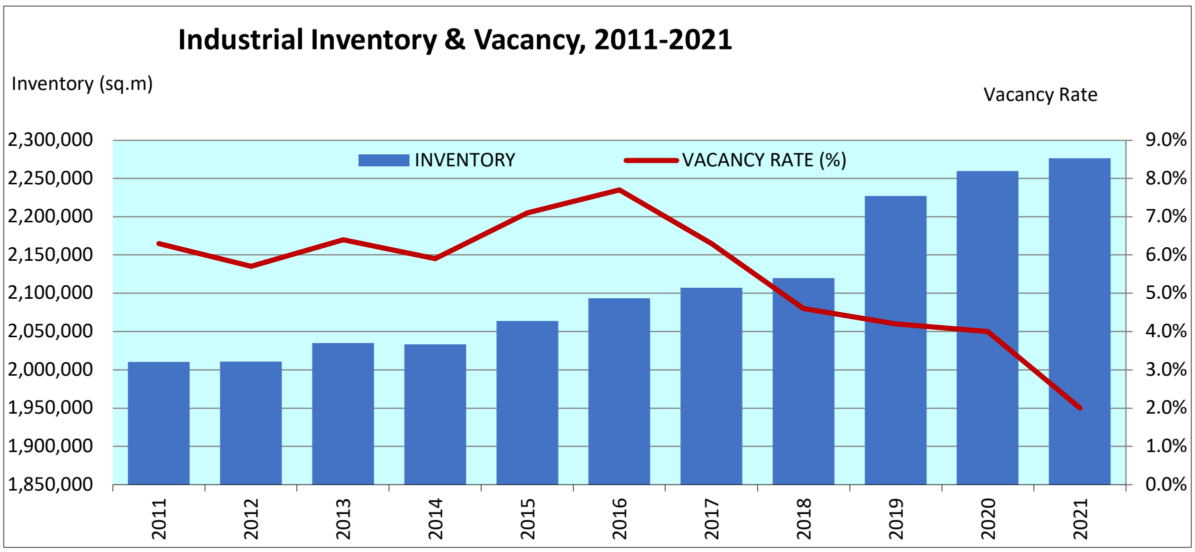


TABLE 21
INDUSTRIAL MARKET OVERVIEW, OTTAWA, 2011-2021

YEAR	INVENTORY		VACANCY	ABSORPTION		NEW SUPPLY	
	sq.ft.	sq.m.	RATE (%)	sq.ft.	sq.m.	sq.ft.	sq.m.
2011	21,636,205	2,010,069	6.3%	178,945	16,625	108,748	10,103
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**

Source: Cushman & Wakefield, Marketbeat Industrial Q4 2021, Ottawa



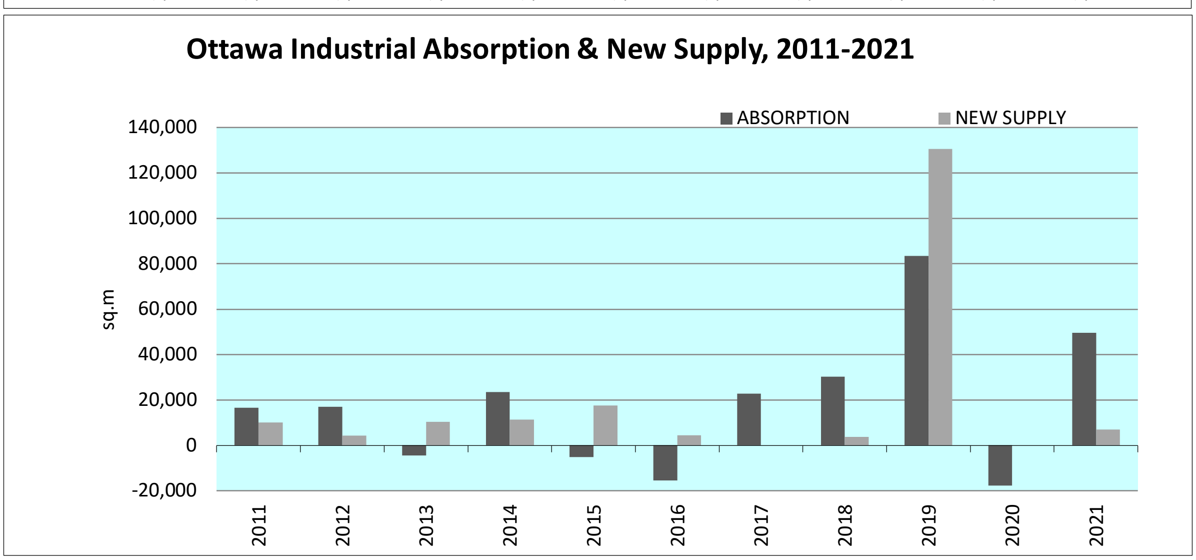


TABLE 22
OTTAWA RETAIL SPACE SUMMARY

FORMAT	Total Space, 2020			Total Space, 2021			Vacancy Rate	
	m²	sq.ft.	Share	m²	sq.ft.	Share	2020	2021
Power Centres	1,018,668	10,964,855	27.4%	1,018,668	10,964,855	27.4%	4.9%	2.5%
Other *	628,035	6,760,111	16.9%	628,035	6,760,111	16.9%	n/a	n/a
Traditional Mainstreets	489,674	5,270,812	13.2%	489,674	5,270,812	13.2%	n/a	n/a
Regional SC	403,682	4,345,202	10.9%	403,682	4,345,202	10.9%	4.9%	2.5%
Community SC	459,420	4,945,161	12.4%	459,420	4,945,161	12.4%	5.2%	3.6%
Neighbourhood SC	443,871	4,777,793	11.9%	443,871	4,777,793	11.9%	6.0%	3.5%
Mini-Plazas	225,933	2,431,926	6.1%	225,933	2,431,926	6.1%	6.0%	3.5%
Office Concourses	48,466	521,680	1.3%	48,466	521,680	1.3%	1.8%	1.3%
TOTAL	**3,717,751**	**40,017,540**	**100%**	**3,717,751**	**40,017,540**	**100%**	**5.2%**	**3.1%**

Source: City of Ottawa Building Permits; vacancy data from Cushman & Wakefield Ottawa Retail Report Q4 2021

* **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.