

Annual Development Report 2009



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2009 **ANNUAL** **DEVELOPMENT** **REPORT**



City of Ottawa
Planning and Growth Management Department
Research and Forecasting Unit
July 2010

ANNUAL DEVELOPMENT REPORT 2009

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HIGHLIGHTS

Population

- Ottawa's population, estimated at **908,400** at the end of 2009, grew by 1.1% from 2008. The 2009 population slightly exceeds the projection adopted by Council in 2007 OP Amendment 76.
- There is a difference of 16,755 residents between Statistics Canada's most recent 2009 preliminary post-censal estimate of Ottawa's population and those of City staff. This is down significantly from a 25,568 difference in 2008.
- The population of the Greater Ottawa Area (Ottawa-Gatineau and adjacent municipalities) is estimated at **1,374,050** at year-end 2009.
- Net migration to the Ottawa-Gatineau Census Metropolitan Area (CMA) rose to **11,148** in 2007-2008, up 30% from a year earlier. This is the fourth straight year of increase.

Employment and Economy

- Ottawa-Gatineau's Gross Domestic Product (GDP) fell by **1.2%** in 2009. The Conference Board of Canada forecasts growth of **2.8%** in 2010.
- Average personal income per capita in Ottawa-Gatineau fell by 0.4% to **\$40,954** in 2009 and, according to the Conference Board, is the third highest among Canada's major cities.
- The employed labour force residing in Ottawa edged down by -1.7% in 2009, to **492,000**.
- Ottawa's unemployment rate rose to at **5.6%** in 2009, from 4.9% in 2008.
- Ottawa-Gatineau lost 11,700 jobs in 2009, mostly in retail, manufacturing, and accommodation and food services.
- **Private-sector jobs** accounted for **61.8%** of total employment in Ottawa, down from 61.6% in 2008.
- Inflation (CPI) increased by **0.5%** in 2009.

Housing

- There were **5,522 housing starts** in the city of Ottawa in 2009, and **9,564** starts in the Greater Ottawa-Gatineau Area, decreases of 17.3% and 14.2% respectively from 2008.
- **11.2%** of the city's new housing units for which building permits were issued in 2009 were in areas specifically targeted for residential intensification by the Official Plan.
- The **intensification** share of all new dwellings in the urban area was **30.2%** in 2009. Over the last three years intensification has averaged 35.3%, slightly below the 36% target in OPA 76.
- Ottawa's **rental vacancy rate** climbed to 1.5% in October 2009, from 1.4% the previous year. **Rents** increased by **3.3% on average** in 2009.
- In 2009, **38.6%** of applicants for social housing were housed.
- Ottawa now has the second most affordable resale housing market of Canada's six largest urban areas; Vancouver, Calgary, Toronto and Edmonton are more expensive relative to incomes.
- The average **resale house price** rose by 4.2% to **\$321,273** in 2009.
- The percentage of **single-detached houses** built in 2009 was **40.3%**, down from 40.6% in 2008 and well below the 47.7% average of the past 25 years.
- In 2009, **3.8%** of newly built ownership housing in Ottawa was **affordable** to households in the 40th income percentile, down from 6.5% in 2008 and 8.2% in 2007.

Non-residential development

- Non-residential building permits in Ottawa totalled **\$830 million** in 2009, up 21% from 2008.
- Ottawa's commercial **office market** had a **6.7%** vacancy rate in 2009, up slightly from 6.3% in 2008.
- The **downtown office** vacancy rate loosened slightly to **3.9%** in 2009, but federal requirements for more office space are expected to keep activity brisk.
- Ottawa's lease rates for downtown Class A office space rose to **\$533/m²** (\$49.50/sq.ft.)
- Ottawa's **industrial** vacancy rate remained at **5.1%** in 2009, the lowest among large Canadian cities.
- Ottawa's High-Tech R&D industrial space is the **priciest** in Canada, but remains cheaper than most competing U.S. high-tech centres.
- **Retail sales** fell by **1.1%** in Ottawa-Gatineau in 2009, to \$14.7 bn., much less than the decline in most other major Canadian cities.
- Ottawa had the highest **hotel occupancy rate** among major Canadian cities in 2009, at **66%**.

2009 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 tracks and compares key indicators for five other large Canadian cities to assess Ottawa's competitive position. It also provides information on the Gatineau Census Metropolitan Area (CMA) and on the Greater Ottawa Area, where possible. (See maps on page 8 and 9)

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. Growth Framework

Council adopted new growth projections in 2007; these were incorporated into the City's Official Plan in 2009. The new projections of population, households and jobs (by place of work) are summarized in the table at right.

The projections for 2031 foresee 1,136,000 residents, 489,000 households and 703,000 jobs in Ottawa. Details of the revised growth management strategy are contained in the updated Official Plan (OP).

<i>Year</i>	<i>Population</i>	<i>Households</i>	<i>Jobs</i>
2006	871,000	346,000	530,000
2011	923,000	376,000	580,000
2021	1,031,000	436,000	648,000
2031	1,136,000	489,000	703,000

NOTE: Population includes institutional residents; Households exclude institutional residents since they do not live in private households.

2. Population

HIGHLIGHTS

- City of Ottawa population, year-end 2009 (City estimate): **908,389**, up 1.1% from 2008
- Greater Ottawa-Gatineau Area population, year-end 2009: **1,374,054**, up 1.5% from 2008

2.1 Population growth

2006 Census

The most recent Census, undertaken in May 2006, recorded a population of **812,129** for the city of Ottawa.

While the census strives for accuracy, its count is lower than the city's actual population. For a variety of reasons some people are not counted and a small number may be counted twice. In 2006, an additional difference is that non-permanent residents were not included in the population.

To correct for this, Statistics Canada conducts post-censal coverage studies to provide more accurate information for adjusting the Census counts. "Post-censal" results are issued a year or more after the Census count, and refined numbers a year after that. Final post-censal estimates were issued in January 2010.

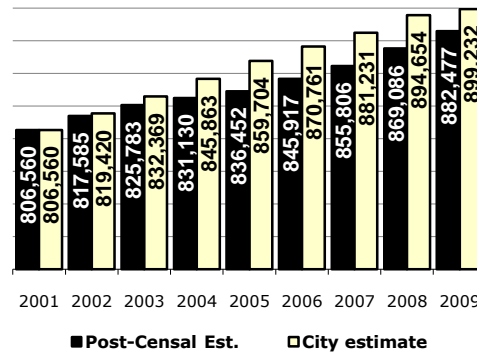
Results of the 2006 Census contained several anomalies aside from the usual undercount and the absence of non-permanent residents. Notably, the number of occupied dwellings compared with the total number of dwellings showed an unusually large gap, which upon detailed analysis was focused on older, central parts of the city and in apartment buildings and rental communities. However, these observations will not result in any restatement of Census data.

Annual Population Estimates

There are two primary methods for estimating population growth between Censuses, the Components method and the Dwelling Occupancy method.

Components method: Statistics Canada uses the "Components" method, which takes as a base the latest post-censal population and adds to it the estimated components of population change (births, deaths, and net migration) on an annual basis.

City of Ottawa Population - Post-Censal and City Estimates, 2001-2009
(all data are mid-year)
Source: Statistics Canada and City of Ottawa



Statistics Canada's preliminary post-censal estimate¹ for July 1, 2009 shows Ottawa's population at **882,477**. Upward revision was also made to the estimate for 2008.

Due to the volatility of data² used in the Components method, post-censal undercounts are commonplace.³ City staff believe the post-censal estimates and Census count for Ottawa are too low. Staff will continue monitoring the divergence between post-censal estimates and City estimates of population.

Dwelling occupancy method

The City's Planning and Growth Management Department tracks population change by tabulating the number of new dwellings for which building permits were issued, subtracting demolished units, and providing an allowance for rental vacancies, adjusted based on the most recent CMHC Rental Market Survey. The resulting number of dwellings is multiplied by the average number of persons per dwelling by house type (from the last Census). This is combined with the population in existing housing, adjusted for ongoing small declines in average household size, to arrive at a final population.

Using this method, the city of Ottawa had a 2009 mid-year population of **899,232** and a year-end population of **908,389**. The difference between the City estimate and the preliminary 2009 StatCan post-censal estimate is 16,755 for mid-2009, down significantly from 25,568 in 2008.

Projections tracking

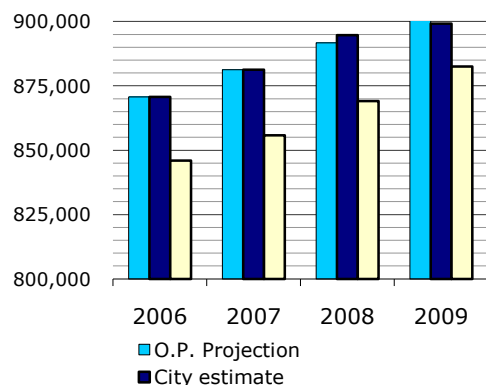
The new population projections anticipate that the city will have a population of 1,136,000 in mid-2031. The projection for mid-year 2009 is **902,143**. The difference between the projection and the City's population estimate of 899,232 for mid-2008 is 2,911 persons. This difference is very minor and well within expected annual variations. The difference between the projection and StatCan's post-censal estimate is 19,666.

Major cities

Post-censal estimates were restated by Statistics Canada for the last two years for each of the six largest Census Metropolitan Areas (CMA's).

In 2009, the Ottawa-Gatineau CMA slipped to fifth largest in Canada for the first time, as it was overtaken by Calgary. (*Table 1*) In 2008-09 Ottawa-Gatineau, similar to other large cities in eastern Canada, had a relatively low growth rate of 1.6%, compared to 3.2% for Calgary, the highest of the major cities.

Projections Tracking
(mid-year population)



¹ Post-censal estimates are undertaken by Statistics Canada after each census to correct undercounting. The initial estimate is labelled "preliminary", and is subject to revisions the following year. Hence, year 1 is preliminary, the revised year 2 estimate is labelled "updated", and the third iteration is labelled "final post-censal".

² For further background and discussion on population estimate methodologies, please refer to the 2007 Annual Development Report.

³ According to the Statistics Canada website: "Births, deaths, immigration and non-permanent residents are produced using administrative files where the universe is complete and controlled by law. However, total emigration and interprovincial and intraprovincial migration may be a more substantial source of error since administrative files do not entirely cover the targeted universe."

2.2 Migration

HIGHLIGHTS

- Net migration to Ottawa **increased to 8,844** in 2007-08, up 42% and the fourth consecutive increase.
- Net migration to Ottawa-Gatineau rose to **11,148**, an increase of 30% from the year before.
- Ottawa-Gatineau welcomed **2.5%** of international immigrants to Canada in 2007-08.

Migration data for 2007-2008 (the most recent available) shows the number of people moving to the city is on the rise, and at a growing rate. Net migration to the city of Ottawa climbed for the fourth year in a row to **8,844** in 2007-2008 (*Table 6*). Net migration to Ottawa-Gatineau followed the same trend, rising to 11,148, up 30% from the year before.

The strength of Ottawa's job market was a major contributor to the upswing in migration. Since 2004, when migration started to rise, and 2008 the number of employed residents in Ottawa grew by 38,000, according to StatCan's Labour Force Survey. For the Ottawa-Gatineau metropolitan area, employment growth was 62,800 over the same period.

Despite the increase, Ottawa-Gatineau ranked sixth of the six largest cities in attracting newcomers in 2007-08 (*Table 9*).

Data from Citizenship and Immigration Canada (a different data source than the figures cited above) reports that Canada welcomed 247,243 permanent residents from other countries in 2008 and that 6,285 (2.5%) settled in Ottawa. Another 3,002 temporary foreign workers, 2,157 foreign students and 718 humanitarian cases and refugee claimants also moved to Ottawa in 2008, bringing total international arrivals to 12,162.

Interprovincial net migration continued to rebound in 2007-2008, increasing by 70% from the year before. The increase is due to reduced out-flows of Ottawans to Gatineau and its periphery, and increased in-flows from Montreal and the rest of Quebec, and from the Atlantic provinces.

Ottawa also experienced a significant gain in residents from within Ontario, almost double the

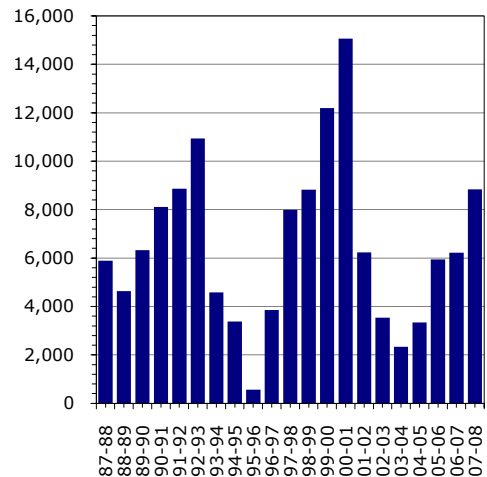
NET MIGRATION 2007-2008 (preliminary)

<i>CMA</i>	
Toronto	72,728
Vancouver	37,260
Montréal	21,858
Calgary	20,501
Edmonton	15,797
Ottawa-Gatineau	11,148

Source: Statistics Canada

Net Migration, Ottawa, 1987-2007

Source: Statistics Canada



previous year. In 2007-2008 the number of Ottawans moving to adjacent Ontario counties, which includes OMATO communities, dropped to zero, with in-flows to Ottawa from Stormont, Dundas and Glengarry and from Renfrew (*Table 8*).

International net migration increased to **4,362**, slightly below the average of the last five years. This reverses a trend of declining international net migration observed since 2002-03, and is likely due to the cooling economies of the western provinces. (*Table 6*)

People also continued moving to Ottawa from other parts of Canada. The top five sources of Canadian migration into Ottawa were Greater Montréal, the rest of Ontario outside OMATO, the Atlantic Provinces, Northern Ontario, and Eastern Ontario. Alberta was the only province to which there was net out-migration from Ottawa. (*Table 7*)

On balance, in 2007-2008 Ottawa gained 4,981 new residents from the rest of Canada and lost 499 residents to other parts of Canada, consisting of the Outaouais and Alberta. (*Table 7*)

The out-flow of population from Ottawa to Gatineau and surrounding municipalities has slowed considerably. Out-migration to OMATO and QMAG has subsided from 2,409 people in 2001-02 to only 107 in 2007-08. Out-migration to Gatineau has moderated from 1,189 people in 2003-04 to only 104 in 2007-08.

Since 1998 most of our Canadian in-migration has come from the Montréal area (9,517 people), followed by the Atlantic Provinces (8,782), Northern Ontario (7,216) and the rest of Ontario (outside OMATO, eastern Ontario and the GTA) (5,343). Our most significant population deficit is with OMATO⁴ and QMAG⁵ (11,696 people), followed by Alberta (2,463), Gatineau (2,182), the Greater Toronto Area (1,589), and British Columbia (1,578).

Major cities

Nationally, immigration fell by 5.9% in 2007 but bounced back by 4.4% in 2008 (Citizenship and Immigration Canada data).

Ottawa-Gatineau saw the highest increase in net migration of any of Canada's million-plus centres (+29.9%). Vancouver (23.8%) and Calgary (14.5%) also increased. Edmonton (-9.4%), Toronto (-2.0%) and Montreal (-0.5%) all experienced declines. (*Table 9*)

In terms of migration per thousand population (table right), the western cities were consistently the highest, led by Calgary. Ottawa-Gatineau's rate was between that of Toronto and Montreal.

NET MIGRATION PER 1,000 INHABITANTS, 2007-2008 (preliminary)

<i>CMA</i>	
Calgary	17.2
Vancouver	16.3
Edmonton	14.0
Toronto	13.2
Ottawa-Gatineau	9.3
Montréal	5.8

Source: Statistics Canada

⁴ OMATO = Ontario Municipalities Adjacent to Ottawa.

⁵ QMAG (Québec Municipalities Adjacent to Gatineau) comprises the MRC Les-Collines-de-l'Outaouais, MRC Pontiac, MRC Papineau and MRC La-Vallée-de-la-Gatineau

2.3 Distribution of population growth

Within Ottawa, the strongest population growth in 2009 took place in the urban centres outside the Greenbelt and in the rural area, following the pattern of past years.

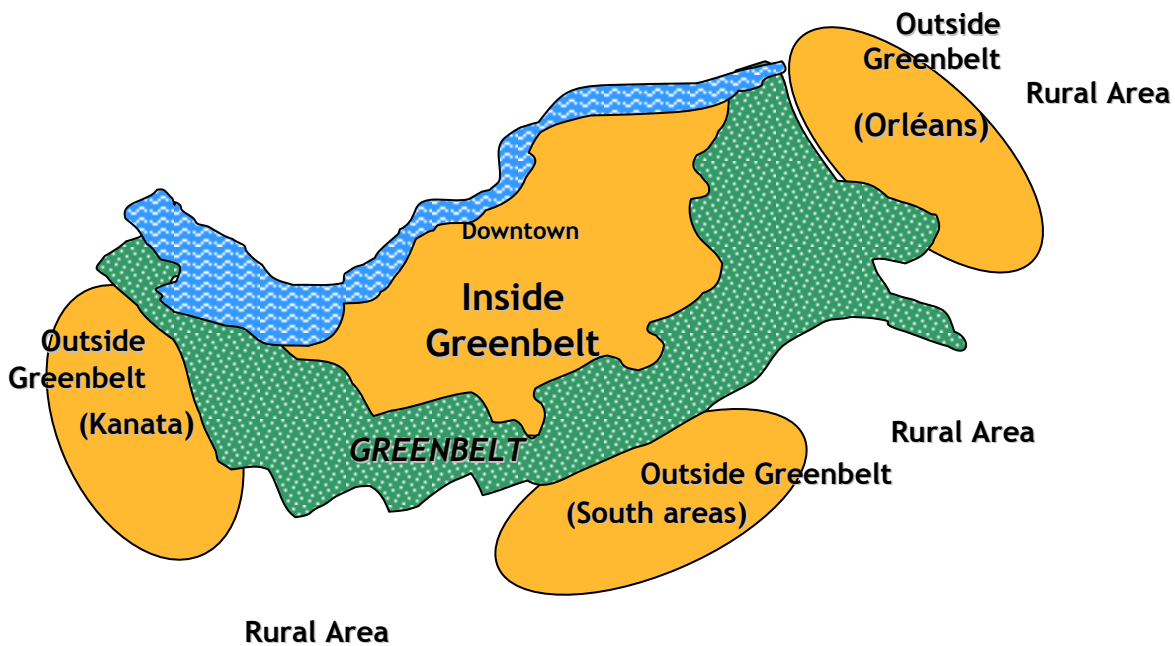
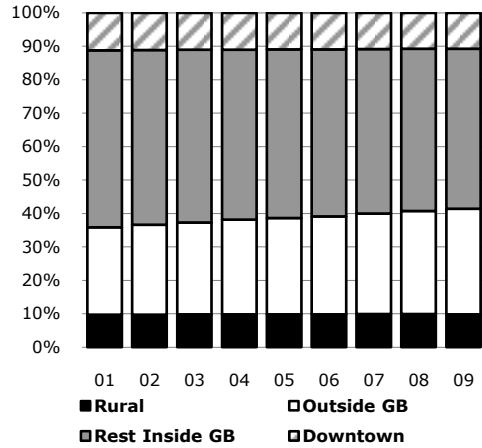
The share of population living inside the Greenbelt dipped to 58.6% as of year-end 2009. Downtown's⁶ share dipped slightly to 10.7% despite a small population increase. The urban centres outside the Greenbelt increased to 31.5% of the population, while the rural area remained steady at 9.9% of Ottawans. (Table 5)

In the urban centres outside the Greenbelt, the population grew by 9,200 people to an estimated 286,350. The population of Downtown was estimated at 97,430, a 3.4% increase over 2008. Areas inside the Greenbelt outside of Downtown had an estimated population of 435,070, 0.1% lower than the previous year. This is due to ongoing declines in average household size despite housing intensification. In the rural area the population reached 89,530, up 1.0% from 2008.

The highest population gains in 2009 took place, by order of magnitude, in South Nepean, Kanata-Stittsville and Orléans. In terms of growth rate, Leitrim and Riverside South posted the highest annual percentage growth among Ottawa's sub-areas. (Table 5)

Distribution of population (%) , 2001-2009

Source: City of Ottawa



⁶ "Downtown" refers to the Central Area and Inner Area.

2.4 Population growth in the Greater Ottawa-Gatineau Area

HIGHLIGHTS

- Ottawa Region population: **1,374,050**, an increase of 1.5% from 2008
- Gatineau population: **262,600**, up 2.5% from 2008
- OMATO population: **149,900**, up 1.6%

Gatineau

The City of Gatineau's 2006 population in the Census was 242,124. (Table 2) Based on the dwelling occupancy method, City of Ottawa staff estimate Gatineau had a population of **262,600** at the end of 2009, an increase of 2.5% from 2008.

Gatineau has traditionally been the recipient of positive net in-migration from Ottawa. The trend was reversed in 1996 and for the following five years when, coinciding with the high-tech boom, Ottawa gained population from Gatineau. In 2001-2002, historic migration patterns reappeared, as Gatineau became again the beneficiary of population from Ottawa. However, the trend has been slowing since 2004-2005. In 2006-2007, Gatineau received only 104 residents from Ottawa, down from only 141 the year before. In the five-year period 2003-2008, Gatineau gained 2,524 new residents from Ottawa. (Table 8)

OTTAWA REGION ESTIMATED POPULATION, 2009 YEAR-END

City of Ottawa	908,400
Ville de Gatineau	262,600
OMATO	149,900
QMAG	53,200
TOTAL	1,374,100

Sources: City of Ottawa estimates

The most recent estimates from the *Ministère des Affaires municipales et des Régions du Québec (MAMRQ)*, which issues updates every year for all municipalities in Québec, puts the city of Gatineau's population at **254,549** as of September 2009. Statistics Canada's post-censal estimate for July 2009 pegs the population of the City of Gatineau at **256,240**.

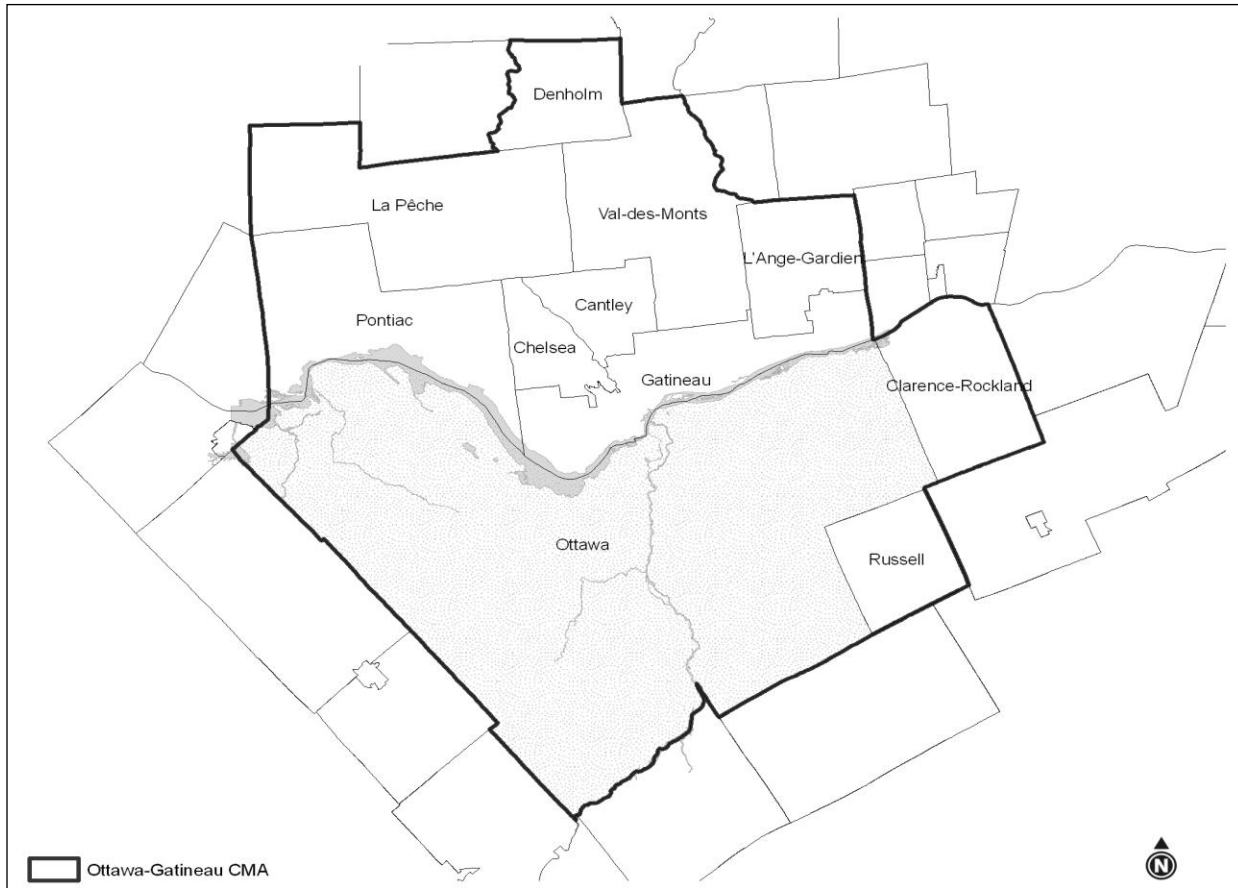
OMATO (Ontario Municipalities Adjacent to Ottawa)

City of Ottawa estimate for OMATO 2009 year-end population is **149,845**, a 1.6% increase from 2008, based on housing construction activity. (Table 3) The five most populous OMATO municipalities are Clarence-Rockland (23,450), North Grenville (16,150), Russell (15,730), Mississippi Mills (13,460) and The Nation Municipality (12,720).

The 2006 Census undercount appears to be greater in OMATO than anywhere else in the Greater Ottawa Area outside of the city of Ottawa. The population counted by the Census is 130,973, an increase of 4,958 residents (or 3.9%) over 2001. But, there were more housing starts in OMATO (5,737) during those five years than new residents counted by the Census. (Table 3)

Census information on place of work reveals that several OMATO municipalities that are technically outside the Census Metropolitan Area of Ottawa⁷ have a large percentage of their employed labour force working in Ottawa. (Table 4) As with the overall population counts, however, City staff have reservations about data quality due to the significant undercounts we

⁷ Statistics Canada defines a Census Metropolitan Area (CMA) as being formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core must be at least 100,000 to form a Census Metropolitan Area. To be included in the CMA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data.



estimate have occurred in OMATO, and because labour force data by place of work is based on a small sample of 20%.

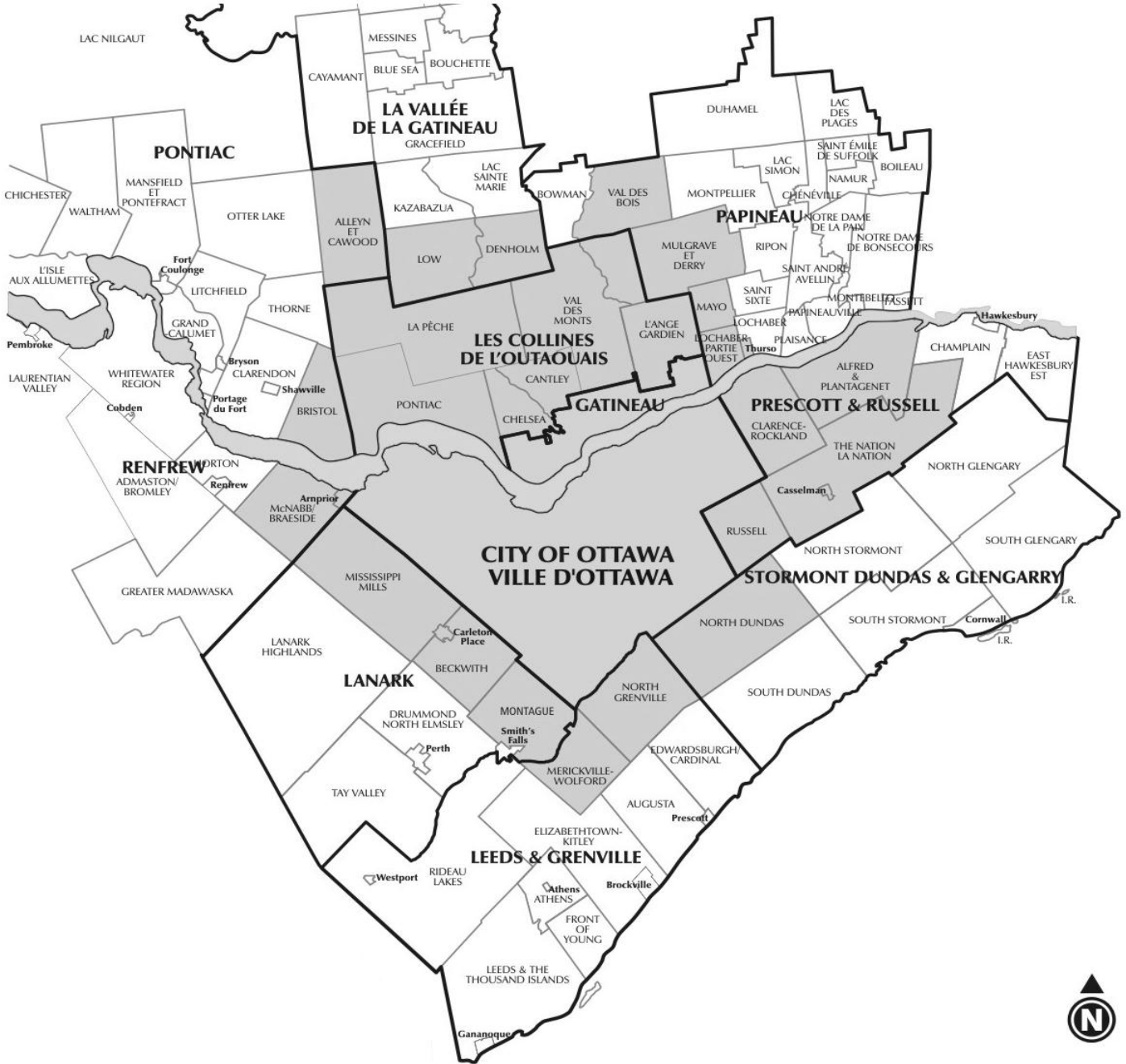
In Prescott-Russell and Lanark particularly, there were brisk levels of housing construction recorded by municipalities between 2001 and 2006 but under-reported in the Census, and Census labour force data shows a lower percentage of the employed labour force working in Ottawa-Gatineau in 2006 than in 2001.

The OMATO municipalities showing the highest interrelationship with the Ottawa-Gatineau job market are in the following counties (2006 Census data): Prescott-Russell (49% of the employed labour force work in Ottawa-Gatineau), Lanark (40%), Leeds & Grenville (39%), Stormont, Dundas and Glengarry (36%), and Renfrew (25%).

QMAG (Québec Municipalities Adjacent to Gatineau)

The City of Ottawa estimates that QMAG has a population of **53,220** as of year-end 2009, up 2.3% from 2008. Eighty-five percent of the QMAG population lives in one regional municipality, les-Collines-de-l'Outaouais, whose population is estimated at 45,020 by City of Ottawa staff at the end of 2009. The most populous municipality is Val-des-Monts, with 10,260 inhabitants.

Between 2008 and 2009, the fastest growing primary QMAG municipalities were L'Ange-Gardien (+3.2%), Cantley (+3.1%), and Val-des-Monts (+2.2%). Three small communities are benefiting from the new segment of Autoroute 50 to Thurso: Mayo (+8.4%), Mulgrave and Derry (+5.9%) and Lochaber (+2.6%)



Shaded areas surrounding Ottawa and Gatineau denote either Ontario Municipalities Adjacent to Ottawa (OMATO) and Quebec Municipalities Adjacent to Gatineau (QMAG) or non-adjacent municipalities where 25% of the work force work in Ottawa or Gatineau.

3. Employment and Economy

HIGHLIGHTS

- The number of employed residents in both Ottawa and the Ottawa-Gatineau CMA declined by **-1.7%** in 2009
- Public administration was one of the few growth sectors, adding **8,500 jobs** in Ottawa-Gatineau in 2009

3.1 Employment

Statistics Canada's sample-based Labour Force Survey (LFS) provides the best ongoing source of labour market information for large cities. According to the LFS, the number of employed Ottawa residents stood at **492,000** (annual average) in 2009, down 1.7% or 8,400 jobs from 2008⁸. The unemployment rate rose 0.7% to 5.6% in 2009, but was still lower than the provincial 9.0% or national 8.3% annual rates. (Table 10)

The Ottawa-Gatineau CMA shed **11,700 jobs** in 2009. However, Ottawa-Gatineau's 5.6% unemployment rate was still lower than any of the other metro areas and well below the 9+% rates in Toronto and Montreal.

Employment losses showed the highest percentage decline of the nation's six big cities in 2009. For the period of 2004-2009, Ottawa-Gatineau ranked fourth out of the six large cities in job growth rate. (Table 14)

Ottawa-Gatineau averaged **660,000** employed residents in 2009. The employment losses at the CMA level affected several sectors including retail (-12,100), manufacturing (-3,300) and accommodation and food (-2,700). However, there were gains in public administration (8,500), finance, insurance and real estate (3,100), construction (2,000), and professional, scientific and technology services (1,900).

Ottawa employment changes by sector followed a pattern similar to the CMA.

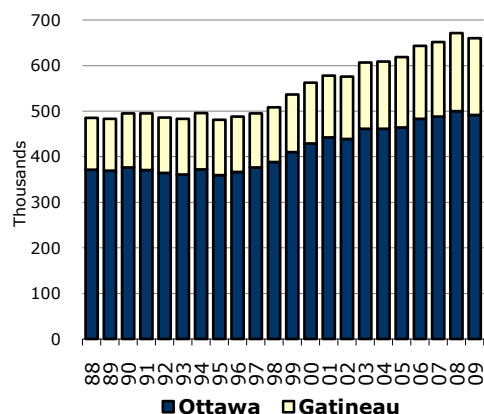
EMPLOYMENT CHANGE, 2009

CMA	New jobs
Toronto	-32,300
Calgary	-5,900
Edmonton	-3,800
Ottawa-Gatineau	-11,700
Vancouver	-7,400
Montréal	-19,700

Source: Statistics Canada

Total Employment, Ottawa and Gatineau, 1988-2009

Source: Statistics Canada LFS



⁸ The City's Employment Survey, undertaken every five years and last in 2006, reports employment by the location of the job. The LFS reports employment by the place of residence of the person employed. The City's survey always shows a higher number of jobs because it captures Ottawa jobs held by residents of neighbouring jurisdictions who commute in to Ottawa to work. For example, the 2006 Ottawa survey recorded 522,000 jobs while the LFS reported 483,000 employed residents of the Ottawa CMA.

Private-sector employment represented 59.9% of all jobs in Ottawa-Gatineau, down from 61.6% in 2008. In Ottawa, the 2009 private-sector employment share of 61.8% was also down (63.4% in 2008). (Tables 12, 13)

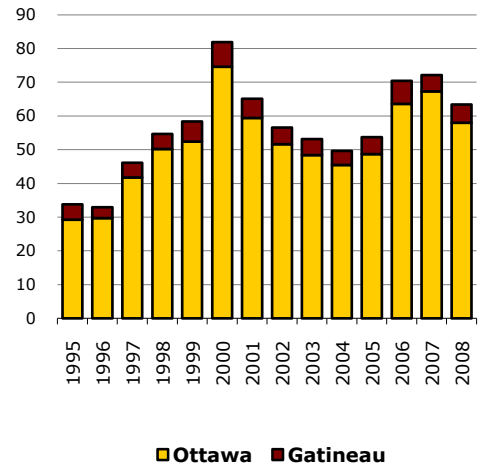
High-Tech

After three consecutive years of job creation in the high-tech sector from 2005 to 2007, high-tech has been dropping over the past two years. Sector employment dipped to 58,500 workers in 2009 across the CMA, from 63,400 in 2008. High-tech job losses were confined to Ottawa, where there were 5,000 fewer positions in 2009 than a year earlier. Gatineau's small amount of high-tech employment was unchanged from 2008.

The hardest-hit clusters in Ottawa's high-tech sector were microelectronics (-4,700) and telecommunications equipment manufacturing (-1,900). The health sciences cluster expanded by 1,200 employees.

The Ottawa Centre for Research and Innovation (OCRI) also tracks high-tech jobs but uses a broader definition. OCRI reported a loss of just over 1,000 high-tech jobs in 2009, to 78,067 at the end of 2009 from 79,132 in 2008. However, the number of firms increased, from 1,850 to 1,857.

**High-tech employment,
Ottawa-Gatineau**
Source: Statistics Canada LFS



3.2 Gross Domestic Product

HIGHLIGHTS

- National GDP shrank **-2.5%** in 2009, but is forecast to increase **(+2.8%)** in 2010
- Ottawa-Gatineau's GDP declined **-1.2%** in 2009, the smallest drop among large cities
- Ottawa's 2010 GDP growth forecast, **2.8%**, is tied for 4th among big cities, the same as Calgary and ahead of Montreal

The Conference Board of Canada provides estimates and forecasts of annual Gross Domestic Product (GDP) for each of Canada's metropolitan areas.

In its Spring 2010 *Metropolitan Outlook*, the Conference Board estimates Ottawa-Gatineau's 2009 Real GDP at basic prices (in 2002 dollars) at **\$45.4 billion**. While this represents a drop in local economic growth of **-1.2%** in 2009, it is less than half the drop in the Canadian economy overall.

Ottawa-Gatineau's GDP had the best showing among Canada's six largest cities. Especially hard-hit were

GROSS DOMESTIC PRODUCT (GDP) GROWTH, 2009-10 (f)

	2009	2010f
Vancouver	-1.8%	4.5%
Toronto	-2.8%	3.7%
Edmonton	-2.7%	2.9%
Ottawa-Gat.	-1.2%	2.8%
Calgary	-3.1%	2.8%
Canada	-2.5%	2.8%
Montréal	-2.1%	2.3%

Source: Conference Board of Canada, *Metro Outlook Spring 2010*

Calgary (-3.1%), Toronto (-2.8%) and Edmonton (-2.7%). The six urban areas represented 44.5% of Canada's GDP in 2009, and is forecast to reach 45.0% by 2012. (Table 17)

The Conference Board predicts a resumption of growth in 2010, with a bounce-back in construction and modest growth in the service sector and in high-tech. However, it cautions that a federal government spending freeze will constrain growth in the area's most important sector, public administration.

3.3 Personal Income

HIGHLIGHTS

- Ottawa-Gatineau has the **third highest average personal income among Canada's major cities**

Average personal income⁹ per capita in Ottawa-Gatineau was **\$40,954** in 2009, the third highest among the six major cities behind Calgary and Edmonton, and 12% above the national average of \$36,550.

While Ottawa-Gatineau incomes shrank by -0.4% in 2009, this was half the decline in the country overall. The Conference Board forecasts a 2.0% increase in 2010, higher than all other large cities except Toronto, which is projected to rise 2.1%. (Table 18)

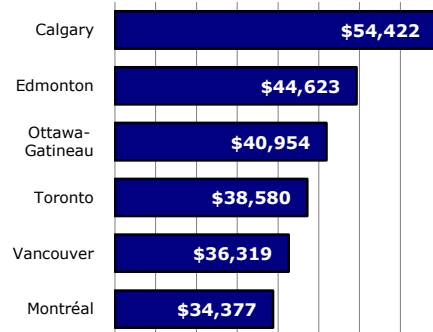
3.4 Consumer price index

The All-Items Consumer Price Index (CPI) for Ottawa, the general inflation benchmark, was **113.7** for 2009 (from a base of 2002=100). The annual inflation rate, as measured by the CPI, was **0.5%**.

Between 2004 and 2009, the All-Items CPI went up by 8.8%. During those five years, the Shelter CPI went up by 13.8%, the Rented Accommodation CPI by 4.1%, and the Owned Accommodation CPI by 16.9%.¹⁰ (Table 15)

The Shelter and Owned Accommodation CPIs have risen faster than the general rate of inflation. The Rented Accommodation CPI increased by 1.5% in 2009, the steepest increase since the start of the decade. The slow rise of the Rented Accommodation index through the first part of the decade reflects lower rent increases due to higher vacancy rates; vacancy

Personal Income per Capita, 2009 Source: Conference Board of Canada, Metropolitan Outlook Spring 2010



2009 rate of inflation for Ottawa (CPI): 0.5%

⁹ Income data are in nominal dollars, not adjusted for inflation.

¹⁰ The Shelter CPI includes heat and utilities, but the Rented and Owned Accommodation Indices do not.

rates have dropped in recent years with an attendant rise in rents. The increase in the Owned Accommodation index is a reflection of the large increases in house prices in recent years.

3.5 Construction

HIGHLIGHTS

- Total 2009 building permits in Ottawa-Gatineau: **\$2.4 billion**, 2.9% lower than 2008
- Construction decreased in all major centres except Edmonton; Ottawa-Gatineau fared better than most
- In Ottawa 2009 non-residential activity was up 21%
- Total permits in Ottawa were up 4.4% in 2009, and at **\$1.9 billion** were the second-highest on record

Building permits for the Ontario part of the Ottawa-Gatineau CMA climbed to **\$1.88 billion** in 2009, a 4.4% rise from \$1.80 billion recorded in 2008. The tally for 2009 is the second highest on record, exceeded only in 2007. (Table 16)

Increased non-residential construction accounted for the pick-up in activity. Industrial construction quadrupled from 2008, commercial rose 11% and institutional construction was 9% higher. Residential activity, in contrast, was down by 6%.

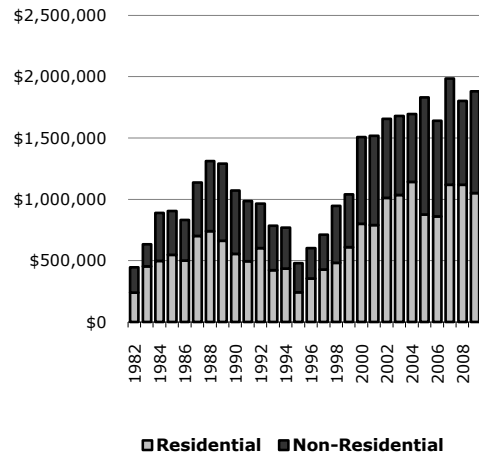
The most significant projects to start construction in 2009 were the Ottawa Congress Centre (pictured on page 38), and the new 535,000 sq.ft. Export Development Corporation building in downtown Ottawa.

The total for the Ottawa-Gatineau CMA was **\$2.36 billion**, a 2.9% decrease from 2008. Residential construction slid by 7.3% in the CMA, while non-residential permits were up by 4.7%.

Major cities

At the national level, Ottawa-Gatineau ranked sixth of the major cities in dollar value of building permits, but had the smallest decrease (-2.9%). The Ottawa CMA (4.4%) and Edmonton (6.1%) were the only areas to experience increases.

Building permits, Ottawa CMA 1982-2009
Source: Statistics Canada



CMA	Bldg. Permits (\$bn)	% chg. 2008-09
Edmonton	\$3.88	6.1%
Ottawa CMA	\$1.88	4.4%
Ottawa-Gatineau	\$2.36	-2.9%
Calgary	\$4.29	-9.3%
Montreal	\$5.80	-9.5%
Toronto	\$10.22	-16.5%
Vancouver	\$3.89	-30.3%

Source: Statistics Canada

4. Housing

4.1 New construction

HIGHLIGHTS

- Housing starts down **14.2%** in the Greater Ottawa Area
- Housing starts down **17.3%** in the city of Ottawa
- Housing starts down **3.2%** in the city of Gatineau
- **25.5%** of Ottawa starts were inside the Greenbelt
- **40%** of Ottawa starts were single-detached houses
- **20%** of Ottawa starts were apartments, mostly condos
- New house prices continued to increase

i. Housing starts and completions

Across the Greater Ottawa Area there were **9,564** housing starts in 2009. (Table 23)

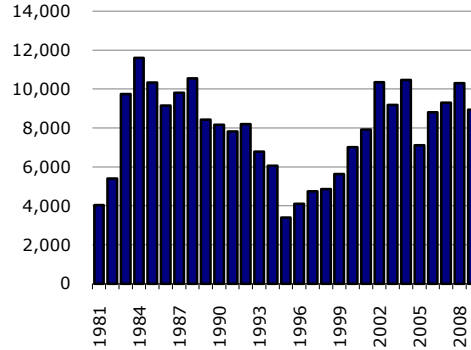
Construction was started on **5,522** dwelling units in the city of Ottawa in 2009, 17.3% fewer than the 6,679 recorded in 2008. The Ottawa CMA¹¹ had 5,814 housing starts and the Gatineau CMA 3,116. The Ottawa-Gatineau CMA combined for 8,930 starts in 2009, a 13% decrease from the 10,302 units started in 2008.

Housing completions in the city of Ottawa fell to 5,620 in 2009, a decrease of 8%. Completions of freehold townhouses went off by 10%; of single-detached homes by 8%. Semi-detached completions decreased 5% and condominium apartment completions by 7%. Rental completions rose 8% to 226 units. (Table 20)

Major cities

Ottawa-Gatineau ranked fourth in total housing starts among the six big cities in 2009. Housing construction decreased in all six centres, reflecting the general economic slowdown. Ottawa-Gatineau had the smallest slippage in starts (-15%) of the six metro areas. The steepest decreases were in Vancouver (-57%), Calgary (-55%), and Edmonton (-45%). Toronto and Montreal were down 39% and 33% respectively. (Table 19)

**Ottawa-Gatineau CMA
Housing Starts**
Source: CMHC



HOUSING STARTS, GREATER OTTAWA AREA, 2009

	Starts, 2009	% chg. 2008-09
Ottawa	5,522	-17.3%
Gatineau	2,797	-3.2%
OMATO	876	-19.9%
QMAG	369	-23.1%
TOTAL	9,564	-14.2%

Sources: CMHC, City of Ottawa and Municipal Records

The Greater Ottawa Area is larger than the Statistics Canada-defined CMA.

HOUSING STARTS BY CMA, 2009

Toronto	25,919
Montréal	19,251
Vancouver	8,339
Ottawa-Gatineau	8,930
Calgary	6,318
Edmonton	6,317

Source: CMHC

¹¹ Includes the City of Ottawa, the City of Clarence-Rockland and the Township of Russell. (See map on page 8)

ii. Starts by location¹²

There were 1,192 housing starts in the urban area inside the Greenbelt in 2009, 490 fewer than in 2008. Only 46% of that activity was in the form of apartment condominium construction, down from two-thirds in 2008. Outside the Greenbelt, there were 4,330 housing starts, 667 fewer than the year before.

Former Nepean had the highest volume of new residential construction for the sixth year in a row: 1,369 housing starts, most of which were in South Nepean. Former Ottawa ranked second with 1,086 housing starts, of which 716 were apartments.

Starts were down in all areas, but declined least in former Ottawa, where they were down by 1%. The largest percentage decreases were in former Goulbourn and Kanata.

CMHC also keeps track of housing starts* inside and outside the Greenbelt. In 2009, the share of starts outside the Greenbelt, including rural areas, accounted for 78.4%, the highest share in over a decade.

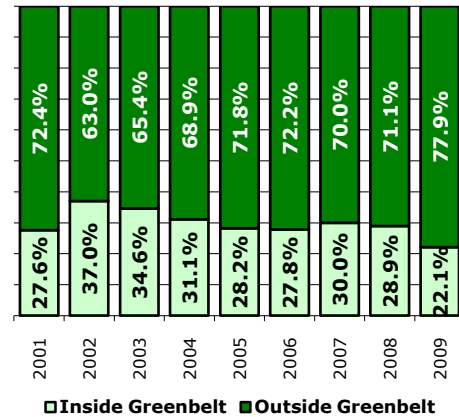
Figure 2.2 of the Official Plan (OPA 76, adopted by Council in 2009) projects that 30% of new households added between 2006 and 2011 would be inside the Greenbelt. Because CMHC housing starts do not include all new housing created in the city*, the most accurate measure of housing activity is from building permits. Including all units issued permits, 27.5% of new units (net of demolitions) were located inside the Greenbelt over the last four years, 2.5% below the projection.

iii. New housing by Official Plan designation

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

Housing Starts Inside and Outside the Greenbelt, 2001-2009

Source: Building permits, net of demolitions



Downtown Ottawa's population continues to grow due to condominium projects like Claridge Plaza.

¹² CMHC's Starts and Completions Survey still reports housing starts based on pre-amalgamation municipal geography.

* "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 the CMHC data. Housing starts therefore understate the number of units created through intensification.

In 2009, 632 residential units issued building permits were in the six intensification target areas. This amounts to 11.2% of net new units permitted in Ottawa. The top two designated areas were the Vicinity of Rapid Transit Stations (343 units) and Enterprise Areas (250).

The six target areas received 27% of all apartments, 11% of town-houses and 2% of single and semi-detached units in 2009. (Table 24) It should be noted these areas account for only part of all intensification activity each year; in 2009 target areas accounted for 39% of all intensification.

Over the 5-year period 2005-09, the target areas accounted for an average of 14.4% of the city's new residential construction. During that period, the six areas received 41% of apartment units, 8% of townhouses and 1.7% of single and semi-detached units.

iv. Starts by type

More multiple dwellings were built than single-detached units in 2009 for the eighth year in a row. There were 2,228 single-detached starts, almost 500 fewer units than in 2008. Singles accounted for 40.3% of all new dwellings, well below the 25-year average of 47.7%. Since 2006, singles have averaged 41.2% of total starts, lower than the 42.6% share projected in the Residential Land Strategy¹³ for the 2006-11 period. (Table 21)

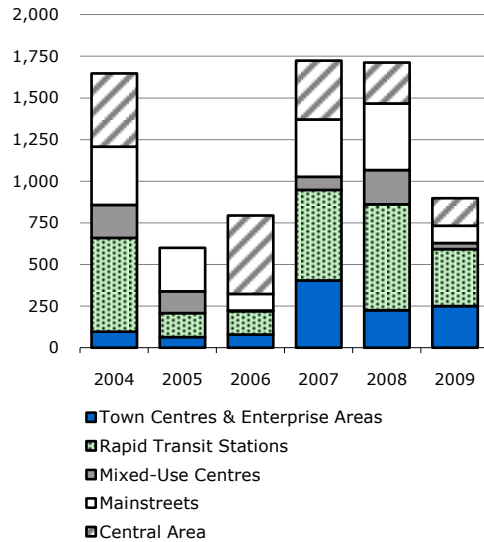
The second most popular house form was townhouses, with 1,887 units built in 2009, down in number but up in market share to 34%. Townhouses have lost market share from 37% in 2003 due to the growth in apartments. There were also 280 semi-detached built, a 5% market share, up from 2008.

Apartment construction dipped to 1,127 starts from 1,625 units in 2008. In 2009, apartments accounted for 20.4% of total starts, down from 24% the year before. Condominiums accounted for 92% of all apartments. Apartments have had a share of 20% of starts or better for four years in a row. There have been 5,221 apartment starts in Ottawa since 2006.

As of April 2010 (nearest available data to Dec. 2009), there were 44 condominium apartment projects on the market, representing 4,454

New dwelling units in OP intensification target areas, 2004-2009

Source: Building permits



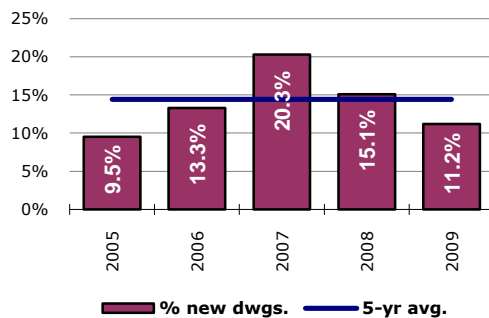
25-YEAR AVERAGE HOUSING START SHARES (1985-2009)

	Ottawa	Gatineau
Single	47.7%	44.1%
Semi	3.5%	19.4%
Row	28.9%	5.4%
Apartment	19.8%	31.2%

Source: CMHC; City of Ottawa

Percentage of new dwellings built in intensification target areas, 2005-2009

Source: Building permits



¹³ See Residential Land Strategy for Ottawa 2006-2031, Feb. 2009, Appendix 3.

dwelling units. Of this total, 1,038 units in 13 buildings were completed, 1,299 units in 12 buildings were under construction, and 2,117 units in 20 projects were pre-selling. Known sales accounted for 64% of the total inventory.

A further 30 apartment condominium projects totalling about 3,800 units were known to be in the pipeline for release in 2010 and beyond. Of these, about 1,750 units in 13 buildings are in the greater downtown core, another 200 units in five buildings (excluding the Sisters of Charity site) are along the West Wellington-Westboro corridor, and almost 500 units are in five projects in Orleans.

v. Starts in Gatineau

Gatineau’s housing market continues to be fuelled by relatively lower house prices. In 2009, employment in Gatineau dropped by 1.9%, slightly more than Ottawa’s -1.7%. The unemployment rate in Gatineau (5.9%) was also slightly higher than in Ottawa (5.6%), although much lower than Quebec’s (8.5%).

The **3,116** units started in the Gatineau CMA in 2009 represented a drop of 5.7% from 2008. (Table 22)

In the city of Gatineau proper there were **2,797** starts, 3.2% fewer than 2008.

Gatineau’s 2009 activity maintained a single-detached share of 34%, the same as 2008 but well below the 25-year average of 44%. Apartment construction lost a small share but at 35% continued to form the largest market segment. Semis and townhouses gained small shares.

Most of the apartment construction in Gatineau was aimed at the ownership market: 66% were condominiums in 2009, a reversal of 2008. The number of condominium apartments started in 2008 (682) was 32% higher than in 2008 (517).

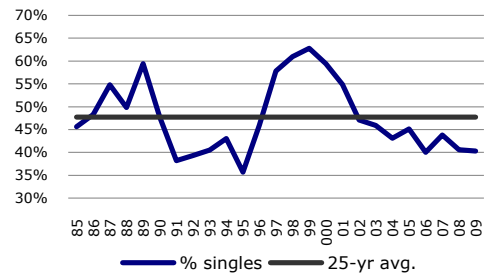
The former city of Aylmer led in starts again in 2009, with 1,441 new units representing 46% of the Gatineau CMA. However, its share was down from 51% in 2008. The former city of Gatineau’s share rose to 31% from 27% in 2008, and Hull was steady at just under 5%. Masson-Angers and Buckingham accounted for 8% of Gatineau’s housing starts in 2009, up from 5% in 2008 due to a doubling of starts in Masson-Angers. Rural parts of the CMA had a 10%

Area	# of projects	# of units
Downtown West	10	1,401
Downtown East	8	1,063
Inner West	5	306
Outer East	5	280
Vanier-New Edinburgh	4	465
Inner East	1	124
West Wellington-Westboro	9	658
Inner South	1	144
Outer South	1	13
TOTAL	44	4,454

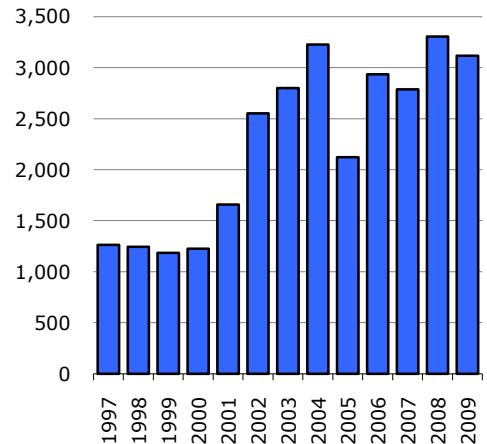
Source: City of Ottawa

⁽¹⁾ Includes all active projects for sale, under construction or completed.

% of housing starts that are single-detached, City of Ottawa, 1985-2009
Source: CMHC and City of Ottawa



Housing Starts, Gatineau CMA
Source: CMHC



market share, down from almost 13% the previous year.

vi. Starts in OMATO

In OMATO there were **876** housing starts in 2009, 20% fewer than in 2008. Starts declined most in Carleton Place, which, after a boom year in 2008, dropped by 62% in 2009. Starts in Arnprior were also significantly down (-45%), and in Russell (-26%) and Alfred and Plantagenet (-20%).

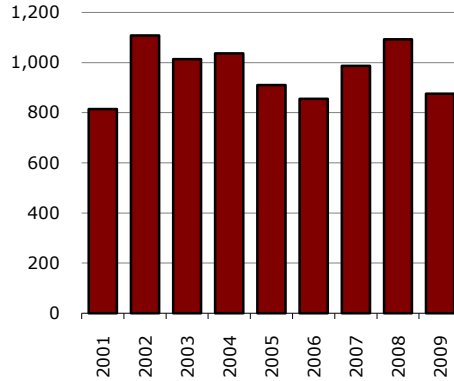
Over half of residential construction took place in the OMATO municipalities of Prescott-Russell (492 starts in 2009), with Lanark (177) a distant second.

The OMATO municipalities with the most new housing activity in 2008 were Clarence-Rockland (193 starts), North Grenville (101), Russell (99), and The Nation (94).

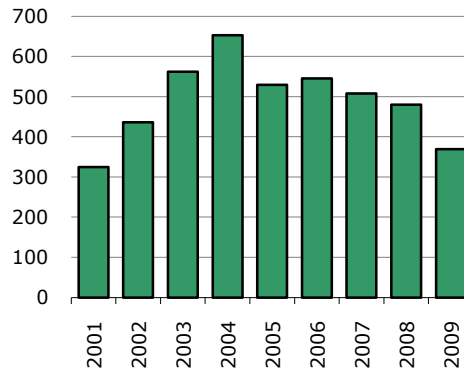
vii. Starts in QMAG

Gatineau’s periphery, for the second year in a row, experienced a slowdown in residential construction in 2009. Starts in QMAG were down by 23% to **369** units. Activity fell in almost all of the larger municipalities, except Val de Monts. (Table 23)

Housing Starts in OMATO
Source: City of Ottawa & CMHC



Housing Starts in QMAG
Source: City of Ottawa & CMHC



4.2 Rental housing

HIGHLIGHTS

- Rental vacancy rate increases slightly to **1.5%**
- Average rent for a 2-br apt. up 3.3% to **\$1,028** in 2009
- Ottawa’s average 2-br apt. rent has risen by **10.4%** since 2003
- Ottawa-Gatineau rent gap now **49%**, up from 47%

i. Vacancy rates

Ottawa’s rental vacancy rate climbed slightly to 1.5% in 2009, from 1.4% in 2008. (Table 26)

Three major forces are holding rental vacancies down: rising homeownership costs, a relatively stable job market, and increasing in-migration. Added to these three factors is the very small amount of new rental construction and, according to CMHC, the contraction of the secondary rental market, specifically private homes rented out by their owners. It would appear that more of the single-detached and townhouses that were rented have been sold and occupied by the new owners, thereby removing them from the rental market. This may explain the steep rise in rents for apartments with three and more bedrooms.

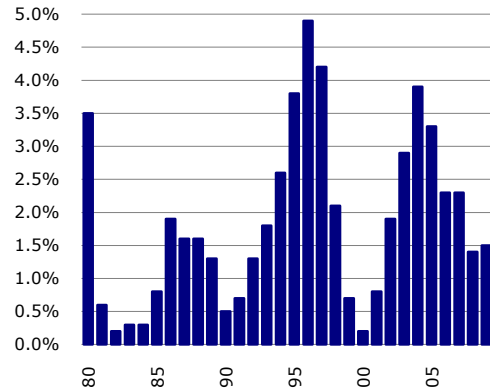
Despite the small average increase, the vacancy rate decreased in many survey zones. The sharpest decreases were in Vanier (down 0.7% to a still-high 2.6%; it was 4.8% in 2007) and in Gloucester-Cumberland (down 0.5% to 0.9%). Rates also fell in more central zones, including Downtown, Chinatown, and Carlington. The rate rose most in Nepean-Kanata-Goulbourn (up 0.6% to 2.7%). The lowest vacancy rates, as in 2007 and 2008, were in Westboro South-Hampton Park-Britannia (0.8%).

There is little gap in vacancy rates between apartment types. Bachelor units have the lowest vacancy rate (1.3%), followed by one-bedroom (1.4%) and two-bedroom units (1.7%). Apartments with three and more bedrooms were also at 1.7% vacancy. Rates by unit size changed little from 2008. (See Table 26 for details by area)

CMHC also provides availability rates for rental units. This measure tracks the number of vacant units and the number of units for which an existing tenant has given or has received notice to move and

Rental Vacancy Rate, Ottawa, 1980-2009

Source: CMHC



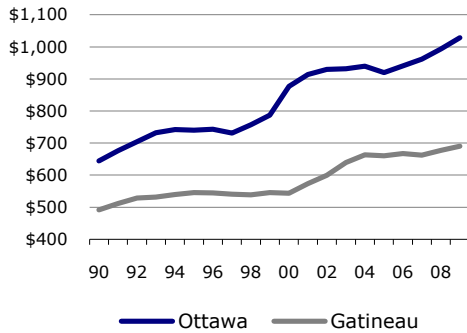
RENTAL VACANCY RATES BY ZONE, 2009

(See zones map, page)

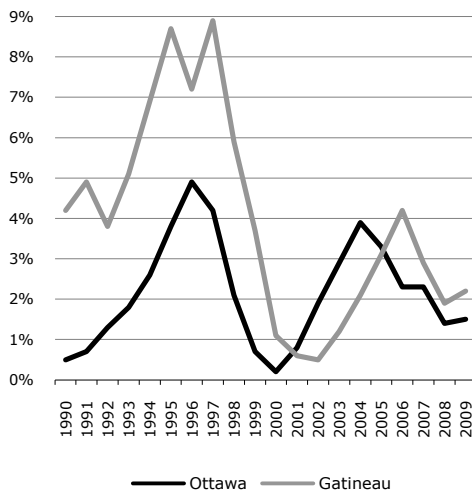
Westboro South-Hampton Park-Britannia	0.8%
Gloucester-Cumberland-Osgoode	0.9%
Glebe-Old Ottawa South	1.1%
Westboro North.....	1.2%
Downtown.....	1.3%
Sandy Hill-Lowertown	1.4%
Chinatown-Hintonburg-Carlington-Iris	1.4%
City Average.....	1.5%
New Edinburgh-Manor Park-Overbrook.....	1.9%
Alta Vista-Hunt Club	2.0%
Vanier.....	2.6%
Nepean-Kanata-Goulbourn	2.7%

Source: CMHC

Average Rent, 2-bedroom Apartment, Ottawa and Gatineau, 1990-2009
Source: CMHC



Rental Vacancy Rates, Ottawa and Gatineau, 1990-2009
Source: CMHC



a new tenant has not signed a lease. The rental availability rate in 2009 jumped to 3.5% from 2.9% in 2008, a reversal of the previous four years pattern of decline. This may reflect condominium buyers who have given notice of their intention to move.

Larger buildings continued to have lower vacancy rates. The lowest rates in 2009 were in buildings with 100 to 199 units (1.0%) followed by 200+ units (1.3%). The highest vacancy rates were in buildings with 3-5 units (2.9%), and 20-49 units (2.2%).

Vacancy rates continued to be highest in buildings built between 1940-1959 (2.4%), which incidentally, make up a great share of Vanier's rental stock. This may be due to age-related maintenance issues in buildings of that vintage, compared with older buildings that may receive restoration or newer buildings that are in better condition. The lowest vacancy rates are in buildings built after year 2000 (0.8%) followed by 1975-1989 buildings (1.1%).

Gatineau

The rental vacancy rate in Gatineau posted a small increase to 2.2%, up from 1.9% in 2008.

The lowest vacancy rate in the city of Gatineau was again in the Hull sector (1.6%), the area closest to the bridges to Ottawa.

After falling from 60% in 2001 to 39% in 2005, the rent gap¹⁴ between the two sides of the river continued to climb, reaching 49% in 2009. (Table 28)

Major cities

Ottawa's vacancy rate in 2009 (1.5%) was the third lowest of Canada's six largest cities. (Table 28) Quebec (0.6%) had the lowest, followed by Winnipeg (1.1%). The other four large cities were all significantly higher (Calgary 5.3%, Edmonton 4.5%, both double 2008 rates, Toronto 3.1%, and Montreal 2.5%). Vancouver's vacancy rate quadrupled to 2.1%.

ii. Private rental prices

The average rent of a two-bedroom apartment rose by 3.3% in 2009 to \$1,028, from \$995 in 2008. The increase was above the Provincial Rent Increase Guideline for 2009, which was

¹⁴ The proportion by which Ottawa rents exceed Gatineau rents

1.8%. The rent guideline for 2010 will be 2.1% and for 2011 it will be 0.7%, the lowest legal rent increase ever in Ottawa.

Three-bedroom apartments had the steepest rent increase, 3.8%. Those in Vanier (6.0%) and Carlington-Iris (4.1%) had even higher average increases. Average rents for two-bedroom apartments rose by 3.5%, with above-average increases in Vanier (7.1%), New Edinburgh-Manor Park-Overbrook (7.0%), Westboro South-Britannia ((4.7%) and outer suburban areas (4.5% to 4.8%).

Average rents for bachelor and one-bedroom units rose 2.5% and 3.1% respectively (below the city average). However, Vanier again had the highest increases: 5.5% for bachelors and 12.6% for one-bedrooms. (See Table 26 for details)

Overall, by far the highest rent increases were observed in Vanier (8.7%) and New Edinburgh-Manor Park-Overbrook (7.0%). (Table 26)

Between 2004 and 2009, the average rent of a one-bedroom unit rose by 10.6%; for a bachelor unit, 10.4%, for a two-bedroom unit, 9.4%; and for a three-plus bedroom unit, 8.7%. (Table 27)

Between 2004 and 2009, overall rent increases were strongest in Chinatown-Hintonburg-Westboro North (14.6%), in Downtown (12.8%), and in Vanier (10.9%). During that period, inflation in Ottawa was 8.8%.

Major cities

Average 2-bedroom rents in Ottawa ranked fourth among major Canadian cities in 2009, but second in the rate of increase (3.3%). Vancouver had the highest average rent and the largest increase in 2009 (4.0%) among the large cities. (Table 28)

Between 2004 and 2009, average 2-bedroom rents increased the most in Edmonton (39%) and Calgary (36.4%). Vancouver (18.8%) and Montréal (12.6%) were next, while Ottawa (9.4%) and Toronto (4.2%) had the lowest average rent increases among major cities.

iii. Rental stock and rental completions

Ottawa's stock of private buildings with three or more rental units grew 0.6% in 2009; it now has 68,467 rental units, up from 68,069 in 2008. (Table 29) The private rental stock has stabilized over the past five years, after steady declines from its peak of 73,443 units in 1989.

This erosion of the rental stock is due to a significant amount of ownership conversion approvals during the 1995-1997 period, when vacancy rates were above 3%. For one year (2005-2006), the conversion window was again opened when the rental vacancy rate stayed above 3% for two consecutive years. Approvals were granted for the conversion of 2,576 rental units in 2006. The increase in the rental stock observed in 2009 may reflect the return

2009 AVERAGE RENTS 2-BEDROOM APARTMENT

Vancouver	\$1,169
Calgary	\$1,099
Toronto	\$1,096
Ottawa	\$1,028
Edmonton	\$1,015
Gatineau	\$690
Montréal	\$669

Source: CMHC

AVERAGE RENT CHANGE FOR A 2-BEDROOM APARTMENT, 2004-2009

Edmonton	39.0%
Calgary	36.4%
Vancouver	18.8%
Montréal	12.6%
Ottawa	9.4%
Toronto	4.2%
Gatineau	4.1%

Source: CMHC

**2010 Ontario Rent
Increase Guideline: 2.1%
(and 0.7% in 2011, the
lowest on record)**

to market of units that were under renovation and the lag effect of the 226 private units completed in 2008.

iv. Conversions

Official Plan policy restricts conversions when the rental vacancy rate is below 3% and permits the conversion of rental buildings with five or more units to condominium or freehold ownership only when the vacancy rate is at or above 3% for two consecutive annual reporting periods, and rents in the building to be converted are above the zone’s average (by unit type). The low vacancy rate of recent years has not permitted conversions.

v. Non-market housing

There are 22,478 units of social housing managed by public and non-profit housing providers in the city of Ottawa. A further 653 non-market housing units are provided through investment programs established since 1999, including the City of Ottawa’s *Action Ottawa* program.

There are, in addition, approximately 1,600 rental units owned by private landlords that are made available to households on a rent-geared-to-income basis through the Rent Supplement program.

The Ottawa Community Housing Corporation (OCHC) has the largest portfolio of social housing units in the city, with 14,617 dwellings (65% of the total). Private non-profit, provincial co-op and federal co-op housing units account for the balance of social housing units.

Of Ottawa’s 22,478 social housing units, 55.2% (12,399 units) are in the central wards of Somerset, Rideau-Vanier, Rideau-Rockcliffe, Kitchissippi and Capital. Another 6,641 units (29.5%) are in the inner urban wards of Bay, Baseline, Knoxdale-Merivale, Beacon Hill-Cyrville, River and Alta Vista. In the suburban wards of Orléans, Innes, Barrhaven, Kanata North, Kanata South, Stittsville-Kanata West, Gloucester-Southgate and Gloucester-South Nepean there are 3,205 social housing units (14.3% of the total). In the rural wards there are 233 units, a 1% share. (Table 30)

vi. Demand for social housing

The Social Housing Registry takes applications and maintains the waiting list for 47 social housing providers including OCHC, private non-profits and provincially funded co-ops.

As of December 2009, there were 10,235 applicant households on the waiting list, up by 5.6% since December 2009. Families make up 38% of the applicants on the waiting list. 17% of the households on the list are senior households.

SOCIAL HOUSING REGISTRY STATISTICS			
YR.	APPL. REC'D	APPL. HOUSED	% HOUSED
2004	5,221	2,005	38.4%
2005	4,720	2,112	44.7%
2006	5,160	2,165	42.0%
2007	4,738	2,116	44.3%
2008	4,514	1,895	42.0%
2009	4,768	1,842	38.6%

Source: City of Ottawa

Applications increased and the number applicants housed declined slightly: 1,842 applicants were housed in 2009, about 3% fewer than the year before. Average wait time for housing is approximately 4 to 8 years, depending on the areas preferred by the applicant and the size of the unit required. About 77% of all applicant households had an annual income below \$20,000.

4.3 Resale housing

HIGHLIGHTS

- The Ottawa region had the strongest resale house price increase of all major cities in 2009, **4.9%**
- The average MLS price was **\$304,801**, one of the lowest among big cities
- Prices in OMATO grew more than in Ottawa in 2009, but sales were down 1.3%

i. Resale house prices

The average MLS¹⁵ residential resale price across the area covered by the Ottawa Real Estate Board (OREB) was **\$304,801** in 2009, an increase of 4.9% from \$290,483 the previous year. In 2008, resale prices increased 6.4%.

Within the city of Ottawa proper, the average MLS price was **\$321,273** in 2009, 4.2% higher than the 2008 average of \$308,192.

Data from MLS for Gatineau and other cities in Quebec are no longer available.

In Ontario counties adjacent to Ottawa the average resale price grew by **5.5%** in 2009 (to \$228,320), more than in the city of Ottawa (4.2%).

The strongest resale price growth in 2009 was in Leeds-Grenville (12%). In the most populous county, Prescott-Russell, the average price was up by 4.3%. Price increases in Lanark (4%) and Renfrew (0.1%) were below the OMATO average and below Ottawa's.

ii. Sales activity and trends

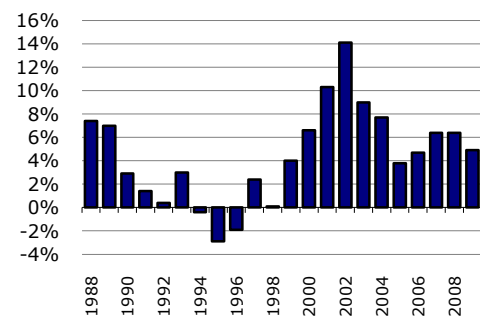
Residential MLS sales in the Ottawa region rebounded to **14,742** sales in 2009 from 13,733 in 2008, a 7.4% increase. In the city of Ottawa proper, MLS sales rose by 9.7% to 11,960.

In adjacent counties, sales were down -1.0%, with declines in most areas.

Major cities

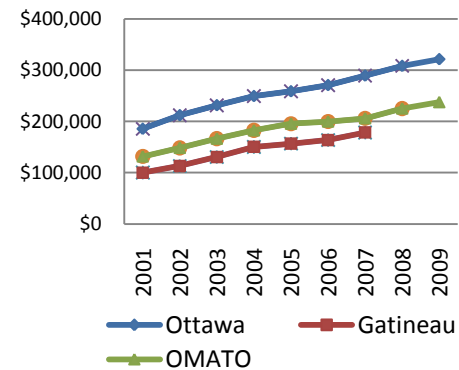
Ottawa had one of the strongest rates of resale price growth among Canada's largest cities (4.9%; note this is the rate for the area covered by the Ottawa Real Estate Board.) Within the city of

Average MLS price change (%) , Ottawa
Source: OREB



Average MLS Price

Source: OREB



AVERAGE MLS® PRICE CHANGE, 2008-2009*

Ottawa	4.9%
Toronto	4.3%
Vancouver	-0.2%
Edmonton	-3.7%
Calgary	-4.8%

*Corresponds to Real Estate Board Territories
Source: Canadian Real Estate Association

¹⁵ MLS: Multiple Listing Service is a registered trademark of the Canadian Real Estate Association.

Ottawa, prices increased by 4.2%. Toronto was the only other major city to post an increase in resale prices in 2009. Among western cities resale house prices fell by -0.2% in Vancouver, -3.7% in Edmonton and -4.8% in Calgary. Data were not available for Montreal (or any Quebec centre) in 2009 (Table 32)

MLS sales rose across the country and in all of the Big Six cities in 2009. After a fall of 36% in 2008, Vancouver's market bounced up 18% and Calgary sales went from -28% to +7.5%. The 2008 slowdown was slightest in Ottawa (-6%) and 2009 was up 7.3%. (Table 32)

iii. Supply and demand

The resale market is usually considered "balanced" when the sales-to-new-listings ratio is between 0.35 and 0.55. A ratio below 0.35 represents a buyers' market while a ratio above 0.55 is considered a sellers' market.

In 2009, the ratio of sales to new listings was **0.67**, meaning that on average, every month, 67 per cent of all newly listed houses were sold. Aside from a spike in 2007, the sales to new listings ratio had been slowly trending down toward a balanced market since the beginning of the decade. However, in 2009 the ratio spiked up again from 0.58 in 2008, as sales rose 7% while new listings dropped 8%. (Table 33)

The performance of the resale market usually foretells new housing construction with about a one-year lag. Based on 2009 resale activity, housing starts can be expected to climb in 2010.

Data for the Gatineau resale market are no longer available from CREA.

AVERAGE MLS® RESALE PRICE, 2009

Vancouver	\$592,615
Calgary	\$385,882
Toronto	\$396,154
Edmonton	\$320,378
Ottawa	\$304,801

Source: Canadian Real Estate Association

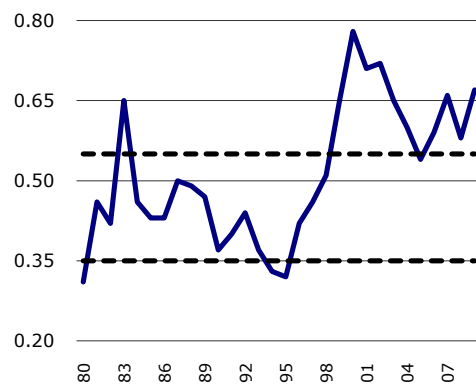
Note: data for Quebec centres is no longer available

2009 MLS® SALES*

Toronto	89,255
Vancouver	29,736
Calgary	24,880
Edmonton	19,139
Ottawa	14,923

* Corresponds to Real Estate Board territories
Source: Canadian Real Estate Association

Ottawa Resale Market Supply and Demand: Sales to New Listings Ratio, 1980-2009 Source: OREB



4.4 Housing Affordability

HIGHLIGHTS

- **3.8%** of new ownership homes built in 2009 were affordable to the 40th income percentile, down from 6.5% in 2007
- Resale affordability in 2009 was down to **17.0%** of MLS sales, from 18.8% the year before

i. Definition of Affordability

The Official Plan defines affordable housing as:

“Housing, either ownership or rental, for which a low- or moderate-income household pays no more than 30 per cent of its gross annual income.”

The OP sets out targets for affordable housing in section 2.5.2 as follows:

“The City will encourage the production of affordable housing in new residential development and redevelopment to meet an annual target of:

- 25% of all new rental housing is to be affordable to households up to the 30th income percentile, and*
- 25% of all new ownership housing is to be affordable to households up to the 40th income percentile.”*

In 2009, households at the 30th income percentile could afford a rent of **\$1,187** a month and households at the 40th income percentile could afford a house price up to **\$208,532**.¹⁶

ii. Affordable target for new ownership housing

The City of Ottawa’s housing policy targets 25% of housing production to meet certain criteria of affordability. For ownership housing, 25% of all new units have to be affordable to households up to the 40th income percentile.

HOUSING AFFORDABILITY INDICATORS, 2009

Income Percentile	Annual Income	Rent	Affordable House
30 th	\$47,499	\$1,187	\$161,894
40 th	\$61,182	\$1,530	\$208,532
50 th	\$75,732	\$1,893	\$258,091
60 th	\$91,056	\$2,276	\$310,351

Source: Statistics Canada and City of Ottawa

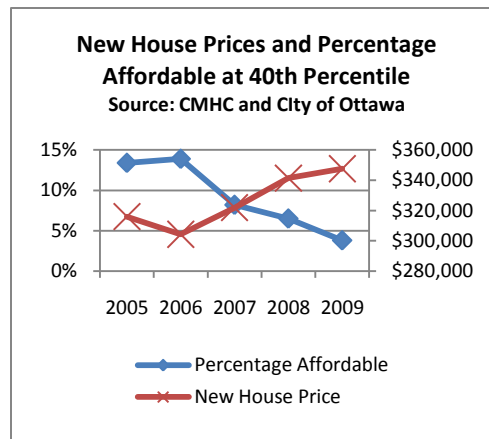
In 2009, there were 5,392 ownership units completed in the city. Of these, **3.8%** were affordable to households up to the 40th income percentile, and none to households up to the 30th percentile. At the 30th percentile, 0.1% of single and semi-detached homes (two units), and no townhouses, semis or condominium apartments, met the target, whereas at the 40th percentile, 13.4% of condo apartments, 4.0% of townhouses and 0.2% of singles and semis met the target. (Table 36) The number of new houses that are affordable has dropped each year since 2006 when almost 14% of new completions were affordable at the 40th income percentile.

¹⁶ **INCOME PERCENTILE** defines the amount of gross annual income below which a specified percentage of households lie. For example, the 40th income percentile refers to the point which is equal to the bottom 40 per cent of all households in order of income.

The City is committed to assisting developers in meeting and exceeding the OP target for ownership housing. The City has entered into agreements with developers to build units selling below the target price, including units affordable to the 25th income percentile.

iii. Affordable target for new rental housing

City housing policy targets 25% of new housing to meet certain affordability criteria. For rental housing, 25% of all new units are to be affordable to households up to the 30th income percentile. The affordable monthly rent for households up to the 30th percentile in 2009 was \$1,187.



In 2009, 210 rental units were completed, of which 184 were public units and 26 private. The number of private market rental completions that met the City's affordability target cannot be monitored (CMHC's Rental Market Survey only includes rental buildings that have been on the market for at least six months, so rent levels at time of completion are not available. Rent levels for individual buildings are not made available by CMHC in any case).

The City of Ottawa approved the following affordable housing projects in 2009, with construction or acquisition scheduled for 2010:

- 254 Crichton: rehab of 6 unit apartment building by OCHC
- 1057 Merivale: convert apartment hotel to 55 units supportive housing, Shepherds of Good Hope
- 314 Booth: new Cornerstone Residence for Women, 42 units

In addition, two 2009 projects approved in 2008 were replaced as follows:

- Dovercourt Cooperative (infill) 10 units: Replaced with Holland Properties Association, 36 units at 199 Holland
- Safe Housing Ottawa, 2475 Regina Street 24 units: Replaced with CCOC acquisition and rehab of 29 bachelor units at 54 Primrose



Beaver Barracks, comprising 7 and 8 storey apartment buildings on Catherine Street and townhouses in the interior courtyard, is set for Fall 2010

iv. Resale market

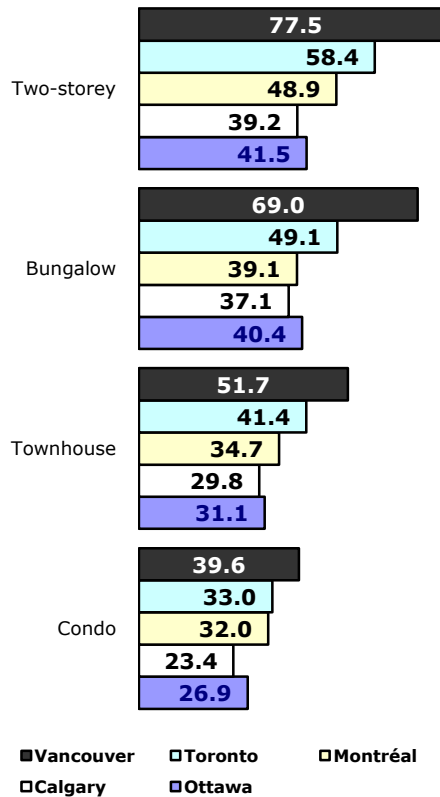
The resale market provides a significant source of affordable housing. Resale homes accounted for 69% of total ownership housing sales in 2009.

The 2009 average resale price (\$321,273) is 54.1% higher than the affordable house price for households up to the 40th percentile. (Table 37)

Data from OREB shows that in 2009, 17.0% of all residential resales in Ottawa were affordable to households up to the 40th income percentile, down from 18.8% the previous year. This includes all housing types (singles, semis, townhouses and condo apartments) up to \$208,532, the price threshold of affordability for the 40th income percentile. (Table 35)

Housing Affordability Index, 2009 Q4

Source: Royal Bank of Canada



The Royal Bank Housing Affordability Index measures the proportion of pre-tax median household income needed to pay a mortgage, including property taxes and utilities, based on a 25% down payment and 25-year fixed 5-year mortgage for typical house types on the resale market.

In 2009, between the new and resale markets, there were 2,257 ownership units affordable to households up to the 40th income percentile, representing 13.0% of overall sales for the year. This is a drop of more than half from 27.5% in 2005. (Table 37)

v. Major cities

The Royal Bank of Canada produces a quarterly Housing Affordability Index for Canada's major metropolitan areas. The index measures the proportion of pre-tax median household income required to service the cost of a mortgage, including property taxes and utilities, based on a 25% down payment and a 25-year fixed five-year mortgage for typical house types on the resale market.

As of the fourth quarter of 2009, Ottawa was the second most affordable of the five largest cities for most types of ownership housing. A standard two-storey single-detached house required 41.5% of household income to afford in Ottawa, compared with 39.2% in Calgary, 48.9% in Montreal, 58.4% in Toronto, and 77.5% in Vancouver. A townhouse in Ottawa took 31.1% of the average income, compared with 29.8% in Calgary, 34.7% in Montreal, 41.4% in Toronto and 51.7% in Vancouver. (Table 38)

The affordability index shows Ottawa as the second most affordable city (to Calgary) despite Ottawa's relatively high real estate prices (on average, the fourth highest in Canada), and incomes that, while high relative to most cities, are significantly lower than those of Calgary (e.g. Table 18).

It should be noted that because the index uses average income, it does not take account of the fact that, as in all of the cities surveyed, many lower income households face significant affordability problems. A recent CMHC study¹⁷ reported that Ottawa, at 51.2%, had the highest median shelter-cost-to-income ratio (STIR) among low-income renters of the dozen largest cities in Canada. The next highest city was Saskatoon with a median STIR of 44.0%, followed by Toronto at 42.0%.

¹⁷ "Low Income Urban Households Not in Core Housing Need", CMHC Research Highlight 09-001, March 2009.

5. Non-Residential Development

HIGHLIGHTS

- Ottawa-Gatineau had its third best year on record for non-residential construction, with **\$948m** in permits
- Ottawa was the only one of the Big Six cities to have an increase in non-residential construction
- Investment activity in Ottawa retrenched to **\$909m**

The total value of 2009 non-residential building permits in Ottawa-Gatineau was the third highest on record at **\$948 million**. Activity was up 4.7% from 2008.¹⁸

In the city of Ottawa itself, non-residential building permits issued in 2009 were up 21% above the previous year, at **\$830 million**. (Table 39)

Industrial construction leads the increase, quadrupling its level of 2008. At \$103 million, industrial permits were the highest ever recorded. Institutional and commercial permits both declined in Gatineau but increased in Ottawa by 9% and 11% respectively. (Table 16)

Major cities

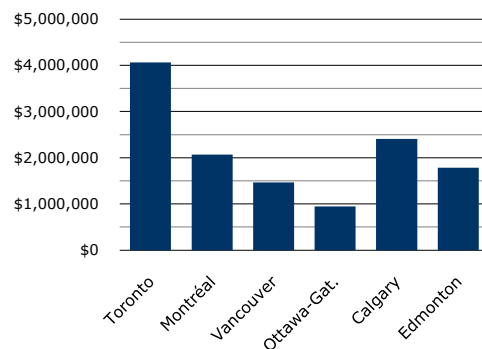
In all other cities except Ottawa, non-residential activity decreased. Montreal (-4.4%) and Edmonton (-8.3%) had the softest slowdowns. In Toronto, the deceleration was spread across all sectors. In Vancouver there was the slowdown was especially in commercial permits.

Permits in Montréal (-4.4%) and Calgary (-12.1%) both declined in industrial and commercial sector, while institutional activity increased. (Table 16)

Ottawa-Gatineau's share of non-residential construction was 7.8% of the total for the Big Six cities, from 6.9% in 2008 - its highest share since 2002.

Value of non-residential building permits, 2009 (\$000's)

Source: Statistics Canada



NON-RESIDENTIAL BUILDING PERMIT VALUES – YR/YR CHANGE, 2008-2009

Ottawa (city)	21.4%
Ottawa-Gatineau	4.7%
Montreal	-4.4%
Edmonton	-8.3%
Calgary	-12.1%
Toronto	-20.7%
Vancouver	-33.2%

Source: StatCan

¹⁸ Building permits values over time are not adjusted for the effects of inflation.

5.1 Investment

After the slump of 2008, investment rose 4.8% in 2009 to reach \$909 million. (Table 43) As was the case in 2008, worldwide financial conditions have limited the investment field and pool of buyers.

Transactions in 2009 focused on retail, which accounted for 25% of all purchases and were 52% higher than in 2008. The largest component of the \$231 million in retail transactions in 2009 was the purchase of a 50% interest in Bayshore Shopping Centre by KingSett Capital from Bayshore Shopping Centre Ltd. for \$157.5 million.

Land investment dropped 20% to \$190 million, but retained 21% of total activity. The largest sale was of 400 acres (162 ha) of vacant residential land in the Fernbank area by Brookfield Homes to CRT Development for \$43.3 million (an abutting 166 acres (66 ha) was sold by Brookfield to Phoenix Homes for \$19.1 million in Dec. 2008). Another significant purchase was that of Nortel's 174 acres (70 ha) of land in the 417 Business Park to Regional Realty for \$8.9 million. The land had been acquired by Nortel in 2000-01 for \$26 million.

Office building transactions, with a 20% share, dropped only marginally to \$181 million. The largest purchases were by the federal government of the three-building Queensway Corporate Campus, near 417 and Cyrville, for \$56.8 million from London Life and Great-West Life, and Slater 66 (250,000 sq.ft.) was bought by KingSett from Pacific International Equities for \$55.1 million.

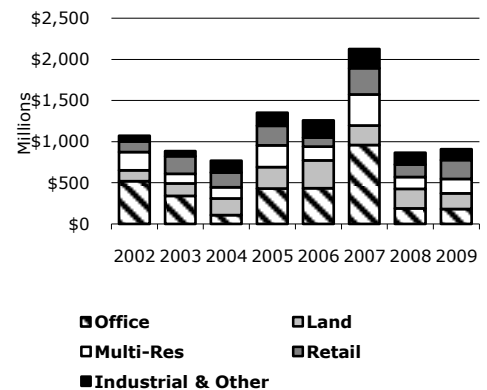
The largest industrial purchase in 2009 was also by KingSett, of 1165 Kenaston, home of St. Joseph printing, from SREIT for \$15.7 million.

Multi-residential was the only other sector to see an increase in sales volume, due to its relatively stable and reliable cash flows. Transactions were up 22% to \$175 million, led by the purchase of the 500-unit Russell Gate apartments by a numbered company for \$37.5 million. Homestead Holdings bought 220-unit 33 Banner Road from Primecorp for \$22.5 million and the 100-unit Sandringham apartments on Range Road for \$13 million.

While transactions in Calgary, Montreal and Toronto were down by 80%, 75% and 58% respectively, investment activity in Ottawa is notable for having increased, a sign of the stability of the Ottawa real estate market.

Real Estate Investment, Ottawa

Source: CB Richard Ellis and Juteau
Johnson Comba





5.2 Office Market

HIGHLIGHTS

- Ottawa-Gatineau has the **third largest** amount of office space in Canada, after Toronto and Montreal
- Ottawa-Gatineau, at **5.9%**, had the lowest office vacancy rate of any large centre in Canada
- In 2009 Ottawa's office vacancy rate was **6.7%**
- Ottawa's average office lease rate is one of the most affordable among large Canadian cities

i. Overview

The Ottawa-Gatineau metropolitan area has a combined inventory of 6.2 million m² (67.0 million square feet, msf) of total office space, the third-largest concentration of office space in Canada. Excluding privately owned and occupied space the combined inventory is about 5.2 million m². Ottawa alone (excluding Gatineau) has 5.5 million m² (58.8 msf), 89% of the metropolitan area.¹⁹

In terms of commercial office inventory (space that is leased on the market), Ottawa ranks fifth among Canada's major cities with about 3.2 million m² (34.9 msf) of space. (Table 44)

Of Ottawa-Gatineau's overall office space 2.5 million m², or 40%, is owner-occupied. Of that, 60% is owned by government and 40% by private companies. This gives the Ottawa market considerable stability.

OFFICE MARKET, 2009 (excludes privately owned & occupied)

CMA	TOTAL SUPPLY (million m ²)	VACANCY RATE (%)
Toronto	17.1	6.1
Montréal	6.8	7.4
Ottawa-Gatineau	5.2	5.9
Vancouver	5.0	7.2
Calgary	4.9	11.7
Ottawa	4.5	6.7
Edmonton	1.9	9.7

Source: City of Ottawa & Colliers International

In addition, the federal government leases 1.6 million m² of office space in the commercial market. It is estimated the federal presence accounts for almost 60% of all office space in Ottawa-Gatineau. (Table 42)

ii. Rental Rates

Ottawa's downtown office rental rates fell by 2.0% in 2009. At an average **\$533/m²** (\$49.50/sq.ft.), class 'A' office rents in Ottawa were second highest among major cities. Toronto was highest, despite a 12% drop in lease rates. At \$549/m², downtown Toronto class 'A' office space was 3% pricier than Ottawa's. Calgary dropped to third place after a 24% fall in rates to \$452/m². In 2007 Calgary was Canada's most expensive office market. Rates in Vancouver (+6.8%) and Montréal (+11.2%) were the only large cities to post an increase in 2009. (Table 45)

¹⁹ **TOTAL OFFICE SPACE** includes commercial, medical and government-owned office space, but still excludes owner-occupied private office space. In Royal LePage's National Office Survey, government-owned office buildings are not tallied, and neither are medical buildings in the Ottawa market. Federal office space information is sourced from Treasury Board of Canada's Directory of Federal Real Property.

Overall, office space across Ottawa averaged a net lease rate of \$183/m² (\$16.98/sq.ft.), 1.0% higher than in 2008. (Table 45)

Ottawa (at \$495/m²) has the second most affordable downtown office market in Canada in terms of occupancy costs, just ahead of Montreal. Calgary, Toronto, Vancouver and Edmonton are all pricier cities than Ottawa to operate an office. Downtown Toronto (\$699/m²) is second to Manhattan (\$742/m², down 42% from 2008) in occupancy costs, and Vancouver is third-highest. All U.S. cities listed on Table 46 had double-digit office vacancy rates in 2009 and consequently office occupancy costs fell by double-digit percentages. (Table 46)

iii. Vacancy Rates

Ottawa's commercial office vacancy rate rose to 6.7% in 2009 due to a small rise in downtown vacancies and persistently high rates in Kanata. Ottawa traditionally has one of Canada's lowest office vacancy rates, and in 2009 it was second-lowest behind Toronto's 6.1%. Vacancy rates in all major cities climbed, especially in the West: vacancy rates in Calgary more than doubled to 11.6%.

Canada's office markets, by international standards, are still faring well. Most major US cities now have double-digit vacancy rates, as do most financial hubs around the world.

Downtown

Ottawa's downtown office market loosened a little in 2009. One new building at 180 Kent (34,500 m²) was completed in 2009 in the Central Business District (CBD), boosting the vacancy rate from 2.3% in 2008 to 3.9%. The overall office vacancy rate in the greater downtown core rose from 2.9% in 2008 to 4.7% in 2009. (Table 40)

One new tower is under construction and scheduled for occupancy in 2011: Export Development Canada's 19-storey, 37,450-m² building at the corner of Slater and O'Connor Streets.



EDC's proposed new headquarters in downtown Ottawa, being built by Broccolini Construction, may be linked to a future underground LRT station.

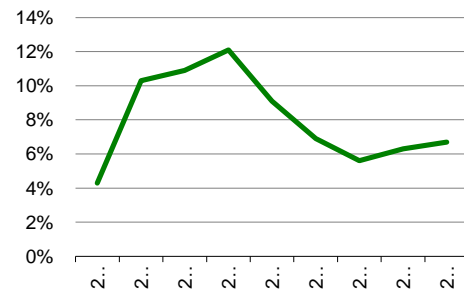
There are plans for five downtown towers on the drawing boards. These include Brookfield's Place de Ville Phases III and IV, with a combined 47,000.m² of office space; Standard Life's proposed office tower at Bank and Slater Streets with 26,500.m² of space; Great-West Life's Tower II of BMO Place, which would add 33,900 m² at 265 Laurier Avenue West; and Broccolini's proposed 20,900-m² building at 199 Slater beside the Telus building.

Suburbs

Ottawa's suburban commercial office market is Canada's third largest in floor space, with 1.5 million m², after Toronto and Montreal. Proportionally, it occupies a significant position in the overall market. No other city has a higher percentage of commercial office space in its suburbs than Ottawa.

Commercial office vacancy rate, Ottawa

Source: Colliers International



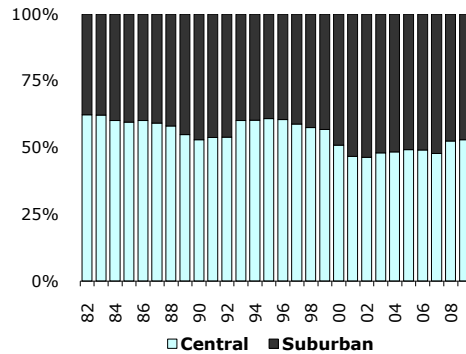
The suburban office vacancy rate dropped to 8.9% in 2009, primarily because of the negative absorption in Kanata. Kanata still has the highest office vacancy rate of the Ottawa submarkets (16.9%), but the rate is down from over 20% in 2008 and is predicted to drop further in 2010. Vacancy rates also tightened elsewhere in the West of the city and in the South Airport area. (Table 40)

Public Works has said the federal government will need approximately 380,000 m² of additional office space over the next five years to house new employees and for swing space while older offices are refurbished. About two thirds of the government’s class A office space is over 20 years old and in need of restoration.

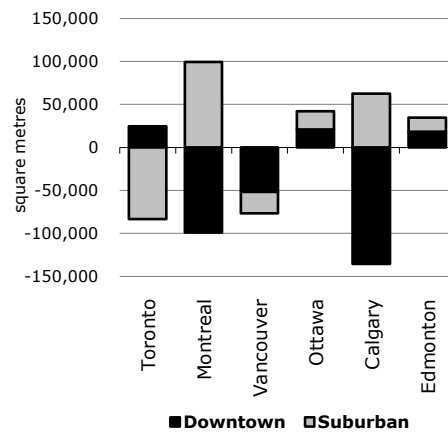
The federal government is also seeking to rebalance the 75%-25% federal job distribution between the Ontario and Quebec sides of the National Capital Region. Public Works has announced plans to build two build-to-lease buildings: a 12-storey 45,000-m² tower at 455 de la Carrière blvd., off Autoroute 5, and a 15-storey 64,000-m² building on Eddy Street in downtown Hull.

Plans were announced by the federal to redevelop the Lorne Building and adjacent parking lot with 49,500 m² of office space, to be developed through a lease-purchase arrangement with a private developer, and announced a lease of 20,000 m² in the east end. They also acquired an 11.7 hectare development site at Hwy 417 and St Laurent that could accommodate 100,000 m² to 200,000 m² of office space. Plans for this land have not yet been announced. The federal government also made their first foray beyond the greenbelt in 2009, acquiring 6000 m² of office space on Legget Dr in Kanata. They also secured an additional 3000 m² elsewhere in Kanata. The international planning and design firm HOK won a contract to help Public Works prepare a master plan that will guide the redevelopment of the sprawling 49-hectare Tunney’s Pasture complex. The big question for the future of office space in Ottawa in the near term is how the government will meet its needs: whether they will occupy some or all of the approximately 200,000 m² that are available at the Nortel campus; acquire more space outside the Greenbelt or acquire more space in Gatineau.

Share of Ottawa's commercial office space
Source: Cushman Wakefield



Office space absorption, 2009
(Source: Colliers)



5.3 Industrial Market

HIGHLIGHTS

- Ottawa's industrial vacancy rate remained the lowest among large centres in Central Canada
- Average lease rates down 3% to \$83/m² (\$7.68/sq.ft.)



Canada's industrial sector had started slowing in 2007 due to a high Canadian dollar and high energy costs. In 2008 it was hit again by the worldwide recession, defined among other things by a marked slowing of consumer spending which reduced the need for manufacturing, warehousing and distribution space. The Canadian economy emerged from recession in the final quarter of 2009.

Since Ottawa is not a significant manufacturing centre, the industrial market here has not been affected as much as those of Montreal and Toronto. No major closures or layoffs were announced in Ottawa's warehousing or distribution sector.

Ottawa's overall industrial vacancy rate remained unchanged in 2009 at 5.1%, but the distribution of available space became more evenly split between the Western and Eastern submarkets with a drop in vacancies in the West and a slight increase in available properties in the Eastern market. There were 6,006 m² of net industrial space absorptions in Ottawa in 2009. Kanata accounted for the bulk of the city's leasing activity, with about 24,000 m² absorbed. At the end of the year there were about 105,000 m² of space available. (Table 50)

Only one new industrial building with 11,400 m² was under construction in 2009, to be completed in 2010. This building, in the Queensway Business Park, was built on speculation and has acquired its first major tenant: the University of Ottawa, for about 1700 m².

Ottawa fared well compared with other major cities. Vacancy rates continued to increase in most Canadian markets, but at a slower pace than in prior years. Absorption of available units improved in most Canadian markets toward the end of 2009, with the exception of Montreal, which continued to have the highest vacancy rate in Canada. (Table 47)

Major cities

Lease rates in Ottawa's industrial market fell by an average of 3% in 2009. However, at \$83/m² (\$7.68/sq.ft.), Ottawa's rates remained about 50% higher than those of its two larger neighbours.

Rates decreased by 6.1% in Toronto (to \$53/m²) and by 0.4% in Montreal (to \$56/m²). In Calgary, rates fell by 21.1%, to \$81m². Calgary had the most expensive industrial land in Canada in 2008. In 2009 it fell to fourth position below Ottawa. (Table 48)

INDUSTRIAL MARKET OVERVIEW, 2009

CMA	TOTAL SUPPLY (million m ²)	VACANCY RATE (%)
Montréal	31.4	6.9
Vancouver	16.2	4.8
Toronto	66.9	6.3
Edmonton	7.1	5.4
Calgary	11.0	6.3
Ottawa	2.6	4.2

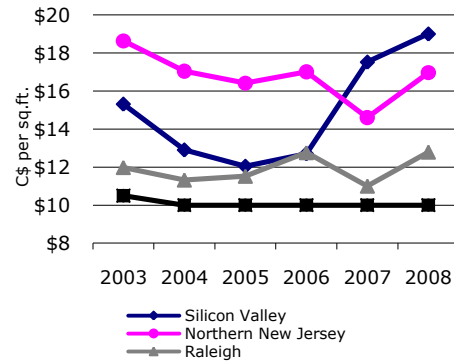
Source: Colliers International

North America

Colliers tracks “Industrial Triple-Net Rents”²⁰ in major metro areas in North America for industrial space between 50,000 and 100,000 sq.ft. (4,650-9,300m²). Of the six million-plus Canadian cities, Ottawa is now the priciest for Tech R&D space at \$10.50/sq.ft., followed by the western cities

Most competing high-tech hubs in the United States show higher rental rates for R&D space. The priciest is San Francisco (\$22.14/sq.ft.), followed by Northern New Jersey (\$14.70). The San José-Silicon Valley area took a major drop from \$19 in 2008 to \$13.41 in 2009 (all figures in Canadian dollars). (Table 51)

Triple-Net Rent, Tech R&D Space, Ottawa and Selected U.S. Cities
Source: Colliers



5.4 Retail Market

HIGHLIGHTS

- Retail sales in Ottawa-Gatineau fell by **1.1% in 2009 to \$14.7 billion**
- Ottawa had the third highest average retail sales per capita among major centres
- Power centres now make up **24.2%** of Ottawa’s total retail space; Mainstreets are third at **15%**

i. Overview

Retail sales fell by 1.1% in Ottawa-Gatineau in 2009 to an estimated **\$14.7 billion**. This was the second best performance among the six big cities after Montreal, which grew by 0.2%. Retail sales in the other major cities fell: Toronto (-4.0%), Vancouver (-4.5%), Calgary (-8.7%), and Edmonton (-8.8%).

Ottawa retained its position as having the third highest retail sales per capita among the country’s major cities after Calgary and Edmonton which, despite large declines, remained in first and second place respectively in retail sales per capita in 2009. However, retail was one of the weakest areas of Ottawa’s economy in 2009 with the loss of 11,200 jobs in the CMA in 2009. (Table 52)

Statistics Canada data on household expenditures was not published for Ottawa in the latest survey. In previous years, Ottawa households regularly

RETAIL SALES PER CAPITA, 2009

Calgary	\$16,438
Edmonton	\$15,229
Ottawa-Gatineau	\$12,043
Montréal	\$11,104
Vancouver	\$10,402
Toronto	\$10,318

Source: Conference Board of Canada, Metropolitan Outlook, Spring 2010

²⁰ “Triple Net Rent” includes rent payable to the landlord and does not include additional expenses such as taxes, insurance, maintenance, janitorial and utilities.

ranked among the top spenders on recreational activities, reading material, education, insurance and pension contributions, and household furnishings and equipment. Ottawa's household incomes tend to rank in the top three among major cities.

ii. Retail Space and Vacancy Rates

In late 2007 the City of Ottawa commissioned its third Retail Survey, which was conducted by the Corporate Research Group (CRG). It found an overall vacancy rate of 4.9% out of an inventory of 2.89 million m² (31.1 msf) of retail space across the city. In 2009, the vacancy rate was 3.1% out of an inventory of 2.96 million m² (31.8 msf) (Vacancy rates were not available for all categories in 2009) (Table 53)

Power centres and standalone big-box outlets have continued to increase their share of the city's total retail space. The most significant increase in share of total space was in the power centre format, which rose from 21.1% in 2006 to 24.2% in 2009. The effect of power centres on suburban retail seems to be a flight-to-size, whereby retailers leave community shopping centres and relocate within power centres. Community shopping centres have seen their share of space decline and the net amount of leasable space has also dropped. Some community centres are being de-malled and others are showing high vacancy rates.

Mainstreets are the third largest category in terms of total retail space, but their share has shrunk from 16% in 2004 to 15% in 2009.

Cushman and Wakefield report a 2009 year-end vacancy rate of 3.1% on an inventory of 1.73 million m² (18.7 msf) that does not include Mainstreets or small retail buildings like strip malls. This is slightly higher than the 2.9% reading as of year-end 2008. The change comes from a few large vacancies in the downtown core (240 Sparks renovations) and community shopping centres, not a general decline in the market.

Big Box

There were a series of announcements, the most visible of which was Ikea's plan for a new store at Pinecrest shopping centre (pictured left), to be the chain's largest in Canada at 37,000 m². Construction will start on the new store in 2010, with completion in 2011. Smart Centres have purchased the former Laurentian High School, at Baseline Road and Clyde Avenue. On the site, they are proposing a development that would include about 20,000 m² of retail space and about 10,000 m² of office space in a series of two- and three-storey street-front buildings along Clyde Avenue and Baseline Road, with offices above the retail space and residential units to be developed later.



There is a proposal for redevelopment at Fairlawn Plaza, which would add about 1,300 m² of new space. Part of the existing building will be demolished and two new buildings (1200 m² to 1300 m²) will be built fronting on Carling. The development will have a total of just

RETAIL SPACE AND VACANCY RATES BY FORMAT, 2009

Format	Vacancy Rate (%)	Total space (m ²)
Power Centre	0.5	714,963
Other (standalone)	n/a	458,650
Mainstreets	n/a	442,578
Neighbourhood SC	5.3	387,767
Regional SC	0.5	349,771
Community SC	3.5	344,568
Mini-plazas	5.3	216,644
Office concourses	n/a	44,035
Total	3.1	2,958,797

Source: The Corporate Research Group

over 10,000 m² when completed. A major redevelopment is planned for Herongate mall that would see the space decrease slightly to about 18,000 m² in street-front buildings with internal surface parking.

Canada's largest Asian food retailer, T&T, now owned by Loblaws, opened a 5,000 m² store at Riverside and Hunt Club in October, anchoring a new power centre of about 13,500 m².

In Orléans, Empire Theatres opened a 10-screen cinema complex at Innes Road and Belcourt Boulevard, replacing the 6-screen complex at the Orléans Town Centre. The theatre is fully digital and occupies about 3700 m². Lowe's opened its first Ottawa store nearby in September with about 13,000 m².

Streets

According to the City's 2007 Retail Survey, the retail vacancy rate on the most important mainstreets has surged to 8.3%, from 4.1% in 2005. At the same time, there have been additions to the space inventories of several of these mainstreets, in many cases as part of mixed-use buildings with condo apartments in the upper floors.

Stores in New Mainstreet Condo Buildings

Ottawa's Traditional Mainstreets are the focus of a large portion of the condominium apartment boom. As of January 2009, fifteen projects totalling 1,609 units (48% of the total condo units on the market) were on or within one block of a Traditional Mainstreet. A further 23 buildings with about 2,050 units at locations on or within a block of a Traditional Mainstreet are in preliminary planning stages.

The largest concentrations of active projects are on or around Bank Street (5 projects, 747 units), Rideau Street and the Byward Market (3 projects, 525 units), and Wellington Street West and Westboro (4 projects, 239 units).

In terms of known future developments, Rideau Street has three mixed-use retail-apartment projects in the pipeline with about 300 combined units. These projects all have retail at ground level.

On Bank Street, there are plans for a 50-unit mixed-use building at the corner of James Street, and near Bank, Claridge has plans for an 18-storey, 121-unit building on Lisgar Street.

Along the West Wellington-Richmond corridor there are plans for seven condo projects with about 450 dwellings in total. Each of those would also add retail space at street level.

Old Ottawa East seems to be emerging as a potential condominium area. Two proposals have come forward for mixed-use projects, one on the site of a former gasoline station on Main Street, the other on a site two blocks east of Main Street along Greenfield Avenue. A Community Design Plan is underway for Main Street.



Hotel and Residences, between Sparks and Queen Streets, a new retail-hotel-condominium project by Ashcroft, will add new dwellings to the Sparks Street area.

On Sparks Street, Ashcroft Homes was selected to develop a prime site just west of Metcalfe Street with residential units above new retail space. The project will feature 135 units in a mix of apartments and hotel rooms with ground floor retail in two buildings: a six storey building on Sparks and a 16 storey building on Queen. No date has been given for commencing construction.

Malls

According to a Cushman and Wakefield survey, the vacancy rate at regional malls was **0.7%** at the end of 2009, up slightly from 0.6% at the end of 2008.

In Ottawa, three of the five regional malls have announced expansion plans: Bayshore has filed an application to add about 23,200 m². The Rideau Centre has confirmed that their expansion will proceed once construction winds up on the new Ottawa Convention Centre. St Laurent will be expanded by about 45,000 m² with a new Sears store, a new anchor tenant and about 22,000 m² of additional retail space. Minor additions of new stores took place throughout the year but none of the regional shopping centres undertook any major renovation or expansion in 2009.

Regional malls remain the format of choice for new retailers entering the Ottawa market. In 2009 the Rideau Centre welcomed new stores by Zara, Apple and Michael Coors. These chains were previously absent from Ottawa. Place d'Orléans welcomed Canada's first Murale outlet, a cosmetics store operated by Shoppers Drug Mart, and Ottawa's first Aéropostale outlet.

Carlingwood, the smallest of the five regional malls, is undergoing subtle changes in its tenant mix in response to changing demographics in the Westboro area. Long known as a mall that catered primarily to older shoppers, the recent influx of younger families is causing the mall to reposition its offerings.

5.5 Tourism and Hotel Market

HIGHLIGHTS

- Hotel occupancy rate in Ottawa fell to **66%** in 2009, from 71% in 2008
 - Ottawa had the highest occupancy rate among major Canadian cities in 2009
-
-

Tourism is one of Ottawa's main industries. In the last year for which data was reported, 2007, there were 7.8 million visits and visitor spending totalled \$2.22 billion.²¹

The downturn in the U.S. economy, soaring fuel costs in early 2008 and a high exchange rate combined for a challenging year for Canada's tourism sector. Tourism continued to be down until the third quarter of 2009 when a 0.3% increase was reported, followed by a 0.4% increase in the fourth quarter of 2009.

²¹ Ottawa Tourism, 2007 Annual Report

Although Ottawa's hotel occupancy rate declined in 2009 to 66% from 71% in 2008, Ottawa's hotel industry fared better in most reported measures than Canada's other major cities. Ottawa had the highest hotel occupancy rate, slightly above the Western big three, and significantly above Montreal and Toronto. Ottawa's hotel rooms had the second-highest average revenue per available room (*RevPAR*) when stacked up against the country's other large cities. The value of Ottawa's hotels, as tracked by the Colliers Hotel Value Index, showed the smallest decrease among Canada's major cities (-2%); the other large Canadian cities all decreased by more than 5%. (Table 56)



The new 63 room Holiday Inn Express near the airport.

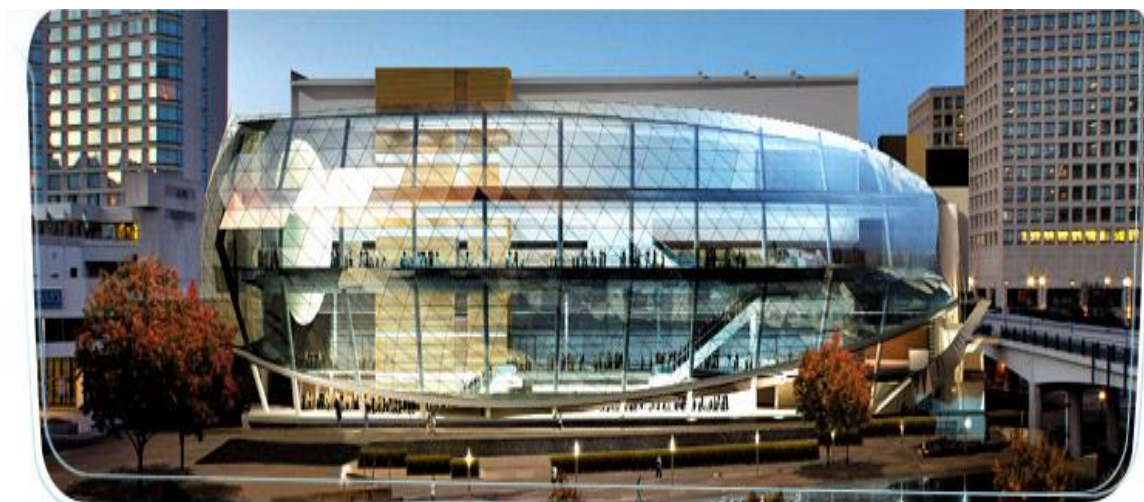
Two new hotels opened in Ottawa in 2009; a Best Western at Tenth Line and St. Joseph in Orleans with 63 rooms, and a Holiday Inn Express on Gibford Drive near the airport with 91 rooms.

Passenger traffic at Ottawa Macdonald-Cartier International Airport was down about 3% overall in 2009 from the year before. Domestic and trans-border traffic decreased by -4 and -8% respectively, but international passengers increased by 19%.

Porter Airlines began offering new routes to the east coast cities of Halifax and St. John's.

The Shenkman Arts Centre in Orléans opened in June 2009. This is Ottawa's first private-public partnership for a cultural venue, worth \$35 million. The 7,800-m² arts centre features a 500-seat auditorium, a 100-seat studio theatre, a municipal art gallery, main foyers designed to serve as art exhibition and reception space, visual arts and pottery studios, music and dance rehearsal studios, and studios for visual artists and new media studios.

In 2008 the Ottawa Congress Centre closed for demolition and replacement with a new Convention Centre that will be triple the size. The new Ottawa Convention Centre will open in



The new Ottawa Convention Centre (above) will replace the 1983 Congress Centre. The new facility will be triple the size.

April 2011. It will be a three-storey building with 18,500 m² of convention space with a large glass-enclosed atrium overlooking the Rideau Canal. The new centre, with 8,000 hotel rooms within a 15-minute walk, will be able to host conventions of up to 6,000 delegates. Until that new facility opens in 2011, Ottawa will not be hosting as many major conventions. Tourism Ottawa is therefore putting more emphasis on domestic leisure travel in its marketing efforts. Ottawa was ranked first among travel destinations in top-of-mind awareness in the Greater Toronto Area, and third in Montreal. And while business travel will itself be challenged by the recession, one possible outcome of the federal government's financial stimulus package may be increased business trips to the nation's capital from all across Canada.

TABLE 1
CENSUS POPULATION OF CANADA'S SIX LARGEST
METROPOLITAN AREAS, 1996-2006

CMA *	CENSUS POPULATION					
	1996	2001	2006	2001-06 % chg.	Growth 1996-2006	1996-2006 % chg.
Toronto	4,263,759	4,682,897	5,113,149	9.2%	849,390	19.9%
Montréal	3,326,510	3,426,350	3,635,571	6.1%	309,061	9.3%
Vancouver	1,831,665	1,986,965	2,116,581	6.5%	284,916	15.6%
Ottawa-Gatineau	998,718	1,063,664	1,130,761	6.3%	132,043	13%
Calgary	821,628	951,395	1,079,310	13.4%	257,682	31.4%
Edmonton	862,597	937,845	1,034,945	10.4%	172,348	20.0%

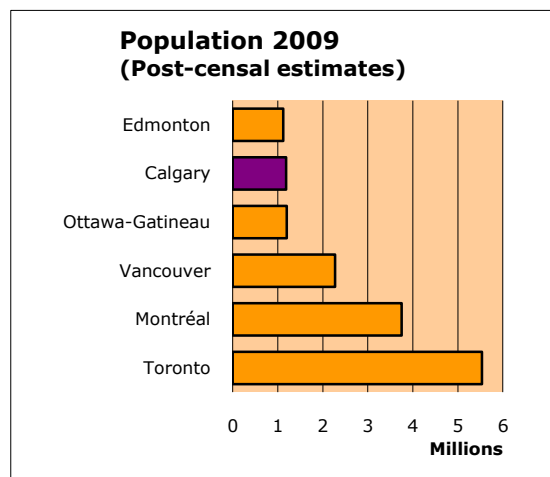
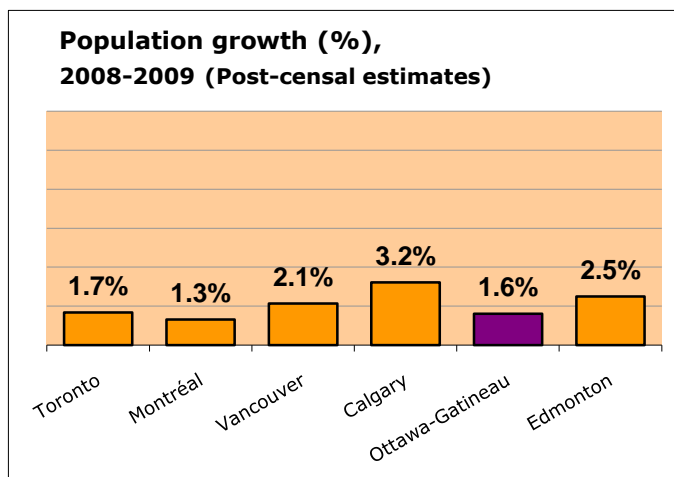
Source: Statistics Canada, Census of Canada

* CMA = Census Metropolitan Area, as defined by Statistics Canada. CMA boundaries vary slightly from Census to Census. Population figures are given for each CMA according to the boundaries in effect at each census year.

CMA *	POST-CENSAL ESTIMATES					2008-2009
	2005 (F)	2006 (F)	2007 (U)	2008 (U)	2009 (P)	% chg.
Toronto	5,314,100	5,336,700	5,432,600	5,530,600	5,623,500	1.7%
Montréal	3,636,700	3,685,000	3,721,400	3,765,100	3,814,700	1.3%
Vancouver	2,215,200	2,190,100	2,231,300	2,279,300	2,328,000	2.1%
Calgary	1,069,200	1,123,900	1,156,800	1,191,800	1,230,200	3.2%
Ottawa-Gatineau	1,150,900	1,169,000	1,183,100	1,201,300	1,220,700	1.6%
Edmonton	1,023,700	1,073,800	1,101,600	1,127,300	1,155,400	2.5%
City of Ottawa	838,024	845,917	855,806	869,086	882,477	1.5%

Source: Statistics Canada, Tables 051-00461 through 051-00465; estimates are for July 1 each year

Note: (F) - Final; (U) - Updated; (P) - Preliminary

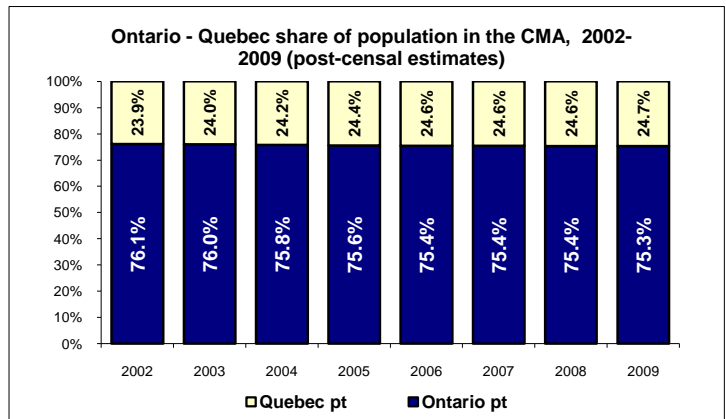
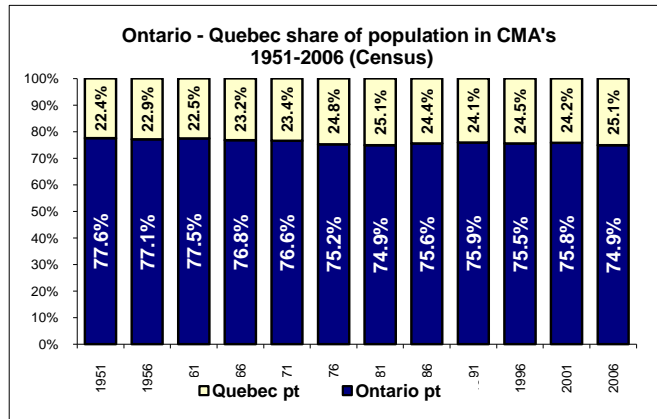


**TABLE 2
POPULATION AND HOUSEHOLDS, GATINEAU CMA, 1991-2006**

MUNICIPALITY	POPULATION							Households 2006 Census
	Census 1991	Census 1996	1991-1996 % chg	Census 2001	1996-2001 % chg	Census 2006	2001-2006 % chg	
City of Gatineau	201,536	217,591	8.0%	226,696	4.2%	242,124	6.8%	100,265
Cantley	4,424	5,443	23.0%	5,898	8.4%	7,926	34.4%	2,750
Chelsea	5,091	5,925	16.4%	6,036	1.9%	6,703	11.1%	2,780
La Pêche	5,854	6,160	5.2%	6,453	4.8%	7,477	15.9%	3,060
Pontiac	4,501	4,722	4.9%	4,643	-1.7%	5,238	12.8%	2,005
Val-des-Monts	5,551	7,231	30.3%	7,842	8.4%	9,539	21.6%	3,670
L'Ange-Gardien	2,815	2,880	2.3%	2,870	-0.3%	4,348	51.5%	1,495
Denholm	409	493	20.5%	526	6.7%	604	14.8%	255
Gatineau CMA	226,957	247,072	8.9%	257,568	4.2%	283,959	10.2%	116,280

Source: Statistics Canada Census data, 1991-2006

NOTE: The Gatineau CMA did not include L'Ange-Gardien and Denholm prior to 2006; CMA totals reflect this.



NOTE: In the 1951-2006 graph, Ottawa and Gatineau CMA's refer to the CMA area as of each Census year.

POST-CENSAL POPULATION ESTIMATES, OTTAWA-GATINEAU CMA

Statistics Canada	2002 (F)	2003 (F)	2004 (F)	2005 (F)	2006 (F)	2007 (U)	2008 (U)	2009 (P)
Ottawa-Gatineau CMA								
Ontario part of CMA	851,739	860,237	865,776	869,835	881,902	892,044	905,538	919,258
(%)	76.1%	76.0%	75.8%	75.6%	75.4%	75.4%	75.4%	75.3%
Quebec part of CMA	267,080	271,792	276,600	281,101	287,053	291,029	295,762	301,416
(%)	23.9%	24.0%	24.2%	24.4%	24.6%	24.6%	24.6%	24.7%
Total CMA Population	1,118,819	1,132,029	1,142,376	1,150,936	1,168,955	1,183,073	1,201,300	1,220,674

Note: (F) - Final; (U) - Updated; (P) - Preliminary

Source: Derived from CANSIM Table 051-0046, Statistics Canada.

**TABLE 3
GREATER OTTAWA-GATINEAU AREA POPULATION & DWELLINGS**

Municipality	2001 Census		2006 Census			2009 City Estimates	
	Population	Occupied Dwellings	Population	Occupied Dwellings	Total Dwellings	Population	Occupied Dwellings
Ottawa, C	774,072	301,770	812,129	320,888	340,732	908,389	371,975
Gatineau, V	226,696	91,930	242,124	100,203	104,607	262,600	112,666
Prescott & Russell (part)	54,126	18,660	57,264	20,570	21,259	65,240	23,424
Alfred and Plantagenet, TP	8,593	3,190	8,654	3,373	3,581	9,490	3,698
Casselman, Vlg.	2,910	1,095	3,294	1,243	1,280	3,850	1,457
Clarence-Rockland, C	19,612	6,690	20,790	7,491	7,667	23,450	8,450
Russell, TP	12,412	4,040	13,883	4,730	4,838	15,730	5,361
The Nation Municipality	10,599	3,645	10,643	3,733	3,893	12,720	4,458
Leeds & Grenville (part)	16,393	5,965	17,065	6,357	6,708	19,310	7,191
Merrickville-Wolford, Vlg.	2,812	1,060	2,867	1,115	1,195	3,160	1,231
North Grenville, TP	13,581	4,905	14,198	5,242	5,513	16,150	5,960
Stormont, Dundas & Glengarry (pt)	11,014	4,025	11,095	4,175	4,323	12,280	4,622
North Dundas, TP	11,014	4,025	11,095	4,175	4,323	12,280	4,622
Lanark (part)	30,447	10,975	31,169	11,571	12,338	36,425	13,309
Beckwith, TP	6,046	2,145	6,387	2,296	2,649	8,125	2,872
Carleton Place, Tn.	9,083	3,435	9,453	3,702	3,832	10,580	4,088
Mississippi Mills, Tn.	11,647	4,235	11,734	4,375	4,581	13,460	4,947
Montague, TP	3,671	1,160	3,595	1,198	1,276	4,260	1,402
Renfrew (part)	14,035	5,500	14,380	5,847	6,269	16,590	6,695
Arnprior, Tn.	7,192	3,030	7,158	3,158	3,335	8,400	3,662
McNab/Braeside, TP	6,843	2,470	7,222	2,689	2,934	8,190	3,033
Les-Collines-de-l'Outaouais	34,462	13,020	42,005	15,800	19,909	45,020	16,891
Cantley, M	5,898	2,040	7,926	2,748	2,912	9,180	3,181
Chelsea, M	6,036	2,225	6,703	2,482	2,824	6,990	2,586
La Pêche, M	6,453	2,550	7,477	3,067	4,492	7,550	3,092
L'Ange-Gardien, M	2,870	1,230	4,348	1,492	1,676	4,910	1,690
Notre-Dame-de-la-Salette, M	720	280	774	335	465	810	353
Pontiac, M	4,643	1,730	5,238	2,003	2,003	5,320	2,039
Val-des-Monts, M	7,842	2,965	9,539	3,673	5,537	10,260	3,950
La-Vallée-de-la-Gatineau (part)	1,378	580	1,560	673	1,389	1,670	726
Denholm, M	526	220	604	254	489	610	260
Low, CT	852	360	956	419	900	1,060	466
Papineau (part)	4,306	1,830	4,624	2,013	2,746	5,020	2,188
Lochaber-Partie-Ouest, CT	460	160	514	193	203	630	235
Mayo, M	443	180	549	232	325	580	248
Mulgrave-et-Derry, M	235	105	389	175	448	410	184
Thurso, V	2,436	1,020	2,299	974	1,015	2,530	1,079
Val-des-Bois, M	732	365	873	439	755	870	442
Pontiac (part)	1,172	490	1,458	617	1,277	1,510	638
Alleyne-et-Cawood, M	179	75	248	111	241	270	120
Bristol, M	993	415	1,210	506	1,036	1,240	518
TOTAL OTTAWA-GATINEAU	1,168,101	454,745	1,234,873	488,714	521,557	1,374,054	560,325
Ontario part	900,087	346,895	943,102	369,408	391,629	1,058,234	427,216
Ottawa	774,072	301,770	812,129	320,888	340,732	908,389	371,975
OMATO	126,015	45,125	130,973	48,520	50,897	149,845	55,241
Québec part	268,014	107,850	291,771	119,306	129,928	315,820	133,109
Gatineau	226,696	91,930	242,124	100,203	104,607	262,600	112,666
QMAG	41,318	15,920	49,647	19,103	25,321	53,220	20,443

Sources: Statistics Canada, Census (2001 and 2006);

City of Ottawa (2009 population estimates based on building permits adjusted for demolitions, vacancies and ongoing declines in average household size);

Municipal records for housing starts in OMATO and QMAG municipalities which CMHC does not survey are the basis for 2009 estimates for these areas.

Note 1: because they are derived from different sources, 2009 population estimates should not be compared to 2001 or 2006 Census population figures.

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

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

**TABLE 4
GREATER OTTAWA-GATINEAU AREA POPULATION
AND LABOUR FORCE, 2001-2006**

Municipality	Population, 2001* (StatCan P-C)	Population, 2006* (StatCan P-C)	% growth 2001-06	Employed Labour Force working in Ottawa- Gatineau (2001) (%)	Total Employed Labour Force (2006)	Employed Labour Force working in Ottawa- Gatineau (2006)	Employed Labour Force working in Ottawa-Gatineau (2006) (%)
Ottawa, C	806,560	845,917	4.9%	85%	429,575	356,615	83%
Gatineau, V	231,344	244,707	5.8%	86%	130,495	110,220	84%
Prescott & Russell (part)	54,126	62,323	15.1%	49%	31,235	15,165	49%
Alfred and Plantagenet, TP	8,593	9,393	9.3%	31%	4,350	1,235	28%
Casselman, Vlg.	2,910	3,539	21.6%	41%	1,805	650	36%
Clarence-Rockland, C	19,612	22,692	15.7%	58%	11,340	6,555	58%
Russell, TP	12,412	15,037	21.1%	59%	7,650	4,355	57%
The Nation Municipality	10,599	11,662	10.0%	37%	6,090	2,370	39%
Leeds & Grenville (part)	16,393	18,090	10.4%	39%	9,035	3,545	39%
Merrickville-Wolford, Vlg.	2,812	3,006	6.9%	19%	1,445	270	19%
North Grenville, TP	13,581	15,084	11.1%	43%	7,590	3,275	43%
S.D. & G. (part)	11,014	11,817	7.3%	31%	5,930	2,145	36%
North Dundas, TP	11,014	11,817	7.3%	31%	5,930	2,145	36%
Lanark (part)	30,447	33,816	11.1%	42%	16,085	6,510	40%
Beckwith, TP	6,046	6,799	12.5%	49%	3,545	1,695	48%
Carleton Place, Tn.	9,083	10,089	11.1%	46%	4,645	1,975	43%
Mississippi Mills, Tn.	11,647	12,822	10.1%	41%	6,275	2,455	39%
Montague, TP	3,671	4,106	11.8%	20%	1,620	385	24%
Renfrew (part)	14,035	15,593	11.1%	23%	7,285	1,855	25%
Arnprior, Tn.	7,192	8,137	13.1%	26%	3,385	895	26%
McNab/Braeside, TP	6,843	7,456	9.0%	21%	3,900	960	25%
Les-Collines-de-l'Outaouais (pt)	34,462	41,017	19.0%	67%	22,665	15,175	67%
Cantley, M	5,898	7,719	30.9%	76%	4,435	3,280	74%
Chelsea, M	6,036	7,201	19.3%	70%	3,730	2,765	74%
La Pêche, M	6,453	6,907	7.0%	50%	4,005	2,030	51%
L'Ange-Gardien, M	2,870	4,242	47.8%	75%	2,330	1,630	70%
Notre-Dame-de-la-Salette, M	720	746	3.6%	30%	370	185	50%
Pontiac, M	4,643	5,041	8.6%	65%	2,695	1,625	60%
Val-des-Monts, M	7,842	9,161	16.8%	70%	5,100	3,660	72%
La-Vallée-de-la-Gatineau (pt)	1,378	1,475	7.0%	49%	640	240	38%
Denholm, M	526	565	7.4%	67%	175	70	40%
Low, CT	852	910	6.8%	36%	465	170	37%
Papineau (part)	4,306	4,665	8.3%	42%	1,985	940	47%
Lochaber-Partie-Ouest, CT	460	448	-2.6%	41%	270	130	48%
Mayo, M	443	481	8.6%	64%	335	260	78%
Mulgrave-et-Derry, M	235	271	15.3%	36%	165	75	45%
Thurso, V	2,436	2,654	8.9%	39%	905	320	35%
Val-des-Bois, M	732	811	10.8%	36%	310	155	50%
Pontiac (part)	1,172	1,380	17.7%	34%	675	265	39%
Alleyn-et-Cawood, M	179	175	-2.2%	71%	100	30	30%
Bristol, M	993	1,205	21.3%	28%	575	235	41%
TOTAL	1,205,237	1,280,800	6.3%	80%	655,605	512,675	78%
Ontario part	932,575	987,556	5.9%	79%	499,145	385,835	77%
Québec part	272,662	293,244	7.5%	82%	156,460	126,840	81%

* 2001 and 2006 are Statistics Canada's final Post-Censal estimates for Ottawa and Gatineau; Census population used for all other municipalities.

Sources:

Statistics Canada (2001 and 2006 Census of Population) and Table 97F0015XCB01003 (2001 Census data on Labour Force)

City of Ottawa (2006 Ontario population estimates; based on housing starts and average number of persons per dwelling as reported in the 2001 Census).

Institut de la Statistique du Québec (2006 Québec population estimates by municipality)

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

**TABLE 5
POPULATION & HOUSEHOLDS: ESTIMATES BY SUB-AREA, 2006-2009**

SUB-AREA	POPULATION						HOUSEHOLDS				
	2006	2007	2008	2009	Growth		2006	2007	2008	2009	Growth
					2008-09	% 2008-09					2008-09
Downtown*											
Central Area	9,400	9,380	10,040	10,380	340	3.4%	5,530	5,534	5,966	6,202	236
Inner Area	86,600	86,820	86,650	87,050	400	0.5%	44,188	44,571	44,758	45,221	463
Other Areas Inside Greenbelt											
Ottawa East	52,480	52,400	52,200	52,120	-80	-0.2%	24,886	24,989	25,013	25,110	97
Beacon Hill	32,270	32,280	31,850	31,520	-330	-1.0%	13,825	13,961	13,913	13,900	-13
Alta Vista	78,130	77,730	77,110	76,770	-340	-0.4%	32,166	32,208	32,178	32,266	88
Hunt Club	66,750	66,830	66,730	66,550	-180	-0.3%	25,508	25,724	25,911	26,011	100
Merivale	78,060	78,260	77,980	77,960	-20	0.0%	32,299	32,531	32,596	32,835	239
Ottawa West	41,460	41,790	41,860	42,290	430	1.0%	19,262	19,466	19,504	19,801	297
Bayshore	40,220	40,060	39,770	39,590	-180	-0.5%	17,797	17,813	17,789	17,792	3
Cedarview	48,700	48,400	48,210	48,270	60	0.1%	18,184	18,189	18,258	18,556	298
Urban Centres Outside Greenbelt											
Kanata	69,120	70,630	73,360	75,290	1,930	2.6%	24,825	25,487	26,612	27,608	996
Stittsville	20,870	23,020	24,830	25,470	640	2.6%	6,968	7,710	8,307	8,532	225
South Nepean	57,500	60,480	62,910	66,760	3,850	6.1%	20,542	21,699	22,619	23,998	1,379
Riverside South	7,660	8,470	9,430	10,020	590	6.3%	2,995	3,261	3,571	3,750	179
Leitrim	1,960	2,550	2,890	3,630	740	25.6%	659	843	925	1,174	249
Orléans	99,820	102,150	103,730	105,180	1,450	1.4%	34,835	36,056	36,959	37,969	1,010
Rural											
Rural Northeast	11,630	11,690	11,690	11,710	20	0.2%	4,078	4,112	4,131	4,155	24
Rural Southeast	24,750	25,350	25,830	26,220	390	1.5%	8,631	8,824	8,982	9,116	134
Rural Southwest	26,370	26,730	26,950	27,220	270	1.0%	9,137	9,262	9,343	9,445	102
Rural Northwest	23,540	23,880	24,130	24,380	250	1.0%	8,221	8,340	8,435	8,532	97
City of Ottawa	877,280	888,880	898,150	908,390	10,240	1.1%	354,536	360,580	365,770	371,973	6,203
Downtown*	96,010	96,190	96,700	97,430	730	0.8%	49,718	50,105	50,724	51,423	699
Other Inside Greenbelt	438,060	437,730	435,710	435,070	-640	-0.1%	183,927	184,881	185,162	186,271	1,109
Combined Inside GB	534,060	533,930	532,410	532,510	100	0.0%	233,645	234,986	235,886	237,694	1,808
Urban Cntrs Outside GB	256,930	267,300	277,150	286,350	9,200	3.3%	90,824	95,056	98,993	103,031	4,038
Rural	86,290	87,650	88,600	89,530	930	1.0%	30,067	30,538	30,891	31,248	357
Downtown*	10.9%	10.8%	10.8%	10.7%	7.1%		14.0%	13.9%	13.9%	13.8%	11.3%
Other Inside Greenbelt	49.9%	49.2%	48.5%	47.9%	-6.3%		51.9%	51.3%	50.6%	50.1%	17.9%
Combined Inside GB	60.9%	60.1%	59.3%	58.6%	1.0%		65.9%	65.2%	64.5%	63.9%	29.1%
Urban Cntrs Outside GB	29.3%	30.1%	30.9%	31.5%	89.8%		25.6%	26.4%	27.1%	27.7%	65.1%
Rural	9.8%	9.9%	9.9%	9.9%	9.1%		8.5%	8.5%	8.4%	8.4%	5.8%

NOTE: Based on 2001 post-censal estimates of population and occupied dwelling units, with new dwelling units from building permit information. **Data are year-end.**

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

Source: City of Ottawa, Planning and Growth Management Department

City of Ottawa Sub-Areas

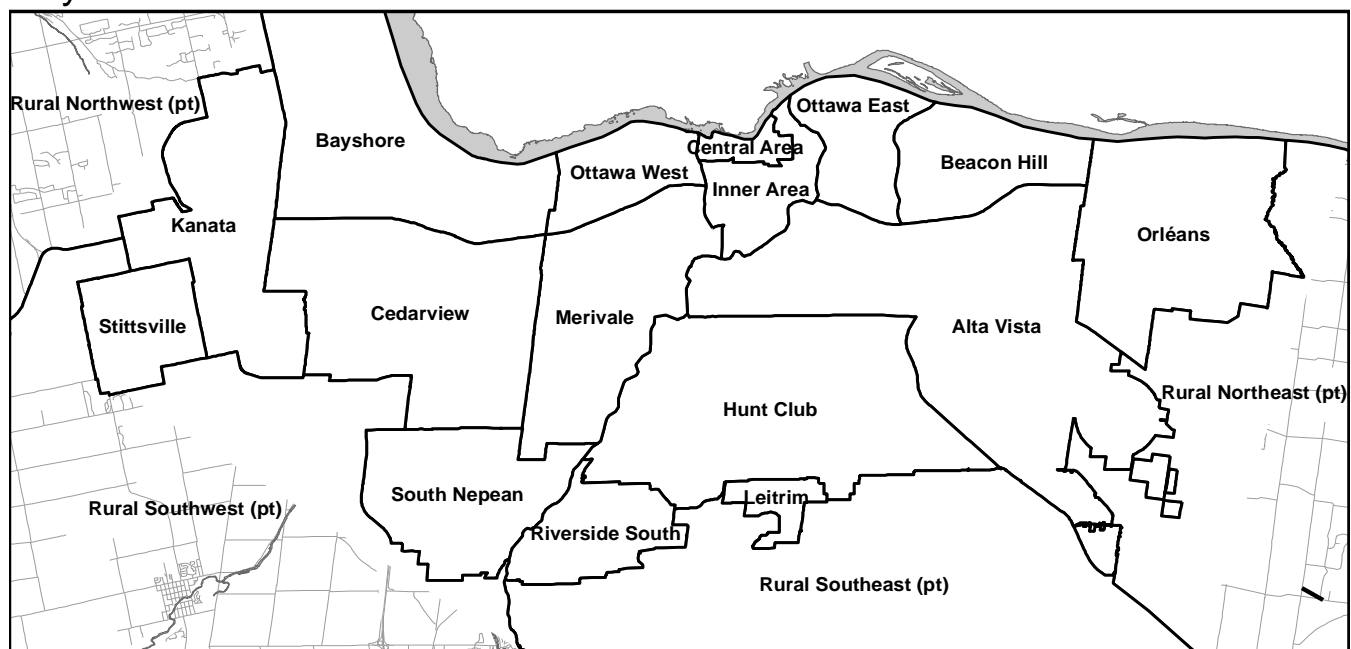


TABLE 6
NET MIGRATION TO THE CITY OF OTTAWA, 2003-2008

BY AGE GROUP

YEAR	AGE GROUP					TOTAL
	0 - 17	18 - 24	25 - 44	45 - 64	65+	
2003-04	793	1,629	441	-836	311	2,338
2004-05 (R)	841	1,800	1,358	-854	197	3,342
2005-06 (R)	1,227	2,302	2,360	-181	239	5,947
2006-07 (R)	1,145	2,141	3,307	-478	111	6,226
2007-08 (P)	1,923	2,600	4,441	-316	196	8,844
5-year total	5,929	10,472	11,907	-2,665	1,054	26,697
5 year %	22.2%	39.2%	44.6%	-10.0%	3.9%	100.0%

Source: Statistics Canada, Migration Estimates for Census Division 3506

(R) = revised

*Time periods represent approximately May to May

(P) = preliminary

BY PLACE OF ORIGIN

	INTRAPROVINCIAL	INTERPROVINCIAL	INTERNATIONAL	TOTAL
In-Migrants				
2003-04	13,568	9,941	7,296	30,805
2004-05 (R)	14,636	10,372	6,827	31,835
2005-06 (R)	14,841	10,477	6,848	32,166
2006-07 (R)	15,244	11,587	5,949	32,780
2007-08 (P)	15,936	12,286	6,457	34,679
Out-Migrants				
2003-04	15,094	11,246	2,127	28,467
2004-05 (R)	14,988	11,522	1,983	28,493
2005-06 (R)	13,451	10,688	2,080	26,219
2006-07 (R)	14,032	10,329	2,193	26,554
2007-08 (P)	13,583	10,157	2,095	25,835
Net Migration				
2003-04	-1,526	-1,305	5,169	2,338
2004-05 (R)	-352	-1,150	4,844	3,342
2005-06 (R)	1,390	-211	4,768	5,947
2006-07 (R)	1,212	1,258	3,756	6,226
2007-08 (P)	2,353	2,129	4,362	8,844

Source: Statistics Canada, Migration Estimates for Census Division 3506

(R) = revised

(P) = preliminary

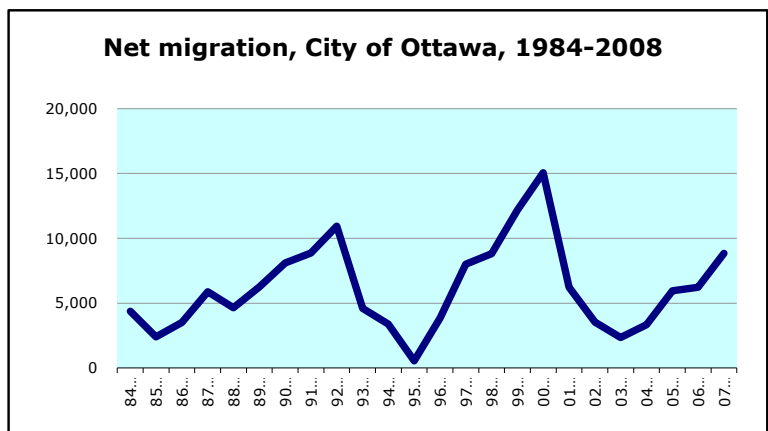
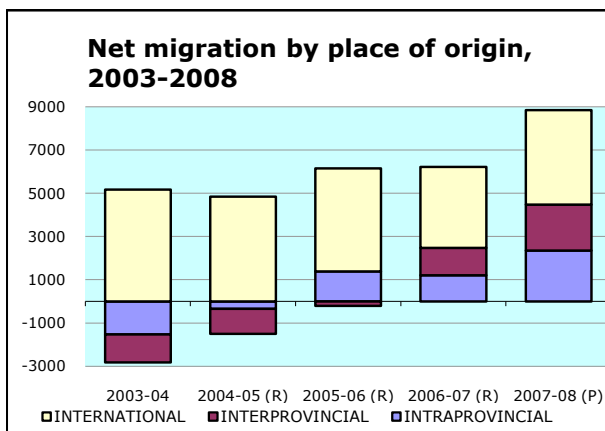


TABLE 7
NET MIGRATION IN-FLOWS AND OUT-FLOWS, CITY OF OTTAWA

1998-2008			
IN-FLOWS*		OUT-FLOWS*	
Greater Montréal	9,517	OMATO and QMAG	-11,696
Atlantic provinces	8,782	Alberta	-2,463
Northern Ontario	7,216	Gatineau	-2,182
Rest of Ontario***	5,343	Greater Toronto Area	-1,589
Eastern Ontario	4,270	British Columbia	-1,578
Manitoba & Saskatchewan	4,037		
Rest of Québec**	2,833		
Canadian North	605		
TOTAL IN-FLOWS	42,603	TOTAL OUT-FLOWS	-19,508
		Net Canadian Migration 1998-2008	23,253
		Net International Migration	49,281
		Net Migration 1998-2008	72,534

2007-2008			
IN-FLOWS*		OUT-FLOWS*	
Greater Montréal	999	Alberta	-288
Rest of Ontario***	962	OMATO and QMAG	-107
Atlantic provinces	788	Gatineau	-104
Northern Ontario	787		
Eastern Ontario	551		
Rest of Québec**	343		
Manitoba & Saskatchewan	333		
British Columbia	108		
Greater Toronto Area	56		
Canadian North	54		
TOTAL IN-FLOWS	4,981	TOTAL OUT-FLOWS	-499
		Net Canadian Migration 2007-2008	4,482
		Net International Migration (Table 2)	4,362
		Net Migration 2007-2008	8,844

Source: Statistics Canada, Migration Estimates for Census Division 3506

* Most significant locations in order of magnitude

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

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

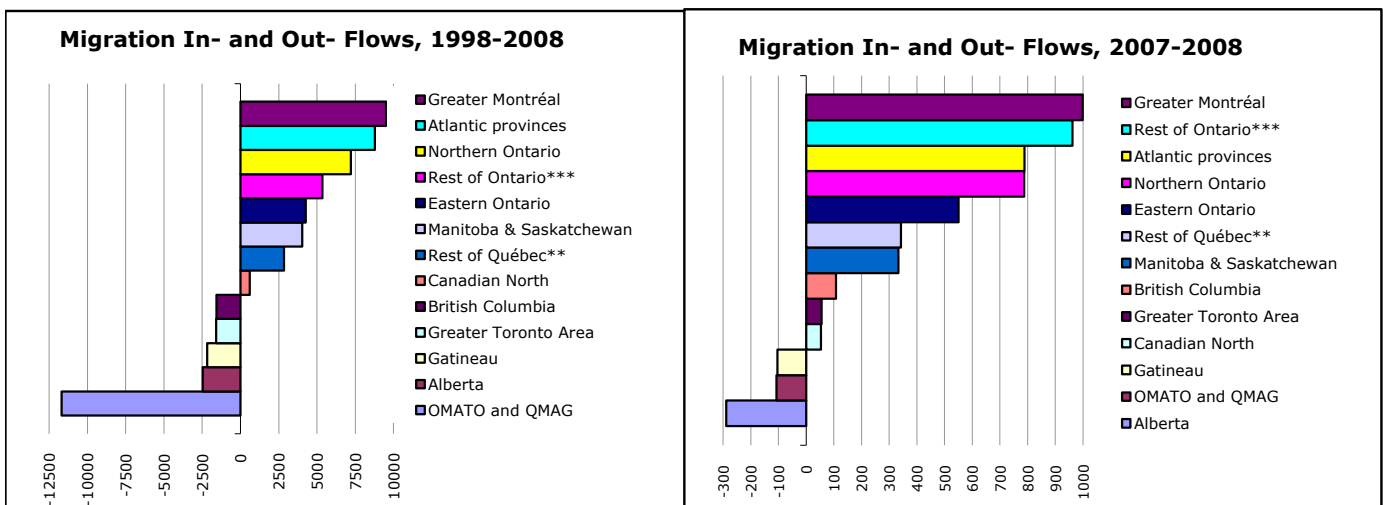


TABLE 8
MIGRATION BETWEEN OTTAWA AND ADJACENT MUNICIPALITIES, 2003-08

UPPER-TIER MUNICIPALITY	2003-2004	2004-2005 (R)	2005-2006 (R)	2006-2007 (P)	2007-2008 (P)	TOTAL 2003-2008
GATINEAU* TO OTTAWA	2,050	2,118	2,023	2,218	2,196	10,605
OTTAWA TO GATINEAU	3,239	2,974	2,257	2,359	2,300	13,129
GATINEAU - NET MIGRATION	-1,189	-856	-234	-141	-104	-2,524
LANARK TO OTTAWA	975	983	904	997	1,088	4,947
OTTAWA TO LANARK	1,436	1,445	1,197	1,221	1,203	6,502
LANARK - NET MIGRATION	-461	-462	-293	-224	-115	-1,555
LEEDS-GRENVILLE TO OTTAWA	777	779	843	875	817	4,091
OTTAWA TO LEEDS-GRENVILLE	1,190	1,114	1,012	1,071	1,088	5,475
LEEDS-GRENVILLE - NET MIGRATION	-413	-335	-169	-196	-271	-1,384
PRESCOTT-RUSSELL TO OTTAWA	1,551	1,755	1,701	1,741	1,801	8,549
OTTAWA TO PRESCOTT-RUSSELL	2,121	1,907	1,836	1,784	1,791	9,439
PRESCOTT-RUSSELL - NET MIGRATION	-570	-152	-135	-43	10	-890
LES-COLLINES-DE-L'OUTAOUAIS TO OTTAWA	240	232	238	294	267	1,271
OTTAWA TO LES-COLLINES-DE-L'OUTAOUAIS	526	484	397	301	351	2,059
LES-COLLINES - NET MIGRATION	-286	-252	-159	-7	-84	-788
RENFREW TO OTTAWA	939	1,017	964	908	1,021	4,849
OTTAWA TO RENFREW	1,134	1,025	1,045	1,076	960	5,240
RENFREW - NET MIGRATION	-195	-8	-81	-168	61	-391
PAPINEAU TO OTTAWA	23	11	20	18	16	88
OTTAWA TO PAPINEAU	37	29	34	17	25	142
PAPINEAU - NET MIGRATION	-14	-18	-14	1	-9	-54
LA-VALLÉE-DE-LA-GATINEAU TO OTTAWA	34	38	21	65	35	193
OTTAWA TO LA-VALLÉE-DE-LA-GATINEAU	57	51	57	42	49	256
LA-VALLÉE - NET MIGRATION	-23	-13	-36	23	-14	-63
PONTIAC TO OTTAWA	69	59	55	71	64	318
OTTAWA TO PONTIAC	82	59	48	50	61	300
PONTIAC - NET MIGRATION	-13	0	7	21	3	18
S.D.&G.** TO OTTAWA	862	1,018	990	923	1,035	4,828
OTTAWA TO S.D.&G.	969	982	713	773	723	4,160
S.D.&G. - NET MIGRATION	-107	36	277	150	312	668
TOTAL	-3,271	-2,060	-837	-584	-211	-6,963
Gatineau	-1,189	-856	-234	-141	-104	-2,524
OMATO Counties*	-1,746	-921	-401	-481	-3	-3,552
QMAG Counties*	-336	-283	-202	38	-104	-887

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

** S.D.&G. = Stormont, Dundas and Glengary 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 9
TOTAL NET MIGRATION, SIX LARGEST CENSUS METROPOLITAN AREAS

CMA	2003-2004	2004-2005 (R)	2005-2006 (R)	2006-2007 (R)	2007-2008 (P)	% chg. 06-07/07-08	2003-2008 TOTAL
Toronto	78,344	84,615	91,909	74,195	72,728	-2.0%	401,791
Montréal	22,378	23,748	20,390	21,960	21,858	-0.5%	110,334
Vancouver	28,339	33,485	36,321	30,102	37,260	23.8%	165,507
Ottawa-Gatineau	5,429	6,009	8,214	8,579	11,148	29.9%	39,379
Calgary	11,679	21,888	22,961	17,905	20,501	14.5%	94,934
Edmonton	6,895	14,417	21,480	17,439	15,797	-9.4%	76,028
TOTAL 6 CMA's	153,064	184,162	201,275	170,180	179,292	5.4%	887,973
Ottawa-Gatineau % of 6 largest CMA's	3.5%	3.3%	4.1%	5.0%	6.2%		4.4%

Source: Statistics Canada, Table 111-0027

(R) = Revised; (P) = Preliminary

TABLE 10
LABOUR FORCE INDICATORS, OTTAWA*, 1999-2009
(ANNUAL AVERAGES)

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	(1)		NOT IN LABOUR FORCE (000)	PARTICI- PATION RATE (%)	UNEMPLOYMENT RATE		
			EMPLOYED RESIDENTS (000)	UNEM- PLOYED (000)			ONTARIO		
							CMA (%)	ONTARIO (%)	CANADA (%)
1999	632.2	438.2	410.2	28.0	194.0	69.3%	6.4%	6.4%	7.6%
2000	648.4	454.3	429.1	25.3	194.0	70.1%	5.6%	5.8%	6.8%
2001	666.4	471.6	442.8	28.8	194.8	70.8%	6.1%	6.3%	7.2%
2002	678.3	474.6	438.9	35.7	203.7	70.0%	7.5%	7.1%	7.7%
2003	686.5	495.5	461.5	34.0	191.0	72.2%	6.9%	6.9%	7.6%
2004	694.2	494.3	461.5	32.8	199.8	71.2%	6.6%	6.8%	7.2%
2005	701.6	496.9	464.3	32.6	204.8	70.8%	6.6%	6.6%	6.8%
2006	707.8	509.0	483.1	25.9	198.9	71.9%	5.1%	6.3%	6.3%
2007	711.5	514.3	488.2	26.2	197.1	72.3%	5.1%	6.4%	6.0%
2008	718.9	525.5	500.0	25.5	193.4	73.1%	4.9%	6.5%	6.1%
2009	728.3	520.6	491.6	29.0	207.7	71.5%	5.6%	9.0%	8.3%
% change:									
2008-09	1.3	-0.9	-1.7	7.4	-2.2		0.7%	2.5%	2.2%
2004-09	4.9	5.3	6.5	4.0	0.4		-1.0%	2.2%	1.1%

Source: Statistics Canada, Labour Force Survey, Tables 282-0053 and 282-0002

* Technically, the Ontario CMA (the Ontario part of the Ottawa-Gatineau Census Metropolitan Area), defined by Statistics Canada as the City of Ottawa, the City of Clarence-Rockland & the Township of Russell.

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

TABLE 11
LABOUR FORCE INDICATORS, GATINEAU, 1999-2009**
(ANNUAL AVERAGES)

YEAR	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED RESIDENTS (000)	UNEM- PLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICI- PATION RATE (%)	UNEMPLOYMENT RATE		
							QUÉBEC		
							CMA (%)	QUÉBEC (%)	CANADA (%)
1999	201.0	135.7	126.2	9.5	65.3	67.5%	7.0%	9.4%	7.6%
2000	204.5	142.4	133.8	8.5	62.2	69.6%	6.0%	8.5%	6.8%
2001	208.8	145.5	135.1	10.5	63.3	69.7%	7.2%	8.8%	7.2%
2002	213.3	147.1	137.1	10.0	66.2	69.0%	6.8%	8.6%	7.7%
2003	218.1	155.0	145.1	10.0	63.0	71.1%	6.5%	9.2%	7.6%
2004	224.0	158.0	147.6	10.4	66.0	70.5%	6.6%	8.5%	7.2%
2005	230.5	165.3	154.2	11.1	65.3	71.7%	6.7%	8.3%	6.8%
2006	235.6	169.7	160.2	9.5	66.0	72.0%	5.6%	8.0%	6.3%
2007	240.0	172.8	163.3	9.4	67.3	72.0%	5.4%	7.2%	6.0%
2008	244.2	180.3	171.7	8.6	63.9	73.8%	4.8%	7.2%	6.1%
2009	248.0	178.9	168.4	10.5	69.2	72.1%	5.9%	8.5%	8.3%
% change:									
2008-09	1.6	-0.8	-1.9	8.3	-2.3		1.1%	1.3%	2.2%
2004-09	10.7	13.2	14.1	4.8	2.3		-0.7%	0.0%	1.1%

Source: Statistics Canada, Labour Force Survey, Tables 282-0053 and 282-0002

** Technically the Quebec CMA (the Quebec part of Ottawa-Gatineau Census Metropolitan Area), defined by Statistics Canada as the City of Gatineau and the Municipalities of Cantley, Chelsea, La Pêche, Pontiac and Val-des-Monts.

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

TABLE 12
EMPLOYMENT BY MAJOR SECTOR (000's), OTTAWA-GATINEAU CMA, 2004-09

By Major Sector	2004	2005	2006	2007	2008	2009
Primary	3.8	3.1	3.4	2.9	3.1	2.2
Utilities	2.9	2.1	1.9	3.0	2.5	3.1
Construction	30.0	30.9	31.1	36.1	32.7	34.7
Manufacturing	37.2	37.3	41.7	43.4	39.2	35.9
Wholesale Trade	13.6	12.0	13.3	12.5	13.3	12.4
Retail Trade	67.7	66.6	69.7	69.7	74.7	62.6
Transportation & Warehousing	20.5	17.3	19.4	22.2	19.4	18.0
Information & Cultural Industries	15.5	17.6	21.3	21.0	17.0	15.6
F.I.R.E.*	29.9	31.0	33.1	31.6	30.9	34.0
Professional, Sci. & Tech. Services	49.5	58.3	63.8	59.8	64.7	66.6
Administrative & Support Services	26.8	28.7	25.6	25.9	26.3	22.5
Health & Education	100.4	109.0	107.9	111.4	121.5	120.2
Arts, Entertainment & Recreation	17.0	12.3	15.0	14.9	15.6	13.3
Accommodation and Food Services	34.1	33.1	38.8	35.2	34.1	31.4
Other Services	24.0	28.2	27.6	28.9	27.2	28.9
Public Administration	136.0	130.2	129.1	132.5	149.2	157.7
Total Employed Residents	609.1	618.5	643.3	651.5	671.7	660.0
By Primary, Secondary or Tertiary Sector						
Primary	3.8	3.1	3.4	2.9	3.1	2.2
Secondary	70.1	70.3	74.7	82.5	74.4	73.7
Tertiary	535.2	545.1	565.2	566.1	594.2	584.1
Total	609.1	618.5	643.3	651.5	671.7	660.0
By Type of Sector						
Private sector	376.7	384.6	413.5	413.1	414.0	395.2
Public sector	218.1	218.0	215.6	222.1	245.0	249.7
Non-profit sector	14.3	15.9	14.2	16.3	12.7	15.1
Total	609.1	618.5	643.3	651.5	671.7	660.0
% private	61.8%	62.2%	64.3%	63.4%	61.6%	59.9%
By Cluster						
Telecommunications equipment	8.6	7.6	12.9	12.2	10.4	8.5
Microelectronics	11.1	13.5	17.1	19.3	15.2	10.4
Software & Communications	28.2	32.6	38.5	38.9	34.5	34.8
Health Sciences	1.7	0.0	1.9	1.7	3.3	4.8
Tourism	51.1	45.4	53.8	50.1	49.7	44.7
Prof Services @ ICF definition	47.3	53.4	53.4	51.0	55.8	56.3
Total, all clusters	148.0	152.5	177.6	173.2	168.9	159.5
High Technology	49.6	53.7	70.4	72.1	63.4	58.5

Source: Statistics Canada, Labour Force Survey, A010909

Note: ' 0.0 ' indicates estimate is less than 1,500

Figures may not add due to rounding and data suppression by Statistics Canada

* F.I.R.E. = Finance, Insurance and Real Estate

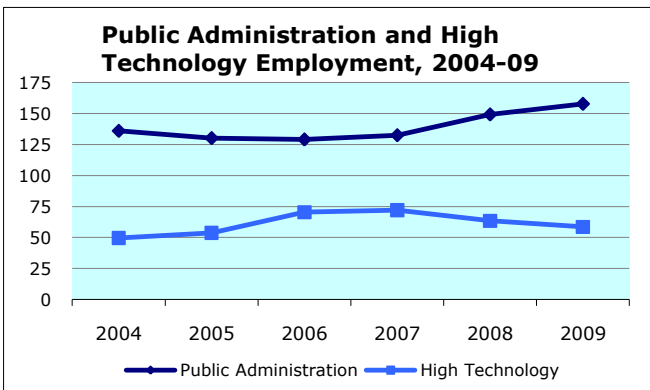
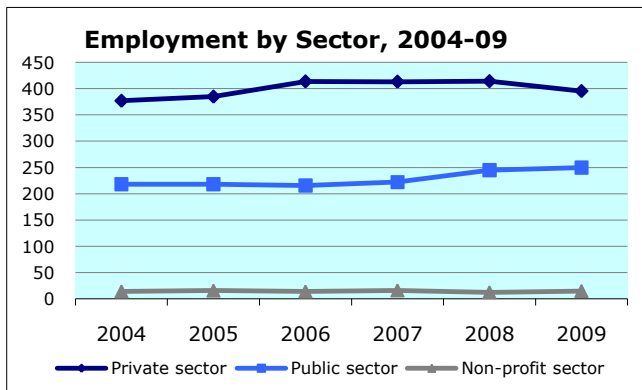


TABLE 13
EMPLOYMENT BY MAJOR SECTOR (000's), OTTAWA CMA, 2004-2009

By Major Sector	2004	2005	2006	2007	2008	2009
Primary	3.2	2.4	2.6	2.2	2.4	1.7
Utilities	1.5	0.0	0.0	0.0	0.0	1.5
Construction	19.8	20.7	19.4	24.4	21.6	23.4
Manufacturing	30.0	30.3	34.0	35.9	30.8	29.5
Wholesale Trade	11.0	9.6	10.2	9.8	9.6	9.5
Retail Trade	49.9	50.1	50.8	52.0	56.8	46.9
Transportation & Warehousing	16.5	12.5	15.0	16.8	13.7	13.2
Information & Cultural Industries	12.1	13.7	17.6	16.9	14.0	12.9
F.I.R.E.*	23.9	23.4	25.8	24.8	23.7	27.2
Professional, Sci. & Tech. Services	43.9	51.0	56.1	52.4	55.1	57.9
Administrative & Support Services	20.0	21.1	18.5	18.3	18.5	14.1
Health & Education	74.0	79.9	77.9	83.1	92.1	89.2
Arts, Entertainment & Recreation	12.3	8.2	11.3	9.9	9.7	9.5
Accommodation and Food Services	25.0	24.3	30.0	26.5	25.8	21.9
Other Services	19.4	22.1	21.1	22.3	21.4	21.8
Public Administration	98.8	93.3	91.3	91.1	103.4	110.9
Total Employed Residents	461.5	464.3	483.1	488.2	500.0	491.6
By Primary, Secondary or Tertiary Sector						
Primary	3.2	2.4	2.6	2.2	2.4	1.7
Secondary	51.3	51.0	53.4	60.3	52.4	54.4
Tertiary	407.0	410.9	427.1	425.7	445.2	435.5
Total	461.5	464.3	483.1	488.2	500.0	491.6
By Type of Sector						
Private sector	292.9	296.8	319.3	318.3	317.2	303.9
Public sector	156.0	153.5	151.5	155.6	171.4	175.2
Non-profit sector	12.6	14.0	12.3	14.3	11.4	12.5
Total	461.5	464.3	483.1	488.2	500.0	491.6
% private	63.5%	63.9%	66.1%	65.2%	63.4%	61.8%
By Cluster						
Telecommunications equipment	8.0	7.1	12.5	11.8	10.0	8.1
Microelectronics	10.3	12.7	16.5	18.7	14.5	9.8
Software & Communications	25.6	28.9	32.8	35.2	30.4	30.8
Health Sciences	1.6	0.0	1.8	1.6	3.1	4.3
Tourism	37.3	32.5	41.3	36.4	35.5	31.4
Prof Services @ ICF definition	37.9	42.7	43.1	39.9	43.0	44.1
Total, all clusters	120.7	123.9	148.0	143.6	136.5	128.5
High Technology	45.5	48.7	63.6	67.3	58.0	53.0

Source: Statistics Canada, Labour Force Survey, A010909

Note: '0.0' indicates estimate is less than 1,500

Figures may not add due to rounding and data suppression by Statistics Canada

* F.I.R.E. = Finance, Insurance and Real Estate

(see footnote to Table 10 for definition of Ottawa CMA)

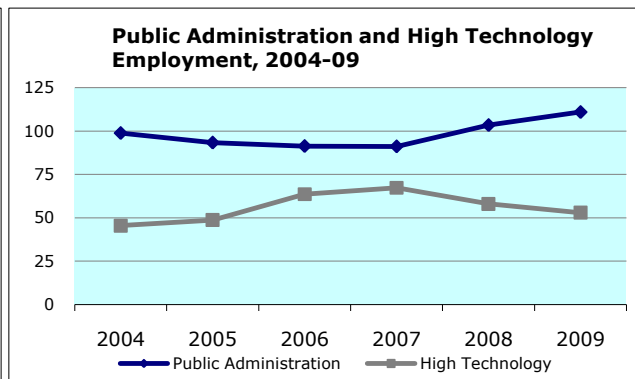
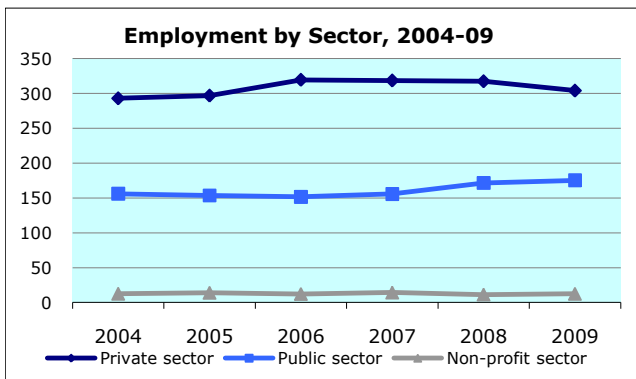


TABLE 14
LABOUR FORCE INDICATORS FOR CANADA'S LARGEST CMA'S, 2004-09

Annual	Toronto		Montréal		Vancouver		Ottawa-Gatineau		Calgary		Edmonton	
	JOBS ('000)	RATE (%)	JOBS ('000)	RATE (%)	JOBS ('000)	RATE (%)	JOBS ('000)	RATE (%)	JOBS ('000)	RATE (%)	JOBS ('000)	RATE (%)
2004	2,707.3	7.5	1,804.6	8.7	1,127.5	6.7	609.1	6.6	598.7	5.0	553.8	4.8
2005	2,763.4	7.0	1,823.5	8.7	1,155.7	5.7	618.5	6.6	605.9	3.9	545.8	4.5
2006	2,802.1	6.6	1,856.8	8.4	1,187.1	4.4	643.3	5.2	655.1	3.2	561.3	3.9
2007	2,865.5	6.8	1,902.6	7.0	1,222.7	4.0	651.5	5.2	680.6	3.2	599.1	3.8
2008	2,922.8	6.9	1,900.1	7.4	1,241.6	4.3	671.7	4.8	704.1	3.5	621.1	3.7
2009	2,890.5	9.4	1,880.4	9.2	1,234.2	7.0	660.0	5.6	698.2	6.6	617.3	6.7
Net job growth, 2008-09	-32.3		-19.7		-7.4		-11.7		-5.9		-3.8	
<i>% change:</i>												
2004-09	6.8%		4.2%		9.5%		8.4%		16.6%		11.5%	
2008-09	-1.1%		-1.0%		-0.6%		-1.7%		-0.8%		-0.6%	

Source: Statistics Canada, Table 282-0053

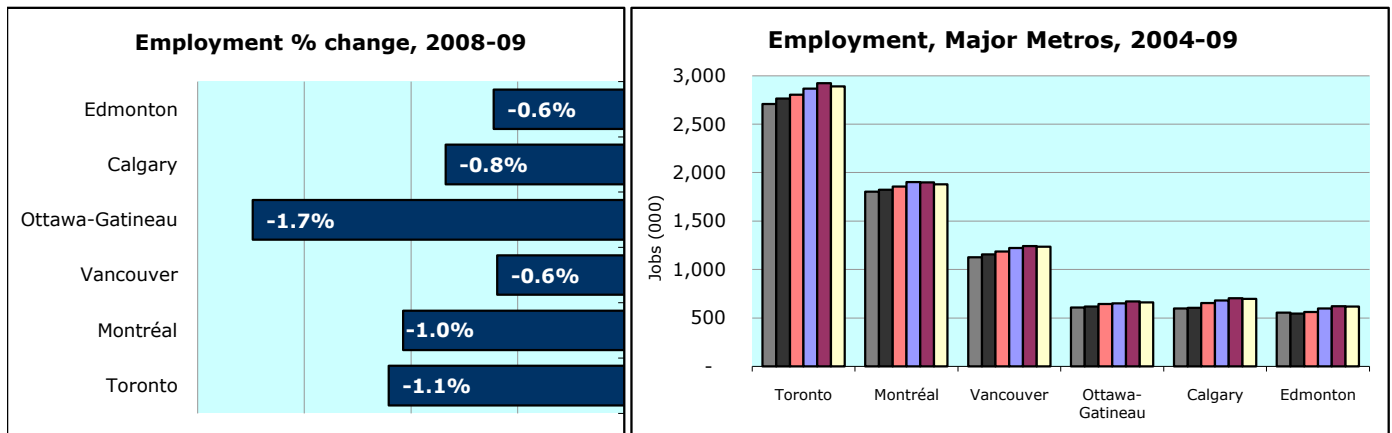


TABLE 15
CONSUMER PRICE INDICES, OTTAWA CMA (2002=100), 2004-2009

YEAR	RATE OF INFLATION (%)			RENTED ACCOMMODATION	OWNED ACCOMMODATION
	ALL ITEMS	SHELTER			
2004	104.5	2.0	106.2	103.0	107.4
2005	106.8	2.2	110.0	103.0	111.9
2006	108.6	1.7	113.4	103.4	115.1
2007	110.7	1.9	115.6	104.3	118.7
2008	113.1	2.2	119.7	105.6	122.6
2009	113.7	0.5	120.9	107.2	125.5
<i>% change</i>					
2008-09	0.5%		1.0%	1.5%	2.4%
2004-09	8.8%		13.8%	4.1%	16.9%

SOURCE: Statistics Canada, Table 326-0021

Note: 'Shelter' is an aggregate index for accommodation, fuel, electricity, etc, and was re-constructed in 1995 to adjust for changes in its make-up. The 'Rented Accommodation' and 'Owned Accommodation' indexes do not take heating or utilities into account.

TABLE 16
BUILDING PERMITS, MAJOR CANADIAN CITIES (CMAs)
(\$ 000, Annual)

CMA		2004	2005	2006	2007	2008	2009	% chg. 2008- 2009
Toronto	Residential	\$7,650,693	\$7,494,559	\$7,120,759	\$8,082,844	\$7,117,428	\$6,155,672	-13.5%
	Non-residential	\$4,498,157	\$3,882,624	\$3,901,571	\$5,134,212	\$5,125,045	\$4,063,222	-20.7%
	Industrial	\$911,916	\$677,406	\$725,652	\$913,267	\$738,415	\$593,656	-19.6%
	Commercial	\$2,198,456	\$2,153,946	\$2,386,161	\$3,069,945	\$3,212,240	\$2,596,835	-19.2%
	Institutional	\$1,387,785	\$1,051,272	\$789,758	\$1,151,000	\$1,174,390	\$872,731	-25.7%
	TOTAL	\$12,148,850	\$11,377,183	\$11,022,330	\$13,217,056	\$12,242,473	\$10,218,894	-16.5%
Montreal	Residential	\$4,356,744	\$4,095,174	\$3,955,142	\$4,045,213	\$4,246,555	\$3,732,465	-12.1%
	Non-residential	\$1,875,955	\$1,738,539	\$2,078,878	\$2,466,154	\$2,164,354	\$2,070,005	-4.4%
	Industrial	\$318,770	\$446,895	\$367,647	\$443,294	\$332,810	\$271,485	-18.4%
	Commercial	\$991,339	\$948,769	\$1,208,969	\$1,341,197	\$1,368,179	\$1,177,661	-13.9%
	Institutional	\$565,846	\$342,875	\$502,262	\$681,663	\$463,365	\$620,859	34.0%
	TOTAL	\$6,232,699	\$5,833,713	\$6,034,020	\$6,511,367	\$6,410,909	\$5,802,470	-9.5%
Vancouver	Residential	\$3,613,001	\$3,969,178	\$4,242,551	\$4,770,629	\$3,385,938	\$2,425,950	-28.4%
	Non-residential	\$1,229,764	\$1,681,804	\$2,374,831	\$2,250,989	\$2,193,002	\$1,464,566	-33.2%
	Industrial	\$140,419	\$148,198	\$172,413	\$124,205	\$123,727	\$94,321	-23.8%
	Commercial	\$812,400	\$1,099,029	\$1,666,544	\$1,732,366	\$1,710,326	\$971,751	-43.2%
	Institutional	\$276,945	\$434,577	\$535,874	\$394,418	\$358,949	\$398,494	11.0%
	TOTAL	\$4,842,765	\$5,650,982	\$6,617,382	\$7,021,618	\$5,578,940	\$3,890,516	-30.3%
Ottawa-Gatineau	Residential	\$1,552,199	\$1,189,704	\$1,283,990	\$1,572,408	\$1,527,599	\$1,415,538	-7.3%
	Non-residential	\$713,538	\$1,054,666	\$884,156	\$1,025,147	\$906,119	\$948,330	4.7%
	Industrial	\$27,431	\$44,177	\$41,760	\$63,338	\$30,258	\$127,391	321.0%
	Commercial	\$530,086	\$425,782	\$522,687	\$583,893	\$565,799	\$552,174	-2.4%
	Institutional	\$156,021	\$584,707	\$319,709	\$377,916	\$310,062	\$268,765	-13.3%
	TOTAL	\$2,265,737	\$2,244,370	\$2,168,146	\$2,597,555	\$2,433,718	\$2,363,868	-2.9%
Ottawa (Ontario part of the CMA)	Residential	\$1,142,893	\$876,430	\$860,420	\$1,118,003	\$1,117,679	\$1,050,979	-6.0%
	Non-residential	\$553,436	\$954,152	\$780,442	\$867,989	\$683,731	\$829,766	21.4%
	Industrial	\$15,908	\$33,403	\$32,706	\$50,928	\$25,717	\$103,803	303.6%
	Commercial	\$416,071	\$353,948	\$462,777	\$492,422	\$434,785	\$481,640	10.8%
	Institutional	\$121,457	\$566,801	\$284,959	\$324,639	\$223,229	\$244,323	9.4%
	TOTAL	\$1,696,329	\$1,830,582	\$1,640,862	\$1,985,992	\$1,801,410	\$1,880,745	4.4%
Calgary	Residential	\$1,962,465	\$2,328,632	\$2,987,924	\$3,153,888	\$1,980,361	\$1,875,001	-5.3%
	Non-residential	\$894,458	\$1,592,714	\$2,492,273	\$3,328,015	\$2,742,683	\$2,410,724	-12.1%
	Industrial	\$70,007	\$171,117	\$148,514	\$115,888	\$202,088	\$82,713	-59.1%
	Commercial	\$633,254	\$1,036,077	\$1,785,539	\$2,911,653	\$1,764,891	\$1,260,843	-28.6%
	Institutional	\$191,197	\$385,520	\$558,220	\$300,474	\$775,704	\$1,067,168	37.6%
	TOTAL	\$2,856,923	\$3,921,346	\$5,480,197	\$6,481,903	\$4,723,044	\$4,285,725	-9.3%
Edmonton	Residential	\$1,374,754	\$1,914,838	\$2,435,446	\$2,743,726	\$1,714,992	\$2,100,847	22.5%
	Non-residential	\$653,053	\$997,451	\$1,105,630	\$1,178,719	\$1,944,938	\$1,782,640	-8.3%
	Industrial	\$115,429	\$153,223	\$171,507	\$190,688	\$312,214	\$402,642	29.0%
	Commercial	\$428,435	\$512,144	\$745,472	\$872,515	\$1,153,438	\$1,007,136	-12.7%
	Institutional	\$109,189	\$332,084	\$188,651	\$115,516	\$479,286	\$372,862	-22.2%
	TOTAL	\$2,027,807	\$2,912,289	\$3,541,076	\$3,922,445	\$3,659,930	\$3,883,487	6.1%
Total, all permits	Big Six Total	\$30,374,781	\$31,939,883	\$34,863,151	\$39,751,944	\$35,049,014	\$30,444,960	-13.1%
	Canada Total	\$55,600,000	60,750,700	66,265,800	74,379,700	70,437,400	61,049,400	-13.3%
	Ottawa-Gatineau							
	Share of Big Six	7.5%	7.0%	6.2%	6.5%	6.9%	7.8%	
	Share of Canada	4.1%	3.7%	3.3%	3.5%	3.5%	3.9%	
	Ottawa							
Share of Big Six	5.6%	5.7%	4.7%	5.0%	5.1%	6.2%		
Share of Canada	3.1%	3.0%	2.5%	2.7%	2.6%	3.1%		

Source: Statistics Canada, Table 026-0003, unadjusted data

TABLE 17
GROSS DOMESTIC PRODUCT, MAJOR CANADIAN CITIES (CMAs)

CMA		2007	2008	2009	2010f	2011f	2012f
Toronto	2002 \$ millions	\$222,133	\$222,719	\$216,449	\$224,417	\$233,579	\$243,313
	% change	3.0%	0.3%	-2.8%	3.7%	4.1%	4.2%
Montréal	2002 \$ millions	\$121,662	\$123,093	\$120,523	\$123,323	\$126,443	\$129,959
	% change	2.6%	1.2%	-2.1%	2.3%	2.5%	2.8%
Vancouver	2002 \$ millions	\$80,509	\$80,604	\$79,149	\$82,711	\$85,855	\$89,378
	% change	3.2%	0.1%	-1.8%	4.5%	3.8%	4.1%
Ottawa-Gatineau	2002 \$ millions	\$45,394	\$45,966	\$45,406	\$46,678	\$47,661	\$48,767
	% change	2.8%	1.3%	-1.2%	2.8%	2.1%	2.3%
Calgary	2002 \$ millions	\$63,144	\$63,840	\$61,888	\$63,601	\$66,364	\$69,381
	% change	3.3%	1.1%	-3.1%	2.8%	4.3%	4.5%
Edmonton	2002 \$ millions	\$50,343	\$51,292	\$49,903	\$51,358	\$53,605	\$56,049
	% change	3.4%	1.9%	-2.7%	2.9%	4.4%	4.6%
Total Big Six	2002 \$ millions	\$583,185	\$587,514	\$573,318	\$592,088	\$613,507	\$636,847
	% change	3.0%	0.7%	-2.4%	3.3%	3.6%	3.8%
Canada	2002 \$ millions	\$1,315,907	\$1,321,360	\$1,288,235	\$1,324,415	\$1,368,134	\$1,416,211
	% change	2.5%	0.4%	-2.5%	2.8%	3.3%	3.5%
Big Six share of Canada GDP		44.3%	44.5%	44.5%	44.7%	44.8%	45.0%

Source: The Conference Board of Canada, Metropolitan Outlook, Spring 2010

(f) = Forecast

TABLE 18
PERSONAL INCOME PER CAPITA, MAJOR CANADIAN CITIES (CMAs)

CMA		2007	2008	2009	2010f	2011f	2012f
Toronto		\$38,282	\$39,262	\$38,580	\$39,390	\$40,736	\$42,240
	% change	2.8%	2.6%	-1.7%	2.1%	3.4%	3.7%
Montréal		\$33,799	\$34,535	\$34,377	\$35,057	\$36,050	\$37,258
	% change	3.8%	2.2%	-0.5%	2.0%	2.8%	3.4%
Vancouver		\$36,089	\$37,121	\$36,319	\$36,907	\$38,225	\$39,674
	% change	2.7%	2.9%	-2.2%	1.6%	3.6%	3.8%
Ottawa-Gatineau		\$39,900	\$41,126	\$40,954	\$41,764	\$42,713	\$43,909
	% change	3.6%	3.1%	-0.4%	2.0%	2.3%	2.8%
Calgary		\$51,904	\$54,712	\$54,422	\$54,586	\$56,248	\$58,088
	% change	4.2%	5.4%	-0.5%	0.3%	3.0%	3.3%
Edmonton		\$42,155	\$44,614	\$44,623	\$44,864	\$46,390	\$48,059
	% change	4.2%	5.8%	0.0%	0.5%	3.4%	3.6%
Canada		\$35,598	\$36,861	\$36,550	\$37,354	\$38,679	\$40,171
	% change	4.7%	3.5%	-0.8%	2.2%	3.5%	3.9%

Source: The Conference Board of Canada, Metropolitan Outlook, Spring 2010

(f) = Forecast

Note: Personal income figures, unlike those for GDP, are not adjusted for inflation

TABLE 19
HOUSING STARTS IN CANADA'S SIX LARGEST CMA's, 2004-2009

CMA	Dwg. Type	HOUSING STARTS						% change	
		2004	2005	2006	2007	2008	2009	2008-09	2004-09
Toronto	Singles	19,076	15,797	14,120	14,769	11,308	8,129	-28.1%	-57.4%
	Multiples	23,039	25,799	22,960	18,524	30,904	17,790	-42.4%	-22.8%
	Total	42,115	41,596	37,080	33,293	42,212	25,919	-38.6%	-38.5%
Montréal	Singles	10,578	8,544	7,793	8,013	6,602	5,446	-17.5%	-48.5%
	Multiples	18,095	16,773	15,020	15,220	15,325	13,805	-9.9%	-23.7%
	Total	28,673	25,317	22,813	23,233	21,927	19,251	-12.2%	-32.9%
Vancouver	Singles	5,614	4,935	5,600	4,211	3,634	2,905	-20.1%	-48.3%
	Multiples	13,816	13,905	12,997	16,525	15,957	5,434	-65.9%	-60.7%
	Total	19,430	18,840	18,597	20,736	19,591	8,339	-57.4%	-57.1%
Ottawa-Gatineau	Singles	4,806	3,542	3,651	4,010	4,076	3,527	-13.5%	-26.6%
	Multiples	5,664	3,563	5,157	5,284	6,226	5,403	-13.2%	-4.6%
	Total	10,470	7,105	8,808	9,294	10,302	8,930	-13.3%	-14.7%
Calgary	Singles	8,233	8,719	10,482	7,777	4,387	4,775	8.8%	-42.0%
	Multiples	5,775	4,948	6,564	5,728	7,051	1,543	-78.1%	-73.3%
	Total	14,008	13,667	17,046	13,505	11,438	6,318	-44.8%	-54.9%
Edmonton	Singles	6,614	7,623	9,064	7,682	2,613	3,897	49.1%	-41.1%
	Multiples	4,874	5,671	5,906	7,206	4,002	2,420	-39.5%	-50.3%
	Total	11,488	13,294	14,970	14,888	6,615	6,317	-4.5%	-45.0%

Source: CMHC



TABLE 20**HOUSING COMPLETIONS, CITY OF OTTAWA, 2006-2009, BY TYPE AND INTENDED MARKET**

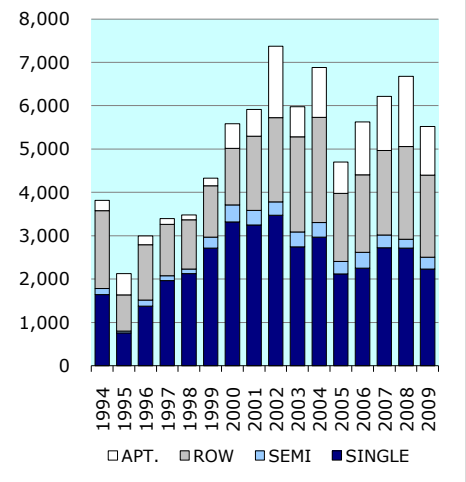
YEAR	FREEHOLD				CONDOMINIUM			PRIVATE RENTAL			ASSISTED RENTAL			ANNUAL TOTAL
	SINGLE	SEMI	ROW	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	ROW	APT.	TOTAL	
2006	2,103	362	1,349	3,814	225	743	968	71	64	135	83	0	83	5,000
2007	2,269	297	1,484	4,050	51	1,201	1,252	75	59	134	0	0	0	5,436
2008	2,685	240	1,909	4,834	79	1,013	1,092	14	195	209	0	0	0	6,135
2009	2,484	229	1,718	4,431	10	945	955	12	214	226	0	0	0	5,620

Source: CMHC

TABLE 21**HOUSING STARTS BY TYPE, CITY OF OTTAWA, 1994-2009**

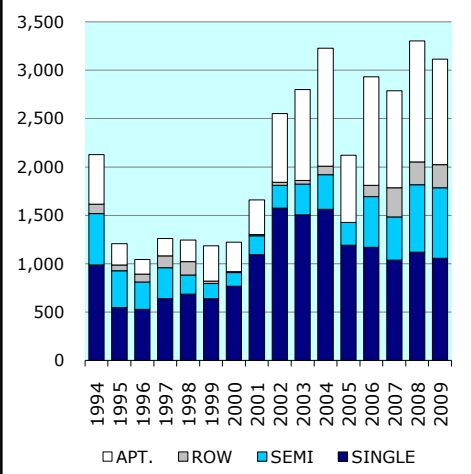
YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
1994	1,644	141	1,794	240	3,819	43.0%	3.7%	47.0%	6.3%
1995	759	39	840	490	2,128	35.7%	1.8%	39.5%	23.0%
1996	1,374	143	1,278	198	2,993	45.9%	4.8%	42.7%	6.6%
1997	1,962	118	1,185	127	3,392	57.8%	3.5%	34.9%	3.7%
1998	2,123	108	1,135	115	3,481	61.0%	3.1%	32.6%	3.3%
1999	2,716	253	1,187	169	4,325	62.8%	5.8%	27.4%	3.9%
2000	3,316	392	1,306	567	5,581	59.4%	7.0%	23.4%	10.2%
2001	3,248	334	1,714	620	5,916	54.9%	5.6%	29.0%	10.5%
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%

Source: CMHC

Housing starts by type, Ottawa, 1994-2009**TABLE 22****HOUSING STARTS BY TYPE, GATINEAU CMA, 1994-2009**

YEAR	SINGLE	SEMI	ROW	APT.	TOTAL	SINGLE	SEMI	ROW	APT.
1994	987	531	99	511	2,128	46.4%	25.0%	4.7%	24.0%
1995	548	378	61	221	1,208	45.4%	31.3%	5.0%	18.3%
1996	528	282	82	152	1,044	50.6%	27.0%	7.9%	14.6%
1997	638	322	120	182	1,262	50.6%	25.5%	9.5%	14.4%
1998	687	196	139	222	1,244	55.2%	15.8%	11.2%	17.8%
1999	640	154	26	365	1,185	54.0%	13.0%	2.2%	30.8%
2000	768	142	7	307	1,224	62.7%	11.6%	0.6%	25.1%
2001	1,093	196	13	357	1,659	65.9%	11.8%	0.8%	21.5%
2002	1,574	238	29	712	2,553	61.7%	9.3%	1.1%	27.9%
2003	1,507	316	37	941	2,801	53.8%	11.3%	1.3%	33.6%
2004	1,561	358	88	1,220	3,227	48.4%	11.1%	2.7%	37.8%
2005	1,192	236	0	695	2,123	56.1%	11.1%	0.0%	32.7%
2006	1,171	524	116	1,122	2,933	39.9%	17.9%	4.0%	38.3%
2007	1,037	446	303	1,002	2,788	37.2%	16.0%	10.9%	35.9%
2008	1,120	698	236	1,250	3,304	33.9%	21.1%	7.1%	37.8%
2009	1,056	728	241	1,091	3,116	33.9%	23.4%	7.7%	35.0%

Source: CMHC

Housing starts by type, Gatineau, 1994-2009

**TABLE 23
NEW HOUSING IN MUNICIPALITIES IN GREATER OTTAWA-GATINEAU AREA, 2004-09**

	2004	2005	2006	2007	2008	2009	% chg. 2008-09
OTTAWA*	6,879	4,700	5,627	6,218	6,679	5,522	-17.3%
Ottawa, Vanier, Rockcliffe (former)	1,388	900	1,213	1,016	1,100	1,086	-1.3%
Nepean (former)	1,427	1,071	1,240	1,306	1,615	1,369	-15.2%
Gloucester (former)	1,205	614	857	1,014	774	698	-9.8%
Kanata (former)	915	660	679	682	1,073	727	-32.2%
Cumberland (former)	1,143	802	842	980	939	901	-4.0%
Goulbourn (former)	416	294	510	892	675	365	-45.9%
Osgoode (former)	193	148	157	179	153	122	-20.3%
Rideau (former)	49	58	35	47	38	34	-10.5%
West Carleton (former)	143	153	94	102	312	220	-29.5%
(Inside the Greenbelt)	1,811	1,131	1,339	1,623	1,682	1,192	-29.1%
(Outside the Greenbelt)	5,068	3,569	4,288	4,595	4,997	4,330	-13.3%
Prescott & Russell (part)	507	413	417	495	568	492	-13.4%
Alfred and Plantagenet, TP**	52	42	46	67	80	64	-20.0%
Casselman, Vlg.**	28	34	63	25	39	42	7.7%
Clarence-Rockland, C*	209	167	150	132	204	193	-5.4%
Russell, TP*	155	115	98	156	133	99	-25.6%
The Nation Municipality**	63	55	60	115	112	94	-16.1%
Leeds & Grenville (part)	114	104	98	115	113	109	-3.5%
Merrickville-Wolford, Vlg.**	16	13	6	12	16	8	-50.0%
North Grenville, TP**	98	91	92	103	97	101	4.1%
Stormont, Dundas & Glengarry (part)	50	55	51	115	39	36	-7.7%
North Dundas, TP**	50	55	51	115	39	36	-7.7%
Lanark (part)	241	218	168	174	269	177	-34.2%
Beckwith, TP**	65	38	33	34	38	48	26.3%
Carleton Place, Tn.**	85	54	50	54	142	54	-62.0%
Mississippi Mills, Tn.**	66	90	68	62	70	61	-12.9%
Montague, TP**	25	36	17	24	19	14	-26.3%
Renfrew (part)	124	120	121	88	104	62	-40.4%
Arnprior, Tn.**	70	86	110	61	78	43	-44.9%
McNab/Braeside, TP**	54	34	11	27	26	19	-26.9%
GATINEAU*	2,717	1,714	2,523	2,358	2,889	2,797	-3.2%
Hull	564	153	530	275	150	146	-2.7%
Aylmer	766	579	759	1,105	1,686	1,441	-14.5%
Former Gatineau	1,189	883	1,176	929	892	962	7.8%
Buckingham	46	28	23	17	81	78	-3.7%
Masson-Angers	152	71	35	32	80	170	112.5%
MRC des-Collines	580	479	471	437	420	324	-22.9%
Cantley*	179	122	130	150	123	98	-20.3%
Chelsea*	63	35	38	29	34	23	-32.4%
La Pêche*	100	105	59	45	78	36	-53.8%
L'Ange-Gardien*	61	62	55	44	58	54	-6.9%
N.-D.-de-la-Salette**	9	8	6	7	7	5	-28.6%
Pontiac*	48	33	50	29	36	21	-41.7%
Val-des-Monts*	120	114	133	133	84	87	3.6%
MRC La-Vallée-de-la-Gatineau (part)	22	16	15	14	20	8	-60.0%
Denholm*	6	3	7	1	4	0	-100.0%
Low**	16	13	8	13	16	8	-50.0%
MRC Papineau (part)	43	32	52	47	32	32	0.0%
Lochaber-Ouest**	10	7	13	18	8	8	0.0%
Mayo**	6	7	7	1	8	4	-50.0%
Mulgrave-et-Derry**	14	2	5	2	3	10	233.3%
Thurso**	1	5	22	22	3	0	-100.0%
Val-des-Bois**	12	11	5	4	10	10	0.0%
MRC Pontiac (part)	8	2	7	10	8	5	-37.5%
Alley-n-et-Cawood**	n.a.	n.a.	n.a.	4	6	0	-100.0%
Bristol**	8	2	7	6	2	5	150.0%
GREATER OTTAWA-GATINEAU AREA	11,285	7,853	9,550	10,071	11,141	9,564	-14.2%
Ottawa	6,879	4,700	5,627	6,218	6,679	5,522	-17.3%
Gatineau	2,717	1,714	2,523	2,358	2,889	2,797	-3.2%
OMATO	1,036	910	855	987	1,093	876	-19.9%
QMAG	653	529	545	508	480	369	-23.1%

Sources: (*) CMHC Starts and Completions Survey; (**) Municipal Building Permit Records

Note: sub-totals by county include only municipalities within OMATO or QMAG, not the entire county.

TABLE 24: NEW DWELLING UNITS IN O.P. INTENSIFICATION TARGET AREAS, 2005-09

OP Target Area (Designation)	2005				2006 *				2007 *				2008 *				2009			
	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	0	0	0	0	469	469	0	0	353	353	0	0	246	246	0	0	166	166
Mainstreets																				
Inside Greenbelt	10	26	226	262	0	5	96	101	0	0	344	344	0	0	202	202	0	0	104	104
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	197	197	0	0	0	0
Total	10	26	226	262	0	5	96	101	0	0	344	344	0	0	399	399	0	0	104	104
Mixed-Use Centres																				
Inside Greenbelt	1	52	77	130	0	0	3	3	0	12	66	78	0	14	191	205	0	3	32	35
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	52	77	130	0	0	3	3	0	12	66	78	0	14	191	205	0	3	32	35
Rapid Transit Stations																				
Inside Greenbelt	19	58	67	144	28	26	87	141	43	22	480	545	8	34	595	637	32	0	311	343
Outside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	19	58	67	144	28	26	87	141	43	22	480	545	8	34	595	637	32	0	311	343
Town Centres	5	0	24	29	0	8	52	60	0	0	158	158	0	0	0	0	0	0	0	0
Enterprise Areas																				
Inside Greenbelt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outside Greenbelt	6	29	0	35	0	19	0	19	59	180	36	275	4	56	165	225	20	230	0	250
Total	6	29	0	35	0	19	0	19	59	180	36	275	4	56	165	225	20	230	0	250
Total Units in Designated Areas**	30	113	337	480	28	42	643	713	102	202	1,230	1,534	12	104	932	1,048	52	233	347	632
Total New Units	2,511	1,484	1,177	5,172	2,552	1,470	1,451	5,473	3,184	1,972	2,561	7,717	2,939	2,067	2,186	7,192	2,447	2,064	1,367	5,878
Demolitions	127	3	3	133	121	3	4	128	145	6	10	161	197	3	54	254	166	5	62	233
Total Net New Units	2,384	1,481	1,174	5,039	2,431	1,467	1,447	5,345	3,039	1,966	2,551	7,556	2,742	2,064	2,132	6,938	2,281	2,059	1,305	5,645
% Share in Designated Areas	1.3%	7.6%	28.7%	9.5%	1.2%	2.9%	44.4%	13.3%	3.4%	10.3%	48.2%	20.3%	0.4%	5.0%	43.7%	15.1%	2.3%	11.3%	26.6%	11.2%

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

Official Plan refers to the Council-adopted Official Plan as amended.

SUMMARIES: 5- AND 10-YEAR

OP Target Areas: Last 5 Years	Sing+ Semi	Row	Apt.	Total
Central Area	0	0	1234	1234
Mainstreets	10	31	1169	1210
Mixed-Use	1	81	369	451
Rapid Transit Stations	130	140	1540	1810
Town Centres	5	8	234	247
Enterprise Areas	89	514	201	804
TOTAL Units in OP Target Areas**	224	694	3,489	4,407
TOTAL Units - City of Ottawa	12,877	9,037	8,609	30,523
% Share in OP Target Areas	1.7%	7.7%	40.5%	14.4%

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

OP Target Areas: Last 10 Year:	2000	2001	2002	2003	2004	2005	2006*	2007*	2008*	2009	TOTAL
Central Area	0	157	468	532	440	0	469	353	246	166	2,831
Mainstreets	255	27	299	394	349	262	101	344	399	104	2,534
Mixed-Use Centres	43	191	175	159	199	130	3	78	205	35	1,218
Rapid Transit Stations	491	383	616	596	563	144	141	545	637	343	4,459
Town Centres	125	250	260	176	88	29	60	158	0	0	1,146
Enterprise Areas	0	0	10	31	8	35	19	275	225	250	853
TOTAL	914	1,008	1,828	1,888	1,647	600	793	1,753	1,712	898	13,041

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

TABLE 25: INTENSIFICATION SHARE OF NEW URBAN DWELLING UNITS, 2001-09

	2001	2002	2003	2004	2005	2006*	2007*	2008*	2009	Average, 2007-09
Intensification units	1,506	2,599	2,237	2,323	1,545	1,734	2,853	2,235	1,609	2,232
Total urban units	5,551	7,091	5,953	6,740	4,551	5,066	7,203	6,417	5,333	6,318
% Intensification	27.1%	36.7%	37.6%	34.5%	33.9%	34.2%	39.6%	34.8%	30.2%	35.3%

Source for Tables 29 and 30: Building permits, net of demolitions

* Note: data in Tables 29 & 30 incorporate minor revisions for previously-published 2006-08 data.

TABLE 26
RENTAL VACANCY RATES AND RENTS
OTTAWA-GATINEAU CMA, OCTOBER 2009

SURVEY ZONE	1	2	3	4	5	6	7	8	9	10	11	OTTAWA CMA	GATINEAU CMA	OTTAWA-GATINEAU CMA
	Downtown	Sandy Hill, Lowertown	Glebe-Old Ottawa South	Alta Vista-Hunt Club	Carlington-Iris	Chinatown-Hintonburgh-Westboro North	New Edinburgh-Manor Park-Overbrook	Westboro South-Hampton Park-Britannia	Vanier	Gloucester-Cumberland	Nepean-Kanata			
Bachelor														
No. Of Units	1,511	979	171	298	506	658	231	405	194	121	155	5,229	975	6,204
Avg. Rent, 2009	\$706	\$712	\$676	\$670	\$696	\$639	\$664	\$702	\$555	\$708	\$742	\$688	\$511	\$660
Avg. Rent, 2008	\$695	\$702	\$662	\$636	\$672	\$627	\$649	\$673	\$526	\$684	\$716	\$671	\$492	\$645
% chg.	1.6	1.4	2.1	5.3	3.6	1.9	2.3	4.3	5.5	3.5	3.6	2.5	3.9	2.3
Vacancy Rate 2009	0.3%	1.5%	**	0.7%	1.1%	2.2%	0.4%	0.5%	**	0.8%	1.5%	1.3%	3.2%	1.6%
Vacancy Rate 2008	1.7%	0.8%	1.8%	0.7%	1.6%	2.5%	0.0%	0.9%	**	0.0%	2.1%	1.4%	2.9%	1.6%
1-Bedroom														
No. Of Units	5,101	2,857	1,526	4,717	3,188	2,555	1,321	2,833	1,776	912	1,880	28,666	5,260	33,926
Avg. Rent, 2009	\$956	\$945	\$849	\$811	\$804	\$792	\$877	\$824	\$759	\$817	\$843	\$853	\$590	\$812
Avg. Rent, 2008	\$916	\$946	\$854	\$783	\$783	\$776	\$829	\$801	\$674	\$794	\$817	\$827	\$572	\$790
% chg.	4.4	-0.1	-0.6	3.6	2.7	2.1	5.8	2.9	12.6	2.9	3.2	3.1	3.1	2.8
Vacancy Rate 2009	0.8%	1.2%	1.1%	1.9%	1.8%	1.1%	2.1%	0.7%	2.2%	0.9%	2.7%	1.4%	2.2%	1.6%
Vacancy Rate 2008	1.2%	0.9%	0.9%	0.8%	1.7%	1.4%	1.0%	0.8%	2.8%	1.2%	2.3%	1.3%	1.9%	1.4%
2-Bedroom														
No. Of Units	2,051	1,838	1,310	4,595	2,912	1,204	2,174	2,195	1,898	1,770	4,212	26,159	10,827	36,986
Avg. Rent, 2009	\$1,279	\$1,198	\$1,116	\$961	\$954	\$1,040	\$1,050	\$993	\$842	\$929	\$1,064	\$1,029	\$690	\$930
Avg. Rent, 2008	\$1,259	\$1,174	\$1,115	\$942	\$931	\$1,002	\$981	\$948	\$786	\$889	\$1,015	\$994	\$677	\$901
% chg.	1.6	2.0	0.1	2.0	2.5	3.8	7.0	4.7	7.1	4.5	4.8	3.5	1.9	3.2
Vacancy Rate 2009	1.0%	1.7%	1.2%	2.1%	1.1%	1.1%	1.5%	1.1%	2.5%	1.1%	2.9%	1.7%	2.4%	1.9%
Vacancy Rate 2008	1.2%	0.8%	0.7%	1.4%	2.1%	1.6%	0.5%	0.4%	4.0%	1.1%	2.2%	1.5%	1.8%	1.6%
3+ Bedroom														
No. Of Units	223	472	271	1,061	387	170	641	220	192	1,578	3,197	8,412	2,589	11,001
Avg. Rent, 2009	\$1,412	\$1,547	\$1,329	\$1,226	\$1,142	\$1,315	\$1,064	\$1,095	\$1,004	\$1,142	\$1,160	\$1,206	\$791	\$1,108
Avg. Rent, 2008	\$1,371	\$1,548	\$1,337	\$1,213	\$1,097	\$1,279	\$1,029	\$1,074	\$943	\$1,105	\$1,143	\$1,162	\$759	\$1,066
% chg.	3.0	-0.1	-0.6	1.1	4.1	2.8	3.4	2.0	6.5	3.3	1.5	3.8	4.2	3.9
Vacancy Rate 2009	**	1.5%	0.5%	2.3%	0.0%	0.8%	**	0.6%	**	0.0%	2.2%	1.7%	1.6%	2.2%
Vacancy Rate 2008	**	**	**	0.8%	3.6%	2.4%	**	0.6%	**	0.9%	2.4%	1.8%	1.7%	1.9%
All Units														
No. Of Units	8,886	6,146	3,278	10,671	6,993	4,587	4,367	5,653	4,060	4,381	9,444	68,466	19,651	88,117
Avg. Rent, 2009	\$999	\$1,029	\$984	\$914	\$877	\$853	\$980	\$891	\$798	\$976	\$1,061	\$951	\$653	\$888
Avg. Rent, 2008	\$969	\$1,020	\$977	\$891	\$854	\$829	\$926	\$860	\$734	\$940	\$1,014	\$920	\$653	\$861
% chg.	3.1	0.9	0.7	2.6	2.7	2.9	5.8	3.6	8.7	3.8	4.6	3.4	0.0	3.1
Vacancy Rate 2009	0.8%	1.4%	1.1%	2.0%	1.4%	1.2%	1.9%	0.8%	2.6%	0.9%	2.7%	1.5%	2.2%	1.8%
Vacancy Rate 2008	1.3%	0.8%	1.1%	1.4%	1.9%	1.6%	0.9%	0.7%	3.3%	1.4%	2.1%	1.4%	1.9%	1.6%

** Less than three structures in universe

SOURCE: CMHC Rental Market Survey, Ottawa and Gatineau CMA Reports, October 2009 and Custom Information

CMHC, Housing Market Information System (Rent Range by Area, Ottawa)

CMHC, Housing Market Information System (Vacancy Rate by Area, Ottawa-Gatineau)

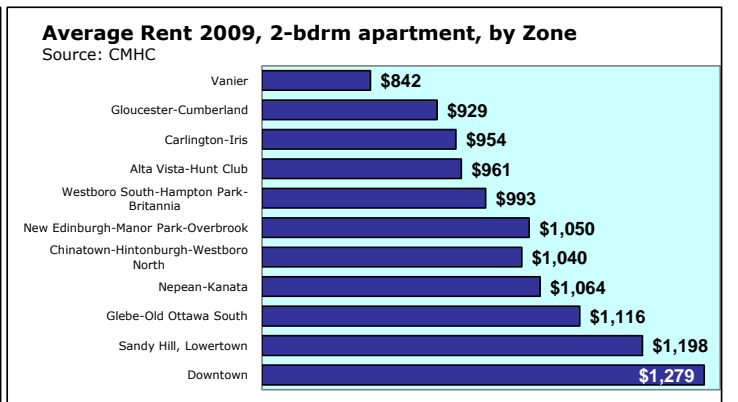
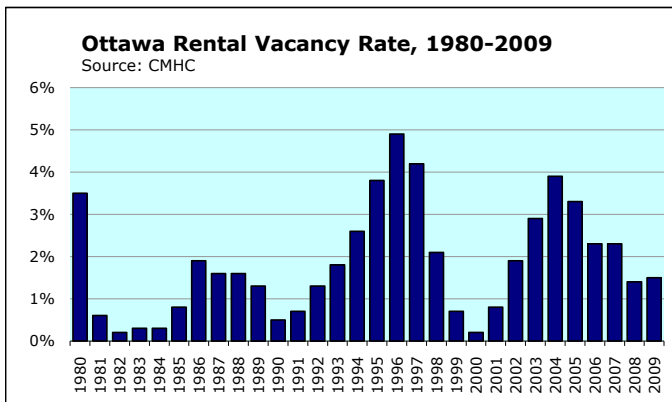


TABLE 27
RENTS BY ZONE AND UNIT TYPE, 2004-2009

ZONE 1 - DOWNTOWN					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$646	\$828	\$1,161	\$1,366	\$886
2005	\$657	\$842	\$1,127	\$1,205	\$893
2006	\$659	\$852	\$1,168	\$1,313	\$904
2007	\$664	\$887	\$1,201	\$1,242	\$928
2008	\$695	\$916	\$1,260	\$1,393	\$969
2009	\$706	\$956	\$1,280	\$1,423	\$999
% chg. 08-09	1.6	4.4	1.6	2.2	3.1
% chg. 04-09	9.3	15.5	10.2	4.2	12.8

ZONE 2 - SANDY HILL-LOWERTOWN					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$639	\$889	\$1,129	\$1,359	\$947
2005	\$652	\$869	\$1,071	\$1,399	\$931
2006	\$644	\$863	\$1,112	\$1,484	\$930
2007	\$673	\$906	\$1,108	\$1,459	\$958
2008	\$702	\$946	\$1,175	\$1,566	\$1,019
2009	\$712	\$945	\$1,200	\$1,548	\$1,026
% chg. 08-09	1.4	-0.1	2.1	-1.1	0.7
% chg. 04-09	11.4	6.3	6.3	13.9	8.3

ZONE 3 - GLEBE-OLD OTTAWA SOUTH					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	**	\$781	\$1,054	**	\$909
2005	\$592	\$749	\$993	\$1,125	\$855
2006	\$600	\$783	\$1,049	\$1,236	\$894
2007	\$645	\$844	\$1,070	\$1,135	\$943
2008	\$662	\$854	\$1,115	\$1,328	\$971
2009	\$676	\$849	\$1,116	\$1,329	\$978
% chg. 08-09	2.1	-0.6	0.1	0.1	0.7
% chg. 04-09	n/a	8.7	5.9	n/a	7.6

ZONE 4 - ALTA VISTA-HUNT CLUB					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$622	\$743	\$900	\$1,134	\$824
2005	\$619	\$730	\$872	\$1,175	\$807
2006	\$629	\$743	\$893	\$1,176	\$823
2007	\$615	\$764	\$922	\$1,206	\$847
2008	\$636	\$783	\$941	\$1,250	\$868
2009	\$670	\$811	\$961	\$1,252	\$891
% chg. 08-09	5.3	3.6	2.1	0.2	2.6
% chg. 04-09	7.7	9.2	6.8	10.4	8.1

ZONE 5 - CARLINGTON-IRIS					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$626	\$740	\$853	\$1,144	\$792
2005	\$606	\$697	\$842	\$1,107	\$760
2006	\$626	\$727	\$863	\$1,056	\$786
2007	\$622	\$745	\$891	\$1,105	\$805
2008	\$672	\$783	\$926	\$1,139	\$843
2009	\$696	\$804	\$946	\$1,145	\$864
% chg. 08-09	3.6	2.7	2.2	0.5	2.5
% chg. 04-09	11.2	8.6	10.9	0.1	9.1

ZONE 6 - CHINATOWN-HINTONBURG-WESTBORO NORTH					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$562	\$715	\$872	**	\$742
2005	\$584	\$711	\$889	\$1,116	\$749
2006	\$590	\$726	\$962	\$1,370	\$788
2007	\$590	\$725	\$951	\$1,322	\$780
2008	\$627	\$776	\$1,003	\$1,315	\$827
2009	\$639	\$792	\$1,037	\$1,360	\$850
% chg. 08-09	1.9	2.1	3.4	3.4	2.8
% chg. 04-09	13.7	10.8	18.9	n/a	14.6

ZONE 7 - NEW EDINBURGH-MANOR PARK-OVERBROOK					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	**	\$796	\$979	**	\$891
2005	\$630	\$814	\$957	\$1,080	\$886
2006	\$615	\$778	\$944	\$1,065	\$865
2007	\$628	\$802	\$960	\$1,047	\$882
2008	\$649	\$829	\$1,019	\$1,178	\$930
2009	\$664	\$880	\$1,100	\$1,145	\$987
% chg. 08-09	2.3	6.2	7.9	-2.8	6.1
% chg. 04-09	n/a	10.6	12.4	n/a	10.8

ZONE 8 - WESTBORO SOUTH-HAMPTON PARK-BRITANNIA					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$637	\$747	\$889	\$1,082	\$813
2005	\$627	\$747	\$915	\$1,099	\$818
2006	\$643	\$762	\$913	\$1,057	\$822
2007	\$645	\$776	\$922	\$1,079	\$834
2008	\$673	\$801	\$949	\$1,086	\$859
2009	\$702	\$824	\$993	\$1,117	\$889
% chg. 08-09	4.3	2.9	4.6	2.9	3.5
% chg. 04-09	10.2	10.3	11.7	3.2	9.3

ZONE 9 - VANIER					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	**	\$656	\$756	**	\$715
2005	\$500	\$648	\$751	\$865	\$705
2006	\$497	\$650	\$768	\$871	\$713
2007	\$556	\$666	\$771	\$873	\$723
2008	\$526	\$674	\$786	\$892	\$729
2009	\$555	\$759	\$842	\$942	\$793
% chg. 08-09	5.5	12.6	7.1	5.6	8.8
% chg. 04-09	n/a	15.7	11.4	n/a	10.9

ZONE 10 - GLOUCESTER-CUMBERLAND					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$655	\$753	\$859	\$1,009	\$828
2005	\$646	\$729	\$822	\$928	\$797
2006	\$698	\$753	\$858	\$972	\$830
2007	\$668	\$765	\$871	\$968	\$840
2008	\$684	\$794	\$875	\$962	\$850
2009	\$708	\$817	\$915	\$1,047	\$889
% chg. 08-09	3.5	2.9	4.6	8.8	4.6
% chg. 04-09	8.1	8.5	6.5	3.8	7.4

ZONE 11 - NEPEAN-KANATA					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$681	\$758	\$969	\$1,036	\$899
2005	\$660	\$751	\$941	\$1,054	\$880
2006	\$667	\$754	\$941	\$1,037	\$878
2007	\$692	\$788	\$978	\$1,071	\$913
2008	\$716	\$817	\$1,007	\$1,096	\$941
2009	\$742	\$843	\$1,050	\$1,160	\$980
% chg. 08-09	3.6	3.2	4.3	5.8	4.1
% chg. 04-09	9.0	11.2	8.4	12.0	9.0

OTTAWA CMA					
Year	Bachelor	1 bedroom	2 bedroom	3+ bedroom	All units
2004	\$623	\$771	\$940	\$1,156	\$843
2005	\$628	\$762	\$920	\$1,125	\$831
2006	\$633	\$774	\$941	\$1,146	\$844
2007	\$643	\$798	\$962	\$1,144	\$864
2008	\$671	\$827	\$995	\$1,227	\$897
2009	\$688	\$853	\$1,028	\$1,257	\$926
% chg. 08-09	2.5	3.1	3.3	2.4	3.2
% chg. 04-09	10.4	10.6	9.4	8.7	9.8

** Less than three structures in universe.
Source: CMHC Rental Market Reports

TABLE 28
RENTAL VACANCY RATES AND RENTS, LARGEST CMA'S

CMA	Weighted average rent, 2-bedroom apartment						
	2004	2005	2006	2007	2008	2009	% chg. 2008-2009
Vancouver	\$984	\$1,004	\$1,045	\$1,084	\$1,124	\$1,169	4.0%
Calgary	\$806	\$808	\$960	\$1,089	\$1,148	\$1,099	-4.3%
Toronto	\$1,052	\$1,052	\$1,067	\$1,061	\$1,095	\$1,096	0.1%
Ottawa *	\$940	\$920	\$941	\$962	\$995	\$1,028	3.3%
Edmonton	\$730	\$732	\$808	\$958	\$1,034	\$1,015	-1.8%
Halifax	\$747	\$762	\$799	\$815	\$833	\$877	5.3%
Kitchener	\$765	\$811	\$824	\$829	\$845	\$856	1.3%
Hamilton	\$789	\$791	\$796	\$824	\$836	\$831	-0.6%
Winnipeg	\$664	\$683	\$709	\$740	\$769	\$809	5.2%
Gatineau **	\$663	\$660	\$667	\$662	\$677	\$690	1.9%
Québec	\$596	\$621	\$637	\$641	\$653	\$676	3.5%
Montréal	\$594	\$616	\$636	\$647	\$659	\$669	1.5%
Ottawa-Gatineau Rent Gap (%)	42	39	41	45	47	49	

Note: "Rent Gap" refers to the percent difference in the average rent between the Ottawa and Gatineau portions of the CMA; 49% in 2009 means that Ottawa rents were 49% more than in Gatineau.

CMA	Vacancy Rate						
	2003	2004	2005	2006	2007	2008	2009
Québec	0.5%	1.1%	1.4%	1.5%	1.2%	0.6%	0.6%
Winnipeg	1.3%	1.1%	1.7%	1.3%	1.5%	1.0%	1.1%
Ottawa *	2.9%	3.9%	3.3%	2.3%	2.3%	1.4%	1.5%
Vancouver	2.0%	1.3%	1.4%	0.7%	0.7%	0.5%	2.1%
Gatineau **	1.2%	2.1%	3.1%	4.2%	2.9%	1.9%	2.2%
Montréal	1.0%	1.5%	2.0%	2.7%	2.9%	2.4%	2.5%
Halifax	2.3%	2.9%	3.3%	3.2%	3.1%	3.4%	2.9%
Toronto	3.8%	4.3%	3.7%	3.2%	3.2%	2.0%	3.1%
Kitchener	3.2%	3.5%	3.3%	3.3%	2.7%	1.8%	3.3%
Hamilton	3.0%	3.4%	4.3%	4.3%	3.5%	3.2%	4.0%
Edmonton	3.4%	5.3%	4.5%	1.2%	1.5%	2.4%	4.5%
Calgary	4.4%	4.3%	1.6%	0.5%	1.5%	2.1%	5.3%

Source: CMHC, Rental Market Survey, 2009

* Ontario part of Ottawa-Gatineau CMA

** Quebec part of Ottawa-Gatineau CMA

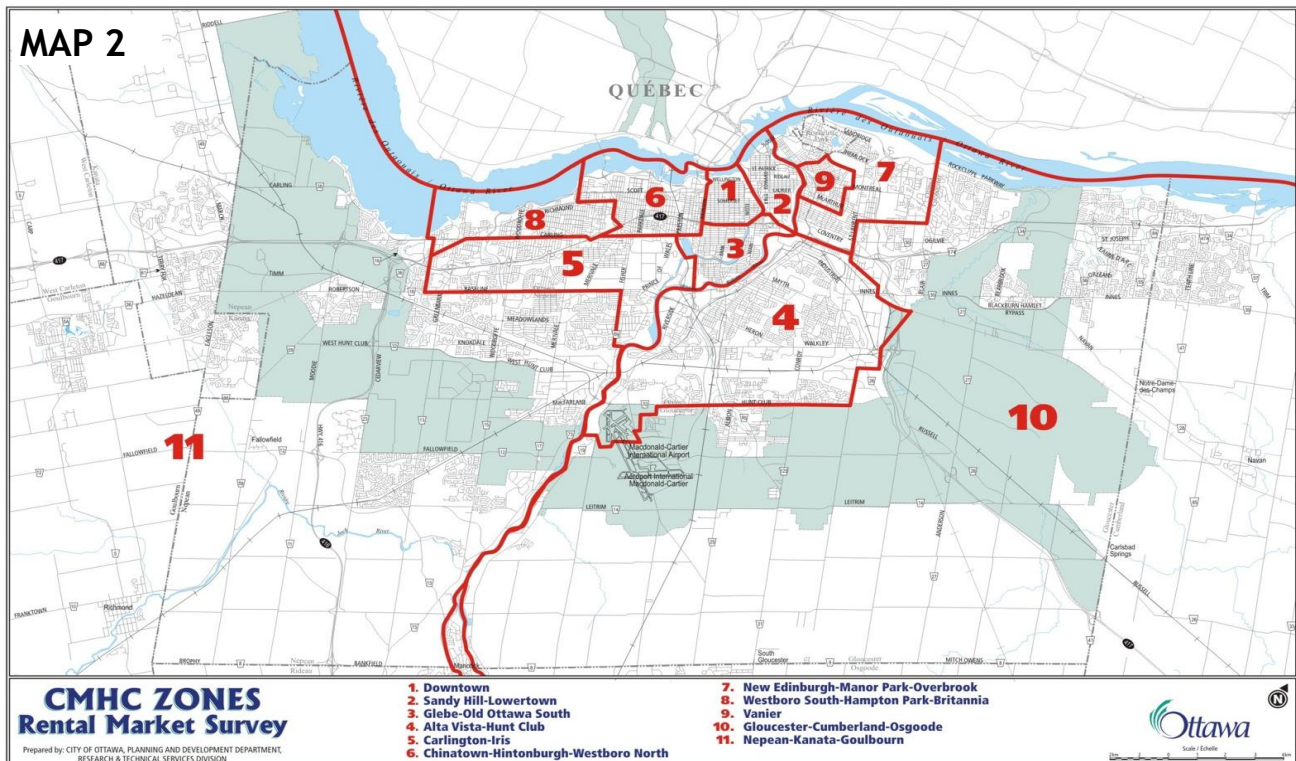
TABLE 29
RENTAL STOCK AND COMPLETIONS, OTTAWA CMA, 1995-2009

YEAR	EXISTING STOCK			COMPLETIONS		
	PRIVATE*	PUBLIC**	TOTAL	PRIVATE	PUBLIC	TOTAL
1995	70,251	21,096	91,347	113	389	502
1996	69,811	21,382	91,193	30	166	196
1997	70,010	21,573	91,583	74	0	74
1998	69,324	21,536	90,860	24	0	24
1999	68,804	21,468	90,272	144	0	144
2000	68,771	21,246	90,017	47	0	47
2001	68,128	21,239	89,367	744	0	744
2002	68,076	21,358	89,434	655	16	671
2003	67,848	21,470	89,318	511	40	551
2004	68,141	20,818	88,959	606	0	606
2005	68,545	20,629	89,174	343	0	343
2006	68,177	22,478	90,655	166	83	249
2007	68,228	22,478	90,706	140	0	140
2008	68,069	22,478	90,547	226	0	226
2009	68,467	22,478	90,945	26	184	210
				Total 2004-2009		
				1,507	267	1,774

Source: CMHC Rental Market Survey reports, 1995-2009

* Stock: refers to the private rental universe as measured by CMHC, comprising buildings with three or more rental units.

** As tracked by CMHC up to 2005; As tracked by the City of Ottawa (see Table 30) since 2006.



**TABLE 30
DISTRIBUTION OF NON-MARKET HOUSING UNITS BY WARD**

WARD		UNITS BUILT PRIOR TO 1995*					UNITS BUILT SINCE 1999***	
No.	NAME	OCHC**	PRIVATE NON-PROFIT	CO-OP HOUSING	TOTAL UNITS	PERCENT OF TOTAL	UNITS	PERCENT OF TOTAL
12	Rideau-Vanier	2,783	346	530	3,659	16.3%	37	5.5%
13	Rideau-Rockcliffe	2,186	334	465	2,985	13.3%	0	0.0%
14	Somerset	1,641	1,328	636	3,605	16.0%	218	32.4%
15	Kitchissippi	1,151	458	86	1,695	7.5%	50	7.4%
17	Capital	440	3	12	455	2.0%	0	0.0%
TOTAL - CENTRAL		8,201	2,469	1,729	12,399	55.2%	305	45.4%
7	Bay	1,370	124	0	1,494	6.6%	30	4.5%
8	College	328	344	60	732	3.3%	62	9.2%
9	Knoxdale-Merivale	99	176	167	442	2.0%	0	0.0%
11	Beacon Hill-Cyrville	0	198	120	318	1.4%	38	5.7%
16	River	1,589	14	627	2,230	9.9%	15	2.2%
18	Alta Vista	1,270	30	125	1,425	6.3%	11	1.6%
TOTAL - INNER URBAN		4,656	886	1,099	6,641	29.5%	156	23.2%
1	Orléans	0	43	154	197	0.9%	2	0.3%
2	Innes	0	150	0	150	0.7%	0	0.0%
3	Barrhaven	0	102	0	102	0.5%	110	16.4%
4	Kanata North	40	0	86	126	0.6%	83	12.4%
6	Stittsville-Kanata West	0	32	0	32	0.1%	0	0.0%
10	Gloucester-Southgate	1,688	0	427	2,115	9.4%	0	0.0%
22	Gloucester-South Nepean	0	0	0	0	0.0%	0	0.0%
23	Kanata South	17	148	318	483	2.1%	0	0.0%
TOTAL - SUBURBAN		1,745	475	985	3,205	14.3%	195	29.0%
5	West Carleton-March	0	25	0	25	0.1%	0	0.0%
19	Cumberland	0	24	0	24	0.1%	0	0.0%
20	Osgoode	0	107	0	107	0.5%	0	0.0%
21	Rideau-Goulbourn	15	62	0	77	0.3%	16	2.4%
TOTAL - RURAL		15	218	0	233	1.0%	16	2.4%
Total Units		14,617	4,048	3,813	22,478	100.0%	672	100.0%

Source: City of Ottawa, Community and Social Services Department, Housing Services Branch

* Includes: All social housing stock built under federal and provincial programs prior to 1995.

Excludes: Private Landlord Rent Supplement units, Integrated Supportive Housing.

** OCHC = Ottawa Community Housing Corporation.

*** Includes units built since 1999 under a range of incentives and investment programs, including the City of Ottawa's *Action Ottawa*.

Excludes: Shelters/transitional housing built under homelessness initiatives since 1999.

TABLE 31 **Note: no data are available for 2009**
MLS SALES AND PRICES BY SUB-MARKET, OTTAWA & OMATO, 2003-2008

SUB-MARKET	MLS SALES								
	2003	2004	2005	2006	2007	2008	07-08 % chg.	03-08 % chg.	
Kanata-Stittsville	1,429	1,420	1,467	1,456	1,547	1,481	-4.3%	3.6%	
Orléans	1,595	1,619	1,492	1,470	1,491	1,467	-1.6%	-8.0%	
South East	1,280	1,225	1,185	1,299	1,325	1,203	-9.2%	-6.0%	
Inner Nepean	1,024	1,037	1,008	1,019	1,099	960	-12.6%	-6.3%	
Barrhaven	837	932	837	919	1,011	949	-6.1%	13.4%	
Downtown	851	904	858	995	1,057	925	-12.5%	8.7%	
East End	903	910	895	1,000	1,010	897	-11.2%	-0.7%	
West End	725	832	818	773	854	800	-6.3%	10.3%	
Hintonburg-Westboro	473	476	540	505	553	492	-11.0%	4.0%	
East Rural	189	268	296	389	416	450	8.2%	138.1%	
Riverside South-Leitrim	270	300	361	327	401	386	-3.7%	43.0%	
W.Carleton-Goulbourn	348	320	370	377	391	381	-2.6%	9.5%	
Manotick-Greely	236	235	247	273	280	265	-5.4%	12.3%	
South Rural	226	229	234	213	233	223	-4.3%	-1.3%	
Rockcliffe	31	28	29	41	34	27	-20.6%	-12.9%	
TOTAL CITY OF OTTAWA	10,417	10,735	10,637	11,056	11,702	10,906	-6.8%	4.7%	
Prescott-Russell (1)	783	792	825	880	810	849	4.8%	8.4%	
Lanark (3)	496	498	493	510	578	500	-13.5%	0.8%	
Leeds & Grenville (2)	298	341	280	328	317	304	-4.1%	2.0%	
Renfrew (4)	152	128	133	188	213	188	-11.7%	23.7%	
North Dundas	131	143	127	141	168	118	-29.8%	-9.9%	
TOTAL OMATO	1,860	1,902	1,858	2,047	2,086	1,959	-6.1%	5.3%	

Note: no data are available for 2009

SUB-MARKET	MLS AVERAGE PRICE								
	2003	2004	2005	2006	2007	2008	07-08 % chg.	03-08 % chg.	
Rockcliffe	\$918,469	\$857,714	\$933,017	\$1,139,402	\$1,248,038	\$1,154,222	-7.5%	25.7%	
Manotick-Greely	\$340,875	\$368,355	\$375,483	\$400,369	\$435,691	\$485,109	11.3%	42.3%	
Downtown	\$306,984	\$337,717	\$344,693	\$360,507	\$381,935	\$408,769	7.0%	33.2%	
Hintonburg-Westboro	\$249,121	\$274,321	\$284,134	\$315,604	\$355,322	\$379,953	6.9%	52.5%	
W.Carleton-Goulbourn	\$230,403	\$249,034	\$262,626	\$273,166	\$293,268	\$330,379	12.7%	43.4%	
East Rural	\$240,145	\$266,543	\$276,767	\$281,219	\$296,793	\$328,244	10.6%	36.7%	
Kanata-Stittsville	\$234,726	\$250,896	\$261,307	\$275,256	\$286,236	\$302,924	5.8%	29.1%	
Barrhaven	\$217,173	\$232,150	\$246,542	\$255,129	\$275,474	\$292,229	6.1%	34.6%	
Riverside South-Leitrim	\$218,288	\$243,227	\$250,688	\$254,191	\$272,108	\$291,164	7.0%	33.4%	
West End	\$219,017	\$231,609	\$245,010	\$249,236	\$267,763	\$289,004	7.9%	32.0%	
South Rural	\$210,389	\$222,439	\$236,663	\$261,329	\$283,227	\$287,848	1.6%	36.8%	
South East	\$217,759	\$237,106	\$237,102	\$247,002	\$264,267	\$286,616	8.5%	31.6%	
Inner Nepean	\$222,047	\$237,803	\$249,564	\$251,321	\$272,264	\$280,168	2.9%	26.2%	
Orléans	\$211,593	\$223,295	\$229,389	\$235,055	\$252,751	\$269,448	6.6%	27.3%	
East End	\$189,080	\$209,873	\$214,224	\$216,756	\$227,488	\$245,281	7.8%	29.7%	
TOTAL CITY OF OTTAWA	\$231,388	\$249,313	\$258,585	\$270,658	\$289,167	\$308,192	6.6%	33.2%	
Leeds & Grenville (2)	\$186,549	\$196,620	\$210,879	\$220,059	\$223,157	\$242,253	8.6%	29.9%	
Lanark (3)	\$167,269	\$194,935	\$214,422	\$205,260	\$207,256	\$229,693	10.8%	37.3%	
Prescott-Russell (1)	\$162,514	\$175,682	\$183,400	\$195,437	\$203,955	\$222,885	9.3%	37.1%	
Renfrew (4)	\$161,407	\$165,449	\$190,314	\$184,871	\$198,725	\$212,138	6.7%	31.4%	
North Dundas	\$144,263	\$158,239	\$171,297	\$177,839	\$188,205	\$196,568	4.4%	36.3%	
TOTAL OMATO	\$166,257	\$182,477	\$195,440	\$199,647	\$205,930	\$225,011	9.3%	35.3%	

Source: OREB

(1) Data for Prescott-Russell is for the following municipalities: Clarence-Rockland, Russell, The Nation, Casselman, Alfred-Plantagenet.

(2) Data for Leeds & Grenville is for the following municipalities: North Grenville and Merrickville-Wolford.

(3) Data for Lanark is for the following municipalities: Carleton Place, Beckwith, Mississippi Mills, Montague.

(4) Data for Renfrew is for the following municipalities: Arnprior, McNab/Braeside.

TABLE 32
RESALE MARKET - ANNUAL SALES AND AVERAGE PRICE
CANADA'S SIX LARGEST CMA'S, 2004-2009

CMA		2004	2005	2006	2007	2008	2009	2008-09 % change
Toronto	Sales	84,854	85,672	84,842	95,164	76,387	89,255	16.8%
	Avg Price	\$315,266	\$336,176	\$352,388	\$377,029	\$379,943	\$396,154	4.3%
Montréal	Sales	38,845	39,589	39,964	44,176	40,916	**	n/a
	Avg Price	\$175,911	\$190,100	\$200,323	\$214,801	\$224,592	**	n/a
Vancouver	Sales	37,972	42,222	36,479	38,978	25,149	29,736	18.2%
	Avg Price	\$373,877	\$425,745	\$509,876	\$570,795	\$593,767	\$592,615	-0.2%
Ottawa-Gatineau	Sales	18,091	18,033	18,791	19,944	18,298	**	n/a
	Avg Price	\$215,640	\$224,273	\$233,544	\$247,917	\$263,768	**	n/a
Ottawa*	Sales	13,457	13,300	14,003	14,739	13,908	14,923	7.3%
	Avg Price	\$238,152	\$248,358	\$257,481	\$273,058	\$290,483	\$304,801	4.9%
Calgary	Sales	26,511	31,569	33,027	32,176	23,136	24,880	7.5%
	Avg Price	\$222,860	\$250,832	\$346,675	\$414,066	\$405,267	\$385,882	-4.8%
Edmonton	Sales	17,652	18,634	21,984	20,427	17,369	19,139	10.2%
	Avg Price	\$179,610	\$193,934	\$250,915	\$338,636	\$332,852	\$320,378	-3.7%

Source: Canadian Real Estate Association and City of Ottawa custom tabulations

NOTE: MLS® data are for the area covered by local Real Estate Boards, which may not match municipal or Census Metropolitan Area boundaries.

* The Ottawa real estate area is significantly larger than the city of Ottawa.

** MLS® statistics for local geographies in the province of Quebec are no longer available.

TABLE 33
RESALE MARKET - SUPPLY AND DEMAND, OTTAWA, 2004-2009

YEAR	MLS SALES	MLS NEW LISTINGS	SALES TO NEW LISTINGS RATIO
2004	13,457	22,348	0.60
2005	13,099	24,143	0.54
2006	14,003	23,808	0.59
2007	14,739	22,170	0.66
2008	13,733	23,837	0.58
2009	14,742	21,959	0.67

Source: Ottawa Real Estate Board and City of Ottawa tabulation

NOTE:

MLS® New Listings is the annual number of properties listed on the Multiple Listings Service and measures supply. MLS® Sales is the annual number of residential sales through the MLS® system and 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 0.35 or below is considered a Buyers' market; between 0.35 and 0.55, a Balanced market; and above 0.55, a Sellers' market.

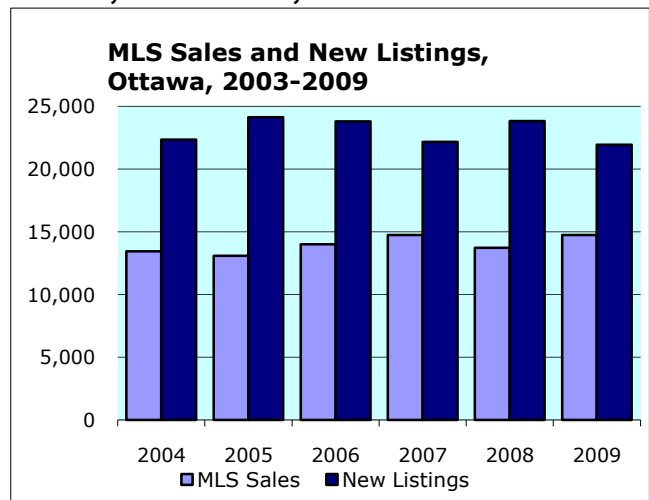


TABLE 34
ABSORBED NEW SINGLE-DETACHED HOME PRICES, OTTAWA, 2000-09

YEAR	NOMINAL AVERAGE PRICE OF ABSORBED NEW SINGLES	OTTAWA CPI (ALL ITEMS) (2002=100)	INFLATION FACTOR (INFLATOR)	AVERAGE PRICE OF ABSORBED NEW SINGLES (2009 \$)	YEAR-OVER-YEAR CHANGE IN CONSTANT PRICE (%)	ANNUAL INFLATION RATE (%)
2000	\$223,357	94.9	0.835	\$267,605	n/a	n/a
2001	\$253,629	98.0	0.861	\$294,412	10.0%	3.2%
2002	\$281,950	100.0	0.880	\$320,577	8.9%	2.1%
2003	\$305,923	102.5	0.901	\$339,351	5.9%	2.5%
2004	\$335,251	104.5	0.919	\$364,766	7.5%	2.0%
2005	\$365,551	106.8	0.939	\$389,168	6.7%	2.2%
2006	\$396,677	108.6	0.955	\$415,305	6.7%	1.7%
2007	\$407,749	110.7	0.974	\$418,799	0.8%	1.9%
2008	\$417,683	113.1	0.995	\$419,899	0.3%	2.2%
2009	\$414,696	113.7	1.000	\$414,696	-1.2%	0.5%

Sources: CMHC Housing Now Ottawa; Statistics Canada Table 326-0021; City of Ottawa calculations

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

TABLE 35
RESIDENTIAL MLS* SALES BY INCOME PERCENTILE, CITY OF OTTAWA, 2007-09

INCOME PERCENTILE	2007			2008			2009		
	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES	HOUSE PRICE (UP TO)	CUMULATIVE SALES	% OF TOTAL SALES
15th	\$88,145	44	0.4%	\$89,908	34	0.3%	\$91,983	34	0.3%
20th	\$112,449	107	0.9%	\$113,645	67	0.6%	\$116,268	65	0.5%
25th	\$136,176	464	4.0%	\$136,468	231	2.1%	\$139,618	197	1.6%
30th	\$158,431	1,216	10.4%	\$158,242	713	6.5%	\$161,894	577	4.8%
35th	\$180,690	1,995	17.0%	\$180,990	1,425	13.0%	\$185,167	1,340	11.2%
40th	\$203,061	2,705	23.1%	\$203,827	2,057	18.8%	\$208,532	2,035	17.0%
45th	\$226,487	3,922	33.5%	\$228,001	3,016	27.6%	\$233,264	2,998	25.0%
50th	\$250,078	5,474	46.7%	\$252,268	4,318	39.5%	\$258,091	4,382	36.6%
55th	\$274,945	6,650	56.8%	\$277,040	5,462	50.0%	\$283,435	5,696	47.6%
60th	\$300,480	7,715	65.9%	\$303,349	6,477	59.3%	\$310,351	6,869	57.4%
>60th	> \$300,480	11,716	100.0%	> \$303,349	10,921	100.0%	> \$310,351	11,974	100.0%

Source: Ottawa Real Estate Board, custom tabulations

* MLS (Multiple Listing Service) is a Registered Trademark of Canadian Real Estate Association

NOTE: Total MLS sales for the City of Ottawa differ from total MLS sales for Ottawa Real Estate Board territory, which extends beyond the city's limits.

TABLE 36
OWNERSHIP HOUSING COMPLETIONS BY DWELLING TYPE,
CITY OF OTTAWA, 2008 and 2009, BY INCOME PERCENTILE

INCOME PERCENTILE	2008 INCOME	2008 COMPLETIONS				
		HOUSE PRICE (UP TO)	COMPLETIONS BY HOUSE TYPE			CUMULATIVE TOTAL
			SINGLES AND SEMIS	ROW	APARTMENTS	
15th	\$26,774	\$89,908	0 0.0%	0 0.0%	0 0.0%	0 0.0%
20th	\$33,842	\$113,645	1 0.0%	0 0.0%	0 0.0%	1 0.0%
25th	\$40,639	\$136,468	1 0.0%	0 0.0%	0 0.0%	1 0.0%
30th	\$47,122	\$158,242	2 0.1%	0 0.0%	0 0.0%	2 0.0%
35th	\$53,897	\$180,990	5 0.2%	42 2.1%	158 15.6%	205 3.5%
40th	\$60,697	\$203,827	12 0.4%	77 3.9%	294 29.0%	383 6.5%
45th	\$67,896	\$228,001	19 0.7%	353 17.8%	541 53.4%	913 15.4%
50th	\$75,122	\$252,268	59 2.0%	1,289 64.8%	594 58.6%	1,942 32.8%
55th	\$82,499	\$277,040	195 6.7%	1,717 86.4%	625 61.7%	2,537 42.9%
60th	\$90,334	\$303,349	525 18.0%	1,825 91.8%	648 64.0%	2,998 50.7%
COMPLETIONS, TOTAL			2,911	1,988	1,013	5,912

INCOME PERCENTILE	2009 INCOME	2009 COMPLETIONS				
		HOUSE PRICE (UP TO)	COMPLETIONS BY HOUSE TYPE			CUMULATIVE TOTAL
			SINGLES AND SEMIS	ROW	APARTMENTS	
15th	\$26,988	\$91,983	0 0.0%	0 0.0%	0 0.0%	0 0.0%
20th	\$34,113	\$116,268	0 0.0%	0 0.0%	0 0.0%	0 0.0%
25th	\$40,963	\$139,618	0 0.0%	0 0.0%	0 0.0%	0 0.0%
30th	\$47,499	\$161,894	2 0.1%	0 0.0%	0 0.0%	2 0.0%
35th	\$54,327	\$185,167	3 0.1%	0 0.0%	74 7.3%	77 1.3%
40th	\$61,182	\$208,532	6 0.2%	80 4.0%	136 13.4%	222 3.8%
45th	\$68,439	\$233,264	11 0.4%	199 10.0%	218 21.5%	428 7.2%
50th	\$75,723	\$258,091	38 1.3%	463 23.3%	218 21.5%	719 12.2%
55th	\$83,159	\$283,435	137 4.7%	605 30.4%	342 33.8%	1,084 18.3%
60th	\$91,056	\$310,351	338 11.6%	779 39.2%	415 41.0%	1,532 25.9%
COMPLETIONS, TOTAL			2,711	1,728	953	5,392

Source: CMHC, Custom tabulation and City of Ottawa income and price estimates

INCOME PERCENTILE defines the amount of gross annual income below which a specific percentage of households lies.

For example, the 40th income percentile refers to the income point which is equal to or less than 40% of all households.

**TABLE 37
AFFORDABILITY OF NEW AND RESALE HOUSING**

	Resale/New	2008	2009
Average Prices	Resale Singles	\$373,228	\$386,268
	Resale All Units	\$308,220	\$321,273
	New Singles	\$407,100	\$414,696
	New All Units	\$341,400	\$347,642
Total Units	Residential MLS	10,901	11,960
	Ownership Completions	6,206	5,392
Share of Ownership Market	Resale	63.7%	68.9%
	New	36.3%	31.1%
Affordable Units (#)	Resale	2,057	2,035
	New	383	222
% Affordable	Resale	18.9%	17.0%
	New	6.5%	3.8%
Combined New and Resales Affordable up to 40th Income Percentile	Units	2,440	2,257
	%	14.3%	13.0%

(1) Resale prices are MLS averages for detached (singles) and total units. MLS data show slight discrepancies in the number of units sold by average price (above) compared to the number of units sold by price strata in Table 35.

New housing prices for Singles and All Units are from CMHC (singles and semis) and Brethour New Home Market Report (other unit types)

TABLE 38
ROYAL BANK'S HOUSING AFFORDABILITY INDEX
PERCENTAGE OF HOUSEHOLD INCOME REQUIRED TO AFFORD EACH TYPE OF DWELLING

Detached Bungalow	Toronto	Montreal	Vancouver	Ottawa	Calgary	Canada
2006 average	43.2	35.5	67.8	30.1	37.3	39.1
2007 average	45.0	36.2	70.9	31.4	42.9	41.0
2008 average	53.2	40.5	75.8	43.0	46.5	44.3
2009 Q1	45.9	36.5	62.6	39.1	35.1	39.4
2009 Q2	46.5	37.3	63.4	38.6	35.7	39.1
2009 Q3	48.6	37.5	66.8	39.2	36.7	40.2
2009 Q4	49.1	39.1	69.0	40.4	37.1	40.6
Standard Two Storey						
2006 average	49.3	45.6	72.8	35.5	39.1	44.6
2007 average	51.9	46.4	74.0	36.9	44.4	46.3
2008 average	63.4	51.2	84.3	44.5	47.8	50.1
2009 Q1	54.6	45.7	68.9	40.8	36.0	44.7
2009 Q2	55.7	46.8	69.6	40.0	36.5	44.4
2009 Q3	57.8	47.4	74.2	40.5	38.5	45.8
2009 Q4	58.4	48.9	77.5	41.5	39.2	46.7
Standard Townhouse						
2006 average	33.3	31.6	50.0	25.2	28.2	31.2
2007 average	35.2	32.2	51.6	26.5	34.6	33.0
2008 average	45.4	35.5	57.6	33.7	37.3	34.5
2009 Q1	39.3	32.0	48.2	31.1	27.2	31.9
2009 Q2	39.6	32.9	48.2	30.4	27.6	31.5
2009 Q3	41.0	33.6	50.8	30.9	29.0	32.3
2009 Q4	41.4	34.7	51.7	31.1	29.8	32.9
Standard Condo						
2006 average	29.1	29.9	34.4	21.1	23.2	27.4
2007 average	31.1	30.1	35.9	22.4	27.6	28.8
2008 average	36.1	33.1	43.4	28.2	29.7	30.1
2009 Q1	31.1	29.9	36.1	26.0	22.3	27.1
2009 Q2	31.7	30.5	36.9	25.4	22.7	26.9
2009 Q3	32.8	31.3	38.7	25.8	23.0	27.6
2009 Q4	33.0	32.0	39.6	26.9	23.4	28.0

Source: Royal Bank of Canada, *Housing Trends and Affordability newsletter*

The Royal Bank's Housing Affordability Index measures the proportion of pre-tax household income required to service the cost of a mortgage, including principal and interest, property taxes and utilities, based on a 25% down payment and 25-year mortgage at a fixed five-year rate, for the average price of the four house types listed above on the resale market.

TABLE 39
VALUE OF NON-RESIDENTIAL BUILDING PERMITS,
CANADA AND SIX LARGEST CMA's, 2004-2009

Annual, \$000's

CMA	2004	2005	2006	2007	2008	2009	% chg. 2008-09
Toronto	\$4,498,157	\$3,882,624	\$3,901,571	\$5,134,212	\$5,125,045	\$4,063,222	-20.7%
Montréal	\$1,875,955	\$1,738,539	\$2,078,878	\$2,466,154	\$2,164,354	\$2,070,005	-4.4%
Vancouver	\$1,229,764	\$1,681,804	\$2,374,831	\$2,250,989	\$2,193,002	\$1,464,566	-33.2%
Ottawa-Gatineau	\$713,538	\$1,054,056	\$884,156	\$1,025,147	\$906,119	\$948,330	4.7%
Ottawa	\$553,436	\$954,152	\$780,442	\$867,989	\$683,731	\$829,766	21.4%
Calgary	\$894,458	\$1,592,714	\$2,492,273	\$3,328,015	\$2,742,683	\$2,410,724	-12.1%
Edmonton	\$653,053	\$997,451	\$1,105,630	\$1,178,719	\$1,944,938	\$1,782,640	-8.3%
Big 6 Total	\$9,864,925	\$10,947,188	\$12,837,339	\$15,383,236	\$15,076,141	\$12,739,487	-15.5%
Canada Total	\$18,745,100	\$22,012,000	\$25,213,062	\$28,832,256	\$29,559,086	\$26,381,799	-10.7%
Ottawa-Gatineau							
Share of Big 6	7.2%	9.6%	6.9%	6.7%	6.0%	7.4%	
Share of Canada	3.8%	4.8%	3.5%	3.6%	3.1%	3.6%	
Ottawa							
Share of Big 6	5.6%	8.7%	6.1%	5.6%	4.5%	6.5%	
Share of Canada	3.0%	4.3%	3.1%	3.0%	2.3%	3.1%	

Source: Statistics Canada - CANSIM Table 026-0003, unadjusted data

TABLE 40
OTTAWA OFFICE MARKET BY SUB-MARKET, 2009

	Inventory m2	Vacant m2	Vacancy Rate		Absorption m2	New Supply m2	Avg. Net Rent, \$/m2
			2008 Q4	2009 Q4			
Downtown CBD	1,390,336	31,207	2.3%	3.9%	-16,179	33,444	\$248
Fringe Core	331,612	16,755	5.4%	8.1%	-4,602	0	\$173
Central	1,721,948	47,961	2.9%	4.7%	-20,781	33,444	\$234
East	307,857	3,301	1.1%	2.1%	-5,384	0	\$159
South/Airport	323,867	20,580	6.4%	5.8%	6,091	0	\$137
West	417,847	36,213	8.7%	7.3%	4,241	0	\$165
Kanata	467,199	94,150	20.2%	16.9%	7,363	0	\$128
Suburban	1,516,770	154,244	10.2%	8.9%	12,310	0	\$146
TOTAL	3,238,718	202,205	6.4%	6.7%	-8,471	33,444	\$185
Central Class A	951,175	13,636	1.7%	4.6%	-5,116	0	\$274
Central Class B	556,394	8,192	2.1%	3.8%	-1,737	0	\$209
Central Class C	214,379	9,381	6.0%	7.4%	917	0	\$143
Suburban Class A	966,863	105,012	9.7%	10.4%	3,662	0	\$156
Suburban Class B	455,387	58,567	9.6%	5.7%	29,744	0	\$131
Suburban Class C	94,520	7,419	4.9%	9.1%	-6,608	0	\$119

Source: Colliers International - Ottawa Office Market Report, 2009 Q4

Note: data is for the competitive commercial office market only.

TABLE 41
COMMERCIAL OFFICE MARKET OVERVIEW, OTTAWA, 2003-2009

YEAR	INVENTORY		VACANCY RATE (%)	ABSORPTION		NEW SUPPLY	
	m ²	sq.ft.		m ²	sq.ft.	m ²	sq.ft.
2003	2,893,030	31,141,330	10.9%	-5,927	-63,797	-158,099	-1,701,818
2004	2,971,711	31,988,273	12.1%	1,765	19,000	78,616	846,243
2005	3,056,576	32,901,792	9.1%	121,641	1,309,376	84,866	913,519
2006	3,104,625	33,419,000	6.9%	118,726	1,278,000	48,104	517,806
2007	3,172,054	34,144,818	5.6%	39,464	424,802	76,564	824,155
2008	3,198,066	34,424,818	6.3%	996	10,722	0	0
2009	3,238,718	34,862,411	6.7%	33,444	360,000	20,862	224,567

Source: Colliers International - Ottawa Office Market Reports

TABLE 42
TOTAL OFFICE INVENTORY, OTTAWA-GATINEAU, 2009

TYPE	INVENTORY m ²	INVENTORY sq.ft.
Private sector (Competitive)	3,712,589	39,963,280
Ottawa	3,238,718	34,862,411
Gatineau	473,871	5,100,869
Public sector (Owned)	1,521,511	16,377,945
Ottawa	1,231,219	13,253,165
Gatineau	290,292	3,124,779
Private (Owned and occupied)*	994,030	10,700,000
Total for Ottawa	5,463,967	58,815,576
Total for Gatineau	764,163	8,225,648
TOTAL Ottawa-Gatineau	6,228,130	67,041,225

Sources: Colliers International - Ottawa Office Market Report, 2009 Q4
Treasury Board Secretariat; Directory of Federal Real Property: <http://www.tbs-sct.gc.ca/dfrp-rbif/>
Cushman & Wakefield - Private Owned and Occupied Inventory

NOTES:

Competitive Office Market includes privately-owned office buildings available for lease, but does not include privately held owner-occupied office buildings.

Owned Office Space includes commercial, medical and government-owned office space.

* Ottawa's private inventory includes two office properties formerly owned by the federal government which were subject to a sale-leaseback agreement with a private ownership group in October 2007.

TABLE 43
OTTAWA REAL ESTATE INVESTMENT MARKET, 2005-2009

ASSET TYPE	INVESTMENT ACTIVITY (\$ millions)					5-YR TOTAL
	2005	2006	2007	2008	2009	
Office	\$430.7	\$436.1	\$958.8	\$189.4	\$181.4	\$2,196.4
Land	\$262.1	\$337.4	\$240.0	\$235.9	\$189.8	\$1,265.1
Multi-residential	\$264.5	\$165.9	\$376.1	\$143.9	\$175.3	\$1,125.7
Retail	\$236.7	\$110.3	\$320.5	\$151.5	\$230.9	\$1,049.9
Industrial	\$93.0	\$96.9	\$106.3	\$121.0	\$112.4	\$529.6
Other	\$66.6	\$114.3	\$127.5	\$25.0	\$18.9	\$352.2
ANNUAL TOTAL	\$1,353.5	\$1,260.9	\$2,129.1	\$866.7	\$908.5	\$6,518.8

Source: Juteau Johnson Comba, based on data from RealTrack (note minor revisions made to 2008 data from previous edition of ADR)

TABLE 44
OFFICE MARKET OVERVIEW, SIX LARGEST CMA's, 2009

CMA	INVENTORY (1)			VACANCY RATE (%)		ABSORPTION in 2009 m ²	NEW SUPPLY m ²
	COMMERCIAL	GOV'T.	TOTAL	(commercial space only)			
	m ²	m ²	m ²	2008	2009		
Toronto	17,138,842	283,533	17,422,375	4.6%	6.1%	319,390	125,322
Montréal	6,752,994	284,940	7,037,934	6.4%	7.4%	195,926	16,536
Ottawa-Gatineau (2)	3,712,589	1,521,511	5,234,100	5.6%	5.9%	38,662	33,444
Ottawa	3,238,718	1,231,219	4,469,937	6.3%	6.7%	38,554	33,444
Calgary	4,917,847	10,374	4,928,221	4.7%	11.7%	208,653	270,060
Vancouver	4,880,594	108,772	4,989,366	4.6%	7.2%	41,898	38,368
Edmonton	1,792,413	77,606	1,870,019	3.9%	9.7%	5,760	39,668

Source: Colliers International - North America Office Real Estate Highlights, 2009 and Ottawa Office Market Report, 2009 Q4

(1) Total Inventory refers to commercial competitive and government inventory, but omits private owner-occupied office space.

Government inventory is from Treasury Board's Directory of Federal Real Property for all 6 CMA's and refers to space that is Crown-owned.

(2) Ottawa-Gatineau indicators for Quebec part are derived from Gatineau market data provided by Cushmam and Wakefield.

TABLE 45
OFFICE RENTS, SIX LARGEST CMA'S, 2008-09

CMA	DOWNTOWN CLASS "A" (1)					OVERALL NET LEASE RATE, All Class A, 2009 (2)	
	2008		2009		%	\$/sq.ft.	\$/m ²
	\$/sq.ft.	\$/m ²	\$/sq.ft.	\$/m ²			
Toronto	\$57.80	\$622	\$51.00	\$549	-11.8%	\$20.23	\$218
Calgary	\$55.50	\$597	\$42.00	\$452	-24.3%	\$24.85	\$267
Ottawa	\$50.50	\$544	\$49.50	\$533	-2.0%	\$16.98	\$183
Edmonton	\$45.50	\$490	\$43.40	\$467	-4.6%	\$23.79	\$256
Vancouver	\$44.00	\$474	\$47.00	\$506	6.8%	\$22.00	\$237
Montréal	\$27.60	\$297	\$30.70	\$330	11.2%	\$17.92	\$193

Source: (1) Colliers International - North America Office Real Estate Highlights, 2009 Q4, average annual quoted rent \$/Cdn

(2) CB Richard Ellis, MarketView - Canadian Office, 2009 Q4, net asking rental rates

TABLE 46
DOWNTOWN OFFICE VACANCY RATES AND OCCUPANCY COSTS, 2008-09

MAJOR NORTH AMERICAN DOWNTOWNS

All amounts in Canadian \$

CITY (DOWNTOWN)	TOTAL OCCUPANCY COSTS (1)				VACANCY RATE (2)	
	2008		2009		2008	2009
	\$/sq.ft.	\$/m ²	\$/sq.ft.	\$/m ²		
<i>New York - Manhattan Midtown</i>	\$119.47	\$1,286	\$68.93	\$742	10.2%	11.7%
Toronto	\$65.43	\$704	\$64.97	\$699	4.0%	5.1%
Vancouver	\$58.47	\$629	\$56.06	\$603	2.1%	4.6%
Calgary	\$70.79	\$762	\$55.49	\$597	4.6%	11.6%
Edmonton	\$49.00	\$527	\$51.83	\$558	4.3%	6.6%
<i>Washington, DC</i>	\$62.43	\$672	\$51.74	\$557	7.8%	10.2%
<i>Miami, FL</i>	\$56.67	\$610	\$46.89	\$505	14.8%	16.7%
Ottawa	\$44.07	\$474	\$45.96	\$495	2.3%	3.9%
Montréal	\$39.83	\$429	\$39.94	\$430	4.9%	7.1%
<i>Boston, MA</i>	\$64.38	\$693	\$36.45	\$392	10.6%	13.5%
<i>Los Angeles, CA</i>	\$37.16	\$400	\$28.72	\$309	14.8%	15.2%
<i>Houston, TX</i>	\$32.68	\$352	\$26.35	\$284	12.2%	12.8%
<i>Chicago, IL</i>	\$30.18	\$325	\$24.82	\$267	12.8%	16.5%
<i>Philadelphia, PA</i>	\$30.77	\$331	\$24.09	\$259	9.3%	12.2%
<i>Dallas, TX</i>	\$28.89	\$311	\$23.12	\$249	20.5%	23.9%
<i>Atlanta, GA</i>	\$25.86	\$278	\$21.03	\$226	12.6%	13.8%

Sources: (1) CB Richard Ellis - Global MarketView, November 2009. Occupancy Costs refers to gross rents per annum.

(2) Colliers International - North America Office Real Estate Highlights, 2009 Q4

TABLE 47
INDUSTRIAL MARKET OVERVIEW, SIX LARGEST CMA'S, 2009

CMA	INVENTORY		VACANCY RATE (%)		ABSORPTION m ²	NEW SUPPLY m ²
	m ²	sq.ft.	2008	2009		
Toronto	66,943,368	720,596,000	5.5%	6.3%	89,277	540,678
Montréal	31,419,895	338,212,000	6.9%	6.9%	48,865	51,652
Vancouver	16,299,212	175,449,000	2.5%	4.8%	102,469	483,452
Ottawa	2,593,675	27,919,000	5.1%	4.2%	24,433	3,809
Calgary	11,045,810	118,900,000	4.0%	6.3%	2,601	242,190
Edmonton	7,092,079	76,341,000	3.7%	5.4%	-213,298	31,772

Source: Colliers International; North America Industrial Real Estate Highlights, 2008 and 2009 Q4

TABLE 48
INDUSTRIAL AVERAGE LEASE RATES, SIX LARGEST CMA'S

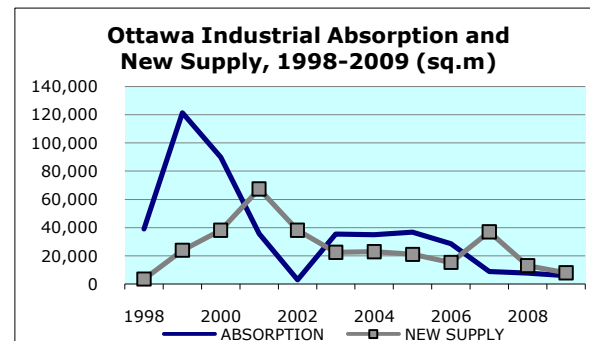
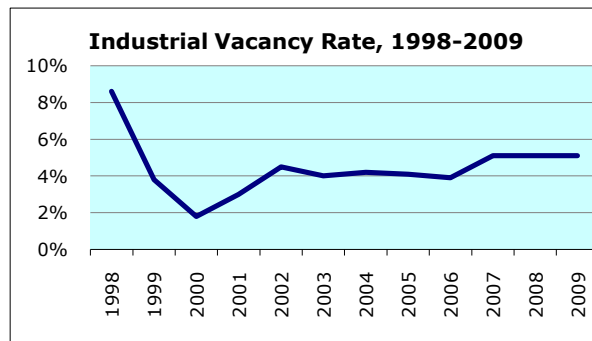
CMA	2006 (\$/sq.ft.)	2007 (\$/sq.ft.)	2008 (\$/sq.ft.)	2009 (\$/sq.ft.)	2009 (\$/m ²)	%chg.08-09
Toronto	\$5.33	\$5.46	\$5.22	\$4.90	\$53	-6.1%
Montréal	\$5.04	\$5.22	\$5.26	\$5.24	\$56	-0.4%
Vancouver	\$7.63	\$8.15	\$8.33	\$8.11	\$87	-2.6%
Ottawa	\$6.75	\$7.00	\$7.92	\$7.68	\$83	-3.0%
Calgary	\$8.34	\$8.93	\$9.50	\$7.50	\$81	-21.1%
Edmonton	\$7.40	\$9.09	\$9.40	\$8.52	\$92	-9.4%

Source: CB Richard Ellis, Canadian Industrial MarketView, net rental asking prices, 2009 Q4 and other years

TABLE 49
INDUSTRIAL MARKET OVERVIEW, OTTAWA, 1998-2009

YEAR	INVENTORY		VACANCY RATE (%)	ABSORPTION m ²	NEW SUPPLY m ²
	m ²	sq.ft.			
1998	2,059,779	22,172,000	8.6%	39,142	3,586
1999	2,051,277	22,080,481	3.8%	121,340	23,998
2000	2,057,380	22,146,177	1.8%	89,831	38,236
2001	2,243,246	24,146,884	3.0%	35,587	67,375
2002	2,512,852	27,049,000	4.5%	2,972	38,089
2003	2,535,427	27,292,000	4.0%	35,467	22,575
2004	2,232,669	24,033,039	4.2%	34,926	23,039
2005	2,010,898	21,645,837	4.1%	36,874	21,088
2006	2,024,432	21,791,517	3.9%	28,733	15,389
2007	2,053,794	22,107,575	5.1%	8,852	37,105
2008	2,077,661	22,364,490	5.1%	7,907	13,104
2009	2,067,332	22,253,305	5.1%	6,006	8,009

Source: Cushman & Wakefield, Marketbeat Snapshot - Industrial Overview, Ottawa, Q4 reports



**TABLE 50
OTTAWA INDUSTRIAL MARKET BY SUB-AREA, 2009**

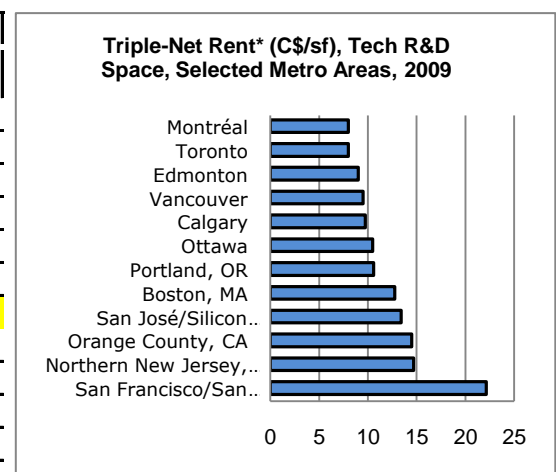
AREA	INVENTORY		VACANCY RATE		ABSORPTION 2009		WEIGHTED AVG. OVERALL NET RENT	
	sq.ft.	m ²	2008	2009	sq.ft.	m ²	(\$/sq.ft.)	(\$/m ²)
Kanata	3,369,000	312,980	18.8%	11.2%	257,294	23,903	\$7.45	\$80
Sheffield	3,276,043	304,344	4.5%	7.3%	-92,348	-8,579	\$6.25	\$67
Cyrville	2,190,942	203,539	1.7%	3.3%	-36,483	-3,389	\$7.01	\$75
Coventry-Belfast	1,886,526	175,258	2.1%	2.6%	-8,991	-835	\$8.91	\$96
Stevenage-Belgreen	1,854,224	172,257	3.7%	4.8%	18,880	1,754	\$7.95	\$86
Ottawa Business Park	1,321,259	122,745	0.2%	0.8%	-8,145	-757	\$10.01	\$108
Sheffield-Lancaster	1,170,820	108,769	2.3%	1.3%	12,035	1,118	\$7.31	\$79
Ottawa Centre	833,814	77,461	1.6%	3.4%	-14,930	-1,387	\$12.00	\$129
Colonnade	621,923	57,777	9.0%	11.6%	-1,106	-103	\$11.16	\$120
Ottawa South	695,111	64,576	2.4%	2.4%	607	56	n.a.	n.a.
Queensway	639,185	59,380	0.8%	1.4%	-4,201	-390	\$8.81	\$95
Rideau Heights	622,918	57,869	1.6%	1.3%	2,000	186	n.a.	n.a.
East Merivale	587,403	54,570	3.7%	3.0%	4,245	394	\$9.28	\$100
West Merivale	554,593	51,522	0.3%	2.6%	-12,962	-1,204	\$9.00	\$97
Woodward-Carling	540,800	50,240	1.4%	7.2%	-30,988	-2,879	n.a.	n.a.
Orléans	458,369	42,582	2.4%	6.7%	-19,950	-1,853	\$7.28	\$78
South Walkley	441,680	41,032	0.0%	1.9%	-8,588	-798	\$9.00	\$97
Morrison-Queensview	415,519	38,602	4.1%	3.9%	963	89	\$7.50	\$81
South Gloucester	409,334	38,027	0.0%	3.6%	7,321	680	n.a.	n.a.
Bells Corners	363,842	33,801	1.4%	1.4%	0	0	n.a.	n.a.
TOTAL	22,253,305	2,067,332	5.1%	5.1%	64,653	6,006	\$7.91	\$85

Source: Cushman & Wakefield, Marketbeat - Ottawa Industrial Report, 2008 and 2009 Q4

Note: for additional information on Ottawa's industrial land supply and locations of industrial areas, see the report "Inventory of Industrial and Business Park Lands", City of Ottawa Planning and Growth Management Department (updated every two years).

**TABLE 51
INDUSTRIAL RENT*, 2009, SELECTED NORTH AMERICAN METRO AREAS**

CITY	TRIPLE-NET RENT (C\$/sq.ft.)		
	TECH R&D	FLEX SERVICE	W'HOUSE & DISTRIB.
San Francisco/San Mateo, CA	\$22.14	\$22.14	\$10.50
Northern New Jersey, NJ	\$14.70	\$11.98	\$6.07
Orange County, CA	\$14.50	\$14.23	\$8.10
San José/Silicon Valley, CA	\$13.41	\$9.24	\$6.33
Boston, MA	\$12.77	\$12.77	\$5.01
Portland, OR	\$10.58	\$10.20	\$5.61
Ottawa	\$10.50	\$8.50	\$6.75
Calgary	\$9.75	\$9.00	\$6.75
Vancouver	\$9.50	\$8.00	\$6.75
Edmonton	\$9.00	\$8.15	\$7.10
Toronto	\$8.01	\$7.39	\$5.15
Montréal	\$8.00	\$6.50	\$4.00



* Triple Net Rent, which includes rent payable to the landlord and does not include additional expenses such as taxes, insurance, maintenance, janitorial services and utilities.

TABLE 52
RETAIL SALES, SIX LARGEST CMA's, 2003-2009 (\$ millions)

YEAR	TORONTO	MONTRÉAL	VANCOUVER	OTTAWA-GATINEAU	CALGARY	EDMONTON
2003	\$49,973	\$34,642	\$21,837	\$12,098	\$13,931	\$13,150
2004	\$51,409	\$36,288	\$22,238	\$12,438	\$15,493	\$14,284
2005	\$53,368	\$38,128	\$22,686	\$13,083	\$17,576	\$15,744
2006	\$55,077	\$39,533	\$24,071	\$13,725	\$20,551	\$18,008
2007	\$57,976	\$40,859	\$25,324	\$14,239	\$22,123	\$19,333
2008	\$60,415	\$42,287	\$25,351	\$14,864	\$22,138	\$19,292
2009	\$58,022	\$42,360	\$24,216	\$14,701	\$20,223	\$17,595
% change 2008-09	-4.0%	0.2%	-4.5%	-1.1%	-8.7%	-8.8%
% change 2004-09	12.9%	16.7%	8.9%	18.2%	30.5%	23.2%
Population*	5,623,450	3,814,738	2,328,007	1,220,674	1,230,248	1,155,383
2009 sales per capita	\$10,318	\$11,104	\$10,402	\$12,043	\$16,438	\$15,229

Source: Conference Board of Canada, *Metropolitan Outlook*, Spring 2010

* Post-censal estimates 2009, Statistics Canada

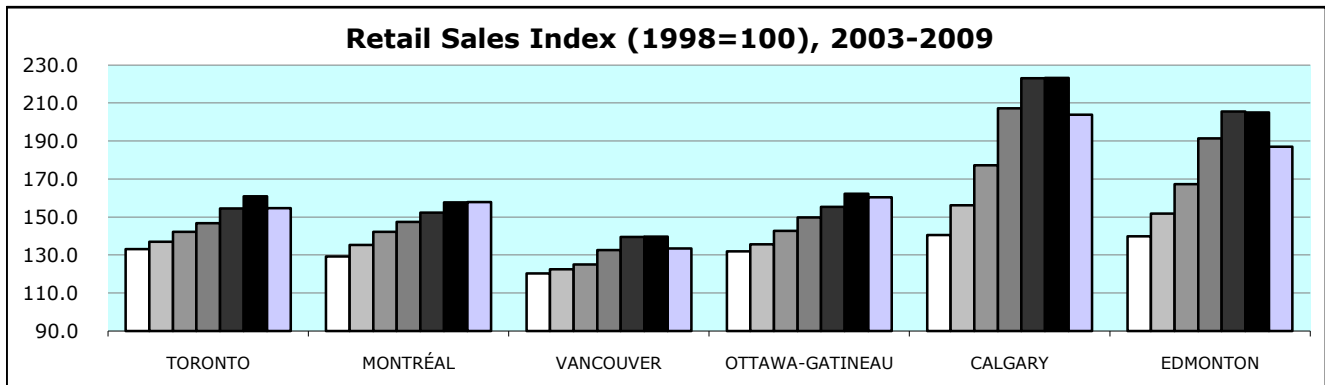


TABLE 53
OTTAWA RETAIL SPACE SUMMARY

FORMAT	Total Space, 2007			Total Space, 2009			Vacancy Rate	
	m ²	sq.ft.	Share	m ²	sq.ft.	Share	2007	2009
Power Centres	662,660	7,133,000	23.0%	714,963	7,696,000	24.2%	2.4%	0.7%
Other *	447,130	4,813,000	15.5%	458,650	4,937,000	15.5%	0.2%	n/a
Traditional Mainstreets	440,720	4,744,000	15.3%	442,578	4,764,000	15.0%	8.3%	n/a
Community SC	337,786	3,636,000	11.7%	344,568	3,709,000	11.6%	4.9%	2.5%
Regional SC	349,771	3,765,000	12.1%	349,771	3,765,000	11.8%	2.6%	0.7%
Neighbourhood SC	387,767	4,174,000	13.4%	387,767	4,174,000	13.1%	6.5%	5.4%
Mini-Plazas	216,644	2,332,000	7.5%	216,644	2,332,000	7.3%	7.9%	5.4%
Office Concourses	42,920	462,000	1.5%	44,035	474,000	1.5%	7.4%	n/a
TOTAL	2,885,398	31,059,000	100%	2,958,975	31,851,000	100%	4.9%	3.1%

Source: The Corporate Research Group Ltd. and City of Ottawa; 2009 vacancy data from Cushman & Wakefield Ottawa Retail Report 4Q09

* 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 Baseline, Bank south of the Rideau River, Montreal Road east of St. Laurent, or St. Laurent) as well as standalone retail outlets that are not part of power centres or shopping centres and may or may not be on Mainstreets.

NOTE: For more detailed information on retail, please refer to the Ottawa Retail Report 2005, publication #11-20

**TABLE 54
RETAIL SPACE, OUTLETS AND VACANCY RATES ON MAINSTREETS, 2008**

MAINSTREET	NUMBER OF OUTLETS	TOTAL SPACE (m ²)	AVG. OUTLET SIZE (m ²)	VACANT (m ²)	VACANCY RATE (%)
Bank Street	490	92,353	188	4,234	4.6%
Westboro	141	45,706	324	3,744	8.2%
ByWard Market (outside Dalhousie)	257	41,787	163	2,088	5.0%
Rideau Street	141	39,792	282	6,111	15.4%
Sparks Street	148	38,055	257	6,077	16.0%
Wellington Street West	201	34,579	172	2,360	6.8%
Stittsville Main Street	122	33,478	274	3,923	11.7%
McArthur Avenue	94	31,850	339	693	2.2%
Montreal Road West	121	30,727	254	1,511	4.9%
Somerset Street West	168	27,172	162	4,490	16.5%
Preston Street	104	23,414	225	3,015	12.9%
Elgin Street	96	19,015	198	1,504	7.9%
Beechwood Avenue	78	12,496	160	472	3.8%
Dalhousie Street	79	11,758	149	757	6.4%
Gladstone Avenue	65	10,967	169	734	6.7%
Merivale Road North	51	9,812	192	281	2.9%
Bronson Avenue	50	6,325	126	492	7.8%
Scott Street	12	4,647	387	818	17.6%
Holland Avenue	26	2,987	115	0	0.0%
TOTAL	2,444	516,920	212	43,303	8.4%

Source: City of Ottawa; Commercial Retail Space Inventory, 2008 (by the Corporate Research Group)

See Schedule B of Official Plan for designated Mainstreets

**TABLE 55
RETAIL SPACE, OUTLETS AND VACANCY RATES AT POWER CENTRES AND MAJOR MALLS, 2008**

CENTRE	NUMBER OF OUTLETS	TOTAL SPACE (m ²)	AVG. OUTLET SIZE (m ²)	VACANT (m ²)	VACANCY RATE (%)
Innes Road PC	154	133,417	866	2,499	1.9%
Kanata Centrum PC	127	94,594	745	1,988	2.1%
Merivale/Hunt Club PC	96	94,109	980	976	1.0%
Rideau Centre SC	160	90,192	564	900	1.0%
Greenbank/Strandherd PC	113	89,875	795	585	0.7%
St. Laurent SC	180	80,038	445	4,589	5.7%
417/Innes PC	66	73,776	1,118	2,889	3.9%
Place d'Orléans SC	170	68,637	404	1,975	2.9%
Bayshore SC	164	66,608	406	409	0.6%
South Keys PC	31	48,442	1,563	938	1.9%
Carlingwood SC	131	44,259	338	1,078	2.4%
College Square PC	40	38,226	956	232	0.6%
Train Yards PC	43	34,438	801	3,670	10.7%
Billings Bridge SC	102	29,304	287	1,305	4.5%
Blair/Ogilvie PC	44	27,889	634	790	2.8%
Queensway/Pinecrest PC	60	27,870	465	2,583	9.3%
Gloucester Centre SC	41	27,784	678	469	1.7%
Lincoln Fields SC	56	26,935	481	3,616	13.4%
Hazeldean Mall SC	45	20,955	466	1,341	6.4%
Total	1,823	1,117,346	613	32,831	2.9%

Source: City of Ottawa; Commercial Retail Space Inventory, 2008 (by the Corporate Research Group)

**TABLE 56
HOTEL MARKET INDICATORS**

		2004	2005	2006	2007	2008	2009	%chg. 2008-09	2010 P
Toronto	Occupancy rate ⁽¹⁾	66%	67%	66%	67%	66%	60%		61%
	RevPAR ⁽²⁾	\$84	\$86	\$89	\$91	\$91	\$75	-17.6%	\$78
	Hotel Value Index ⁽³⁾	199.5	225.8	258.1	289.0	282.1	257.0	-8.9%	252.6
Montreal	Occupancy rate ⁽¹⁾	67%	68%	68%	67%	64%	60%		59%
	RevPAR ⁽²⁾	\$92	\$94	\$95	\$92	\$88	\$77	-12.5%	\$78
	Hotel Value Index ⁽³⁾	345.5	392.8	450.2	504.2	477.0	450.2	-5.6%	455.2
Vancouver	Occupancy rate ⁽¹⁾	67%	69%	72%	74%	72%	65%		67%
	RevPAR ⁽²⁾	\$79	\$84	\$91	\$98	\$99	\$86	-13.1%	\$96
	Hotel Value Index ⁽³⁾	161.6	184.6	218.2	263.3	268.3	246.3	-8.2%	253.5
Ottawa	Occupancy rate ⁽¹⁾	64%	65%	69%	70%	71%	66%		67%
	RevPAR ⁽²⁾	\$80	\$82	\$88	\$94	\$96	\$87	-9.4%	\$90
	Hotel Value Index ⁽³⁾	202.2	219.7	242.8	267.1	270.8	265.4	-2.0%	275.0
Calgary	Occupancy rate ⁽¹⁾	65%	70%	74%	74%	72%	65%		63%
	RevPAR ⁽²⁾	\$72	\$81	\$95	\$105	\$109	\$94	-13.8%	\$91
	Hotel Value Index ⁽³⁾	176.9	201.7	234.3	274.2	282.7	259.2	-8.3%	261.0
Edmonton	Occupancy rate ⁽¹⁾	63%	66%	72%	75%	73%	65%		63%
	RevPAR ⁽²⁾	\$62	\$65	\$74	\$85	\$89	\$78	-12.4%	\$76
	Hotel Value Index ⁽³⁾	152.0	165.5	186.9	209.3	213.1	198.4	-6.9%	203.1
Canada	Occupancy rate ⁽¹⁾	62%	63%	65%	65%	63%	58%		59%
	RevPAR ⁽²⁾	\$73	\$75	\$79	\$83	\$83	\$73	-12.0%	\$75
	Hotel Value Index ⁽³⁾	193.3	214.4	240.8	271.4	267.7	248.1	-7.3%	251.2

Sources: PFK Consulting and Colliers International

(1) Occupancy rate: PFK Consulting, [2010 Market Outlook](#)

(2) RevPAR (Revenue per Available Room): PFK Consulting, [2010 Market Outlook](#)

(3) Hotel Value Index: Colliers International, [2010 Canadian Hotel Investment Report](#)

The Hotel Value Index (1992=100) measures the rate of change in hotel values. Rates of change are influenced by investor yield expectations, market performance, changes to supply and the overall economic health of the market.