

HIGHLIGHTS

Population

- The population of the city of Ottawa is estimated at **881,231** as of mid-2007, up 1.2% from 2006.
- There is a difference of 35,050 inhabitants between Statistics Canada's 2007 preliminary post-censal estimate of Ottawa's population and those of City staff.
- The population of the Ottawa Region (Ottawa-Gatineau and adjacent municipalities) is estimated at **1,335,445** at year-end 2007.
- Net migration to the Ottawa-Gatineau Census Metropolitan Area (CMA) rose to **8,214** in 2005-2006, up 37% from a year earlier.

Employment and Economy

- Ottawa-Gatineau's Gross Domestic Product (GDP) grew by **2.7%** in 2007 and is forecast by the Conference Board of Canada to grow by 2.6%, the same as the national average, in 2008.
- Average per capita income in Ottawa-Gatineau rose by 4.9% to **\$40,078** in 2007 and, according to the Conference Board, is the third highest among Canada's major cities.
- The employed labour force residing in Ottawa edged up by 1.1% in 2007, to **488,200**, the lowest growth rate among Canada's major cities.
- Ottawa's unemployment rate remained at **5.1%** in 2007, unchanged from 2006.
- The employment rate (job-holders as a per cent of the population 15 and over) was the 4th-highest in Canada.
- Private-sector employment accounted for **65.2%** of total jobs in Ottawa, down from 66.1% in 2006.

Housing

- There were **6,218 housing starts** in the city of Ottawa in 2007, and **10,071** starts in the Greater Ottawa-Gatineau Area, increases of 10.5% and 5.5% respectively from 2006.
- **18.1%** of the city's new housing units for which building permits were issued in 2007 were in areas specifically targeted for residential intensification by the 2003 Official Plan.
- Ottawa's **rental vacancy rate** was stable at **2.3%** in October 2007, unchanged from the previous year. **Rents** increased by **2.4%** in 2007.
- In 2007, **44%** 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 6% to **\$273,058** in 2007, the lowest increase of all major cities.
- Over the past 25 years, the percentage of **single detached houses** built annually in Ottawa averaged 48%. In 2007, **44%** of new dwellings were single homes.
- In 2007, **8.2%** of newly-built ownership housing in Ottawa was **affordable** to households in the 40th income percentile, down from 13.9% in 2006.

Non-residential development

- Non-residential building permits in Ottawa totalled **\$868 million** in 2007, the second best year on record and 11% more than in 2006. The total for the Ottawa-Gatineau metro area was **\$1.025 billion**.
- Ottawa-Gatineau accounted for **5.6%** of all non-residential construction out of the six largest metro areas in Canada in 2007.
- Ottawa's commercial **office market** posted a vacancy rate of **5.6%** in 2007, down from 6.9% in 2006.
- The **downtown office** vacancy rate stayed at **4.5%** in 2007 despite the addition of two new towers. Another tower is under construction.
- Ottawa's lease rates for downtown Class A office space were stable at **\$483/m²** (\$45/sq.ft.).
- Ottawa's **industrial space** had a vacancy rate of **4.4%** in 2007, the lowest among the largest Eastern Canadian cities but higher than in major Western centres.
- Ottawa's High-Tech R&D industrial space is now the **second priciest** in Canada, but remains cheaper than most competing U.S. high-tech centres.
- **Retail sales** grew by **4.6%** in Ottawa-Gatineau in 2007, to \$14.3bn.
- **Retail vacancies** in Ottawa's malls and power centres were low at **2.4%** in 2007.
- **Household expenditures** in Ottawa averaged **\$78,464** in 2006, third highest among the six big cities.
- Ottawa had Ontario's highest **hotel occupancy rate** in 2007, **70.2%**, rivalling Western cities.