



Greater Ottawa
Home Builders'
Association

Presentation to
NCHCA
January 30, 2025

GOHBA in Brief

- **City -wide Housing Policies**
- **Focus on Permits, Applications, Development Charges, Planning and Growth & Zoning**
- **Advocate for housing affordability and the home buyer**
- **Affordability, Quality and Choice**

GOHBA in Brief

- **450+ Member Companies**
- **Builders, Developers, Renovators, Trade Contractors, Suppliers, and Manufacturers make up the core of membership**
- **Economic Impact in 2023 (~2/3rds of long -term average):**
 - **\$2.2 billion invested in new homes**
 - **\$3.3 billion invested in renovation**
 - **24,000 jobs/\$1.7 billion in wages**

Ottawa Housing Starts

Housing starts in the Ottawa area

Year	Housing Starts
2017	7,823
2018	8,298
2019	7,841
2020	11,285
2021	11,175
2022	11,479
2023	9,245
2024	7,894

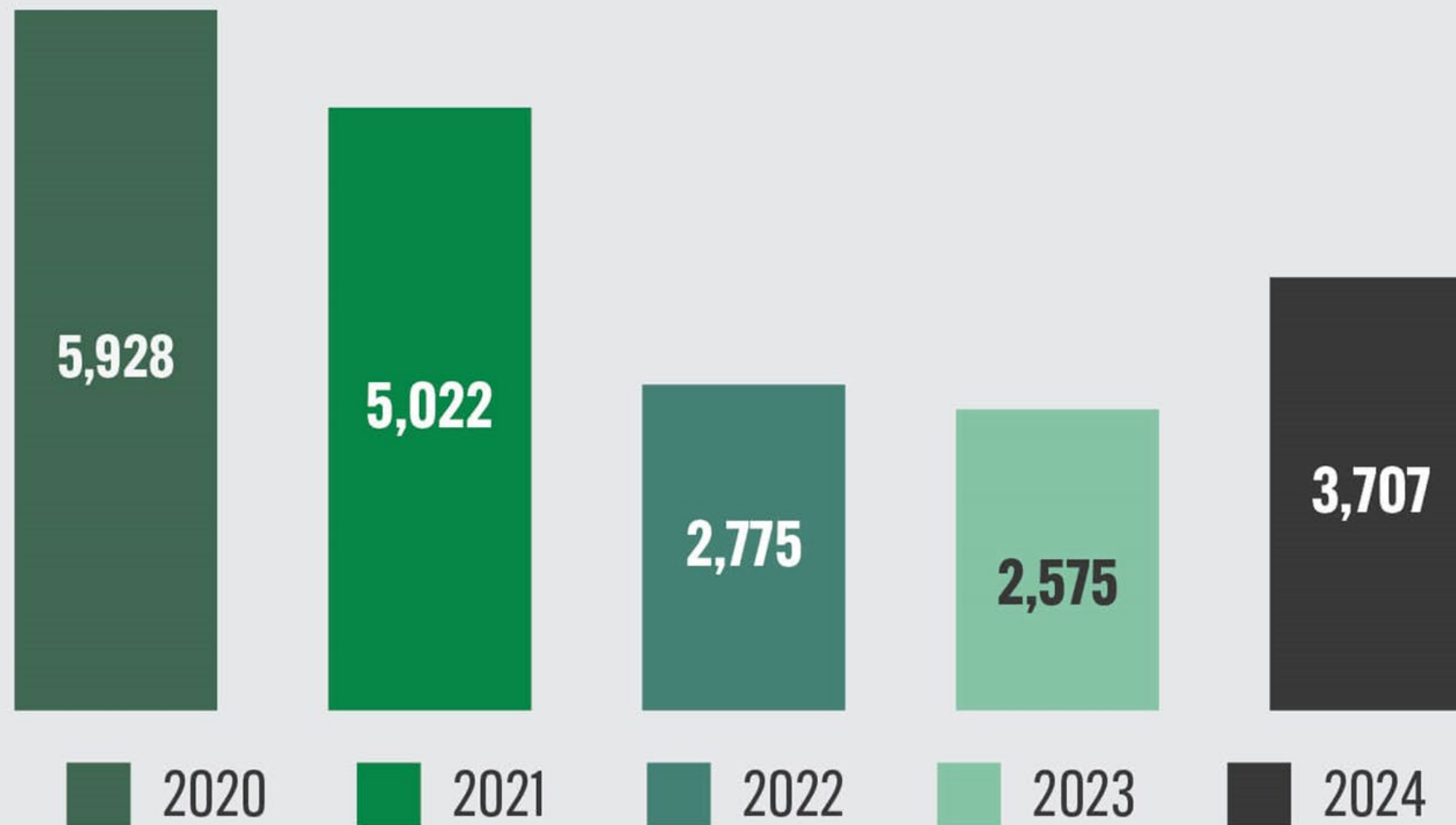
Source: CMHC

2024:

- 3,800 low-rise starts (+15% vs 2023)
- 2,700 rental apartment starts (-8% vs 2023)
- 1,400 condominium starts (-54% vs 2023)

Ottawa Housing Sales

Year-to-Date New Home Sales



Ottawa Housing Sales by Area



Ottawa Housing Sales by Type



Ottawa Housing Activity

- **Sales** – Ottawa Continues to be one of the hottest markets
- **Cost** – Housing affordability continues to deteriorate
- **High-Rises** – clusters around LRT and town centres
 - rentals, not condos
- **Investors** – Increase in local and non-local investors
 - corporate/REITs, small investors getting out?

Ottawa's Official Plan

- OP on assumption of population growth of 400,000 new residents by 2046 = 194,800 new homes needed
- Rural Growth = 13,000 homes

Remainder:

- 51% Intensification = 92,100 new homes
- 49% Expansion = 89,700 new homes

Ottawa's Official Plan

To accommodate 89,700 new homes in expansion lands:

- OP approved by Council Nov 2021, adding 1,200 hectares
- Province approves OP Nov 2022, adding 550 more hectares
- Provincial additions rescinded Oct 2023; allows private land expansion applications

Private Expansion Application

- To City Evaluation Criteria:

1. Land Needs Assessment
2. Infrastructure Capacity Assessment
 - Servicing capacity assessment
 - Transportation capacity assessment
3. Settlement Area Parcel Analysis
4. Application Fee: \$ 1.8 million

Land Needs Assessment

- Official Plan = 400,000 new residents to 2046
- Ministry of Finance = 660,000 new residents by 2046
- Official Plan = 195,000 new homes
- 253,000 new homes needed instead

Land Needs Assessment

- City will evaluate applications against 400,000 person growth
- Will likely be turned down; Appeal to Ontario Land Tribunal
- New City growth projections work to start mid -2025,
new land needs number at end of 2026?
- New evaluation of land parcels for urban boundary expansion

Official Plan - Intensification

- **Intensification - 92,100 new homes**
- **Half in neighbourhoods ; Half around LRT Stations and along transportation corridors.**
- **New Infrastructure Master Plan approved Oct 2024.**
- **New Zoning not in place until January 1, 2027.**


Transportation Master Plan

- Complete April 2025?
- “Anything -but -car” transportation infrastructure
- Parking – No minimums; front -yard parking allowed in first draft of new comprehensive Zoning By -law
- New TMP means further Development Charge increase.

Ottawa's Development Charges

- Periodic changes have obscured the true increase in DCs.
- From Oct 1, 2023, to Nov 27, 2024, DCs increased:
 - 28 per cent inside the greenbelt
 - 23 per cent outside the greenbelt
 - 26 per cent in serviced rural areas
 - 29 per cent in unserviced rural areas

Development Charges – What's Next?

- Little likelihood of complete elimination
 - GOHBA recommendations from November 2024
 - More grants/funds/programs to apply for possible
 - Municipal Service Corporations
 - Communal Water and Wastewater Systems (Frontenac)
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THANK YOU

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Additional Items

- On Site Stormwater / Intensification
 - Brownfields - Records of Site Condition
 - Development Applications - City Task Force
Announcement
 - Zoning Items - uniform height across neighbourhoods ,
uniform N4 zoning, angular plane for podium of high
rises
 - Sector Transition Strategy
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