Call for Proposals:

Ottawa's Multi-Residential Rental Housing Analysis Inventory and Retrofit Potential

Overview

OCAF is seeking proposals for an analysis of Ottawa's multi-residential rental housing stock to better understand Ottawa's housing typology landscape and the potential for building retrofits, associated greenhouse gas emissions reductions and preservation of these buildings. For the purposes of this study, multi-residential housing includes building types ranging from duplexes to high-rise apartments.

This analysis will be used to support OCAF's broader efforts to advance both climate action and housing affordability. In particular, the findings will help OCAF understand how best to make the case for the preservation and retrofitting of housing typologies that most commonly serve as long-term affordable rental housing.

The research will inform OCAF's work in this area by identifying where retrofit opportunities can deliver the greatest climate impact while supporting the protection and improvement of existing affordable rental stock and protection of renters.

Scope of Work

The analysis is structured in two parts. Applicants may apply to complete Part 1 or both parts, depending on their expertise and interest. We are not currently accepting applications for only Part 2, if we do not find a proponent to do both parts at this time, we will open the call back up for Part 2.

Part 1: Quantification of Ottawa's Multi-Residential Rental Housing Stock

This phase will focus on inventorying and characterizing the existing multi-residential rental housing stock in Ottawa according to its typology, age and tenure

Key elements include:

- A breakdown of the multi-residential rental housing stock by:
    - Building typology (high rise, midrise, low rise, townhouse, duplex, etc.)
    - Building age
    - Scale if available (# storeys and/or units)
    - Tenure and ownership model if available, such as private market rental, Ottawa Community Housing, land trusts, co-operatives, etc.

- Cross-analyze elements above

OCAF does not anticipate the need for primary data collection. The intent is to aggregate, synthesize, and analyze existing datasets to extract the specific information required.

Key analysis will include:

- Proportion of ageing or retrofit-ready MURBs according to specific typologies and scales (high-rise, mid-rise, low-rise, duplex etc.) and age range, both by number of buildings and number of units.
- The share of the stock that is made up of low-rise buildings (under six storeys), both in terms of number of buildings and total units.
- The typologies, ages, and scales according to specific tenure (private market rental, OCH, land trust, etc.).
- Quantification of "affordable housing" stock that may be suitable for retrofits and/or preservation (may align with tenure analysis)

Part 2: Estimated Carbon Savings from Retrofits

Building on the outputs of Part 1, this phase will provide high-level estimates of the potential greenhouse gas emissions reductions associated with retrofitting Ottawa's multi-residential rental housing stock.

Key elements include:

- Identification of most common HVAC systems according to typology analysis in Part 1
- Broad estimates of potential carbon savings associated with retrofits, broken down by building scale and typology
  - Estimates according to depth of retrofits (details will be discussed with successful proponents)
- Comparative analysis of emissions savings across different building forms (e.g., low-rise versus high-rise)

Key questions this work will address include:

- How do retrofit-related emissions savings compare across different building types and scales?
  - For example, are the emissions reductions from retrofitting 100 townhouse units comparable to those from 100 units in high-rise buildings? What about low-rise buildings (under 6 storeys)?
- Which types of multi-residential rental buildings, based on how common they are in Ottawa, offer the greatest opportunity for emissions reductions when retrofitted at scale?

- In particular, what is the potential GHG savings for lower rise MURBs (under six storeys)?

Application Details

Submission Process
Interested proponents are invited to submit a letter of intent using the template found on our website outlining their qualifications, relevant experience, and the scope of work they are proposing to undertake (Part 1 or both).

The call will remain open until a proponent is selected.

Timeline
Submissions will be accepted until **April 10, 2026**. We expect both parts to be completed by September 2026.

Budget
Submissions should include a proposed budget aligned with the scope of work.

OCAF has allotted a budget of $10,000 to $15,000 for each part of this research (for a total of $20,000 to $30,000). Should you submit a proposal with a higher budget, please provide a clear rationale for additional budget.

Deliverables
The final deliverable will be a concise written report of approximately 2–5 pages, supported by clear tables, charts, and graphs that communicate key findings and insights. Compiled datasets and spreadsheets are also to be provided to OCAF.