

INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS

2012-13 Update



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**INVENTORY OF VACANT INDUSTRIAL
AND BUSINESS PARK LANDS,
2012-13 UPDATE**

City of Ottawa
Planning and Growth Management Department
Policy Development and Urban Design Branch
Research and Forecasting Unit

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INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS, 2012-13 UPDATE

HIGHLIGHTS

The total city-wide supply of vacant industrial and business park land stood at 1,817.1 net hectares as of the end of December 2013. This is a decrease of 368 net hectares since last reported for the end of 2011. Much of the difference is due to removal of previously inventoried land that has been zoned for non-industrial uses and to make consistent lands classed as "expansion" which do not form part of the vacant land supply.

Approximately 58% (1,052.9 net ha) of the vacant land supply was located in the urban area, split between 265.6 net ha inside the Greenbelt and 787.2 net ha outside the Greenbelt. A total of 764.2 net ha of vacant land were provided in the rural area.

During 2012 and 2013, a total 18.5 ha of industrial land were developed comprised of 10.5 ha in 2012 and 8.0 ha in 2013 (Table 4). This figure drops to 14.9 ha when land developed for non-industrial uses is excluded (Table 5).

Nearly eighty-five percent (84.9%) of the land in business parks inside the Greenbelt had been developed as of the end of 2013. Of the 265.6 net ha that remain, 63% (166.9 ha) are in public ownership, primarily by the federal government (mostly the Airport Authority) and the City of Ottawa.

Using running average rates of consumption over the last 29 years, the city had an estimated 24 year supply of urban employment land at the end of 2013. The rural area has an even larger supply; at historic development rates there are over 72 years of rural supply.

Applying the methodology of the Employment Lands Study, 2012 Update, the urban land supply at the end of 2013 was sufficient for 31 years, and the rural supply for 79 years.

PURPOSE AND COVERAGE

This survey reports on the inventory of vacant industrial and business park land in the urban and rural areas of the city of Ottawa as of the end of 2013. For brevity the balance of the report refers to these lands as “industrial”.

Land covered by the survey in the urban area is designated Employment Area or Enterprise Area in the Official Plan and also includes smaller parcels outside of these areas, usually designated General Urban Area, which are zoned for industrial use. All rural industrial areas are identified by their zoning and have no specific designation in the Official Plan, other than the Carp Road Corridor Rural Employment Area and in the secondary plan for the village of Richmond.

To further improve the quality and consistency of the data provided by this report, the 2012-13 edition of the survey more closely examines the definition of the property parcel type categories. This examination shows that a number of properties that were previously listed as individual vacant parcels should more accurately be classed as expansion lots¹. This has resulted in a lower supply of vacant land as expansion lots are not included in the calculation of vacant land supply.

As in previous surveys, there are minor changes and updates to industrial area boundaries and the vacant properties inside them due to modifications to better define the extent of the areas. Other small changes have also occurred due to updated POLARIS property fabric. As a result of these changes, detailed comparisons between this report and earlier surveys may not be possible.

Parcels identified in this report as vacant include lots (or part lots) that do not have permanent structures on them, but may include lands that are temporarily used for outdoor storage. Vacant lots may not be available for development at the present time depending on servicing and landowner intentions.

In most instances, land parcels based on ownership form the basic unit of observation. Parcels may be further subdivided based on variations in zoning or other factors. For technical information on the parcel mapping, refer to the Appendix.

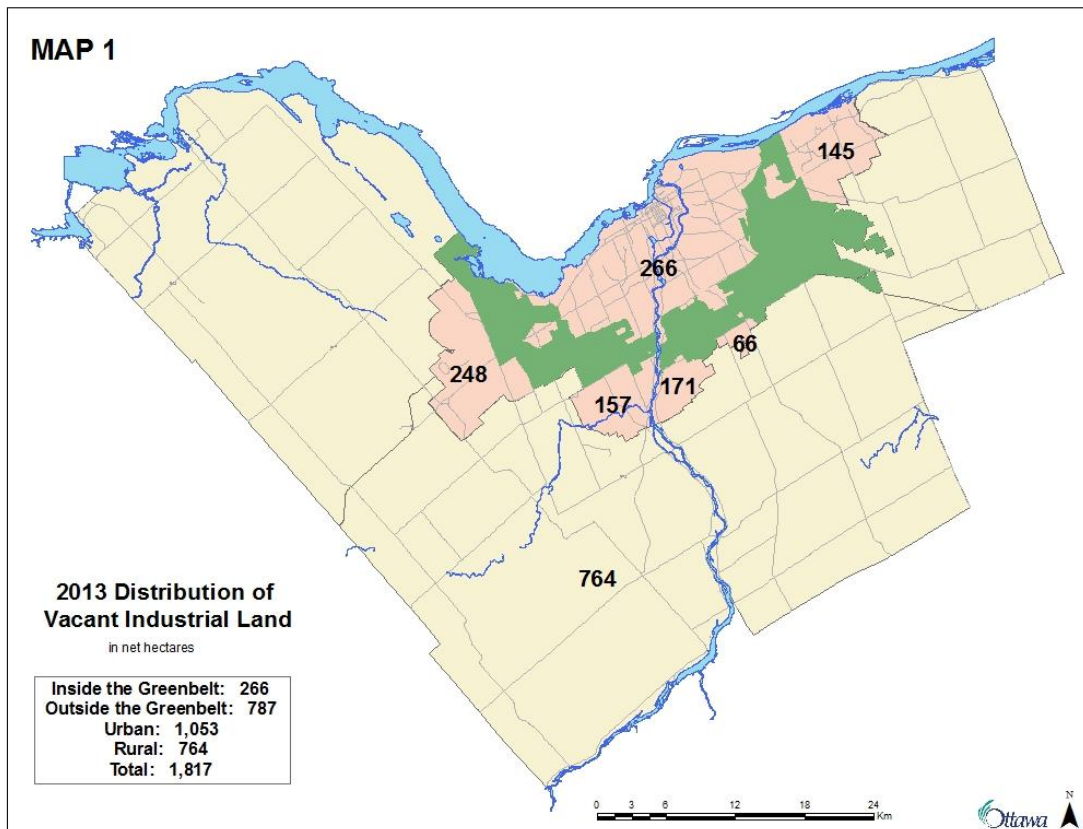
This edition is the newest in a series of similar monitoring reports prepared by the City and (prior to 2001) the former Region of Ottawa-Carleton since 1984. The survey is updated every two years.

¹ Expansion lots are created when a portion of a property parcel is developed and the remaining part of the parcel is judged to be of sufficient size to provide potential for future development.

LAND SUPPLY

Table 1 summarizes the total land area, including developed and undeveloped land, of each industrial area and business park in the city of Ottawa. The table notes any changes to the size of each area made since 2011 and the source of the change.

There was a total of 1,817.1 net hectares (2,070 gross ha) of vacant industrial land across the city at the end of 2013. The distribution of these lands by major geographic area is illustrated on Map 1. A detailed list by area is provided in Table 2.



The urban area had 1,052.9 net ha of vacant industrial land, split between areas inside the Greenbelt, with 265.6 net ha, and 787.2 net ha in the urban centres outside the Greenbelt. The rural part of Ottawa had 764.2 net ha. (Table 2)

Overall, the city-wide supply of vacant industrial land was down by approximately 368.4 net ha from 2011. Changes to the total land supply were the product of revisions to industrial park boundaries, lands that were developed, new lands designated or zoned as industrial, or existing industrial lands that were designated or re-zoned to another use. A total of 14.9 ha were developed for industrial and other employment uses including development on expansion lots. The remaining 353.5 ha represents a net loss of vacant industrial land to other uses mainly through lot line adjustments and zoning changes. For a detailed review of these changes (at both industrial area and vacant parcel levels) refer to Table 1A in the Appendix.

Table 1. Industrial Lands - Changes Between 2011 and 2013 (gross ha) (developed and undeveloped land)

Map Ref	Industrial Area	Total 2011 ha	Total 2013 ha	Change 2011-2013	Comment
URBAN					
Inside Greenbelt West of Rideau River					
8	Bells Corners Employment Area	103.4	103.4	0.0	no change
10	Queensview-Morrison Office Park	32.0	32.0	0.0	no change
11	Woodward Business Park	52.4	51.5	-0.8	modification from zoning change
12	Colonnade Business Park	99.5	92.3	-7.2	changes to reflect existing zoning
13	Merivale Industrial Area	159.3	159.3	0.0	no change
14	Rideau Heights Business Park	101.9	101.9	0.0	no change
Sub-Total West of Rideau River		548.5	540.4	-8.0	
Inside Greenbelt East of Rideau River					
18	Rideau North Industrial District	16.0	15.8	-0.2	property line adjustments
19	Riverside-Uplands	22.4	18.7	-3.6	property line adjustments
20	Hunt Club North Field Aviation Area	71.3	71.3	0.0	no change
21	Limebank North Business Area	69.7	69.7	0.0	no change
22	Airport South Area	54.8	54.8	0.0	no change
23	Airport - Lester Sector	61.6	61.6	0.0	no change
24	Airport Gateway Business Park	72.9	72.9	0.0	no change
25	South Walkley-Albion Industrial Area	149.5	149.5	0.0	no change
26	Ottawa South Business Park	162.4	162.4	0.0	no change
27	Hawthorne-Stevenage Industrial Area	313.4	313.4	0.0	no change
28	Sheffield Industrial Area	228.0	220.9	-7.1	changes to reflect existing zoning
29	Newmarket-Cyrville Industrial Area	200.6	150.6	-50.0	changes to reflect existing zoning
30	Industrial Avenue Business Park	110.6	98.6	-12.0	changed through Official Plan Amendment
31	Coventry Industrial Area	22.8	12.6	-10.2	modification from zoning change
32	Vanier Parkway	15.0	15.0	0.0	no change
33	National Research Council	159.5	159.5	0.0	no change
34	Canotek Business Park	49.9	47.6	-2.2	changed to reflect designation in Schedule B
Sub-Total East of Rideau River		1,780.4	1,695.1	-85.3	
Total Inside Greenbelt		2,328.8	2,235.5	-93.3	
Urban Centres Outside of Greenbelt					
1	Kanata West Business Park	165.9	165.9	0.0	no change
3	Kanata South Business Park	102.1	81.3	-20.8	modification from zoning change
4	Terry Fox Business Park	72.0	72.0	0.0	no change
5	Hazeldean Industrial Area	16.0	16.0	0.0	no change
6	Kanata Town Centre Industrial Area	10.8	10.8	0.0	no change
7	Kanata North Business Park	479.3	479.3	0.0	no change
Sub-Total Kanata		846.1	825.3	-20.8	
2	Stittsville Business Park	47.4	47.4	0.0	no change
Sub-Total Stittsville		47.4	47.4	0.0	
9	416 Business Park	180.5	167.7	-12.9	changed through Official Plan Amendment
15	South Merivale Business Park	99.8	98.9	-0.9	creek/ravine land removed from south west
Sub-Total South Nepean		280.3	266.5	-13.8	
16	Riverside South Business Park	223.1	201.4	-21.7	changed to reflect designation in Schedule B
Sub-Total Riverside South		223.1	201.4	-21.7	
17	Albion-Leitrim Industrial Area	153.9	153.9	0.0	no change
Sub-Total Leitrim		153.9	153.9	0.0	
35	Youville Business Park	41.2	41.2	0.0	no change
36	Ottawa River Business Park	31.6	31.6	0.0	no change
37	Taylor Creek Business Park	34.0	34.0	0.0	no change
38	Cardinal Creek Business Park	24.6	24.6	0.0	no change
39	South Orleans Industrial Park	194.8	187.0	-7.9	modification from zoning change
Sub-Total Orléans		326.2	318.3	-7.9	
Total Urban Centres		1,877.0	1,812.9	-64.1	
TOTAL URBAN		4,205.8	4,048.3	-157.5	
RURAL					
Rural West					
101	A.G. Reed Industrial Area	159.0	159.0	0.0	no change
102	Carp Road Corridor Rural Employment Area	663.9	663.9	0.0	no change
103	Carp Airport Industrial Area	261.3	261.3	0.0	no change
104	Ashton Industrial Area	39.7	40.8	1.1	land added north of Highway 7 interchange
105	Westwood Industrial Area	50.3	47.5	-2.8	MTO land removed
106	Richmond Industrial Area	84.7	84.7	0.0	no change
107	Moodie Drive Industrial Area	78.6	94.7	16.1	land added to the south, west of the 416
108	Jordel Agri-Industrial Commercial Park	50.6	49.7	-1.0	changes to reflect existing zoning
Sub-Total Rural West of Rideau R.		1,388.2	1,401.6	13.4	
Rural East					
109	South Gloucester Industrial Area	189.0	189.0	0.0	no change
110	Gordon McKeown Industrial Area	38.9	43.9	5.0	land added to the west based on zoning
111	Highway 31-South Greely Industrial Area	162.7	162.7	0.0	no change
112	IndCum Industrial Area	116.5	116.5	0.0	no change
113	Vars Business Park	140.5	140.5	0.0	no change
114	Vars Cement	69.8	69.8	0.0	no change
Sub-Total Rural East of Rideau R.		717.4	722.5	5.0	
TOTAL RURAL		2,105.7	2,124.1	18.4	
TOTAL OTTAWA		6,311.5	6,172.4	-139.0	

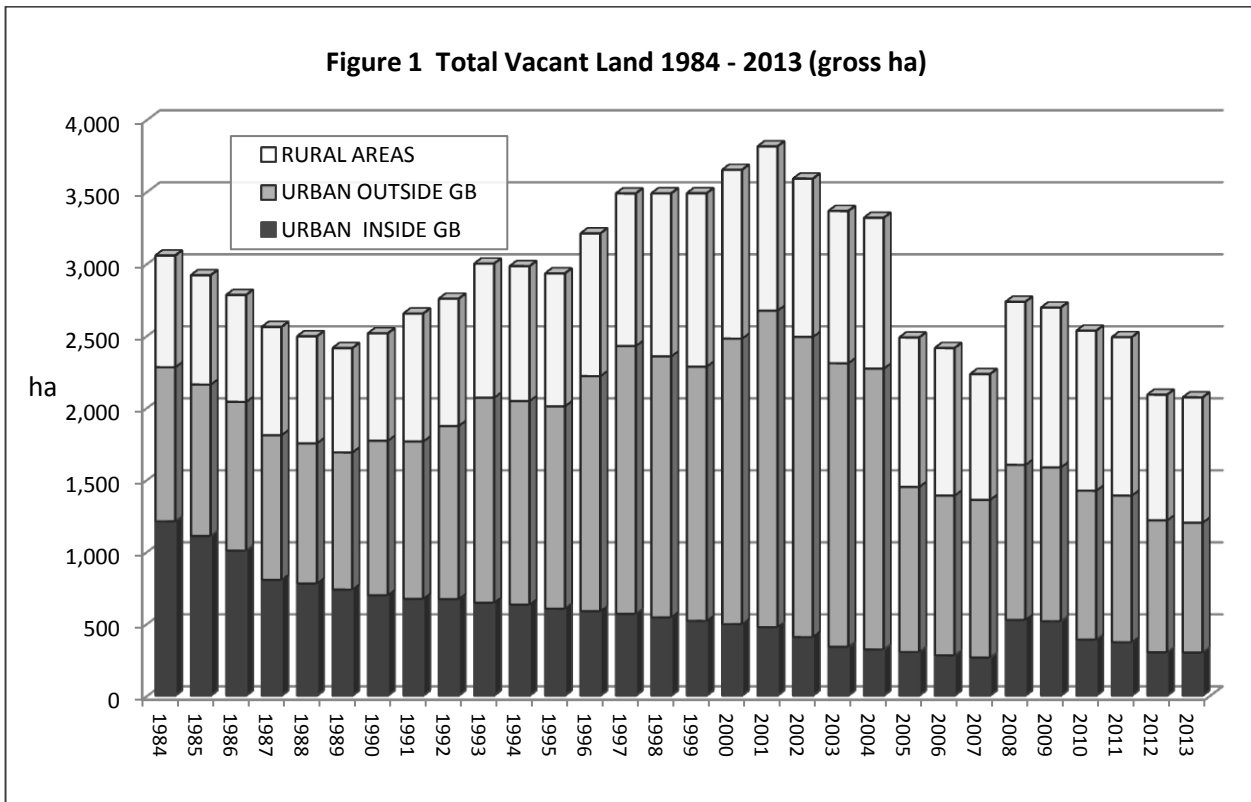
Table 2. Industrial Land Inventory 2013

Map Ref	Industrial Area	Total Industrial Area	Non-Vacant Land ¹	Vacant Land (gross ha)			Percent Built	Developed 2012-13 ²	Vacant Land (net ha)
				Parcels	Expansion	ROW			
URBAN									
Inside Greenbelt West of Rideau River									
8	Bells Corners Employment Area	103.4	95.5	7.7	0.1	0.0	92.4	0.0	6.6
10	Queensview-Morrison Office Park	32.0	31.5	0.5	0.0	0.0	98.5	0.0	0.5
11	Woodward Business Park	51.5	51.5	0.0	0.0	0.0	100.0	0.0	0.0
12	Colonnade Business Park	92.3	86.0	5.7	0.6	0.0	93.2	0.0	5.7
13	Merivale Industrial Area	159.3	151.8	5.6	1.4	0.5	95.3	2.6	5.6
14	Rideau Heights Business Park	101.9	97.5	4.5	0.0	0.0	95.6	0.0	4.5
Sub-Total West of Rideau River		540.4	513.8	24.0	2.2	0.5	95.1	2.6	22.8
Inside Greenbelt East of Rideau River									
18	Rideau North Industrial District	15.8	14.7	0.0	1.1	0.0	93.0	0.0	0.0
19	Riverside-Uplands	18.7	3.3	15.5	0.0	0.0	17.4	0.0	14.1
20	Hunt Club North Field Aviation Area	71.3	57.9	13.4	0.0	0.0	81.1	0.0	11.5
21	Limebank North Business Area	69.7	23.3	46.4	0.0	0.0	33.5	0.0	39.4
22	Airport South Area	54.8	1.4	53.4	0.0	0.0	2.5	0.0	45.7
23	Airport - Lester Sector	61.6	58.9	2.7	0.0	0.0	95.6	0.0	2.7
24	Airport Gateway Business Park	72.9	39.2	33.7	0.0	0.0	53.7	0.0	28.7
25	South Walkley-Albion Industrial Area	149.5	129.3	20.2	0.0	0.0	86.5	2.6	17.7
26	Ottawa South Business Park	162.4	153.4	7.0	2.0	0.0	94.5	0.0	7.0
27	Hawthorne-Stevenage Industrial Area	313.4	236.3	68.3	8.7	0.0	75.4	3.4	61.6
28	Sheffield Industrial Area	220.9	217.6	2.0	1.3	0.0	98.5	0.0	2.0
29	Newmarket-Cyrville Industrial Area	150.6	143.3	6.6	0.7	0.0	95.2	0.0	6.6
30	Industrial Avenue Business Park	98.6	98.6	0.0	0.0	0.0	100.0	0.0	0.0
31	Coventry Industrial Area	12.6	12.6	0.0	0.0	0.0	100.0	0.0	0.0
32	Vanier Parkway	15.0	15.0	0.0	0.0	0.0	100.0	0.0	0.0
33	National Research Council	159.5	139.2	0.0	20.3	0.0	87.3	0.0	0.0
34	Canotek Business Park	47.6	40.9	5.7	0.6	0.4	86.0	0.0	5.7
Sub-Total East of Rideau River		1,695.1	1,385.0	275.0	34.7	0.4	81.7	6.0	242.8
Total Inside Greenbelt		2,235.5	1,898.8	299.0	36.9	0.8	84.9	8.7	265.6
Urban Centres Outside of Greenbelt									
1	Kanata West Business Park	165.9	21.3	144.6	0.0	0.0	12.8	0.0	123.3
3	Kanata South Business Park	81.3	45.5	33.8	1.6	0.4	56.0	0.9	31.9
4	Terry Fox Business Park	72.0	56.9	15.0	0.0	0.0	79.1	0.0	13.8
5	Hazeldean Industrial Area	16.0	15.4	0.0	0.6	0.0	96.0	0.0	0.0
6	Kanata Town Centre Industrial Area	10.8	9.4	1.4	0.0	0.0	87.0	0.6	1.4
7	Kanata North Business Park	479.3	384.7	76.6	16.6	1.5	80.3	0.0	73.0
Sub-Total Kanata		825.3	533.2	271.4	18.8	1.9	64.6	1.5	243.4
2	Stittsville Business Park	47.4	43.0	4.4	0.0	0.0	90.8	0.4	4.4
Sub-Total Stittsville		47.4	43.0	4.4	0.0	0.0	90.8	0.4	4.4
9	416 Business Park	167.7	37.2	125.0	5.4	0.0	22.2	0.0	108.0
15	South Merivale Business Park	98.9	36.6	56.3	3.8	2.1	37.0	0.0	49.1
Sub-Total South Nepean		266.5	73.8	181.4	9.2	2.1	27.7	0.0	157.1
16	Riverside South Business Park	201.4	0.0	200.2	0.0	1.2	0.0	0.0	170.7
Sub-Total Riverside South		201.4	0.0	200.2	0.0	1.2	0.0	0.0	170.7
17	Albion-Leitrim Industrial Area	153.9	77.1	76.8	0.0	0.0	50.1	0.0	66.4
Sub-Total Leitrim		153.9	77.1	76.8	0.0	0.0	50.1	0.0	66.4
35	Youville Business Park	41.2	40.6	0.0	0.5	0.0	98.7	0.0	0.0
36	Ottawa River Business Park	31.6	10.8	14.3	4.5	2.0	34.3	0.0	12.1
37	Taylor Creek Business Park	34.0	27.4	6.6	0.0	0.0	80.6	0.6	6.6
38	Cardinal Creek Business Park	24.6	14.0	7.3	3.3	0.0	57.1	0.0	6.9
39	South Orleans Industrial Park	187.0	47.5	139.3	0.0	0.1	25.4	0.0	119.8
Sub-Total Orléans		318.3	140.4	167.5	8.3	2.1	44.1	0.6	145.3
Total Urban Centres		1,812.9	867.5	901.5	36.4	7.4	47.9	2.5	787.2
TOTAL URBAN		4,048.3	2,766.3	1,200.5	73.3	8.2	68.3	11.2	1,052.9
RURAL									
Rural West									
101	A.G Reed Industrial Area	159.0	79.7	70.7	8.3	0.3	50.1	2.1	61.2
102	Carp Road Corridor Rural Employment Area	663.9	318.9	278.4	66.5	0.2	48.0	0.4	245.2
103	Carp Airport Industrial Area	261.3	156.3	103.8	0.0	1.2	59.8	0.0	88.2
104	Ashton Industrial Area	40.8	10.1	30.4	0.3	0.0	24.7	0.0	26.9
105	Westwood Industrial Area	47.5	14.0	25.6	7.9	0.0	29.4	0.0	22.1
106	Richmond Industrial Area	84.7	16.8	67.9	0.0	0.0	19.8	0.0	58.1
107	Moodie Drive Industrial Area	94.7	78.9	14.8	0.9	0.0	83.4	0.0	12.6
108	Jordel Agri-Industrial Commercial Park	49.7	3.1	42.4	0.0	4.2	6.3	0.0	38.0
Sub-Total Rural West of Rideau R.		1,401.6	677.7	634.0	84.1	5.8	48.4	2.6	552.3
Rural East									
109	South Gloucester Industrial Area	189.0	104.6	31.6	52.3	0.5	55.3	0.0	29.1
110	Gordon McKeown Industrial Area	43.9	30.5	13.5	0.0	0.0	69.3	0.0	12.6
111	Highway 31-South Greely Industrial Area	162.7	60.6	75.0	27.2	0.0	37.2	0.0	67.1
112	IndCum Industrial Area	116.5	35.7	47.1	30.7	3.0	30.6	1.1	43.3
113	Vars Business Park	140.5	68.7	68.1	3.7	0.0	48.9	0.0	59.3
114	Vars Cement	69.8	21.9	0.5	47.4	0.0	31.3	0.0	0.5
Sub-Total Rural East of Rideau R.		722.5	321.8	235.9	161.2	3.6	44.5	1.1	212.0
TOTAL RURAL		2,124.1	999.6	869.9	245.3	9.3	47.1	3.7	764.2
TOTAL OTTAWA		6,172.4	3,765.9	2,070.4	318.6	17.6	61.0	14.9	1,817.1

Note: ¹ Non-vacant land includes land that is developed or constrained by a feature such as a ravine or creek.

² Developed land does not include lands developed for rights-of-way or other uses such as storm water ponds.

Net vacant land is derived by applying an 85% percent factor on lots greater than 5.0 ha and some smaller sized lots if they are adjacent to these large lots. Unless otherwise indicated, all figures are reported in gross ha.



Inside Greenbelt Supply

At the end of 2013, 84.9% of industrial land inside the Greenbelt was already developed. The remaining supply of 265.6 net ha was concentrated east of the Rideau River with 91% of this total. The industrial areas around the Ottawa Macdonald-Cartier International Airport account for 142.1 net ha, about 54% of vacant land inside the Greenbelt these lands have been revised in response to comments from the Airport Authority. The remaining supply in the east was located primarily in the traditional industrial areas of South-Walkley-Albion, Hawthorne-Stevenage and the Ottawa South Industrial Areas. (Table 2)

The supply of vacant industrial land west of the Rideau River totaled only 22.8 net ha. Vacant lands were concentrated in the Bells Corners, Colonnade, Merivale and Rideau Heights industrial areas. Once these sites are developed future construction in any of the west-end business parks will be through redevelopment or expansions on existing properties.

Urban Outside Greenbelt Supply

Vacant industrial land in urban areas outside the Greenbelt represented 787.2 net ha or about 75% of the total urban supply. The distribution of industrial land was located in three primary areas, West (Kanata-Stittsville 247.8 net ha), South (South Nepean 157.1 ha, Riverside South 170.7 ha and Leitrim 66.4 ha) and East (Orléans 145.3 ha). Among

the urban centres, the splits are; 24% in Kanata-Stittsville, 15% in South Nepean, 16% in Riverside South, 14% in Orléans, and 6% in Leitrim.

All of the industrial areas outside the Greenbelt had some vacant land, but the Hazeldean, Kanata Town Centre and Youville areas are approaching build-out. In contrast, the majority of land in the Kanata West, 416, Riverside South, Leitrim and South Orléans industrial areas has not been subdivided or serviced and accounts for a total of about 588 net ha.

Rural Supply

After discounting the absorption of newly developed rural industrial lands (2.4 ha), the rural area had a total of 764.2 net ha. This was 200.4 net ha less than reported at the end of 2011, primarily due to removal of expansion parcels from the supply.

At the end of 2013, 552.3 net ha (72%) of vacant rural industrial land were located west of the Rideau River, concentrated along Carp Road. East of the Rideau, 212 net ha of vacant industrial space were clustered along Highway 417 east and Bank Street south (formerly Highway 31) (Table 2). These lands serve uses that do not require large amounts of water and typically cater to land extensive uses such as storage, warehousing, construction and transportation, as well as industrial uses associated with quarrying.

Ownership of Vacant Industrial Land

Table 3 summarizes Ottawa's vacant industrial land supply by ownership. Overall, about 82% (1,493 net ha) of all vacant land is owned by private owners. The vast majority of privately owned vacant industrial land is found outside the Greenbelt, with a total of 661.5 net ha in suburban areas and 732.8 net ha in the rural area. The remaining 324.1 ha is owned by public agencies; the Federal Government owns the largest share with 220.1 net ha (68% of public land), the City of Ottawa accounts for 88.2 net ha (27%) and the remaining 16 net ha are owned by the province.

The majority (90.3%) of publicly-owned land is located in the urban area representing 292.7 net ha and is concentrated inside the Greenbelt in areas east of the Rideau River. While only 4.1% of the total vacant industrial supply in the rural area is publically owned, 93% of it (29.3 net ha) is owned by the City.

Table 3. Vacant Land in Private and Public Ownership, 2013

Map Ref.	Industrial Area	Vacant Land 2013 net ha	Private Ownership		Public Ownership				
			Total Ha	% share	Federal ¹	Provincial	Municipal	Total Ha	% share
URBAN									
Inside Greenbelt West of Rideau River									
8	Bells Corners Employment Area	6.6	6.6	100%	0.0	0.0	0.0	0.0	0%
10	Queensview-Morrison Office Park	0.5	0.5	100%	0.0	0.0	0.0	0.0	0%
11	Woodward Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
12	Colonnade Business Park	5.7	5.7	100%	0.0	0.0	0.0	0.0	0%
13	Merivale Industrial Area	5.6	5.6	100%	0.0	0.0	0.0	0.0	0%
14	Rideau Heights Business Park	4.5	4.5	100%	0.0	0.0	0.0	0.0	0%
Sub-Total West of Rideau River		22.8	22.8	100%	0.0	0.0	0.0	0.0	0%
Inside Greenbelt East of Rideau River									
18	Rideau North Industrial District	0.0	0.0	-	0.0	0.0	0.0	0.0	-
19	Riverside-Uplands	14.1	6.6	46.8%	0.0	0.0	7.5	7.5	53.2%
20	Hunt Club North Field Aviation Area	11.5	0.0	0%	11.5	0.0	0.0	11.5	100%
21	Limebank North Business Area	39.4	0.0	0%	39.4	0.0	0.0	39.4	100%
22	Airport South Area	45.7	0.0	0%	45.7	0.0	0.0	45.7	100%
23	Airport - Lester Sector	2.7	0.0	0%	2.7	0.0	0.0	2.7	100%
24	Airport Gateway Business Park	28.7	0.0	0%	28.7	0.0	0.0	28.7	100%
25	South Walkley-Albion Industrial Area	17.7	14.1	80.1%	0.0	0.0	3.5	3.5	19.9%
26	Ottawa South Business Park	7.0	7.0	100.0%	0.0	0.0	0.0	0.0	0.0%
27	Hawthorne-Stevenage Industrial Area	61.6	36.0	58.4%	20.7	0.0	5.0	25.6	41.6%
28	Sheffield Industrial Area	2.0	2.0	100.0%	0.0	0.0	0.0	0.0	0%
29	Newmarket-Cyrville Industrial Area	6.6	6.6	100.0%	0.0	0.0	0.0	0.0	0%
30	Industrial Avenue Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
31	Coventry Industrial Area	0.0	0.0	-	0.0	0.0	0.0	0.0	-
32	Vanier Parkway	0.0	0.0	-	0.0	0.0	0.0	0.0	-
33	National Research Council	0.0	0.0	-	0.0	0.0	0.0	0.0	-
34	Canotek Business Park	5.7	3.6	62.6%	0.0	0.0	2.1	2.1	37.4%
Sub-Total East of Rideau River		242.8	75.9	31.3%	148.8	0.0	18.1	166.9	68.7%
Total Inside Greenbelt		265.6	98.7	37.2%	148.8	0.0	18.1	166.9	62.8%
Urban Centres Outside of Greenbelt									
1	Kanata West Business Park	123.3	109.5	88.9%	0.0	13.7	0.0	13.7	11.1%
3	Kanata South Business Park	31.9	31.6	99.1%	0.0	0.0	0.3	0.3	0.9%
4	Terry Fox Business Park	13.8	13.8	100%	0.0	0.0	0.0	0.0	0%
5	Hazeldean Industrial Area	0.0	0.0	-	0.0	0.0	0.0	0.0	-
6	Kanata Town Centre Industrial Area	1.4	1.4	100%	0.0	0.0	0.0	0.0	0%
7	Kanata North Business Park	73.0	72.9	99.9%	0.0	0.0	0.1	0.1	0.1%
Sub-Total Kanata		243.4	229.3	94.2%	0.0	13.7	0.4	14.1	5.8%
2	Stittsville Business Park	4.4	4.4	100%	0.0	0.0	0.0	0.0	0%
Sub-Total Stittsville		4.4	4.4	100%	0.0	0.0	0.0	0.0	0%
9	416 Business Park	108.0	108.0	100.0%	0.0	0.0	0.0	0.0	0.0%
15	South Merivale Business Park	49.1	49.1	100%	0.0	0.0	0.0	0.0	0%
Sub-Total South Nepean		157.1	157.1	100.0%	0.0	0.0	0.0	0.0	0.0%
16	Riverside South Business Park	170.7	114.2	66.9%	56.6	0.0	0.0	56.6	33.1%
Sub-Total Riverside South		170.7	114.2	66.9%	56.6	0.0	0.0	56.6	33.1%
17	Albion-Leitrim Industrial Area	66.4	22.6	34.0%	14.7	0.0	29.0	43.8	66.0%
Sub-Total Leitrim		66.4	22.6	34.0%	14.7	0.0	29.0	43.8	66.0%
35	Youville Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
36	Ottawa River Business Park	12.1	12.1	100.0%	0.0	0.0	0.0	0.0	0.0%
37	Taylor Creek Business Park	6.6	6.5	99.2%	0.0	0.0	0.1	0.1	0.8%
38	Cardinal Creek Business Park	6.9	3.6	52.8%	0.0	0.0	3.2	3.2	47.2%
39	South Orleans Industrial Park	119.8	111.8	93.3%	0.0	0.0	8.0	8.0	6.7%
Sub-Total Orléans		145.3	134.0	92.2%	0.0	0.0	11.3	11.3	7.8%
Total Urban Centres		787.2	661.5	84.0%	71.3	13.7	40.7	125.8	16.0%
TOTAL URBAN		1,052.9	760.2	72.2%	220.1	13.7	58.8	292.7	27.8%
RURAL									
Rural West									
101	A.G Reed Industrial Area	61.2	35.9	58.7%	0.0	0.0	25.3	25.3	41.3%
102	Carp Road Corridor Rural Employment Area	245.2	245.2	100%	0.0	0.0	0.0	0.0	0%
103	Carp Airport Industrial Area	88.2	88.2	100%	0.0	0.0	0.0	0.0	0%
104	Ashton Industrial Area	26.9	26.9	100%	0.0	0.0	0.0	0.0	0%
105	Westwood Industrial Area	22.1	20.0	90.5%	0.0	2.1	0.0	2.1	9.5%
106	Richmond Industrial Area	58.1	58.1	100%	0.0	0.0	0.0	0.0	0%
107	Moodie Drive Industrial Area	12.6	12.6	100%	0.0	0.0	0.0	0.0	0%
108	Jordel Agri-Industrial Commercial Park	38.0	38.0	100%	0.0	0.0	0.0	0.0	0%
Sub-Total Rural West of Rideau R.		552.3	524.9	95.0%	0.0	2.1	25.3	27.4	5.0%
Rural East									
109	South Gloucester Industrial Area	29.1	25.1	86.1%	0.0	0.0	4.0	4.0	13.9%
110	Gordon McKeown Industrial Area	12.6	12.6	100.0%	0.0	0.0	0.0	0.0	0%
111	Highway 31-South Greely Industrial Area	67.1	67.1	100%	0.0	0.0	0.0	0.0	0%
112	IndCum Industrial Area	43.3	43.3	100%	0.0	0.0	0.0	0.0	0%
113	Vars Business Park	59.3	59.3	100%	0.0	0.0	0.0	0.0	0%
114	Vars Cement	0.5	0.5	100%	0.0	0.0	0.0	0.0	0%
Sub-Total Rural East of Rideau R.		212.0	207.9	98.1%	0.0	0.0	4.0	4.0	1.9%
TOTAL RURAL		764.2	732.8	95.9%	0.0	2.1	29.3	31.4	4.1%
TOTAL OTTAWA		1,817.1	1,493.0	82.2%	220.1	15.8	88.2	324.1	17.8%

¹ Federal Owners include all Federal Agencies and Departments, the National Capital Commission and the Airport Authority

All Federally-owned (including the National Capital Commission (NCC) and the Ottawa Macdonald-Cartier International Airport Authority) vacant industrial land is found in the urban area east of the Rideau River. Under the terms of a long-term 60 year Ground Lease with Transport Canada (beginning in February of 1997 along with provisions to extend to 80 years), the Ottawa Macdonald-Cartier International Airport Authority is tasked with the management and operation of the airport as well as with development of airport lands. The Airport Authority is a Non-Share (Not-for-Profit) Capital Corporation incorporated without share capital and obliged to reinvest earnings in its operations, facilities and infrastructure development.

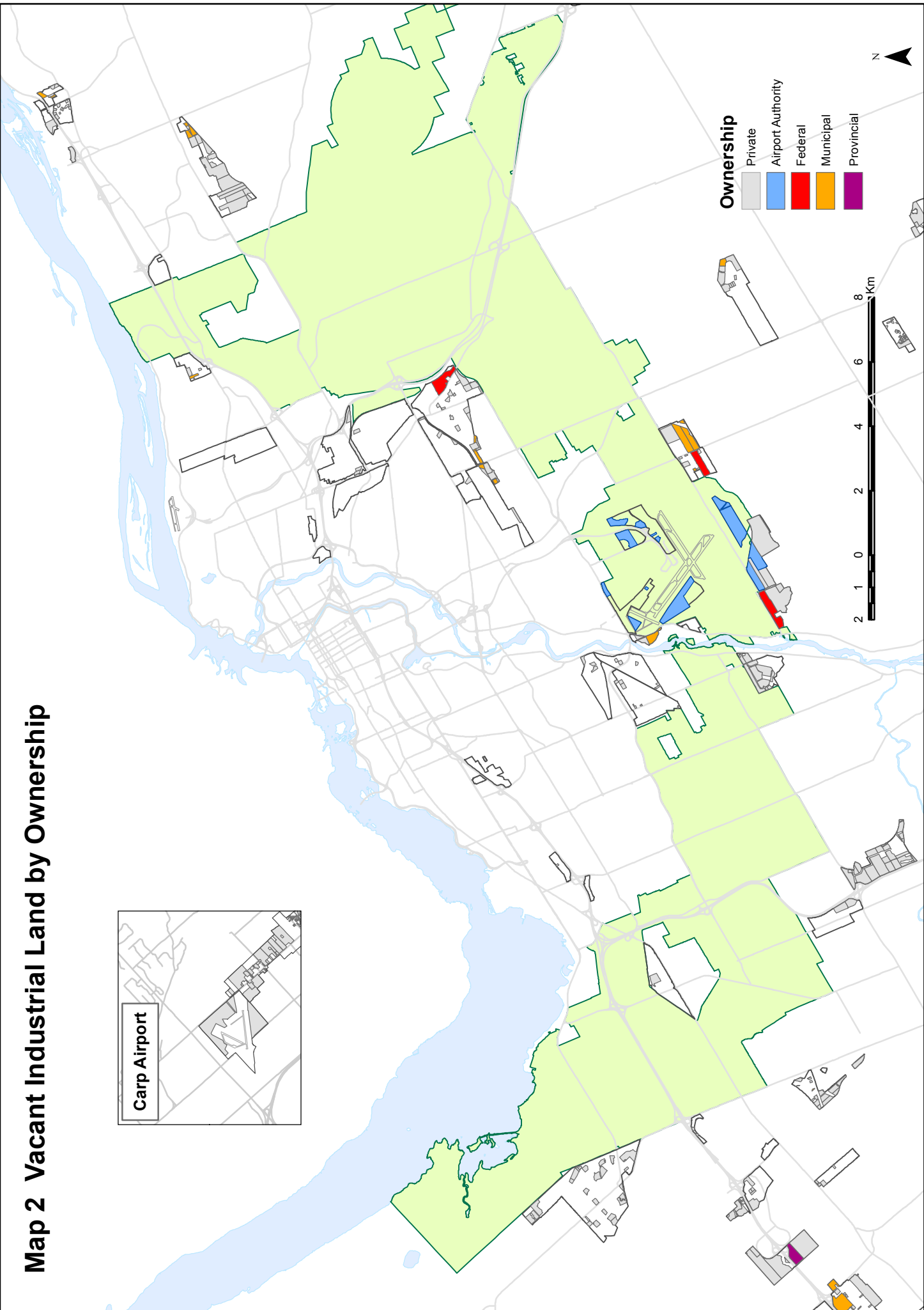
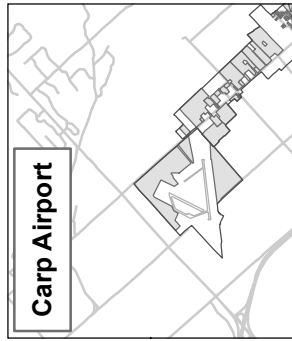
The City of Ottawa owns about 88 net ha of vacant industrial land, scattered through all parts of the city. Approximately 18 net ha are located in the southeast inside the Greenbelt and almost 41 net ha are scattered across suburban industrial areas. Another 29.3 net ha owned by the City in the rural area is located in the A.G. Reed Industrial Area (25.3 ha) and the South Gloucester Industrial Area (4 ha).

The provincial government owns only 15.8 net ha of vacant industrial land, split between a prime location in the Kanata West Business Park and a small site in the Westwood Industrial Area.

Public ownership can influence the manner, timing and availability of how these lands are developed. For example, the NCC's land holdings in the Stevenage-Hawthorne area have yet to be put up for sale, even though the property has been zoned for heavy industry for several years. Development on any of the industrial areas controlled by the Airport Authority is limited to employers willing to accept a land-lease arrangement, although some sites have proven to be successful particularly in the high visibility area at Hunt Club and River Road and elsewhere.

It is difficult to assess overall private ownership patterns as many parcels are owned by numbered companies. However, it appears that local development interests along with investment and holding companies own about 83% of the vacant industrial land in the suburban centres and about 69% in the rural area. The remaining vacant land parcels are owned by private individuals, some of whom may be associated with development companies.

Map 2 Vacant Industrial Land by Ownership



Servicing

All vacant lands inside the Greenbelt (with the exception of Rideau North) are serviced by both water and sewer. The Master Servicing and Transportation Study covering all lands managed by the Airport Authority has been prepared in order to provide a strategic framework for more detailed analysis. The Airport Authority provides piped services to lands inside the airport boundary in an internal system that connects to City mains at the edge of its lands.

Of the 787 net ha of vacant urban industrial land outside the Greenbelt, about three-quarters (673.1 net ha) is already serviced with both water and sewer. There are 5.9 net ha in the Albion-Leitrim area that are serviced by private wells. The remaining 108.1 net ha in the 416 Business Park will require major water and sewer extensions before development can occur.

Development in the rural area is typically on private wells and septic systems. A few industrial areas are partially serviced. These include part of the A.G. Reed and the South Gloucester area which have piped water but private septic systems. The Richmond Industrial Area may be developed with private wells and a central sewer system or on full services.

LAND CONSUMPTION

A total of 18.5 net ha of industrial land were developed on vacant lands in the last two years, made up of 10.5 ha in 2012 and 8 ha in 2013. The annual rate for both years registered well below the 29 year city-wide average of approximately 50 ha per year. No development occurred on expansion lots during 2012-13 while 4.5 ha were developed as roads. However, land developed as expansion lands and roads are not counted as part of the vacant land supply².

A total of 9.4 ha (7.6 ha in 2012, 1.8 ha in 2013) of vacant land was consumed inside the Greenbelt (Table 4). Most of this development occurred in the east, especially in the Hawthorne-Stevenage and South Walkley-Albion industrial areas. This level of consumption resulted in a slight decrease in the long-term average annual rate for the inside Greenbelt area from 24.4 ha in 2010 to 22.9 ha at the end of 2013. (Table 5)

² Expansion lots and existing road rights-of-way are separately identified in the report maps. Land areas for either uses are not included in reported land supply. Large lots are already netted down by a factor of 15% to take account of future roads and other uses on these lots.

Table 4. All Development on Industrial Lands, 2012 and 2013

Map Ref	Industrial Area	Development During 2012 and 2013				
		On Vacant Lands (gross ha)			On Other Lands (gross ha)	
		2012	2013	Total	On Expansion	New Roads
URBAN						
Inside Greenbelt West of Rideau River						
8	Bells Corners Employment Area	0.0	0.0	0.0	0.0	0.0
10	Queensview-Morrison Office Park	0.0	0.0	0.0	0.0	0.0
11	Woodward Business Park	0.0	0.0	0.0	0.0	0.0
12	Colonnade Business Park	0.0	0.0	0.0	0.0	0.0
13	Merivale Industrial Area	2.6	0.0	2.6	0.0	0.0
14	Rideau Heights Business Park	0.0	0.0	0.0	0.0	0.0
Sub-Total West of Rideau River		2.6	0.0	2.6	0.0	0.0
Inside Greenbelt East of Rideau River						
18	Rideau North Industrial District	0.0	0.0	0.0	0.0	0.0
19	Riverside-Uplands	0.0	0.7	0.7	0.0	0.0
20	Hunt Club North Field Aviation Area	0.0	0.0	0.0	0.0	0.0
21	Limebank North Business Area	0.0	0.0	0.0	0.0	0.0
22	Airport South Area	0.0	0.0	0.0	0.0	0.0
23	Airport - Lester Sector	0.0	0.0	0.0	0.0	0.0
24	Airport Gateway Business Park	0.0	0.0	0.0	0.0	0.0
25	South Walkley-Albion Industrial Area	2.6	0.0	2.6	0.0	0.0
26	Ottawa South Business Park	0.0	0.0	0.0	0.0	0.0
27	Hawthorne-Stevenage Industrial Area	2.3	1.1	3.4	0.0	2.1
28	Sheffield Industrial Area	0.0	0.0	0.0	0.0	0.0
29	Newmarket-Cyrville Industrial Area	0.0	0.0	0.0	0.0	0.0
30	Industrial Avenue Business Park	0.0	0.0	0.0	0.0	0.0
31	Coventry Industrial Area	0.0	0.0	0.0	0.0	0.0
32	Vanier Parkway	0.0	0.0	0.0	0.0	0.0
33	National Research Council	0.0	0.0	0.0	0.0	0.0
34	Canotek Business Park	0.0	0.0	0.0	0.0	0.0
Sub-Total East of Rideau River		4.9	1.8	6.7	0.0	2.1
Total Inside Greenbelt		7.6	1.8	9.4	0.0	2.1
Urban Centres Outside of Greenbelt						
1	Kanata West Business Park	0.0	0.0	0.0	0.0	1.0
3	Kanata South Business Park	1.7	0.0	1.7	0.0	0.6
4	Terry Fox Business Park	0.0	2.1	2.1	0.0	0.0
5	Hazeldean Industrial Area	0.0	0.0	0.0	0.0	0.0
6	Kanata Town Centre Industrial Area	0.0	0.6	0.6	0.0	0.0
7	Kanata North Business Park	0.0	0.0	0.0	0.0	0.0
Sub-Total Kanata		1.7	2.7	4.4	0.0	1.6
2	Stittsville Business Park	0.0	0.4	0.4	0.0	0.0
Sub-Total Stittsville		0.0	0.4	0.4	0.0	0.0
9	416 Business Park	0.0	0.0	0.0	0.0	0.0
15	South Merivale Business Park	0.0	0.0	0.0	0.0	0.0
Sub-Total South Nepean		0.0	0.0	0.0	0.0	0.0
16	Riverside South Business Park	0.0	0.0	0.0	0.0	0.0
Sub-Total Riverside South		0.0	0.0	0.0	0.0	0.0
17	Albion-Leitrim Industrial Area	0.0	0.0	0.0	0.0	0.0
Sub-Total Leitrim		0.0	0.0	0.0	0.0	0.0
35	Youville Business Park	0.0	0.0	0.0	0.0	0.0
36	Ottawa River Business Park	0.0	0.0	0.0	0.0	0.0
37	Taylor Creek Business Park	0.0	0.6	0.6	0.0	0.0
38	Cardinal Creek Business Park	0.0	0.0	0.0	0.0	0.4
39	South Orleans Industrial Park	0.0	0.0	0.0	0.0	0.2
Sub-Total Orléans		0.0	0.6	0.6	0.0	0.6
Total Urban Centres		1.7	3.7	5.4	0.0	2.2
TOTAL URBAN		9.3	5.5	14.8	0.0	4.3
RURAL						
Rural West						
101	A.G Reed Industrial Area	0.0	2.1	2.1	0.0	0.0
102	Carp Road Corridor Rural Employment Area	0.4	0.0	0.4	0.0	0.0
103	Carp Airport Industrial Area	0.0	0.0	0.0	0.0	0.0
104	Ashton Industrial Area	0.0	0.0	0.0	0.0	0.0
105	Westwood Industrial Area	0.0	0.0	0.0	0.0	0.0
106	Richmond Industrial Area	0.0	0.0	0.0	0.0	0.0
107	Moodie Drive Industrial Area	0.0	0.0	0.0	0.0	0.0
108	Jordel Agri-Industrial Commercial Park	0.0	0.0	0.0	0.0	0.0
Sub-Total Rural West of Rideau River		0.4	2.1	2.6	0.0	0.0
Rural East						
109	South Gloucester Industrial Area	0.0	0.0	0.0	0.0	0.0
110	Gordon McKeown Industrial Area	0.0	0.0	0.0	0.0	0.0
111	Highway 31-South Greely Industrial Area	0.0	0.0	0.0	0.0	0.0
112	IndCum Industrial Area	0.8	0.3	1.1	0.0	0.0
113	Vars Business Park	0.0	0.0	0.0	0.0	0.2
114	Vars Cement	0.0	0.0	0.0	0.0	0.0
Sub-Total Rural East of Rideau River		0.8	0.3	1.1	0.0	0.2
TOTAL RURAL		1.2	2.4	3.7	0.0	0.2
TOTAL OTTAWA		10.5	8.0	18.5	0.0	4.5

Table 5. Annual and Average Land Consumption for Industrial Uses, 1985 -2013*Average calculated annually with base year 1985*

Year	Urban Inside Greenbelt		Urban Outside Greenbelt		Total Urban		Rural		Total Ottawa	
	Annual*	Average	Annual*	Average	Annual*	Average	Annual*	Average	Annual*	Average
1985	56.4	56.4	17.4	17.4	73.8	73.8	22.9	22.9	96.7	96.7
1986	56.4	56.4	17.4	17.4	73.8	73.8	22.9	22.9	96.7	96.7
1987	82.3	65.0	28.6	21.1	110.9	86.1	17.8	21.2	128.7	107.3
1988	28.2	55.8	31.7	23.8	59.9	79.6	8.1	17.9	68.0	97.5
1989	42.3	53.1	21.0	23.2	63.3	76.3	18.7	18.1	82.0	94.4
1990	36.9	50.4	13.7	21.6	50.6	72.0	16.5	17.8	67.1	89.9
1991	12.3	45.0	4.3	19.2	16.6	64.1	4.4	15.9	21.0	80.0
1992	10.0	40.6	7.0	17.6	17.0	58.2	4.7	14.5	21.7	72.7
1993	26.8	39.1	16.4	17.5	43.2	56.6	4.4	13.4	47.6	69.9
1994	14.9	36.6	8.8	16.6	23.7	53.3	2.9	12.3	26.6	65.6
1995	23.2	35.4	9.1	15.9	32.3	51.4	17.8	12.8	50.1	64.2
1996	8.6	33.2	19.8	16.3	28.4	49.4	2.6	12.0	30.9	61.4
1997	8.6	31.3	19.8	16.5	28.4	47.8	2.6	11.2	30.9	59.1
1998	18.3	30.4	21.4	16.9	39.7	47.2	12.3	11.3	52.0	58.6
1999	18.3	29.6	21.4	17.2	39.7	46.7	12.3	11.4	52.0	58.1
2000	35.6	29.9	46.2	19.0	81.8	48.9	5.7	11.0	87.4	60.0
2001	35.6	30.3	46.2	20.6	81.8	50.9	5.7	10.7	87.4	61.6
2002	10.6	29.2	14.7	20.3	25.3	49.4	3.7	10.3	29.0	59.8
2003	10.6	28.2	14.7	20.0	25.3	48.2	3.7	10.0	29.0	58.1
2004	24.2	28.0	20.3	20.0	44.5	48.0	9.7	10.0	54.2	57.9
2005	7.8	27.0	5.2	19.3	13.0	46.3	2.9	9.6	15.9	55.9
2006	16.3	26.6	28.2	19.7	44.5	46.2	13.6	9.8	58.1	56.0
2007	8.9	25.8	18.2	19.6	27.1	45.4	7.8	9.7	34.9	55.1
2008	9.3	25.1	8.3	19.1	17.6	44.2	22.7	10.3	40.3	54.5
2009	9.1	24.5	16.1	19.0	25.2	43.5	17.2	10.5	42.4	54.0
2010	24.2	24.4	6.4	18.5	30.6	43.0	28.4	11.2	59.0	54.2
2011	18.8	24.2	4.9	18.0	23.7	42.3	10.2	11.2	33.9	53.5
2012	7.6	23.6	0.9	18.1	8.5	42.6	1.2	11.2	9.7	51.9
2013	1.1	22.9	1.6	18.1	2.7	42.7	2.4	11.3	5.2	50.3

Average for each 5 year interval

1985-89	265.5	53.1	116.1	23.2	381.6	76.3	90.4	18.1	472.0	94.4
1990-94	100.9	20.2	50.2	10.0	151.1	30.2	32.9	6.6	184.0	36.8
1995-99	77.0	15.4	91.4	18.3	168.4	33.7	47.5	9.5	215.9	43.2
2000-04	116.6	23.3	141.9	28.4	258.5	51.7	28.4	5.7	286.9	57.4
2005-09	51.4	10.3	76.0	15.2	127.4	25.5	64.2	12.8	191.6	38.3

Average for the last 4 year interval

2010-11	43.0	21.5	11.3	5.6	54.2	27.1	38.7	19.3	92.9	46.4
2012-13	8.7	2.2	2.5	0.6	11.2	2.8	3.7	0.9	14.9	3.7

*Development for both industrial and non-industrial uses is included in Table 4. In Table 5, annual consumption excludes non-industrial uses.

Over the 2012-13 period a total of 5.4 ha (1.7 ha and 3.7 ha respectively) of suburban industrial land outside the Greenbelt were consumed. Much of this land (4.4 ha), was developed in Kanata across the Kanata South, Terry Fox and Kanata Town Centre Business Parks (Table 4). No industrial land was developed in the South Nepean,

Riverside South and Leitrim Industrial Areas in the last two years. During 2012 and 2013, suburban industrial land consumption increased slightly in the 29 year average annual rate from 18 ha in 2011 to 18.1 ha in 2013 (Table 5).

Consumption in the rural area continued to decline dropping from 10.2 ha in 2011 to 1.2 ha in 2012. Consumption then rose to 2.4 ha in 2013, but still remained well below the 29 year average of 11.3 ha. Three of the fourteen rural industrial areas experienced at least some new development in the last two years. Development took place almost evenly in both the eastern and western portions of the rural area. The largest consumption of rural land during 2012-13 took place in the A.G. Reed Industrial Area, consuming 2.1 ha during this time period. All of the development in the east (1.1 ha), took place in the IndCum Industrial Area.

Over the last 29 years there have been significant fluctuations in consumption, particularly in the urban area, as shown in Figure 2, derived from Table 5. This highly variable pattern follows economic cycles. The strong economy of the mid and late 1980s fostered high industrial land consumption, peaking in 1987. The recession years of 1990s were marked by low consumption, dipping to only 22 ha in 1991. A new period of growth began in the latter part of the 1990s, peaking during the high-tech boom of 2000-01. The downturn in the city's technology industry post-2001 led to high suburban office vacancy rates, especially in Kanata, which further dampened already low land consumption. By 2005 consumption fell to an all-time low of only 15.9 ha. Since then land consumption had risen until 2012-13 where consumption hit new all time lows of 9.7 ha and 5.2 ha respectively in line with another slowing of the local economy.

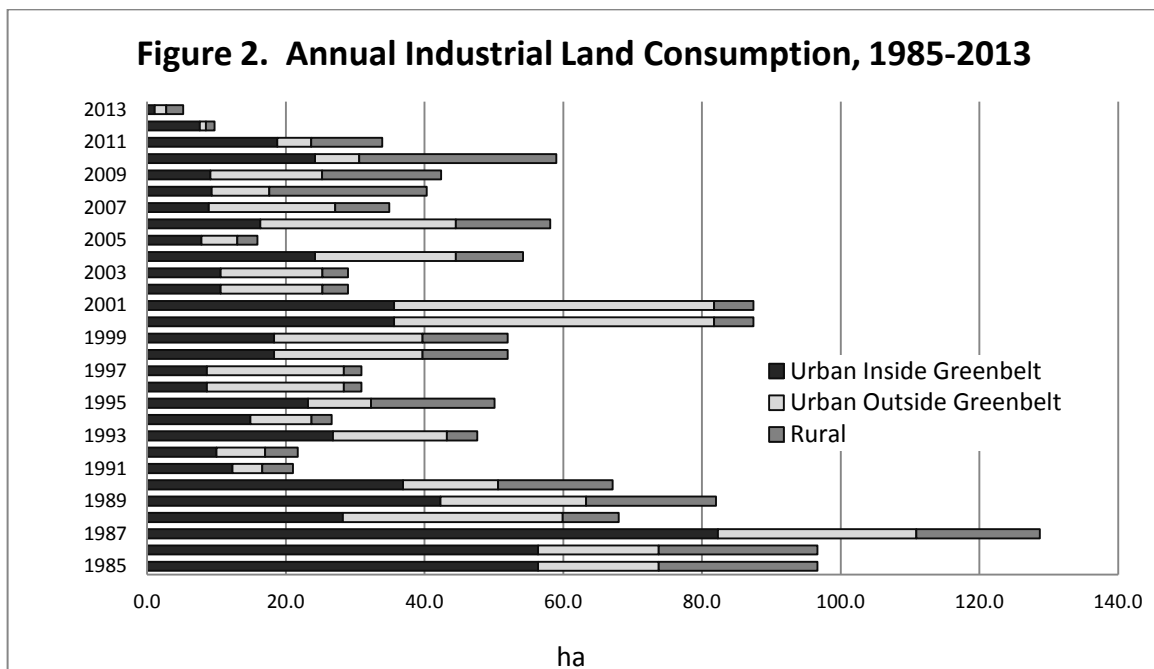
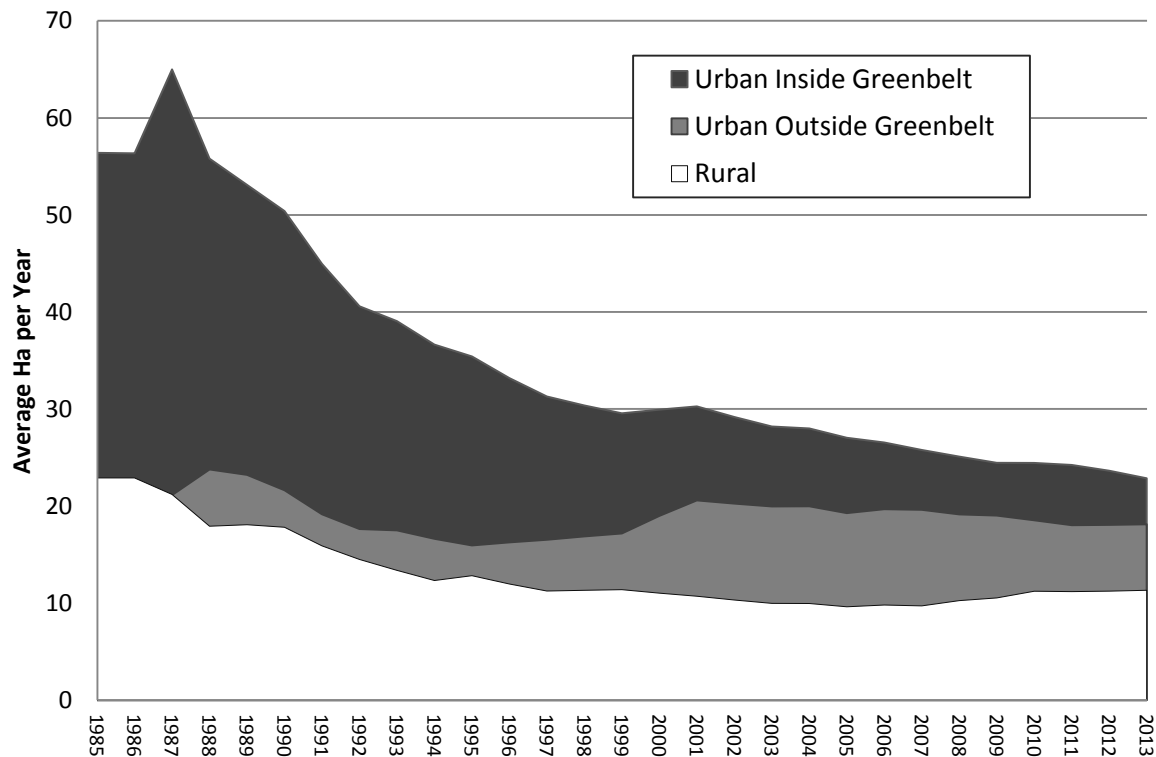


Figure 3. Average Consumption Trends, 1985-2013



Land Consumption Rate

Applying an average consumption rate is one method of estimating the future supply of industrial land in demand-years of land. Demand-years are determined by calculating average annual consumption over a specific period of time and dividing that into the available supply.

Reports published after 2001 introduced two consumption rates for the urban area that took into account the amount of industrial land being consumed for both industrial and non-industrial uses (i.e. non-employment uses) as shown in Figure 4. This dual consumption rate was intended to address situations where industrial lands were being consumed by non-industrial or non-employment uses, such as golf courses and residential development. This experience was primarily confined to the 1991-2001 decade, especially the 1998 to 2001 period. Since then, little non-industrial development occurred until 2010 with 2.7 ha developed. During 2012-13, 3.6 ha of industrial land was consumed for non-industrial uses.

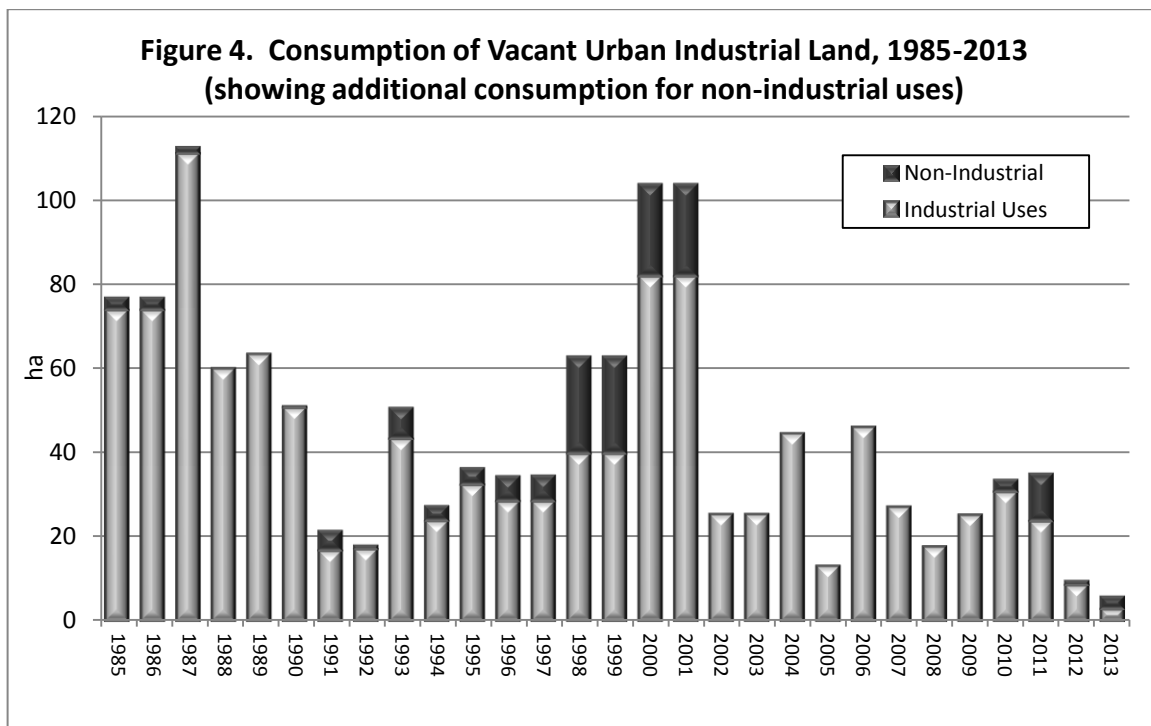


Table 6 and Figures 5 and 6 show annual and running average consumption from 1985 onward. In general, the running average has been declining since 1985 although small peaks can be seen during periods of rapid growth.

During 2012-13, industrial land absorption in the urban area continued to decline (8.5 ha in 2012 and 2.7 ha in 2013). Overall, average absorption rates continued to fall and hit a new running average low of 39.8 ha per year for industrial (employment) uses only, or 44.8 ha per year when all uses are included.

In 2012, land absorption in the rural area was the lowest ever recorded (1.2 ha), below the previous low of 2.6 ha which was consumed in 1996 and 1997. The consumption rate crept up slightly in 2013, to 2.4 ha. In 2012 the running average fell for the first time in five years to 10.8 ha per year, and to 10.4 ha in 2013.

Applying consumption rates over the last 29 years for both urban and rural areas to the vacant supply of 1,052.9 net ha and 764.2 net ha respectively, the estimated reserve is approximately 24 years in the urban area, and 72 years in the rural area. Both estimates assume among other things that no new lands will be added or removed from the existing supply.

When the methodology of the Employment Lands Study, 2012 Update is applied, there is sufficient land in the urban area for 31 years and rural supply for 79 years.

CONCLUSION

The 2012-13 period was one of restrained consumption of the city's supply of employment land. Overall, the supply of vacant industrial land should be more than sufficient to meet demand for beyond the time horizon of the Official Plan.

Table 6. Land Development and Consumption Rates - 1985-2013 (net ha)

Period		URBAN					RURAL			
		Annual Land Consumption		Cumulative Land Consumption		Running Average Consumption Rate*		Annual Land Consumption	Cumulative Land Consumption	Running Average Consumption Rate*
Year	Yrs	Industrial Uses	All Uses	Industrial Uses	All Uses	Industrial Uses	All Uses			
1985	1	73.8	76.6	73.8	76.6	73.8	76.6	22.9	22.9	22.9
1986	2	73.8	76.6	147.5	153.2	73.8	76.6	22.9	45.8	22.9
1987	3	110.9	112.4	258.4	265.6	86.1	88.5	17.8	63.6	21.2
1988	4	59.9	59.9	318.3	325.5	79.6	81.4	8.1	71.7	17.9
1989	5	63.3	63.3	381.6	388.8	76.3	77.8	18.7	90.4	18.1
1990	6	50.6	50.8	432.2	439.6	72.0	73.3	16.5	106.9	17.8
1991	7	16.6	21.2	448.8	460.8	64.1	65.8	4.4	111.3	15.9
1992	8	17.0	17.7	465.8	478.5	58.2	59.8	4.7	116.0	14.5
1993	9	43.2	50.4	509.0	528.9	56.6	58.8	4.4	120.4	13.4
1994	10	23.7	27.1	532.7	556.0	53.3	55.6	2.9	123.3	12.3
1995	11	32.3	36.1	565.0	592.1	51.4	53.8	17.8	141.1	12.8
1996	12	28.4	34.2	593.4	626.3	49.4	52.2	2.6	143.7	12.0
1997	13	28.4	34.3	621.7	660.6	47.8	50.8	2.6	146.3	11.3
1998	14	39.7	62.6	661.4	723.2	47.2	51.7	12.3	158.6	11.3
1999	15	39.7	62.6	701.1	785.8	46.7	52.4	12.3	170.9	11.4
2000	16	81.8	103.6	782.9	889.4	48.9	55.6	5.7	176.6	11.0
2001	17	81.8	103.6	864.6	993.0	50.9	58.4	5.7	182.3	10.7
2002	18	25.3	25.3	889.9	1018.3	49.4	56.6	3.7	186.0	10.3
2003	19	25.3	25.3	915.2	1043.6	48.2	54.9	3.7	189.7	10.0
2004	20	44.5	44.5	959.7	1088.1	48.0	54.4	9.7	199.4	10.0
2005	21	13.0	13.0	972.7	1101.1	46.3	52.4	2.9	202.3	9.6
2006	22	46.0	46.0	1018.7	1147.1	46.3	52.1	13.6	215.9	9.8
2007	23	27.1	27.1	1045.8	1174.2	45.5	51.1	7.8	223.7	9.7
2008	24	17.6	17.6	1063.4	1191.8	44.3	49.7	22.7	246.4	10.3
2009	25	25.2	25.2	1088.6	1217.0	43.5	48.7	17.2	263.6	10.5
2010	26	30.6	33.3	1119.2	1250.3	43.0	48.1	28.4	292.0	11.2
2011	27	23.7	34.8	1142.8	1285.2	42.3	47.6	10.2	302.3	11.2
2012	28	8.5	9.3	1151.3	1294.4	41.1	46.2	1.2	303.5	10.8
2013	29	2.7	5.5	1154.0	1300.0	39.8	44.8	2.4	306.0	10.6

*Running average Consumption Rate is calculated from cumulative land consumption of the current year and all preceding years starting from 1985.

Figure 5. Annual vs. Average* Industrial Consumption of Urban Land, 1985-2013

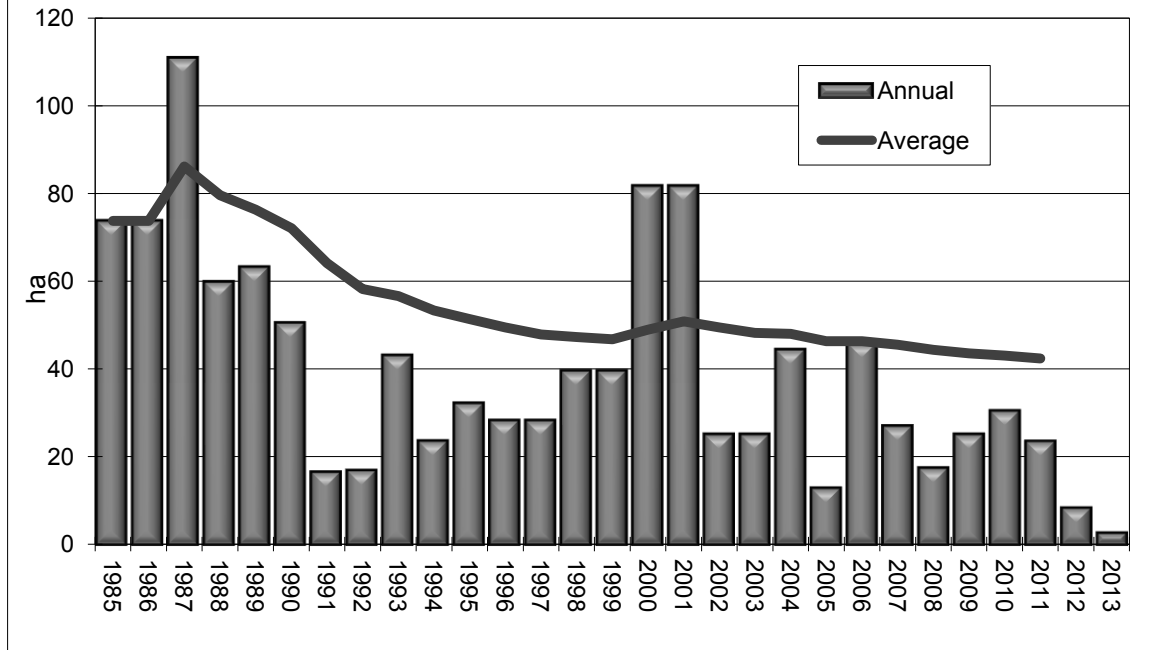
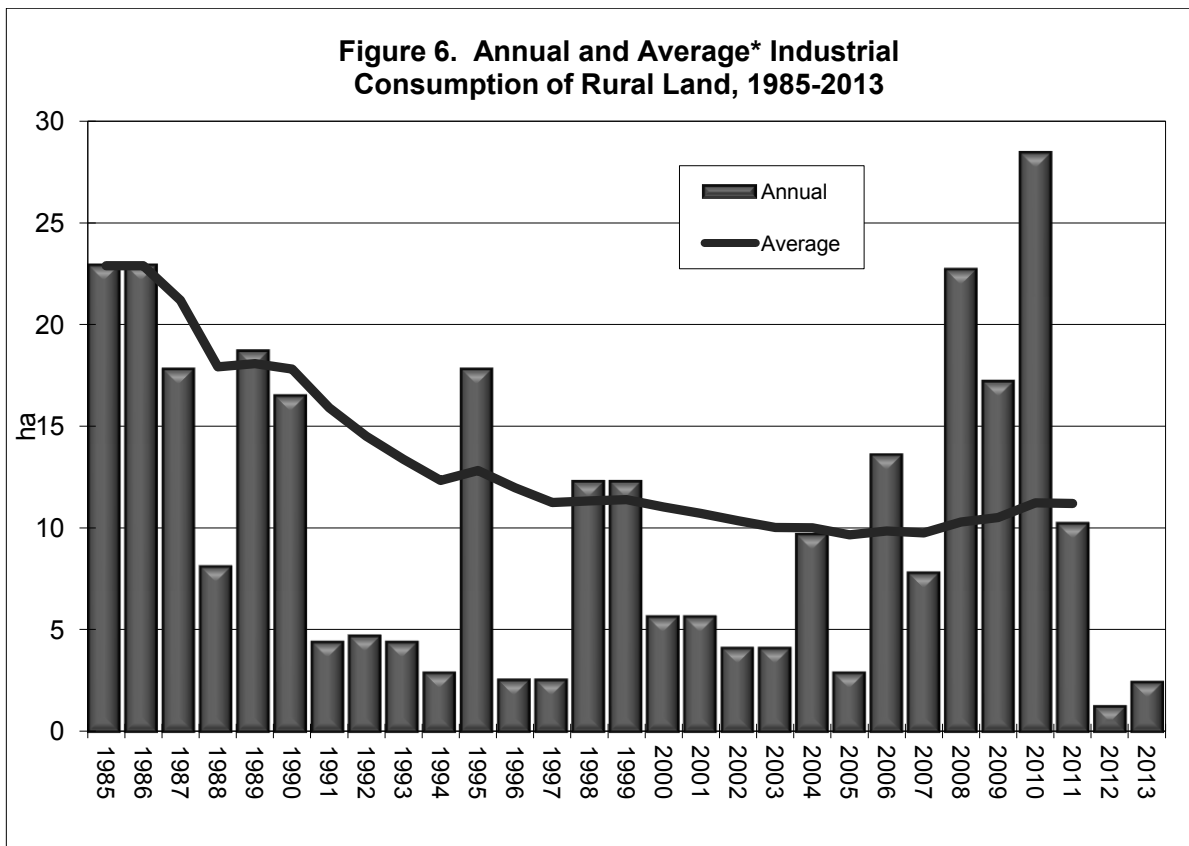


Figure 6. Annual and Average* Industrial Consumption of Rural Land, 1985-2013



*Running average Consumption Rate is calculated from cumulative land consumption of the current year and all preceding years starting from 1985.

Appendix

There were 22.2 hectares of additional industrial lands added to business parks in 2012-13. All of the additional lands were in the rural business parks of Ashton, Moodie Drive and Gordon McKeown. These lands were mainly added through adjustments and modifications to the business park boundaries to reflect current zoning. A total of 161.3 hectares of industrial lands were lost from business parks between 2012 and 2013 primarily due to changes to be consistent with current zoning. Changes are detailed in Table 1A.

Maps and Land Parcels

Maps in this report are at a scale of 1:25,000 except where noted. The location and size of individual parcels are mapped in ArcGIS from the POLARIS parcel fabric database. This provides a high degree of accuracy, and is more precise than techniques available for surveys prior to 2004-05. The parcel fabric is updated regularly, and a single lot depicted in older surveys may not be identical to what is shown in this report even though the lot may look similar.

In the majority of cases, the entire property is removed from the vacant land inventory when the land is developed. Because of the nature of industrial construction, a parcel is considered as developed only when above grade permanent structures are built or being built at the time when fieldwork is done. In cases where the land is primarily intended for outside storage a lot will be considered developed when it is actually being used for its intended long-term purpose.

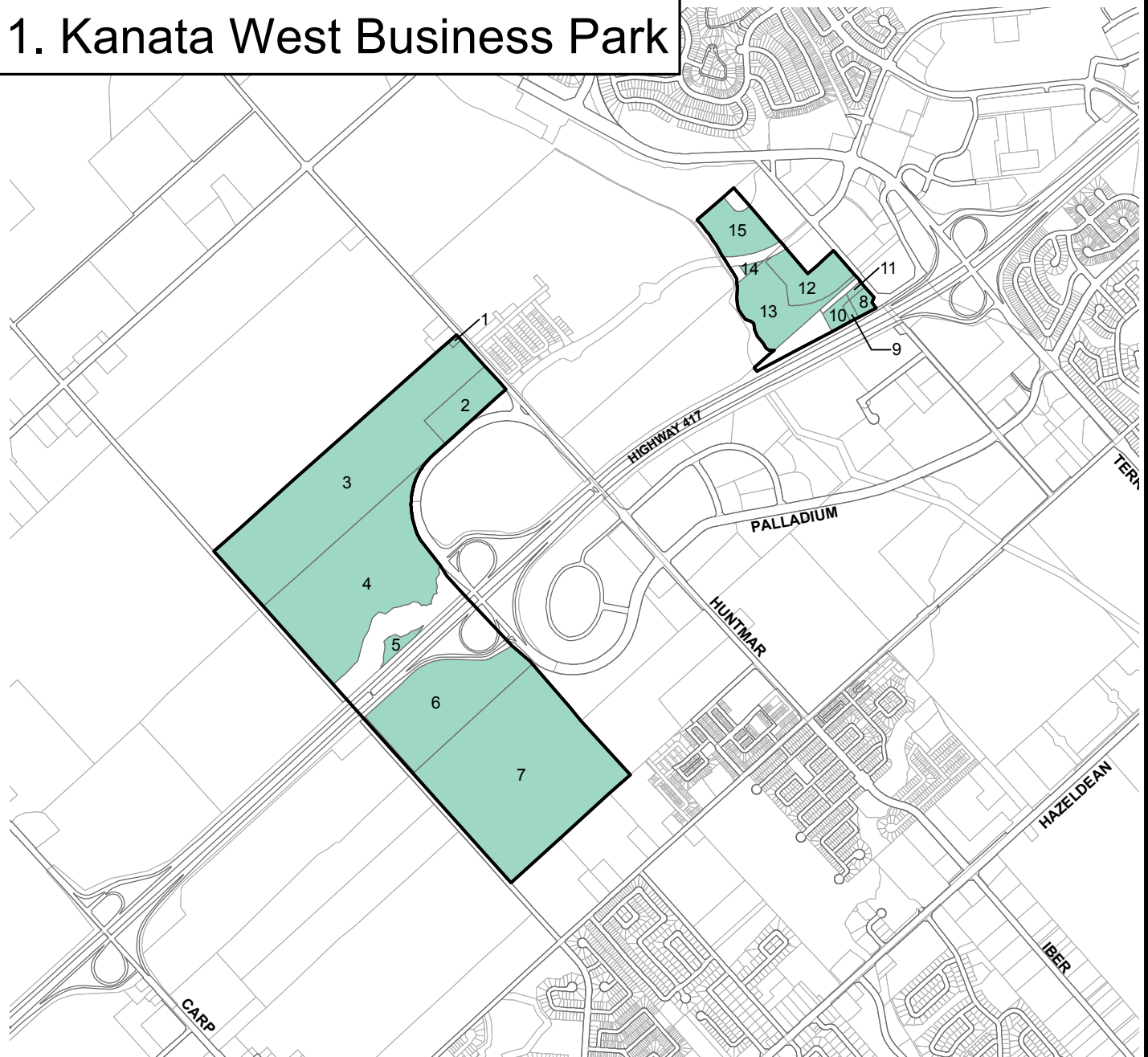
There are some instances when only a portion of a property parcel is developed. If the remaining part of the parcel is judged to be of a significant size the remaining portion is placed in the "expansion" category. These lots are depicted on the detailed maps but are not counted as part of the overall vacant industrial land supply unless at some point the area is severed and a new lot is created. However, if any development does take place on an expansion lot the area developed is counted as part of the land consumption rate.

Land areas of individual parcels shown in this inventory may be expressed as net or gross hectares. Calculations of overall supply in this report are based on net (ha). Generally, lots greater than five but less than ten ha are categorized as either gross or net based on factors such as; lot configuration and shape, whether it fronts on an existing road that can provide direct access, sizes of neighbouring lots in the area. These lots and those that are ten or more ha in area are converted to net hectares using a standard netting down of 15% (from empirical research on Ottawa industrial land use) to allow for roads and ancillary uses such as stormwater facilities.

Table 1A Past and Adjusted Industrial Park and Vacant Lands Areas (gross ha)

Map Ref.		Industrial Park Areas (total ha)			Vacant Land (ha)		
		As reported in Year-end 2011	Adjusted to Start 2012	Difference	As reported in Year-end 2011	Adjusted to Start 2012	Difference
URBAN							
Inside Greenbelt West of Rideau River							
8	Bells Corners Employment Area	103.4	103.4	0.0	8.8	7.7	-1.1
10	Queensview-Morrison Office Park	32.0	32.0	0.0	0.5	0.5	0.0
11	Woodward Business Park	52.4	51.5	-0.8	0.0	0.0	0.0
12	Colonnade Business Park	99.5	92.3	-7.2	12.9	5.7	-7.2
13	Merivale Industrial Area	159.3	159.3	0.0	9.7	8.3	-1.4
14	Rideau Heights Business Park	101.9	101.9	0.0	4.5	4.5	0.0
Sub-Total West		548.5	540.4	-8.0	36.3	26.6	-9.7
Inside Greenbelt East of Rideau River							
18	Rideau North Industrial District	16.0	15.8	-0.2	1.1	0.0	-1.1
19	Riverside-Uplands	22.4	18.7	-3.6	16.7	16.1	-0.5
20	Hunt Club North Field Aviation Area	71.3	71.3	0.0	13.4	13.4	0.0
21	Limebank North Business Area	69.7	69.7	0.0	46.4	46.4	0.0
22	Airport South Area	54.8	54.8	0.0	53.4	53.4	0.0
23	Airport - Lester Sector	61.6	61.6	0.0	6.6	2.7	-3.8
24	Airport Gateway Business Park	72.9	72.9	0.0	33.7	33.7	0.0
25	South Walkley-Albion Industrial Area	149.5	149.5	0.0	22.8	22.8	0.0
26	Ottawa South Business Park	162.4	162.4	0.0	7.0	7.0	0.0
27	Hawthorne-Stevenage Industrial Area	313.4	313.4	0.0	82.0	70.1	-11.9
28	Sheffield Industrial Area	228.0	220.9	-7.1	3.3	2.0	-1.3
29	Newmarket-Cyrville Industrial Area	200.6	150.6	-50.0	7.5	6.6	-0.9
30	Industrial Avenue Business Park	110.6	98.6	-12.0	12.0	12.0	0.0
31	Coventry Industrial Area	22.8	12.6	-10.2	0.0	0.0	0.0
32	Vanier Parkway	15.0	15.0	0.0	0.0	0.0	0.0
33	National Research Council	159.5	159.5	0.0	20.3	0.0	-20.3
34	Canotek Business Park	49.9	47.6	-2.2	7.9	5.7	-2.2
Sub-Total East		1,780.4	1,695.1	-85.3	334.2	292.1	-42.1
Total Inside Greenbelt		2,328.8	2,235.5	-93.3	370.5	318.7	-51.8
Urban Centres Outside of Greenbelt							
1	Kanata West Business Park	165.9	165.9	0.0	146.4	144.9	-1.5
3	Kanata South Business Park	102.1	81.3	-20.8	50.4	33.8	-16.6
4	Terry Fox Business Park	72.0	72.0	0.0	17.1	17.1	0.0
5	Hazeldean Industrial Area	16.0	16.0	0.0	0.6	0.0	-0.6
6	Kanata Town Centre Industrial Area	10.8	10.8	0.0	2.0	2.0	0.0
7	Kanata North Business Park	479.3	479.3	0.0	91.5	76.8	-14.7
Sub-Total Kanata		846.1	825.3	-20.8	308.1	274.7	-33.5
2	Stittsville Business Park	47.4	47.4	0.0	4.8	4.8	0.0
Sub-Total Stittsville		47.4	47.4	0.0	4.8	4.8	0.0
9	416 Business Park	180.5	167.7	-12.9	154.5	149.1	-5.4
15	South Merivale Business Park	99.8	98.9	-0.9	60.2	56.3	-3.9
Sub-Total South Nepean		280.3	266.5	-13.8	214.7	205.4	-9.3
16	Riverside South Business Park	223.1	201.4	-21.7	221.8	200.2	-21.7
Sub-Total Riverside South		223.1	201.4	-21.7	221.8	200.2	-21.7
17	Albion-Leitrim Industrial Area	153.9	153.9	0.0	76.8	76.8	0.0
Sub-Total Leitrim		153.9	153.9	0.0	76.8	76.8	0.0
35	Youville Business Park	41.2	41.2	0.0	0.5	0.0	-0.5
36	Ottawa River Business Park	31.6	31.6	0.0	23.6	14.3	-9.4
37	Taylor Creek Business Park	34.0	34.0	0.0	7.2	7.2	0.0
38	Cardinal Creek Business Park	24.6	24.6	0.0	12.3	7.3	-5.0
39	South Orleans Industrial Park	194.8	187.0	-7.9	148.4	139.3	-9.0
Sub-Total Orléans		326.2	318.3	-7.9	192.1	168.1	-24.0
Total Urban Centres		1,877.0	1,812.9	-64.1	1,018.3	929.9	-88.4
TOTAL URBAN		4,205.8	4,048.3	-157.5	1,388.8	1,248.6	-140.2
RURAL							
Rural West							
101	A.G Reed Industrial Area	159.0	159.0	0.0	81.7	72.9	-8.8
102	Carp Road Corridor Rural Employment Area	663.9	663.9	0.0	331.3	279.2	-52.2
103	Carp Airport Industrial Area	261.3	261.3	0.0	103.8	103.8	0.0
104	Ashton Industrial Area	39.7	40.8	1.1	26.5	30.4	3.9
105	Westwood Industrial Area	50.3	47.5	-2.8	36.4	25.6	-10.7
106	Richmond Industrial Area	84.7	84.7	0.0	67.9	67.9	0.0
107	Moodie Drive Industrial Area	78.6	94.7	16.1	8.2	8.2	0.0
108	Jordel Agri-Industrial Commercial Park	50.6	49.7	-1.0	45.7	42.4	-3.3
Sub-Total Rural West		1,388.2	1,401.6	13.4	701.5	630.4	-71.1
Rural East							
109	South Gloucester Industrial Area	189.0	189.0	0.0	83.9	30.8	-53.1
110	Gordon McKeown Industrial Area	38.9	43.9	5.0	11.5	12.9	1.4
111	Highway 31-South Greely Industrial Area	162.7	162.7	0.0	104.2	75.0	-29.2
112	IndCum Industrial Area	116.5	116.5	0.0	78.9	37.3	-41.6
113	Vars Business Park	140.5	140.5	0.0	72.0	68.1	-3.9
114	Vars Cement	69.8	69.8	0.0	48.0	0.5	-47.4
Sub-Total Rural East		717.4	722.5	5.0	398.5	224.6	-173.9
TOTAL RURAL		2,105.7	2,124.1	18.4	1,100.0	855.0	-245.0
TOTAL OTTAWA		6,311.5	6,172.4	-139.0	2,488.8	2,103.6	-385.2

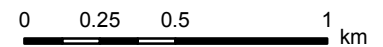
1. Kanata West Business Park



1. Kanata West Business Park						Total Area: 165.9 ha	12.8% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.1	0.3	N	0.1		WILSON DALE THOMAS	
2	4.4	10.8	G	3.7		TAGGART CORPORATION COMPANY	
3	36.4	89.8	G	30.9		TAGGART CORPORATION COMPANY	
4	27.8	68.8	G	23.7		TAGGART CORPORATION COMPANY	
5	0.9	2.2	N	0.9		TAGGART CORPORATION COMPANY	
6	16.2	39.9	G	13.7		TRANSPORTATION MINISTRY	
7	40.4	99.8	G	34.3		2325483 ONTARIO LTD	
8	0.8	1.9	N	0.8		HULSE PLAYFAIR & MCGARRY HOLDINGS LTD.	
9	0.3	0.7	G	0.2		WESLEYAN CHURCH OF CANADA (CENTRAL DISTRICT)	
10	0.9	2.3	G	0.8		WESLEYAN CHURCH OF CANADA (CENTRAL DISTRICT)	
11	0.2	0.6	N	0.2		MCGARRY FAMILY CHAPELS INC	
12	4.6	11.5	G	3.9		LOBLAW PROPERTIES LIMITED	
13	6.7	16.7	G	5.7		TAGGART COMMERCIAL DEVELOPMENT	
14	0.2	0.5	N	0.2		4246551 CANADA INC	
15	4.7	11.7	G	4.0		4246551 CANADA INC	
Total	144.6	357.4		123.3	0.0		

Legend

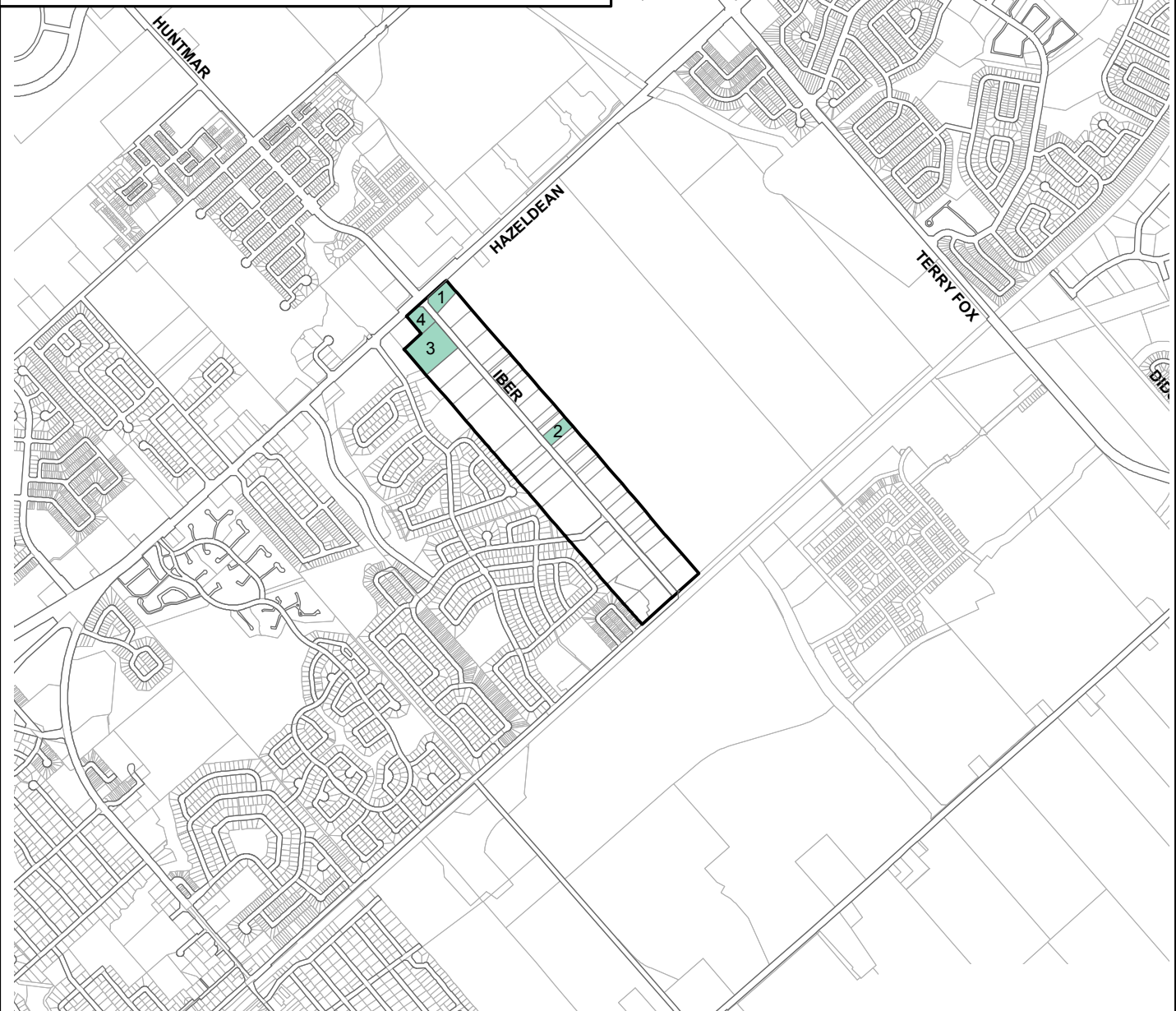
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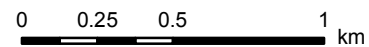


2. Stittsville Business Park



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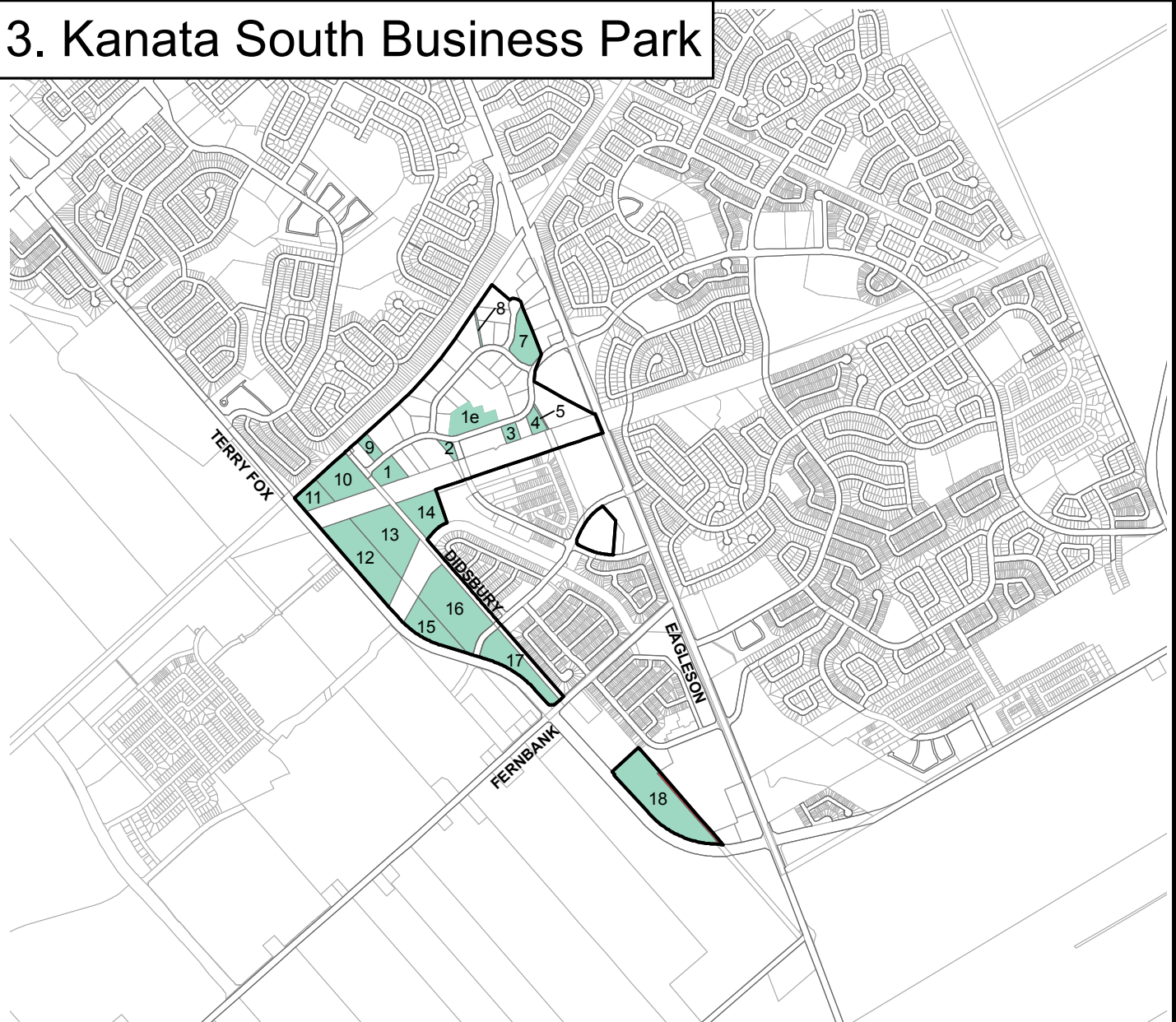


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2. Stittsville Business Park						Total Area: 47.4 ha	90.7% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.7	1.9	N	0.7		IBER HAZELDEAN PROPERTY LIMITED	
2	0.6	1.5	N	0.6		COLONNADE DEV INC / 1590769 ONTARIO LTD	
3	2.3	5.7	N	2.3		IBER HAZELDEAN LAND LIMITED	
4	0.7	1.7	N	0.7		IMPERIAL OIL LIMITED	
Total	4.4	10.8		4.4	0.0		



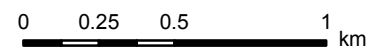
3. Kanata South Business Park



3. Kanata South Business Park						Total Area: 81.3 ha	45.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.0	2.5	N	1.0		CANADIAN WILDLIFE FEDERATION	
2	0.3	0.7	N	0.3		OTTAWA CITY	
3	0.4	1.1	N	0.4		REGIONAL GROUP OF COMPANIES	
4	0.5	1.3	N	0.5		EAGLESON SOUTH CENTRE INC	
5	0.1	0.2	N	0.1		EAGLESON SOUTH CENTRE INC	
7	1.7	4.1	N	1.7		KANATA SOUTHWEST PROPERTY LTD	
8	0.1	0.2	N	0.1		NOT SPECIFIED	
9	0.5	1.3	N	0.5		ASHONG JUSTICE MICHAEL	
10	2.5	6.1	N	2.5		VAN GAAL MARY	
11	1.1	2.7	N	1.1		VAN GAAL ARTHUR	
12	4.2	10.4	N	4.2		VAN GAAL ARTHUR	
13	4.0	9.8	N	4.0		VAN GAAL MARY	
14	2.2	5.4	N	2.2		1230374 ONTARIO LTD	
15	2.1	5.1	G	1.8		VAN GAAL ARTHUR	
16	4.9	12.2	G	4.2		VAN GAAL MARY	
17	2.7	6.6	N	2.7		VAN GAAL MARY	
18	5.7	14.0	G	4.8		CLARIDGE HOMES (BRIDLEWOOD TRAIL)	
1e					1.6	QNX SOFTWARE SYSTEMS LTD	
Total	33.8	83.5		31.9	1.6		

Legend

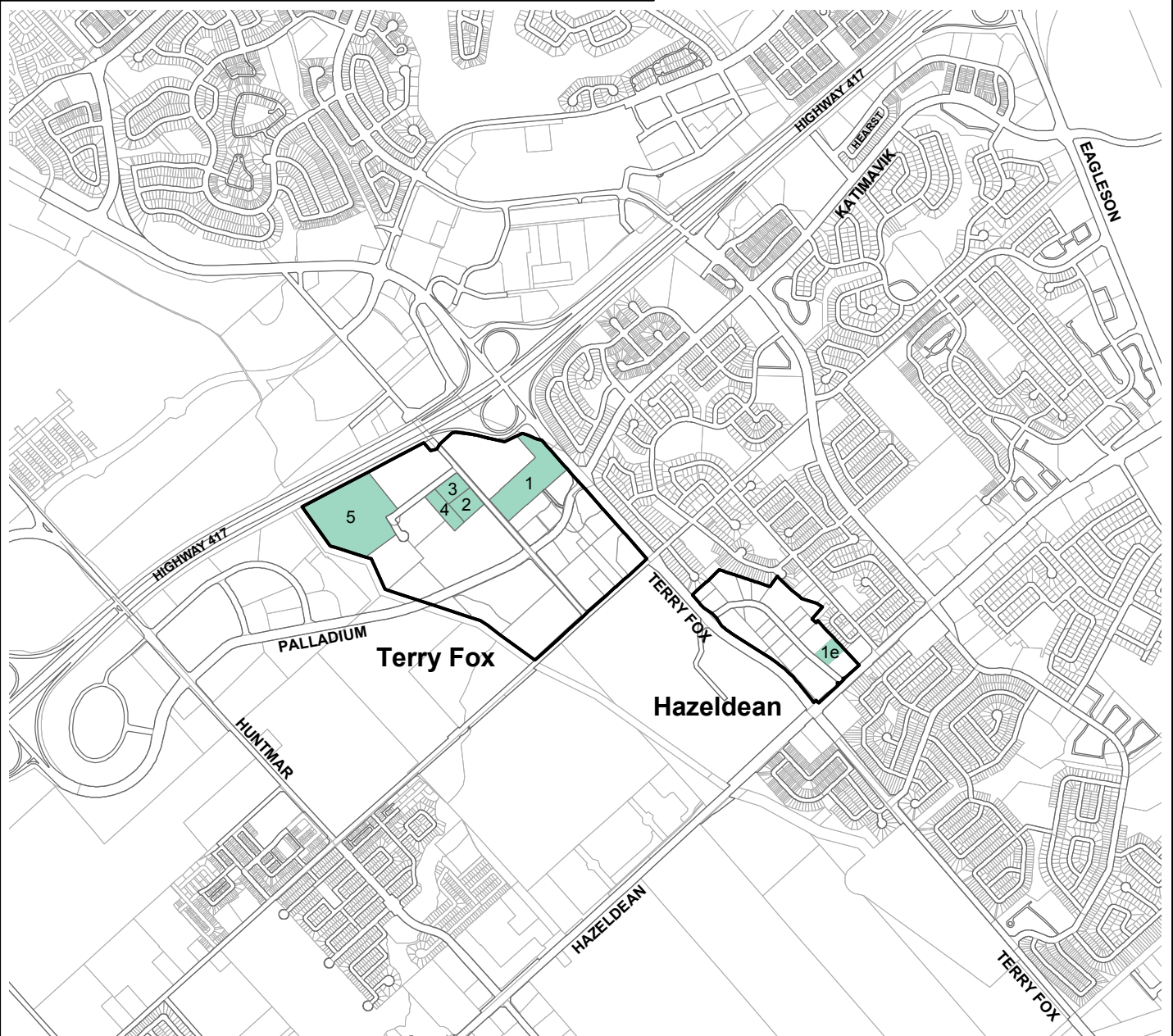
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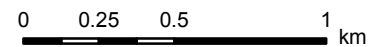


4. Terry Fox Business Park 5. Hazeldean Industrial Area



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- Vacant Land
- Un-opened ROW
- 4 Parcel Number



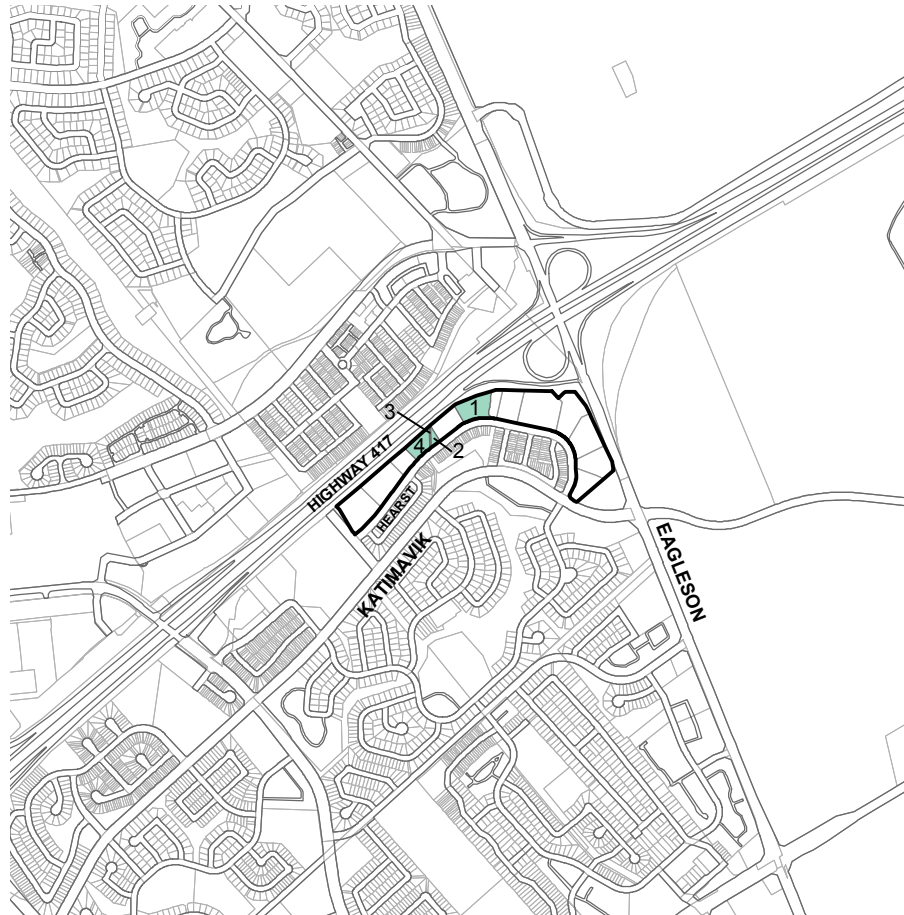
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4. Terry Fox Business Park							Total Area: 72.0 ha	79.1% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	4.3	10.7	N	4.3		PCM KANATA SOUTH INC		
2	1.0	2.5	N	1.0		SILVER SEVEN CORPORATE CENTRE		
3	0.9	2.2	N	0.9		SILVER SEVEN CORPORATE CENTRE		
4	0.9	2.3	N	0.9		SILVER SEVEN CORPORATE CENTRE		
5	7.9	19.4	G	6.7		764703 ONTARIO INC / WESTEINDE (FNP) INC		
Total	15.0	37.1		13.8	0.0			

5. Hazeldean Industrial Area							Total Area: 16.0 ha	96.0% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1e					0.6	TDL GROUP LTD (THE)		
Total	0.0	0.0		0.0	0.6			

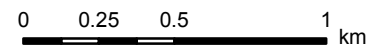


6. Kanata Town Centre Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

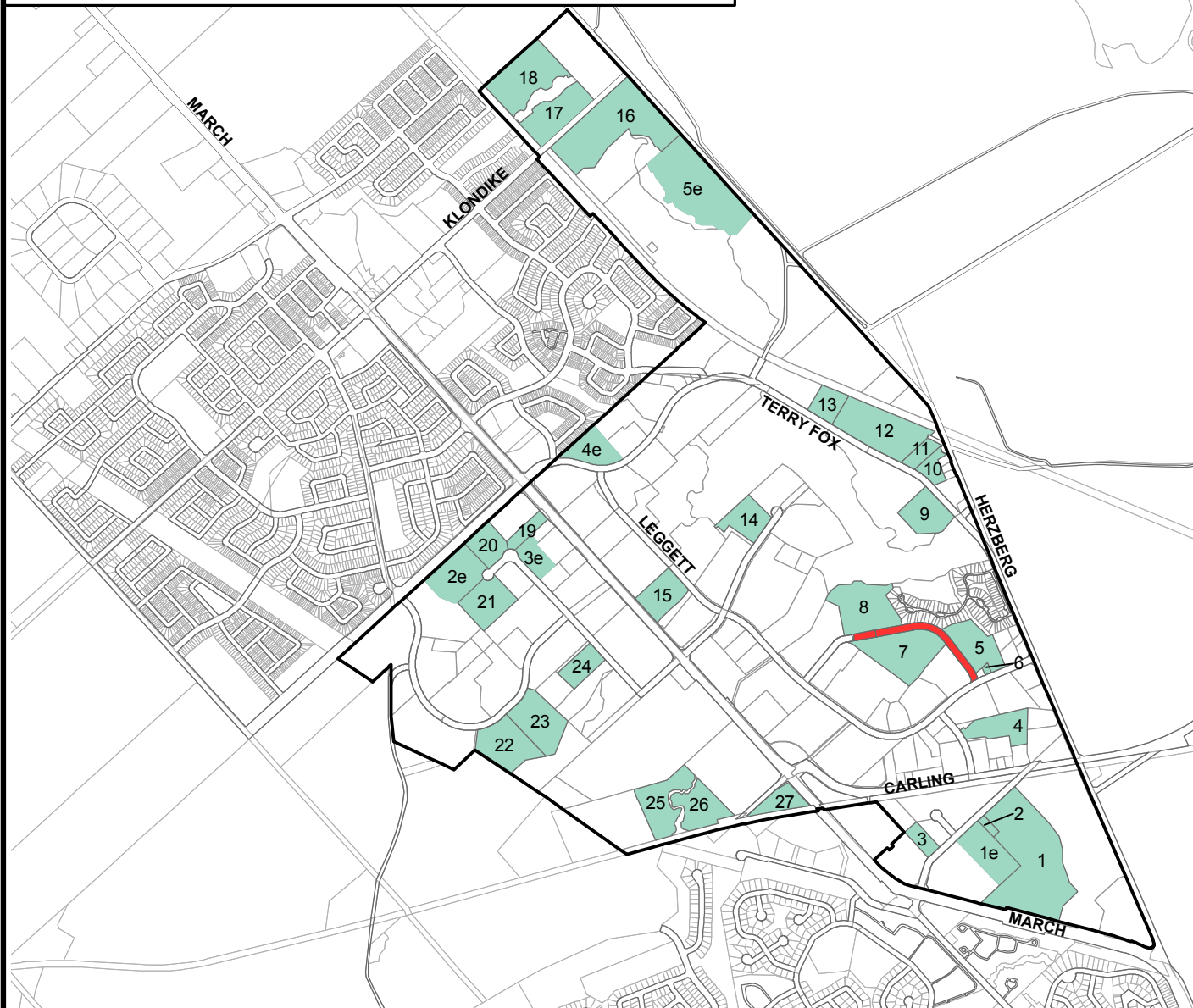


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6. Kanata Town Centre Industrial Area						Total Area: 10.8 ha	87.0% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.8	2.0	N	0.8		754341 ONTARIO LTD	
2	0.1	0.3	N	0.1		SILJUB INVESTMENTS LIMITED	
3	0.0	0.1	N	0.0		SILJUB INVESTMENTS LIMITED	
4	0.5	1.2	N	0.5		SILJUB INVESTMENTS LIMITED	
Total	1.4	3.5		1.4	0.0		



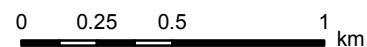
7. Kanata North Business Park



7. Kanata North Business Park							Total Area: 479.3 ha	80.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	10.7	26.4	G	9.1		1323494 ONTARIO CORP		
2	0.3	0.7	N	0.3		RICHSIDE PROPERTY LIMITED		
3	0.8	2.1	N	0.8		4048 CARLING AVENUE LIMITED		
4	2.3	5.7	N	2.3		105 SCHNEIDER PROPERTIES INC		
5	2.7	6.6	N	2.7		KANATA RESEARCH PARK CORPORATION		
6	0.1	0.2	N	0.1		OTTAWA CITY		
7	4.4	10.8	N	4.4		KANATA RESEARCH PARK CORPORATION		
8	4.2	10.3	N	4.2		KANATA RESEARCH PARK CORPORATION		
9	2.4	5.9	N	2.4		KANATA RESEARCH PARK CORPORATION		
10	0.9	2.3	N	0.9		KANATA RESEARCH PARK CORPORATION		
11	0.8	2.0	N	0.8		KANATA RESEARCH PARK CORPORATION		
12	5.0	12.4	G	4.3		KANATA RESEARCH PARK CORPORATION		
13	1.3	3.3	N	1.3		KANATA RESEARCH PARK CORPORATION		
14	2.0	4.9	N	2.0		SOLANDT ROAD PROPERTY GP INC		
15	2.2	5.5	N	2.2		LEGGETT DRIVE DEVELOPMENT INC		
16	8.2	20.2	G	7.0		KANATA RESEARCH PARK CORPORATION/HB&GB INVESTMENTS LTD		
17	3.2	8.0	N	3.2		HB & GB INVESTMENTS LTD		
18	4.6	11.3	N	4.6		HB & GB INVESTMENTS LTD		
19	0.9	2.1	N	0.9		DIR INVESTMENTS INC		
20	1.7	4.2	N	1.7		2118777 ONTARIO INC		
21	2.6	6.5	N	2.6		2113007 ONTARIO INC		
22	3.3	8.3	N	3.3		2113007 ONTARIO INC		
23	3.4	8.3	N	3.4		OTTAWA-CARLETON DISTRICT SCHOOL BOARD		
24	1.5	3.7	N	1.5		PCM KANATA FIFTH INC		
25	3.2	7.8	N	3.2		NORDION (CANADA) INC		
26	2.6	6.3	N	2.6		NORDION (CANADA) INC		
27	1.4	3.4	N	1.4		MARCH ROAD HOTEL PARTNERSHIP		
1e					2.7	ASTENJOHNSON INC		
2e					3.1	2118777 ONTARIO INC		
3e					1.3	555 MARCH RD INC		
4e					2.0	KANATA RESEARCH PARK CORPORATION		
5e					7.4	KANATA RESEARCH PARK CORPORATION		
Total	76.6	189.2		73.0	16.6			

Legend

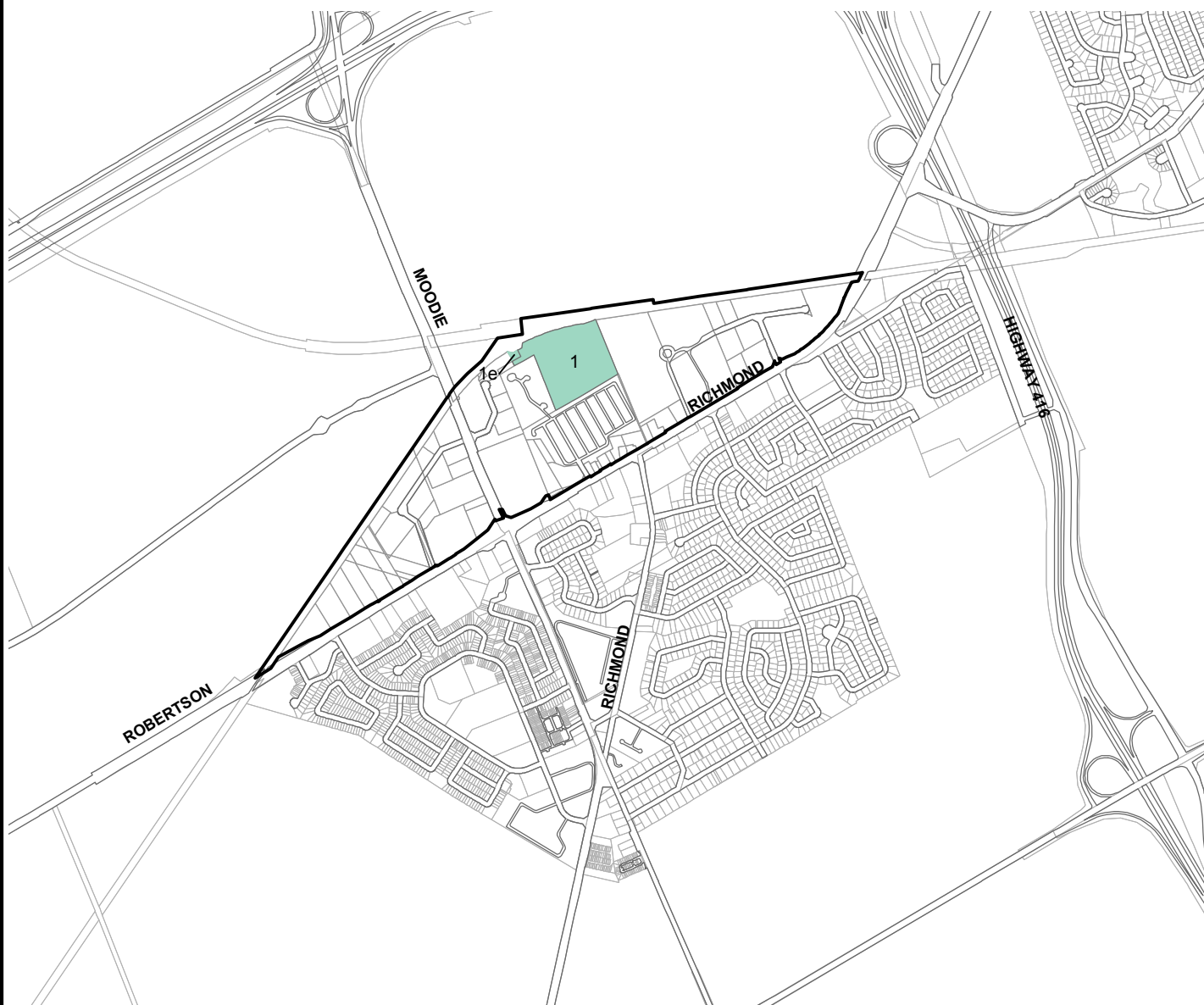
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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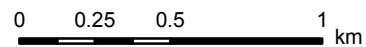


8. Bells Corners Employment Area



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- Vacant Land
- Un-opened ROW
- 4 Parcel Number

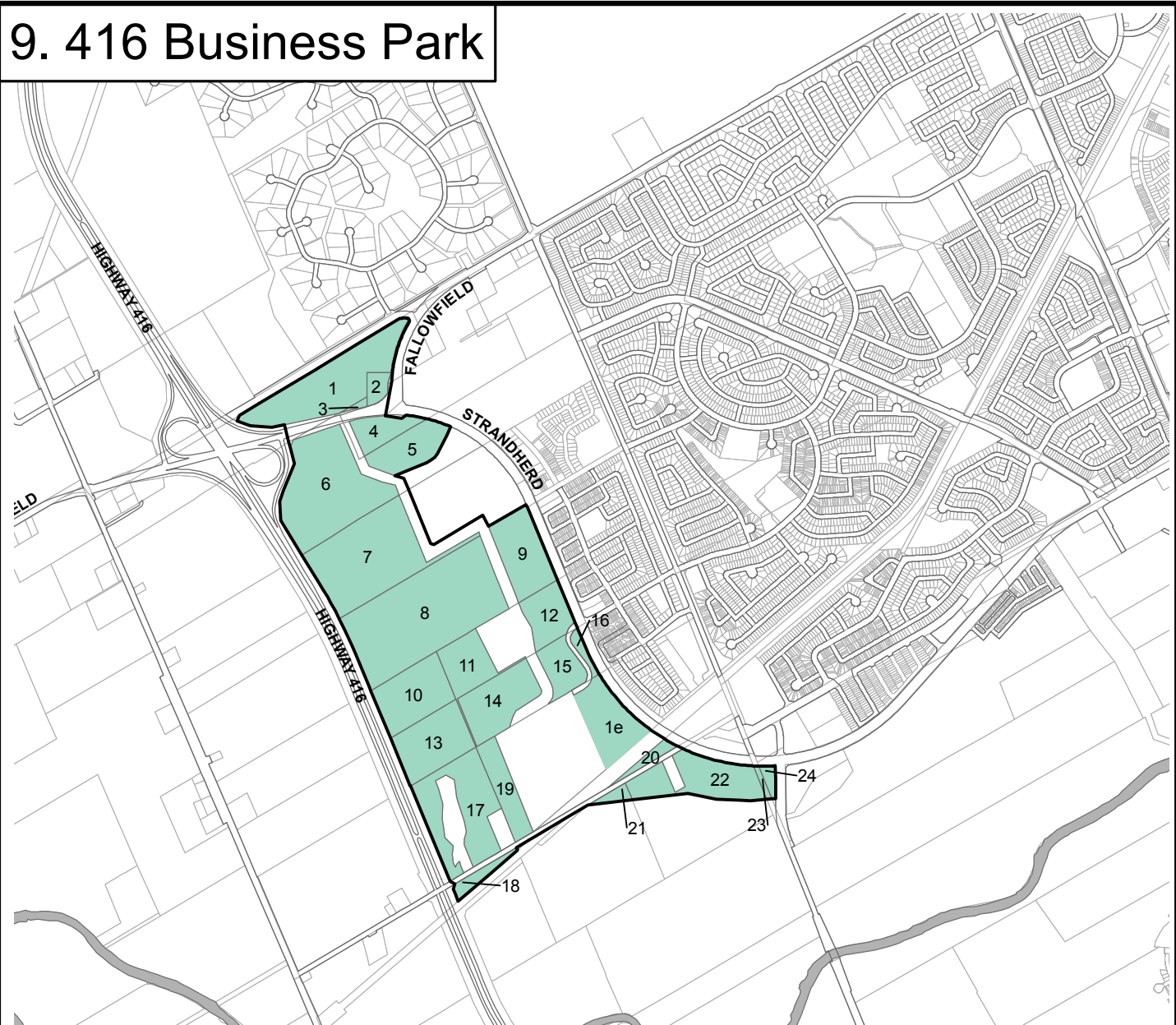


8. Bells Corners Employment Area						Total Area: 103.4 ha	92.4% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	7.7	19.1	G	6.6		1172387 ONTARIO INC	
1e					0.1	2057352 ONTARIO LTD	
Total	7.7	19.1		6.6	0.1		

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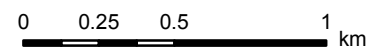
9. 416 Business Park



9. 416 Business Park						Total Area: 167.7 ha	22.2% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	10.8	26.6	G	9.2		DCR PHOENIX HOMES	
2	1.0	2.5	N	1.0		IMPERIAL OIL LIMITED	
3	0.2	0.5	G	0.2		DCR/PHOENIX DEVELOPMENT CORPORATION	
4	2.6	6.4	G	2.2		STRANDHERD ROAD INC	
5	4.2	10.5	G	3.6		STRANDHERD ROAD INC	
6	13.7	33.8	G	11.6		STRANDHERD ROAD INC	
7	13.5	33.5	G	11.5		STRANDHERD ROAD INC	
8	20.3	50.2	G	17.3		PARKS GLENN JOHN	
9	5.8	14.4	G	5.0		STRANDHERD ROAD INC	
10	6.3	15.6	G	5.4		MCKENNA ANN ELIZABETH	
11	4.1	10.2	G	3.5		STRANDHERD ROAD INC	
12	3.7	9.0	G	3.1		STRANDHERD ROAD INC	
13	6.3	15.6	G	5.4		HILL WILLIAM ANDREW GORDON	
14	6.0	14.8	G	5.1		STRANDHERD ROAD INC	
15	2.9	7.3	N	2.9		STRANDHERD ROAD INC	
16	0.7	1.6	N	0.7		STRANDHERD ROAD INC	
17	8.9	22.1	G	7.6		KEY RADIO ONTARIO LIMITED	
18	1.2	2.8	N	1.2		CASEY MICHAEL	
19	3.5	8.6	N	3.5		LEGGASICK MARY JANE	
20	0.9	2.1	N	0.9		MAIORINO GAIL BRENDA	
21	0.6	1.6	N	0.6		HILL GORDON BRUCE	
22	7.0	17.2	G	5.9		CASEY GERALD ANTHONY	
23	0.3	0.7	N	0.3		NOT SPECIFIED	
24	0.5	1.3	N	0.5		CLARKE MARY N	
1e					5.4	OTTAWA CITY	
Total	125.0	308.9		108.0	5.4		

Legend

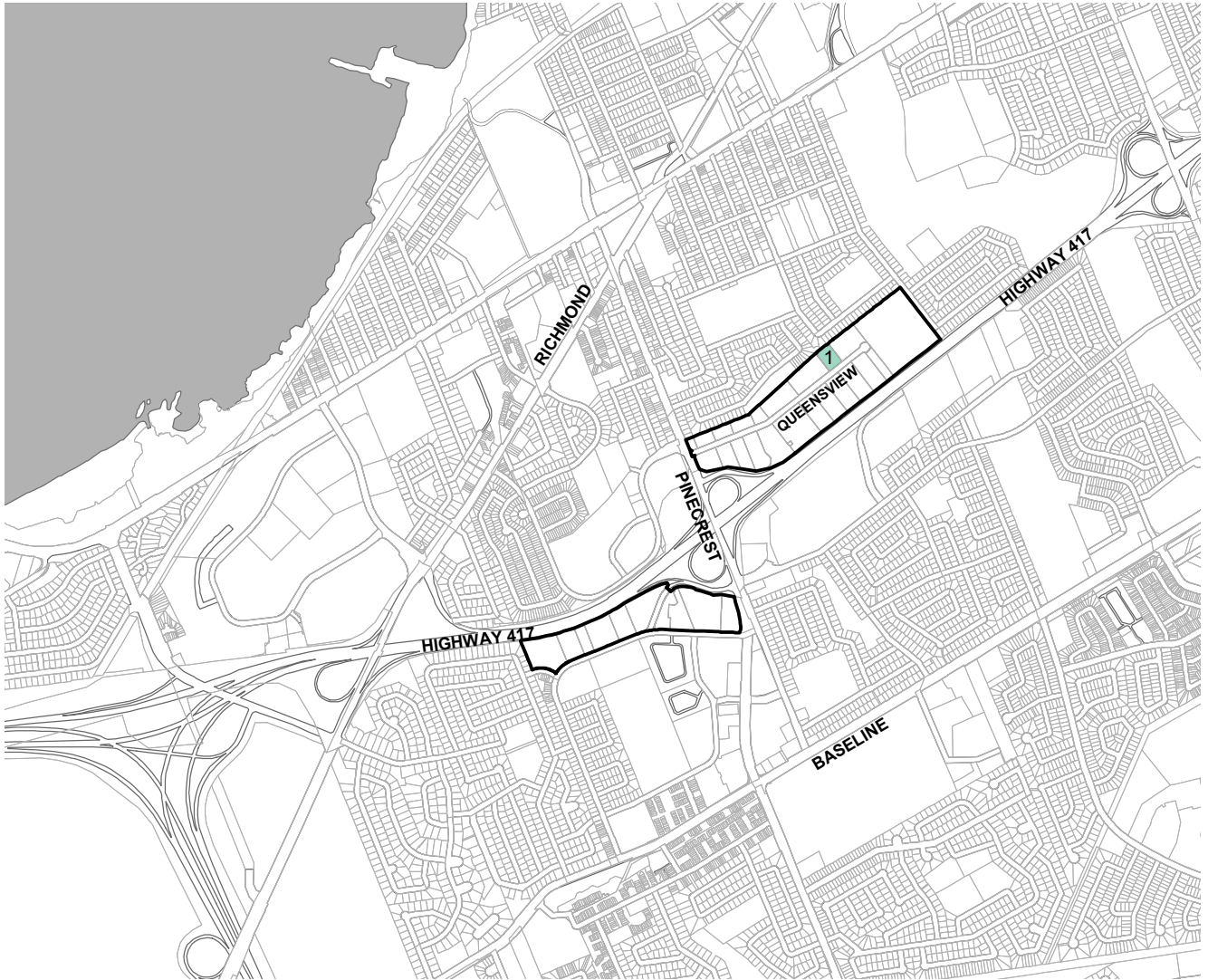
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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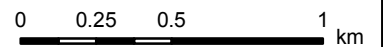


10. Queensview-Morrison Office Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

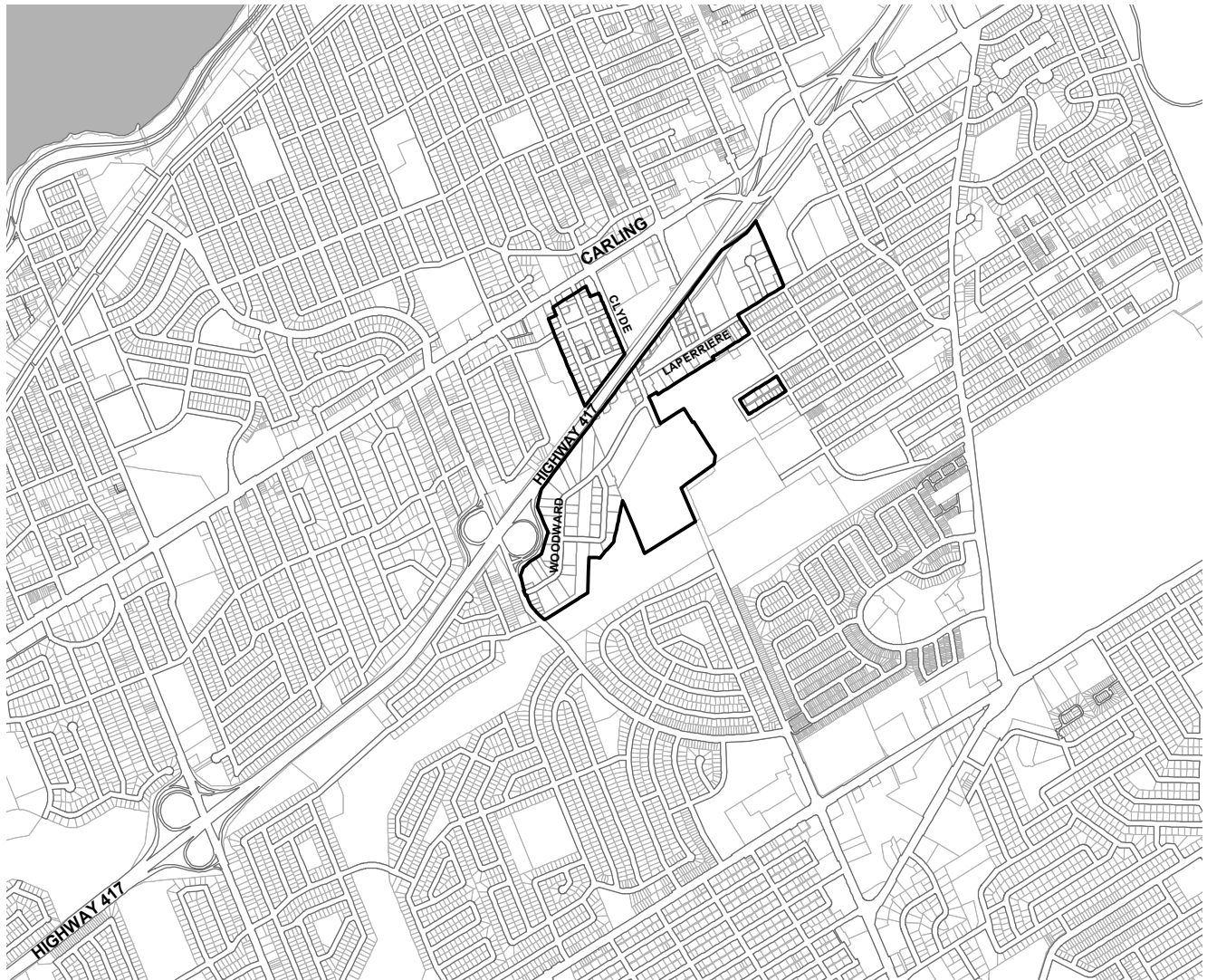


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10. Queensview-Morrison Office Park						Total Area: 32.0 ha	98.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.5	1.2	N	0.5		2134310 ONTARIO LTD	
Total	0.5	1.2		0.5	0.0		

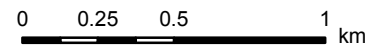


11. Woodward Business Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

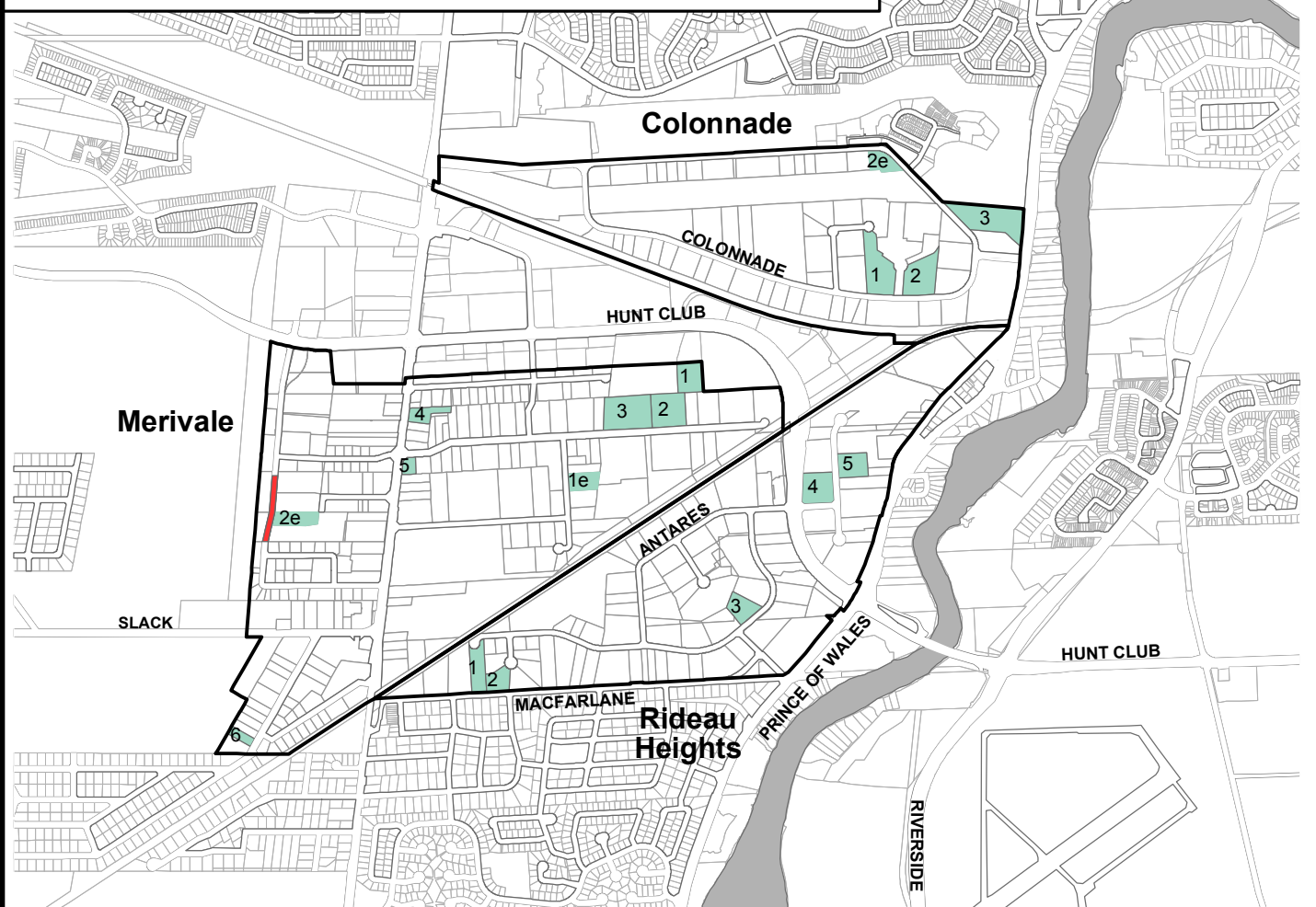


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11. Woodward Business Park						Total Area: 51.5 ha	100% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
			no vacant land				
Total	0.0	0.0		0.0	0.0		



12. Colonnade Business Park
 13. Merivale Industrial Area
 14. Rideau Heights Business Park



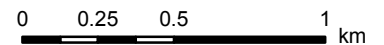
12. Colonnade Business Park						Total Area: 92.3 ha	93.2% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.8	4.4	N	1.8		BCIMC REALTY CORPORATION	
2	1.5	3.8	N	1.5		BCIMC REALTY CORPORATION	
3	2.3	5.8	N	2.3		ASHCROFT HOMES	
2e					0.6	REDEEMER CHRISTIAN HIGH SCHOOL	
Total	5.7	14.0		5.7	0.6		

13. Merivale Industrial Area						Total Area: 159.3 ha	95.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.0	2.4	N	1.0		UNITRIN DEVELOPMENTS INC	
2	1.5	3.6	N	1.5		ULTRAMAR CANADA INC	
3	2.0	5.0	N	2.0		ULTRAMAR CANADA INC	
4	0.6	1.5	N	0.6		RON ENGINEERING & CONSTRUCTION	
5	0.3	0.7	N	0.3		DONAR INVESTMENTS LTD	
6	0.3	0.7	N	0.3		2266004 ONTARIO INC	
1e					0.7	JL-TTA HOLDINGS INC	
2e					0.8	743116 ONTARIO LTD	
Total	5.6	13.9		5.6	1.4		

14. Rideau Heights Business Park						Total Area: 101.9 ha	95.6% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.9	2.2	N	0.9		DILAVER AYTEN	
2	0.6	1.6	N	0.6		614665 ONTARIO LIMITED	
3	0.8	1.9	N	0.8		6236120 CANADA INC	
4	1.2	3.0	N	1.2		OGILVIE REALTY LTD	
5	0.9	2.3	N	0.9		ALL CS INVESTMENTS LTD	
Total	4.5	11.0		4.5	0.0		

Legend

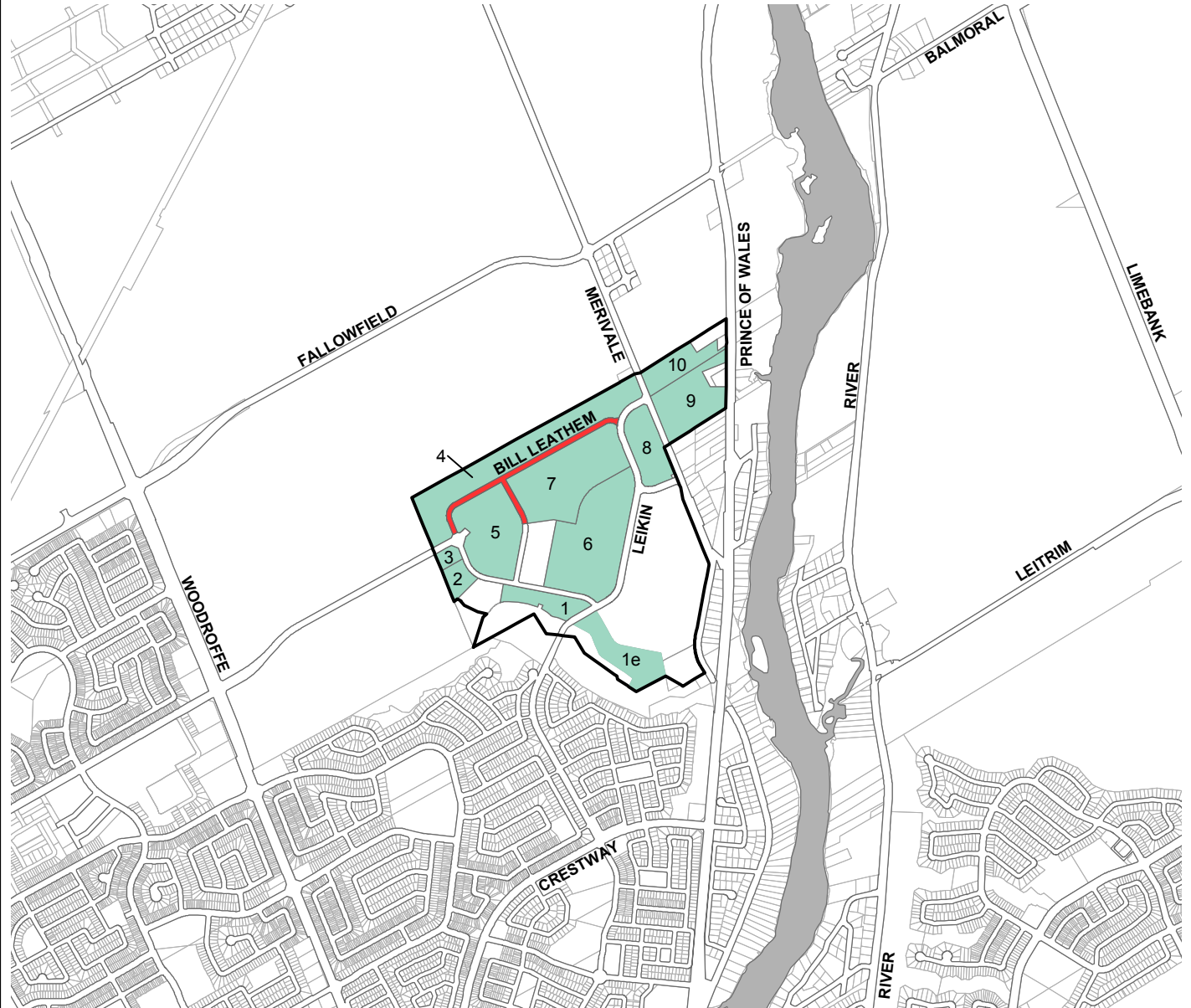
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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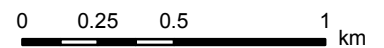


15. South Merivale Business Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

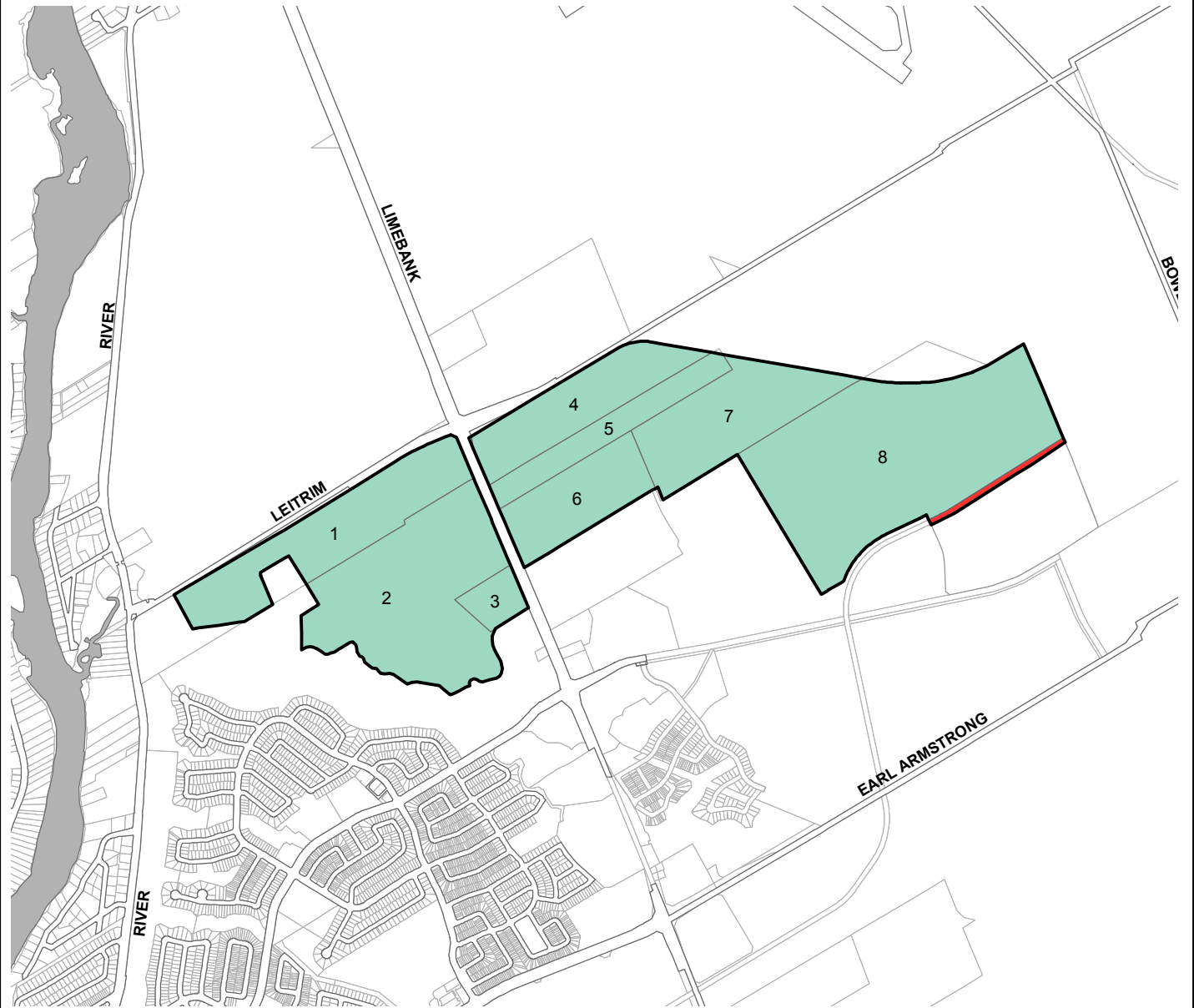


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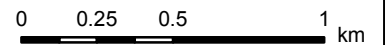
15. South Merivale Business Park						Total Area: 98.9 ha	37.0% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	2.4	5.8	N	2.4		MINTO PROPERTIES INC	
2	1.2	3.0	N	1.2		MINTO PROPERTIES INC	
3	0.6	1.6	N	0.6		ZENA-KINDER HOLDINGS LIMITED	
4	11.0	27.3	G	9.4		ZENA-KINDER HOLDINGS LIMITED	
5	7.2	17.9	G	6.2		ZENA-KINDER HOLDINGS LIMITED	
6	11.5	28.4	G	9.8		MINTO PROPERTIES INC	
7	10.2	25.1	G	8.7		ZENA-KINDER HOLDINGS LIMITED	
8	3.8	9.3	N	3.8		ZENA-KINDER HOLDINGS LIMITED	
9	5.5	13.7	G	4.7		ZENA-KINDER HOLDINGS LIMITED	
10	2.8	7.0	G	2.4		ZENA-KINDER HOLDINGS LIMITED	
1e					3.8	MERCURY CENTRE GP INC	
Total	56.3	139.2		49.1	3.8		

16. Riverside South Business Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

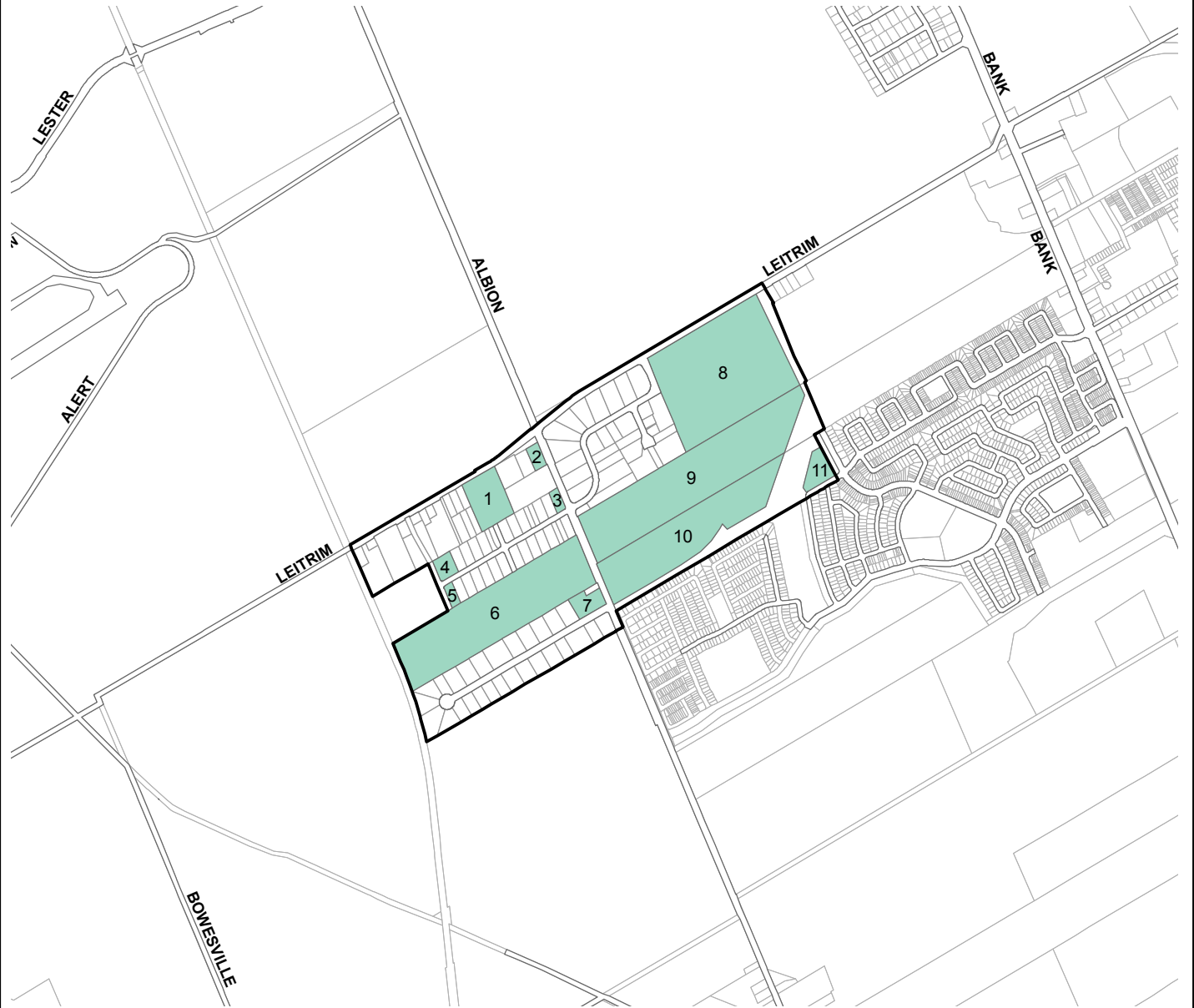


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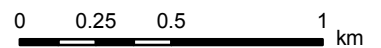
16. Riverside South Business Park						Total Area: 201.41 ha	0 % Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	26.1	64.4	G	22.2		NATIONAL CAPITAL COMMISSION	
2	41.2	101.8	G	35.0		RIVERSIDE SOUTH DEVELOPMENT	
3	4.0	9.9	N	4.0		LES PERES SERVITES DE MARIE	
4	18.1	44.8	G	15.4		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
5	10.9	27.0	G	9.3		SALA NICOLINO	
6	15.1	37.4	G	12.9		845471 ONTARIO INC	
7	22.4	55.3	G	19.0		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
8	62.3	154.0	G	53.0		RIVERSIDE SOUTH DEVELOPMENT	
Total	200.2	494.6		170.7	0.0		

17. Albion-Leitrim Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

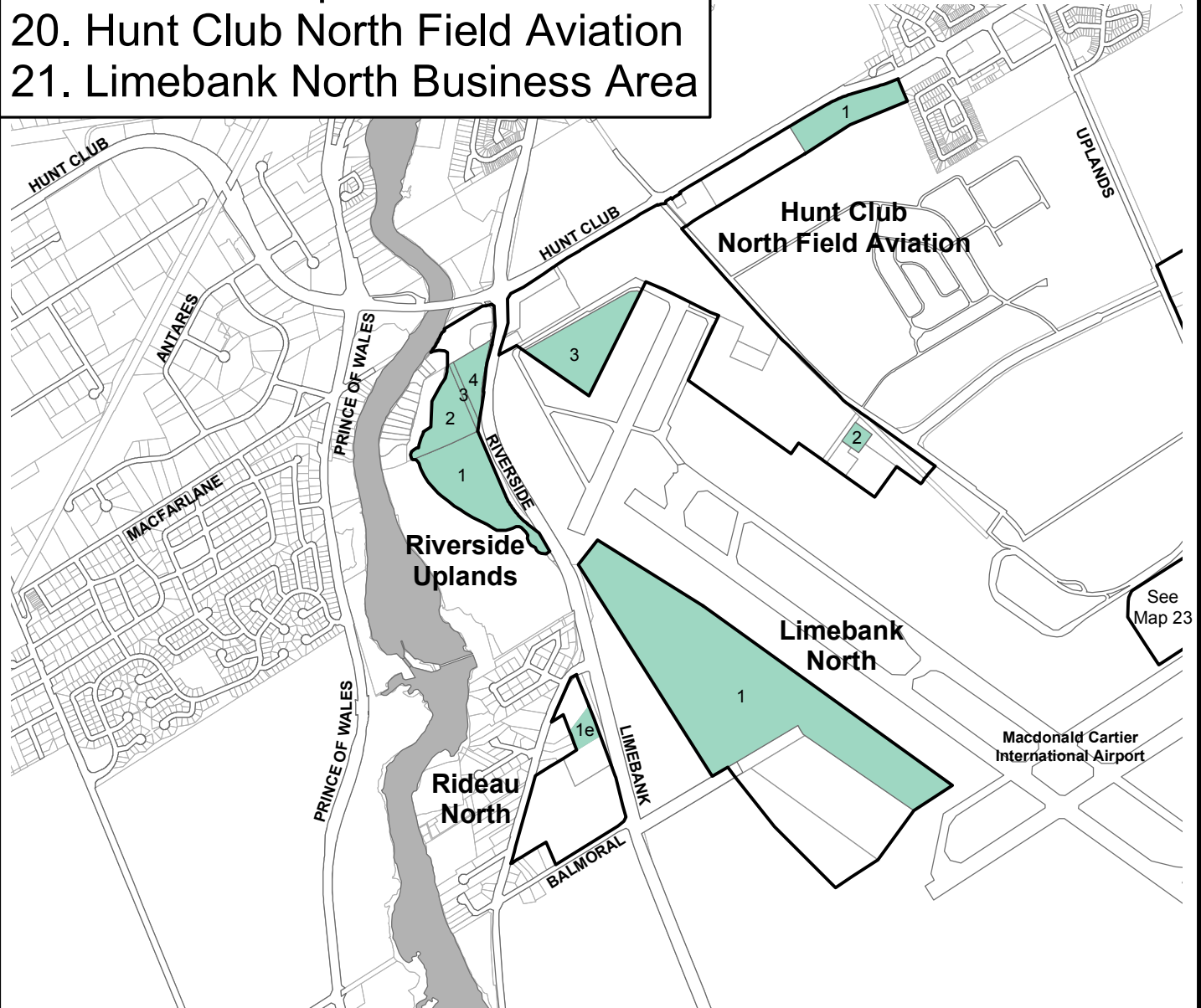


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17. Albion-Leitrim Industrial Area						Total Area: 153.9 ha	50.1 % Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	3.0	7.3	N	3.0		1618796 ONTARIO INC	
2	0.5	1.2	N	0.5		2274555 ONTARIO INC	
3	0.4	0.9	N	0.4		G W DRUMMOND FAMILY HOLDINGS	
4	0.7	1.7	N	0.7		OTTAWA CITY	
5	0.4	0.9	N	0.4		PIERSCIANOWSKI TADEUSZ A	
6	17.3	42.8	G	14.7		TRANSPORT CANADA	
7	1.0	2.5	N	1.0		GIUST NATALE	
8	20.4	50.5	G	17.4		TAGGART CORPORATION COMPANY	
9	19.3	47.6	G	16.4		OTTAWA CITY	
10	12.6	31.2	G	10.7		OTTAWA CITY	
11	1.2	3.1	N	1.2		OTTAWA CITY	
Total	76.8	189.8		66.4	0.0		

- 18. Rideau North Industrial District
- 19. Riverside-Uplands
- 20. Hunt Club North Field Aviation
- 21. Limebank North Business Area



18. Rideau North Industrial District							Total Area: 15.8 ha	93.0 % Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion		Owner	
1e					1.1		UNIVEX (CANADA) LIMITED	
Total	0.0	0.0		0.0	1.1			

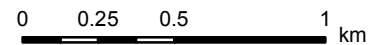
19. Riverside-Uplands							Total Area: 18.7 ha	17.4 % Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion		Owner	
1	8.8	21.9	G	7.5			OTTAWA CITY	
2	4.0	10.0	N	4.0			DYMON RIVERSIDE 2013 CORPORATION	
3	0.5	1.3	N	0.5			DYMON RIVERSIDE 2013 CORPORATION	
4	2.0	5.0	N	2.0			DYMON RIVERSIDE 2013 CORPORATION	
Total	15.5	38.2		14.1	0.0			

20. Hunt Club North Field Aviation Area							Total Area: 71.3 ha	81.1% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion		Owner	
1	5.1	12.6	G	4.3			OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
2	0.7	1.8	N	0.7			OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
3	7.6	18.8	G	6.5			OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
Total	13.4	33.2		11.5	0.0			

21. Limebank North Business Area							Total Area: 69.7 ha	33.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion		Owner	
1	46.4	114.7	G	39.4			OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
Total	46.4	114.7		39.4	0.0			

Legend

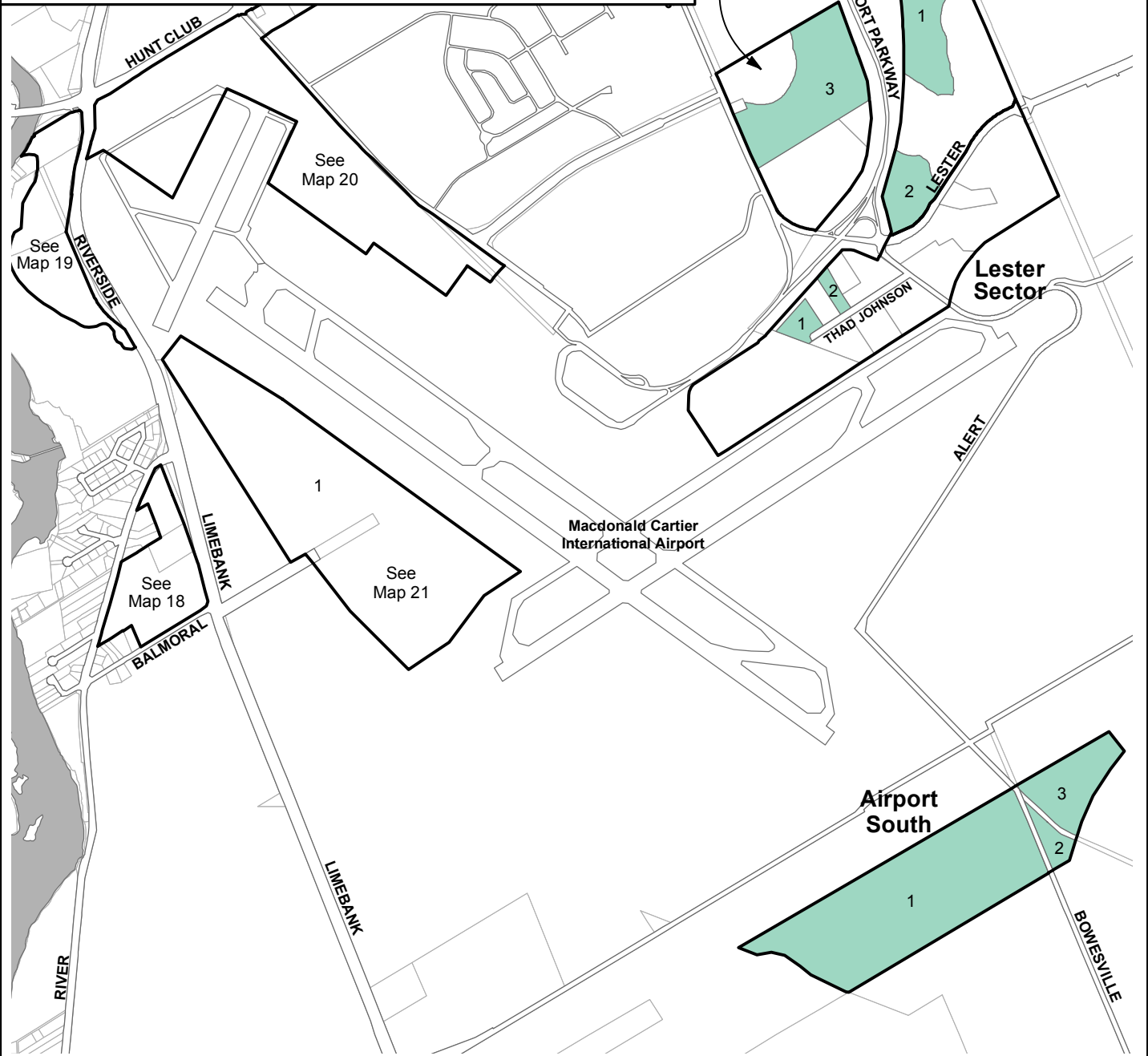
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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22. Airport South Area
 23. Airport - Lester Sector
 24. Airport Gateway Business Park



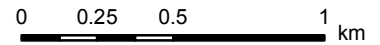
22. Airport South Area						Total Area: 54.8 ha	2.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	42.9	106.0	G	36.5		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
2	2.1	5.1	N	2.1		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
3	8.5	20.9	G	7.2		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
Total	53.4	132.1		45.7	0.0		

23. Airport - Lester Sector						Total Area: 61.6 ha	95.6% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.8	4.3	N	1.8		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
2	1.0	2.4	N	1.0		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
Total	2.7	6.8		2.7	0.0		

24. Airport Gateway Business Park						Total Area: 72.9 ha	53.7% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	11.0	27.2	G	9.3		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
2	5.3	13.1	G	4.5		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
3	17.4	43.1	G	14.8		OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY	
Total	33.7	83.4		28.7	0.0		

Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

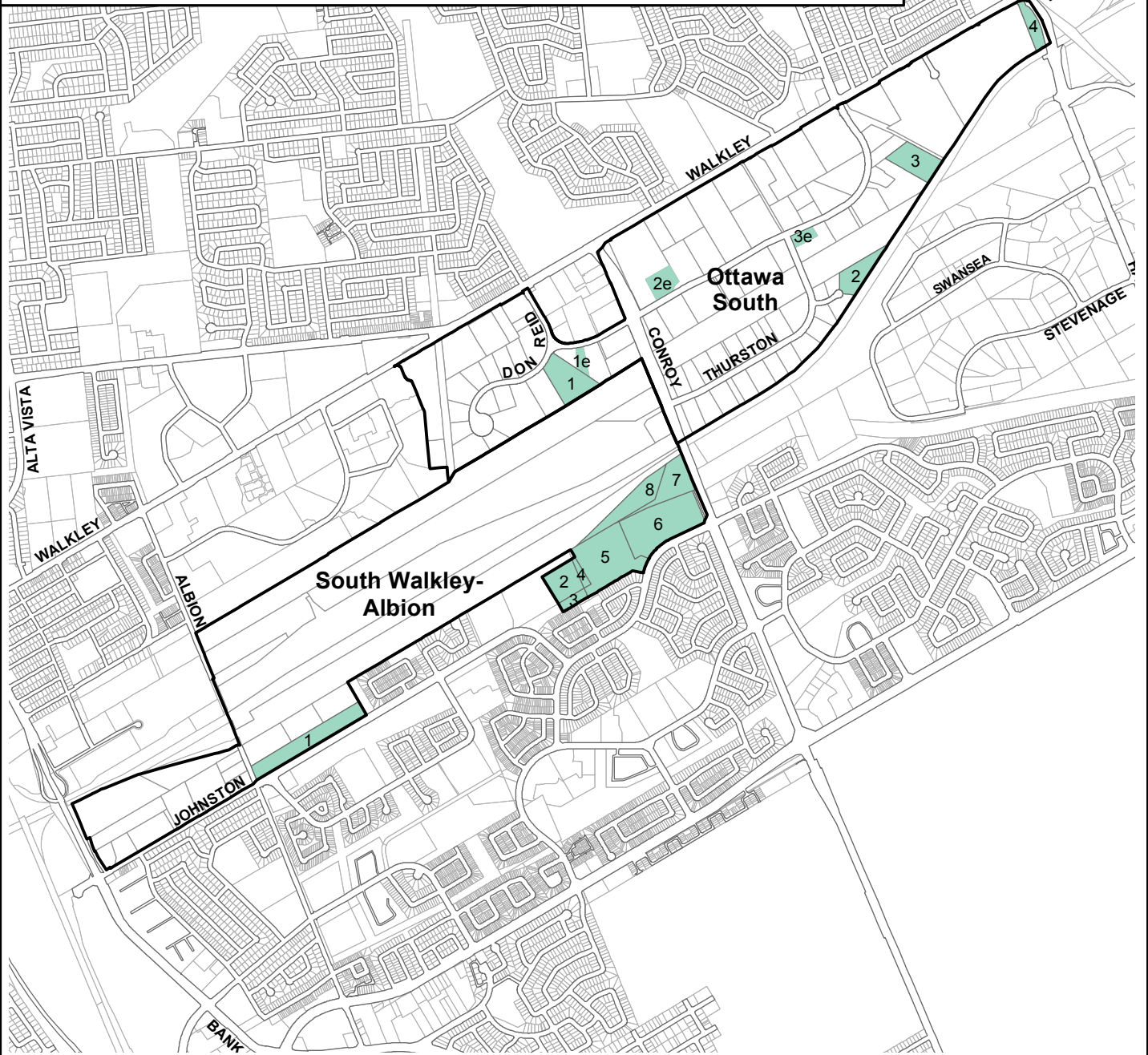


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25. South Walkley-Albion Industrial Area

26. Ottawa South Business Park



25. South Walkley-Albion Industrial Area						Total Area: 149.5 ha	86.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	3.3	8.1	N	3.3		CLARIDGE HOMES (HUNT CLUB GATE)	
2	1.7	4.3	G	1.5		OTTAWA CITY	
3	0.5	1.2	G	0.4		CONROY ROAD DEVELOPMENTS INC	
4	0.3	0.8	G	0.3		OTTAWA CITY	
5	4.9	12.0	G	4.1		CONROY ROAD DEVELOPMENTS INC	
6	5.2	12.8	G	4.4		CONROY ROAD DEVELOPMENTS INC	
7	2.1	5.1	G	1.8		OTTAWA CITY	
8	2.2	5.6	G	1.9		NOT SPECIFIED	
Total	20.2	49.9		17.7	0.0		

26. Ottawa South Business Park						Total Area: 162.4 ha	94.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	2.4	6.0	N	2.4		KOBÉ HOLDINGS CO	
2	1.6	3.9	N	1.6		MEDICAL COUNCIL OF CANADA	
3	2.0	4.9	N	2.0		622294 ONTARIO LIMITED	
4	1.0	2.4	N	1.0		8372411 CANADA INC	
1e					0.4	SKYLINE COMMERCIAL REAL ESTATE	
2e					1.1	GREAT-WEST LIFE ASSURANCE COMPANY	
3e					0.5	INVESTORS GROUP TRUST CO LTD	
Total	7.0	17.2		7.0	2.0		

Legend

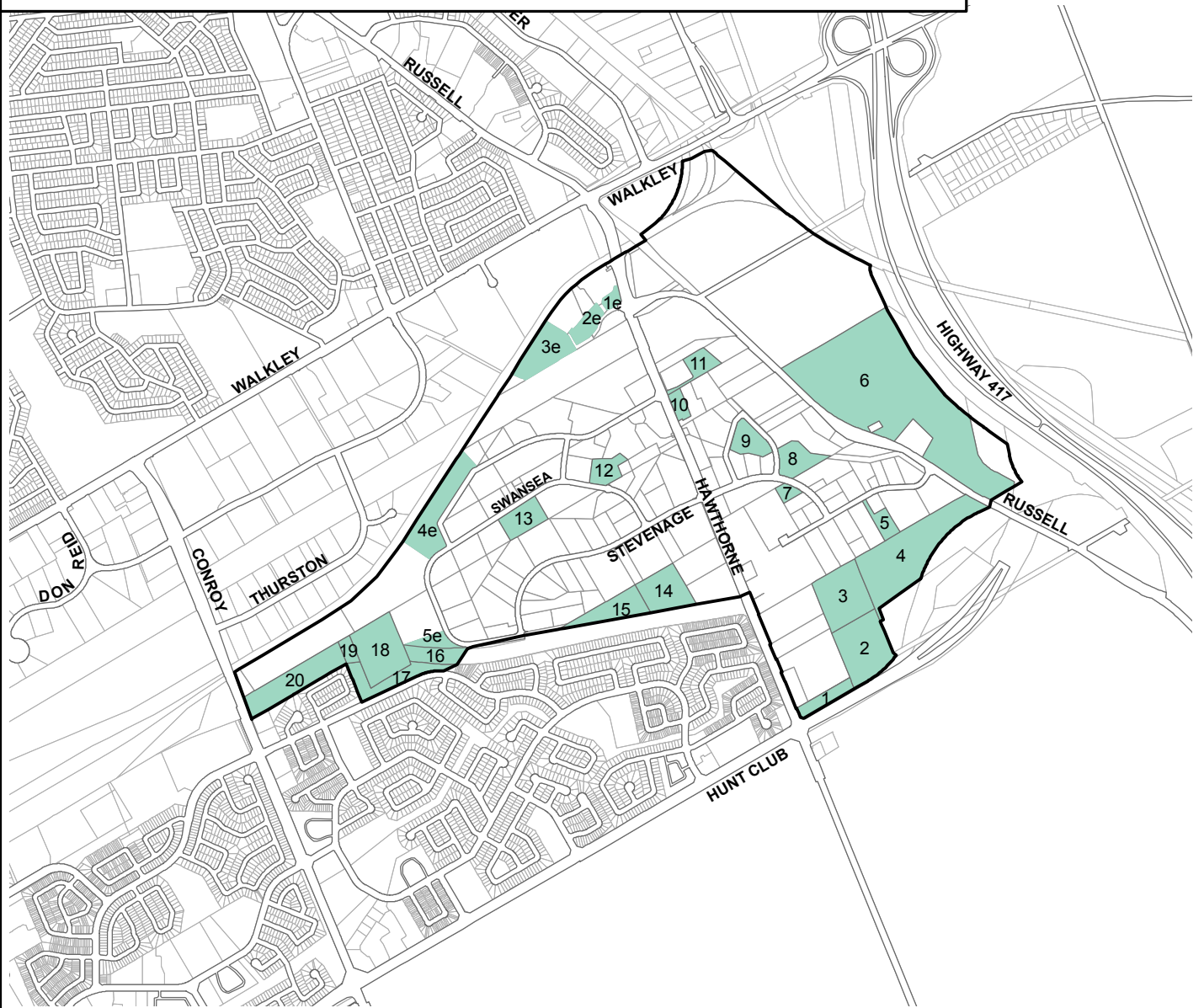
- Vacant Land
- Un-opened ROW
- 4 Parcel Number

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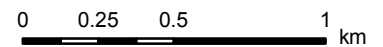
27. Hawthorne-Stevenage Industrial Area



27. Hawthorne-Stevenage Industrial Area						Total Area: 313.4 ha	75.4% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.1	2.8	N	1.1		2080879 ONTARIO INC	
2	4.4	10.9	N	4.4		HYDRO OTTAWA LIMITED	
3	4.1	10.1	N	4.1		415553 ONTARIO LIMITED / HYDRO OTTAWA LIMITED	
4	8.2	20.4	G	7.0		NATIONAL CAPITAL COMMISSION	
5	0.9	2.1	N	0.9		MOTOR EXPRESS OTTAWA INC	
6	24.3	60.0	G	20.7		NATIONAL CAPITAL COMMISSION	
7	0.5	1.1	N	0.5		HASAN SYED ZAMIR-UL	
8	1.7	4.2	N	1.7		GESTCO INC	
9	1.5	3.7	N	1.5		969007 ONTARIO INC	
10	0.6	1.5	N	0.6		128023 CANADA INC	
11	1.1	2.7	N	1.1		7569122 CANADA INC	
12	1.2	3.0	N	1.2		OTTAWA BUILDING BUILDER INC	
13	1.7	4.3	N	1.7		WILLS TERRY GEORGE OSBORNE	
14	2.7	6.7	N	2.7		RUSSEL METALS INC	
15	2.2	5.4	N	2.2		718138 ONTRIAO LIMITED	
16	1.4	3.5	G	1.2		OTTAWA CITY	
17	2.1	5.3	G	1.8		RICHCRAFT HOMES LTD	
18	4.1	10.0	G	3.4		FAVRETTO MAURIZIO	
19	0.5	1.3	G	0.4		OTTAWA CITY	
20	3.9	9.7	G	3.3		OTTAWA CITY	
1e					0.4	1172321 ONTARIO INC	
2e					1.0	1172321 ONTARIO INC	
3e					2.8	1172321 ONTARIO INC	
4e					3.9	OTTAWA CITY	
5e					0.7	OTTAWA CITY	
Total	68.3	168.7		61.6	8.7		

Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

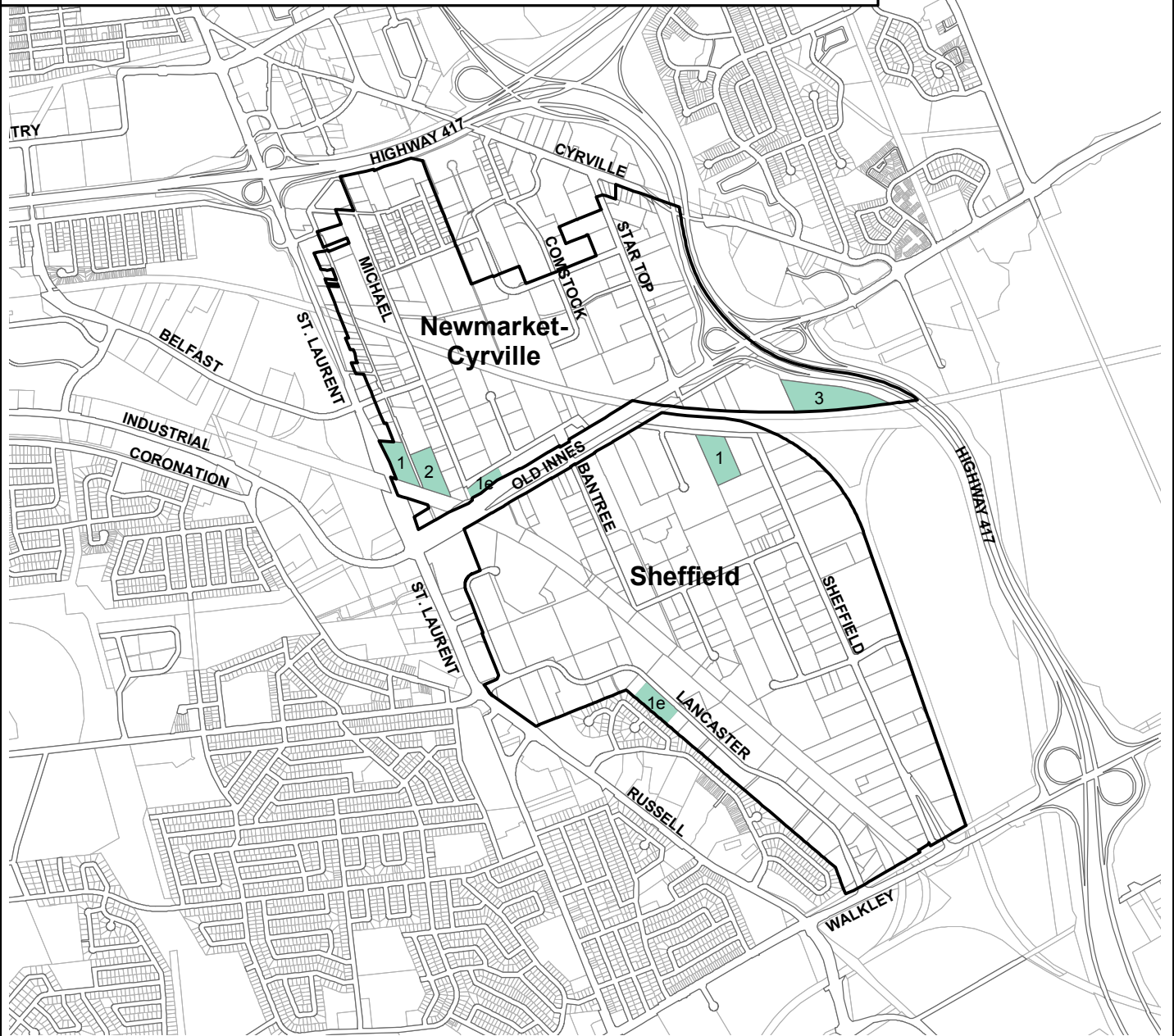


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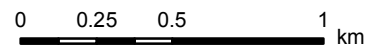
28. Sheffield Industrial Area

29. Newmarket-Cyrville Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



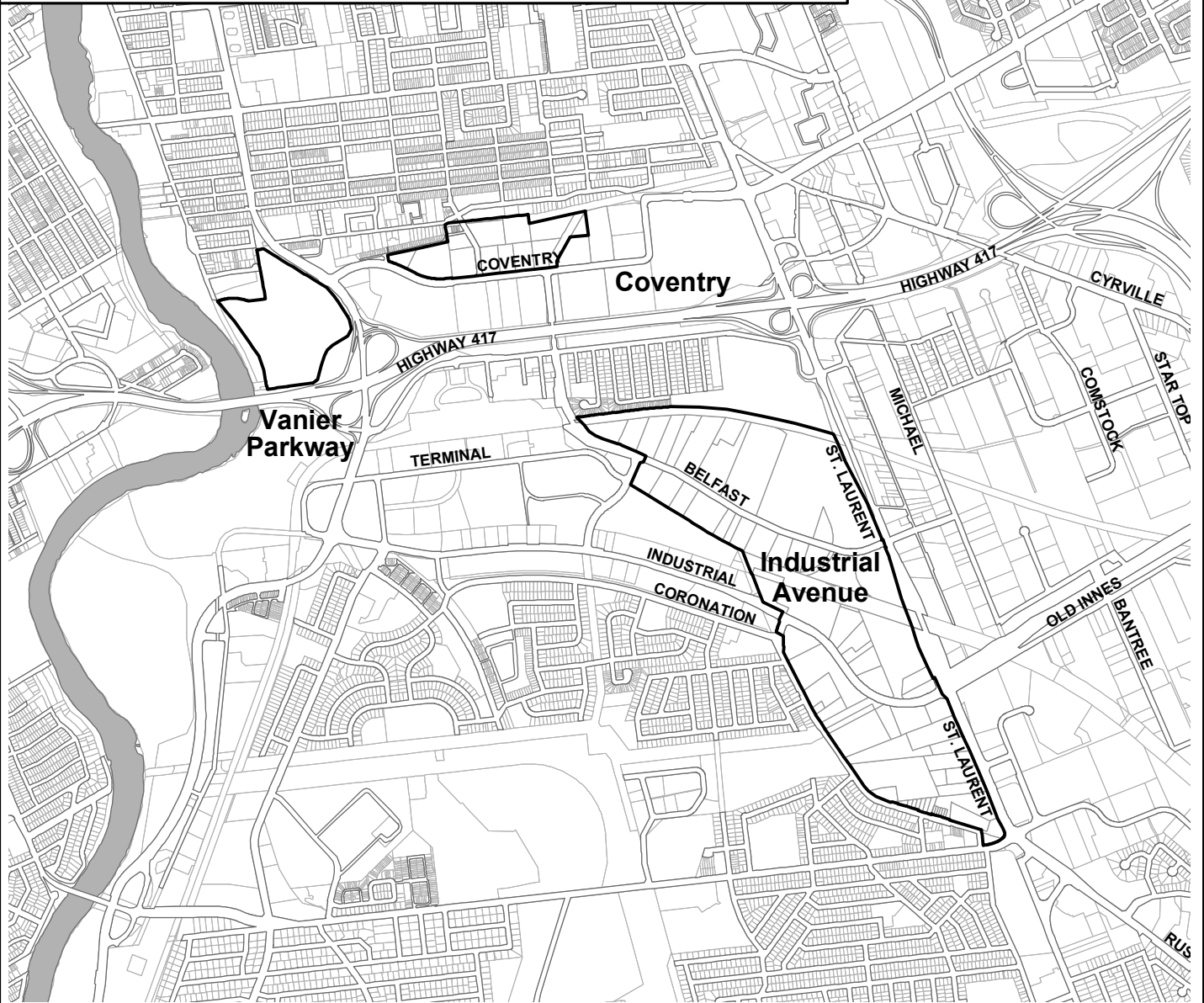
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28. Sheffield Industrial Area							Total Area: 220.9 ha	98.5% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	2.0	5.0	N	2.0		WORK WEAR CORPORATION OF CANADA LTD.		
1e					1.3	THE CANADIAN BLOOD SERVICES		
Total	2.0	5.0		2.0	1.3			

29. Newmarket-Cyrville Industrial Area							Total Area: 150.6 ha	95.2% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	1.6	3.9	N	1.6		REIMER WORLD PROPERTIES CORP		
2	1.6	4.1	N	1.6		REIMER WORLD PROPERTIES CORP		
3	3.4	8.4	N	3.4		LANCASTER CURTIS		
1e					0.7	BENPILA INVESTMENTS / REALFF E S / HYDRO ONE / JESSOP FALLS		
Total	6.6	16.4		6.6	0.7			

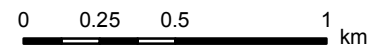


30. Industrial Avenue Business Park
 31. Coventry Industrial Area
 32. Vanier Parkway



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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30. Industrial Avenue Business Park						Total Area: 98.6 ha	100% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
no vacant land							
Total	0.0	0.0		0.0	0.0		

31. Coventry Industrial Area						Total Area: 12.6 ha	100% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
no vacant land							
Total	0.0	0.0		0.0	0.0		

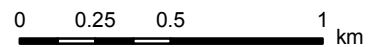
32. Vanier Parkway						Total Area: 15.0 ha	100% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
no vacant land							
Total	0.0	0.0		0.0	0.0		

33. National Research Council



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

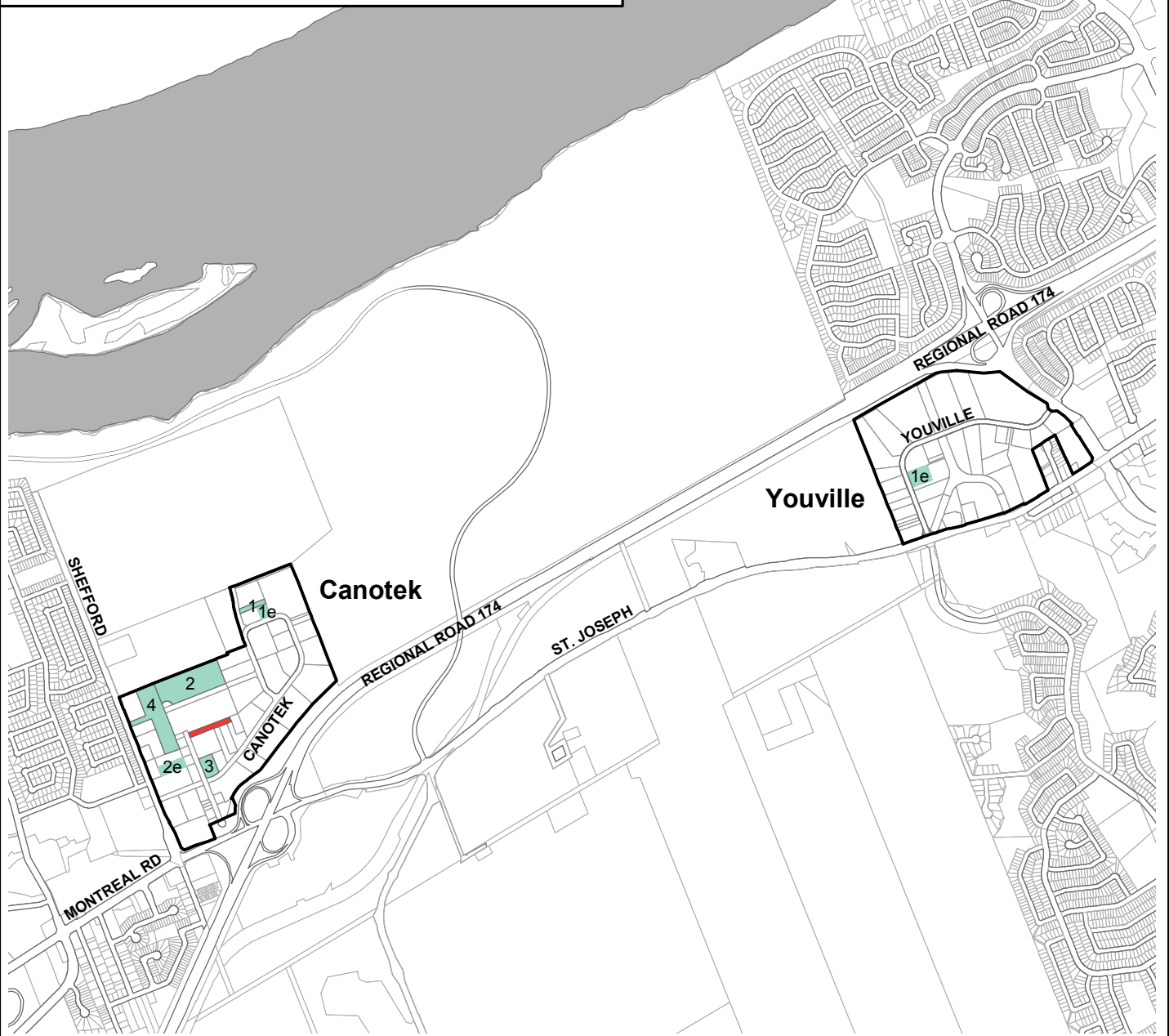


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33. National Research Council						Total Area: 159.5 ha	87.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1e					20.3	PUBLIC WORKS CANADA / NATIONAL RESEARCH COUNCIL/NATIONAL DEFENSE CANADA	
Total	0.0	0.0		0.0	20.3		

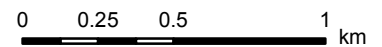


34. Canotek Business Park 35. Youville Business Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



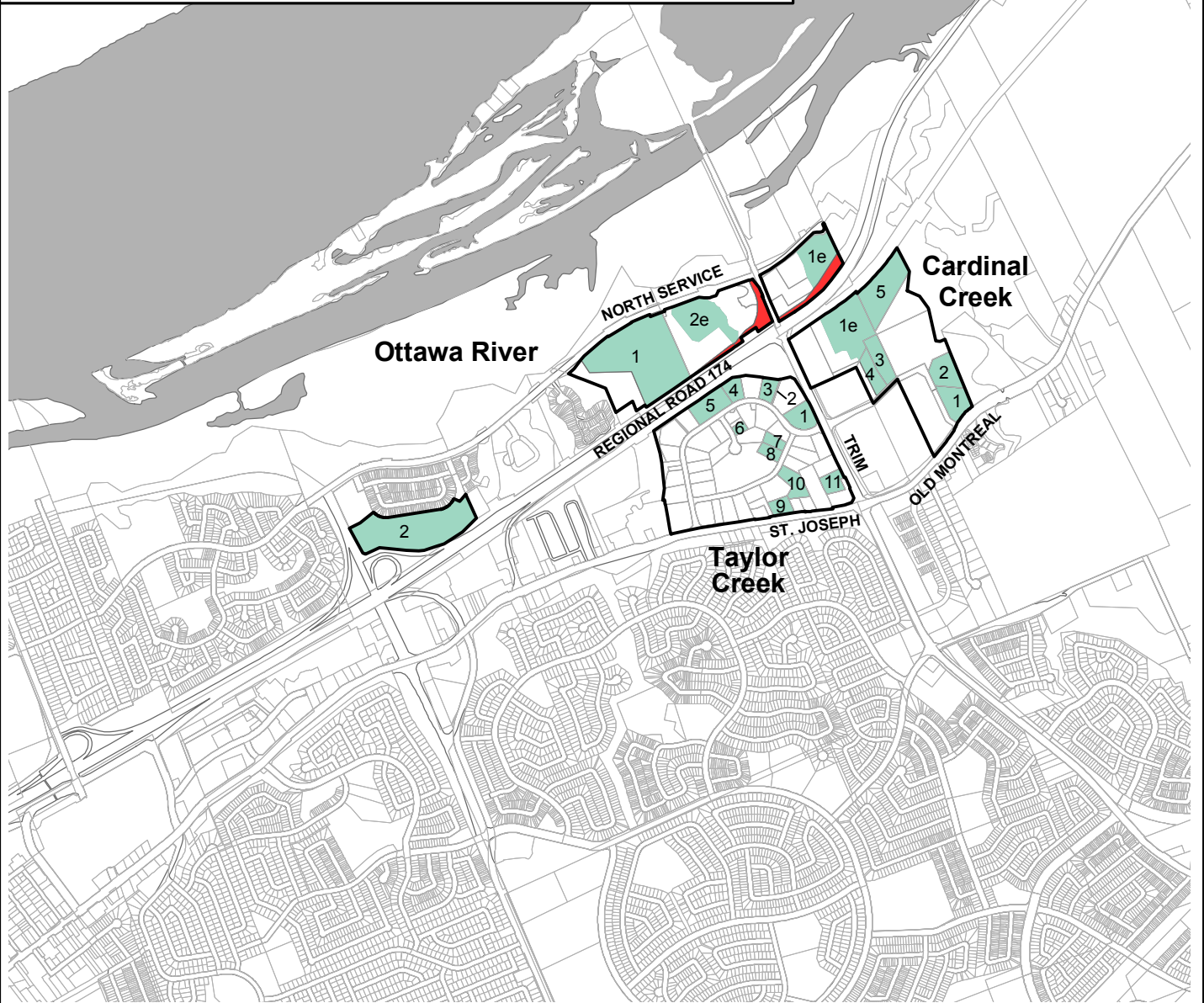
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34. Canotek Business Park						Total Area: 47.6 ha	85.9% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.2	0.5	N	0.2		OTTAWA WALLS AND CEILINGS TRAINING CENTRE	
2	2.9	7.1	N	2.9		HOOPP REALTY INC	
3	0.5	1.2	N	0.5		CANOTEK RD HOLDINGS INC	
4	2.1	5.3	N	2.1		OTTAWA CITY / 1202404 ONTARIO LTD	
1e					0.2	OTTAWA WALLS AND CEILINGS TRAINING CENTRE	
2e					0.4	VLN ADVANCED TECHNOLOGIES INC	
Total	5.7	14.1		5.7	0.6		

35. Youville Business Park						Total Area: 41.2 ha	98.7% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1e					0.5	1168760 ONTARIO INC	
Total	0.0	0.0		0.0	0.5		



- 36. Ottawa River Business Park
- 37. Taylor Creek Business Park
- 38. Cardinal Creek Business Park



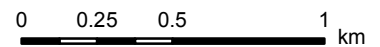
36. Ottawa River Business Park							Total Area: 31.6 ha	34.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	8.0	19.9	G	6.8		BRIGIL CONSTRUCTION INC.		
2	6.2	15.3	G	5.3		2107890 ONTARIO INC TRUSTEE		
1e					1.9	TRANSPORTATION MINISTRY		
2e					2.6	LA CITE COLLEGALE		
Total	14.3	35.2		12.1	4.5			

37. Taylor Creek Business Park							Total Area: 34.0 ha	80.6 Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	1.0	2.4	N	1.0		8055033 CANADA INC		
2	0.1	0.1	N	0.1		OTTAWA CITY		
3	0.6	1.4	N	0.6		FAYNWACHS PAUL		
4	0.6	1.5	N	0.6		1414613 ONTARIO INC		
5	1.3	3.3	N	1.3		1437162 ONTARIO INC		
6	0.2	0.5	N	0.2		ROMAN-BLACIO ENRIQUE		
7	0.4	1.0	N	0.4		WIRED REALTY INC		
8	0.4	1.0	N	0.4		7635109 CANADA INC		
9	0.5	1.3	N	0.5		7996136 CANADA INC		
10	0.9	2.1	N	0.9		PATRICE HOULE REAL ESTATE IN		
11	0.6	1.6	N	0.6		VENKATESWARAN ANANTHA IYER		
Total	6.6	16.2		6.6	0.0			

38. Cardinal Creek Business Park							Total Area: 24.6 ha	57.1% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	1.2	3.0	N	1.2		6892639 CANADA INC		
2	1.3	3.2	N	1.3		6892639 CANADA INC		
3	1.1	2.7	N	1.1		AGROPUR COOPERATIVE		
4	0.8	1.9	N	0.8		OTTAWA CITY		
5	2.9	7.1	G	2.4	3.3	OTTAWA CITY		
1e						OTTAWA CITY		
Total	7.3	18.0		6.9	3.3			

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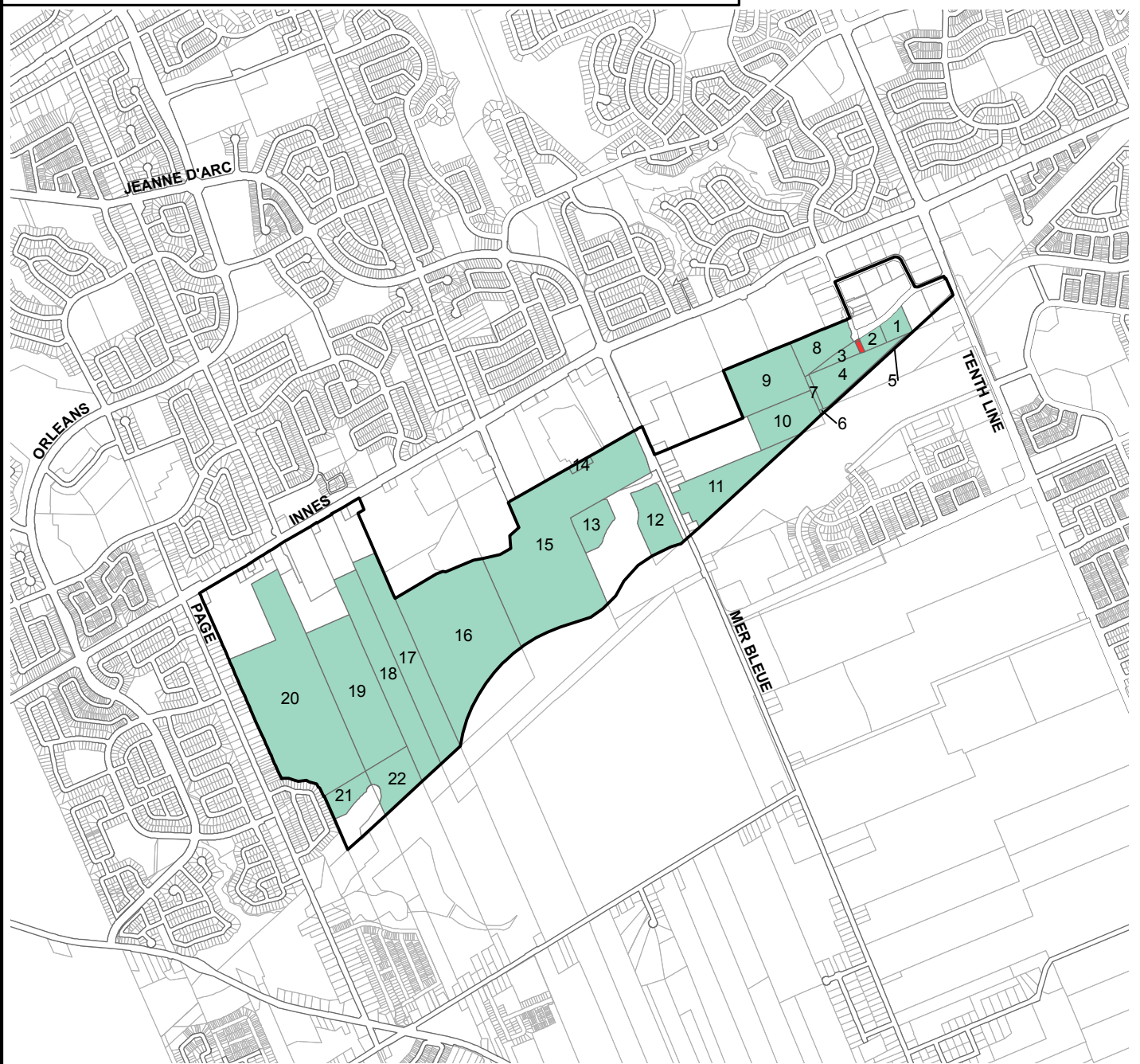
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- 4 Parcel Number



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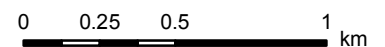
39. South Orléans Industrial Park



39. South Orléans Industrial Park						Total Area: 194.8 ha	25.4% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	1.1	2.7	N	1.1		240 VANGUARD DEVELOPMENTS INC	
2	0.7	1.7	N	0.7		SESA GROUP INC	
3	0.7	1.8	N	0.7		OTTAWA CITY	
4	3.6	8.8	G	3.0		OTTAWA CITY	
5	0.4	0.9	G	0.3		OTTAWA CITY	
6	0.1	0.2	N	0.1		MINTO COMMUNITIES INC	
7	0.3	0.7	G	0.2		OTTAWA CITY	
8	3.1	7.6	G	2.6		OTTAWA CITY	
9	6.5	15.9	G	5.5		INNES SHOPPING CENTRES LIMITED	
10	4.1	10.2	G	3.5		TAILLEFER ESTATES INCORPORATED	
11	5.9	14.6	G	5.0		MINTO COMMUNITIES INC	
12	3.6	9.0	N	3.6		EMPARRADO CORPORATION	
13	2.4	5.8	N	2.4		EMPARRADO CORPORATION	
14	0.3	0.7	N	0.3		RIOTRIN PROPERTIES (BELCOURT) INC.	
15	26.7	66.0	G	22.7		EMPARRADO CORPORATION	
16	20.3	50.3	G	17.3		EMPARRADO CORPORATION	
17	9.1	22.4	G	7.7		GROULX LUCILLE ESTATE OF	
18	9.0	22.2	G	7.6		CHARRON CARMEN	
19	12.1	29.8	G	10.3		THE BUILDERS WAREHOUSE INC	
20	24.3	60.0	G	20.6		PATTERSON GIBSON HOWARD	
21	1.8	4.4	G	1.5		MINTO COMMUNITIES INC	
22	3.4	8.5	G	2.9		RICHCRAFT HOMES LTD	
Total	139.3	344.3		119.8	0.0		

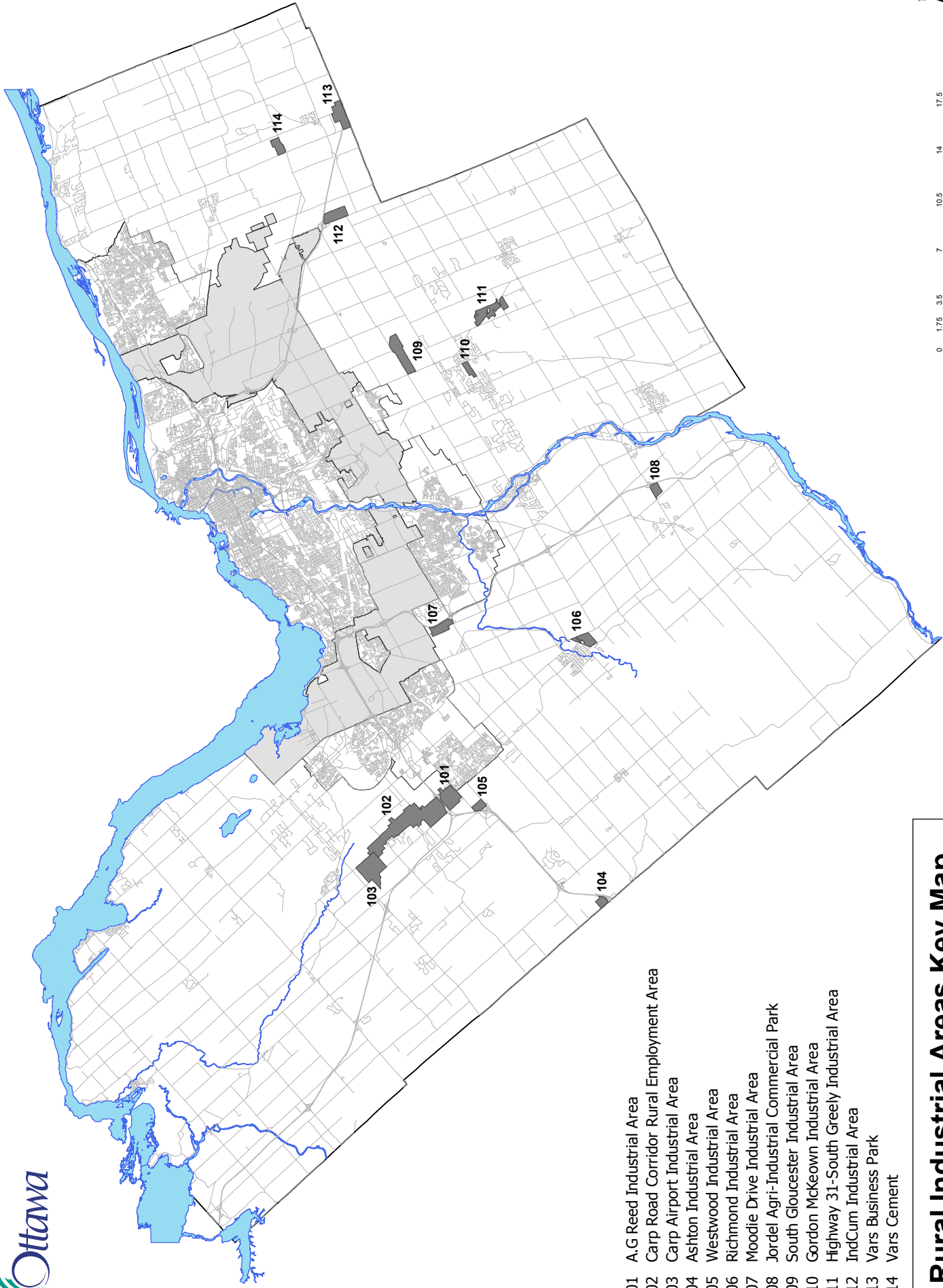
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- Vacant Land
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- 4 Parcel Number



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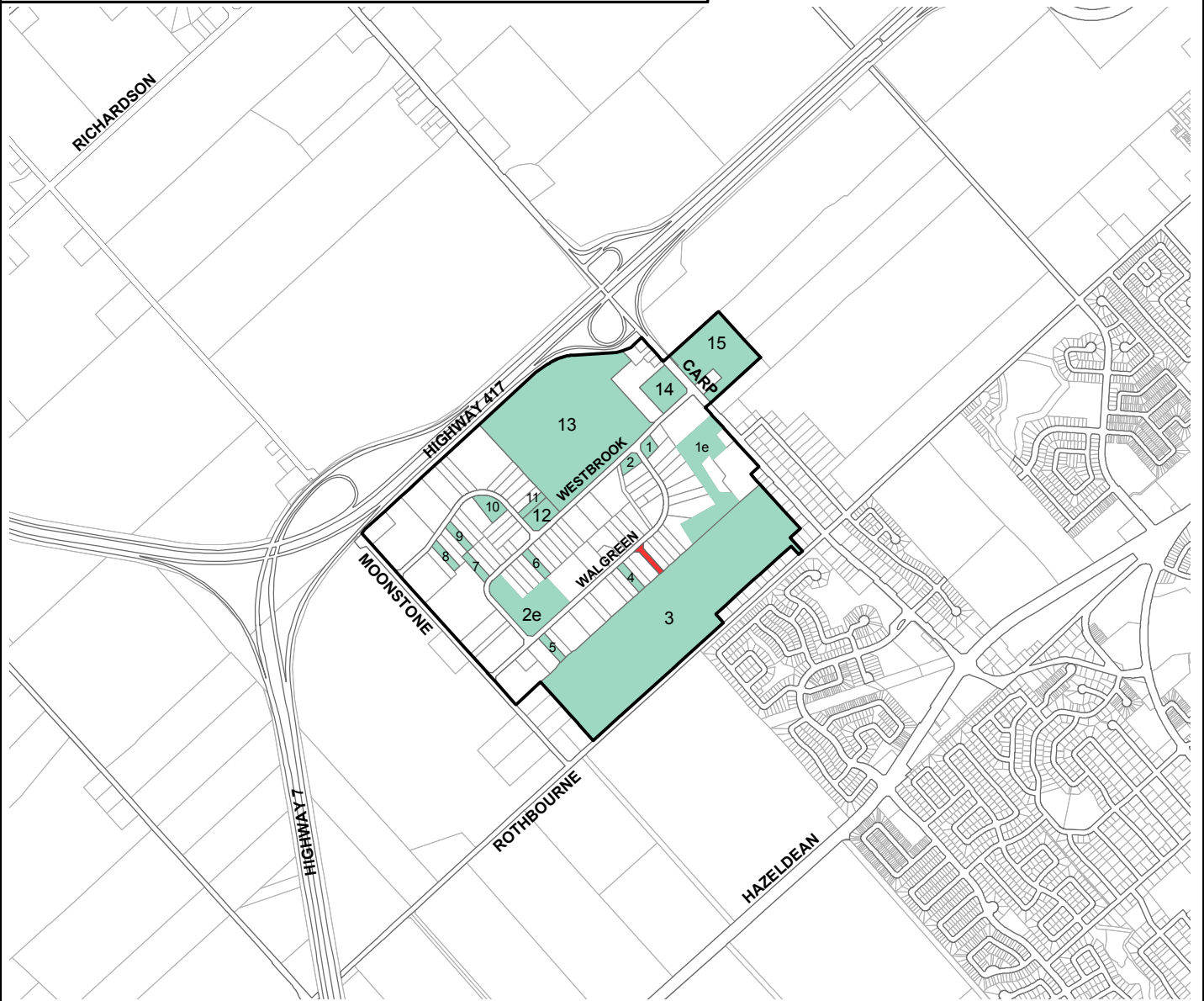




- 101 A.G Reed Industrial Area
- 102 Carp Road Corridor Rural Employment Area
- 103 Carp Airport Industrial Area
- 104 Ashton Industrial Area
- 105 Westwood Industrial Area
- 106 Richmond Industrial Area
- 107 Moodie Drive Industrial Area
- 108 Jordel Agri-Industrial Commercial Park
- 109 South Gloucester Industrial Area
- 110 Gordon McKeown Industrial Area
- 111 Highway 31-South Greely Industrial Area
- 112 IndCum Industrial Area
- 113 Vars Business Park
- 114 Vars Cement

Rural Industrial Areas Key Map

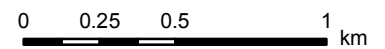
101. A.G.Reed Industrial Area



101. A.G. Reed Industrial Area						Total Area: 159.0 ha	50.1% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.4	0.9	N	0.4		1343678 ONTARIO LTD.	
2	0.4	1.0	N	0.4		POIRIER CLOVIS GUILLAUME	
3	33.8	83.6	G	28.7		DCR PHOENIX HOMES	
4	0.4	1.0	N	0.4		GIAMBERARDINO PAUL RICHARD	
5	0.4	0.9	N	0.4		PRODUCTION CASE COMPANY	
6	0.4	1.0	N	0.4		882761 ONTARIO LTD	
7	0.4	1.0	N	0.4		NELSON MARK	
8	0.4	1.0	N	0.4		R BLANCHFIELD HOLDINGS INC	
9	0.4	1.0	N	0.4		FERRANTE CRISTOFORO	
10	0.8	1.9	N	0.8		661623 ONTARIO INC / 126 WILLOWLEA SELF STORAGE	
11	0.4	0.9	N	0.4		BROWN PETER WALLACE A	
12	1.0	2.4	N	1.0		BROWN PETER WALLACE A	
13	23.8	58.8	G	20.2		OTTAWA CITY	
14	1.9	4.6	N	1.9		J LAURYSSEN INVESTMENTS INC	
15	6.0	14.7	G	5.1		OTTAWA CITY	
1e					4.5	QUEENSWAY WEST INDUSTRIAL ES	
2e					3.9	OZ OPTICS LIMITED	
Total	70.7	174.8		61.2	8.3		

Legend

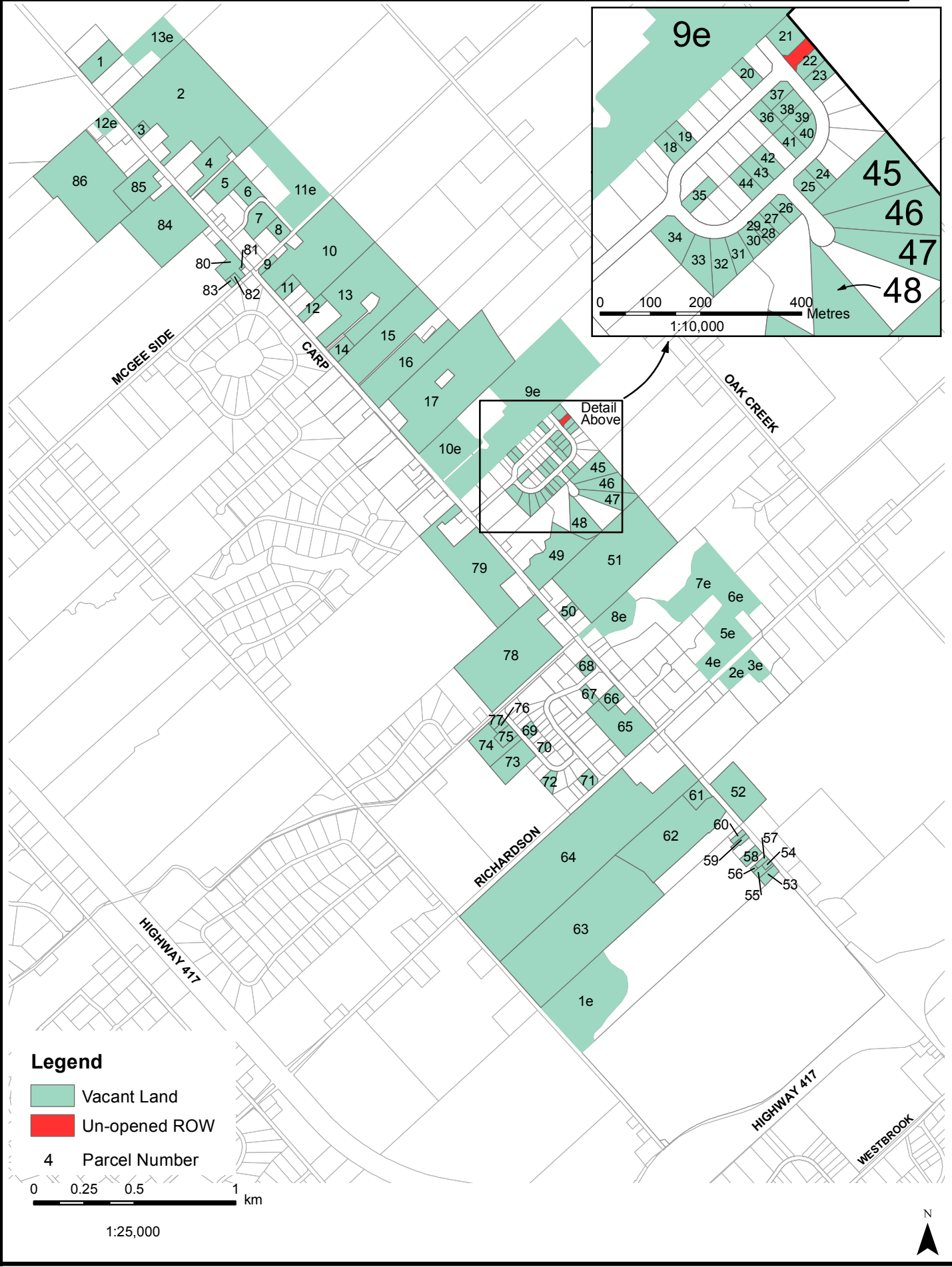
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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102. Carp Road Corridor Rural Employment Area



102. Carp Road Corridor Rural Employment Area

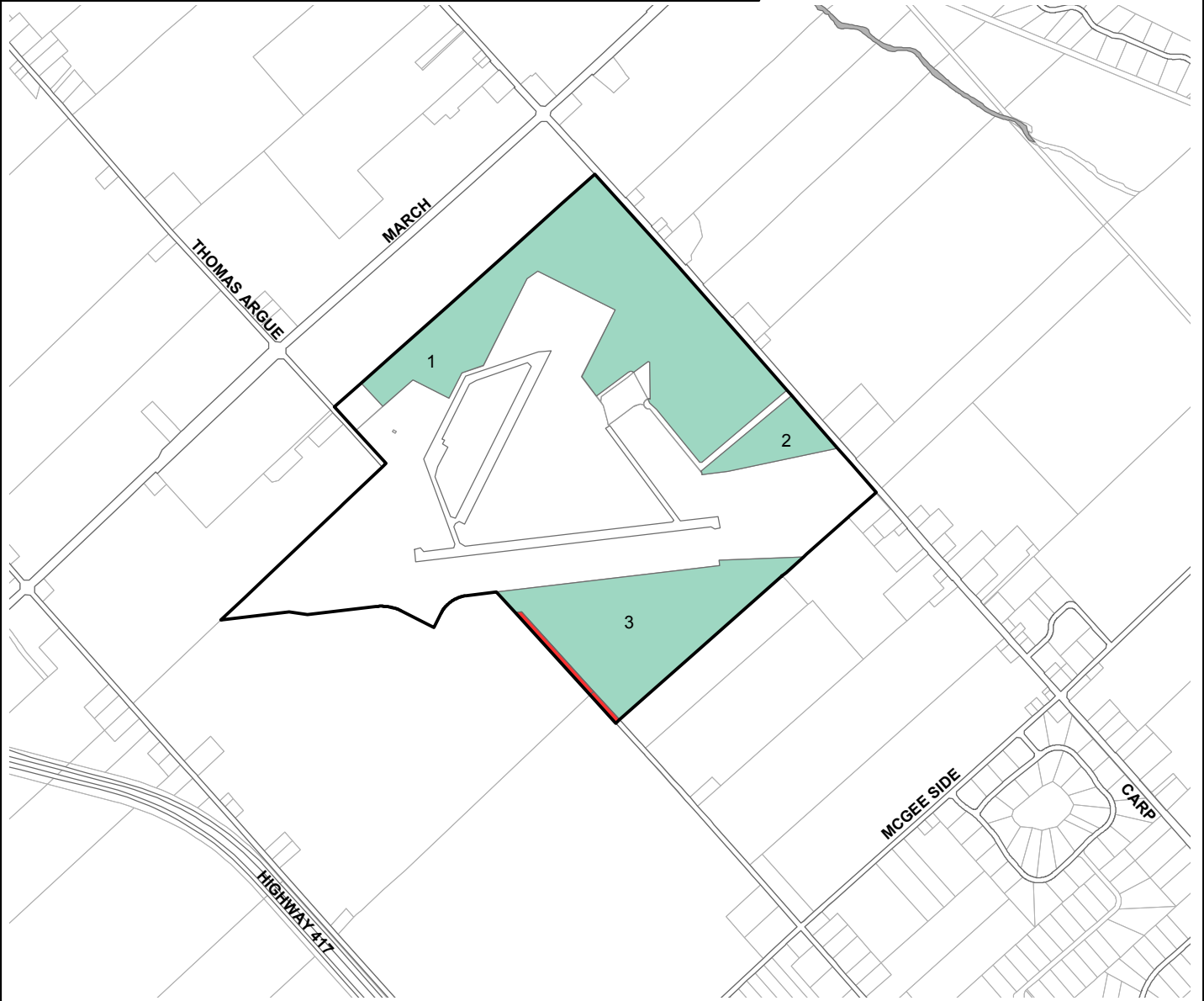
102. Carp Road Corridor Rural Employment Area						Total Area: 663.9 ha	48.0% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	2.1	5.2	N	2.1		MION JOHN	
2	23.0	56.9	G	19.6		GALE ALLAN ALBERT	
3	0.4	1.0	N	0.4		ALBERT ALAN GALE	
4	2.4	6.0	N	2.4		S & A REALTY LIMITED	
5	2.1	5.2	N	2.1		WEEDMARK ALTON D	
6	1.0	2.6	N	1.0		6462651 CANADA INC	
7	1.7	4.2	N	1.7		SENSTAR-STELLAR CORPORATION	
8	0.8	1.9	N	0.8		PRI-TEC LTD	
9	0.3	0.8	N	0.3		RECTOR AND WARDENS OF CHRIST	
10	13.2	32.5	G	11.2		ACRES PEARL ELIZABETH	
11	0.8	1.9	N	0.8		7636261 CANADA INC	
12	0.7	1.8	N	0.7		WINK WAYNE	
13	12.2	30.2	G	10.4		561125 ONTARIO LIMITED	
14	0.8	2.0	N	0.8		ARGCORP HOLDINGS INC	
15	8.2	20.4	G	7.0		DOWNEY MARK	
16	6.9	17.1	G	5.9		DOWNEY SEAN	
17	19.2	47.5	G	16.3		2385790 ONTARIO LTD.	
18	0.2	0.5	N	0.2		LYNES GORDON GREGORY	
19	0.2	0.4	N	0.2		G L VENTURES INC	
20	0.2	0.4	N	0.2		AMSTED DEVELOPMENTS LTD	
21	0.4	0.9	N	0.4		CALARCO FIORE	
22	0.2	0.4	N	0.2		KROGAN JEFFREY	
23	0.2	0.5	N	0.2		SCOTT DAVID	
24	0.2	0.5	N	0.2		BRICKSTONE HOLDINGS INC	
25	0.2	0.6	N	0.2		MARLEAU DENIS HENRY	
26	0.2	0.5	N	0.2		BRKIC NEDZAD	
27	0.2	0.4	N	0.2		AMCO FENCING AND DECKS INC	
28	0.1	0.3	N	0.1		DOAN LYNH	
29	0.0	0.1	N	0.0		DOAN LYNH	
30	0.2	0.5	N	0.2		DOAN DANIELLE DAN	
31	0.2	0.6	N	0.2		CRAWFORD WAYNE	
32	0.4	1.0	N	0.4		CRAWFORD JEAN LOUISE	
33	0.5	1.1	N	0.5		CRAWFORD JEAN LOUISE	
34	0.4	1.1	N	0.4		CRAWFORD WAYNE	
35	0.2	0.5	N	0.2		STERLING SYNERGY CONSULTING	
36	0.2	0.5	N	0.2		1634108 ONTARIO INC / 924245 ONTARIO INC	
37	0.2	0.5	N	0.2		924245 ONTARIO INC	
38	0.2	0.5	N	0.2		1634108 ONTARIO INC	
39	0.2	0.4	N	0.2		KEN WHITE CONSTRUCTION LTD	
40	0.2	0.4	N	0.2		KEN WHITE CONSTRUCTION LTD	
41	0.2	0.5	N	0.2		FEX STEPHEN PAUL	
42	0.2	0.5	N	0.2		BELDA CAROL	
43	0.2	0.5	N	0.2		1414702 ONTARIO INC	
44	0.2	0.5	N	0.2		1414702 ONTARIO INC	
45	1.8	4.3	N	1.8		WOODELLA HOLDINGS INC	
46	1.8	4.3	N	1.8		WOODELLA HOLDINGS INC	
47	1.7	4.2	N	1.7		BARRETTE GILLES	
48	1.9	4.7	N	1.9		BULAT HOLDINGS LTD	
49	4.7	11.7	N	4.7		1614791 ONTARIO INC	
50	0.4	1.1	N	0.4		CRAWFORD WAYNE	
51	17.6	43.6	G	15.0		BAIN GENEVA DORIS	
52	4.0	10.0	N	4.0		1041400 ONTARIO INC	
53	0.4	1.1	N	0.4		WASTE MANAGEMENT OF CANADA	
54	0.1	0.3	N	0.1		CANADIAN WASTE SERVICES INC	
55	0.3	0.7	N	0.3		CANADIAN WASTE SERVICES INC	
56	0.1	0.2	N	0.1		CANADIAN WASTE SERVICES INC	
57	0.2	0.4	N	0.2		CANADIAN WASTE SERVICES INC	
58	0.5	1.3	N	0.5		CANADIAN WASTE SERVICES INC	
59	0.2	0.6	N	0.2		CANADIAN WASTE SERVICES INC	
60	0.2	0.5	N	0.2		CANADIAN WASTE SERVICES INC	

Continued next page

102. Carp Road Corridor Rural Employment Area

From previous page					
61	1.1	2.6	N	1.1	WASTE MANAGEMENT OF CANADA CORPORATION
62	10.8	26.6	G	9.1	WASTE MANAGEMENT OF CANADA CORPORATION
63	25.2	62.3	G	21.4	PAUL JOHN KENNETH
64	35.5	87.7	G	30.2	MARSHALL MILDRED EVELYN
65	4.7	11.5	N	4.7	MION RODOLFO
66	0.8	2.0	N	0.8	MION JOHN
67	0.4	1.0	N	0.4	DAVEY TREE EXPERT COMPANY OF CANADA
68	0.6	1.5	N	0.6	RUMP LOIS
69	0.4	1.0	N	0.4	1055733 ONTARIO LIMITED
70	0.2	0.5	N	0.2	GUIDO PASQUALE
71	0.6	1.5	N	0.6	PRI-TEC LTD
72	0.5	1.3	N	0.5	2350416 ONTARIO INC
73	2.3	5.8	N	2.3	1055733 ONTARIO LIMITED
74	2.3	5.6	N	2.3	MARNICK HOLDINGS LTD
75	0.7	1.6	N	0.7	MARNICK HOLDINGS LTD
76	0.2	0.5	N	0.2	1055733 ONTARIO LIMITED
77	0.3	0.7	N	0.3	1055733 ONTARIO LIMITED
78	14.4	35.6	G	12.2	CAVANAGH CHARLES DAYKIN
79	11.6	28.7	G	9.9	NEWILL HOLDINGS INC
80	1.5	3.7	N	1.5	2389735 ONTARIO INC
81	0.0	0.1	N	0.0	2389735 ONTARIO INC
82	0.1	0.3	N	0.1	CANTLEY CHRISTOFER
83	0.1	0.3	N	0.1	MELVIN DARLENE ELIZABETH
84	9.3	22.9	G	7.9	ROSS DAVID ROBERT G
85	3.1	7.6	N	3.1	NEWILL CORPORATION
86	13.8	34.0	G	11.7	LEBLANC GREGORY PAUL
1e				10.8	WASTE MANAGEMENT OF CANADA CORPORATION
2e				1.3	MION RODOLFO
3e				1.0	MION JOHN GIRARDO
4e				1.6	MION JOHN GIRARDO
5e				3.2	MION RUDY
6e				2.7	HASHEMI SYED MOHSIN
7e				6.0	1384341 ONTARIO LTD
8e				2.9	1384341 ONTARIO LTD
9e				20.9	LEE VALLEY HOLDINGS LIMITED
10e				4.6	LEE VALLEY HOLDINGS LIMITED
11e				7.5	PINECREST CEMETERY CO LTD
12e				0.8	TRI-AN INVESTMENTS INC
13e				3.3	TREMBLING ASPEN LIMITED
Total	253.2	625.8		223.6	66.5

103. Carp Airport Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

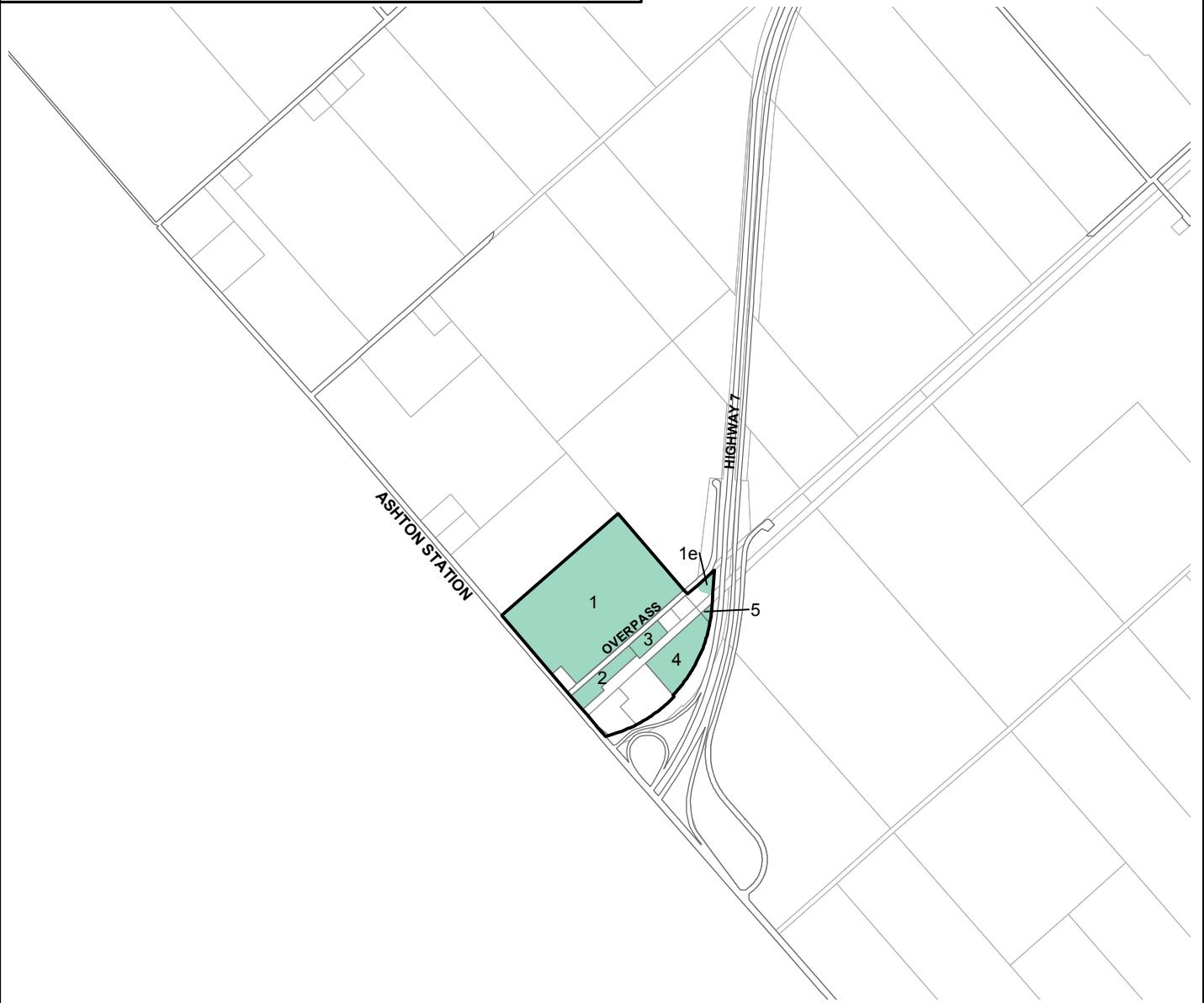
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103. Carp Airport Industrial Area						Total Area: 261.3 ha	59.8% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	63.1	155.9	G	53.6		1514947 ONTARIO INC	
2	6.9	17.1	G	5.9		1514947 ONTARIO INC	
3	33.8	83.5	G	28.7		WEST CAPITAL DEVELOPMENTS	
Total	103.8	256.4		88.2	0.0		

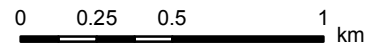


104. Ashton Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

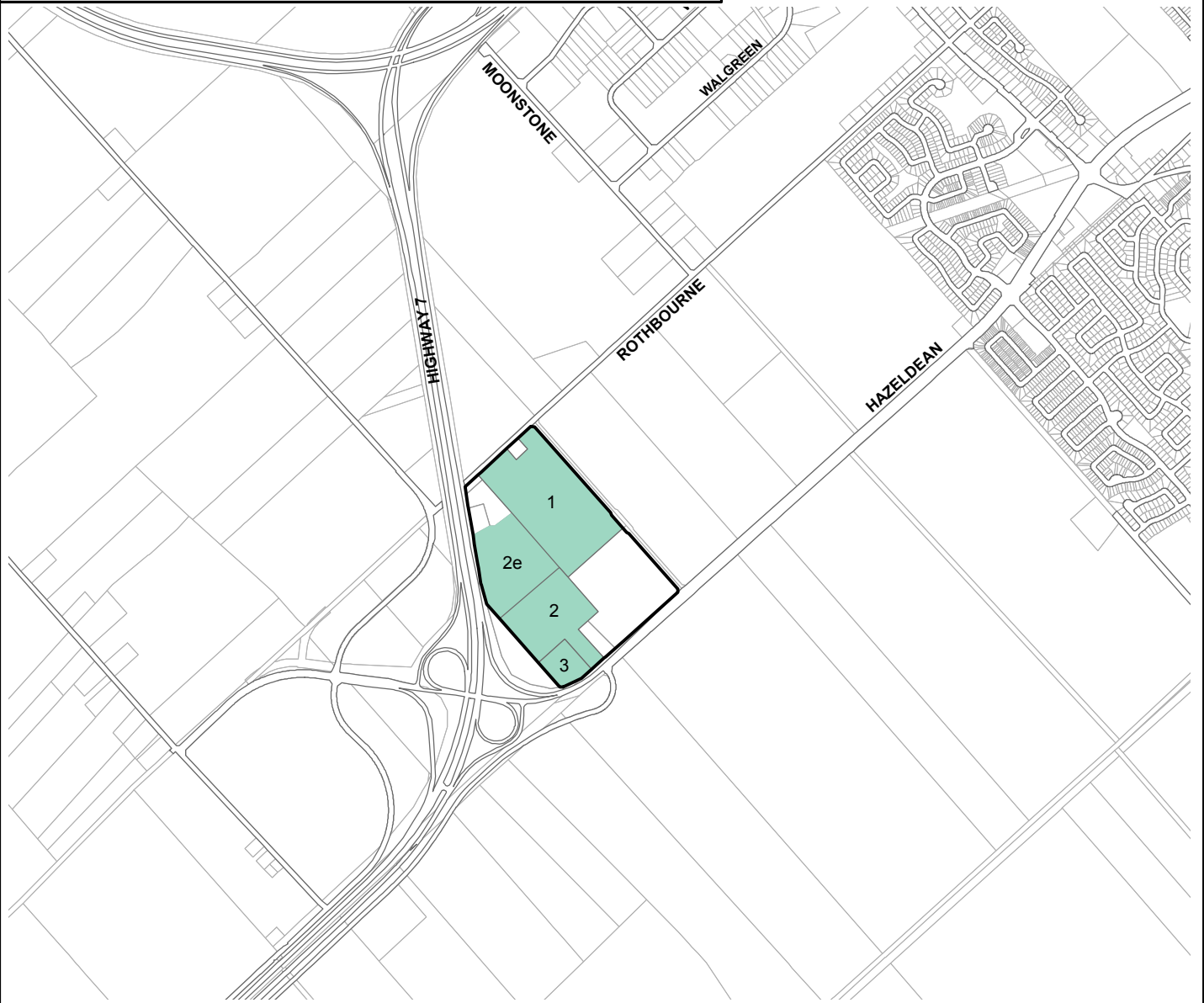


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104. Ashton Industrial Area						Total Area: 40.8 ha	24.7% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	23.8	58.8	G	20.2		NAEM ABDALLAH	
2	1.8	4.4	N	1.8		IGNJATIC CVETA	
3	1.0	2.4	N	1.0		IGNJATIC GEORGE ROBERT	
4	3.7	9.2	N	3.7		LAKE ONTARIO CEMENT LIMITED	
5	0.2	0.4	N	0.2		TOURANGEAU CAROL ANN	
1e					0.3	ALASKA SASH DOOR AND WINDOW	
Total	30.4	75.2		26.9	0.3		

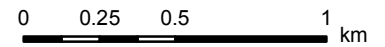


105. Westwood Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

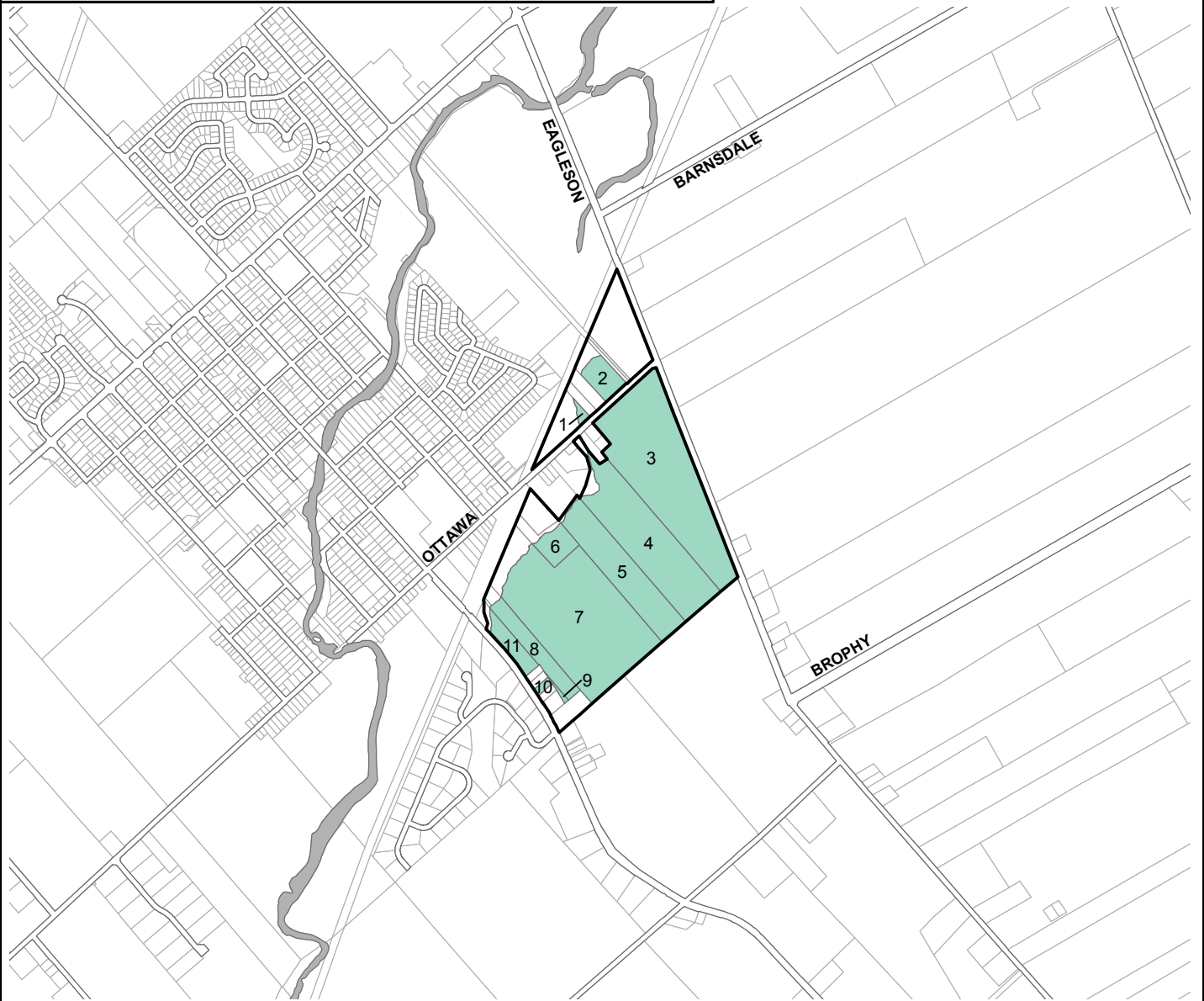


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105. Westwood Industrial Area						Total Area: 47.5 ha	29.4% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	15.4	37.9	G	13.0		1634088 ONTARIO INC	
2	8.2	20.2	G	6.9		MION RODOLFO	
3	2.1	5.2	N	2.1		TRANSPORTATION MINISTRY	
2e					7.9	WEHBE JIHAD WEBB	
Total	25.6	63.3		22.1	7.9		

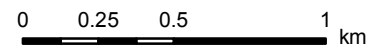


106. Richmond Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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106. Richmond Industrial Area						Total Area: 84.7 ha	19.8% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.3	0.7	N	0.3		QUATROSENSE ENVIRONMENTAL LTD	
2	1.7	4.3	N	1.7		QUATROSENSE ENVIRONMENTAL LTD	
3	18.9	46.8	G	16.1		FOSTER ALMA RUTH ESTATE / FOSTER CLAYTON E	
4	12.1	30.0	G	10.3		SCHOUTEN CORNER VIEW FARMS LTD	
5	7.7	19.0	G	6.5		MELONE VITTORIO	
6	1.6	4.0	G	1.4		1716596 ONTARIO INC	
7	20.7	51.2	G	17.6		LESLIE CARLYLE HOLDINGS LTD	
8	2.9	7.1	G	2.4		KETELAARS JOHN	
9	0.1	0.3	G	0.1		THE ROMAN CATHOLIC EPISCOPAL	
10	0.2	0.5	N	0.2		2074555 ONTARIO INC	
11	1.6	3.9	G	1.4		GREEN DARREN	
Total	67.9	167.9		58.1	0.0		

107. Moodie Drive Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

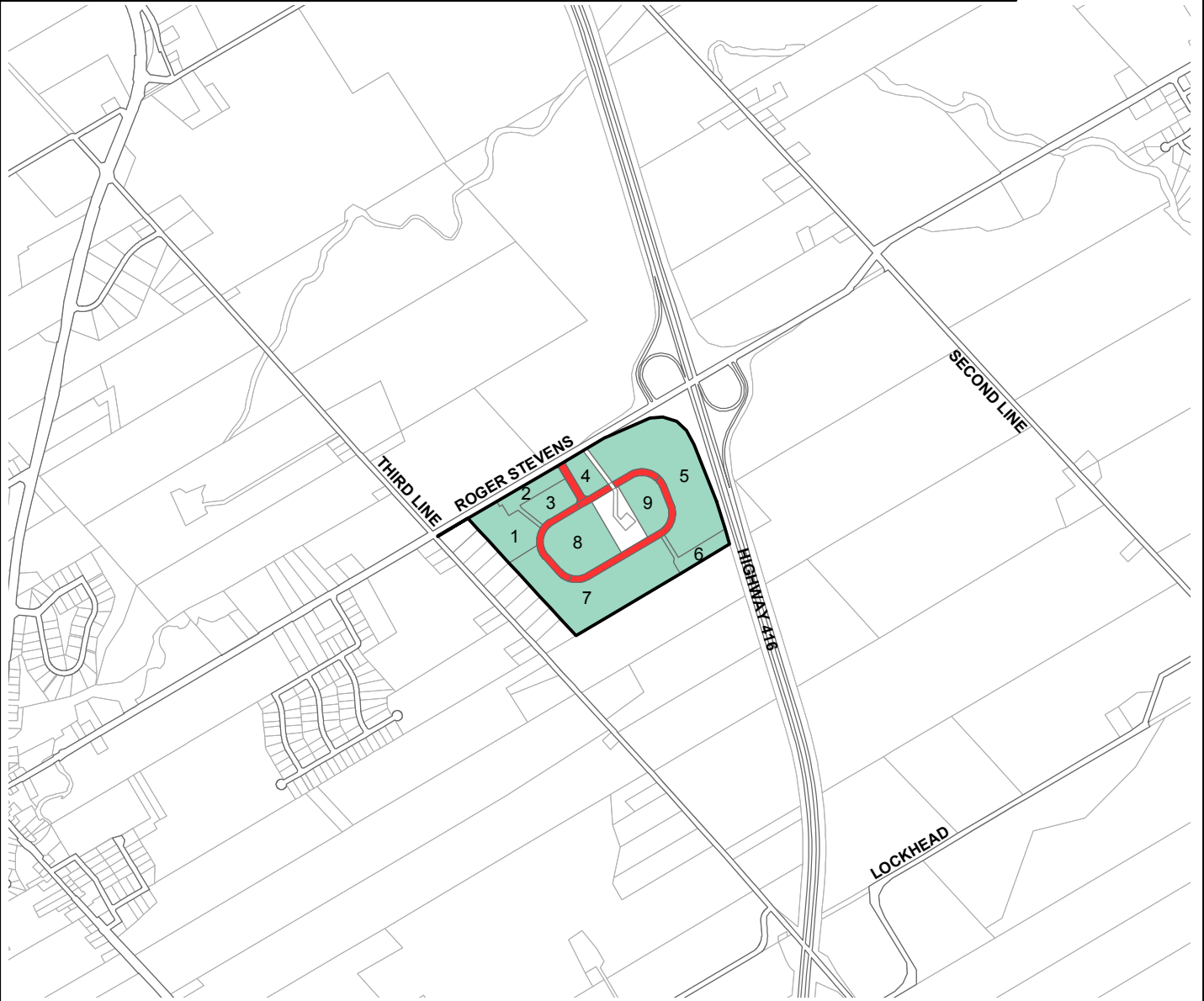
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107. Moodie Drive Industrial Area						Total Area: 94.7 ha	83.4% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	8.2	20.3	G	7.0		HYDRO OTTAWA LIMITED	
2	6.6	16.2	G	5.6		200 DIBBLEE INC	
1e					0.9	ALTI HOLDINGS LTD	
Total	14.8	36.6		12.6	0.9		

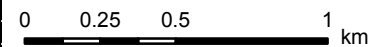


108. Jordel Agri-Industrial Commercial Park



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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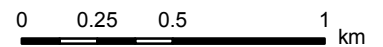
108. Jordel Agri-Industrial Commercial Park						Total Area: 49.7 ha	6.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	3.7	9.1	N	3.7		MCU HOLDINGS LTD	
2	1.9	4.6	N	1.9		MCU HOLDINGS LTD	
3	2.0	4.9	N	2.0		MCU HOLDINGS LTD	
4	1.5	3.8	N	1.5		MCU HOLDINGS LTD	
5	12.6	31.2	G	10.7		MCU HOLDINGS LTD	
6	1.6	3.8	N	1.6		MCU HOLDINGS LTD	
7	10.8	26.8	G	9.2		MCU HOLDINGS LTD	
8	5.4	13.4	G	4.6		MCU HOLDINGS LTD	
9	2.9	7.1	N	2.9		MCU HOLDINGS LTD	
Total	42.4	104.7		38.0	0.0		

109. South Gloucester Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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109. South Gloucester Industrial Area						Total Area: 189.0 ha	55.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	9.5	23.4	G	8.0		TOMLINSON DEVELOPMENT CORPORATION	
2	4.0	10.0	N	4.0		OTTAWA CITY	
3	3.1	7.7	N	3.1		TOMLINSON DEVELOPMENT CORPORATION	
4	7.0	17.4	G	6.0		TOMLINSON DEVELOPMENT CORPORATION	
5	4.7	11.6	N	4.7		TOMLINSON DEVELOPMENT CORPORATION	
6	0.8	2.0	N	0.8		TOMLINSON DEVELOPMENT CORPORATION	
7	0.8	2.0	N	0.8		TOMLINSON DEVELOPMENT CORPORATION	
8	0.8	2.0	N	0.8		RANKIR HOLDINGS INC	
9	0.8	2.0	N	0.8		TOMLINSON DEVELOPMENT CORPORATION	
1e					34.4	TOMLINSON DEVELOPMENT CORPORATION	
2e					1.0	MASTERLOY PRODUCTS LIMITED	
3e					16.9	TOMLINSON DEVELOPMENT CORPORATION	
Total	31.6	78.1		29.1	52.3		

110. Gordon McKeown Industrial Area



110. Gordon McKeown Industrial Area							Total Area: 43.9 ha	69.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner		
1	0.4	1.0	N	0.4		2073098 ONTARIO LTD		
2	0.6	1.4	N	0.6		969029 ONTARIO LIMITED		
3	0.4	1.0	N	0.4		EMBRYLIN ESTATES LIMITED		
4	0.3	0.8	N	0.3		EMBRYLIN ESTATES LIMITED		
5	0.3	0.7	N	0.3		STINSON REALTY GREELY INC		
6	0.2	0.6	N	0.2		CHARRON MARIE DOROTHY		
7	0.4	0.9	N	0.4		1850563 ONTARIO LTD		
8	0.4	0.9	N	0.4		FITZGERALD TURLOUGH DESMOND		
9	0.1	0.3	N	0.1		1843 RIDEAU RD INC		
10	0.3	0.8	N	0.3		1843 RIDEAU RD INC		
11	0.1	0.3	N	0.1		111008 CANADA INC		
12	0.4	1.0	N	0.4		111008 CANADA INC		
13	0.2	0.5	N	0.2		VELJKOVIC SLAVISA		
14	0.2	0.5	N	0.2		PATHMALINGAM THANUSHIAN		
15	0.2	0.5	N	0.2		MINIBEST AUTO SALES INC		
16	0.4	0.9	N	0.4		EL-CHEOKH MOHAMMAM		
17	0.4	1.0	N	0.4		M SCAPILLATI FLOORING INC		
18	0.3	0.8	N	0.3		SITECAST CONSTRUCTION CORP		
19	0.4	1.0	N	0.4		GORDON & MCKEOWN DEVELOPMENT		
20	0.3	0.6	N	0.3		1843 RIDEAU ROAD INC IN TRUST		
21	0.3	0.6	N	0.3		1843 RIDEAU ROAD INC IN TRUST		
22	0.6	1.4	N	0.6		DIRECT BORE INC		
23	0.4	1.0	N	0.4		RJS 2009 HOLDINGS INC		
24	0.5	1.1	N	0.5		GORDON KEN		
25	5.5	13.5	G	4.6		KEN GORDON HOLDINGS INC		
Total	13.5	33.3		12.6	0.0			

Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number

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111. Highway 31 - South Greely Industrial Area

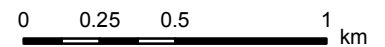


111. Highway 31 - South Greely Industrial Area Total Area: 162.7 ha 37.2% Non Vacant

Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner
1	4.9	12.0	N	4.9		924378 ONTARIO INC
2	1.5	3.6	N	1.5		SAGHBINI GEORGE
3	0.9	2.1	N	0.9		2295564 ONTARIO LTD
4	0.2	0.4	N	0.2		2295564 ONTARIO LTD
5	0.4	1.1	N	0.4		CENOTE 31 INC
6	0.7	1.7	N	0.7		RON DEAVY CARTAGE AND CONSTRUCTION LTD
7	19.4	47.9	G	16.5		2295564 ONTARIO LTD
8	3.2	8.0	N	3.2		BELLISARIO DANNY
9	0.1	0.4	N	0.1		MEDICAL DIAGNOSTICS SERVICES
10	0.7	1.7	G	0.6		MODERN HIEROGLYPHICS INC
11	11.5	28.5	G	9.8		VARIETY PROPERTY MAINTENANCE
12	7.1	17.7	G	6.1		CAMM WAREHOUSING AND RENTALS
13	2.0	5.0	N	2.0		CAMM WAREHOUSING AND RENTALS
14	2.0	5.0	N	2.0		CAMM WAREHOUSING AND RENTALS
15	9.0	22.3	G	7.7		TOMKA MELODY ELIZABETH
16	0.5	1.3	N	0.5		140341 CANADA LIMITED
17	1.6	4.0	N	1.6		GREER RICHARD
18	0.7	1.7	N	0.7		GHAZAL ADNAN
19	3.5	8.7	N	3.5		818965 ONTARIO INC
20	5.0	12.4	G	4.3		BESHARAH KAREEM
1e					6.3	969131 ONTARIO LIMITED
2e					4.7	9172-8287 QUEBEC INC
3e					2.3	1550729 ONTARIO INC
6e					13.8	MION HOLDINGS INC
Total	75.0	185.2		67.1	27.2	

Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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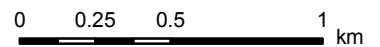
112. IndCum Industrial Area



112. IndCum Industrial Area						Total Area: 116.5 ha	30.6% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	11.0	27.1	G	9.3		AURA APPRAISAL SERVICES LTD	
2	0.2	0.5	N	0.2		EAST GATEWAY PROPERTIES LTD	
3	0.6	1.5	N	0.6		EAST GATEWAY PROPERTIES LTD	
4	0.4	1.0	N	0.4		EAST GATEWAY PROPERTIES LTD	
5	0.3	0.7	N	0.3		6067727 CANADA INC	
6	0.3	0.7	N	0.3		4162871 CANADA INC	
7	0.3	0.7	N	0.3		6067727 CANADA INC	
8	0.3	0.7	N	0.3		CACE CONSTRUCTION LTD IN TRUST	
9	0.3	0.7	N	0.3		CACE CONSTRUCTION LTD IN TRUST	
10	0.6	1.5	N	0.6		CACE CONSTRUCTION LTD IN TRUST	
11	5.2	12.9	N	5.2		A & B BULAT HOMES LTD	
12	1.8	4.4	N	1.8		A & B BULAT HOMES LTD	
13	0.8	2.0	N	0.8		EVEREST RESTORATION (OTTAWA)	
14	4.4	11.0	N	4.4		A & B BULAT HOMES LTD	
15	0.1	0.3	N	0.1		YOUSSEFF JOEY KANAAN	
16	0.2	0.4	N	0.2		YOUSSEFF JOEY KANAAN	
17	0.4	1.0	N	0.4		ATKINS LARRY FREDERICK	
18	0.5	1.2	N	0.5		JNORM RENTALS INC	
19	0.9	2.3	N	0.9		1084949 ONTARIO LIMITED	
20	0.3	0.7	N	0.3		MRH ENTERPRISES INC	
21	3.6	8.9	N	3.6		A & B BULAT HOMES LTD	
22	14.5	35.9	G	12.4		2312661 ONTARIO INC	
1e					14.1	EAST GATEWAY PROPERTIES LTD	
2e					16.5	7058578 CANADA LIMITED (Care Of: Regent Pomerleau)	
Total	47.1	116.5		43.3	30.7		

Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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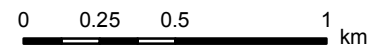
113. Vars Business Park



113. Vars Business Park						Total Area: 140.5 ha	48.9% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	12.1	30.0	G	10.3		SAGAR DEVELOPMENT CORP	
2	1.9	4.7	N	1.9		LAURENT LEBLANC LIMITED	
3	5.2	12.9	G	4.4		JANJUA MASHOUD	
4	13.9	34.2	G	11.8		LAURENT LEBLANC LIMITED	
5	3.1	7.6	N	3.1		LAURENT LEBLANC LIMITED	
6	4.3	10.6	G	3.6		LAURENT LEBLANC LIMITED	
7	4.9	12.1	G	4.2		LAURENT LEBLANC LIMITED	
8	0.5	1.1	N	0.5		GHADA EL-SEBLANI	
9	1.1	2.7	N	1.1		AGGARWAL NAVNEET SAGAR	
10	18.7	46.2	G	15.9		ARNON CORPORATION / DAOUST VICTOR	
11	2.5	6.3	N	2.5		NAEM ABDALLAH	
1e					3.7	1120985 ONTARIO LIMITED	
Total	68.1	168.4		59.3	3.7		

Legend

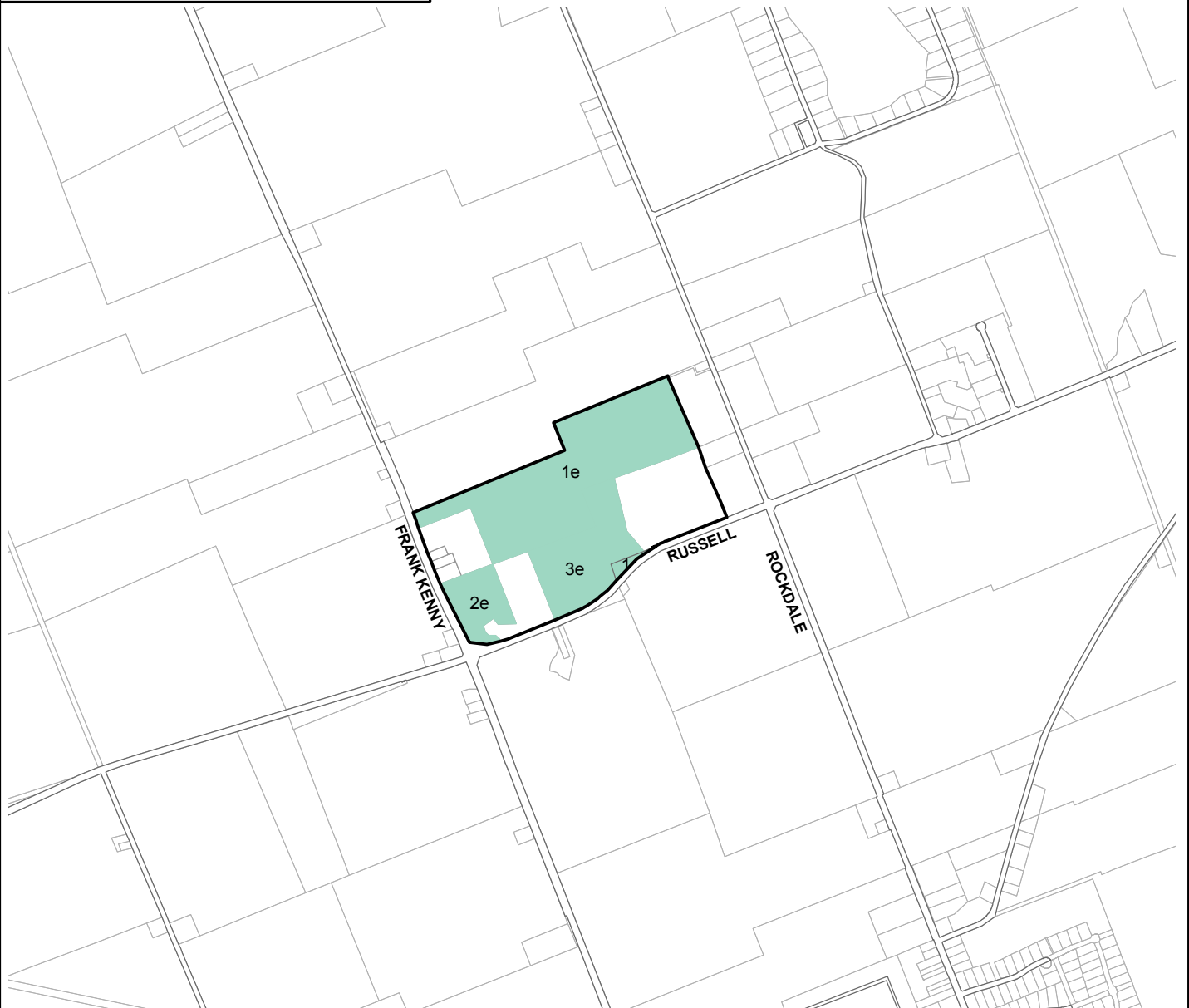
- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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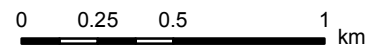


114. Vars Cement



Legend

- Vacant Land
- Un-opened ROW
- 4 Parcel Number



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114. Vars Cement						Total Area: 69.8 ha	31.3% Non Vacant
Parcel	Area (ha)	Area (ac)	Net / Gross	Net ha	Expansion	Owner	
1	0.5	1.3	N	0.5		DESJARDINS DENIS LEO	
1e					30.2	TROMBETTA JOSEF	
2e					5.4	2245040 ONTARIO INC	
3e					11.8	2245040 ONTARIO INC	
Total	0.5	1.3		0.5	47.4		

