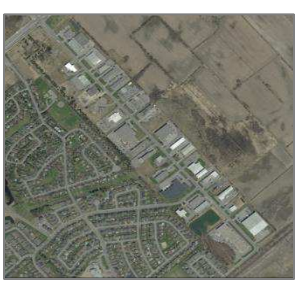
VACANT INDUSTRIAL AND BUSINESS PARK LANDS

INVENTORY

2016-17 Update







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INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS

2016-17 UPDATE

City of Ottawa
Planning, Infrastructure and Economic Development Department
Economic Development and Long Range Planning Branch
Research and Forecasting Unit

August 2018

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Vacant Land Maps and Parcel Listings

INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS, 2016-17 UPDATE

HIGHLIGHTS

The total city-wide supply of vacant industrial and business park land stood at 1,619 net hectares as of the end of December 2017. This is a decrease of 233 net hectares since last reported for the end of 2015. Official Plan Amendment changes and modifications in business parks accounted for most of the differences between the two time periods.

Approximately 50% (810 net ha) of the vacant land supply was located in the urban/suburban area, split between 271 net ha inside the Greenbelt and 539 net ha outside the Greenbelt. A total of 809 net ha of vacant land were provided in the rural area.

During 2016 and 2017, a total 49 gross ha of industrial land were developed, comprised of 32 gross ha in 2016 and 16 gross ha in 2017 (Table 4). This figure drops to 29 gross ha when land developed for non-industrial uses is excluded (Table 5).

Nearly 84 percent of the land in business parks inside the Greenbelt had been developed as of the end of 2017. Of the 271 net ha that remain, roughly 70% (189 ha) are in public ownership, primarily by the federal government (mostly the Airport Authority).

Using running average rates of consumption over the last 33 years, the city has sufficient supply of employment land in urban, suburban and rural areas to 2036.

PURPOSE AND COVERAGE

This survey reports on the inventory of vacant industrial and business park land in the urban, suburban and rural areas of the city of Ottawa as of the end of 2017. For brevity, the balance of the report refers to these lands as “industrial”.

Land covered by the survey in the urban and suburban areas are generally designated Urban Employment Area in the Official Plan and also include smaller parcels outside of these areas which are zoned for industrial use. All rural industrial areas have been identified either by their zoning, their designation as Rural Employment Area in the Official Plan, or within industrial land use in the secondary plans for the villages of Richmond, North Gower and Greely.

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 for all areas.

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.

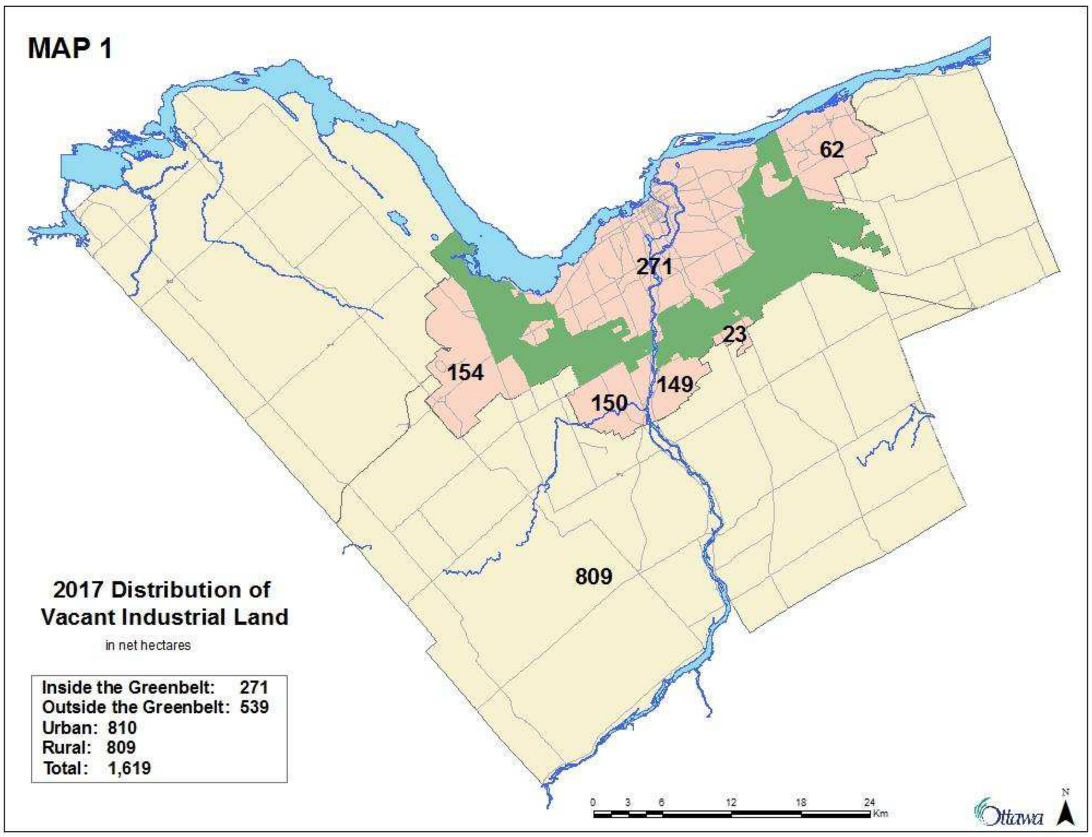
In most instances, land parcels based on ownership form the basic unit of observation. Parcels may be further subdivided based on variations in zoning or other factors. For technical information on the parcel mapping, refer to the Appendix.

This edition is the latest 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.

LAND SUPPLY

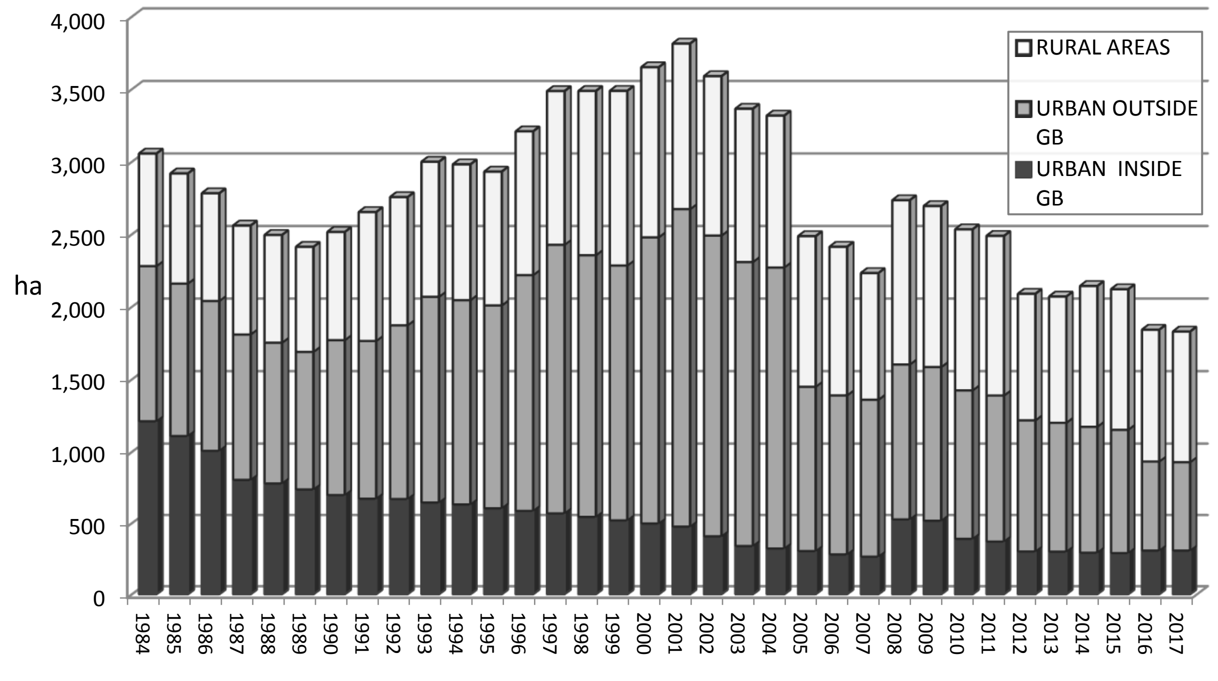
In 2017, the total industrial land supply of each industrial area and business park in the city of Ottawa including developed and undeveloped land was 5,779 gross hectares. Since 2015, the inventory has decreased by 408 gross hectares through various means including development, Official Plan Amendment (OPA) changes and map adjustments (Table 1).

Of the total industrial land supply, 1,619 net hectares (1,816 gross ha) was vacant across the city in 2017 (Table 2). The distribution of these lands was split almost evenly as shown on Map 1. The urban and suburban area had 810 net ha of vacant industrial land, split between areas inside the Greenbelt, with 270 net ha, and 539 net ha in the suburban centres outside the Greenbelt. The rural part of Ottawa had 809 net ha. (Table 2)



The total vacant industrial land supply by major geographic area between 1984 and 2017 is summarized in Figure 1. Vacant industrial land supply reached new lows in the 33-year time period. Overall, the city-wide supply of vacant industrial land was down by approximately 233 net ha from 2015. Changes to the total land supply were the product of revisions to industrial park boundaries, lands that were developed, or existing industrial lands that were re-designated to another use through the comprehensive review of Official Plan Amendment (OPA) 180. A total of 49 gross ha were developed for industrial and other employment uses including development on expansion lots. Concurrently, parcels were added to business parks as a result of lot line adjustments and zoning changes.

Figure 1 Total Vacant Land 1984 - 2017 (gross ha)



Inside Greenbelt Supply

At the end of 2017, 84% of industrial land inside the Greenbelt was already developed. The remaining supply of 270 net ha, was concentrated east of the Rideau River. The industrial areas around the Ottawa Macdonald-Cartier International Airport accounted for 155 net ha, about 57% of vacant land inside the Greenbelt. Revisions were made to the area of the Airport lands after the Airport Authority and the City re-assessed earlier assumptions pertaining to the distribution of the vacant land. The remaining supply in the east was located primarily in the traditional industrial areas of the South Walkley-Albion and Hawthorne-Stevenage Industrial Areas. (Table 2)

The supply of vacant industrial land west of the Rideau River totaled only 21 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.

Suburban Outside Greenbelt Supply

Vacant industrial land in urban areas outside the Greenbelt represented 539 net ha or about 66% of the total urban supply. The distribution of industrial land was located in three primary areas, West (Kanata-Stittsville 154 net ha), South (South Nepean 150 net ha, Riverside South 149 net ha, and Leitrim 23 net ha) and East (Orléans 62 net ha). Among the urban centres, the shares of urban land supply were: 19% in Kanata-Stittsville, 19% in South Nepean, 18% in Riverside South, 8% in Orléans, and 3% in Leitrim.

In 2017, the Hazeldean and Kanata Town Centre areas were removed from the industrial land inventory in order to better align with Schedule B- Urban Policy Plan of the Official Plan which identified these two areas as General Urban Area and Mixed Use Centre respectively. All of the remaining industrial areas outside the Greenbelt had some vacant land, but the Youville area is virtually built-out. Although development is progressing in the Kanata West and 416 Business Park areas, the majority of land in these and the Riverside South, Leitrim and South Orléans industrial areas has not been subdivided and accounts for a total of about 375 net ha or 70% of the suburban total.

Rural Supply

After removing developed rural industrial lands at the end of 2017 and accounting for changes and modifications in the rural industrial parks, the rural area had a total of 809 vacant net ha of industrial land. This was 34 net ha less than reported at the end of 2015 due primarily to an amendment in the Richmond Industrial Area which removed a large portion of rural industrial supply from the village of Richmond and removal of a section of the industrial area in the Jordel-Agri Industrial Commercial Park to align with the North Gower Secondary Plan.

At the end of 2017, 548 net ha (68%) of vacant rural industrial land were located west of the Rideau River, roughly half of which was concentrated along Carp Road. East of the Rideau, 261 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

Overall, about 80% (1,290 net ha) of all vacant land is in private ownership. The vast majority of privately owned vacant industrial land is found outside the Greenbelt, with a total of 432 net ha in suburban areas and 777 net ha in the rural area. The remaining 82 net ha of privately owned industrial land is located inside the Greenbelt. (Table 3)

Of the 329 net ha owned by public agencies; the Federal Government owns the largest share with 230 net ha (70% of public land), the City of Ottawa accounts for 83 net ha (25%) and the remaining 16 net ha are owned by the province.

The majority (91%), of publicly-owned land representing 297 net ha is located in the urban area and is concentrated inside the Greenbelt in areas east of the Rideau River. While only 4% of the total vacant industrial supply in the rural area is publically owned, 93% of that is owned by the City. A major part of that is intended for a snow disposal facility in the A.G. Reed Industrial Area.

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 83 net ha of vacant industrial land, scattered through all parts of the city. Approximately 17 net ha are located in the southeast inside the Greenbelt and 36 net ha are scattered across suburban industrial areas. Another 30 net ha owned by the City in the rural area is located in the A.G. Reed Industrial Area (25 net ha), South Gloucester Industrial Area (4 net ha) and IndCum Industrial Area (0.8 net ha). As noted, most of the land at A.G. Reed is planned for a snow disposal facility.

The provincial government owns only 16 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. Both are owned by the MTO.

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 many 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 70% of the vacant industrial land in the suburban centres and about 71% in the rural area. The remaining vacant land parcels are owned by private individuals, some of whom may be associated with development companies.

Servicing

All vacant lands inside the Greenbelt (with the exception of Rideau North) are serviced by both water and sewer trunk services. 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.

All of the 539 net ha of vacant urban industrial land outside the Greenbelt, is already serviced with both water and sewer trunks.

Development in the rural area is typically on private wells and septic systems. A few industrial areas are partially serviced. These include parts of the A.G. Reed and the South Gloucester area which have piped water and 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 49 gross ha of industrial land were developed on vacant lands in the last two years, made up of 32 gross ha in 2016 and 16 gross ha in 2017. (Table 4) The rate for both years registered well below the 33-year city-wide average of approximately 46 gross ha per year. Development on expansion lots accounted for 1.5 gross ha and another 0.5 gross ha were developed as roads, however, land developed on expansion lands and for roads is not counted as part of the vacant land supply or the consumption rate[1].

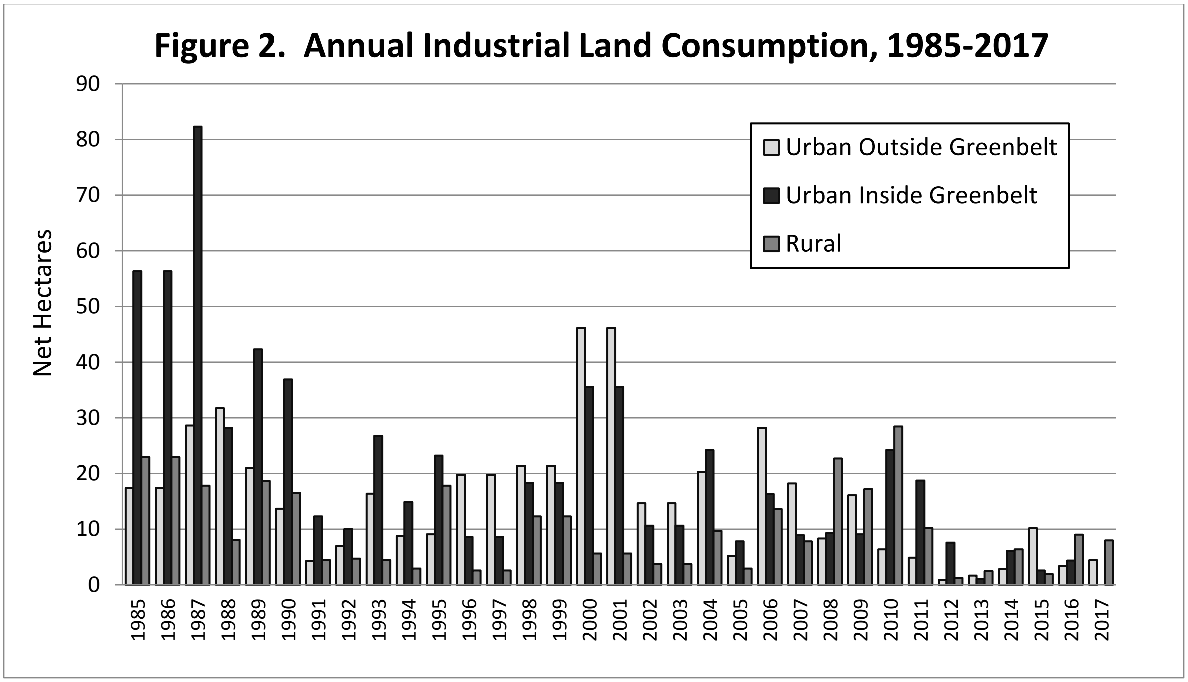
A total of 6 gross ha (all in 2016) of vacant land was consumed inside the Greenbelt (Table 4). All of this development occurred in the east, in the Airport-Lester Sector, Hawthorne-Stevenage and Newmarket-Cyrville Industrial Area. This level of consumption resulted in a slight decrease in the long-term average annual rate for the inside Greenbelt area from 22 gross ha in 2015 to 20 gross ha at the end of 2017. (Table 5)

Over the 2016-17 period a total of 19 gross ha (14 gross ha and 5 gross ha respectively) of suburban industrial land outside the Greenbelt were consumed (Table 4). Much of this land (15 gross ha), was developed in the Kanata West and 416 Business Parks. Industrial land was also developed in Terry Fox Business Park (2 gross ha) and Kanata North Business Park (2 gross ha). Taylor Creek (0.4 gross ha) was the only business park in Orleans to have development in 2016-17. During 2016 and 2017, suburban industrial land consumption remained relatively steady dropping slightly from 16 net ha in 2015 to 15 net ha in 2017. (Table 5)

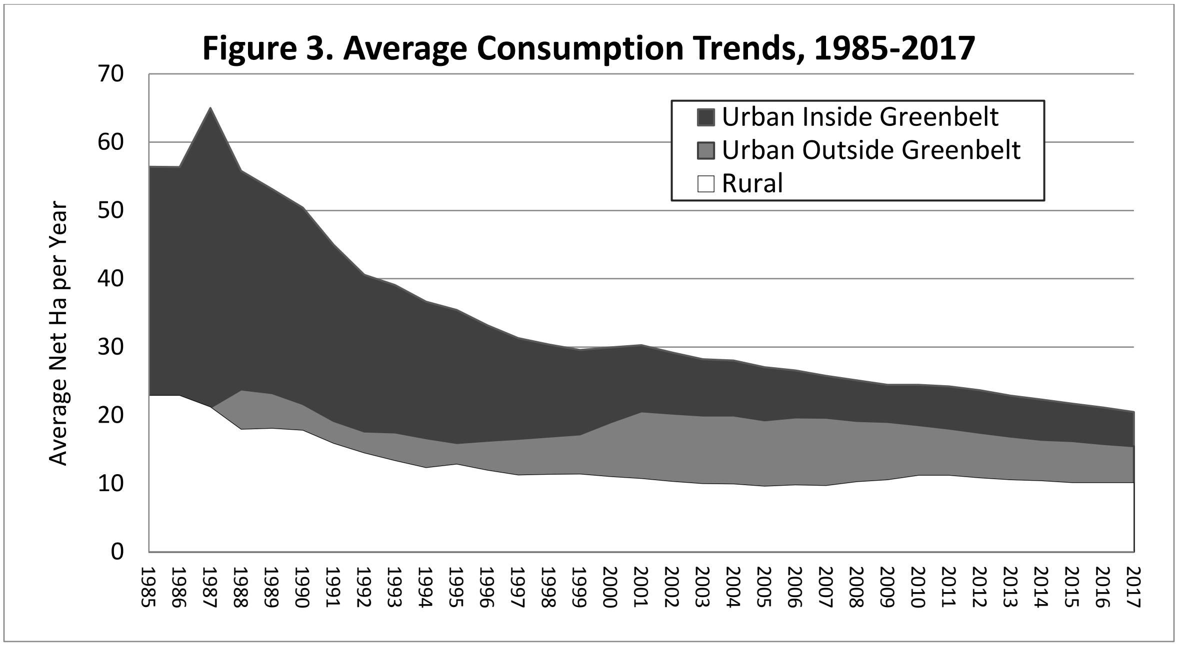
The rate of consumption in the rural area experienced a jump in 2016 increasing to 9 net ha in 2016 from 2 net ha in 2015 before decreasing to 8 net ha in 2017. Rural consumption is now below the 33-year average of 10 net ha. (Table 5) Five of the fourteen rural industrial areas experienced new development in the last two years. More development took place in the rural areas west of the Rideau River. The largest consumption of rural land during 2016-17 took place in the Moodie Drive Industrial Area, consuming 13 net ha. Development in the east (10 net ha), took place in the Highway 31-South Greely Industrial Area (8 net ha), the Gordon McKeown Industrial Area (1 net ha), and IndCum Industrial Area (0.5 net ha).

In 2016-17, 1.5 gross hectares of expansion land was developed. A portion of this land (0.9 gross ha), was from a parcel located in the South Merivale Business Park which was developed for a one-storey industrial office building. The remaining 0.6 gross ha of expansion development took place in the Canotek Business Park for the creation of a park.

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

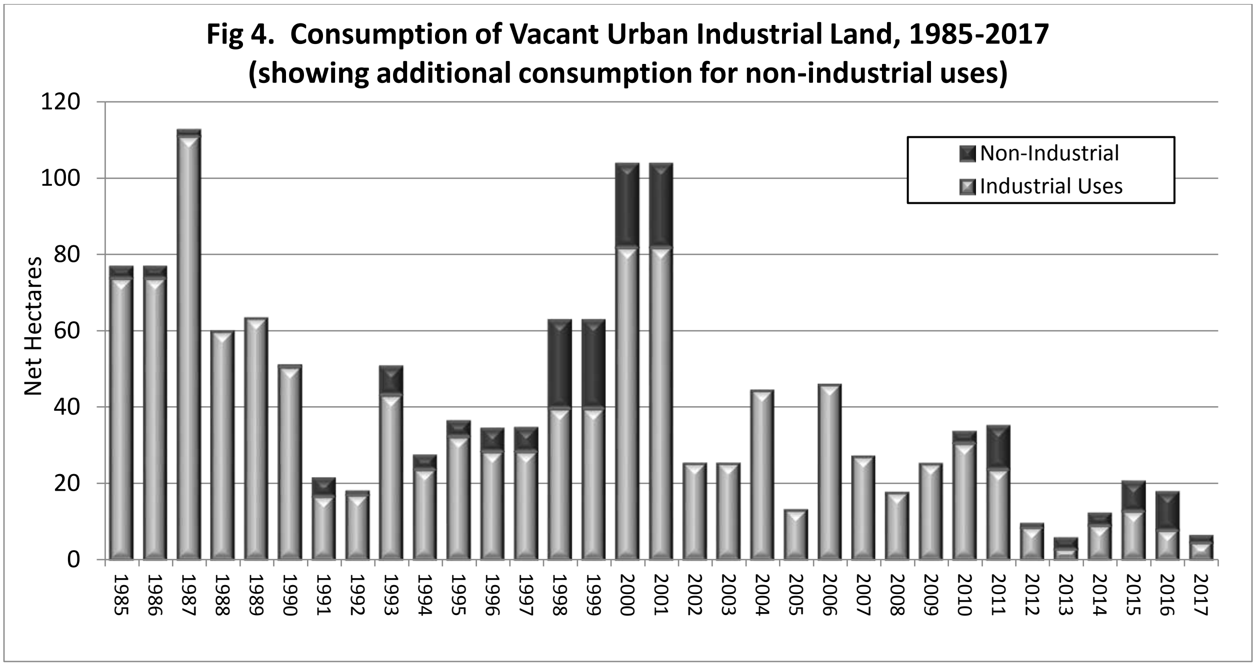


Over the last 33 years, there have been significant fluctuations in consumption, particularly in the urban area, as shown in Figure 2, derived from Table 5. This highly variable pattern follows economic cycles. The strong economy of the mid and late 1980s fostered high industrial land consumption, peaking in 1987. The recession years of the 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 a then all-time low of only 16 net ha. After 2005, land consumption rose until 2013 when consumption hit a new low of 5 net ha. In 2016-17, consumption continued the pattern of inconsistency, increasing to 17 net ha in 2016 from 15 net ha in 2015 before falling to 12 net ha in 2017. (Table 5)

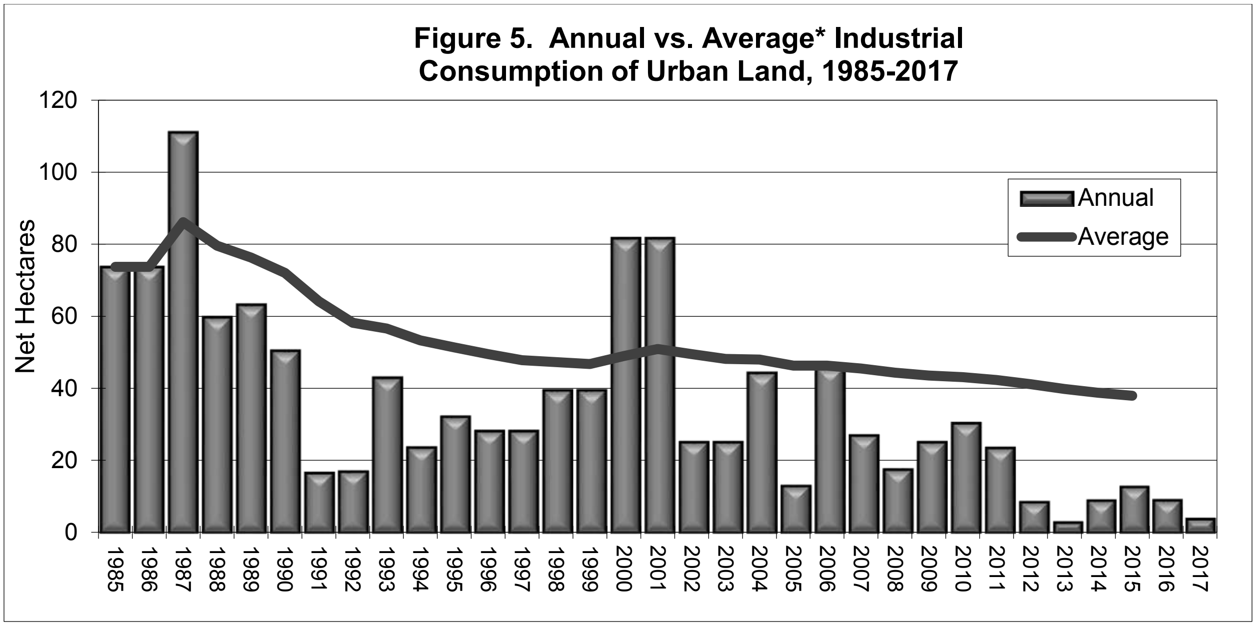


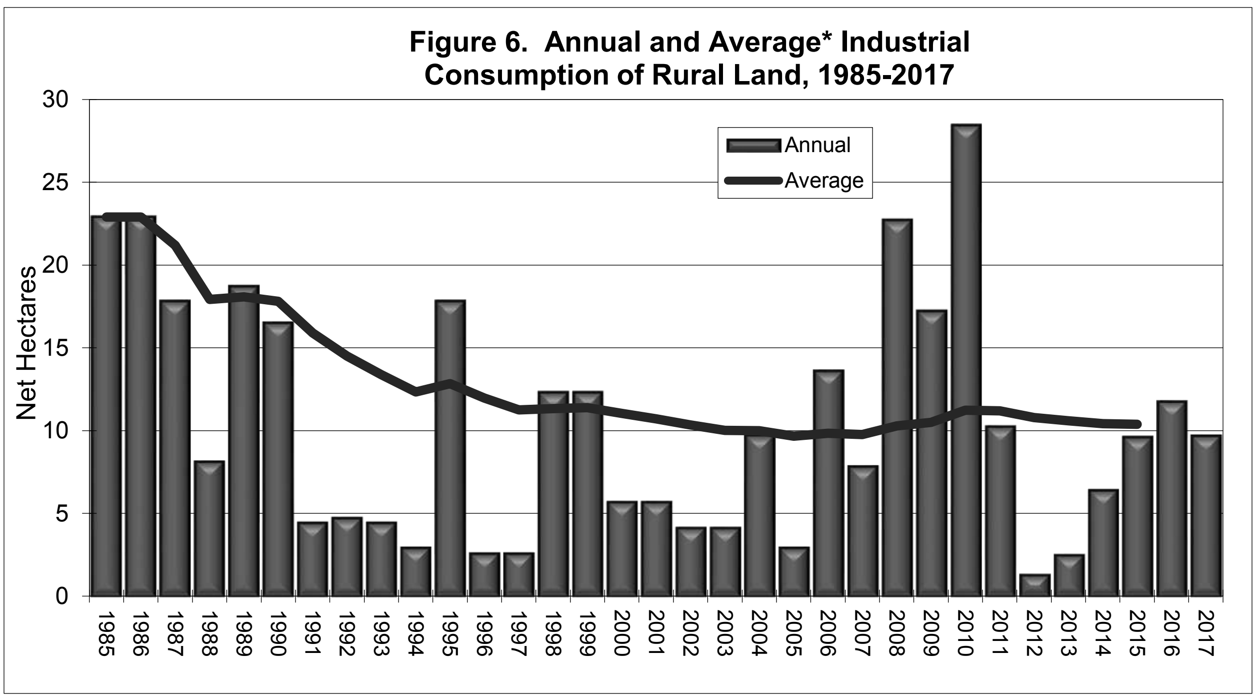
Land Consumption Rate

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. Figure 3 shows that compared to the 2014-15 period, the average rate of consumption during the 2016-17 period fell to 20 net ha from 21 net ha inside the Greenbelt, dropped to 15 net ha from 16 net ha outside the Greenbelt and fell to 10 net ha from 10.1 net ha in the rural area (Table 5).



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 highlight situations of 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 when three net ha were developed. In 2014-15, 11 net ha of industrial land was consumed for non-industrial uses, dropping slightly to 10 net ha in 2016-17. This land was consumed in 416 Business Park and Moodie Drive Industrial Area for auto dealerships, Kanata West and Kanata North Business Parks for office buildings, Terry Fox Business Park for retail buildings, Canotek Business Park for a park, Albion-Leitrim Industrial Area for a future stormwater pond and Taylor Creek Business Park for a daycare.





Running average consumption rate is calculated from cumulative land consumption of the current year and all preceding years beginning in 1985. 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.

Figure 5 shows the 2016-17 period when industrial land absorption experienced a decrease in the urban area dropping to 4 net ha in 2017 from 8 net ha in 2016. Overall, average absorption rates continued to fall and hit a new running average low of 36 net ha per year for industrial (employment) uses only, or 41 net ha per year when all uses are included.

After hitting a record low of one net ha in 2012, land absorption in the rural area (Figure 6), rose to 12 net ha in 2016 before experiencing a drop to 10 net ha in 2017. Running averages remained stable holding at 10 net ha for both 2016 and 2017.

Applying consumption rates over the last 33 years for both urban and rural areas to the vacant supply of 810 net ha and 809 net ha respectively, the city has sufficient supply of employment land in urban, suburban and rural areas to 2036.

CONCLUSION

Changes resulting from Official Plan Amendments served as a key driver in reducing the amount of vacant industrial land in the city during the 2016-17 period. In the past two years, land consumption of the city's supply of employment land was relatively restrained. The supply of vacant industrial land remained steady in both amount and distribution throughout the city. Overall, the supply of vacant industrial land should be sufficient to meet demand for the planning horizon of the Official Plan.[2]

[2] Ottawa Employment Land Review – Final Report, 2036 Employment Projection Update, November 2016, Hemson Consulting and Urban Strategies.

Appendix

Due to Official Plan re-designations, the 2016-17 report removed the Hazeldean Industrial Area and the Kanata Town Centre Industrial Area. Several of the remaining urban and rural employment designations were also affected in this update but remained in the inventory.

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. Any development taking place on expansion lots is not 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% to allow for roads and other non-developable uses such as ROW's, SWM areas and hydro corridor areas etc… .

In the 2016-17 update, analysis was performed to determine whether the 15% figure applied to account for roads and other non-developable uses such as ROW's, SWM areas and hydro corridor areas etc… was still appropriate or whether development patterns on Ottawa industrial land use had changed over time requiring an adjustment to the netting out figure. To re-assess the net removal figure, the area of roads and other non-developable uses such as ROW's, SWM areas and hydro corridor areas etc… was calculated from a sample of the business parks. This sample was assessed through two methods: removal of the high and low outliers, the median of the areas and the weighted average of the areas. When the outliers (15.8%) were removed, and the median (14.2%) and the weighted average (16.3%) of this sample was examined, the data yielded an average of 15% of gross lands which were dedicated to roads and other non-developable uses for all business parks. Based on this information, 15% gross to net reduction was still valid.

In the accompanying map tables, numbers may not add due to rounding.

APPENDIX I – Data Tables

Table 1. Industrial Lands - Changes Between 2015 and 2017 (gross ha) (developed and undeveloped land)

Map Ref	Industrial Area	Total 2015 ha	Total 2017 ha	Change 2015-2017	Comment
	URBAN				
	Inside Greenbelt West of Rideau River				
6	Bells Corners Employment Area	75.6	75.5	-0.1	property line adjustments
8	Queensview-Morrison Office Park	32.0	21.7	-10.3	changes through Official Plan Amendment
9	Woodward Business Park	51.5	31.6	-19.9	changes through Official Plan Amendment
10	Colonnade Business Park	92.3	92.3	0.0	no change
11	Merivale Industrial Area	159.3	159.3	0.0	no change
12	Rideau Heights Business Park	101.9	101.9	0.0	no change
	Sub-Total West of Rideau River	***512.6***	***482.3***	***-30.3***	
	Inside Greenbelt East of Rideau River				
16	Rideau North Industrial District	15.8	15.8	0.0	no change
17	Riverside-Uplands	18.7	18.7	0.0	no change
18	Hunt Club North Field Aviation Area	71.4	73.5	2.1	changes to reflect Airport Authority adjustments
19	Limebank North Business Area	69.7	69.7	0.0	no change
20	Airport South Area	54.8	54.8	0.0	no change
21	Airport - Lester Sector	61.6	61.6	0.0	no change
22	Airport Gateway Business Park	72.9	72.9	0.0	no change
23	South Walkley-Albion Industrial Area	149.5	149.5	0.0	no change
24	Ottawa South Business Park	165.1	165.4	0.2	property line adjustments
25	Hawthorne-Stevenage Industrial Area	313.4	317.3	3.9	changes to reflect existing zoning
26	Sheffield Industrial Area	220.9	220.9	0.0	no change
27	Newmarket-Cyrville Industrial Area	150.6	150.6	0.0	no change
28	Industrial Avenue Business Park	86.8	86.6	-0.1	property line adjustments
29	Coventry Industrial Area	6.5	6.5	0.0	no change
30	National Research Council	159.5	159.5	0.0	no change
31	Canotek Business Park	47.6	47.6	0.0	no change
	Sub-Total East of Rideau River	***1,665.0***	***1,671.1***	***6.1***	
	Total Inside Greenbelt	**2,177.6**	**2,153.4**	**-24.2**	
	Urban Centres Outside of Greenbelt				
1	Kanata West Business Park	150.7	85.4	-65.3	changes through Official Plan Amendment and ZBA
3	Kanata South Business Park	75.3	49.5	-25.9	changes through Official Plan Amendment
4	Terry Fox Business Park	72.0	72.1	0.1	property line adjustments
	Hazeldean Industrial Area	12.0	0.0	-12.0	changes through Official Plan Amendment
	Kanata Town Centre Industrial Area	10.8	0.0	-10.8	changes through Official Plan Amendment
5	Kanata North Business Park	479.3	479.3	0.0	no change
	Sub-Total Kanata	***800.1***	***686.3***	***-113.9***	
2	Stittsville Business Park	46.7	46.7	0.0	no change
	Sub-Total Stittsville	***46.7***	***46.7***	***0.0***	
7	416 Business Park	167.6	172.6	5.0	changes through Official Plan Amendment
13	South Merivale Business Park	98.9	98.9	0.0	no change
	Sub-Total South Nepean	***266.5***	***271.5***	***5.0***	
14	Riverside South Business Park	240.8	174.7	-66.1	modifications to match Official Plan
	Sub-Total Riverside South	***240.8***	***174.7***	***-66.1***	
15	Albion-Leitrim Industrial Area	136.6	95.3	-41.3	changes through Official Plan Amendment
	Sub-Total Leitrim	***136.6***	***95.3***	***-41.3***	
32	Youville Business Park	41.2	41.2	0.0	no change
33	Ottawa River Business Park	25.4	25.4	0.0	no change
34	Taylor Creek Business Park	34.0	34.0	0.0	no change
35	Cardinal Creek Business Park	24.6	24.6	0.0	no change
36	South Orleans Industrial Park	175.7	89.2	-86.5	changes through Official Plan Amendment
	Sub-Total Orléans	***300.8***	***214.3***	***-86.5***	
	Total Urban Centres	**1,791.5**	**1,488.7**	**-302.8**	
	TOTAL URBAN	**3,969.1**	**3,642.2**	**-326.9**	
	RURAL				
	Rural West				
101	A.G. Reed Industrial Area	159.0	175.0	15.9	changes through Official Plan Amendment
102	Rural Employment Area	726.3	738.1	11.7	changes through Official Plan Amendment
103	Carp Airport Industrial Area	261.3	261.3	0.0	no change
104	Ashton Industrial Area	40.9	40.9	0.0	no change
105	Westwood Industrial Area	46.7	46.7	0.0	no change
106	Richmond Industrial Area	84.7	39.7	-45.0	amendment to Secondary Plan
107	Moodie Drive Industrial Area	95.5	115.3	19.8	modifications from zoning change
108	Jordel Agri-Industrial Commercial Park	49.7	23.3	-26.3	amendment to Secondary Plan
	Sub-Total Rural West of Rideau R.	***1,464.1***	***1,440.2***	***-23.9***	
	Rural East				
109	South Gloucester Industrial Area	198.2	132.9	-65.3	changes through Official Plan Amendment
110	Gordon McKeown Industrial Area	44.0	44.0	0.0	no change
111	Highway 31-South Greely Industrial Area	162.7	162.7	0.0	no change
112	IndCum Industrial Area	130.3	138.1	7.8	modifications from zoning change
113	Vars Business Park	149.2	149.2	0.0	no change
114	Vars Cement	69.5	69.5	0.0	no change
	Sub-Total Rural East of Rideau R.	***753.9***	***696.4***	***-57.5***	
	TOTAL RURAL	**2,218.0**	**2,136.6**	**-81.4**	
	TOTAL OTTAWA	**6,187.1**	**5,778.8**	**-408.3**	

Table 2. Industrial Land Inventory 2017

Map Ref	Industrial Area	Total Industrial Area	Non-Vacant Land[1]	Vacant Land (gross ha) Parcels	Expansion	ROW	Percent Built	Developed 2016-17[2]	Vacant Land (net ha)
	URBAN								
	Inside Greenbelt West of Rideau River								
6	Bells Corners Employment Area	75.5	67.8	7.7	0.0	0.0	89.8	0.0	6.6
8	Queensview-Morrison Office Park	21.7	21.2	0.5	0.0	0.0	97.7	0.0	0.5
9	Woodward Business Park	31.6	31.6	0.0	0.0	0.0	100.0	0.0	0.0
10	Colonnade Business Park	92.3	86.0	5.7	0.6	0.0	93.2	0.0	5.7
11	Merivale Industrial Area	159.3	153.1	4.4	1.4	0.5	96.1	0.0	4.4
12	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	***482.3***	***457.1***	***22.7***	***2.1***	***0.5***	***94.8***	***0.0***	***21.5***
	Inside Greenbelt East of Rideau River								
16	Rideau North Industrial District	15.8	14.7	0.0	1.1	0.0	93.1	0.0	0.0
17	Riverside-Uplands	18.7	3.3	15.5	0.0	0.0	17.4	0.0	14.1
18	Hunt Club North Field Aviation Area	73.5	60.1	13.4	0.0	0.0	81.7	0.0	11.5
19	Limebank North Business Area	69.7	23.3	46.4	0.0	0.0	33.5	0.0	39.4
20	Airport South Area	54.8	1.4	53.4	0.0	0.0	2.5	0.0	45.7
21	Airport - Lester Sector	61.6	59.9	1.8	0.0	0.0	97.1	2.2	1.8
22	Airport Gateway Business Park	72.9	23.4	49.5	0.0	0.0	32.1	0.0	42.1
23	South Walkley-Albion Industrial Area	149.5	129.3	20.2	0.0	0.0	86.5	0.0	17.7
24	Ottawa South Business Park	165.4	152.7	8.5	4.1	0.0	92.4	0.0	8.5
25	Hawthorne-Stevenage Industrial Area	317.3	237.8	67.2	12.3	0.0	74.9	1.7	60.5
26	Sheffield Industrial Area	220.9	217.6	2.0	1.3	0.0	98.5	0.0	2.0
27	Newmarket-Cyrville Industrial Area	150.6	144.7	4.8	1.0	0.2	96.0	1.6	4.8
28	Industrial Avenue Business Park	86.6	86.6	0.0	0.0	0.0	100.0	0.0	0.0
29	Coventry Industrial Area	6.5	6.5	0.0	0.0	0.0	100.0	0.0	0.0
30	National Research Council	159.5	144.0	0.0	15.6	0.0	90.2	0.0	0.0
31	Canotek Business Park	47.6	44.3	1.1	2.2	0.0	93.1	0.6	1.1
	Sub-Total East of Rideau River	***1,671.1***	***1,349.6***	***283.9***	***37.5***	***0.2***	***80.8***	***6.2***	***249.4***
	Total Inside Greenbelt	**2,153.4**	**1,806.6**	**306.6**	**39.6**	**0.6**	**83.9**	**6.2**	**270.9**
	Urban Centres Outside of Greenbelt								
1	Kanata West Business Park	85.4	17.4	67.5	0.0	0.4	20.4	6.0	57.8
3	Kanata South Business Park	49.5	30.2	17.7	1.6	0.0	61.0	0.0	17.7
4	Terry Fox Business Park	72.1	60.1	11.9	0.0	0.0	83.4	1.9	11.9
5	Kanata North Business Park	479.3	397.0	66.5	14.3	1.5	82.8	1.7	63.7
	Sub-Total Kanata	***686.3***	***504.8***	***163.6***	***15.9***	***1.9***	***73.6***	***9.6***	***151.1***
2	Stittsville Business Park	46.7	43.6	3.1	0.0	0.0	93.4	0.0	3.1
	Sub-Total Stittsville	***46.7***	***43.6***	***3.1***	***0.0***	***0.0***	***93.4***	***0.0***	***3.1***
7	416 Business Park	172.6	49.6	113.5	5.4	4.1	28.7	7.4	101.0
13	South Merivale Business Park	98.9	37.5	56.3	3.0	2.1	37.9	0.9	49.5
	Sub-Total South Nepean	***271.5***	***87.1***	***169.9***	***8.4***	***6.2***	***32.1***	***8.3***	***150.5***
14	Riverside South Business Park	174.7	0.0	174.7	0.0	0.0	0.0	0.0	149.1
	Sub-Total Riverside South	***174.7***	***0.0***	***174.7***	***0.0***	***0.0***	***0.0***	***0.0***	***149.1***
15	Albion-Leitrim Industrial Area	95.3	68.7	26.8	0.0	0.0	72.1	0.0	23.4
	Sub-Total Leitrim	***95.3***	***68.7***	***26.8***	***0.0***	***0.0***	***72.1***	***0.0***	***23.4***
32	Youville Business Park	41.2	40.5	0.6	0.0	0.0	98.5	0.0	0.6
33	Ottawa River Business Park	25.4	10.8	8.0	4.5	2.0	42.6	0.0	6.8
34	Taylor Creek Business Park	34.0	29.8	4.1	0.0	0.0	87.8	0.4	4.1
35	Cardinal Creek Business Park	24.6	14.8	6.5	3.3	0.0	60.2	0.0	6.5
36	South Orleans Industrial Park	89.2	32.5	51.3	1.9	0.1	36.4	0.0	44.1
	Sub-Total Orléans	***214.3***	***128.5***	***70.6***	***9.7***	***2.1***	***59.9***	***0.4***	***62.3***
	Total Urban Centres	**1,488.7**	**832.7**	**608.6**	**33.9**	**10.2**	**55.9**	**18.3**	**539.3**
	TOTAL URBAN	**3,642.2**	**2,639.3**	**915.2**	**73.5**	**10.8**	**72.5**	**24.5**	**810.2**
	RURAL								
	Rural West								
101	A.G. Reed Industrial Area	175.0	86.7	78.1	9.8	0.3	49.6	0.0	68.6
102	Rural Employment Area	738.1	341.7	330.1	66.2	0.2	46.3	1.5	291.6
103	Carp Airport Industrial Area	261.3	159.1	101.0	0.0	1.2	60.9	0.0	90.4
104	Ashton Industrial Area	40.9	10.1	30.4	0.3	0.0	24.6	0.0	26.9
105	Westwood Industrial Area	46.7	15.0	27.0	4.7	0.0	32.2	0.0	24.0
106	Richmond Industrial Area	39.7	13.6	26.1	0.0	0.0	34.2	0.0	23.0
107	Moodie Drive Industrial Area	115.3	110.2	4.1	0.9	0.0	95.6	11.4	4.1
108	Jordel Agri-Industrial Commercial Park	23.3	1.8	19.6	0.0	2.0	7.7	0.0	19.6
	Sub-Total Rural West of Rideau R.	***1,440.2***	***738.2***	***616.5***	***82.0***	***3.6***	***51.3***	***12.9***	***548.2***
	Rural East								
109	South Gloucester Industrial Area	132.9	74.5	40.0	17.9	0.5	56.1	0.0	40.0
110	Gordon McKeown Industrial Area	44.0	37.3	6.7	0.0	0.0	84.8	1.5	6.7
111	Highway 31-South Greely Industrial Area	162.7	68.8	66.7	27.2	0.0	42.3	8.3	60.1
112	IndCum Industrial Area	138.1	33.6	94.4	6.9	3.2	24.3	0.5	84.9
113	Vars Business Park	149.2	68.9	76.3	4.0	0.0	46.2	0.0	68.8
114	Vars Cement	69.5	21.9	0.5	47.1	0.0	31.6	0.0	0.5
	Sub-Total Rural East of Rideau R.	***696.4***	***305.1***	***284.6***	***103.0***	***3.7***	***43.8***	***10.2***	***261.0***
	TOTAL RURAL	**2,136.6**	**1,043.2**	**901.1**	**185.0**	**7.3**	**48.8**	**23.1**	**809.3**
	TOTAL OTTAWA	**5,778.8**	**3,682.6**	**1,816.3**	**258.5**	**18.1**	**63.7**	**47.6**	**1,619.5**

Note: [1] Non-vacant land includes land that is developed, including roads and railways, or constrained by a feature such as a ravine or creek.
[2] Developed land is reported in net hectares and 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.

Table 3. Vacant Land in Private and Public Ownership, 2017

Map		Vacant Land	Private Ownership		Public Ownership				
Ref.	Industrial Area	2017 net ha	Total Ha	% share	Federal	Provincial	Municipal	Total Ha	% share
	URBAN								
	Inside Greenbelt West of Rideau River								
6	Bells Corners Employment Area	6.6	6.6	100%	0.0	0.0	0.0	0.0	0%
8	Queensview-Morrison Office Park	0.5	0.5	100%	0.0	0.0	0.0	0.0	0%
9	Woodward Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
10	Colonnade Business Park	5.7	5.7	100%	0.0	0.0	0.0	0.0	0%
11	Merivale Industrial Area	4.4	4.4	100%	0.0	0.0	0.0	0.0	0%
12	Rideau Heights Business Park	4.5	4.5	100%	0.0	0.0	0.0	0.0	0%
	Sub-Total West of Rideau River	***21.5***	***21.5***	***100%***	***0.0***	***0.0***	***0.0***	***0.0***	***0%***
	Inside Greenbelt East of Rideau River								
16	Rideau North Industrial District	0.0	0.0	-	0.0	0.0	0.0	0.0	-
17	Riverside-Uplands	14.1	6.6	46.8%	0.0	0.0	7.5	7.5	53.2%
18	Hunt Club North Field Aviation Area	11.5	0.0	0%	11.5	0.0	0.0	11.5	100%
19	Limebank North Business Area	39.4	0.0	0%	39.4	0.0	0.0	39.4	100%
20	Airport South Area	45.7	0.0	0%	45.7	0.0	0.0	45.7	100%
21	Airport - Lester Sector	1.8	0.0	0%	1.8	0.0	0.0	1.8	100%
22	Airport Gateway Business Park	42.1	0.0	0%	42.1	0.0	0.0	42.1	100%
23	South Walkley-Albion Industrial Area	17.7	14.1	79.9%	0.0	0.0	3.6	3.6	20.1%
24	Ottawa South Business Park	8.5	7.3	86.3%	0.0	0.0	1.2	1.2	13.7%
25	Hawthorne-Stevenage Industrial Area	60.5	24.0	39.7%	31.6	0.0	5.0	36.5	60.3%
26	Sheffield Industrial Area	2.0	2.0	100.0%	0.0	0.0	0.0	0.0	0%
27	Newmarket-Cyrville Industrial Area	4.8	4.8	100.0%	0.0	0.0	0.0	0.0	0%
28	Industrial Avenue Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
29	Coventry Industrial Area	0.0	0.0	-	0.0	0.0	0.0	0.0	-
30	National Research Council	0.0	0.0	-	0.0	0.0	0.0	0.0	-
31	Canotek Business Park	1.1	1.1	100.0%	0.0	0.0	0.0	0.0	0.0%
	Sub-Total East of Rideau River	***249.4***	***60.1***	***24.1%***	***172.1***	***0.0***	***17.2***	***189.3***	***75.9%***
	Total Inside Greenbelt	**270.9**	**81.6**	**30.1%**	**172.1**	**0.0**	**17.2**	**189.3**	**69.9%**
	Urban Centres Outside of Greenbelt								
1	Kanata West Business Park	57.8	44.0	76.2%	0.0	13.7	0.0	13.7	23.8%
3	Kanata South Business Park	17.7	17.4	98.4%	0.0	0.0	0.3	0.3	1.6%
4	Terry Fox Business Park	11.9	11.9	100%	0.0	0.0	0.0	0.0	0%
5	Kanata North Business Park	63.7	63.6	99.9%	0.0	0.0	0.1	0.1	0.1%
	Sub-Total Kanata	***151.1***	***137.0***	***90.7%***	***0.0***	***13.7***	***0.4***	***14.1***	***9.3%***
2	Stittsville Business Park	3.1	3.1	100%	0.0	0.0	0.0	0.0	0%
	Sub-Total Stittsville	***3.1***	***3.1***	***100%***	***0.0***	***0.0***	***0.0***	***0.0***	***0%***
7	416 Business Park	101.0	98.5	97.5%	0.0	0.0	2.5	2.5	2.5%
13	South Merivale Business Park	49.5	49.5	100%	0.0	0.0	0.0	0.0	0%
	Sub-Total South Nepean	***150.5***	***148.0***	***98.4%***	***0.0***	***0.0***	***2.5***	***2.5***	***1.6%***
14	Riverside South Business Park	149.1	82.4	55.3%	58.3	0.0	8.4	66.7	44.7%
	Sub-Total Riverside South	***149.1***	***82.4***	***55.3%***	***58.3***	***0.0***	***8.4***	***66.7***	***44.7%***
15	Albion-Leitrim Industrial Area	23.4	6.6	28.4%	0.0	0.0	16.7	16.7	71.6%
	Sub-Total Leitrim	***23.4***	***6.6***	***28.4%***	***0.0***	***0.0***	***16.7***	***16.7***	***71.6%***
32	Youville Business Park	0.6	0.6	-	0.0	0.0	0.0	0.0	-
33	Ottawa River Business Park	6.8	6.8	100.0%	0.0	0.0	0.0	0.0	0.0%
34	Taylor Creek Business Park	4.1	3.9	93.8%	0.0	0.0	0.3	0.3	6.2%
35	Cardinal Creek Business Park	6.5	3.6	55.7%	0.0	0.0	2.9	2.9	44.3%
36	South Orleans Industrial Park	44.1	39.6	89.8%	0.0	0.0	4.5	4.5	10.2%
	Sub-Total Orléans	***62.3***	***54.6***	***87.7%***	***0.0***	***0.0***	***7.7***	***7.7***	***12.3%***
	Total Urban Centres	**539.3**	**431.7**	**80.0%**	**58.3**	**13.7**	**35.6**	**107.7**	**20.0%**
	TOTAL URBAN	**810.2**	**513.3**	**63.3%**	**230.4**	**13.7**	**52.8**	**297.0**	**36.7%**
	RURAL								
	Rural West								
101	A.G Reed Industrial Area	68.6	43.3	63.1%	0.0	0.0	25.3	25.3	36.9%
102	Rural Employment Area	291.6	291.6	100%	0.0	0.0	0.0	0.0	0%
103	Carp Airport Industrial Area	90.4	90.4	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	24.0	21.9	91.3%	0.0	2.1	0.0	2.1	8.7%
106	Richmond Industrial Area	23.0	23.0	100%	0.0	0.0	0.0	0.0	0%
107	Moodie Drive Industrial Area	4.1	4.1	100%	0.0	0.0	0.0	0.0	0%
108	Jordel Agri-Industrial Commercial Park	19.6	19.6	100%	0.0	0.0	0.0	0.0	0%
	Sub-Total Rural West of Rideau R.	***548.2***	***520.8***	***95.0%***	***0.0***	***2.1***	***25.3***	***27.4***	***5.0%***
	Rural East								
109	South Gloucester Industrial Area	40.0	35.9	89.9%	0.0	0.0	4.0	4.0	10.1%
110	Gordon McKeown Industrial Area	6.7	6.7	100.0%	0.0	0.0	0.0	0.0	0%
111	Highway 31-South Greely Industrial Area	60.1	60.1	100%	0.0	0.0	0.0	0.0	0%
112	IndCum Industrial Area	84.9	84.1	99%	0.0	0.0	0.8	0.8	1%
113	Vars Business Park	68.8	68.8	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.	***261.0***	***256.2***	***98.1%***	***0.0***	***0.0***	***4.8***	***4.8***	***1.9%***
	TOTAL RURAL	**809.3**	**777.0**	**96.0%**	**0.0**	**2.1**	**30.1**	**32.2**	**4.0%**
	TOTAL OTTAWA	**1,619.5**	**1,290.3**	**79.7%**	**230.4**	**15.8**	**83.0**	**329.2**	**20.3%**

Table 4. All Development on Industrial Lands, 2016 and 2017 (gross ha)

Map Ref	Industrial Area	Development During 2016 and 2017				
		On Vacant Lands (gross ha)			On Other Lands (gross ha)	
		2016	2017	Total	On Expansion	New Roads
	URBAN					
	Inside Greenbelt West of Rideau River					
6	Bells Corners Employment Area	0.0	0.0	0.0	0.0	0.0
8	Queensview-Morrison Office Park	0.0	0.0	0.0	0.0	0.0
9	Woodward Business Park	0.0	0.0	0.0	0.0	0.0
10	Colonnade Business Park	0.0	0.0	0.0	0.0	0.0
11	Merivale Industrial Area	0.0	0.0	0.0	0.0	0.0
12	Rideau Heights Business Park	0.0	0.0	0.0	0.0	0.0
	Sub-Total West of Rideau River	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
	Inside Greenbelt East of Rideau River					
16	Rideau North Industrial District	0.0	0.0	0.0	0.0	0.0
17	Riverside-Uplands	0.0	0.0	0.0	0.0	0.0
18	Hunt Club North Field Aviation Area	0.0	0.0	0.0	0.0	0.0
19	Limebank North Business Area	0.0	0.0	0.0	0.0	0.0
20	Airport South Area	0.0	0.0	0.0	0.0	0.0
21	Airport - Lester Sector	2.2	0.0	2.2	0.0	0.0
22	Airport Gateway Business Park	0.0	0.0	0.0	0.0	0.0
23	South Walkley-Albion Industrial Area	0.0	0.0	0.0	0.0	0.0
24	Ottawa South Business Park	0.0	0.0	0.0	0.0	0.0
25	Hawthorne-Stevenage Industrial Area	1.7	0.0	1.7	0.0	0.0
26	Sheffield Industrial Area	0.0	0.0	0.0	0.0	0.0
27	Newmarket-Cyrville Industrial Area	1.6	0.0	1.6	0.0	0.0
28	Industrial Avenue Business Park	0.0	0.0	0.0	0.0	0.0
29	Coventry Industrial Area	0.0	0.0	0.0	0.0	0.0
30	National Research Council	0.0	0.0	0.0	0.0	0.0
31	Canotek Business Park	0.0	0.0	0.0	0.6	0.0
	Sub-Total East of Rideau River	***5.6***	***0.0***	***5.6***	***0.6***	***0.0***
	Total Inside Greenbelt	**5.6**	**0.0**	**5.6**	**0.6**	**0.0**
	Urban Centres Outside of Greenbelt					
1	Kanata West Business Park	2.6	4.4	7.1	0.0	0.0
3	Kanata South Business Park	0.0	0.0	0.0	0.0	0.0
4	Terry Fox Business Park	1.9	0.0	1.9	0.0	0.0
5	Kanata North Business Park	1.7	0.0	1.7	0.0	0.0
	Sub-Total Kanata	***6.2***	***4.4***	***10.7***	***0.0***	***0.0***
2	Stittsville Business Park	0.0	0.0	0.0	0.0	0.0
	Sub-Total Stittsville	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
7	416 Business Park	7.7	0.0	7.7	0.0	0.0
13	South Merivale Business Park	0.0	0.0	0.0	0.9	0.0
	Sub-Total South Nepean	***7.7***	***0.0***	***7.7***	***0.9***	***0.0***
14	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***
15	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***
32	Youville Business Park	0.0	0.0	0.0	0.0	0.0
33	Ottawa River Business Park	0.0	0.0	0.0	0.0	0.0
34	Taylor Creek Business Park	0.0	0.4	0.4	0.0	0.0
35	Cardinal Creek Business Park	0.0	0.0	0.0	0.0	0.0
36	South Orleans Industrial Park	0.0	0.0	0.0	0.0	0.0
	Sub-Total Orléans	***0.0***	***0.4***	***0.4***	***0.0***	***0.0***
	Total Urban Centres	**13.9**	**4.8**	**18.8**	**0.9**	**0.0**
	TOTAL URBAN	**19.5**	**4.8**	**24.4**	**1.5**	**0.0**
	RURAL					
	Rural West					
101	A.G. Reed Industrial Area	0.0	0.0	0.0	0.0	0.0
102	Rural Employment Area	0.0	1.5	1.5	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	2.8	9.9	12.7	0.0	0.5
108	Jordel Agri-Industrial Commercial Park	0.0	0.0	0.0	0.0	0.0
	Sub-Total Rural West of Rideau River	***2.8***	***11.4***	***14.1***	***0.0***	***0.5***
	Rural East					
109	South Gloucester Industrial Area	0.0	0.0	0.0	0.0	0.0
110	Gordon McKeown Industrial Area	1.5	0.0	1.5	0.0	0.0
111	Highway 31-South Greely Industrial Area	8.3	0.0	8.3	0.0	0.0
112	IndCum Industrial Area	0.5	0.0	0.5	0.0	0.0
113	Vars Business Park	0.0	0.0	0.0	0.0	0.0
114	Vars Cement	0.0	0.0	0.0	0.0	0.0
	Sub-Total Rural East of Rideau River	***10.2***	***0.0***	***10.2***	***0.0***	***0.0***
	TOTAL RURAL	**13.0**	**11.4**	**24.4**	**0.0**	**0.5**
	TOTAL OTTAWA	**32.5**	**16.2**	**48.7**	**1.5**	**0.5**

Table 5. Annual and Average Land Consumption for Industrial Uses, 1985 -2017 (net ha)

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	17.4	8.5	41.1	1.2	10.8	9.7	51.9
2013	1.1	22.9	1.6	16.9	2.7	39.7	2.4	10.5	5.2	50.3
2014	6.1	22.3	2.8	16.4	8.9	38.7	6.4	10.4	15.3	49.1
2015	2.6	21.7	10.2	16.2	12.7	37.9	2.0	10.1	14.7	48.0
2016	4.3	21.1	3.4	15.8	7.7	36.9	9.0	10.1	16.7	47.0
2017	0.0	20.5	4.4	15.5	4.4	35.9	8.0	10.0	12.4	46.0

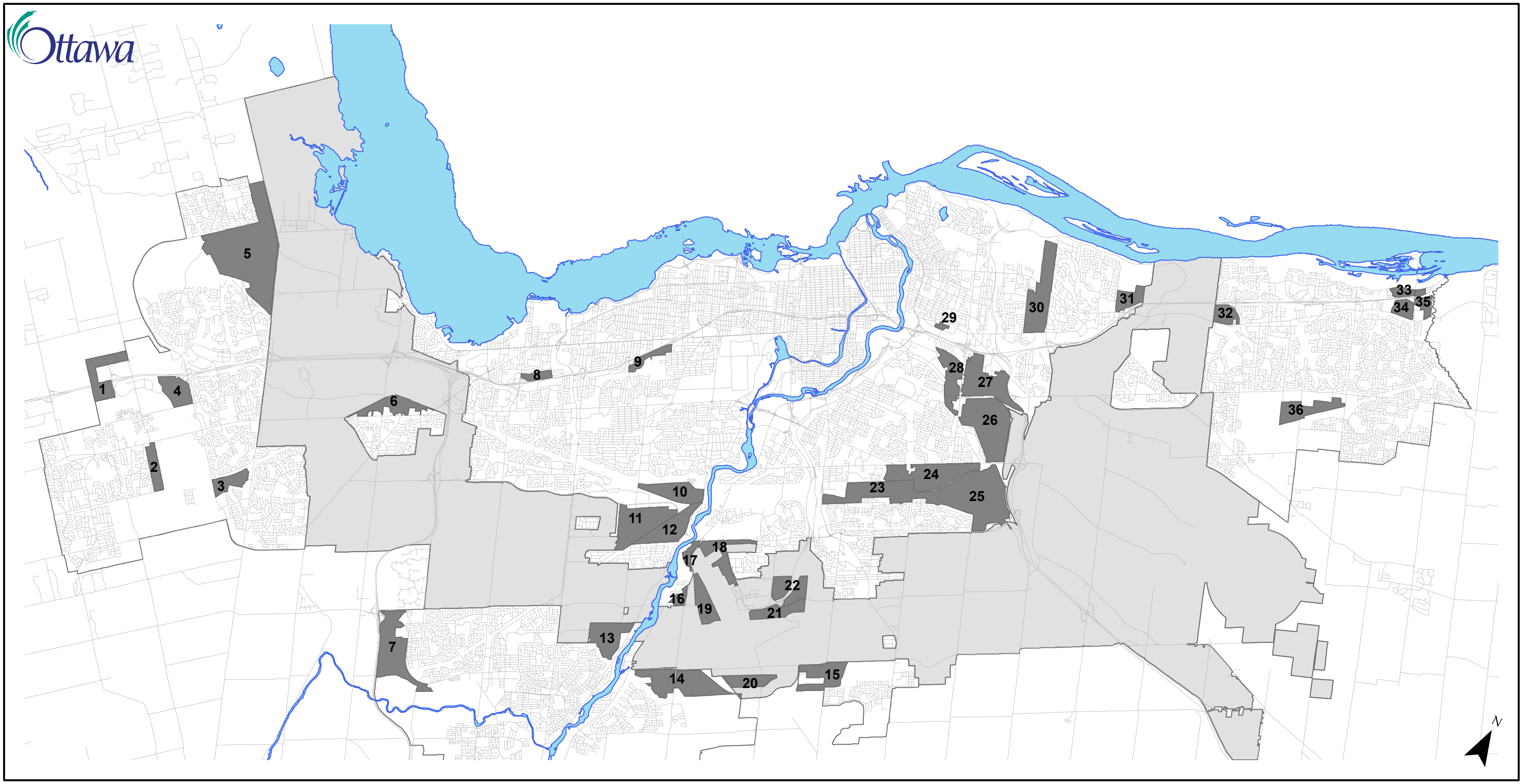
Average for each 5 year interval

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 recent 2 year intervals										
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	4.3	2.5	1.3	11.2	5.6	3.7	1.8	14.9	7.5
2014-15	8.7	4.3	13.0	6.5	21.6	10.8	8.3	4.2	30.0	15.0
2016-17	4.3	2.2	7.8	3.9	12.2	6.1	17.0	8.5	29.1	14.6

Table 6. Land Development and Consumption Rates - 1985-2017 (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
2014	30	8.9	11.9	1162.9	1311.9	38.8	43.7	6.4	312.3	10.4
2015	31	12.7	20.4	1175.7	1332.3	37.9	43.0	9.6	321.9	10.4
2016	32	7.7	17.6	1183.4	1349.9	37.0	42.2	11.7	333.6	10.4
2017	33	4.4	4.8	1187.8	1354.7	36.0	41.1	9.7	343.3	10.4

APPENDIX II – Industrial Park Maps



1	Kanata West Business Park	13	South Merivale Business Park	25	Hawthorne-Stevenage Industrial Area
2	Stittsville Business Park	14	Riverside South Business Park	26	Sheffield Industrial Area
3	Kanata South Business Park	15	Albion-Leitrim Industrial Area	27	Newmarket-Cyrville Industrial Area
4	Terry Fox Business Park	16	Rideau North Industrial District	28	Industrial Avenue Business Park
5	Kanata North Business Park	17	Riverside-Uplands	29	Coventry Industrial Area
6	Bells Corners Employment Area	18	Hunt Club North Field Aviation Area	30	National Research Council
7	416 Business Park	19	Limebank North Business Area	31	Canotek Business Park
8	Queensview-Morrison Office Park	20	Airport South Area	32	Youville Business Park
9	Woodward Business Park	21	Airport - Lester Sector	33	Ottawa River Business Park
10	Colonnade Business Park	22	Airport Gateway Business Park	34	Taylor Creek Business Park
11	Merivale Industrial Area	23	South Walkley-Albion Industrial Area	35	Cardinal Creek Business Park
12	Rideau Heights Business Park	24	Ottawa South Business Park	36	South Orleans Industrial Park

Urban Industrial and Business Parks Key Map