CITY OF OTTAWA - HISTORIC LAND USE INVENTORY (HLUI)
OVERVIEW AND USER GUIDANCE

What is the Historic Land Use Inventory (HLUI)?

The Historic Land Use Inventory (HLUI) was originally created on behalf of the former Region of Ottawa-Carleton in 2000, and later updated in 2006 and 2019 on behalf of the amalgamated City of Ottawa.

As of the most recent updates (2019), the HLUI is a geodatabase consisting of 'point', 'polygon' and 'line' feature classes representing over 17,000 record entries. The entries are taken from various publicly available data sources including federal, provincial and municipal directories, historical topographic maps, fire insurance plans (FIPs), and municipal storage tank records, to name a few.

The purpose of the HLUI is to provide information on the type and location of land uses (activities) within the City of Ottawa that may have potential to cause contamination in soil, groundwater or surface water. This information is intended to be a resource to support land use planning, environmental assessments, development approvals, and to assist with contaminant identification and management during construction projects.

Note that, under the new (2019) Official Plan, Phase One Environmental Site Assessments (ESA) submitted for a development application will be specifically required to include HLUI reports as an environmental information source.

The principle owner and group responsible for managing the HLUI database is the City's Environmental Remediation Unit (ERU), within the Corporate Real Estate Office (CREO). General inquiries or additional information related to the HLUI can be requested via the ERU mailbox (ERU-UAE@ottawa.ca).

How to obtain HLUI Information

Please submit a completed application to planningcirculations@ottawa.ca to initiate the application process and to receive instructions for the submission of the required fee. The following items should be included in your application submission package:

- Completed application form

CITY OF OTTAWA - HISTORIC LAND USE INVENTORY (HLUI)
OVERVIEW AND USER GUIDANCE

- Consent to Disclose Information: Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner. This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester and must be signed and dated.

- Disclaimer: Requesters must read and understand the conditions included in the disclaimer, and submit a signed copy of the disclaimer to the City of Ottawa's Planning, Real Estate and Economic Development Department (the disclaimer can be found attached to the application form).

- A site plan or key plan of the property, its location and particular features.

The target response timeline for HLUI applications is 30 days. However, please note that applications will not be processed until the above noted items are provided to staff with confirmation of payment of the required fee.

For any questions or concerns with the applications process, please contact hlui@ottawa.ca.

What do you get from an HLUI Request?

A standard HLUI report will include:

- A Reference Map (.pdf) showing the area of the subject property with locations of HLUI features identified within the applicable search radius.
- A Summary Report (.xlsx) with attribute tables listing information related to each of the features identified within the applicable search radius.

Page 2 of 10
Guide updated as of – October 2022

The standard search radius for HLUI is 250 m around the subject property, which is consistent with the size of the 'Study Area' used for the purpose of a Phase I/One Environmental Site Assessment. An expanded search radius of 500 m is used for identifying former landfills and/or environmental risk management areas around the subject property; in order to remain consistent with provincial guidelines related to land use planning around landfills. The size of the HLUI search radius may also be adjusted depending on the project requirements.

Feature Classes within the HLUI

The HLUI is comprised of entries represented by 'Polygon', 'Point' and/or 'Line' features. Former landfills and Environmental Risk Management Areas (ERMAs) are also provided as additional feature classes that would be identified within the HLUI Reference Map and Summary Report.

A brief description is provided below for each of the feature classes identified as part of a standard HLUI request. Table 1.1 – Table 1.3 are also provided to give descriptions for each of the attribute columns that are included within the HLUI Summary Report for polygon, point and line features, respectively.

Polygon (or Area) Features

The 'polygon' is considered the main feature class within the HLUI, having over 17,000 entries within the database. The polygon feature is used where an entire property or area is identified for some historic use/activity. For example, if a property is identified as a former gas station, the entire parcel would generally be highlighted with a polygon.

Point Features

The 'point' is a newly added feature (as of 2019 update), having approximately 10,000 entries within the database. The point feature is primarily used to identify locations of storage tanks based on historic FIPs and storage tank database records. For example, at a former gas station, the entire parcel would generally be highlighted with a polygon,

however a number of point features would also be expected to be found within the parcel to specifically reference information from any available storage tank records.

Note that storage tank drawings may be available with the City of Ottawa and can be specifically requested as part of the HLUI application. A map or drawing is generally available anytime a record is showing under 'Image_Map' in the point feature attributes table. Copies of storage tank maps and drawings can be provided upon request to the ERU mailbox (ERU-UAE@ottawa.ca).

Line (or Linear) Features

The 'line' is a newly added feature (as of 2019 update), having approximately 3,500 entries within the database. The line feature is used to identify the locations of linear infrastructure. For example, a historic railway alignment or a gas pipeline would be identified via a line feature.

Former Landfill Features

The former landfill features are referenced based on information from the City's Old Landfill Management Strategy report (OLMS, 2004). The OLMS study identified 82 old landfill sites which were historically owned or operated by the City, of which 42 are still wholly or partially owned by the City. An additional 41 old landfill sites were also identified that were privately owned or operated where there is no record of municipal involvement. Additional information about the old landfill sites identified in the OLMS can be provided upon request to the ERU mailbox (ERU-UAE@ottawa.ca).

Environmental Risk Management Area Features

The ERMA features are a reference to areas where the City has information about actual and/or likely adverse environmental conditions. In some cases, these areas may be subject to some type of formal contaminant management program or agreement with the City.

HLUI Disclaimer

The HLUI is an amalgamation of publicly available data sources and every effort has been made to ensure that the information contained therein is generally accurate. However, the database is intended for information purposes only, and the City cannot provide any guarantee with regards to the accuracy of the information and disclaims any liability or responsibility related to the use of and/or reliance on the information.

Table 1.1 – Description of Attribute Columns in the HLUI Summary Report
HLUI POLYGON FEATURES

Attribute	Description
OBJECTID	This is an automated column to provide an individual number associated with each record in the database.
ACTIVITY_NAME	This is the name of the activity for the record. This could be the business name, the land owner, the government department, or the general description of the activity when there is no other information available.
FACILITY_TYPE	This is the general type of activity for the record, for example: auto garage, gasoline service station, laundries and cleaners, landfill, manufacturing, professional, scientific and technical services, sand and gravel pit, etc. to name just a few.
SOURCE_UPDATE_SORTED	These are the sources that were referenced for the activity record. It is listed by year of source reference then the source i.e 1990-CD (City of Ottawa Directory 1990).
QAQC	This represents the confidence level of the data provided in the record. A high confidence level is given a value of 1 and a lesser confidence is given a value of 2.
ST_NUM	This is the historical municipal address or the older version of HLUI address number of the activity record.
ST_NAME	This is the historical municipal street name or the older version of HLUI street name of the activity record.
ST_SUFFIX	This is the historical municipal street suffix or the older version of HLUI street suffix of the activity record.
ST_DIR	This is the historical municipal street direction or the older version of HLUI street direction of the activity record.
MUNICIPALITY	This is the historical municipality or the older version of HLUI municipality of the activity record.
ST_NUM2017	This is the 2017 street number of the activity record.
ST_NAME2017	This is the 2017 street name of the activity record.
ST_SUFFIX2017	This is the 2017 street suffix of the activity record.
ST_DIR2017	This is the 2017 street direction of the activity record.

Table 1.1 – Description of Attribute Columns in the HLUI Summary Report HLUI POLYGON FEATURES	
Attribute	**Description**
POSTAL_CODE2017	This is the 2017 postal code of the activity record.
PIN2017	This is the 2017 parcel fabric PIN value associated with the activity. Where the activity was merged with several parcels based on historical maps, FIP and air photos, only one PIN value is represented here.
MUNICIPALITY2017	This is the 2017 municipality of the activity record.
NAICS	NAICS code were provided in the 2006 update for the HLUI and these are included here, along with any additional codes identified in various 2017 update sources (if available).
SIC	SIC codes were provided in the original HLUI and these are included here. However, these were generally converted to NAICS codes in the 2006 update and were not updated as part of this update as they are not considered a regular search tool for the HLUI.
COMMENTS	These are comments from the sources and reviewers on varying aspects of the record that may not be captured in other areas.
STORAGE_TANK	This provides information on if there are storage tanks located on the property. Most of this information was recorded from the sources and does not include any information from the City storage tank registry (which are identified seperately under 'Point' Features).
Shape_Length	This is an automated column showing the activities perimeter length in meters.
Shape_Area	This is an automated column showing the activities area in meters.

Table 1.2 – Description of Attribute Columns in the HLUI Summary Report HLUI POINT FEATURES	
Attribute	**Description**
OBJECTID	This is an automated column to provide an individual number associated with each record in the database.

Table 1.2 – Description of Attribute Columns in the HLUI Summary Report
HLUI POINT FEATURES

Attribute	Description
ACTIVITY_NAME	This is the name of the activity for the record or the company name or owner of the property that was identified in the records, it is provided here. This could be the business name, the land owner, the government department, or the general description of the activity when there is no other information available.
FACILITY_TYPE	This is the general type of activity for the record, for example: garage, gasoline service station, dry cleaners, landfill, government facility, etc.
TANK_LOCATION	This identifies whether the individual tanks are aboveground or underground tanks where the information was provided in the source data.
TANK_CONTENT	This provides information on the contents of the individual tanks if it was provided in the source data.
TANK_SIZE	Where available, the size of the tank in imperial liter was recorded in this column.
TANK_TYPE	Where available, this indicates somewhat similar information to the status of the tank for example if the tank was cancelled, permitted, existing, or pending renewal, review or approval.
TANK_STATUS	Where available, it was noted in this column if the individual tank record was active, not active but not removed or not active and removed from the property.
SOURCE	Where available, the general source of the information was provided and included references to Texaco, FIP, Bylaws, Reports, ROW and TSSA, 1878, 1933, 1948, and 1956 FIPs.
INSTALLED_ST_NUM	This provides the street number where available.
INSTALLED_ST_NAME	This is the street where the tank is installed where available.
INSTALLED_ST_ABR	This provides the abbreviation for the road type, example RD, HWY, AVE, etc. where available.
INSTALLED_ST_DIR	This provides the street direction where available.
COMMENT	This provides various notes entered by the creator of the database that did not appear to go anywhere else and information on the historical address or location of the record.
MTM_X	This provides the easting coordinate in NAD 1983 MTM 9 of the tank.

Table 1.2 – Description of Attribute Columns in the HLUI Summary Report **HLUI POINT FEATURES**	
Attribute	**Description**
MTM_Y	This provides the northing coordinate in NAD 1983 MTM 9 of the tank.
IMAGE_MAP	This provides the pdf file, map and page number, if applicable, that the tank in the record is shown on. All of these maps were provided by the City and georeferenced in GIS to show the exact locations of the tanks.
IMAGE_CERTAINTY	This provided information on the confidence value of the image in relation to the tank in the record. In some instances, the location and information for the tanks when compared to that of the image provided was unmistakably correct, giving it a certainty value of 1, less confident resulted in a certainty of 2 and not confident at all resulted in a certainty of 3.
IMAGE_MAP_2	Some of the records appeared to have more than one map associated with the location of the tank. The secondary map is identified here where applicable.
TANK_MATERIAL	Where available the construction material of the tank was recorded and included fiberglass or steel.
TANK_ID	Each tank record from the City's Storage Tank Registry excel database was automatically given a different identifier, however sometimes the same tank is in the database a few times as a permit and then as an existing or removed tank. The tank ID is used for tracking purposes for the feature class and the original City's Storage Tank Registry which is called StorageTanks_Registry table, any NULL values are storage tanks obtained from different sources.
TANK_LEAKING	This provides information if the tank in the record had leaked or been abandoned where available.
TANK_REMOVED	This provides information if the tank had been removed from the site, reinstalled or abandoned in place where available.
REMOVED_DATE	This provides the date the tank was removed where available.
DATE_INSTALLED	Where available, the installation for each tank record was recorded.
NATURE_OF_BUSINESS	The information in this field varies from identifying between retail and private designation to including the number and size of the tanks located on the site for the record.

Table 1.2 – Description of Attribute Columns in the HLUI Summary Report
HLUI POINT FEATURES

Attribute	Description
SCANNED_DRAWING	This provides information on if a scanned drawing was available for the record (i.e., yes or no), where applicable.

Table 1.3 – Description of Attribute Columns in the HLUI Summary Report
HLUI LINE FEATURES

Attribute	Description
OBJECTID	This is an automated column to provide an individual number associated with each record in the database. It should be noted that a single line may contain several parts/segments and therefore linked to several records.
SOURCE	The source of the record shown in the feature class. Sources for this information include topographic maps, city maps, FIP, City of Ottawa shapefiles, Enbridge, Texaco maps, Trans Canada, Trans Northern Pipeline
FEATURE	Provides information on the type of feature for each record. Features include items such as railways, electric street car railways, fuel lines, gas pipelines, other pipelines and underground gas lines.
YEAR	Where available, the years of operation for some of the records is provided.
COMMENT	In some instances additional information for records is provided as a comment.
Shape_Length	This is an automated column provided the length of the feature in meters.