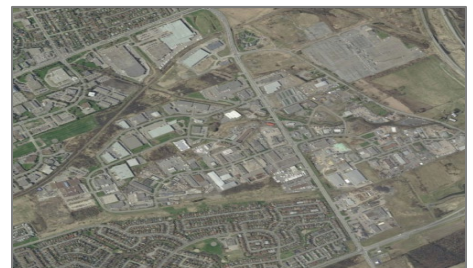
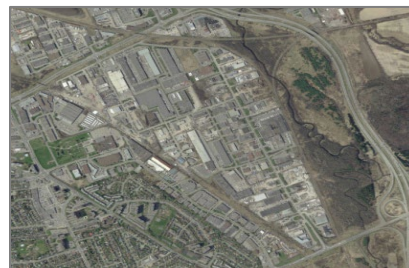
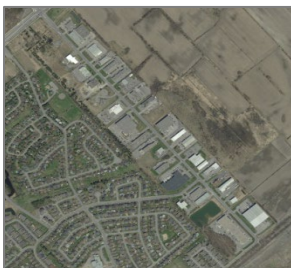


VACANT INDUSTRIAL AND BUSINESS PARK LANDS

INVENTORY

2020 to Mid-2022 Update



Due to its technical nature, this report is available in English only. The city of Ottawa may translate this report or parts thereof on request. Requests for translation of this report or parts thereof can be forwarded to Eva Walrond (eva.walrond@ottawa.ca).

Compte tenu de la nature technique de ce rapport, il n'est disponible qu'en anglais. La Ville pourra, sur demande, traduire ce document au complet ou en partie. Les demande de traduction en ce sens, peuvent être présentées à Eva Walrond (eva.walrond@ottawa.ca).

INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS

2020 to Mid-2022 UPDATE

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

November 2023

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INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS, 2020 to Mid-2022 UPDATE

Executive Summary

The 2020 to Mid-2022 Vacant Industrial Land (VILS) report marks the first assessment and monitoring of vacant industrial land in the city of Ottawa based on the latest city of Ottawa Official Plan adopted by Ottawa City Council in November 2021. This report looks at the employment lands under the previous Official Plan and the impact of the new employment areas designated under the new Official Plan.

Based on the results of this report, there is sufficient vacant industrial supply in the city for approximately 18 years in the urban area and 41 years in the rural area. There are roughly 13 years of supply of vacant urban industrial land and 38 years of supply of vacant rural industrial land on lands designated as Industrial and Logistics in the new Official Plan.

The mid-2022 supply of 866 vacant net hectares on Industrial and Logistics and Rural Industrial and Logistics land is sufficient to satisfy the intent of the policies found in section 1.3.2.7 of the 2020 Provincial Policy Statement (PPS) to accommodate the needs for lands supportive of industrial development during the time horizon of the Official Plan or until 2046.

INTRODUCTION

The Vacant Industrial Lands Survey (VILS) reports on the inventory of vacant industrial and business park land in the urban and rural areas of the City of Ottawa. This report monitors the adequacy of supply and land consumption rates for employment lands. The report includes detailed mapping of all industrial and business park areas in both urban and rural parts of the city.

City of Ottawa Official Documents and Industrial Lands

The data from the VILS report which monitors vacant industrial land in the city from January 1, 2020 to June 30, 2022, is assessed to ensure that the city remains consistent with the *2020 Provincial Policy Statement (PPS)* intent for employment found in Policy 1.3.1 a) through d) and adherence to the PPS Policies 1.3.2 specifically policy 1.3.2.1 whereby “Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.” As well as policy 1.3.2.7 stating; “Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.”

The impetus for the changes to industrial land assessment in the new Official Plan was derived from the *Industrial and Logistics Land Strategy for the new Official Plan* report. The strategy in this document focusses on the industrial-related sector to ensure sufficient lands are designated and preserved for the needs of the local population and to help balance and diversify the local economy. The new Official Plan and the *Industrial and Logistics Land Strategy for the New Official Plan* report are the two main documents that form the basis for industrial land analysis in the 2020 to Mid-2022 Vacant Industrial Land report.

Below are some of the changes to industrial land reflected in the 2020 to Mid-2022 VILS report resulting from new criteria outlined in the new Official Plan.

Transformation of Industrial Land in Business Parks

Removal and Alterations of Business Parks

As their uses and contexts have evolved over time, several business parks were, through recommendation of the new Official Plan, excluded from the industrial park categorization and are no longer included in this survey. These business parks include Queensview-Morrison Office Park, the eastern portion of the South Orléans Industrial Park, Bells Corners Employment Area and the Carling Ave. (Former Nortel Campus) Area.

For a variety of reasons, some rural business parks were not designated as rural industrial and logistics land and were left undesignated in the new Official Plan. These business parks are included in the listing of rural employment areas but are excluded from the calculation of available vacant rural industrial lands. Among these excluded business parks is the Carp Airport Industrial Area whose vacant available land is more suited to airport-oriented uses. Due to the presence of Provincially Significant Wetlands in the Westwood Industrial Area and the amount of floodplain bisecting large vacant parcels and rendering them ineffective for large-scale industrial development in the Vars Business Park, these two former business parks are also no longer considered part of the rural industrial inventory. Ashton and Highway 31 South Greely Industrial Areas were also removed from the rural inventory in the new Official Plan due to land and service limitations, which better suited these business parks for the Rural Countryside designation.

Although the industrial lands in the Richmond Industrial Area are still considered as part of the rural industrial inventory, much of the industrial land in the village of Richmond has been converted to a residential community leaving only a limited supply of land for rural industrial use. Jordel Agri-Industrial Commercial Park, Gordon McKeown Industrial Area, and Vars Cement are the only other rural business parks that do not have a corresponding rural industrial designation but are still included as part of the rural industrial inventory.

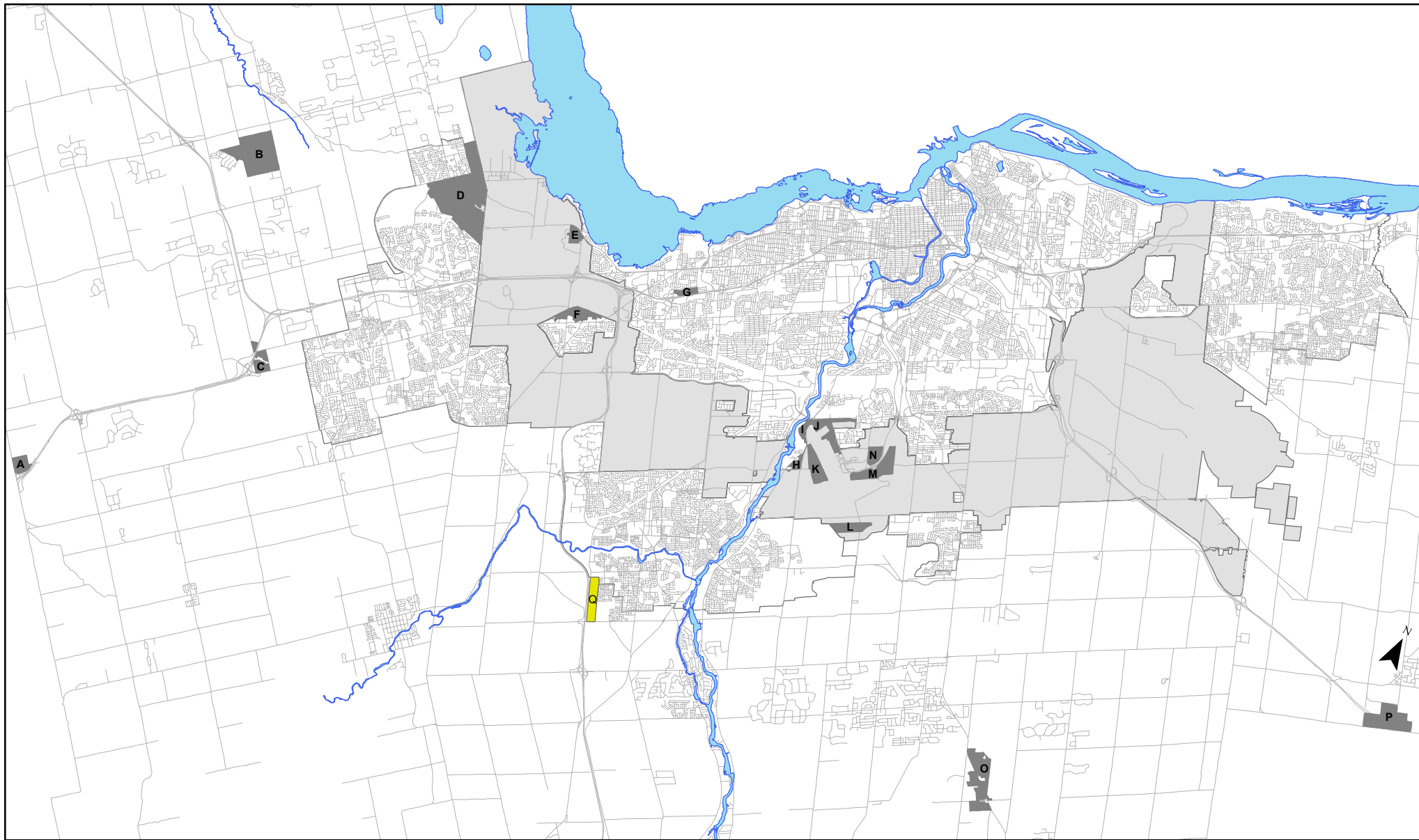
Additions and Alterations of Business Parks

To help meet the need for industrial-related land in the city, changes from the new Official Plan also resulted in adding industrial-related land supply through the addition of land to the eastern portion of the A.G. Reed Industrial Area and adding more land to the west side of Boundary Road in the IndCum Industrial Area. A new business park, Borrisokane Industrial Area, located in the suburban southwest part of the city was also added as a part of the rural industrial inventory.

Special Districts – Kanata North Economic District and Ottawa International Airport Economic District

Business parks associated with the Special District designation outlined in the new Official Plan including the Kanata North and the Ottawa International Airport Economic Districts will not be inventoried in this report but will be further assessed in the City of Ottawa Official Plan Monitoring Report. The business parks included within the Ottawa International Airport Economic District (OIAED), include Rideau North Industrial District, Riverside-Uplands, Hunt Club North Field Aviation Area, Limebank North Business Area, Airport South Area, Airport – Lester Sector and Airport Gateway Business Park. For comparison purposes, these business parks will be included in the initial overview table, however, their land supply inventory will not be included in this report.

All added and removed business parks can be viewed on Map A.



Removed Business Parks

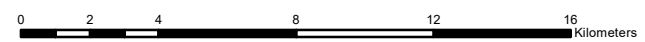
- A. Ashton Industrial Area
- B. Carp Airport Industrial Area
- C. Westwood Industrial Area
- D. Kanata North Business Park
- E. Carling Ave. (Former Nortel Campus)
- F. Bells Corners Employment Area
- G. Queensview-Morrison Office Park
- H. Rideau North Industrial District

Added Business Park

- Q. Borrisokane Industrial Area

- I. Riverside Uplands
- J. Hunt Club North Field Aviation Area
- K. Limebank North Business Area
- L. Airport South Area
- M. Airport - Lestor Sector
- N. Airport Gateway Business Park
- O. Highway 31 – South Greely Industrial Area
- P. Vars Business Park

Added and Removed Business Parks Map



Official Plan New Industrial Designations

The 2020 PPS defines “Employment Area” as: “...those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.” This definition has led the new Official Plan to introduce the concept of designating business parks according to their context and resulting in the development of three new designations applied to industrial land in the city. The three categories of industrial land designation drafted in the Official Plan and applied in this report are: Industrial and Logistics, Mixed Industrial and Rural Industrial and Logistics.

Industrial and Logistics

According to the Official Plan, the Industrial and Logistics designation is applied mainly to lands where noxious uses that contribute to odour, light and noise etc...are clustered to protect surrounding uses. This designation primarily contains more traditional industrial uses such as warehousing, distribution and construction.

Mixed Industrial

Their flexibility and diversity allow lands designated as mixed industrial to blend more easily into the surrounding area. Mixed industrial lands are generally lands that are a transition from traditional industrial to less noxious uses. Uses typically found in the mixed industrial designation include wholesale, light industrial and small-scale office uses.

Rural industrial and Logistics

Rural Industrial and Logistics Land located in the rural area of the city are also captured as part of the rural inventory for this report. These lands support uses that are noxious or not suitable in the urban area or the Rural Countryside.

For the purposes of this report, all industrial lands in business parks and industrial areas in the city of Ottawa will be reviewed. However, as Industrial and Logistics and Rural Industrial and Logistics designated lands have more industrial-based uses that are in need of protection, only vacant industrial land contained in these two designations will be included in the vacant industrial land supply.

HIGHLIGHTS

The total city-wide supply of vacant industrial and business park land stood at 1,084 net hectares (ha) as of June 30, 2022. This is a decrease of 416 net ha since last reported for the end of 2019. There were 653 net ha in the urban area and 431 net ha in the rural area. Adoption of the new Official Plan and the accompanying updates and modifications accounted for much of the differences in business parks between the two time periods. The supply of lands designated for Industrial and Logistics use was 866 net ha across the city from 2020 to mid-year 2022. This was split between 469 net urban ha and 397 net rural ha.

Approximately 60% (653 net ha) of the vacant land supply was located in the urban/suburban area, split between 69 net ha inside the Greenbelt and 583 net ha outside the Greenbelt. A total of 431 net ha of vacant land were provided in the rural area. For Industrial and Logistics designated land, the 53 net ha inside the Greenbelt and the 416 net ha in the urban area provided for a total of 469 ha of urban designated land. Approximately 397 net ha of Industrial and Logistics vacant land was found in the rural area.

From 2020 to Mid-2022, a total of 76 gross ha of industrial land were developed, comprised of 17 gross ha in 2020, 52 gross ha in 2021 and 7 gross ha in the first six months of 2022 (Table 4a). This figure drops to 69 gross ha when land developed for non-industrial uses is excluded (Table 5a). Industrial and Logistics designated land saw 66 gross ha developed between 2020 and mid-2022 with 15 gross ha developed in 2020, 49 gross ha developed in 2021 and 1 gross ha developed by mid-year 2022. This figure drops to 62 gross ha when land developed for non-industrial uses is excluded. (Table 5b)

Over 93 percent of the land in business parks inside the Greenbelt had been developed as of mid-year 2022. Of the 69 net ha that remain, roughly 20% (14 ha) are in public ownership, split between the federal and municipal governments. Of the 53 net ha of vacant Industrial and Logistics designated land, 13 net ha or 24% are in public ownership, once again split between the federal and municipal governments. (Table 3a and Table 3b)

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 June 30, 2022.

Land covered by the survey in the urban and suburban areas are generally designated Industrial and Logistics, Mixed Industrial, and Rural Industrial and Logistics and also includes some smaller parcels outside of these designated areas which are within Business Parks. All rural industrial areas have been identified either by their zoning, their designation in the new 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. Additionally, revisions have been made in some areas as a result of increased refinement of the survey from year to year. 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.

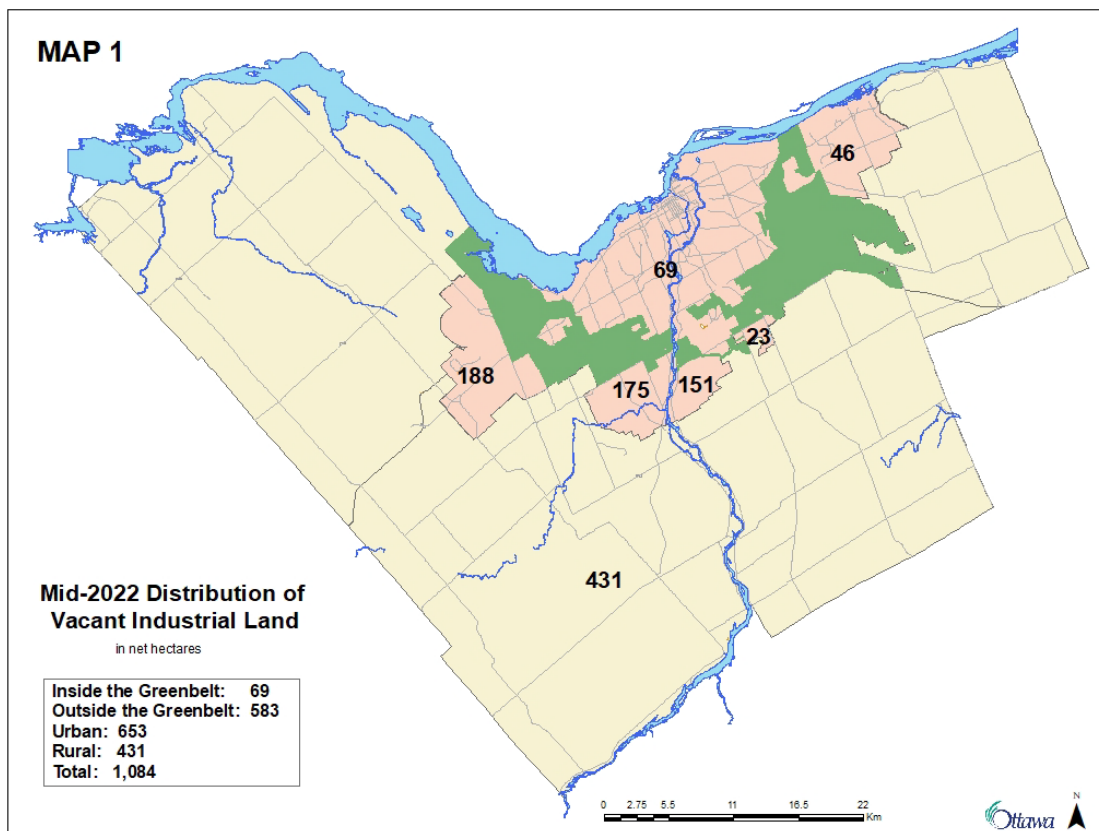
This edition is the latest in a series of similar monitoring reports prepared by the City and (prior to 2001) the former Region of Ottawa-Carleton since 1984. In the past, the survey was updated every two years. Moving forward this report will be an annual publication.

LAND SUPPLY

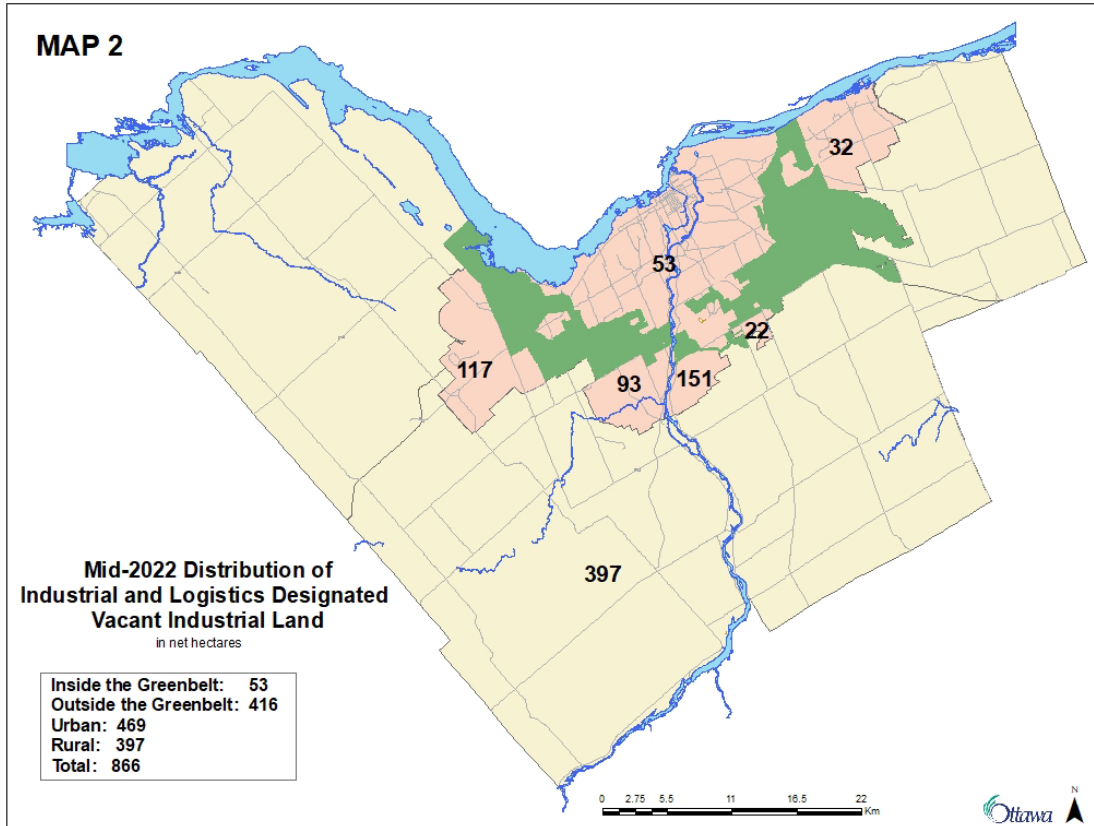
Table 1 summarizes the total land area, including developed and undeveloped land, of each industrial area and business park in the city of Ottawa. The table notes any changes to the size of each area made since 2019 and the source of the change. On June 30, 2022, the total industrial land supply of each industrial area and business park in the city of Ottawa including developed and undeveloped land was 4,968 gross hectares down 831 hectares from 2019. Much of this decrease can be attributed to changes resulting from modifications in the new Official Plan.

After selected business parks and industrial areas that have been removed due to evolving criteria in the new Official Plan, the remaining employment areas in Table 2a showed a total of 1,084 net hectares (1,190 gross ha) of vacant land across the city as of June 30, 2022. The distribution of these lands by major geographic area is illustrated on Map 1.

The urban and suburban area had 653 net ha of vacant industrial land, split between areas inside the Greenbelt, with 69 net ha, and 583 net ha in the suburban centres outside the Greenbelt. The rural part of Ottawa had 431 net ha. (Table 2a)



Focusing specifically on lands designated as Industrial and Logistics land in the new Official Plan, Table 2b shows there was a total of 866 net hectares (969 gross ha) of vacant land across the city as of June 30, 2022. The distribution of these lands by major geographic area is illustrated on Map 2.

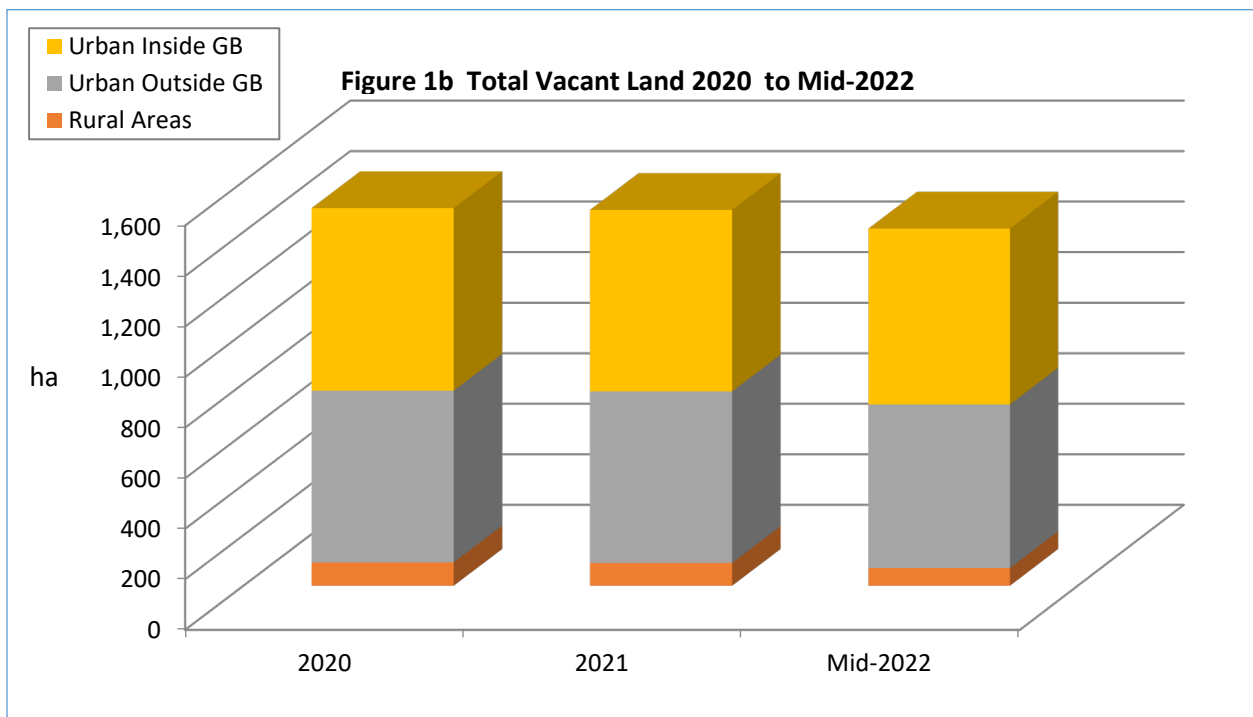
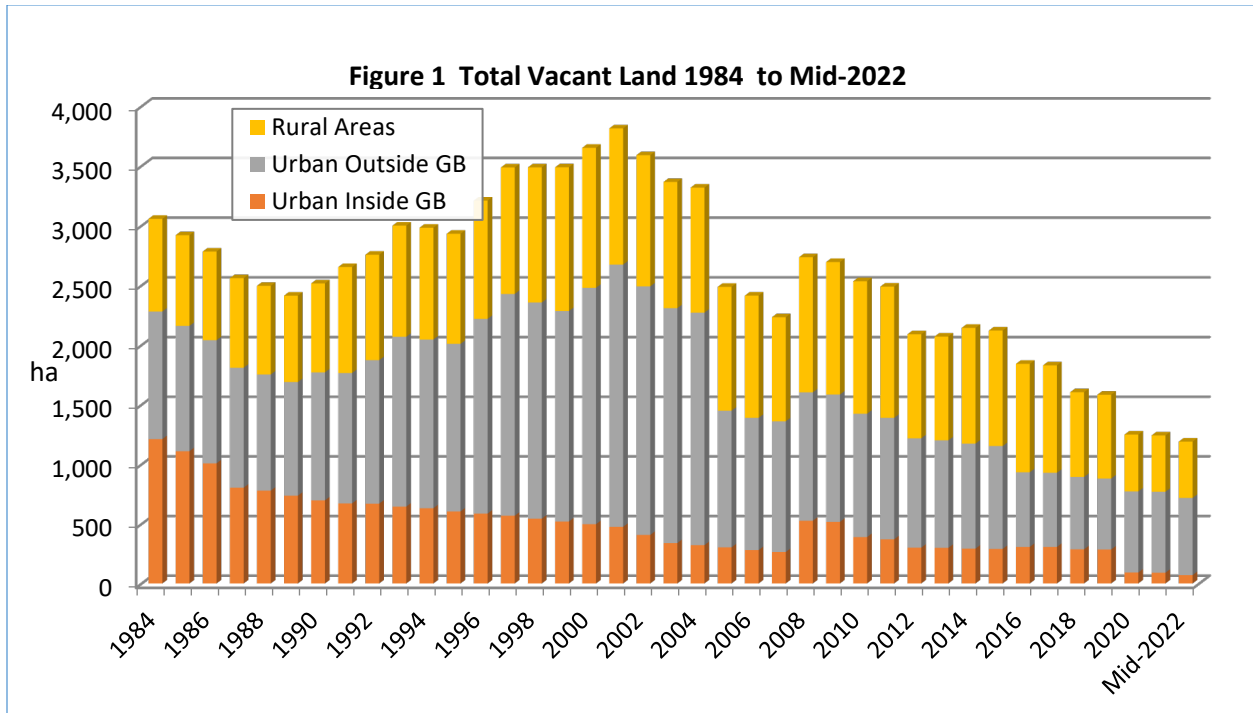


In terms of Official Plan industrial designated land, there were 469 net ha in the Industrial and Logistics designation and 397 net ha in the Rural Industrial and Logistics designation. There was 157 net ha of land designated as Mixed Industrial.

Official Plan Designation	Total Net Ha	Total Vacant Net Ha
Industrial & Logistics	1,645.4	468.6
Rural Industrial & Logistics	1,141.6	397.1
Mixed Industrial	1,017.1	157.1
Undesignated Land	503.3	61.3
Total	4,307.4	1,084.1

The total vacant industrial land supply by major geographic area between 1984 and Mid-2022 is summarized in Figure 1a. Vacant industrial land supply reached new lows in mid-2022. Overall, the city-wide supply of vacant industrial land was down by approximately 417 net ha from year-end 2019. 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 Official Plan process. A total of 83 gross ha was 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 1b shows total vacant Industrial and Logistics designated land from 2020 to mid-2022. A total of 69 gross ha was developed for industrial and other employment uses including development on expansion lots on this designated land.



Inside Greenbelt Supply

By mid-2022, 93% of industrial land inside the Greenbelt was already developed. The remaining supply of 69 net ha was concentrated east of the Rideau River. After the removal of the industrial areas around the Ottawa Macdonald-Cartier International Airport, which have been redesignated as a part of the Ottawa International Airport Economic District and not included in the inventory for this survey, most of the vacant land in the east inside the Greenbelt is located primarily in the traditional industrial area of Hawthorne-Stevenage Industrial Area. (Table 2a)

On lands designated for Industrial and Logistics, 92% of the industrial land is already developed while 53 net ha remain available for development inside the Greenbelt. The Hawthorne-Stevenage Industrial Area contains most of the remaining land with roughly 28 net vacant ha in this industrial area. (Table 2b)

The supply of vacant industrial land west of the Rideau River totaled only 16 net ha. Vacant lands were concentrated in the 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.

West of the Rideau River, only the Merivale Industrial Area contained vacant lands (6 net ha), that were designated for Industrial and Logistics use.

Suburban Outside Greenbelt Supply

Vacant industrial land in urban areas outside the Greenbelt represented 583 net ha or about 89% of the total urban supply. The distribution of industrial land was located in three primary areas, West (Kanata-Stittsville 188 net ha), South (South Nepean 175 net ha, Riverside South 151 net ha, and Leitrim 23 net ha) and East (Orléans 46 net ha). Among the urban centres, the shares of urban land supply were: 29% in Kanata-Stittsville, 27% in South Nepean, 23% in Riverside South, 8% in Orléans, and 4% in Leitrim.

The figures for vacant industrial land located outside the Greenbelt and in the Industrial and Logistics designation showed similar characteristics as supply with vacant lands was concentrated with 32% in Riverside South, 25% in Kanata, 20% in South Nepean, 7% in Orleans and 5% in Leitrim.

Rural Supply

At mid-year 2022, 343 net ha (79%) of vacant rural industrial land were located west of the Rideau River, over 80 percent of which was concentrated along Carp Road. East of the Rideau, two business parks (South Gloucester and IndCum Industrial Areas), held nearly 95% or 84 net ha of vacant industrial land. (Table 2a).

After removing developed rural industrial lands to mid-2022 and accounting for changes and modifications in the rural industrial parks and redesignations applied from the new Official Plan, there remained four rural business parks that contained rural Industrial and Logistics designated land; Carp Rd Rural Employment Area, South Gloucester Industrial Area and IndCum and Moodie Drive Industrial Areas. These areas had a total of 397 vacant net ha of industrial land. Rural supply was impacted by the rezoning of the A.G. Reed Industrial Area which resulted in the 233 net ha in this business park shifting from rural to urban.

Ownership of Vacant Industrial Land

Overall, about 88% (955 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 475 net ha in suburban areas and 425 net ha in the rural area. The remaining 55 net ha of privately-owned industrial land is located inside the Greenbelt (Table 3a). For lands designated as Industrial and Logistics or Rural Industrial and Logistics, 88% (764 net ha) of all vacant land is in private ownership. Much of the privately-owned land in this designation was located outside the Greenbelt and in the rural area with 327 net ha and 397 net ha respectively. There were 39 net ha of privately-owned vacant land inside the Greenbelt.

Of the 123 net ha owned by public agencies: the Federal Government accounts for 56 net ha (45% of public land), and the City of Ottawa 52.8 net ha (43%). The remaining 14 net ha are owned by the province. There were 102 net ha of Industrial and Logistics designated land in public ownership all of which were owned by the Federal (55%) and Municipal government (45%).

The majority (98%), of publicly owned land representing 123 net ha is located in the urban area and is concentrated outside the Greenbelt primarily in the Riverside South Business Park (63 net ha). There were no publicly-owned lands in the rural area owned by the province. All 102 net ha of publicly owned Industrial and Logistics designated land is found in the urban area primarily in the Riverside South Business Park and the Albion-Leitrim Industrial Area which had 77% of this type of land.

The City of Ottawa owns about 53 net ha of vacant industrial land in the city. Approximately 5 net ha are located in the southeast portion inside the Greenbelt and 46 net ha are distributed across suburban industrial areas. Remaining municipal land is located in the western portion inside the Greenbelt. The city does not currently own any industrial land in the rural area. A similar pattern was observed in Municipally owned Industrial and Logistics designated land in the city with the suburban areas containing the majority (40 net ha) of this land, and 6 net ha inside the Greenbelt all of which is located east of the Rideau River.

The provincial government owns only 14 net ha of vacant industrial land, located in a prime location in the Kanata West Business Park owned by the Ministry of Transportation (MTO). The provincial government does not currently own any Rural Industrial and Logistics designated land in the city.

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 43% of the vacant industrial land in the suburban centres and about 68% 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 are serviced by both water and sewer trunk services (Table 2b). As a part of the new 2021 Official Plan, the A.G. Reed Industrial Area has been rezoned to urban industrial allowing for parcels in the industrial area to be eligible for city central water and sanitary servicing. However, at this time, A.G. Reed Industrial Area currently has piped water and private septic systems. With the exception of the A.G. Reed Industrial Area, there were 474 net ha of vacant urban industrial land outside the Greenbelt, serviced with both water and sewer

trunks. Of the 417 net ha of vacant suburban Industrial and Logistics designated land, 307 net ha were serviced with only the A.G. Reed industrial Area lacking servicing.

Development in the rural area is typically on private wells and septic systems. However, the South Gloucester Industrial Area is partially serviced, and the Richmond Industrial Area is currently serviced by private services but may be converted to communal water and central sanitary systems once they are available.

LAND CONSUMPTION

A total of 76 gross ha of industrial land were developed on vacant lands between 2020 and mid-2022, made up of 17.1 gross ha in 2020, 51.9 gross ha in 2021 and 7.1 gross ha in the first half of 2022 (Table 4a). The consumption rate for 2020 registered below the 38-year city-wide average of approximately 44.5 gross ha per year and similarly, the 7.1 ha developed by mid-2022 was well below the average. Development on underutilized lots accounted for 4.4 gross ha and another 2.3 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 rate¹. Of the 65.6 gross ha of Industrial and Logistics designated land developed on vacant land, 14.9 gross ha were developed in 2020, 49.3 gross ha were developed in 2021 and the remainder was developed by mid-2022. The annual average rate of consumption for 2020 to mid-2022 was 20.8 gross ha per year.

A total of 22.3 gross ha of vacant land and vacant Industrial and Logistics designated land was consumed inside the Greenbelt (Table 4b). All of this development occurred in the east, in the South Walkley-Albion and Hawthorne-Stevenage Industrial Areas. This level of consumption decreased the long-term average annual rate for the inside Greenbelt area to 18.5 gross ha from 2020 to mid-2022. (Table 5b)

Over the 2020 to mid-2022 period a total of 49.3 gross ha (10.6 gross ha in 2020, 31.9 gross ha in 2021 and 6.8 gross ha by mid-2022) of suburban industrial land outside the Greenbelt were consumed (Table 4a). Much of this land (27.3 gross ha), was developed in the 416 Business Park. Industrial land was also developed in Kanata West (9.1 gross ha), Borrisokane (7.4 gross ha), South Merivale (3.2 gross ha), and A.G. Reed (2 gross ha). From 2020 to mid-2022, suburban industrial land consumption remained relatively steady with the 38-year average annual rate dropping slightly from 19 net ha in 2020 to 18 net ha in mid-2022. (Table 5a)

Over the same time period, 37.7 gross ha of Industrial and Logistics designated land was developed: 8.4 gross ha in 2020 and 29.3 gross ha in 2021. There was no development on Industrial and Logistics designated land in the first six months of 2022. Most of this land (89%), was developed in the 416 Business Park (26 gross ha), and the Borrisokane Industrial Area (7.4 gross ha). Industrial and Logistics land was also developed in Kanata West Business Park (1.1 gross ha) and the A.G Reed Industrial Area (3.2 gross ha). (Table 5b)

The rate of consumption in the rural area experienced a drop, decreasing to 4.2 net ha in 2020 from 7.2 net ha in 2019 before declining once again to a new low of 1.6 net ha in mid-2022. It must be noted however, that it is difficult to compare the annual time periods with the shorter 6-month time span. The rural consumption is now below the 38-year average of 10.1 net ha (Table

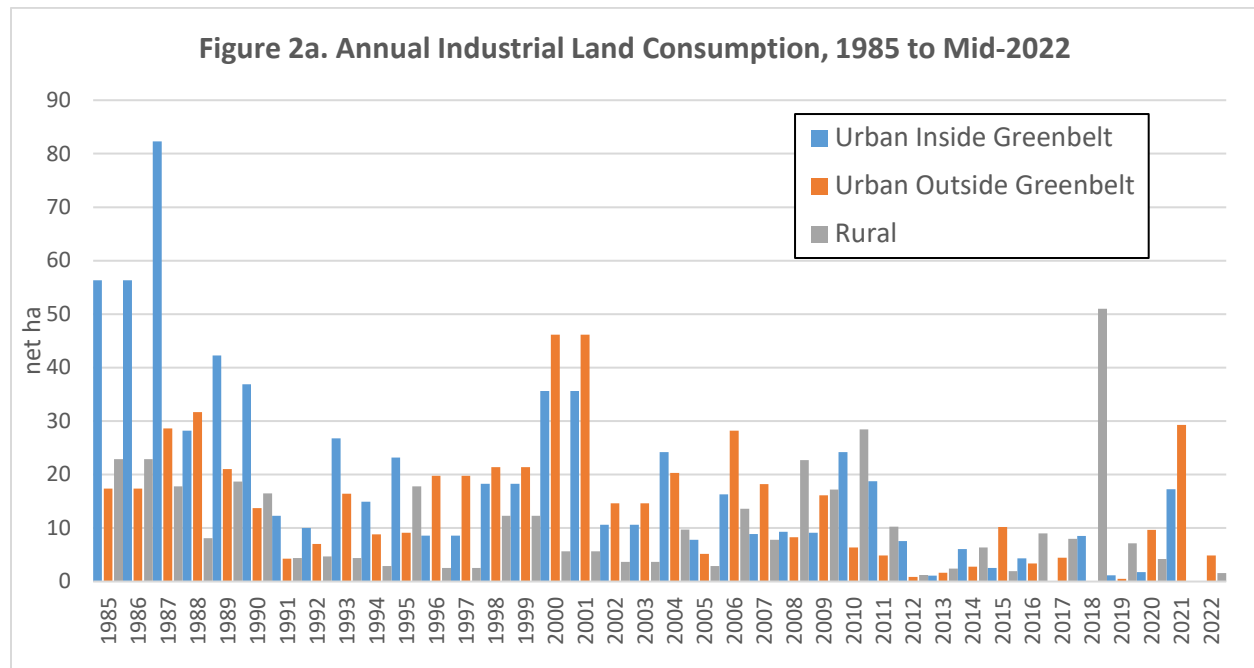
¹ Underutilized lots and existing road rights-of-way are separately identified in the report maps. Land areas for either use are not included in the reported land supply. Large lots are already netted down by a factor of 15% to take account of future roads and other non-industrial uses on these lots.

5a). Three of the thirteen rural industrial areas experienced new development in the last 30 months (January 1, 2020, to June 30, 2022). Development in the west (0.2 net ha), took place in the Richmond Industrial Area.

Only the rural areas east of the river saw development of Rural Industrial and Logistics designated land between 2020 and mid-year 2022. This development took place in IndCum Industrial Area (4.2 gross ha) and South Gloucester Industrial Area (1.4 gross ha). By mid-2022, the average annual consumption rate on Rural Industrial and Logistics land stood at 1.4 net ha (Table 5b).

From 2020 to mid-2022, 4.4 gross hectares of expansion land was developed. A portion of this land, (1.7 gross ha), was from a parcel located in Ottawa South Business Park which was developed for an office building. Another 0.4 gross ha was developed in Hawthorne-Stevenage Industrial Area for a warehouse building while 1 gross ha was also developed in the A.G. Reed Business Park for a warehouse. There were 1.4 gross ha developed in the rural area in the South Gloucester Industrial Area for an office/warehouse building.

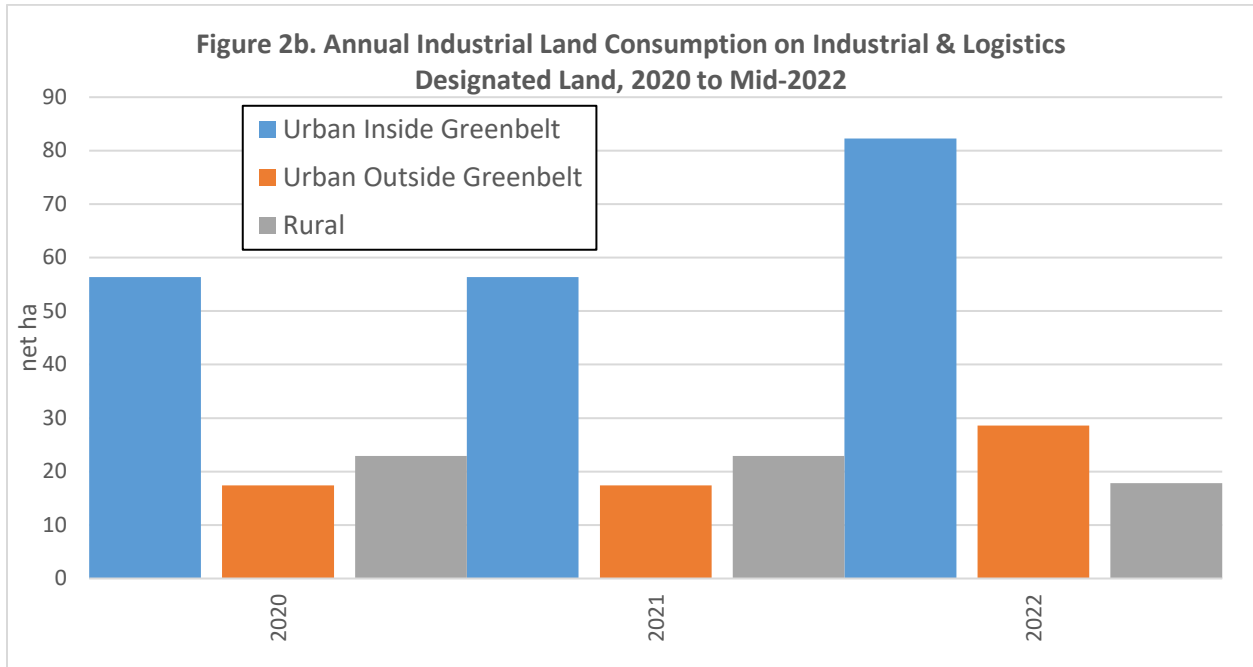
All underutilized Industrial and Logistics designated land parcels that were from 2020 to mid-2022 took place in the urban area in Ottawa South Business Park (1.7 gross ha) and the Hawthorne-Stevenage Industrial Area (0.4 gross ha).



Over the last 38 years, there have been significant fluctuations in consumption, particularly in the urban area, as shown in Figure 2a, derived from Table 5a. 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. From 2020 to mid-2022, consumption continued the pattern of inconsistency, increasing to 15.6 net ha in 2020 from 8.8 net ha in 2019 before jumping to 46.6 net ha in 2021 before finally settling at 15.6 net ha in 2022.

falling to 6.5 net ha in mid-2022 (Table 5a). In recognizing the drop in consumption from January to June 2022, it must be noted that it is difficult to compare this final six-month period to a full years worth of consumption.

Over the last 30 months, Industrial and Logistics designated land consumed 14.4 net ha in 2020 before increasing to 46.6 net ha in 2021 and dropping to 1.4 net ha in the first half of 2022. Overall Industrial and Logistics designation land consumption stood at 20.8 net ha during this time period.



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.

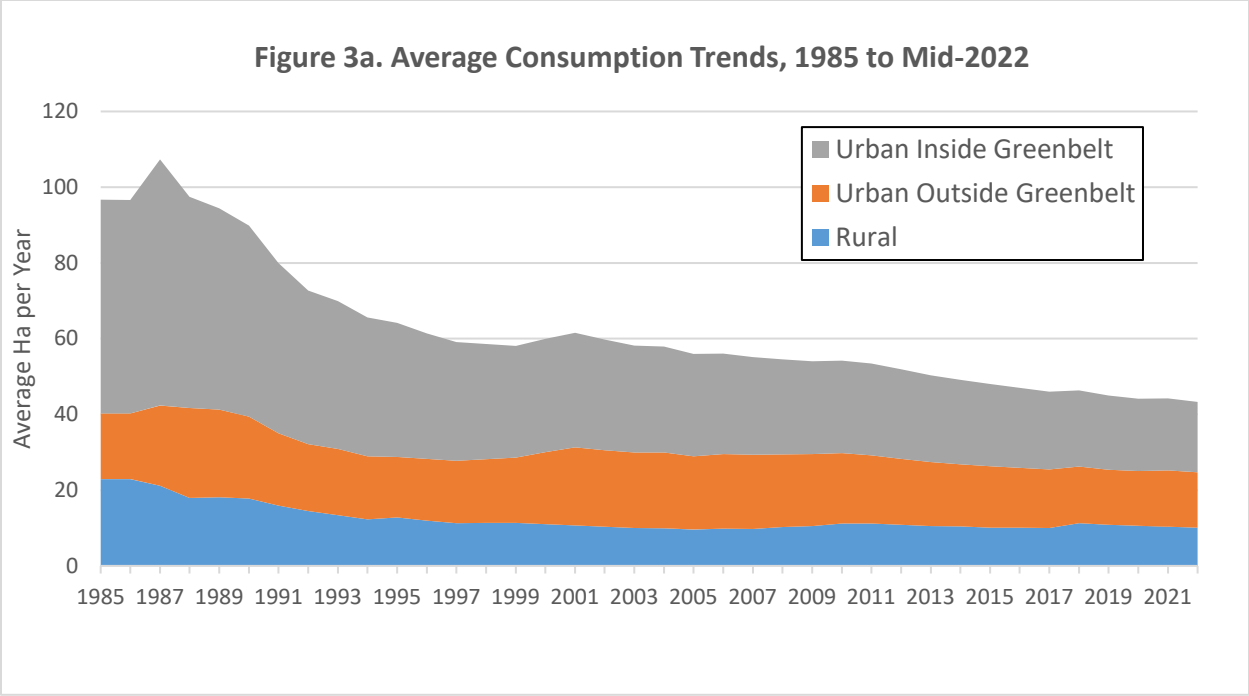


Figure 3a shows the average rate of consumption during the 2020 to mid-2022 period decreased to 18.5 net ha from 19.1 net ha inside the Greenbelt, rose to 14.6 net ha from 14.5 net ha outside the Greenbelt and fell to 10.1 net ha from 10.6 net ha in the rural area (Table 5a).

Corresponding numbers for Industrial and Logistics designated land saw the rate of consumption fall from 9.5 net ha to 8.6 net ha inside the Greenbelt, from 18.9 net ha to 14.6 net ha outside the Greenbelt and from 2.1 net to 0.1 net ha in the rural area. Overall, the average rate of consumption on Industrial and Logistics designated land decreased from 30.5 net ha to 24 net ha between 2020 and mid-2022. (Table 5b)

Figure 3b. Average Consumption Trends on Industrial & Logistics Designated Land, 2020 to Mid-2022

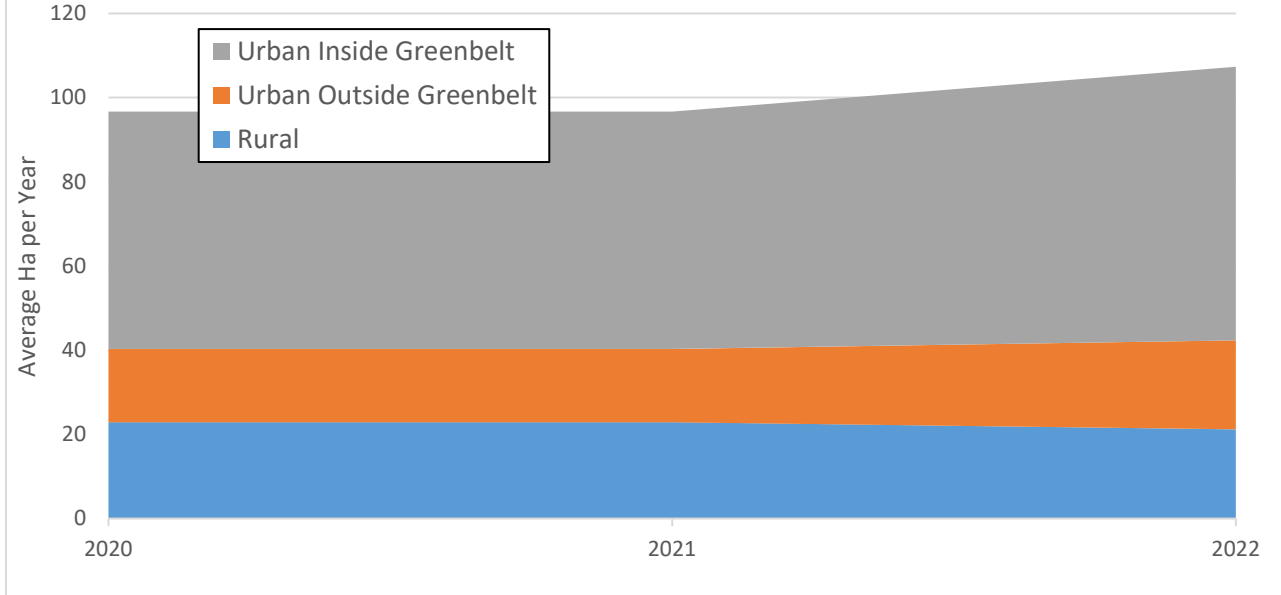
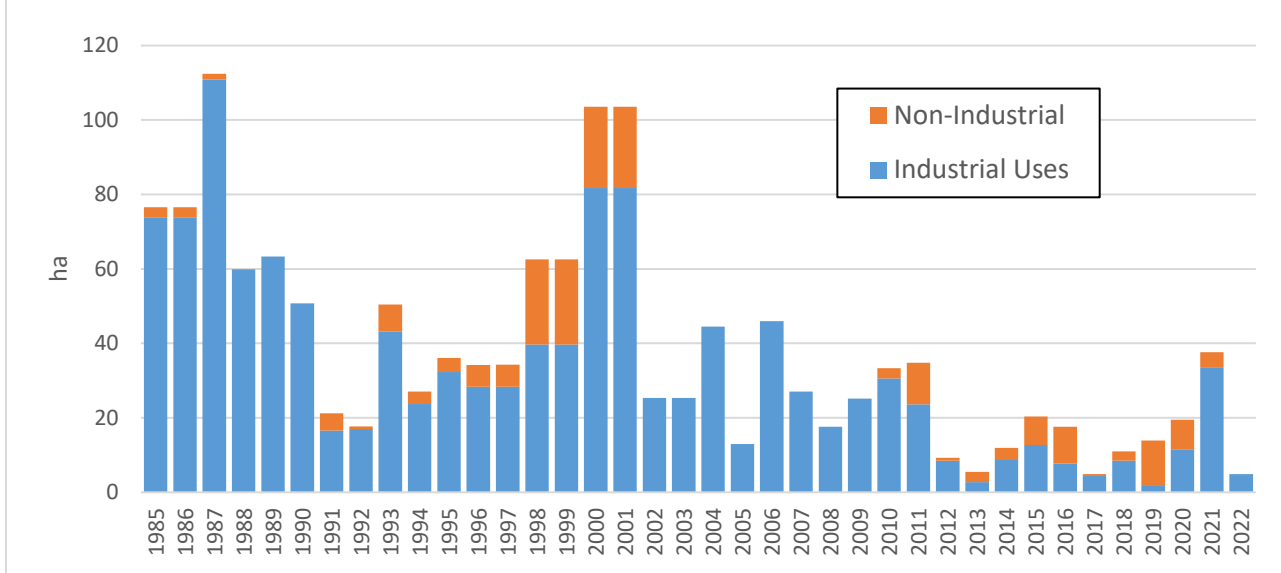


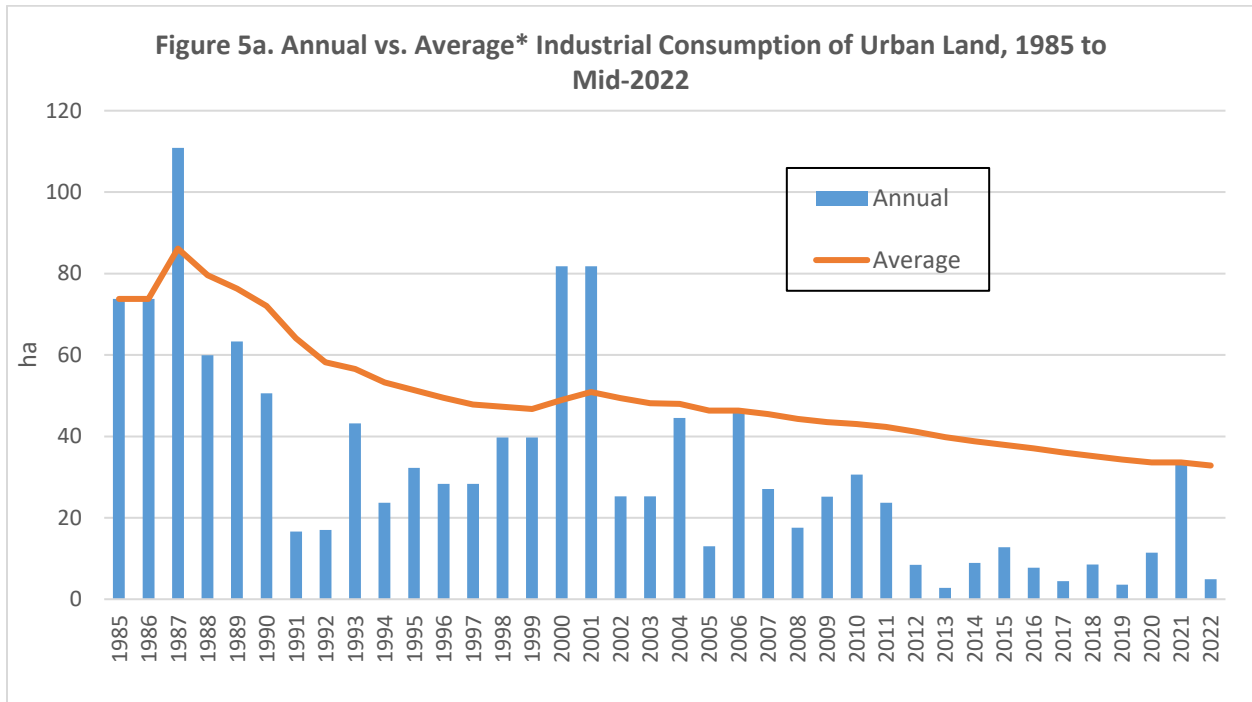
Figure 4a. Consumption of Vacant Urban Industrial Land, 1985 to Mid-2022 (showing additional consumption for non-industrial uses)

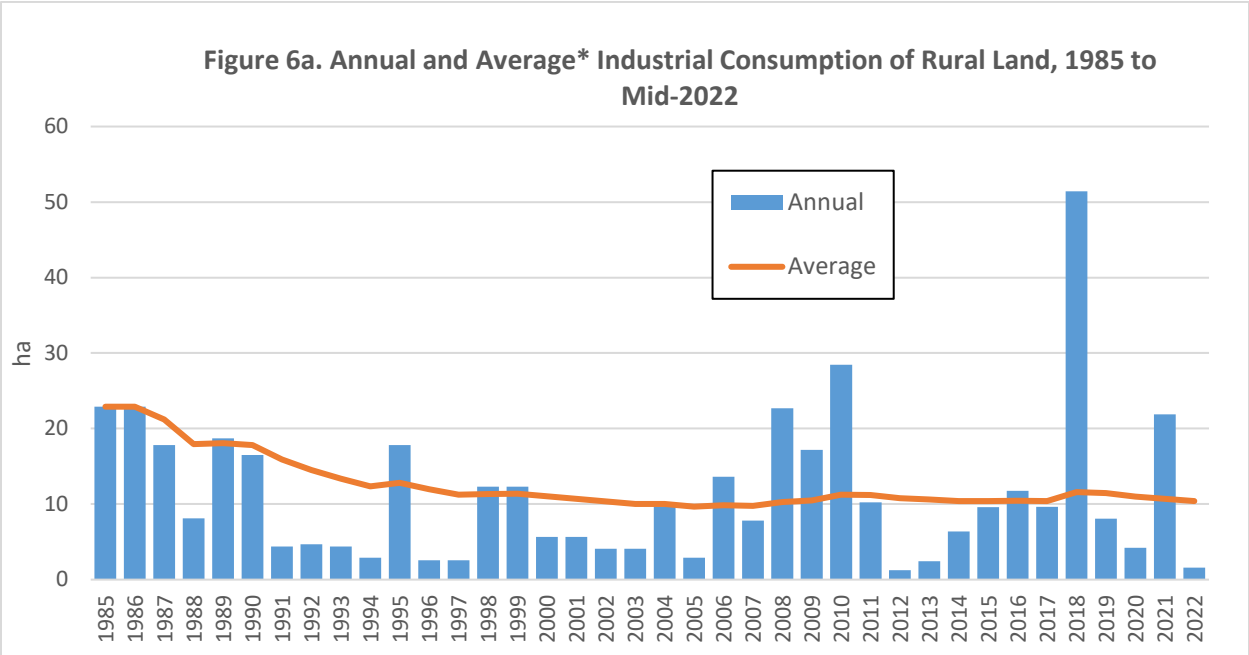
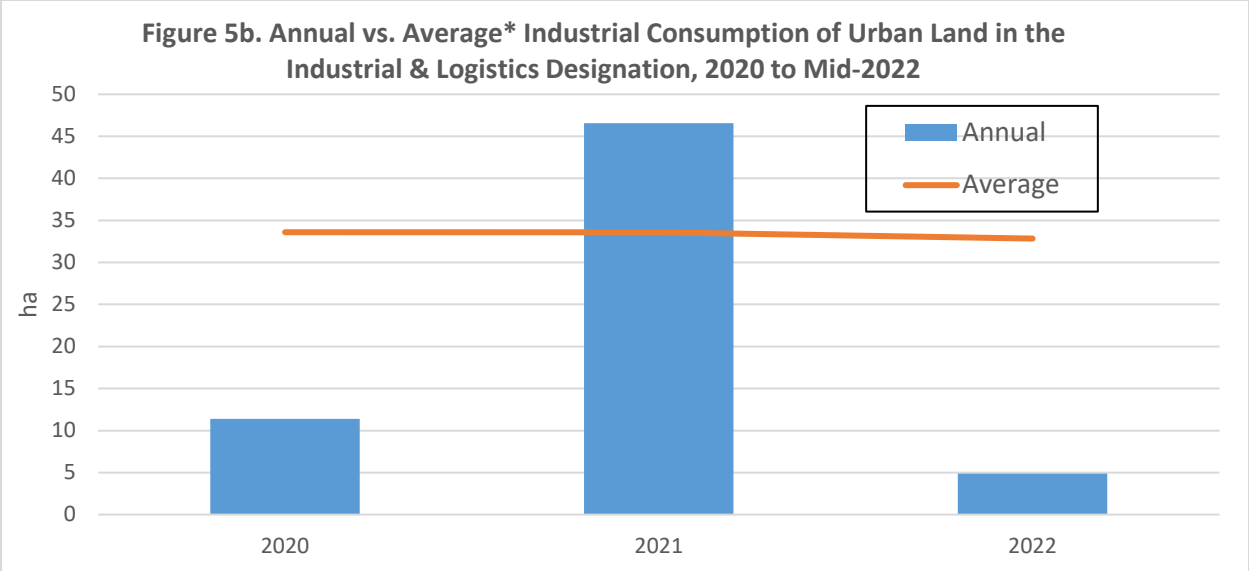


Reports published after 2001 introduced two consumption rates for the urban area that took into account the amount of industrial land being consumed for both industrial and non-industrial uses (i.e., non-employment uses) as shown in Figure 4a. This dual consumption rate was intended to highlight situations 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 when three net ha were developed. In 2018-19, 15 net ha of industrial land was consumed for non-industrial uses, decreasing to 12 net ha in 2020 to mid-22. The land during this time period was consumed in Kanata West Business Park (office building), 416 Business Park (roads and auto dealership), South Walkley (part of LRT buildings) and Ottawa South (office building).

A four-storey office building developed in Ottawa South Business Park was the only non-industrial use that consumed Industrial and Logistics designated land from 2020 to mid-2022. This office building consumed 1.7 net ha of industrial land.





Running average consumption rate is calculated from cumulative land consumption of the current year and all preceding years beginning in 1985. Table 6a 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.

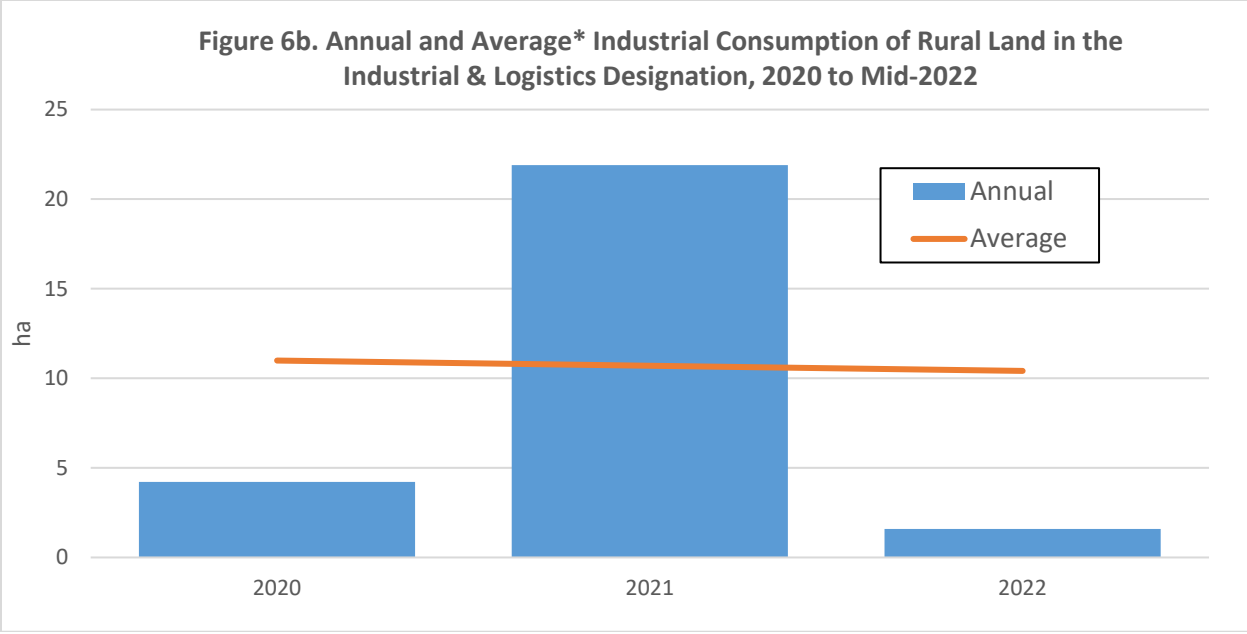


Figure 5a shows the 2020 to mid-2022 period when industrial land absorption experienced a decrease in the urban area dropping to 4.9 net ha in mid-2022 from 11.4 net ha in 2020. Overall, average absorption rates continued to fall and hit a new running average low of 32.8 net ha per year for industrial (employment) uses only, or 37.9 net ha per year when all uses are included. Similar figures were experienced for Industrial and Logistics designated land (Table 6a and Table 6b).

After dropping to 4.2 net ha in 2020, land absorption in the rural area (Figure 6a), experienced no absorption in 2021 before rising to an absorption of 1.6 net ha in mid-2022. Running averages fluctuated slightly from 11 net ha in 2020 to 10.4 net ha in mid-2022. For designated Industrial and Logistics land, 4.2 net ha were absorbed in 2020 heading into 2021 where no Industrial land Logistics land was consumed before rising slightly to an absorption of 1.4 net ha by mid-2022.

CONCLUSION

Applying consumption rates over the last 38 years for both urban and rural areas to the vacant supply of 653 net ha and 431 net ha respectively, the estimated reserve is approximately 18 years in the urban area and 41 years in the rural area. For Industrial and Logistics designated land, consumption rates for the past two and one-half years on 469 net urban ha and 397 net rural ha, yielded roughly 13 years for vacant urban land and 38 years net ha for vacant rural land. These estimates assume among other things that no new lands will be added or removed from the existing supply.

The mid-2022 supply of 866 vacant net hectares on Industrial and Logistics and Rural Industrial and Logistics land, buoyed by the changes incorporated in the new Official Plan, has surpassed the requirement that the city accommodate between 363 and 507 net hectares of industrial land development to 2046 on industrially designated land, set out in the December 2020 *Industrial & Logistics Land Strategy for the New Official Plan*.

Based on the results of this mid-2022 industrial land inventory, the City of Ottawa has satisfied the intent of the policies found in section 1.3.2.7 of the 2020 PPS to accommodate the needs for lands supportive of industrial development during the time horizon of the Official Plan or until 2046.

Appendix

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 Right of Ways (ROW's), Stormwater Management (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 Inventory - Changes between 2019 and mid-year 2022 (gross ha)

Map Ref	Industrial Area	Total 2019 ha	Total Mid-2022 ha	Change 2019-Mid-2022	Comment
URBAN					
Inside Greenbelt West of Rideau River					
7	Bells Corners Employment Area	74.5	0.0	-74.5	removed in new OP
9	Queensview-Morrison Office Park	21.7	0.0	-21.7	removed in new OP
10	Woodward Business Park	43.9	43.9	0.0	no change
11	Colonnade Business Park	90.2	90.2	0.0	no change
12	Merivale Industrial Area	161.5	160.7	-0.9	modifications from zoning change
13	Rideau Heights Business Park	101.9	100.6	-1.3	adjustments due to zoning
6	Carling Ave (Former Nortel Campus)	29.0	0.0	-29.0	removed in new OP
Sub-Total West of Rideau River		522.7	395.4	-127.3	
Inside Greenbelt East of Rideau River					
16	Rideau North Industrial District	15.8	0.0	-15.8	redesignated to Airport Economic District in new OP
17	Riverside-Uplands	18.7	0.0	-18.7	redesignated to Airport Economic District in new OP
18	Hunt Club North Field Aviation Area	72.5	0.0	-72.5	redesignated to Airport Economic District in new OP
19	Limebank North Business Area	69.8	0.0	-69.8	redesignated to Airport Economic District in new OP
20	Airport South Area	54.8	0.0	-54.8	redesignated to Airport Economic District in new OP
21	Airport - Lester Sector	61.6	0.0	-61.6	redesignated to Airport Economic District in new OP
22	Airport Gateway Business Park	72.9	0.0	-72.9	redesignated to Airport Economic District in new OP
24	South Walkley-Albion Industrial Area	138.1	150.2	12.1	adjustments due to zoning
25	Ottawa South Business Park	165.4	164.5	-0.8	no change
26	Hawthorne-Stevenage Industrial Area	317.6	321.9	4.3	property line adjustments
27	Sheffield Industrial Area	219.3	219.3	0.0	no change
28	Newmarket-Cyrville Industrial Area	128.9	128.9	0.0	no change
29	Industrial Avenue Business Park	77.6	77.6	0.0	no change
30	National Research Council	159.5	159.5	0.0	no change
31	Canotek Business Park	115.9	115.8	0.0	property line adjustments
Sub-Total East of Rideau River		1,688.4	1,337.8	-350.6	
Total Inside Greenbelt		2,211.1	1,733.2	-477.9	
Urban Centres Outside of Greenbelt					
1	Kanata West Business Park	90.6	92.8	2.2	adjustments due to new OP
3	Kanata South Business Park	50.7	50.7	0.0	no change
4	Terry Fox Business Park	72.0	72.2	0.2	no change
5	Kanata North Business Park	479.3	0.0	-479.3	redesignated to Kanata North Economic District
5	A.G. Reed Industrial Area	174.2	233.6	59.4	adjustments due to new OP
Sub-Total Kanata		866.8	449.3	-417.6	
2	Stittsville Business Park	45.3	45.3	0.0	no change
Sub-Total Stittsville		45.3	45.3	0.0	
8	416 Business Park	177.5	190.3	12.7	adjustments due to new OP
9	Borrisokane Industrial Area	0.0	65.7	65.7	added with new OP
14	South Merivale Business Park	98.9	100.2	1.3	adjustments due to new OP
Sub-Total South Nepean		276.4	356.2	79.8	
15	Riverside South Business Park	174.7	177.0	2.3	adjustments due to new OP
Sub-Total Riverside South		174.7	177.0	2.3	
23	Albion-Leitrim Industrial Area	95.3	95.3	0.0	no change
Sub-Total Leitrim		95.3	95.3	0.0	
32	Ottawa River Business Park	25.4	25.4	0.0	no change
33	Taylor Creek Business Park	36.1	36.1	0.0	no change
34	Cardinal Creek Business Park	24.6	27.1	2.5	modifications from zoning change
35	South Orleans Industrial Park	85.0	42.5	-42.5	adjustments due to new OP
Sub-Total Oriéans		171.1	131.2	-40.0	
Total Urban Centres		1,629.7	1,254.2	-375.5	
TOTAL URBAN		3,840.7	2,987.4	-853.4	
RURAL					
Rural West					
102	Carp Road Corridor Rural Employment Area	734.9	736.0	1.1	property line adjustments
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	46.8	46.7	0.0	no change
106	Richmond Industrial Area	40.1	21.8	-18.2	modifications to match secondary plan
107	Moodie Drive Industrial Area	115.3	135.8	20.5	adjustments due to new OP
108	Jordel Agri-Industrial Commercial Park	23.3	23.3	0.0	no change
Sub-Total Rural West of Rideau R.		1,262.5	1,265.8	3.3	
Rural East					
109	South Gloucester Industrial Area	132.9	132.9	0.0	no change
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	138.1	156.7	18.7	adjustments due to new OP
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.		696.4	715.0	18.7	
TOTAL RURAL		1,958.8	1,980.8	22.0	
TOTAL OTTAWA		5,799.6	4,968.2	-831.4	

Table 2a. Industrial Land Inventory Mid-2022

Map Ref	Industrial Area	Total Mid-2022 Industrial Inventory	Non-Vacant Land ¹	Vacant Land (gross ha)			Percent Built	Developed 2020 to mid-22 ² (net ha)	Vacant Land (net ha)	Serviced Vacant Lots (net ha)
				Parcels	Expansion	ROW				
URBAN										
Inside Greenbelt West of Rideau River										
10	Woodward Business Park	43.9	43.9	0.0	0.0	0.0	100.0	0.0	0.0	0.0
11	Colonnade Business Park	90.2	83.9	5.7	0.6	0.0	93.0	0.0	5.7	5.7
12	Merivale Industrial Area	160.7	152.2	6.1	1.9	0.5	94.7	0.0	6.1	6.1
13	Rideau Heights Business Park	100.6	96.2	4.5	0.0	0.0	95.6	0.0	4.5	4.5
Sub-Total West of Rideau River		395.4	376.1	16.2	2.5	0.5	95.1	0.0	16.2	16.2
Inside Greenbelt East of Rideau River										
24	South Walkley-Albion Industrial Area	150.2	140.5	9.7	0.0	0.0	93.6	3.6	9.7	9.7
25	Ottawa South Business Park	164.5	155.2	6.8	2.5	0.0	94.3	1.7	6.8	6.8
26	Hawthorne-Stevenage Industrial Area	321.9	273.9	28.3	19.7	0.0	85.1	19.1	27.7	27.7
27	Sheffield Industrial Area	219.3	216.0	2.0	1.3	0.0	98.5	0.0	2.0	2.0
28	Newmarket-Cyrville Industrial Area	128.9	122.7	5.2	1.0	0.0	95.2	0.0	5.2	5.2
29	Industrial Avenue Business Park	77.6	77.6	0.0	0.0	0.0	100.0	0.0	0.0	0.0
30	National Research Council	159.5	144.0	0.0	15.6	0.0	90.2	0.0	0.0	0.0
31	Canotek Business Park	115.8	113.4	1.8	0.6	0.0	97.9	0.0	1.8	1.8
Sub-Total East of Rideau River		1,337.8	1,243.4	53.8	40.6	0.0	92.9	24.4	53.2	53.2
Total Inside Greenbelt		1,733.2	1,619.5	70.0	43.1	0.5	93.4	24.4	69.4	69.4
Urban Centres Outside of Greenbelt										
1	Kanata West Business Park	92.8	34.7	53.8	1.7	2.4	37.5	9.1	49.5	49.5
3	Kanata South Business Park	50.7	30.6	18.9	1.3	0.0	60.3	0.0	18.9	18.9
4	Terry Fox Business Park	72.2	62.1	9.8	0.0	0.1	86.1	0.0	9.8	9.8
5	A.G. Reed Industrial Area	233.6	101.1	123.1	9.1	0.3	43.3	3.2	108.9	0.0
Sub-Total Kanata		449.3	228.6	205.6	12.1	2.8	50.9	12.4	187.0	78.1
2	Stittsville Business Park	45.3	44.6	0.7	0.0	0.0	98.3	0.0	0.7	0.7
Sub-Total Stittsville		45.3	44.6	0.7	0.0	0.0	98.3	0.0	0.7	0.7
8	416 Business Park	190.3	106.6	76.7	5.4	1.6	56.0	29.7	72.7	72.7
9	Borrisokane Industrial Area	65.7	7.4	57.4	0.0	0.8	11.3	7.4	51.1	51.1
14	South Merivale Business Park	100.2	41.9	53.2	3.0	2.1	41.9	3.2	51.5	51.5
Sub-Total South Nepean		356.2	156.0	187.3	8.4	4.5	43.8	40.3	175.3	175.3
15	Riverside South Business Park	177.0	0.0	177.0	0.0	0.0	0.0	0.0	151.0	151.0
Sub-Total Riverside South		177.0	0.0	177.0	0.0	0.0	0.0	0.0	151.0	151.0
23	Albion-Leitrim Industrial Area	95.3	69.4	25.9	0.0	0.0	72.8	0.0	23.1	23.1
Sub-Total Leitrim		95.3	69.4	25.9	0.0	0.0	72.8	0.0	23.1	23.1
32	Ottawa River Business Park	25.4	10.8	8.0	4.5	2.0	42.6	0.0	6.8	6.8
33	Taylor Creek Business Park	36.1	30.4	5.8	0.0	0.0	84.0	0.0	5.8	5.8
34	Cardinal Creek Business Park	27.1	18.5	7.6	1.0	0.0	68.4	0.0	7.6	7.6
35	South Orleans Industrial Park	42.5	13.3	29.2	0.0	0.0	31.2	0.0	25.9	25.9
Sub-Total Orléans		131.2	73.0	50.7	5.5	2.0	55.6	0.0	46.2	46.2
Total Urban Centres		1,254.2	571.5	647.2	25.9	9.3	45.6	52.7	583.3	474.4
TOTAL URBAN		2,987.4	2,191.0	717.2	69.1	9.8	73.3	77.0	652.7	543.8
RURAL										
Rural West										
102	Carp Rd Rural Employment Area	736.0	351.1	314.1	70.7	0.2	47.7	0.0	282.2	0.0
103	Carp Airport Industrial Area	261.3	159.1	101.0	0.0	1.2	60.9	0.0	90.4	0.0
104	Ashton Industrial Area	40.9	10.1	30.4	0.3	0.0	24.6	0.0	26.9	0.0
105	Westwood Industrial Area	46.7	20.5	22.0	4.2	0.0	43.8	0.0	20.2	0.0
106	Richmond Industrial Area	21.8	15.7	5.3	0.8	0.0	72.1	0.2	5.3	0.0
107	Moodie Drive Industrial Area	135.8	87.4	42.5	5.9	0.0	64.3	0.0	37.3	8.2
108	Jordel Agri-Industrial Commercial Park	23.3	1.8	19.6	0.0	2.0	7.7	0.0	18.0	0.0
Sub-Total Rural West of Rideau R.		1,265.8	645.7	534.9	82.0	3.3	51.0	0.2	480.2	8.2
Rural East										
109	South Gloucester Industrial Area	132.9	75.1	40.8	16.5	0.5	56.5	1.4	40.8	0.0
110	Gordon McKeown Industrial Area	44.0	39.4	4.5	0.0	0.0	89.7	0.0	4.5	0.0
111	Highway 31-South Greely Industrial Area	162.7	75.5	58.1	29.1	0.0	46.4	0.0	54.7	0.0
112	IndCum Industrial Area	156.7	100.2	45.9	7.4	3.2	64.0	4.2	43.4	49.4
113	Vars Business Park	149.2	137.0	12.1	0.0	0.0	91.9	22.5	10.3	0.0
114	Vars Cement	69.5	27.4	0.0	42.2	0.0	39.3	0.0	0.0	0.0
Sub-Total Rural East of Rideau R.		715.0	454.7	161.4	95.3	3.7	63.6	28.1	153.7	49.4
TOTAL RURAL		1,980.8	1,100.3	696.3	177.3	7.0	55.5	28.3	633.9	57.6
TOTAL OTTAWA		4,968.2	3,291.3	1,413.5	246.4	16.8	66.2	105.3	1,286.6	601.4

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. Developed 2020 to mid-22 refers to development that took place between the 30 months from January 2020 to June 2022.

Shaded areas indicate the presence of partially serviced lots.

Table 2b. Industrial and Logistics Designation - Land Inventory Mid-2022

Map Ref	Industrial Area	Total Mid-2022 Industrial and Logistics Inventory	Non-Vacant Land ¹	Vacant Land (gross ha)			Percent Built	Developed 2020 to mid-2022 ² (net ha)	Vacant Land (net ha)	Serviced Vacant Lots (net ha)
				Parcels	Expansion	ROW				
URBAN										
12	Inside Greenbelt West of Rideau River									
	Merivale Industrial Area	92.9	86.5	5.7	0.7	0.0	93.1	0.0	5.7	5.7
	Sub-Total West of Rideau River	92.9	86.5	5.7	0.7	0.0	93.1	0.0	5.7	5.7
24	Inside Greenbelt East of Rideau River									
	South Walkley-Albion Industrial Area	107.3	99.4	7.8	0.0	0.0	92.7	3.6	7.8	7.8
25	Ottawa South Business Park	81.0	76.0	4.2	0.9	0.0	93.8	1.7	4.2	4.2
26	Hawthorne-Stevenage Industrial Area	261.6	213.6	28.3	19.7	0.0	81.7	19.1	27.7	27.7
27	Sheffield Industrial Area	166.1	164.1	2.0	0.0	0.0	98.8	0.0	2.0	2.0
28	Newmarket-Cyrville Industrial Area	111.1	104.9	5.2	1.0	0.0	94.4	0.0	5.2	5.2
29	Industrial Avenue Business Park	66.3	66.3	0.0	0.0	0.0	100.0	0.0	0.0	0.0
31	Canotek Business Park	67.2	67.2	0.0	0.0	0.0	100.0	0.0	0.0	0.0
	Sub-Total East of Rideau River	860.6	791.5	47.5	21.6	0.0	92.0	24.4	46.9	46.9
	Total Inside Greenbelt	953.5	878.0	53.3	22.2	0.0	92.1	24.4	52.7	52.7
Urban Centres Outside of Greenbelt										
1	Kanata West Business Park	14.8	4.2	8.2	1.7	0.6	28.3	1.1	8.2	8.2
5	A.G. Reed Industrial Area	233.9	101.4	123.1	9.1	0.3	43.3	3.2	108.9	0.0
	Sub-Total Kanata	248.7	105.6	131.4	10.8	0.9	42.4	4.3	117.2	8.2
8	416 Business Park	79.5	26.3	46.2	5.4	1.6	33.1	26.0	42.2	42.2
9	Borrisokane Industrial Area	65.7	7.4	57.4	0.0	0.8	11.3	7.4	51.1	51.1
	Sub-Total South Nepean	145.2	33.8	103.6	5.4	2.4	23.3	33.4	93.3	93.3
15	Riverside South Business Park	177.0	0.0	177.0	0.0	0.0	0.0	0.0	151.0	151.0
	Sub-Total Riverside South	177.0	0.0	177.0	0.0	0.0	0.0	0.0	151.0	151.0
23	Albion-Leitrim Industrial Area	61.6	36.7	24.9	0.0	0.0	59.6	0.0	22.0	22.0
	Sub-Total Leitrim	61.6	36.7	24.9	0.0	0.0	59.6	0.0	22.0	22.0
34	Cardinal Creek Business Park	16.9	10.4	6.5	0.0	0.0	61.6	0.0	6.5	6.5
35	South Orleans Industrial Park	42.5	13.3	29.2	0.0	0.0	31.2	0.0	25.9	25.9
	Sub-Total Orléans	59.4	23.7	35.7	0.0	0.0	39.9	0.0	32.4	32.4
	Total Urban Centres	691.9	199.7	472.6	16.2	3.3	28.9	37.7	415.9	307.0
	TOTAL URBAN INDUSTRIAL & LOGISTICS	1,645.4	1,077.7	525.9	38.4	3.3	65.5	62.1	468.6	359.7
RURAL										
Rural West										
102	Carp Rd Rural Employment Area	722.4	337.5	314.1	70.7	0.2	46.7	0.0	275.7	0.0
107	Moodie Drive Industrial Area	135.8	87.4	42.5	5.9	0.0	64.3	0.0	37.3	8.2
	Sub-Total Rural West of Rideau R.	858.2	424.9	356.5	76.6	0.2	49.5	0.0	313.0	8.2
Rural East										
109	South Gloucester Industrial Area	133.0	75.2	40.8	16.5	0.5	56.5	1.4	40.8	0.0
112	IndCum Industrial Area	150.4	94.0	45.9	7.4	3.2	62.5	4.2	43.4	49.4
	Sub-Total Rural East of Rideau R.	283.5	169.2	86.7	23.9	3.7	59.7	5.6	84.2	49.4
	TOTAL RURAL INDUSTRIAL & LOGISTICS	1,141.7	594.0	443.2	100.5	3.9	52.0	5.6	397.1	57.6
	TOTAL INDUSTRIAL & LOGISTICS	2,787.1	1,671.8	969.1	139.0	7.2	60.0	67.7	865.7	417.3

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. Developed 2020 to Mid-22 refers to development that took place between the 30 months from January 2020 to June 2022.

Shaded areas indicate the presence of partially serviced lots.

Table 3a. Vacant Land in Private and Public Ownership, Mid-2022

Map Ref.	Industrial Area	Vacant Land Mid-2022 net ha	Private Ownership		Public Ownership				
			Total (net ha)	% share	Federal	Provincial	Municipal	Total (net ha)	% share
URBAN									
Inside Greenbelt West of Rideau River									
10	Woodward Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
11	Colonnade Business Park	5.7	5.7	100%	0.0	0.0	0.0	0.0	0.0%
12	Merivale Industrial Area	6.1	4.7	77%	0.0	0.0	1.4	1.4	22.6%
13	Rideau Heights Business Park	4.5	4.5	100%	0.0	0.0	0.0	0.0	0.0%
Sub-Total West of Rideau River		16.2	14.8	92%	0.0	0.0	1.4	1.4	8%
Inside Greenbelt East of Rideau River									
24	South Walkley-Albion Industrial Area	9.7	9.7	100.0%	0.0	0.0	0.0	0.0	0.0%
25	Ottawa South Business Park	6.8	6.8	100.0%	0.0	0.0	0.0	0.0	0.0%
26	Hawthorne-Stevenage Industrial Area	27.7	15.6	56.4%	7.5	0.0	4.6	12.1	43.6%
27	Sheffield Industrial Area	2.0	2.0	100.0%	0.0	0.0	0.0	0.0	0.0%
28	Newmarket-Cyrville Industrial Area	5.2	5.2	100.0%	0.0	0.0	0.0	0.0	0.0%
29	Industrial Avenue Business Park	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	1.8	1.1	62.4%	0.0	0.0	0.7	0.7	37.6%
Sub-Total East of Rideau River		53.2	40.4	76.0%	7.5	0.0	5.2	12.7	24.0%
Total Inside Greenbelt		69.4	55.3	79.7%	7.5	0.0	6.6	14.1	20.3%
Urban Centres Outside of Greenbelt									
1	Kanata West Business Park	49.5	35.7	72.2%	0.0	13.7	0.0	13.7	27.8%
3	Kanata South Business Park	18.9	18.6	98.5%	0.0	0.0	0.3	0.3	1.5%
4	Terry Fox Business Park	9.8	9.8	100%	0.0	0.0	0.0	0.0	0.0%
5	A.G Reed Industrial Area	108.9	102.5	94.2%	0.0	0.0	6.4	6.4	5.8%
Sub-Total Kanata		187.0	166.6	89.1%	0.0	13.7	6.6	20.4	10.9%
2	Stittsville Business Park	0.7	0.7	100%	0.0	0.0	0.0	0.0	0.0%
Sub-Total Stittsville		0.7	0.7	100%	0.0	0.0	0.0	0.0	0.0%
8	416 Business Park	72.7	69.4	95.4%	0.0	0.0	3.3	3.3	4.6%
9	Borrisokane Industrial Area	51.1	51.1	100.0%	0.0	0.0	0.0	0.0	0.0%
14	South Merivale Business Park	51.5	51.5	100%	0.0	0.0	0.0	0.0	0.0%
Sub-Total South Nepean		175.3	172.0	98.1%	0.0	0.0	3.3	3.3	1.9%
15	Riverside South Business Park	151.0	88.2	58.4%	48.9	0.0	13.9	62.8	41.6%
Sub-Total Riverside South		151.0	88.2	58.4%	48.9	0.0	13.9	62.8	41.6%
23	Albion-Leitrim Industrial Area	23.1	6.4	27.5%	0.0	0.0	16.7	16.7	72.5%
Sub-Total Leitrim		23.1	6.4	27.5%	0.0	0.0	16.7	16.7	72.5%
32	Ottawa River Business Park	6.8	6.8	100.0%	0.0	0.0	0.0	0.0	0.0%
33	Taylor Creek Business Park	5.8	3.6	61.3%	0.0	0.0	2.2	2.2	38.7%
34	Cardinal Creek Business Park	7.6	4.7	62.1%	0.0	0.0	2.9	2.9	37.9%
35	South Orleans Industrial Park	25.9	25.5	98.2%	0.0	0.0	0.5	0.5	1.8%
Sub-Total Orleans		46.2	40.6	87.9%	0.0	0.0	5.6	5.6	12.1%
Total Urban Centres		583.3	474.5	81.3%	48.9	13.7	46.2	108.9	18.7%
TOTAL URBAN		652.7	529.7	81.2%	56.4	13.7	52.8	123.0	18.8%
RURAL									
Rural West									
102	Carp Rd Rural Employment Area	282.2	275.7	98%	0.0	0.0	0.0	0.0	0.0%
106	Richmond Industrial Area	5.3	5.3	100%	0.0	0.0	0.0	0.0	0.0%
107	Moodie Drive Industrial Area	37.3	37.3	100%	0.0	0.0	0.0	0.0	0.0%
108	Jordel Agri-Industrial Commercial Park	18.0	18.0	100%	0.0	0.0	0.0	0.0	0.0%
Sub-Total Rural West of Rideau R.		342.7	336.2	98.1%	0.0	0.0	0.0	0.0	0.0%
Rural East									
109	South Gloucester Industrial Area	40.8	40.8	100.0%	0.0	0.0	0.0	0.0	0.0%
110	Gordon McKeown Industrial Area	4.5	4.5	100.0%	0.0	0.0	0.0	0.0	0.0%
112	IndCum Industrial Area	43.4	43.4	100%	0.0	0.0	0.0	0.0	0.0%
114	Vars Cement	0.0	0.0	0%	0.0	0.0	0.0	0.0	0.0%
Sub-Total Rural East of Rideau R.		88.7	88.7	100.0%	0.0	0.0	0.0	0.0	0.0%
TOTAL RURAL		431.4	424.9	98.5%	0.0	0.0	0.0	0.0	0.0%
TOTAL OTTAWA		1,084.1	954.6	88.1%	56.4	13.7	52.8	123.0	11.3%

Table 3b. Vacant Industrial & Logistics Land in Private and Public Ownership, Mid-2022

Map Ref.	Industrial Area	Vacant Net Land Mid-2022 Industrial and Logistics Inventory	Private Ownership		Public Ownership				
			Total (net ha)	% share	Federal	Provincial	Municipal	Total (net ha)	% share
URBAN									
Inside Greenbelt West of Rideau River									
12	Merivale Industrial Area	5.7	4.4	76.0%	0.0	0.0	1.4	1.4	24.0%
Sub-Total West of Rideau River		5.7	4.4	76%	0.0	0.0	1.4	1.4	24%
Inside Greenbelt East of Rideau River									
24	South Walkley-Albion Industrial Area	7.8	7.8	100.0%	0.0	0.0	0.0	0.0	0.0%
25	Ottawa South Business Park	4.2	4.2	100.0%	0.0	0.0	0.0	0.0	0.0%
26	Hawthorne-Stevenage Industrial Area	27.7	15.6	56.4%	7.5	0.0	4.6	12.1	43.6%
27	Sheffield Industrial Area	2.0	2.0	100.0%	0.0	0.0	0.0	0.0	0.0%
28	Newmarket-Cyrville Industrial Area	5.2	5.2	100.0%	0.0	0.0	0.0	0.0	0.0%
29	Industrial Avenue Business Park	0.0	0.0	-	0.0	0.0	0.0	0.0	-
31	Canotek Business Park	0.0	0.0	0.0%	0.0	0.0	0.0	0.0	0.0%
Sub-Total East of Rideau River		46.9	34.9	74.3%	7.5	0.0	4.6	12.1	25.7%
Total Inside Greenbelt		52.7	39.2	74.5%	7.5	0.0	5.9	13.4	25.5%
Urban Centres Outside of Greenbelt									
1	Kanata West Business Park	8.2	8.2	100.0%	0.0	0.0	0.0	0.0	0.0%
5	A.G Reed Industrial Area	108.9	102.5	94.2%	0.0	0.0	6.4	6.4	5.8%
Sub-Total Kanata		117.2	110.8	94.6%	0.0	0.0	6.4	6.4	5.4%
8	416 Business Park	42.2	42.2	100.0%	0.0	0.0	0.0	0.0	0.0%
9	Borrisokane Industrial Area	51.1	51.1	100.0%	0.0	0.0	0.0	0.0	0.0%
Sub-Total South Nepean		93.3	93.3	100.0%	0.0	0.0	0.0	0.0	0.0%
15	Riverside South Business Park	151.0	88.2	58.4%	48.9	0.0	13.9	62.8	41.6%
Sub-Total Riverside South		151.0	88.2	58.4%	48.9	0.0	13.9	62.8	41.6%
23	Albion-Leitrim Industrial Area	22.0	6.0	27.2%	0.0	0.0	16.0	16.0	72.8%
Sub-Total Leitrim		22.0	6.0	27.2%	0.0	0.0	16.0	16.0	72.8%
34	Cardinal Creek Business Park	6.5	3.6	55.7%	0.0	0.0	2.9	2.9	44.3%
35	South Orleans Industrial Park	25.9	25.5	98.2%	0.0	0.0	0.5	0.5	1.8%
Sub-Total Orléans		32.4	29.1	89.7%	0.0	0.0	3.3	3.3	10.3%
Total Urban Centres		415.9	327.3	78.7%	48.9	0.0	39.6	88.6	21.3%
TOTAL URBAN INDUSTRIAL & LOGISTICS		468.6	366.6	78.2%	56.4	0.0	45.6	102.0	21.8%
RURAL									
Rural West									
102	Carp Rd Rural Employment Area	275.7	275.7	100.0%	0.0	0.0	0.0	0.0	0.0%
107	Moodie Drive Industrial Area	37.3	37.3	100.0%	0.0	0.0	0.0	0.0	0.0%
Sub-Total Rural West of Rideau R.		313.0	313.0	100.0%	0.0	0.0	0.0	0.0	0.0%
Rural East									
109	South Gloucester Industrial Area	40.8	40.8	100.0%	0.0	0.0	0.0	0.0	0.0%
112	IndCum Industrial Area	43.4	43.4	100.0%	0.0	0.0	0.0	0.0	0.0%
Sub-Total Rural East of Rideau R.		84.2	84.2	100.0%	0.0	0.0	0.0	0.0	0.0%
TOTAL RURAL INDUSTRIAL & LOGISTICS		397.1	397.1	100.0%	0.0	0.0	0.0	0.0	0.0%
TOTAL INDUSTRIAL & LOGISTICS		865.7	763.7	88.2%	56.4	0.0	45.6	102.0	11.8%

Table 4a. All Development on Industrial Lands, 2020 to Mid-2022 (gross ha)

Map Ref	Industrial Area	Development During 2020 to Mid-2022					
		On Vacant Lands (gross ha)			On Other Lands (gross ha)		
		2020	2021	2022	Total	Underutilized	New Roads
URBAN							
Inside Greenbelt West of Rideau River							
10	Woodward Business Park	0.0	0.0	0.0	0.0	0.0	0.0
11	Colonnade Business Park	0.0	0.0	0.0	0.0	0.0	0.0
12	Merivale Industrial Area	0.0	0.0	0.0	0.0	0.0	0.0
13	Rideau Heights Business Park	0.0	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	0.0
Inside Greenbelt East of Rideau River							
24	South Walkley-Albion Industrial Area	0.9	2.7	0.0	3.6	0.0	0.0
25	Ottawa South Business Park	0.0	0.0	0.0	0.0	1.7	0.0
26	Hawthorne-Stevenage Industrial Area	1.4	17.3	0.0	18.6	0.4	0.0
27	Sheffield Industrial Area	0.0	0.0	0.0	0.0	0.0	0.0
28	Newmarket-Cyrville Industrial Area	0.0	0.0	0.0	0.0	0.0	0.0
29	Industrial Avenue Business Park	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	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total East of Rideau River		2.3	20.0	0.0	22.3	2.1	0.0
Total Inside Greenbelt		2.3	20.0	0.0	22.3	2.1	0.0
Urban Centres Outside of Greenbelt							
1	Kanata West Business Park	3.2	1.1	4.9	9.1	0.0	0.0
3	Kanata South Business Park	0.0	0.0	0.0	0.0	0.0	0.0
4	Terry Fox Business Park	0.0	0.0	0.0	0.0	0.0	0.0
5	A.G. Reed Industrial Area	0.0	2.3	0.0	2.3	1.0	0.0
Sub-Total Kanata		3.2	3.3	4.9	11.4	1.0	0.0
2	Stittsville Business Park	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total Stittsville		0.0	0.0	0.0	0.0	0.0	0.0
8	416 Business Park	0.0	27.3	0.0	27.3	0.0	2.3
9	Borrisokane Industrial Area	7.4	0.0	0.0	7.4	0.0	0.0
14	South Merivale Business Park	0.0	1.2	2.0	3.2	0.0	0.0
Sub-Total South Nepean		7.4	28.5	2.0	37.9	0.0	2.3
15	Riverside South Business Park	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total Riverside South		0.0	0.0	0.0	0.0	0.0	0.0
23	Albion-Leitrim Industrial Area	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total Leitrim		0.0	0.0	0.0	0.0	0.0	0.0
32	Ottawa River Business Park	0.0	0.0	0.0	0.0	0.0	0.0
33	Taylor Creek Business Park	0.0	0.0	0.0	0.0	0.0	0.0
34	Cardinal Creek Business Park	0.0	0.0	0.0	0.0	0.0	0.0
35	South Orleans Industrial Park	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total Orléans		0.0	0.0	0.0	0.0	0.0	0.0
Total Urban Centres		10.6	31.9	6.8	49.3	1.0	2.3
TOTAL URBAN		12.9	51.9	6.8	71.6	3.1	2.3
RURAL							
Rural West							
102	Carp Rd Rural Employment Area	0.0	0.0	0.0	0.0	0.0	0.0
106	Richmond Industrial Area	0.0	0.0	0.2	0.2	0.0	0.0
107	Moodie Drive Industrial Area	0.0	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	0.0
Sub-Total Rural West of Rideau River		0.0	0.0	0.2	0.2	0.0	0.0
Rural East							
109	South Gloucester Industrial Area	0.0	0.0	0.0	0.0	1.4	0.0
110	Gordon McKeown Industrial Area	0.0	0.0	0.0	0.0	0.0	0.0
112	IndCum Industrial Area	4.2	0.0	0.0	4.2	0.0	0.0
114	Vars Cement	0.0	0.0	0.0	0.0	0.0	0.0
Sub-Total Rural East of Rideau River		4.2	0.0	0.0	4.2	1.4	0.0
TOTAL RURAL		4.2	0.0	0.2	4.4	1.4	0.0
TOTAL OTTAWA		17.1	51.9	7.1	76.0	4.4	2.3

Table 4b. All Development on Industrial & Logistics Lands, 2020 to Mid-2022 (gross ha)

Map Ref	Industrial Area	Development During 2020 to Mid-2022					
		On Vacant Lands (gross ha)			Total	On Other Lands (gross ha)	
		2020	2021	2022		Underutilized	New Roads
URBAN							
Inside Greenbelt West of Rideau River							
12	Merivale Industrial Area	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							
24	South Walkley-Albion Industrial Area	0.9	2.7	0.0	3.6	0.0	
25	Ottawa South Business Park	0.0	0.0	0.0	0.0	1.7	
26	Hawthorne-Stevenage Industrial Area	1.4	17.3	0.0	18.6	0.4	
27	Sheffield Industrial Area	0.0	0.0	0.0	0.0	0.0	
28	Newmarket-Cyrville Industrial Area	0.0	0.0	0.0	0.0	0.0	
29	Industrial Avenue Business Park	0.0	0.0	0.0	0.0	0.0	
31	Canotek Business Park	0.0	0.0	0.0	0.0	0.0	
Sub-Total East of Rideau River		2.3	20.0	0.0	22.3	2.1	
Total Inside Greenbelt		2.3	20.0	0.0	22.3	2.1	
Urban Centres Outside of Greenbelt							
1	Kanata West Business Park	0.0	1.1	0.0	1.1	0.0	
5	A.G. Reed Industrial Area	1.0	2.3	0.0	3.2	0.0	
Sub-Total Kanata		1.0	3.3	0.0	4.3	0.0	
8	416 Business Park	0.0	26.0	0.0	26.0	0.0	
9	Borrisokane Industrial Area	7.4	0.0	0.0	7.4	0.0	
Sub-Total South Nepean		7.4	26.0	0.0	33.4	0.0	
15	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	
23	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	
34	Cardinal Creek Business Park	0.0	0.0	0.0	0.0	0.0	
35	South Orleans Industrial Park	0.0	0.0	0.0	0.0	0.0	
Sub-Total Orléans		0.0	0.0	0.0	0.0	0.0	
Total Urban Centres		8.4	29.3	0.0	37.7	0.0	
TOTAL URBAN INDUSTRIAL & LOGISTICS		10.7	49.3	0.0	60.0	2.1	
RURAL							
Rural West							
102	Carp Rd Rural Employment 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	
Sub-Total Rural West of Rideau River		0.0	0.0	0.0	0.0	0.0	
Rural East							
109	South Gloucester Industrial Area	0.0	0.0	1.4	1.4	0.0	
112	IndCum Industrial Area	4.2	0.0	0.0	4.2	0.0	
Sub-Total Rural East of Rideau River		4.2	0.0	1.4	5.6	0.0	
TOTAL RURAL INDUSTRIAL & LOGISTICS		4.2	0.0	1.4	5.6	0.0	
TOTAL INDUSTRIAL & LOGISTICS		14.9	49.3	1.4	65.6	2.1	

Table 5a. Annual and Average Land Consumption for Industrial Uses, 1985 to Mid-2022 (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
2018	8.5	20.1	0.0	15.0	8.5	35.1	51.0	11.2	59.5	46.4
2019	1.2	19.6	0.5	14.6	1.7	34.2	7.2	10.8	8.8	45.3
2020	1.8	19.1	9.6	14.5	11.4	33.6	4.2	10.6	15.6	44.5
2021	17.3	19.0	29.3	14.9	46.6	33.9	0.0	10.4	46.6	44.5
2022	0.0	18.5	4.9	14.6	4.9	33.1	1.6	10.1	6.5	43.5

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
2018-19	9.7	4.8	0.5	0.3	10.2	5.1	58.2	29.1	68.4	34.2
2020-Mid-21	19.1	9.5	38.9	19.5	58.0	29.0	4.2	2.1	62.2	31.1
Mid-2021-Mid-22	17.3	8.6	34.2	17.1	51.5	25.7	1.6	0.8	53.1	26.5

Table 5b. Annual and Average Land Consumption for Industrial Uses, 1985 to Mid-2022 (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
2018	8.5	20.1	0.0	15.0	8.5	35.1	51.0	11.2	59.5	46.4
2019	1.2	19.6	0.5	14.6	1.7	34.2	7.2	10.8	8.8	45.3
2020	1.8	19.1	8.4	14.4	10.2	33.5	4.2	10.6	14.4	44.4
2021	17.3	19.0	29.3	14.8	46.6	33.9	0.0	10.4	46.6	44.5
2022	0.0	18.5	0.0	14.4	0.0	33.0	1.4	10.1	1.4	43.4

*2020 to mid-2022 data is for industrial development on lands that have been designated as Industrial & Logistics land in the new (2021) Official Plan

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
2018-19	9.7	4.8	0.5	0.3	10.2	5.1	58.2	29.1	68.4	34.2
2020-Mid-21	19.1	9.5	37.7	18.9	56.8	28.4	4.2	2.1	61.0	30.5
Mid-2021-Mid-22	17.3	8.6	29.3	14.6	46.6	23.3	1.4	0.7	47.9	24.0

Table 6a. Land Development and Consumption Rates - 1985 to Mid-2022 (net ha)

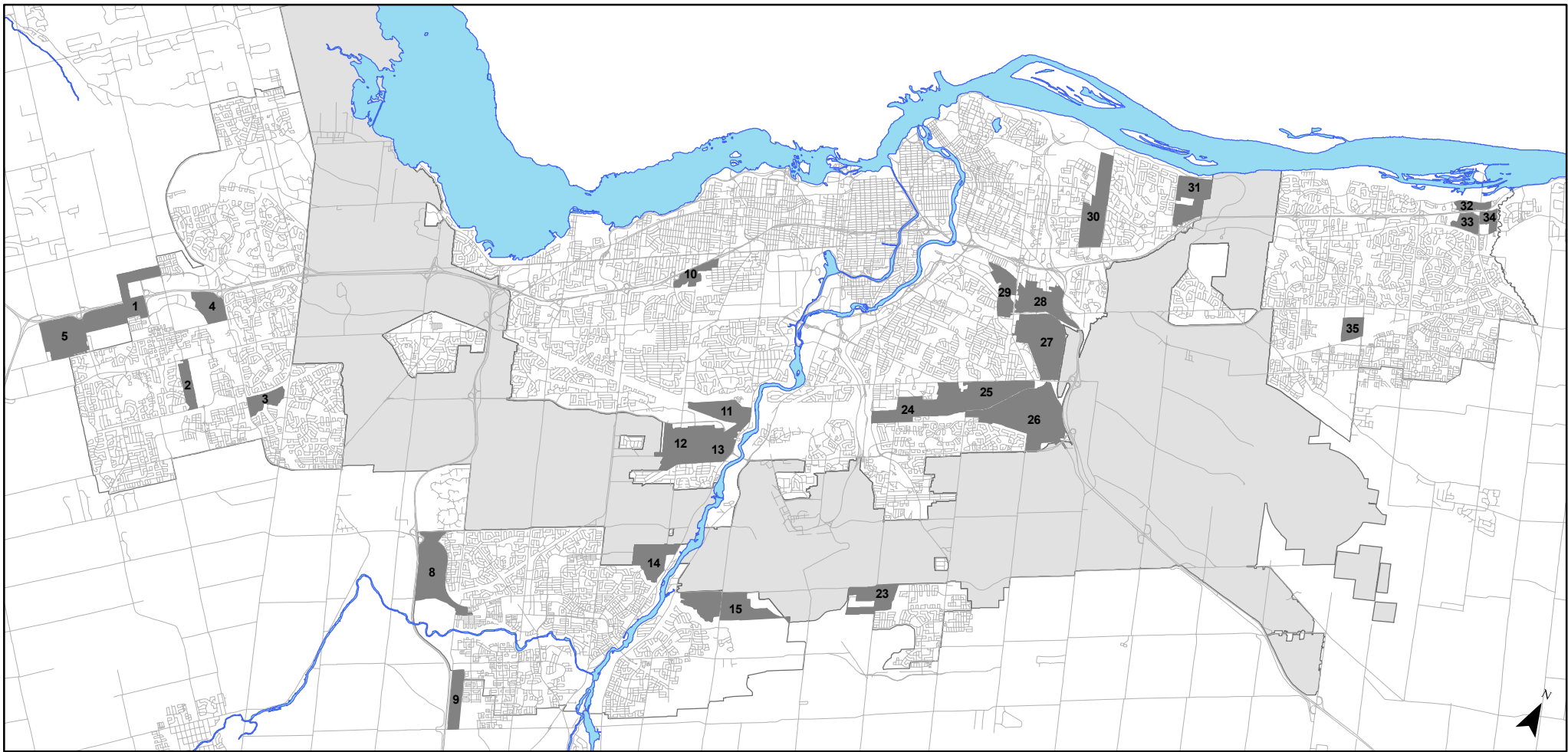
Period		URBAN						RURAL		
		Annual Land Consumption		Cumulative Land Consumption		Running Average Consumption Rate*		Annual Land Consumption	Cumulative Land Consumption	Running Average Consumption Rate*
Year	Yrs	Industrial Uses	All Uses	Industrial Uses	All Uses	Industrial Uses	All Uses			
1985	1	73.8	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
2018	34	8.5	11.0	1196.3	1365.7	35.2	40.2	51.0	388.5	11.4
2019	35	1.7	13.9	1198.0	1379.6	34.2	39.4	7.2	395.7	11.3
2020	36	11.4	19.5	1209.4	1399.2	33.6	38.9	4.2	395.7	11.0
2021	37	46.6	50.7	1243.0	1436.8	33.6	38.8	0.0	395.7	10.7
Mid-2022	38	4.9	4.9	1247.9	1441.7	32.8	37.9	1.6	395.7	10.4

Table 6b. Land Development and Consumption Rates - 1985 to Mid-2022 (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
2018	34	8.5	11.0	1196.3	1365.7	35.2	40.2	51.0	388.5	11.4
2019	35	1.7	13.9	1198.0	1379.6	34.2	39.4	7.2	395.7	11.3
2020	36	10.2	13.5	1209.4	1399.2	33.6	38.9	4.2	395.7	11.0
2021	37	46.6	46.6	1243.0	1436.8	33.6	38.8	0.0	395.7	10.7
Mid-2022	38	0.0	0.0	1247.9	1441.7	32.8	37.9	1.4	395.7	10.4

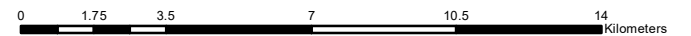
*2020 to mid-2022 data is for industrial development on lands that have been designated as Industrial & Logistics land in the new (2021) Official Plan

APPENDIX II – Industrial Park Maps

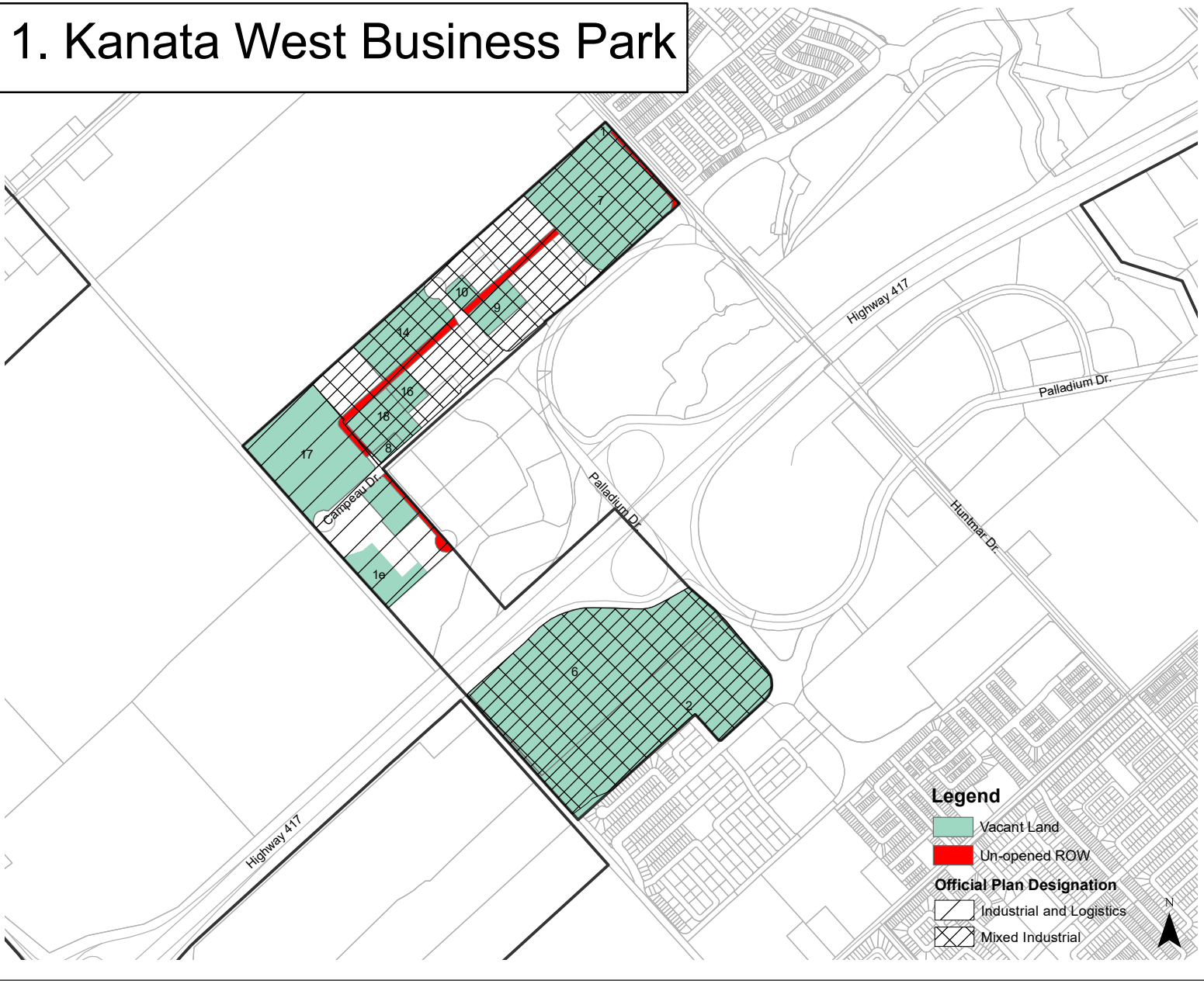


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|-----------------------------------|--|
| 1. Kanata West Business Park | 23. Albion-Leitrim Industrial Area |
| 2. Stittsville Business Park | 24. South Walkley-Albion Industrial Area |
| 3. Kanata South Business Park | 25. Ottawa South Business Park |
| 4. Terry Fox Business Park | 26. Hawthorne-Stevenage Industrial Area |
| 5. A.G. Reed Industrial Area | 27. Sheffield Industrial Area |
| 8. 416 Business Park | 28. Newmarket-Cyrville Industrial Area |
| 9. Borrisokane Industrial Area | 29. Industrial Avenue Business Park |
| 10. Woodward Business Park | 30. National Research Council |
| 11. Colonnade Business Park | 31. Canotek Business Park |
| 12. Merivale Industrial Area | 32. Ottawa River Business Park |
| 13. Rideau Heights Business Park | 33. Taylor Creek Business Park |
| 14. South Merivale Business Park | 34. Cardinal Creek Business Park |
| 15. Riverside South Business Park | 35. South Orléans Industrial Park |

Urban Industrial and Business Parks Key Map



1. Kanata West Business Park



Legend

- Vacant Land
- Un-opened ROW

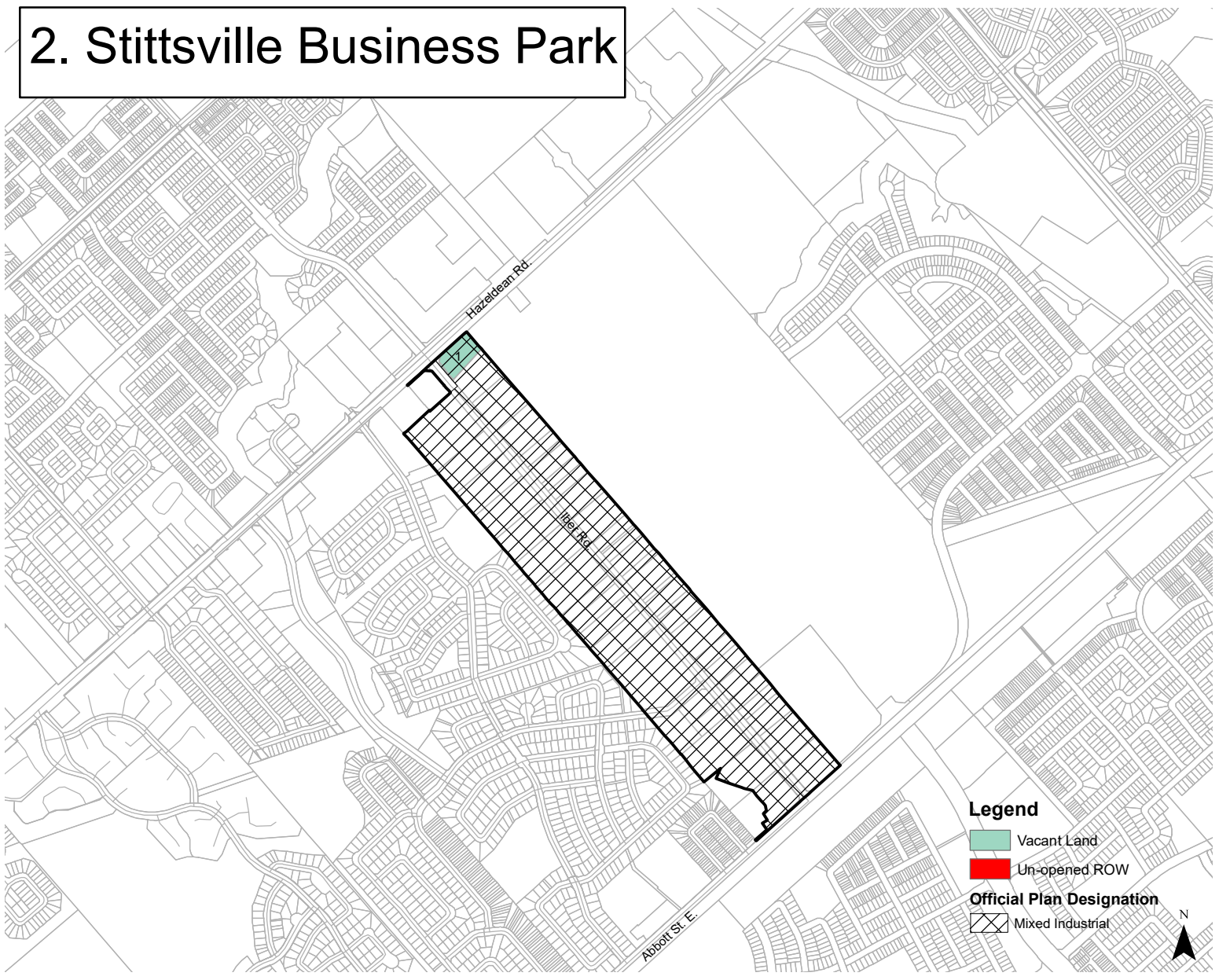
Official Plan Designation

- Industrial and Logistics
- Mixed Industrial

1. Kanata West Business Park				MI: 41.2 net vacant ha	I&L: 8.2 net vacant ha	Total Area: 92.8	% Vacant: 58.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	445 HUNTMAR DR	0.3	0.1	0.1	No further deduction	DR	Y	WILSON DALE THOMAS
2	195 HUNTMAR DR	32.0	12.9	11.0	15% Net deduction	DR	Y	2325483 ONTARIO LTD
5	101 NIPISSING CRT	3.0	1.2	1.2	No further deduction	IP13[2166]-h	Y	14551737 CANADA INC
6	NO ADDRESS	39.9	16.2	13.7	15% Net deduction	DR	Y	TRANSPORTATION MINISTRY
7	405 HUNTMAR DR	21.4	8.7	8.7	No further deduction	IP13	Y	TRINITY DEVELOPMENT GROUP
8	8750 CAMPEAU DR	0.8	0.3	0.3	No further deduction	IP13	Y	N & T PROPERTIES LTD
9	1365 UPPER CANADA ST	2.8	1.1	1.1	No further deduction	IP13	Y	NOT SPECIFIED
10	1380 UPPER CANADA ST	1.2	0.5	0.5	No further deduction	IP13[2629]	Y	2635939 ONTARIO INC.
14	1400 UPPER CANADA ST	7.9	3.2	3.2	No further deduction	IP13	Y	MORGUARD PALLADIUM LIMITED
16	1445 UPPER CANADA ST	1.7	0.7	0.7	No further deduction	IP13	Y	MORGUARD PALLADIUM LIMITED
17	8800 CAMPEAU DR	2.0	7.0	7.0	No further deduction	IP13	Y	MORGUARD PALLADIUM LIMITED
18	1485 UPPER CANADA ST	4.4	1.8	1.8	No further deduction	IP13	Y	MORGUARD PALLADIUM LIMITED
Vacant Parcels		117.6	53.8	49.5				
Underutilized Parcels								
1e	8825 CAMPEAU DR	4.3	1.7	1.7		IP13[2166]	Y	UNITED PARCEL SERVICE CANADA
Unbuilt ROW		6.0	2.4	2.4				
Built Parcels		73.0	29.5	29.5				
Non Parcels		12.9	5.2	5.2				
Total Area		213.7	92.8	88.4				
% Vacant			58.0%					

**MI = Mixed Industrial
 **I&L = Industrial & Logistics

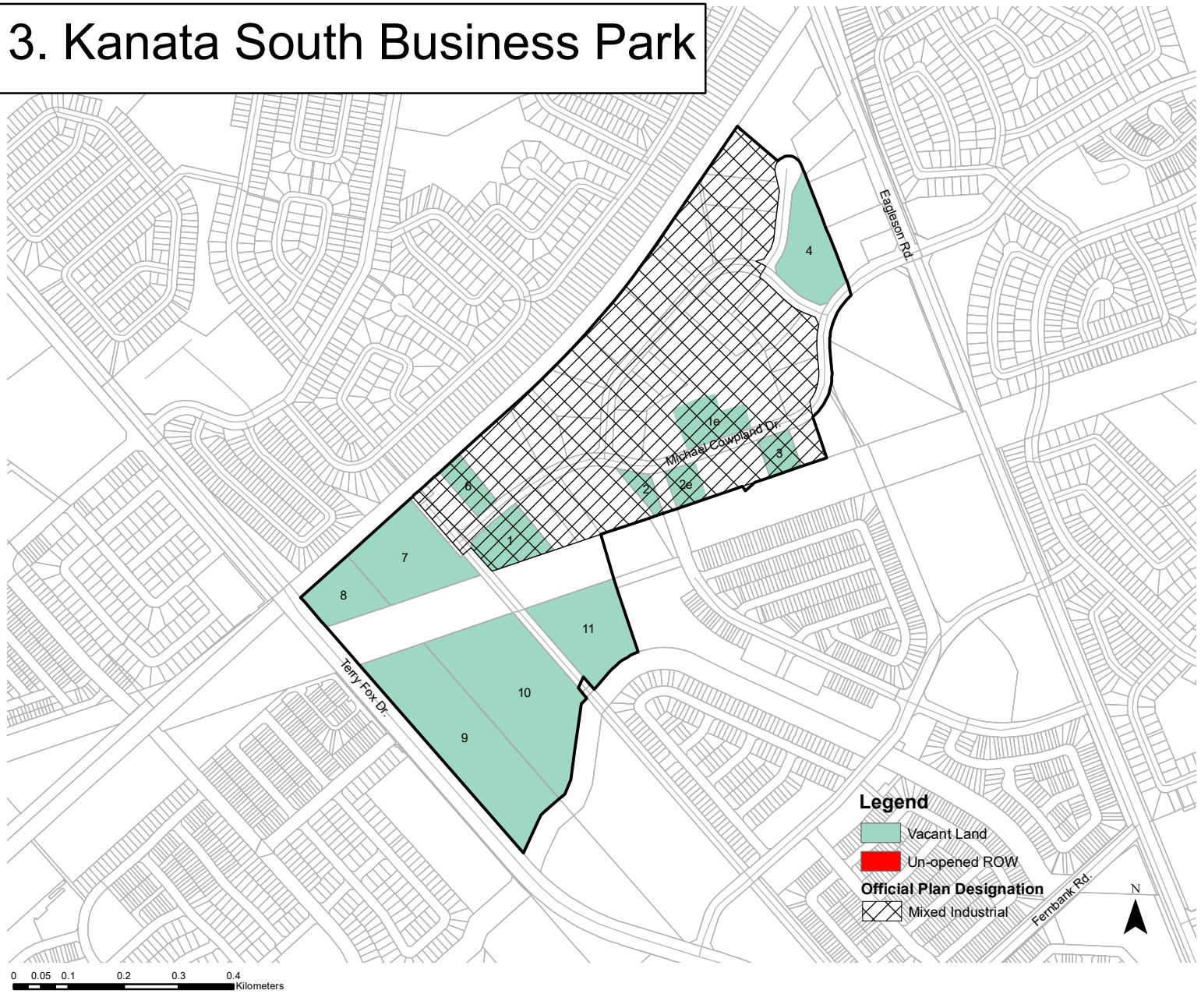
2. Stittsville Business Park



2. Stittsville Business Park					MI: 0.7 net vacant ha	Total Area: 45.3	% Vacant: 1.7%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	3 IBER RD	1.9	0.7	0.7	No further deduction	IL[1559]	Y	IBER HAZELDEAN PROPERTY LIMITED
Vacant Parcels		1.9	0.7	0.7				
Built Parcels		110.2	44.6	44.6				
Total Area		112.0	45.3	45.3				
% Vacant			1.7%					

**MI = Mixed Industrial

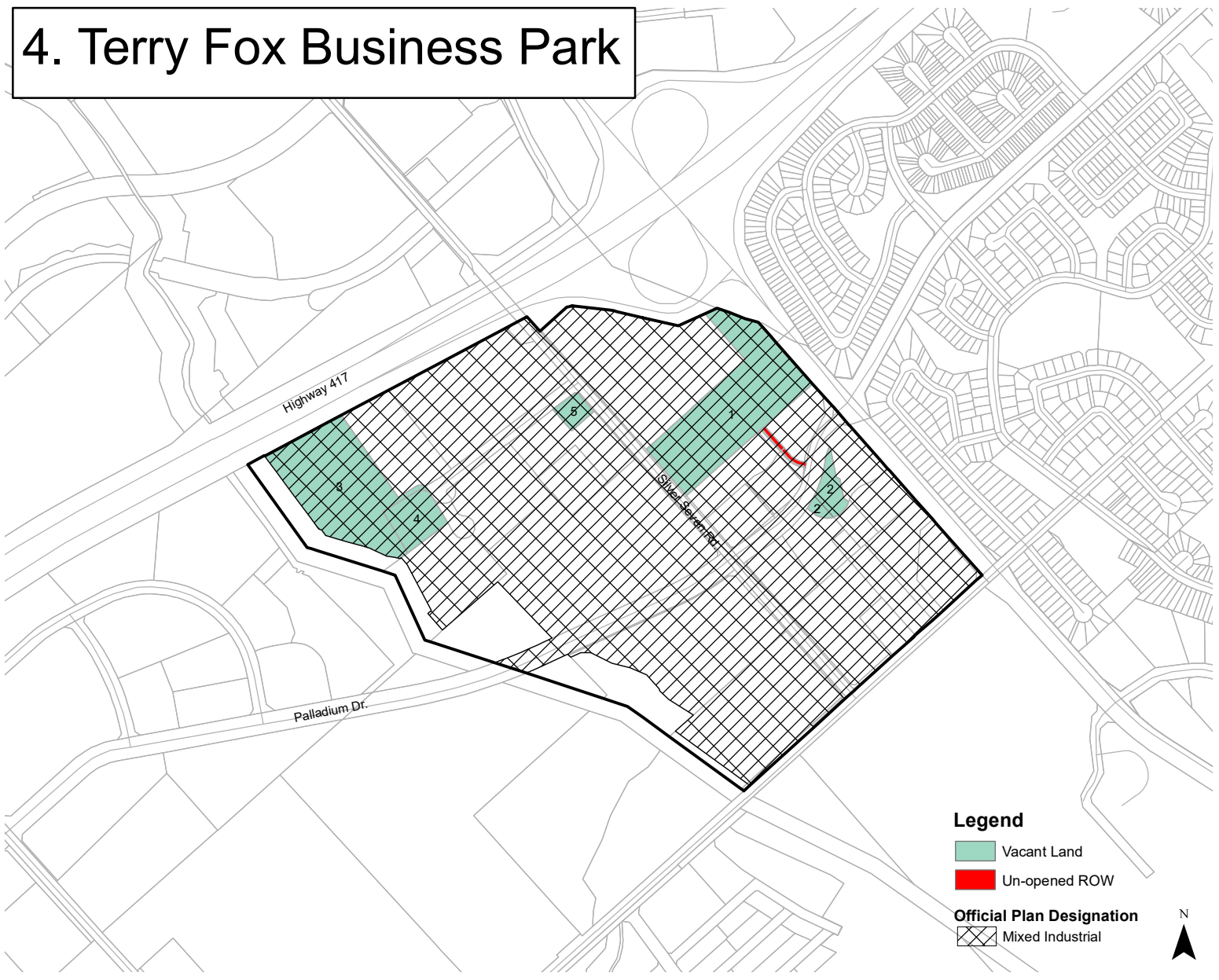
3. Kanata South Business Park



3. Kanata South Business Park					MI: 2.2 net vacant ha	Total Area: 50.7	% Vacant: 37.2%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	390 MICHAEL COWPLAND DR	2.5	1.0	1.0	No further deduction	IP4	Y	CANADIAN WILDLIFE FEDERATION
2	280 MICHAEL COWPLAND DR	0.7	0.3	0.3	No further deduction	IP4	Y	OTTAWA CITY
3	190 MICHAEL COWPLAND DR	1.1	0.4	0.4	No further deduction	IP4[2341]	Y	2516790 ONTARIO INC
4	60 DENZIL DOYLE CRT	4.1	1.7	1.7	No further deduction	IP4	Y	KANATA SOUTHWEST PROPERTY LTD
6	395 MICHAEL COWPLAND DR	1.3	0.5	0.5	No further deduction	IP4	Y	ASHONG JUSTICE MICHAEL
7	1039 TERRY FOX DR	5.9	2.4	2.4	No further deduction	IP[2409]-h	Y	VAN GAAL JOHN
8	1039 TERRY FOX DR	2.7	1.1	1.1	No further deduction	IP[2409]-h	Y	VAN GAAL JOHN
9	1039 TERRY FOX DR	11.6	4.7	4.7	No further deduction	IP[2409]-h	Y	CLARIDGE HOMES KANATA INC.
10	1039 TERRY FOX DR	11.5	4.7	4.7	No further deduction	IP[2409]-h	Y	CLARIDGE HOMES KANATA INC.
11	110 AKERSON RD	5.4	2.2	2.2	No further deduction	IP4 F(4.0) H(20)	Y	1230374 ONTARIO LTD
Vacant Parcels		46.6	18.9	18.9				
Underutilized Parcels								
1e	175 TERENCE MATTHEWS CRES	2.2	0.9	0.9		IP4	Y	RNR OTTAWA INC
2e	240 MICHAEL COWPLAND DR	1.0	0.4	0.4		IP4	Y	240 MICHAEL COWPLAND DR
Built Parcels		75.6	30.6	30.6				
Total Area		125.4	50.7	50.7				
% Vacant			37.2%					

**MI = Mixed Industrial
 **I&L = Industrial & Logistics

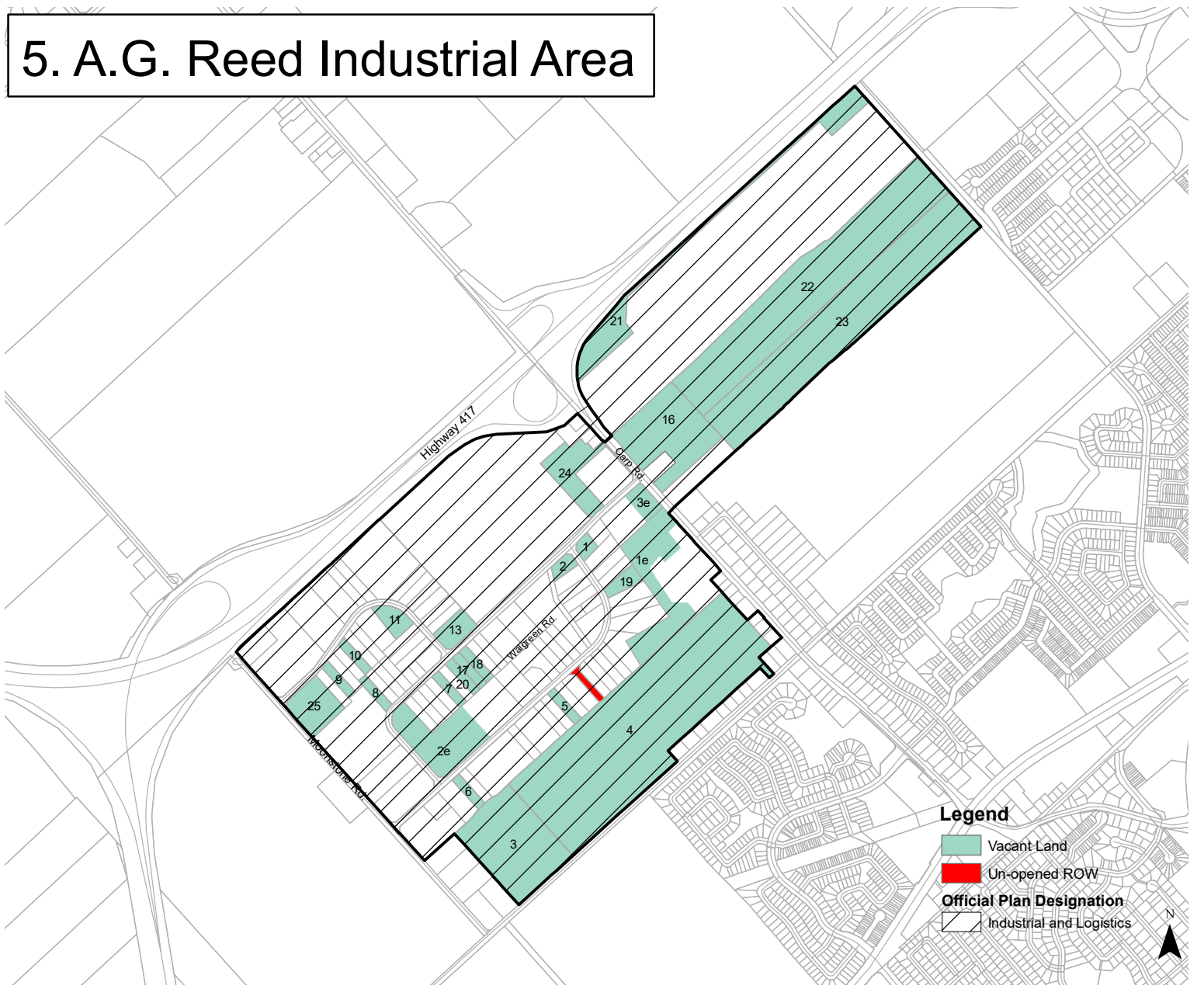
4. Terry Fox Business Park



4. Terry Fox Business Park					MI: 9.8 net vacant ha	Total Area: 72.2	% Vacant: 13.5%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	720 SILVER SEVEN RD	10.7	4.3	4.3	No further deduction	IL6[1612] H(30)-h	Y	PCM KANATA SOUTH INC
2	301 PALLADIUM DR	1.2	0.5	0.5	No further deduction	IL5[2547] H(22), IL5[2547] H(30)	Y	301 PALLADIUM LTD
3	30 FRANK NIGHBOR PL	9.4	3.8	3.8	No further deduction	IL6[1414] H(30)-h	Y	U-HAUL CO.(CANADA) LTD.
4	NO ADDRESS	2.0	0.8	0.8	No further deduction	IL6[1414] H(30)-h	Y	NOT SPECIFIED
5	777 SILVER SEVEN RD	0.7	0.3	0.3	No further deduction	IL6[2440] H(30)-h	Y	SILVER SEVEN CORPORATE CENTRE
Vacant Parcels		24.1	9.8	9.8				
Unbuilt ROW		0.2	0.1	0.1				
Built Parcels		149.7	60.6	60.6				
Non-Parcels		4.3	1.7	1.7				
Total Area		178.3	72.2	72.2				
% Vacant			13.5%					

**MI = Mixed Industrial

5. A.G. Reed Industrial Area



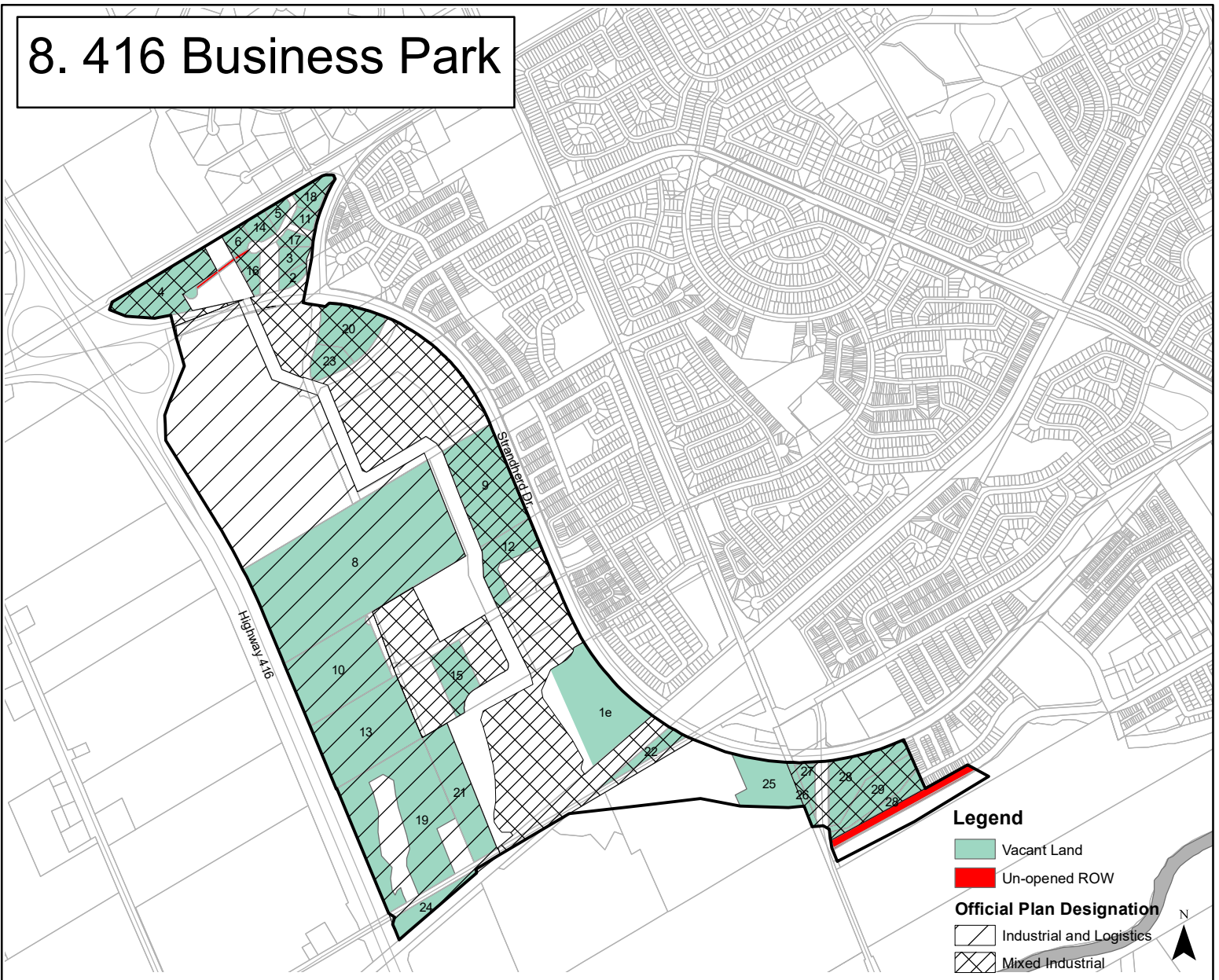
Legend

- Vacant Land
- Un-opened ROW
- Official Plan Designation**
- Industrial and Logistics

5. A.G. Reed Industrial Area					I&L: 108.9 net vacant ha	Total Area: 233.6	% Vacant: 52.7%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	197 WESTBROOK RD	0.9	0.4	0.4	No further deduction	RG4	CW & PS	1343678 ONTARIO LTD
2	100 WALGREEN RD	1.0	0.4	0.4	No further deduction	RG4	CW & PS	POIRIER CLOVIS GUILLAUME
3	6460 ROTHBOURNE RD	18.1	7.3	7.3	No further deduction	RG5	PW & PS	6460 ROTHBOURNE ROAD INC
4	6400 ROTHBOURNE RD	65.4	26.5	22.5	15% Net deduction	RG5, RR10	PW & PS	DCR PHOENIX HOMES
5	131 WALGREEN RD	1.0	0.4	0.4	No further deduction	RG4	CW & PS	GIAMBERARDINO PAUL RICHARD
6	159 WALGREEN RD	0.9	0.4	0.4	No further deduction	RG4	PW & PS	1577884 ONTARIO INC
7	241 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	1351239 ONTARIO LIMITED
8	250 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	NELSON MARK
9	133 WILLOWLEA RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	R BLANCHFIELD HOLDINGS INC
10	127 WILLOWLEA RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	FERRANTE CRISTOFORO
11	109 WILLOWLEA RD	1.9	0.8	0.8	No further deduction	RG4	PW & PS	STORAGEVAULT CANADA INC
13	228 WESTBROOK RD	2.4	1.0	1.0	No further deduction	RG4	PW & PS	MEVEX CORPORATION
16	2110 CARP RD	14.7	6.0	6.0	No further deduction	RC4 [876r]	CW & PS	OTTAWA CITY
17	235 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	BACIC ANTE
18	233 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	ROCK RIVER HOLDINGS LIMITED
19	109 WALGREEN RD	1.5	0.6	0.6	No further deduction	RG4	CW & PS	SZULLO ANTAL BELA
20	237 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	882761 ONTARIO LTD
21	2184 CARP RD	9.8	4.0	4.0	No further deduction	RU	PW & PS	WASTE MANAGEMENT OF CANADA
22	NO ADDRESS	41.4	16.8	14.3	No further deduction	RU	PW & PS	MION RUDY
23	NO ADDRESS	40.1	16.2	13.8	No further deduction	RU	PW & PS	2651587 ONTARIO INC
24	2125 CARP RD	5.8	2.3	2.3	No further deduction	RC8, RG5	CW & PS	ZENA INVESTMENT CORPORATION
25	137 WILLOWLEA RD	5.0	2.0	2.0	No further deduction	RG4	PW & PS	2691292 ONTARIO INC/1414667 ONTARIO INC
26	2160 CARP RD	87.3	35.3	30.0	15% Net deduction	RU	N	METCALFE REALTY COMPANY
Vacant Parcels		304.3	123.1	108.9				
Underutilized Parcels								
1e	2079 CARP RD	11.0	4.5	4.5		RC9	CW & PS	QUEENSWAY WEST INDUSTRIAL ES
2e	138 WALGREEN RD	9.5	3.8	3.8		RG4	PW & PS	OZ OPTICS LIMITED
3e	2099 CARP RD	1.9	0.8	0.8		RC9[272r]	CW & PS	160275 CANADA INC
Unbuilt ROW		0.7	0.3	0.3				
Built Parcels		249.9	101.1	97.6				
Total Area		577.3	233.6	215.8				
% Vacant				52.7%				

*CW & PS = Central Water & Private Sanitary
 *PW & PS = Private Water & Private Sanitary
 **I&L = Industrial & Logistics

8. 416 Business Park

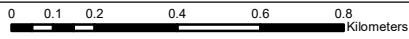


Legend

- Vacant Land
- Un-opened ROW

Official Plan Designation

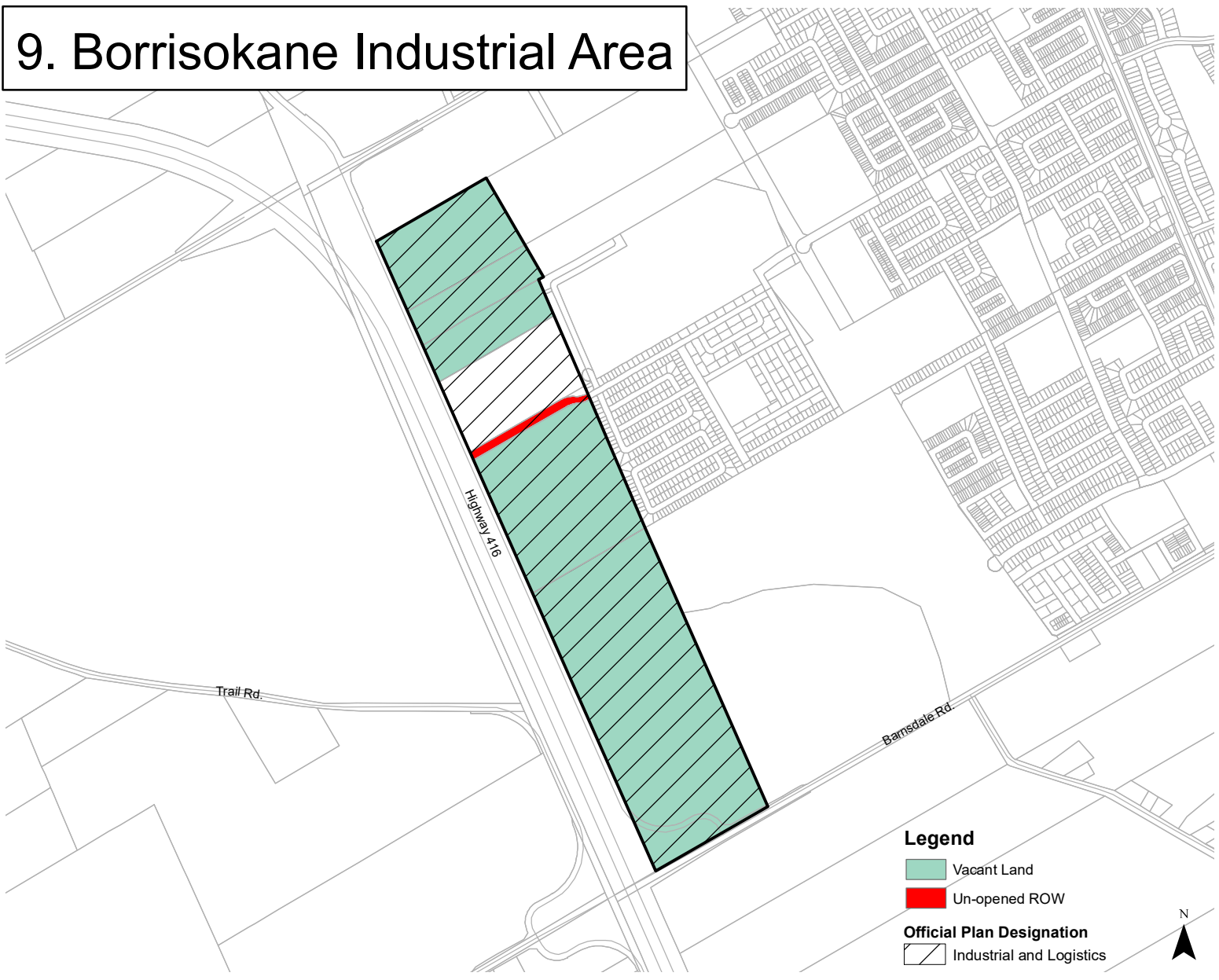
- Industrial and Logistics
- Mixed Industrial



8. 416 Business Park		MI: 30.5 net vacant ha		I&L: 42.2 net vacant ha		Total Area: 190.3		% Vacant: 40.3%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
2	4451 FALLOWFIELD RD	1.0	0.4	0.4	No further deduction	IP[1219] H(11)	Y	MAC'S CONVENIENCE STORES INC	
3	4451 FALLOWFIELD RD	1.6	0.6	0.6	No further deduction	IP[1219] H(11)	Y	MAC'S CONVENIENCE STORES INC	
4	4401 FALLOWFIELD RD	8.4	3.4	3.4	No further deduction	IP[2265] H(24), IP[2265] H(36), IP[2265] H(48)	Y	PHOENIX HOMES	
5	100 LUSK ST	1.0	0.4	0.4	No further deduction	IP[2265] H(12)	Y	2116885 ONTARIO INC/100 LUSK ST INC	
6	140 LUSK ST	1.3	0.5	0.5	No further deduction	IP[2265] H(12)	Y	2116885 ONTARIO INC/YLM PROPERTY HOLDINGS LTD	
8	444 CITIGATE DR	50.1	20.3	17.2	15% Net deduction	IP[1219]-h	Y	CITIGATE DRIVE NEPEAN INC	
9	4175 STRANDHERD DR	13.0	5.3	5.3	No further deduction	IP[2298] H(18)	Y	STRANDHERD ROAD INC	
10	575 DEALERSHIP DR	14.9	6.0	6.0	No further deduction	IP[1219] H(33)-h, IP[2545] H(33)-h	Y	LAPOINTE, SYLVAIN	
11	95 LUSK ST	1.0	0.4	0.4	No further deduction	IP[2265] H(16)	Y	2116885 ONTARIO INC/1634158 ONTARIO INC	
12	4149 STRANDHERD DR	5.0	2.0	2.0	No further deduction	IP[2636] H(22), IP[2635] H(18)	Y	ZENA INVESTMENT CORPORATION	
13	560 DEALERSHIP DR	15.6	6.3	5.4	15% Net deduction	IP[1219]-h	Y	DEALERSHIP DRIVE NEPEAN INC	
14	120 LUSK ST	1.5	0.6	0.6	No further deduction	IP[2265] H(12)	Y	2116885 ONTARIO INC/NECSA HOLDINGS CORP	
15	540 DEALERSHIP DR	4.5	1.8	1.8	No further deduction	IP[2044] H(33)	Y	ZENA INVESTMENT CORPORATION	
16	135 LUSK ST	1.5	0.6	0.6	No further deduction	IP[2265] H(24)	Y	2116885 ONTARIO INC/2441736 ONTARIO INC	
17	115 LUSK ST	1.0	0.4	0.4	No further deduction	IP[1219] H(11)	Y	2116885 ONTARIO INC/STRANDHERD FALLOWFIELD	
18	75 LUSK ST	1.9	0.8	0.8	No further deduction	IP[2265] H(12), IP[2265] H(16)	Y	1634158 ONTARIO INC	
19	4378 MCKENNA CASEY DR	22.1	8.9	8.9	No further deduction	IP[1219]-h	Y	KEY RADIO ONTARIO LTD	
20	4433 STRANDHERD DR	6.1	2.5	2.5	No further deduction	IP[2045] H(45)	Y	PUBLOW, GEOFF	
21	NO ADDRESS	8.6	3.5	3.5	No further deduction	IP[1219]-h	Y	LEGASSICK MARY JANE	
22	NO ADDRESS	2.1	0.9	0.9	No further deduction	DR	Y	CITY OF OTTAWA	
23	101 CITIGATE DR	2.5	1.0	1.0	No further deduction	IP[2045] H(45)	Y	2520649 ONTARIO LTD	
24	NO ADDRESS	2.8	1.2	1.2	No further deduction	IP[1219]-h	Y	NOT SPECIFIED	
25	4235 MCKENNA CASEY DR	6.1	2.5	2.5	No further deduction	DR	Y	CITY OF OTTAWA	
26	NO ADDRESS	1.0	0.4	0.4	No further deduction	DR	Y	NOT SPECIFIED	
27	3150 BORRISOKANE RD	1.4	0.6	0.6	No further deduction	DR	Y	CAIVAN BARRHAVEN CONSERVANCY	
28	4085 STRANDHERD DR	8.5	3.4	3.4	No further deduction	DR	Y	SOUTHBRIDGE HEALTH CARE GP	
29	3231 BORRISOKANE RD	5.0	2.0	2.0	No further deduction	DR	Y	CLARKE, ELIZABETH	
Vacant Parcels		189.6	76.7	72.7					
Underutilized Parcels									
1e	4061 STRANDHERD DR	13.4	5.4	5.4		IP[2243]-h	Y	CITY OF OTTAWA	
Unbuilt ROW		3.8	1.6	1.6					
Built Parcels		213.2	86.3	86.0					
Non-Parcels		50.2	20.3	20.3					
Total Area		470.2	190.3	186.0					
% Vacant			40.3%						

**MI = Mixed Industrial
 **I&L = Industrial & Logistics

9. Borrisokane Industrial Area

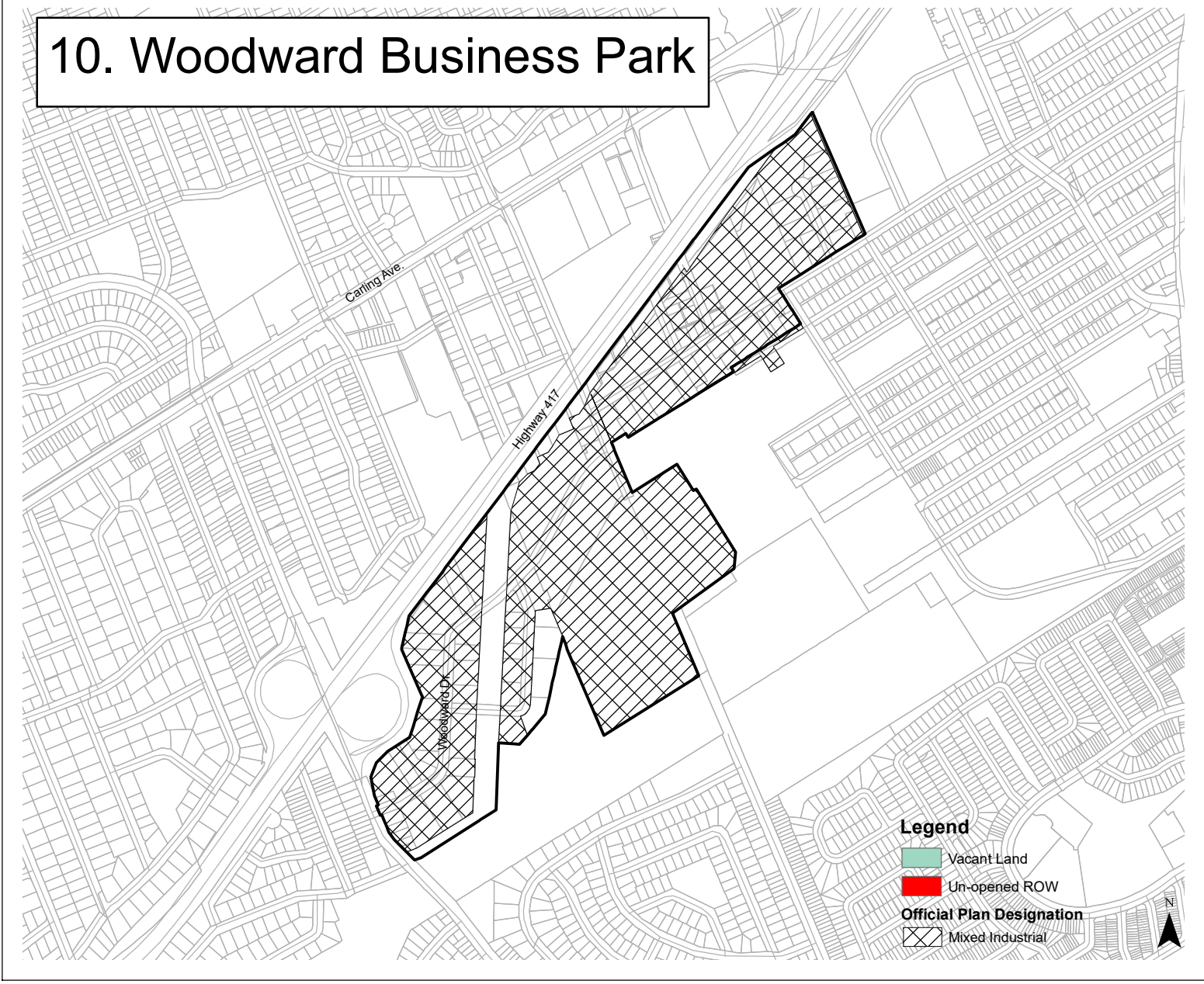


0 0.075 0.15 0.3 0.45 0.6 Kilometers

9. Borrisokane Industrial Area					I&L: 51.0 net vacant ha	Total Area: 65.7	% Vacant: 87.4%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	3625 BORRISOKANE RD	18.1	7.3	7.3	No further deduction	DR, MR	N	TAMARACK (NEPEAN) CORPORATION
2	3635 BORRISOKANE RD	9.0	3.6	3.6	No further deduction	DR, MR	N	TAMARACK (NEPEAN) CORPORATION
3	NO ADDRESS	9.7	3.9	3.9	No further deduction	O1	Y	NO OWNER SPECIFIED
4	3809 BORRISOKANE RD	34.1	13.8	11.7	15% Net deduction	RU[2618]	Y	BRAZMAR LIMITED
5	3882 BORRISOKANE RD	71.0	28.8	24.4	15% Net deduction	MR1, RU	Y	MINTO GREENFIELD GP INC
Vacant Parcels		142.0	57.4	51.1				
Unbuilt ROW		2.1	0.8	0.8				
Built Parcels		18.4	7.4	7.4				
Total Area		162.4	65.7	59.3				
% Vacant			87.4%					

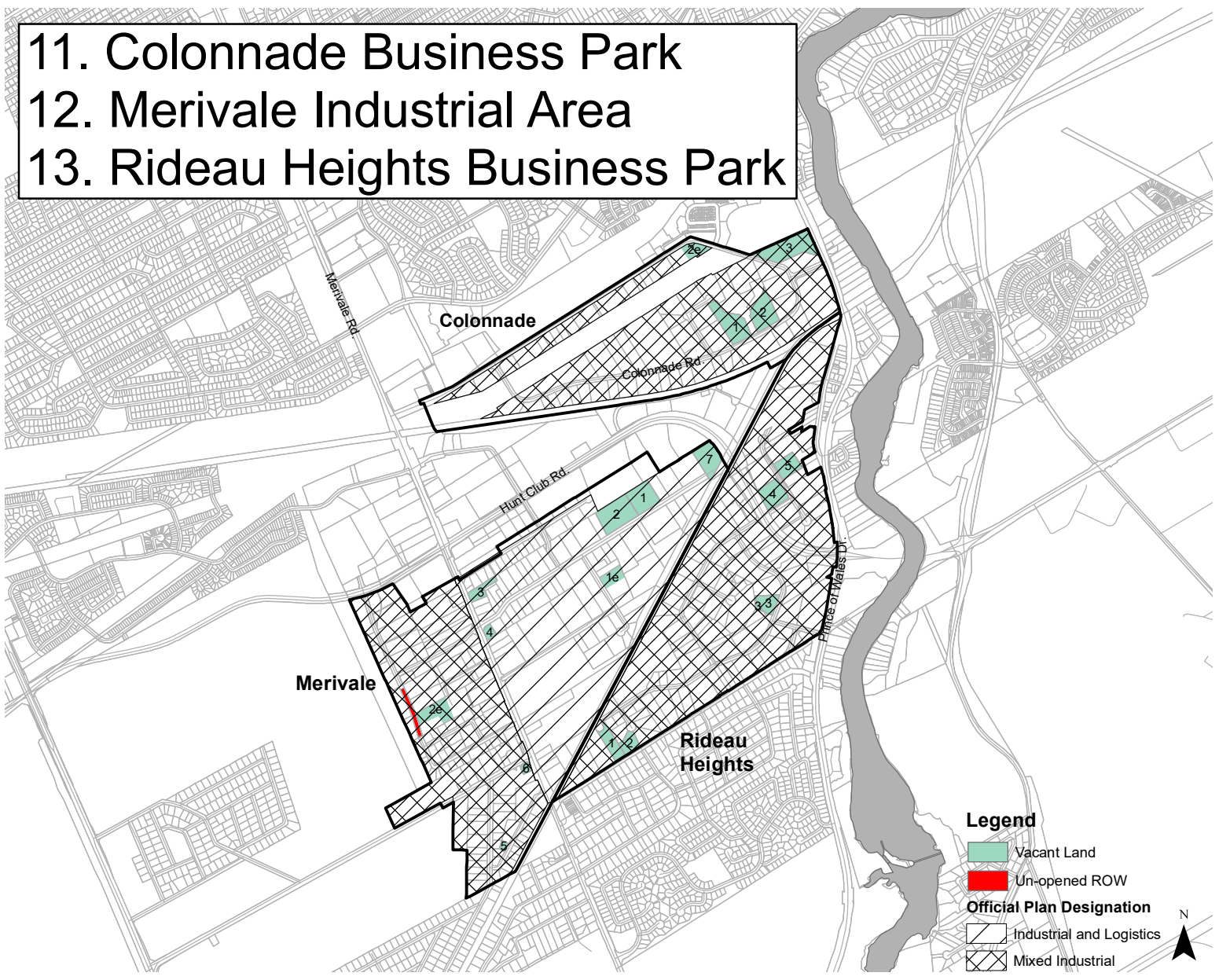
**I&L = Industrial & Logistics

10. Woodward Business Park



10. Woodward Business Park						Total Area: 43.9	% Vacant: 0.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
Vacant Parcels		0.0	0.0	0.0				
Built Parcels		108.4	43.9	37.3				
Total Area		108.4	43.9	37.3				
% Vacant			0.0%					

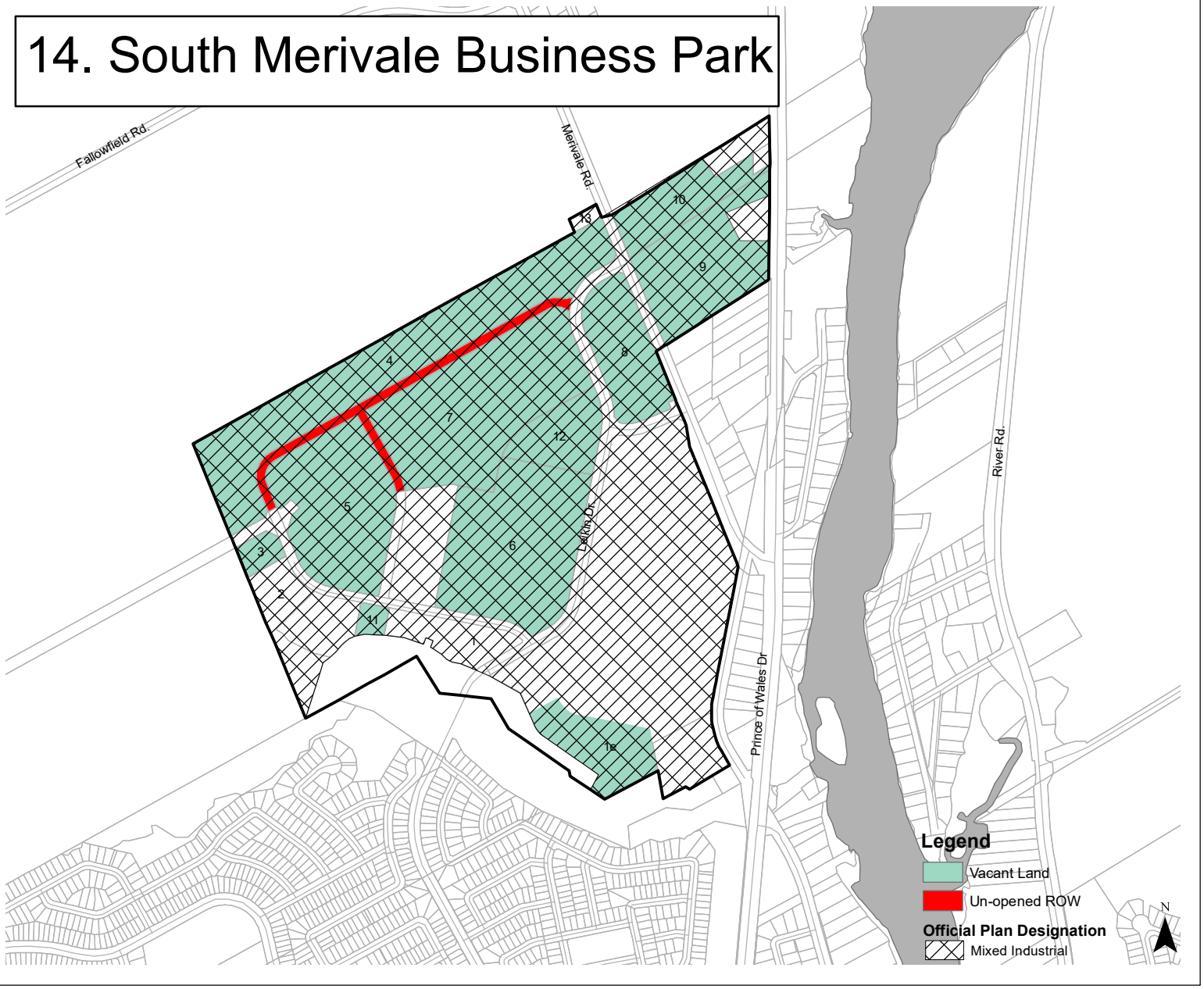
11. Colonnade Business Park 12. Merivale Industrial Area 13. Rideau Heights Business Park



11. Colonnade Business Park					MI: 5.7 net vacant ha	Total Area: 90.2	% Vacant: 6.3%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	140 COLONNADE RD S	4.4	1.8	1.8	No further deduction	IG5	Y	100-130 COLONNADE ROAD REGIONAL	
2	124 COLONNADE RD S	3.8	1.5	1.5	No further deduction	IG5	Y	100-130 COLONNADE ROAD REGIONAL	
3	103 COLONNADE RD N	5.8	2.3	2.3	No further deduction	IL[292] F(0.4) H(12)-h	Y	ASHCROFT HOMES	
Vacant Parcels		14.0	5.7	5.7					
Underutilized Parcels									
2e	82 COLONNADE RD N	1.6	0.6	0.6		IG5[284]	Y	REDEEMER CHRISTIAN HIGH SCHOOL	
Built Parcels		207.3	83.9	83.9					
Total Area		222.9	90.2	90.2					
% Vacant								6.3%	
12. Merivale Industrial Area					MI: 0.3 net vacant ha	I&L: 5.7 net vacant ha	Total Area: 161.5	% Vacant: 2.7%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	111 BENTLEY AVE	3.6	1.5	1.5	No further deduction	IH1	Y	ULTRAMAR CANADA INC	
2	111 BENTLEY AVE	5.0	2.0	2.0	No further deduction	IH1	Y	ULTRAMAR CANADA INC	
3	1881 MERIVALE RD	1.5	0.6	0.6	No further deduction	IG	Y	RON ENGINEERING & CONSTRUCTION	
4	2 BENTLEY AVE	0.7	0.3	0.3	No further deduction	IG	Y	DONAR INVESTMENTS LTD	
5	38 CAPITAL DR	0.3	0.1	0.1	No further deduction	IP[178]	Y	1024425 ONTARIO LTD	
6	1960 MERIVALE RD	0.5	0.2	0.2	No further deduction	I1B	Y	2755834 ONTARIO INC	
7	155 BENTLEY AVE	3.4	1.4	1.4	No further deduction	GM23 H(22)		CITY OF OTTAWA	
Vacant Parcels		15.0	6.1	6.1					
Underutilized Parcels									
1e	25 GIFFORD ST	1.6	0.7	0.7		IH1	Y	JL-TTA HOLDINGS INC	
2e	1920 MERIVALE RD	3.0	1.2	1.2		IG	Y	GENCON CAPITAL RESOURCES INC	
Unbuilt ROW		1.2	0.5	0.5					
Built Parcels		376.1	152.2	152.2					
Total Area		397.0	160.7	160.7					
% Vacant								3.8%	
13. Rideau Heights Business Park					MI: 4.5 net vacant ha	Total Area: 100.6	% Vacant: 4.4%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	97 AURIGA DR	2.2	0.9	0.9	No further deduction	IG	Y	DILAVER AYTEN	
2	10 CORVUS CRT	1.6	0.6	0.6	No further deduction	IG5[288]	Y	NOT SPECIFIED	
3	30 AURIGA DR	1.9	0.8	0.8	No further deduction	IG5	Y	6236120 CANADA INC	
4	2 LASER ST	3.0	1.2	1.2	No further deduction	IG5[1662]	Y	APR (1811 BANK AND 2 LASER)	
5	86 RIDEAU HEIGHTS DR	2.3	0.9	0.9	No further deduction	IP[178]	Y	THE OTTAWA SIKH SOCIETY	
Vacant Parcels		11.0	4.5	4.5					
Built Parcels		237.6	96.2	96.1					
Total Area		248.6	100.6	100.5					
% Vacant								4.4%	

**MI = Mixed Industrial
**I&L = Industrial & Logistics

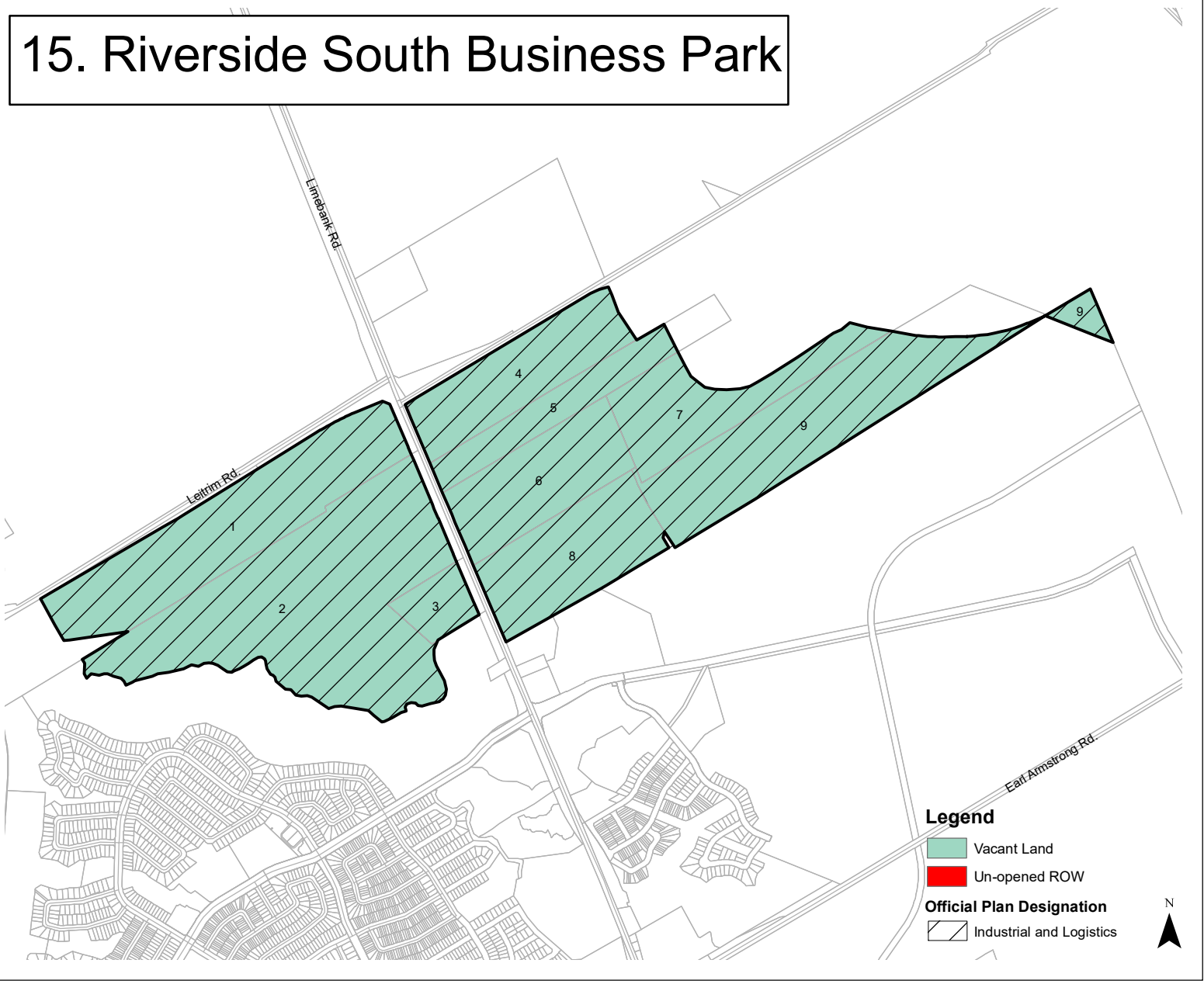
14. South Merivale Business Park



14. South Merivale Business Park					MI: 51.5 net vacant ha	Total Area: 100.2	% Vacant: 53.1%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
3	2A BILL LEATHAM DR	1.6	0.6	0.6	No further deduction	IL9	Y	MEDUSA GENERAL PARTNER INC.
4	2 LEIKIN DR	27.3	11.1	9.4	15% Net deduction	IL9 [2707]	Y	MEDUSA GENERAL PARTNER INC.
5	99 BILL LEATHAM DR	17.9	7.2	7.2	No further deduction	IL9 [2707]	Y	ZENA-KINDER HOLDINGS LIMITED
6	50 LEIKIN DR	22.4	9.1	9.1	No further deduction	IL9	Y	2723379 ONTARIO INC/CANADA POST CORPORATION
7	20 LEIKIN DR	25.2	10.2	10.2	No further deduction	IL9	Y	ZENA-KINDER HOLDINGS LIMITED
8	11 BECKSTEAD RD	9.3	3.8	3.8	No further deduction	IL9	Y	MEDUSA GENERAL PARTNER INC.
9	2876 PRINCE OF WALES DR	13.7	5.5	5.5	No further deduction	DR	Y	ZENA-KINDER HOLDINGS LIMITED
10	2866 PRINCE OF WALES DR	7.0	2.8	2.8	No further deduction	DR	Y	ZENA-KINDER HOLDINGS LIMITED
11	96 BILL LEATHAM DR	1.0	0.4	0.4	No further deduction	IL9	Y	CHELLO BUILDING CORPORATION
12	NO ADDRESS	6.0	2.4	2.4	No further deduction	IL9	Y	2723379 ONTARIO INC/2717605 ONTARIO INC - MINTO PROPERTIES INC
Vacant Parcels		131.4	53.2	51.5				
Underutilized Parcels								
1e	73 LEIKIN DR	7.3	3.0	3.0		IL9	Y	MERCURY CENTRE GP INC
Unbuilt ROW		5.2	2.1	2.1				
Built Parcels		103.6	41.9	41.9				
Total Area		247.5	100.2	98.5				
% Vacant			53.1%					

**MI = Mixed Industrial

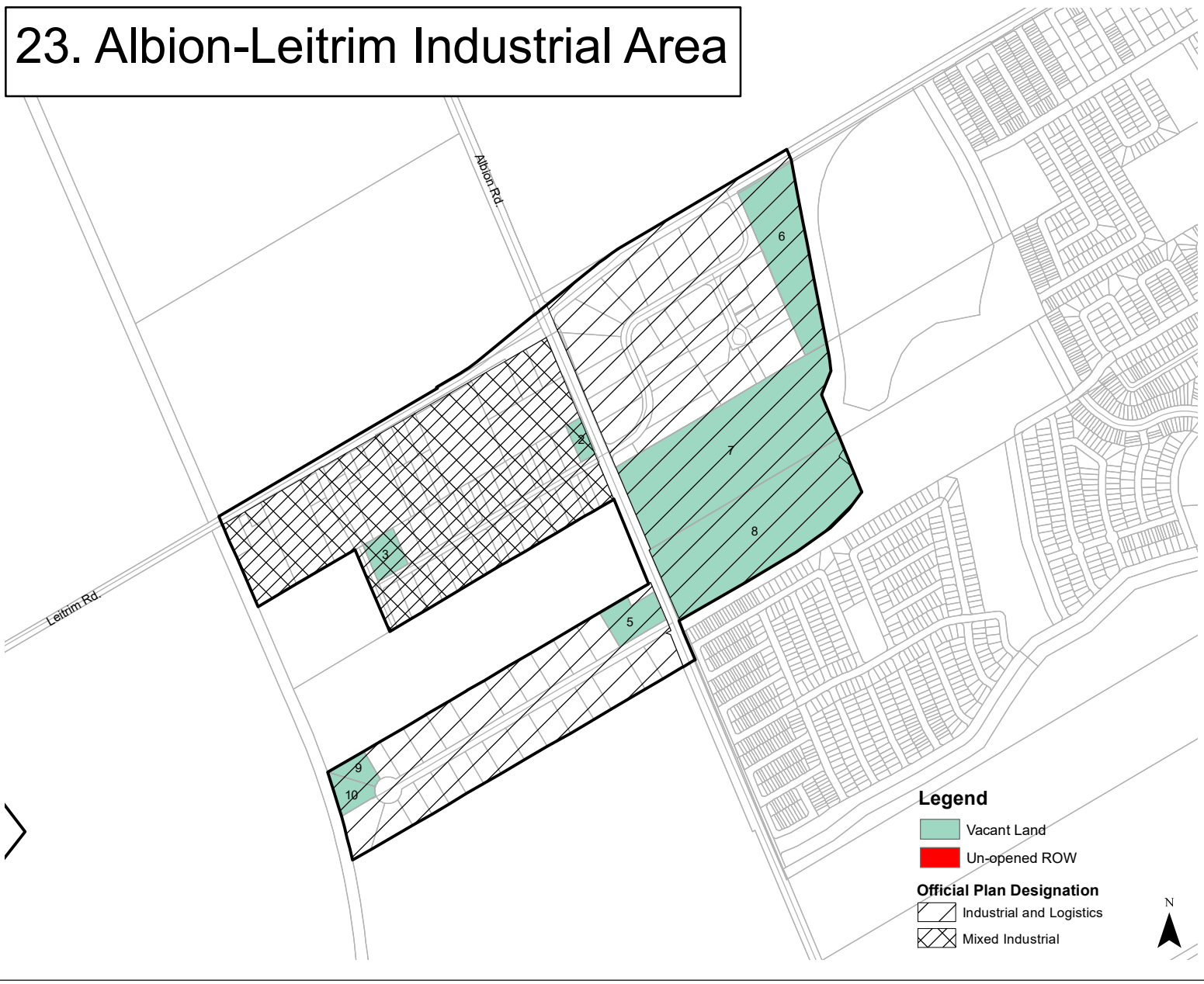
15. Riverside South Business Park



15. Riverside South Business Park					I&L: 151.0 net vacant ha	Total Area: 177.0	% Vacant: 100.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	1430 LEITRIM RD	69.2	28.0	23.8	15% Net deduction	DR	Y	NATIONAL CAPITAL COMMISSION
2	3700 TWIN FALLS PL	117.9	47.7	40.6	15% Net deduction	DR	Y	RIVERSIDE SOUTH DEVELOPMENT
3	NO ADDRESS	9.9	4.0	4.0	No further deduction	DR	Y	URBANDALE CORPORATION
4	505 BREADNER BLVD	38.0	15.4	13.1	15% Net deduction	DR, EP	Y	OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY
5	NO ADDRESS	22.3	9.0	7.7	15% Net deduction	DR, EP	Y	144447 CANADA INC
6	4101 LIMEBANK RD	37.4	15.1	12.9	15% Net deduction	DR	Y	ONTARIO HOLDINGS LTD
7	505 BREADNER BLVD	35.1	14.2	12.1	15% Net deduction	DR, EP	Y	OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY
8	4161 LIMEBANK RD	40.4	16.4	13.9	15% Net deduction	DR	Y	OTTAWA CITY
9	4209 LIMEBANK RD	67.1	27.2	23.1	15% Net deduction	DR	Y	RIVERSIDE SOUTH DEVELOPMENT
Vacant Parcels		437.3	177.0	151.0				
Built Parcels		0.0	0.0	0.0				
Total Area		437.3	177.0	151.0				
% Vacant			100.0%					

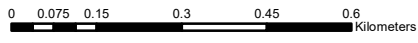
**I&L = Industrial & Logistics

23. Albion-Leitrim Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- Official Plan Designation**
- Industrial and Logistics
- Mixed Industrial

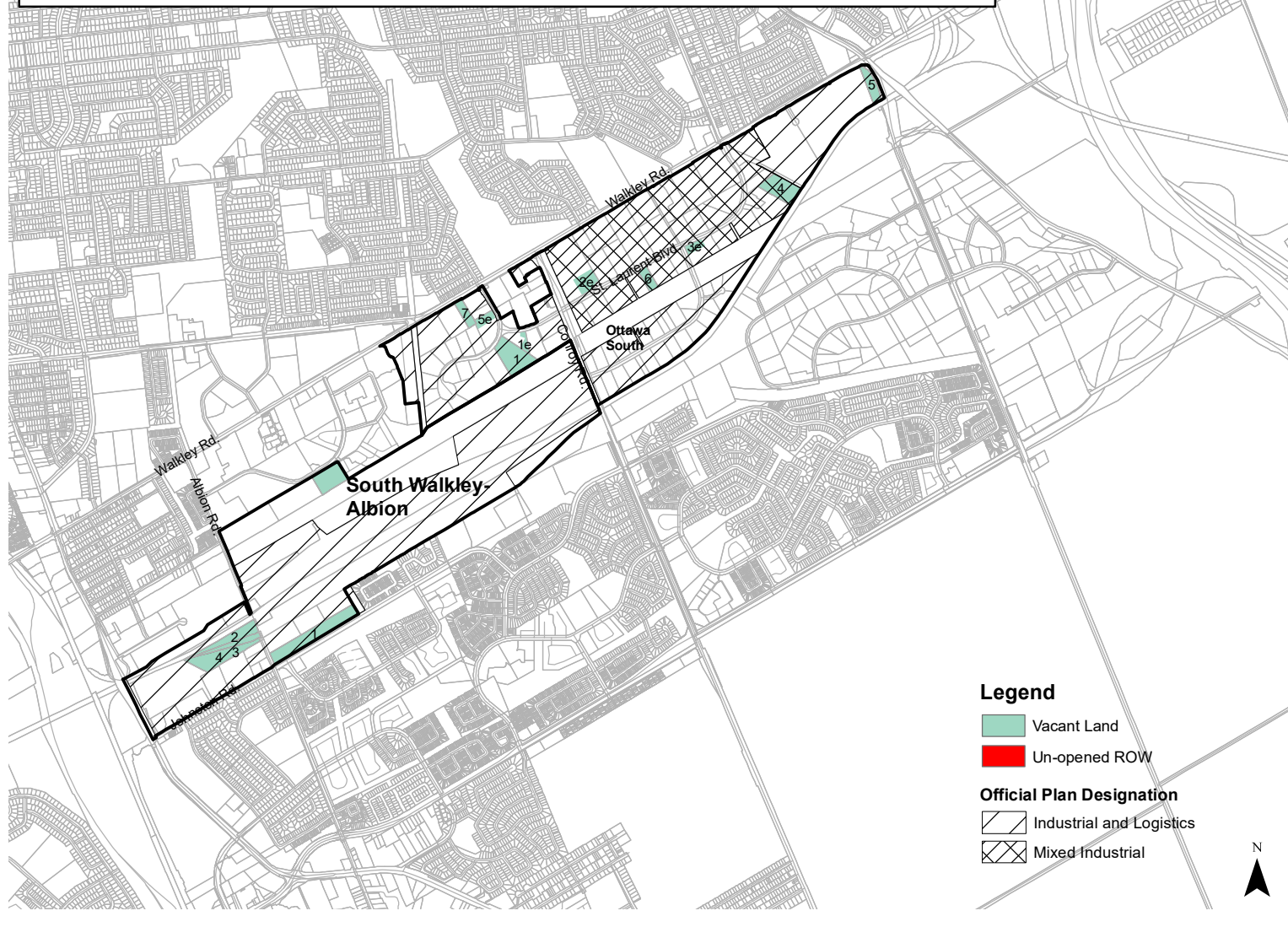


23. Albion-Leitrim Industrial Area				MI: 1.1 net vacant ha	I&L: 22.0 net vacant ha	Total Area: 95.3	% Vacant: 27.2%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
2	2809 QUINN RD	0.9	0.4		0.4	No further deduction	GM12 F(0.5) H(11)	Y	G W DRUMMOND FAMILY HOLDINGS
3	2721 QUINN RD	1.7	0.7		0.7	No further deduction	IL2[1857] H(14)	Y	OTTAWA CITY
5	2617 DEL ZOTTO AVE	2.5	1.0		1.0	No further deduction	IH	Y	VANBROS INVESTMENTS (2020)
6	NO ADDRESS	9.7	3.9		3.9	No further deduction	IL2[1528] H(14)-h	Y	TARTAN HOMES (NORTH LEITRIM)
7	4151 ALBION RD	25.6	10.4		8.8	15% Net deduction	IL2[1528] H(14)-h	Y	OTTAWA CITY
8	4201 ALBION RD	21.0	8.5		7.2	15% Net deduction	IL2[1528] H(14)-h	Y	OTTAWA CITY
9	2469 DEL ZOTTO AVE	1.1	0.5		0.5	No further deduction	IH	Y	AABLE CONSTRUCTION HOLDINGS
10	2459 DEL ZOTTO AVE	1.4	0.6		0.6	No further deduction	IH	Y	773873 ONTARIO LTD
Vacant Parcels		64.0	25.9		23.1				
Built Parcels		171.4	69.4		69.4				
Total Area		235.4	95.3		92.4				
% Vacant			27.2%						

**MI = Mixed Industrial
 **I&L = Industrial & Logistics

24. South Walkley-Albion Industrial Area

25. Ottawa South Business Park



24. South Walkley-Albion Industrial Area

					I&L: 7.8 net vacant ha	Total Area: 150.2	% Vacant: 6.4%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	1555 JOHNSTON RD	8.1	3.3	3.3	No further deduction	IL	Y	CLARIDGE HOMES (HUNT CLUB GATE)	
2	3170 ALBION RD S	3.7	1.5	1.5	No further deduction	IL	Y	CLARIDGE HOMES (ELGIN) INC	
3	3180 ALBION RD S	2.0	0.8	0.8	No further deduction	IL [2230]	Y	CLARIDGE HOMES (ELGIN) INC	
4	3196 ALBION RD S	5.6	2.3	2.3	No further deduction	IL [2230]	Y	8214603 CANADA INC	
5	1607 HEATHERINGTON RD	4.5	1.8	1.8	No further deduction	IL	Y	2725163 ONTARIO INC	
Vacant Parcels		23.9	9.7	9.7					
Built Parcels		347.3	140.5	140.5					
Total Area		371.1	150.2	150.2					
% Vacant			6.4%						

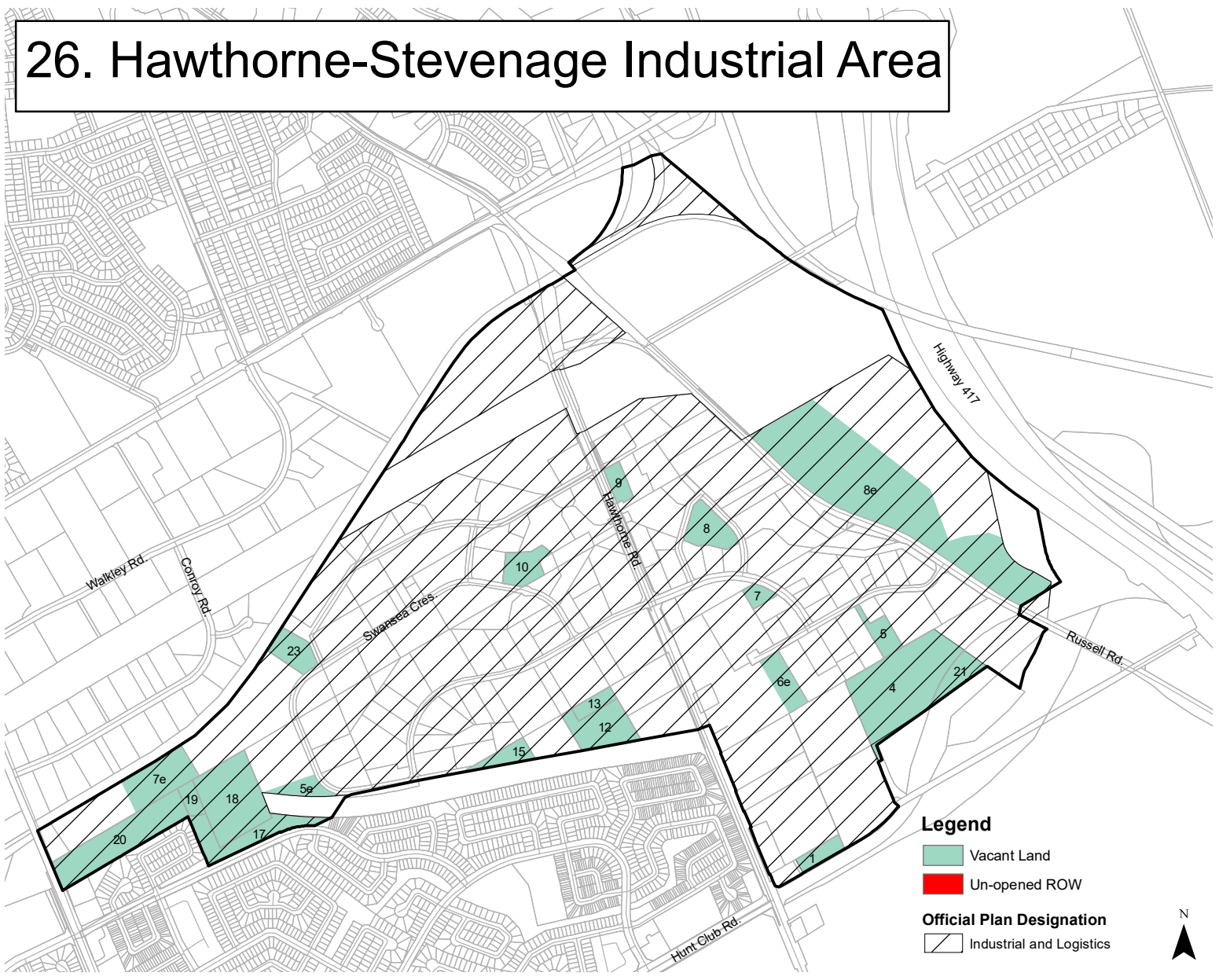
25. Ottawa South Business Park

					MI: 2.6 net vacant ha	I&L: 4.2 net vacant ha	Total Area: 165.4	% Vacant: 4.1%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner		
1	2445 DON REID DR	6.0	2.4	2.4	No further deduction	IL	Y	CROMBIE PROPERTY HOLDINGS		
4	2287 ST. LAURENT BLVD	4.9	2.0	2.0	No further deduction	IL[1]	Y	622294 ONTARIO LIMITED		
5	2510 WALKLEY RD	2.4	1.0	1.0	No further deduction	IL	Y	8372411 CANADA INC		
6	2375 ST. LAURENT BLVD	1.6	0.7	0.7	No further deduction	IL	Y	CORNERTONE HOUSE OF REFUGE		
7	1850 WALKLEY RD	1.8	0.7	0.7	No further deduction	IL[2563]	Y	D'ALONZO MARCEL		
Vacant Parcels		16.8	6.8	6.8						
Underutilized Parcels										
1e	2525 ST. LAURENT BLVD	0.8	0.3	0.3		IL	Y	2525 REAL ESTATE HOLDINGS		
2e	2020 WALKLEY RD	2.7	1.1	1.1		IL[2756] S117-h	Y	MANULIFE ONTARIO PROPERTY		
3e	2315 ST. LAURENT BLVD	1.2	0.5	0.5		IL	Y	CR4 OTTAWA FLEX OFFICE INC		
5e	2420 DON REID DR	1.4	0.6	0.6		IL	Y	PNPT ONTARIO ENTERPRISE		
Built Parcels		383.6	155.2	155.2						
Total Area		406.6	164.5	164.5						
% Vacant			4.1%							

**MI = Mixed Industrial

**I&L = Industrial & Logistics

26. Hawthorne-Stevenage Industrial Area

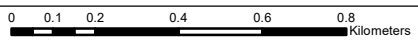


Legend

- Vacant Land
- Un-opened ROW

Official Plan Designation

- Industrial and Logistics

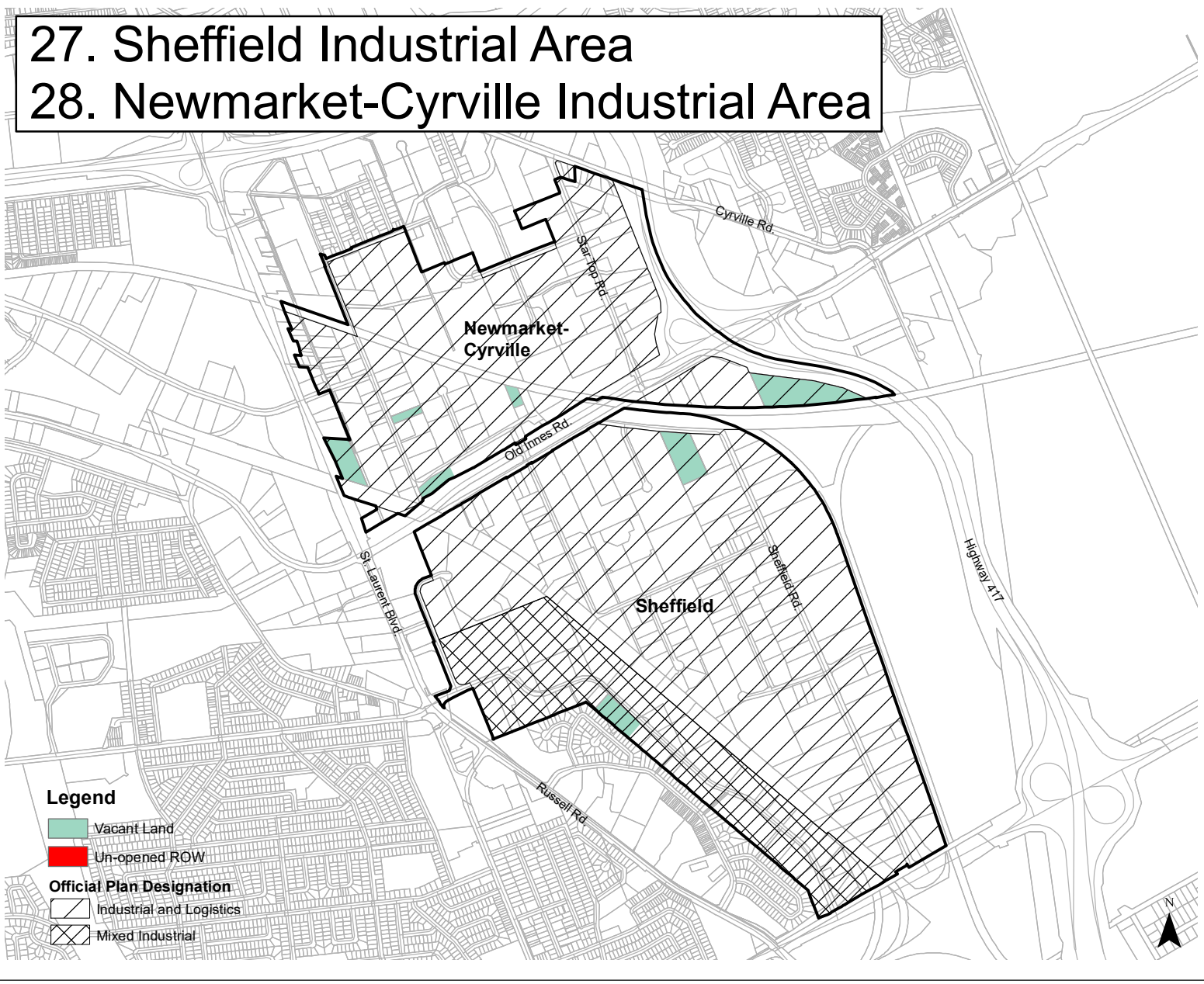


26. Hawthorne-Stevenage Industrial Area					I&L: 27.7 net vacant ha		Total Area: 321.9		% Vacant: 8.8%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner		
1	2701 HUNT CLUB RD	1.7	0.7	0.7	No further deduction	IL[1713]	Y	2080879 ONTARIO INC		
4	4120 RUSSELL RD	16.0	6.5	6.5	No further deduction	IH	Y	NATIONAL CAPITAL COMMISSION		
5	4120 BELGREEN DR	2.1	0.9	0.9	No further deduction	IH	Y	MOTOR EXPRESS OTTAWA INC		
7	2730 STEVENAGE DR	1.1	0.5	0.5	No further deduction	IH	Y	HASAN SYED ZAMIR-UL		
8	2705 GLENFIELD RD	3.7	1.5	1.5	No further deduction	IH	Y	969007 ONTARIO INC		
9	3149 HAWTHORNE RD	1.5	0.6	0.6	No further deduction	IL	Y	STORAGEVAULT CANADA INC		
10	3165 SWANSEA CRES	3.0	1.2	1.2	No further deduction	IG3	Y	OTTAWA BUILDING BUILDER INC		
12	2200 STEVENAGE DR	5.2	2.1	2.1	No further deduction	IH	Y	SHADRACH INVESTMENTS LTD		
13	2420 STEVENAGE DR	1.4	0.6	0.6	No further deduction	IH	Y	RUSSEL METALS INC		
15	NO ADDRESS	2.0	0.8	0.8	No further deduction	IH	Y	SHADRACH INVESTMENTS LTD		
17	2101 JOHNSTON RD	5.3	2.1	2.1	No further deduction	IG3	Y	RICHCRAFT HOMES LTD		
18	3203 CONROY RD	10.0	4.1	3.4	15% Net deduction	IG3	Y	FAVRETTO MAURIZIO		
19	3179 CONROY RD	1.3	0.5	0.5	No further deduction	IG3	Y	OTTAWA CITY		
20	3169 CONROY RD	10.0	4.0	4.0	No further deduction	IG3	Y	OTTAWA CITY		
21	4224 RUSSELL RD	2.5	1.0	1.0	No further deduction	IH	Y	NATIONAL CAPITAL COMMISSION		
23	NO ADDRESS	3.0	1.2	1.2	No further deduction	IG3	Y	NO OWNER SPECIFIED		
Vacant Parcels		70.0	28.3	27.7						
Underutilized Parcels										
5e	2755 SWANSEA CRES	1.8	0.7	0.7		IG3	Y	OTTAWA CITY		
6e	3279 HAWTHORNE RD	3.0	1.2	1.2		IH	Y	OTTAWA FIBRE GP INC		
7e	3145 CONROY RD	5.8	2.3	2.3		IG3[1751]	Y	3145 CONROY RD		
8e	4055 RUSSELL RD	38.0	15.4	13.1		IH	Y	NATIONAL CAPITAL COMMISSION		
Built Parcels		673.4	272.5	270.0						
Non Parcels		3.5	1.4	1.4						
Total Area		795.4	321.9	316.5						
% Vacant			8.8%							

**MI = Mixed Industrial
**I&L = Industrial & Logistics

27. Sheffield Industrial Area

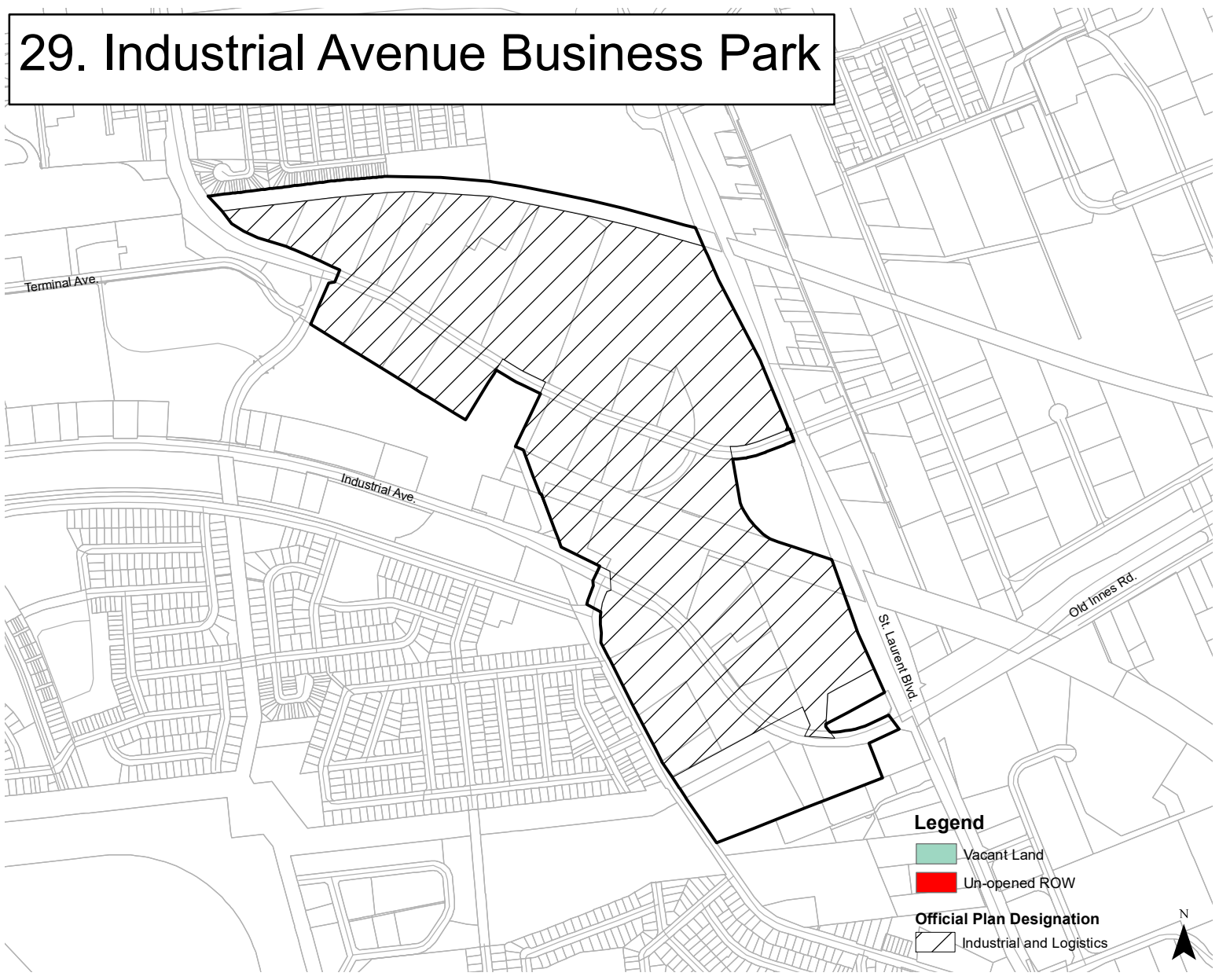
28. Newmarket-Cyrville Industrial Area



27. Sheffield Industrial Area					I&L: 2.0 net vacant ha	Total Area: 219.3	% Vacant: 0.9%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	2360 SHEFFIELD RD	5.0	2.0	2.0	No further deduction	IH	Y	3305236 NOVA SCOTIA COMPANY
Vacant Parcels		5.0	2.0	2.0				
Underutilized Parcels								
1e	2510 LANCASTER RD	3.1	1.3	1.3		IL[254] H(8) S103	Y	THE CANADIAN BLOOD SERVICES
Built Parcels		533.7	216.0	216.0				
Total Area		541.9	219.3	219.3				
% Vacant			0.9%					
28. Newmarket-Cyrville Industrial Area					I&L: 5.2 net vacant ha	Total Area: 128.9	% Vacant: 4.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	1599 ST. LAURENT BLVD	3.5	1.4	1.4	No further deduction	IG3[263]	Y	REIMER WORLD PROPERTIES CORP
2	1591 MICHAEL ST	0.9	0.4	0.4	No further deduction	IL	Y	LEFEBVRE ALBERT
3	NO ADDRESS	8.4	3.4	3.4	No further deduction	IL2 H(14)	Y	2535401 ONTARIO INC
Vacant Parcels		12.8	5.2	5.2				
Underutilized Parcels								
1e	1150 NEWMARKET ST	1.7	0.7	0.7		IL[263]	Y	BENPILA INVESTMENTS / REALFFE S / HYDRO ONE / JESSOP FALLS
2e	1211 NEWMARKET ST	0.8	0.3	0.3		IL	Y	ALLCAMP PROPERTIES INC
Built Parcels		303.2	122.7	121.2				
Total Area		318.5	128.9	127.4				
% Vacant			4.0%					

**MI = Mixed Industrial
 **I&L = Industrial & Logistics

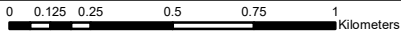
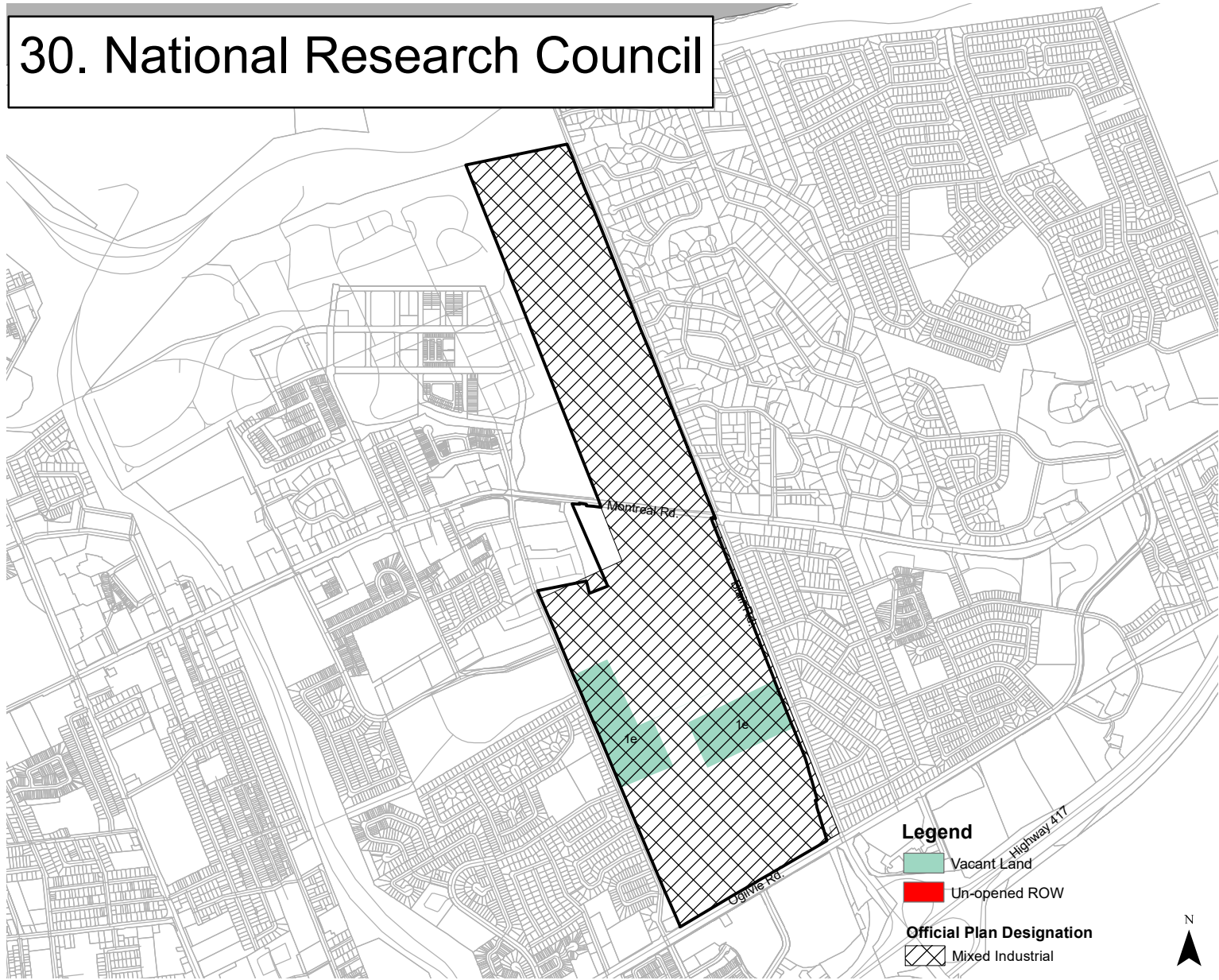
29. Industrial Avenue Business Park



0 0.05 0.1 0.2 0.3 0.4 Kilometers

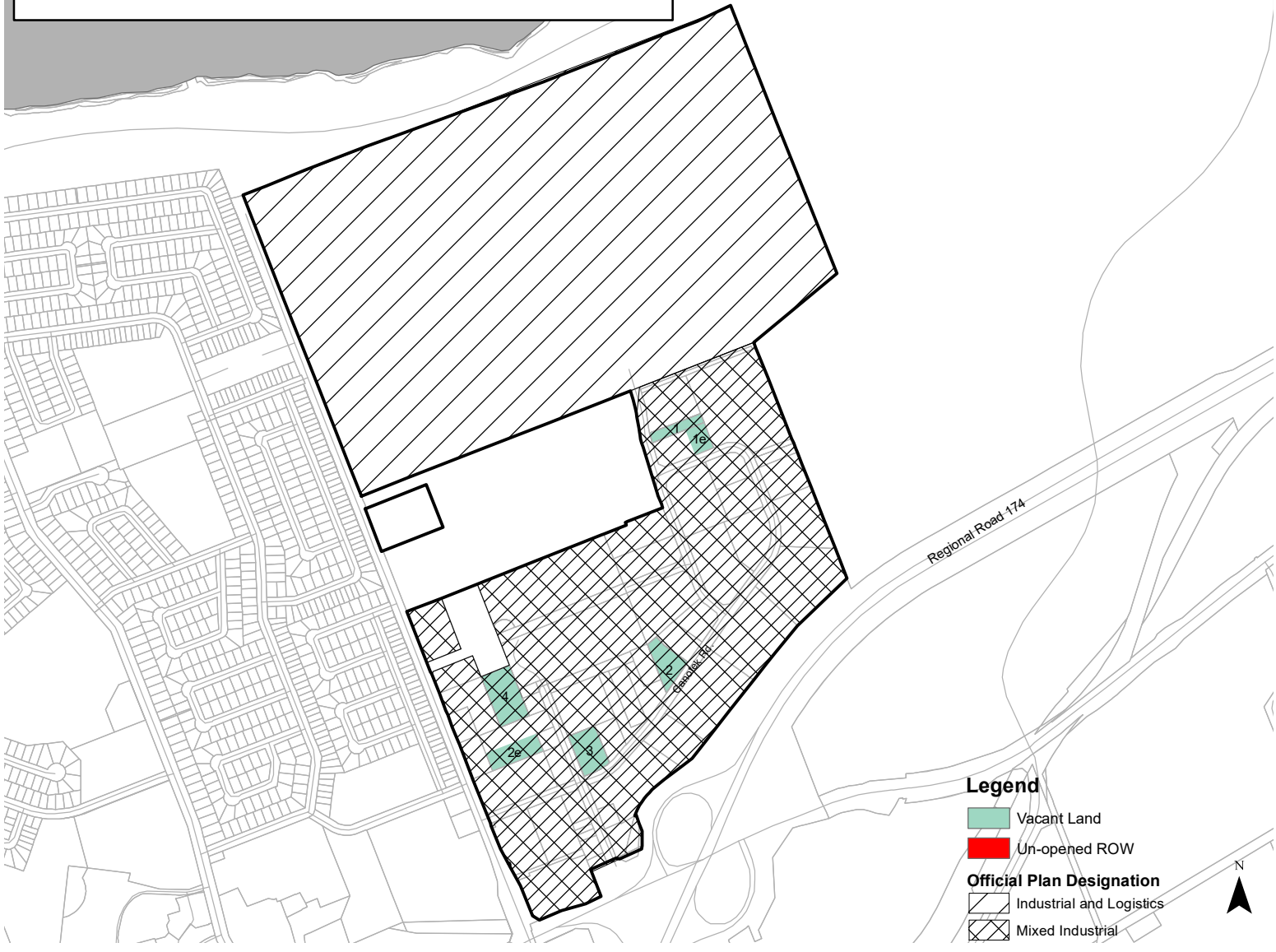
29. Industrial Avenue Business Park						Total Area: 77.6	% Vacant: 0.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
<i>Vacant Parcels</i>		<i>0.0</i>	<i>0.0</i>	<i>0.0</i>				
<i>Built Parcels</i>		<i>191.8</i>	<i>77.6</i>	<i>75.8</i>				
Total Area		191.8	77.6	75.8				
% Vacant			0.0%					

30. National Research Council



30. National Research Council						Total Area: 159.5	% Vacant: 0.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
<i>Vacant Parcels</i>		0.0	0.0	0.0				
<i>Underutilized Parcels</i>								
1e	1200 MONTREAL RD	38.5	15.6	13.2		IL[249] H(32), IL[249]	Y	PUBLIC WORKS CANADA / NATIONAL RESEARCH COUNCIL/NATIONAL DEFENSE CANADA
<i>Built Parcels</i>		355.7	144.0	144.0				
Total Area		394.3	159.5	157.2				
% Vacant			0.0%					

31. Canotek Business Park



Legend

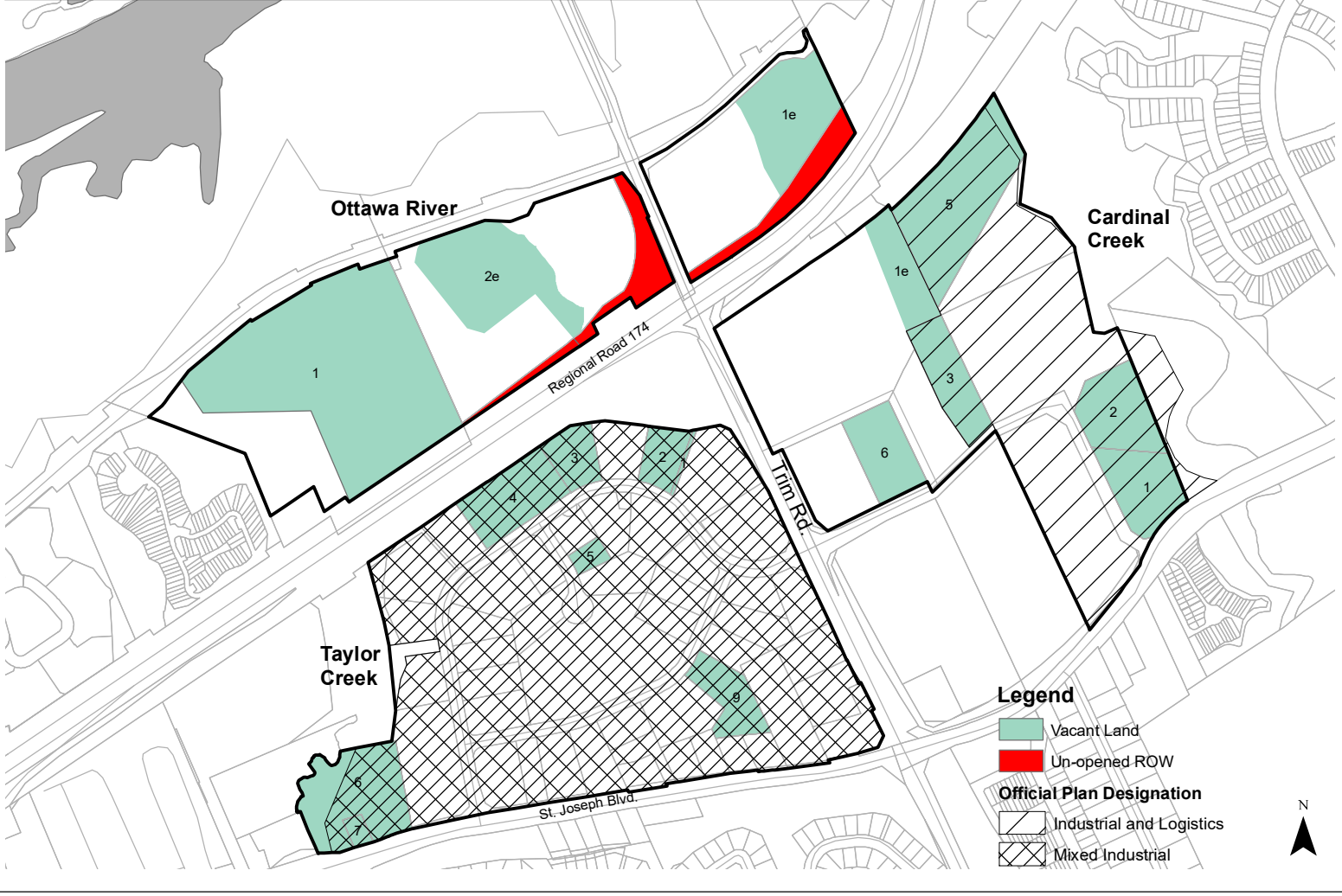
- Vacant Land
- Un-opened ROW
- Official Plan Designation**
- Industrial and Logistics
- Mixed Industrial

0 0.05 0.1 0.2 0.3 0.4 Kilometers

31. Canotek Business Park					MI: 1.8 net vacant ha	Total Area: 115.8	% Vacant: 1.6 %		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	NO ADDRESS	0.5	0.2		0.2	No further deduction	IL2 H(14)	Y	OTTAWA WALLS AND CEILINGS
2	5351 CANOTEK RD	1.0	0.4		0.4	No further deduction	IL2 H(14)	Y	1860049 ONTARIO INC
3	5315 CANOTEK RD	1.2	0.5		0.5	No further deduction	IL2 H(14)	Y	CANOTEK RD HOLDINGS INC
4	1150 RAINBOW ST	1.9	0.7		0.7	No further deduction	IL2 H(14)	Y	OTTAWA CITY
Vacant Parcels		4.6	1.8		1.8				
Underutilized Parcels									
1e	5500 CANOTEK RD	0.5	0.2		0.2		IL2 H(14)	Y	OTTAWA WALLS AND CEILINGS
2e	1166 RAINBOW ST	1.0	0.4		0.4		IL2 H(14)	Y	VLN ADVANCED TECHNOLOGIES INC
Built Parcels		278.7	112.8		112.8				
Non Parcels		1.5	0.6		0.6				
Total Area		286.4	115.8		115.8				
% Vacant			1.6%						

**MI = Mixed Industrial

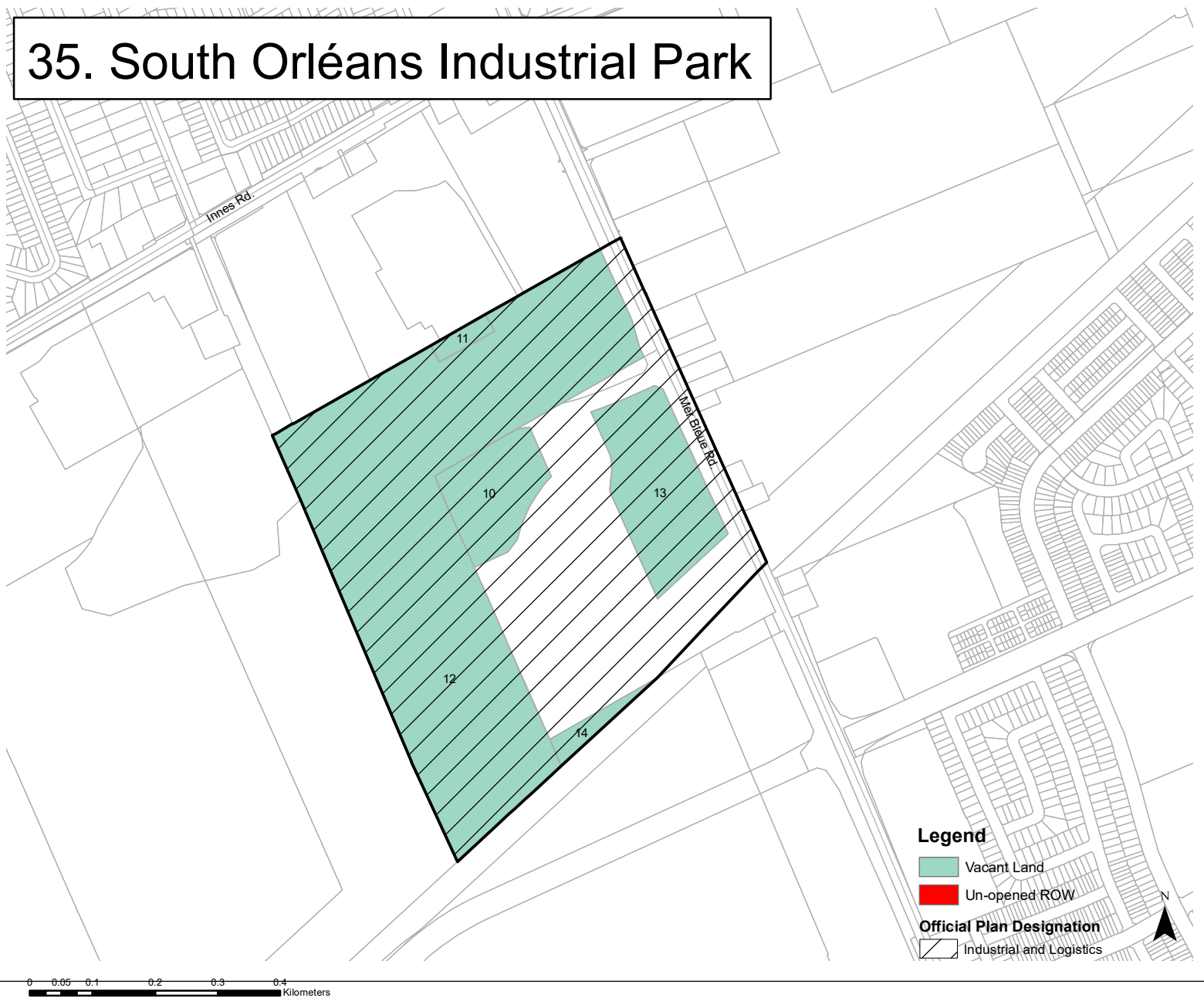
32. Ottawa River Business Park
 33. Taylor Creek Business Park
 34. Cardinal Creek Business Park



32. Ottawa River Business Park								Total Area: 25.4	% Vacant: 31.7%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	8600 JEANNE D'ARC BLVD N	19.9	8.0	6.8	15% Net deduction	DR	Y	BRIGIL CONSTRUCTION INC.	
Vacant Parcels		19.9	8.0	6.8					
Underutilized Parcels									
1e	1125 TRIM RD	4.8	1.9	1.9		DR[1280]	Y	OTTAWA CITY	
2e	8700 JEANNE D'ARC BLVD N	6.4	2.6	2.6		I2[1686]	Y	LA CITE COLLEGIALE	
Unbuilt ROW		5.0	2.0	2.0					
Built Parcels		21.8	8.8	8.8					
Non Parcels		5.0	2.0	2.0					
Total Area		62.8	25.4	24.2					
% Vacant			31.7%						
33. Taylor Creek Business Park								Total Area: 36.1	% Vacant: 16.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	881 TAYLOR CREEK DR	0.1	0.1	0.1	No further deduction	IL4 H(21)	Y	OTTAWA CITY	
2	881 TAYLOR CREEK DR	1.4	0.6	0.6	No further deduction	IL4[295] H(21)	Y	FAYNWACHS PAUL	
3	855 TAYLOR CREEK DR	1.5	0.6	0.6	No further deduction	IL4[295] H(21)	Y	1414613 ONTARIO INC	
4	835 TAYLOR CREEK DR	3.3	1.3	1.3	No further deduction	IL4 H(21)	Y	1437162 ONTARIO INC	
5	1661 VIMONT CRT	0.5	0.2	0.2	No further deduction	IL4 H(21)	Y	GRAVITY REAL ESTATE INC	
6	3589 ST-JOSEPH BLVD	5.1	2.1	2.1	No further deduction	IL H(21), IL4(H21)	Y	OTTAWA CITY	
7	3593 ST-JOSEPH BLVD	0.3	0.1	0.1	No further deduction	IL H(21)	Y	OTTAWA CITY	
9	524 LACOLLE WAY	2.1	0.9	0.9	No further deduction	IL4 H(21)	Y	PATRICE HOULE HOLDING INC.	
Vacant Parcels		14.3	5.8	5.8					
Built Parcels		75.0	29.3	29.3					
Non Parcels		2.7	1.1	1.1					
Total Area		92.0	36.1	36.1					
% Vacant			16.0%						
34. Cardinal Creek Business Park								Total Area: 27.1	% Vacant: 28.1%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	1015 DAIRY DR	3.0	1.2	1.2	No further deduction	IL4 H(21)	Y	TSL-DAIRY INC	
2	1015 DAIRY DR	3.2	1.3	1.3	No further deduction	IL4 H(21)	Y	TSL-DAIRY INC	
3	1001 DAIRY DR	2.7	1.1	1.1	No further deduction	IL[1574] H(21)-h	Y	AGROPUR COOPERATIVE	
5	1080 REGIONAL ROAD 174	7.1	2.9	2.9	No further deduction	IL[1574] H(21)-h, EP	Y	OTTAWA CITY	
6	975 DAIRY DR	2.7	1.1	1.1	No further deduction	IL [295] (H)21	Y	NO OWNER SPECIFIED	
Vacant Parcels		18.8	7.6	7.6					
Underutilized Parcels									
1e	1020 REGIONAL ROAD 174	2.3	1.0	1.0		IL[1574] H(21)-h	Y	OTTAWA CITY	
Built Parcels		42.3	17.7	17.7					
Non Parcels		1.9	0.8	0.8					
Total Area		65.4	27.1	27.1					
% Vacant			28.1%						

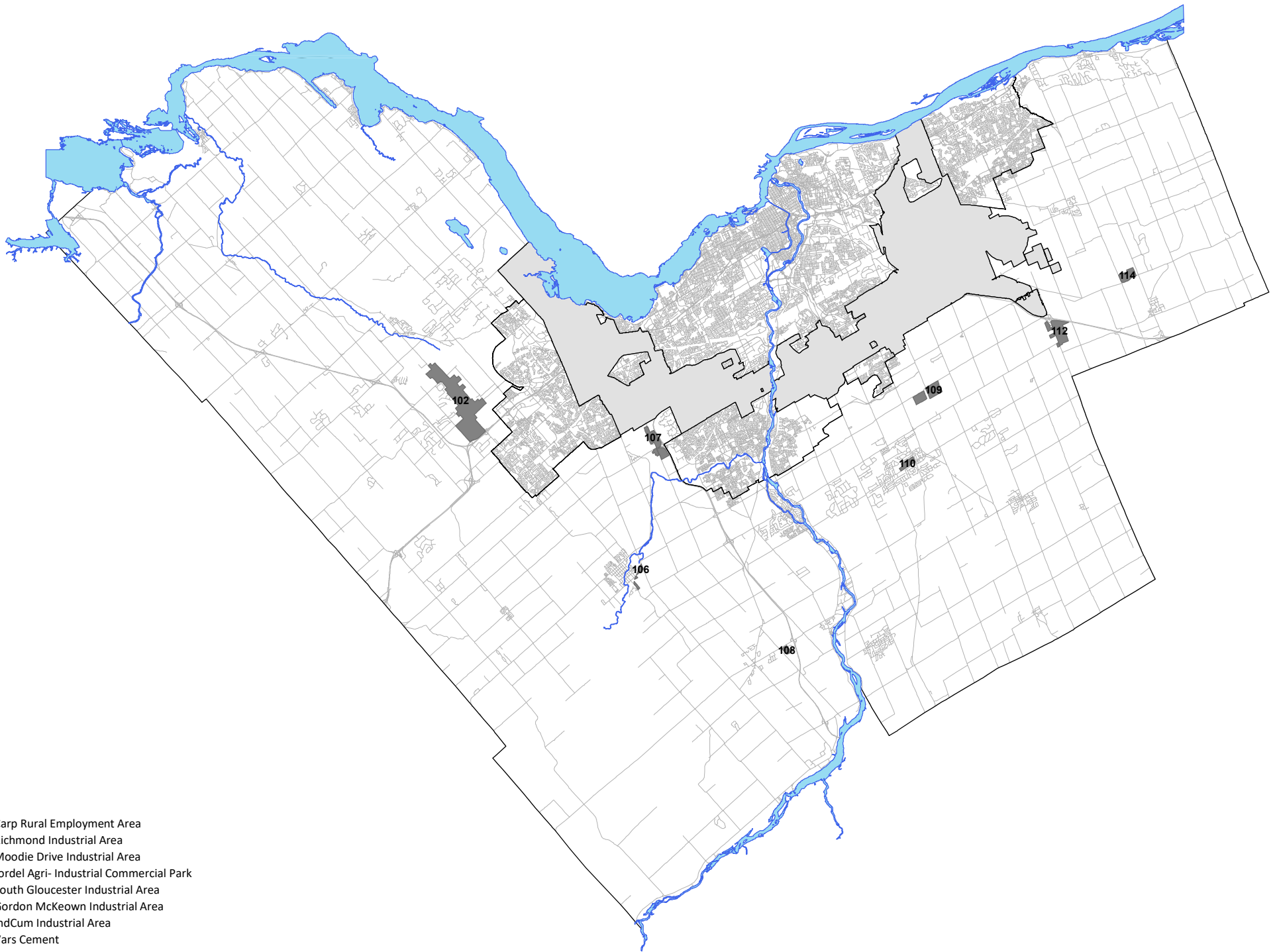
**MI = Mixed Industrial
 **IL = Industrial & Logistics

35. South Orléans Industrial Park



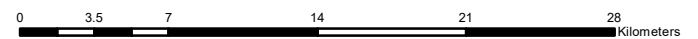
35. South Orleans Industrial Park					I&L: 25.9 net vacant ha	Total Area: 42.5	% Vacant: 68.8%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
10	3738 INNES RD	5.8	2.4	2.4	No further deduction	IL2[1624] H(21)-h	Y	RICHCRAFT HOMES
11	3730 INNES RD	0.7	0.3	0.3	No further deduction	IL2[1624] H(21)-h	Y	RIOTRIN PROPERTIES (BELCOURT) INC.
12	3828 INNES RD	54.8	22.2	18.9	15% Net deduction	IL2[1624] H(21)-h, IH[1624] H(21)-h	Y	RICHCRAFT HOMES
13	3828 INNES RD	9.7	3.9	3.9	No further deduction	IL2[1624] H(21)-h	Y	RICHCRAFT HOMES
14	NO ADDRESS	1.1	0.5	0.5	No further deduction	DR	Y	OTTAWA CITY
Vacant Parcels		72.3	29.2	25.9				
Built Parcels		32.8	13.3	13.3				
Total Area		105.0	42.5	39.2				
% Vacant			68.8%					

**I&L = Industrial & Logistics



- 102. Carp Rural Employment 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
- 112. IndCum Industrial Area
- 114. Vars Cement

Rural Industrial Areas Key Map



102. Carp Rural Employment Area



Legend

-  Vacant Land
-  Un-opened ROW
- Official Plan Designation**
-  Rural Industrial and Logistics



102. Carp Rural Employment Area

102. Carp Rural Employment Area					RI&L: 275.7 net vacant ha	Total Area: 736.0	% Vacant: 42.7%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	3210 CARP RD	5.2	2.1	2.1	No further deduction	RC9	PW & PS	MION JOHN
2	3160 CARP RD	56.9	23.0	19.6	15% Net deduction	RC9	PW & PS	GALE ALLAN ALBERT
3	NO ADDRESS	1.0	0.4	0.4	No further deduction	RC9	PW & PS	GALE ALLAN ALBERT
4	3090 CARP RD	6.0	2.4	2.4	No further deduction	RC9	PW & PS	MOUNIB SAID
5	3060 CARP RD	5.2	2.1	2.1	No further deduction	RG5	PW & PS	WEEDMARK ALTON D
6	2924 CARP RD	1.9	0.8	0.8	No further deduction	RC9[275r]-h	PW & PS	ARGCORP HOLDINGS INC
7	124 JOHN CAVANAUGH DR	4.2	1.7	1.7	No further deduction	RG5	PW & PS	SENSTAR-STELLAR CORPORATION
8	2167 MCGEE SIDE RD	1.9	0.8	0.8	No further deduction	RG5	PW & PS	11840398 CANADA INC
9	2182 MCGEE SIDE RD	0.8	0.3	0.3	No further deduction	RC7	PW & PS	RECTOR AND WARDENS OF CHRIST
10	2036 MCGEE SIDE RD	32.5	13.2	11.2	15% Net deduction	RC9 [275r]-h	PW & PS	ACRES STEVEN
11	2075 RICHARDSON SIDE RD	6.7	2.7	2.7	No further deduction	RG5	PW & PS	1634087 ONTARIO INC
12	NO ADDRESS	1.8	0.7	0.7	No further deduction	RC7	PW & PS	WINK WAYNE
13	2914 CARP RD	28.3	11.4	9.7	15% Net deduction	RC9[275r]-h	PW & PS	GREGORY LEBLANC, SALLIE STOREY
14	2075 RICHARDSON SIDE RD	2.3	0.9	0.9	No further deduction	RG5[283r]	PW & PS	1634087 ONTARIO INC
15	2880 CARP RD	18.1	7.3	7.3	No further deduction	RC9[275r]-h	PW & PS	2490699 ONTARIO LTD
16	2860 CARP RD	15.2	6.2	6.2	No further deduction	RC9[275r]-h	PW & PS	2353315 ONTARIO LIMITED
17	2826 CARP RD	46.0	18.6	15.8	15% Net deduction	RC9[275r]-h	PW & PS	2513287 ONTARIO INC
18	136 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	2720483 ONTARIO LTD
19	140 REIS RD	0.4	0.2	0.2	No further deduction	RG4	PW & PS	WINCH HOLDINGS LTD
20	168 REIS RD	0.4	0.2	0.2	No further deduction	RG4	PW & PS	BRICKSTONE HOLDINGS INC
21	179 TANSLEY DR	0.9	0.4	0.4	No further deduction	RG4	PW & PS	CALARCO FIORE
22	171 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	KROGAN JEFFREY
23	167 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	AIM MARINE INC
24	143 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	BRICKSTONE HOLDINGS INC
25	137 TANSLEY DR	0.6	0.2	0.2	No further deduction	RG4	PW & PS	MARLEAU DENIS HENRY
28	125 TANSLEY DR	0.3	0.1	0.1	No further deduction	RG4	PW & PS	1091887 ONTARIO INC
29	125 TANSLEY DR	0.1	0.0	0.0	No further deduction	RG4	PW & PS	1091887 ONTARIO INC
30	121 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	M S CONTRACTING LTD
31	117 TANSLEY DR	0.6	0.2	0.2	No further deduction	RG4	PW & PS	CRAWFORD WAYNE
32	109 TANSLEY DR	1.0	0.4	0.4	No further deduction	RG4	PW & PS	CRAWFORD JEAN LOUISE
33	109 TANSLEY DR	1.1	0.5	0.5	No further deduction	RG4	PW & PS	CRAWFORD JEAN LOUISE
34	123 REIS RD	1.1	0.4	0.4	No further deduction	RG4	PW & PS	CRAWFORD WAYNE
35	102 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	STERLING SYNERGY CONSULTING
36	163 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	1634108 ONTARIO INC / JW REAL ESTATE HOLDINGS LTD
37	167 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	JW REAL ESTATE HOLDINGS LTD
38	168 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	1634108 ONTARIO INC
39	164 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	PREMIER BUS LINES INC
40	154 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	PREMIER BUS LINES INC
41	140 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	FEX STEPHEN PAUL
42	136 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	CHARRON RICHARD
43	132 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	1414702 ONTARIO INC
44	128 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	1414702 ONTARIO INC
45	200 MAPLE CREEK CRT	4.3	1.8	1.8	No further deduction	RG5	PW & PS	2431144 ONTARIO INC
46	210 MAPLE CREEK CRT	4.3	1.8	1.8	No further deduction	RG5	PW & PS	2434894 ONTARIO INC
47	220 MAPLE CREEK CRT	4.2	1.7	1.7	No further deduction	RG5	PW & PS	2434894 ONTARIO INC
48	215 MAPLE CREEK CRT	4.7	1.9	1.9	No further deduction	RG5	PW & PS	BULAT HOLDINGS LTD
50	2622 CARP RD	1.1	0.4	0.4	No further deduction	RG4	PW & PS	CRAWFORD WAYNE
51	2636 CARP RD	43.5	17.6	15.0	15% Net deduction	RG5[275r]-h	PW & PS	BAIN GENEVA DORIS
52	2436 CARP RD	10.0	4.0	4.0	No further deduction	RH[703r]	PW & PS	1041400 ONTARIO INC
53	2349 CARP RD	1.1	0.4	0.4	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
54	2357 CARP RD	0.3	0.1	0.1	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
55	2353 CARP RD	0.7	0.3	0.3	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
56	2363 CARP RD	0.2	0.1	0.1	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
57	2363 CARP RD	0.4	0.2	0.2	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
58	2379 CARP RD	1.3	0.5	0.5	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
59	2389 CARP RD	0.6	0.2	0.2	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA C
60	2393 CARP RD	0.5	0.2	0.2	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA C
61	2437 CARP RD	2.6	1.1	1.1	No further deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
62	2425 CARP RD	26.6	10.8	9.1	15% Net deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA CORPORATION
63	512 WILLIAM MOONEY RD	62.3	25.2	21.4	15% Net deduction	RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA C
64	2485 CARP RD	87.9	35.6	30.2	15% Net deduction	RG5[275r]-h	PW & PS	WASTE MANAGEMENT OF CANADA C
65	2511 CARP RD	11.5	4.7	4.7	No further deduction	RC7	PW & PS	MION RODOLFO
66	2545 CARP RD	2.0	0.8	0.8	No further deduction	RC7	PW & PS	MION JOHN
67	212 CARDEVCO RD	1.0	0.4	0.4	No further deduction	RG5	PW & PS	DAVEY TREE EXPERT COMPANY OF CANADA
68	217 CARDEVCO RD	1.5	0.6	0.6	No further deduction	RG5	PW & PS	12244322 CANADA INC
69	154 WESCAR LANE	1.0	0.4	0.4	No further deduction	RG4	PW & PS	2640531 ONTARIO INC
70	132 WESCAR LANE	0.5	0.2	0.2	No further deduction	RG4	PW & PS	IAMELLO ROBERTO
71	85 CARDEVCO RD	1.5	0.6	0.6	No further deduction	RG4	PW & PS	PRI-TEC LTD
73	151 WESCAR LANE	5.8	2.3	2.3	No further deduction	RG4	PW & PS	2834320 ONTARIO INC
74	159 WESCAR LANE	5.6	2.3	2.3	No further deduction	RG4	PW & PS	MARNICK HOLDINGS LTD
75	165 WESCAR LANE	1.6	0.7	0.7	No further deduction	RG4	PW & PS	MARNICK HOLDINGS LTD
76	173 WESCAR LANE	0.5	0.2	0.2	No further deduction	RG4	PW & PS	EXACT PROPERTY INVESTMENTS
77	181 WESCAR LANE	0.7	0.3	0.3	No further deduction	RG4	PW & PS	AUSCAN DEVELOPMENT INC
78	2625 CARP RD	35.6	14.4	12.2	15% Net deduction	RG5	PW & PS	CAVANAGH CHARLES DAYKIN
80	2205 MCGEE SIDE RD	2.1	0.8	0.8	No further deduction	RC6, RC7	PW & PS	2389735 ONTARIO INC
81	3019 CARP RD	0.1	0.1	0.1	No further deduction	RC7	PW & PS	2389735 ONTARIO INC
84	3075 CARP RD	22.9	9.3	9.3	No further deduction	RC9[275r]-h	PW & PS	ROSS DAVID ROBERT G
85	3113 CARP RD	7.5	3.1	3.1	No further deduction	RC9	PW & PS	NEWILL REALTY LIMITED
86	3119 CARP RD	32.3	13.1	11.1	15% Net deduction	RC9	PW & PS	LEBLANC GREGORY PAUL
87	2245 RICHARDSON SIDE RD	1.0	0.4	0.4	No further deduction	RG5	PW & PS	KADIR ABBAS
88	2914 CARP RD	30.8	12.4	10.6	15% Net deduction	RC9[275r]-h	PW & PS	GREGORY LEBLANC, SALLIE STOREY
89	2880 CARP RD	21.4	8.6	7.4	15% Net deduction	RC9[275r]-h	PW & PS	2490699 ONTARIO LTD
90	2860 CARP RD	21.7	8.8	7.5	15% Net deduction	RC9[275r]-h	PW & PS	2353315 ONTARIO LIMITED
91	2067 RICHARDSON SIDE RD	9.0	3.7	3.7	No further deduction	RG[777r]	PW & PS	1634087 ONTARIO INC
92	2050 RICHARDSON SIDE RD	4.5	1.8	1.8	No further deduction	RG[777r]	PW & PS	KARSON ASPHALT PAVING INC
93	2024 RICHARDSON SIDE RD	17.7	7.2	7.2	No further deduction	RG[777r]	PW & PS	MARCOTTE-KARSON CHRISTOPHER
94	2002 RICHARDSON SIDE RD	2.0	0.8	0.8	No further deduction	RG[777r]	PW & PS	SCOTT TRACEY
95	1986 RICHARDSON SIDE RD	1.5	0.6	0.6	No further deduction	RG[777r]	PW & PS	MARCOTTE-KARSON CHRISTOPHER
96	2033 RICHARDSON SIDE RD	5.5	2.2	2.2	No further deduction	RC3[268r]	PW & PS	MION JOHN
97	2045 RICHARDSON SIDE RD	5.5	2.2	2.2	No further deduction	RC3[268r]	PW & PS	2642380 ONTARIO INC
98	2059 RICHARDSON SIDE RD	2.1	0.8	0.8	No further deduction	RG[777r]	PW & PS	1634088 ONTARIO INC
99	2007 RICHARDSON SIDE RD	7.3	3.0	3.0	No further deduction	RG[777r]	PW & PS	NAOUM REAL ESTATE DEVELOPMENT
100	3019 CARP RD	2.0	0.8	0.8	No further deduction	RC7	PW & PS	2389735 ONTARIO INC
101	NO ADDRESS	1.8	0.7	0.7	No further deduction	RC9	PW & PS	NOT SPECIFIED
102	2872 CARP RD	1.9	0.8	0.8	No further deduction	RC9[275r]-h	PW & PS	2353315 ONTARIO LIMITED/2500728 ONTARIO LTD
103	86 CARDEVCO RD	2.0	0.8	0.8	No further deduction	RG5	PW & PS	BULAT HOLDINGS LTD
Vacant Parcels		776.1	314.1	282.2				

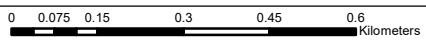
102. Carp Rural Employment Area

Underutilized Parcels								
1e	2375 CARP RD	26.8	10.8	9.2		RH[787r]	PW & PS	WASTE MANAGEMENT OF CANADA C
4e	2135 RICHARDSON SIDE RD	3.9	1.6	1.6		RG5	PW & PS	MION JOHN GIRARDO
5e	2115 RICHARDSON SIDE RD	7.9	3.2	3.2		RG5	PW & PS	MION RUDY
7e	2596 CARP RD	14.7	6.0	6.0		RG5[878r]-h	PW & PS	1384341 ONTARIO LTD
8e	2596 CARP RD	7.1	2.9	2.9		RG5	PW & PS	1384341 ONTARIO LTD
9e	2770 CARP RD	51.8	20.9	17.8		RG5	PW & PS	LEE VALLEY HOLDINGS LIMITED
10e	2770 CARP RD	11.3	4.6	4.6		RG5	PW & PS	LEE VALLEY HOLDINGS LIMITED
11e	145 JOHN CAVANAUGH DR	18.6	7.5	7.5		RC9[720r]	PW & PS	PINECREST REMEMBRANCE
12e	3186 CARP RD	8.2	3.3	3.3		RC9[272r]	PW & PS	KOTT GROUP INC.
13e	2878 CARP RD	1.0	0.4	0.4		RC9[275r]-h	PW & PS	2802887 ONTARIO INC
14e	2727 CARP RD	23.5	9.5	9.5		RC9	PW & PS	1384341 ONTARIO LTD
Unbuilt ROW		0.4	0.2	0.2				
Built Parcels		866.7	350.7	350.7				
Non-Parcels		0.9	0.4	0.4				
Total Area		1,818.7	736.0	699.3				
% Vacant			42.7%					

*PW & PS = Private Water & Private Sanitary

**RI&L = Rural Industrial & Logistics

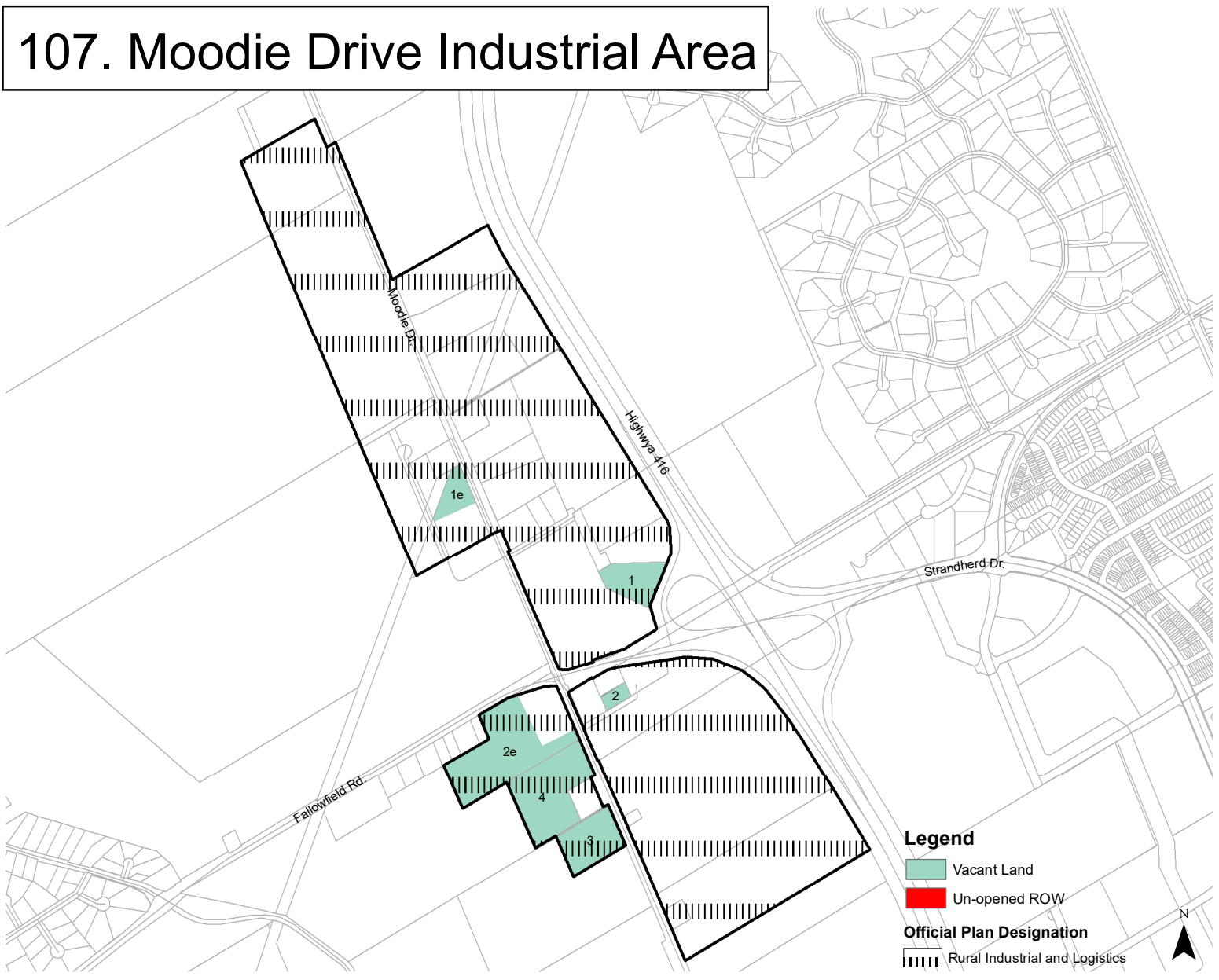
106. Richmond Industrial Area



106. Richmond Industrial Area						Total Area: 21.8	% Vacant: 24.2%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	5969 OTTAWA ST	0.7	0.3	0.3	No further deduction	RG3[385r]	PW & PS	ANNIE ROBERTA ROBERTS
2	NO ADDRESS	4.3	1.7	1.7	No further deduction	RG3[385r]	PW & PS	QUATROSENSE ENVIRONMENTAL LTD
4	NO ADDRESS	0.9	0.4	0.4	No further deduction	RG3[385r]-h	PW & PS	TAMARACK (RICHMOND WEST)
8	6038 OTTAWA ST	6.6	2.7	2.7	No further deduction	RG[385r]-h	PW & PS	TAMARACK (RICHMOND)
9	NO ADDRESS	0.5	0.2	0.2	No further deduction	RG3[151r]	PW & PS	RIVERSIDE HOLDINGS CORP.
Vacant Parcels		13.0	5.3	5.3				
Underutilized Parcels								
1e	3785 MCBEAN ST	0.9	0.4	0.4		RG3[385r]	PW & PS	1750723 ONTARIO INC
2e	6038 OTTAWA ST	1.1	0.4	0.4		RG[385r]	PW & PS	TAMARACK (RICHMOND WEST)
Built Parcels		37.7	15.2	15.2				
No Parcels		1.2	0.5	0.5				
Total Area		53.9	21.8	21.8				
% Vacant			24.2%					

*PW & PS = Private Water & Private Sanitary

107. Moodie Drive Industrial Area



0 0.075 0.15 0.3 0.45 0.6
Kilometers

107. Moodie Drive Industrial Area					RI&L: 37.3 net vacant ha	Total Area: 135.8	% Vacant: 31.3%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	540 MOTOR WORKS PRIV	4.0	1.6	1.6	No further deduction	RG	CW & PS	SSSS DILAWRI HOLDINGS INC
2	2757 MOODIE DR	0.9	0.4	0.4	No further deduction	RI7	CW & PS	TRUSTEES OF THE CEDARHILL CORP
3	2800 MOODIE DR	5.4	2.2	2.2	No further deduction	RG[875r]	PW & PS	SSSS DILAWRI HOLDINGS INC
4	2760 MOODIE DR	10.0	4.0	4.0	No further deduction	AG3	CW & PS	GRIMES, KATHLEEN
5	2831 MOODIE DR	55.5	22.5	19.1	15% Net deduction	AG2	N	AIRTH JOHN MURRAY
6	2861 MOODIE DR	28.3	11.8	10.1	15% Net deduction	AG2	N	MOODIE DRIVE DEVELOPMENTS
Vacant Parcels		104.0	42.5	37.3				
Underutilized Parcels								
1e	51 ALTI PL	2.3	0.9	0.9		RG	CW & PS	ALTI HOLDINGS LTD
2e	2726 MOODIE DR	12.3	5.0	5.0		RG[886r]	CW & PS	2641232 ONTARIO INC
Built Parcels		204.9	82.9	82.9				
Non Parcels		11.0	4.4	4.4				
Total Area		334.5	135.8	130.6				
% Vacant			31.3%					

*CW & PS = Central Water & Private Sanitary

*PW & PS = Private Water & Private Sanitary

**RI&L = Industrial & Logistics

108. Jordel Agri-Industrial Commercial Park



Legend

- Vacant Land
- Un-opened ROW



0 0.03 0.06 0.12 0.18 0.24 Kilometers

109. Jordel Agri-Industrial Commercial Park						Total Area: 23.3	% Vacant: 83.9%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner	
1	1966 ROGER STEVENS DR	6.0	2.4	2.4	No further deduction	RG [889] H22-h, O1	PW & PS	ROGER STEVENS GP INC	
5	1966 ROGER STEVENS DR	4.0	1.6	1.6	No further deduction	RG [889] H22-h	PW & PS	ROGER STEVENS GP INC	
9	1966 ROGER STEVENS DR	26.7	10.8	9.2	15% Net deduction	RG [889r] H22-h, O1	PW & PS	ROGER STEVENS GP INC	
10	1966 ROGER STEVENS DR	11.7	4.7	4.7	No further deduction	RG [889r] H22-h	PW & PS	ROGER STEVENS GP INC	
Vacant Parcels		48.4	19.6	18.0					
Unbuilt ROW		96.8	2.0	2.0					
Built Parcels		0.0	0.0	0.0					
Non-Parcels		4.4	1.8	1.8					
Total Area		149.6	23.3	21.7					
% Vacant			83.9%						

*PW & PS = Private Water & Private Sanitary

109. South Gloucester Industrial Area



110. South Gloucester Industrial Area					RI&L: 40.8 net vacant ha	Total Area: 132.9	% Vacant: 30.7%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
1	541 SOMME ST	13.4	5.4	5.4	No further deduction	RH	PW & PS	NO OWNER SPECIFIED
2	401 SOMME ST	10.0	4.0	4.0	No further deduction	RH	PW & PS	NO OWNER SPECIFIED
3	351 SOMME ST	7.7	3.1	3.1	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION
4	331 SOMME ST	7.6	3.1	3.1	No further deduction	RH	PW & PS	CONSOLIDATED FASTFRATE
5	290 SOMME ST	11.6	4.7	4.7	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION
6	100 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	9427244 CANADA LTD
7	80 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	9427244 CANADA LTD
8	60 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	5026429 ONTARIO INC
9	35 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	COPART CANADA INC
10	3748 RIDEAU RD	22.7	9.1	9.1	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION
11	301 SOMME ST	9.9	4.0	4.0	No further deduction	RH	PW & PS	FASTFRATE (OTTAWA) HOLDINGS INC
12	581 SOMME ST	6.0	2.4	2.4	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT, OTTAWA CITY, 2324942 ONTARIO INC, COPART CANADA INC, TECO-BLOC INC
13	631 SOMME ST	4.0	1.6	1.6	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT, OTTAWA CITY, 2324942 ONTARIO INC, COPART CANADA INC
14	NO ADDRESS	0.0	0.0	0.0	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION
15	301 SOMME ST	0.2	0.1	0.1	No further deduction	RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION
Vacant Parcels		101.1	40.8	40.8				
Underutilized Parcels								
2e	5663 DONCASTER RD	2.5	1.0	1.0		RH2	PW & PS	MASTERLOY PRODUCTS LIMITED
3e	300 SOMME ST	38.3	15.5	13.2		RH	PW & PS	TOMLINSON DEVELOPMENT CORPORATION/2324942 ONTARIO INC
Unbuilt ROW		1.3	0.5	0.5				
Built Parcels		185.5	75.1	75.1				
Total Area		328.7	132.9	130.6				
% Vacant				30.7%				

*PW & PS = Private Water & Private Sanitary
 **RI&L = Rural Industrial & Logistics

112. IndCum Industrial Area



Legend

- Vacant Land
- Un-opened ROW
- Official Plan Designation**
- Rural Industrial and Logistics

N

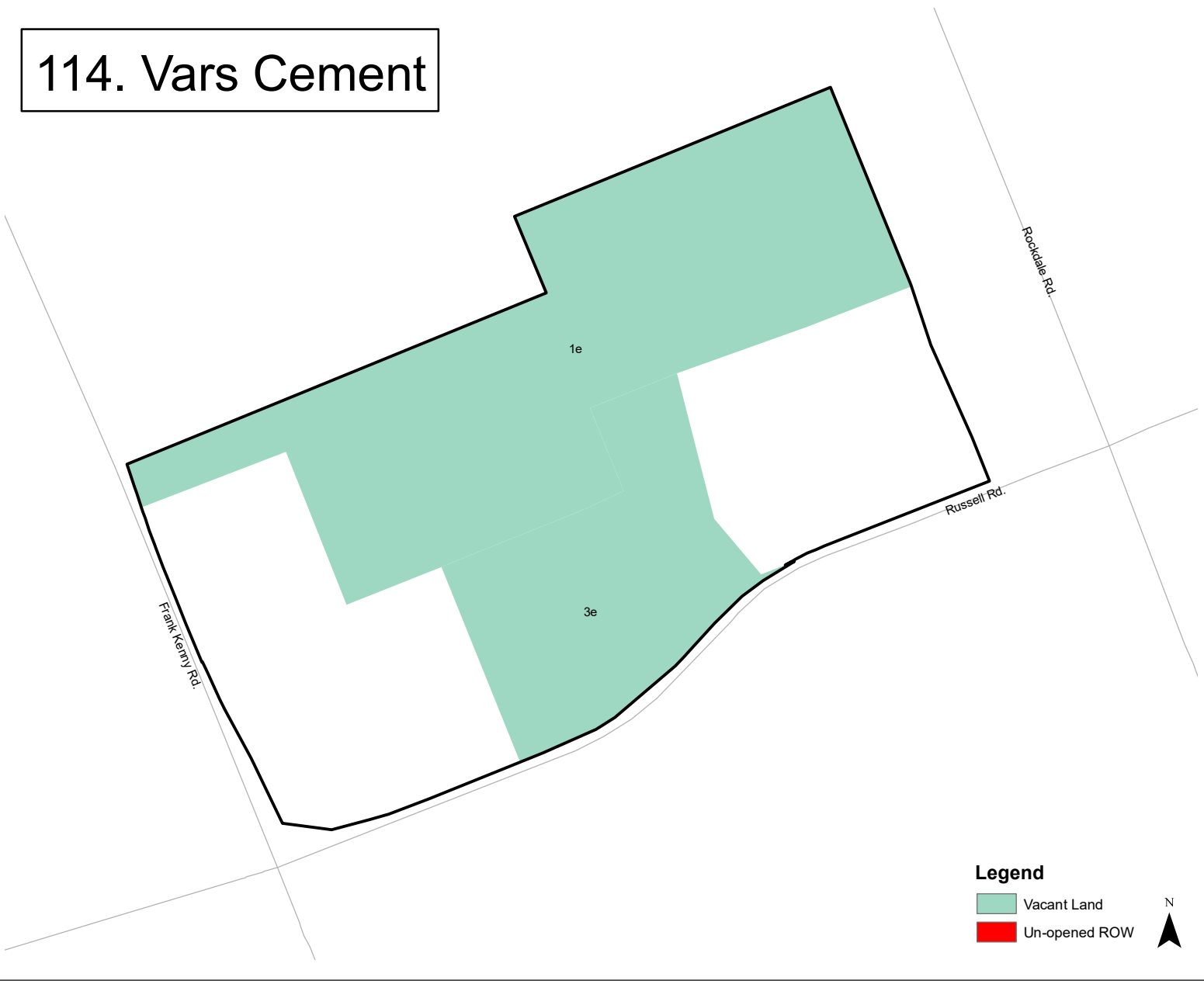
0 0.075 0.15 0.3 0.45 0.6
Kilometers

113. IndCum Industrial Area					RI&L: 43.4 net vacant ha	Total Area: 156.7	% Vacant: 29.3%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Owner
2	5341 BOUNDARY RD	0.5	0.2	0.2	No further deduction	RH	CW & PS	5225 BOUNDARY ROAD OTTAWA
3	363 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	ENTREPRENEUR HOLDING
5	351 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	2516366 ONTARIO INC
6	337 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	2429306 ONTARIO INC
7	329 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	2429306 ONTARIO INC
8	321 ENTREPRENEUR CRES	1.5	0.6	0.6	No further deduction	RG2	CW & PS	2429306 ONTARIO INC
9	238 ENTREPRENEUR CRES	12.9	5.2	5.2	No further deduction	RG2, RH	CW & PS	A & B BULAT HOMES LTD
10	238 ENTREPRENEUR CRES	4.4	1.8	1.8	No further deduction	RG2, RH	CW & PS	A & B BULAT HOMES LTD
11	NO ADDRESS	2.0	0.8	0.8	No further deduction	RH	CW & PS	EVEREST RESTORATION (OTTAWA)
12	NO ADDRESS	11.0	4.4	4.4	No further deduction	RG2, RH	CW & PS	A & B BULAT HOMES LTD
14	NO ADDRESS	0.3	0.1	0.1	No further deduction	RG2	CW & PS	BETTENCOURT JOSE JULIO
15	130 ENTREPRENEUR CRES	1.0	0.4	0.4	No further deduction	RG	CW & PS	5041962 ONTARIO LIMITED
17	101 ENTREPRENEUR CRES	2.3	0.9	0.9	No further deduction	RG2	CW & PS	5041962 ONTARIO LIMITED
18	151 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	MRH ENTERPRISES INC
19	NO ADDRESS	8.9	3.6	3.6	No further deduction	RG2	CW & PS	A & B BULAT HOMES LTD
21	5500 BOUNDARY RD	11.4	4.6	4.6	No further deduction	RH1[260r]	CW & PS	DAY & ROSS INC
22	5510 BOUNDARY RD	7.5	3.0	3.0	No further deduction	RH1[260r]	CW & PS	DAY & ROSS INC
27	5368 BOUNDARY RD	2.2	0.9	0.9	No further deduction	RG[908r]-h	N	EXIT 96 DEVELOPMENTS (2019)
28	6160 THUNDER RD	41.4	16.7	14.2	15% Net deduction	RG[908r]-h	N	NO OWNER SPECIFIED
29	5368 BOUNDARY RD	0.3	0.1	0.1	No further deduction	RG[908r]-h	N	EXIT 96 DEVELOPMENTS (2019)
30	5494 BOUNDARY RD	2.0	0.8	0.8	No further deduction	RU	CW & PS	DAY & ROSS INC
Vacant Parcels		113.4	45.9	43.4				
Underutilized Parcels								
1e	5329 BOUNDARY RD	1.3	0.5	0.5		RH	CW & PS	RKK DEVELOPMENTS INC
2e	5455 BOUNDARY RD	17.0	6.9	6.9		RH	CW & PS	2731860 ONTARIO LIMITED
Unbuilt ROW		7.9	3.2	3.2				
Built Parcels		247.7	100.2	96.7				
Total Area		387.3	156.7	150.7				
% Vacant			29.3%					

*CW & PS = Central Water & Private Sanitary

**RI&L = Rural Industrial & Logistics

114. Vars Cement



115. Vars Cement						Total Area: 69.6	% Vacant: 0.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced*	Owner
Vacant Parcels		0.0	0.0	0.0				
Underutilized Parcels								
1e	4979 FRANK KENNY RD	73.4	29.7	29.7		RH	PW & S	2508993 ONTARIO INC
3e	8015 RUSSELL RD	21.5	8.7	8.7		RH	PW & S	2572768 ONTARIO INC
2e	5125 FRANK KENNY RD	9.4	3.8	3.8		RH	PW & S	2245040 ONTARIO INC
Built Parcels		67.6	27.4	25.7				
Total Area		171.9	69.6	67.9				
% Vacant			0.0%					

*PW & S = Private Well & Septic Servicing