

# VACANT INDUSTRIAL AND BUSINESS PARK LANDS INVENTORY

Mid-2022 to Mid-2024 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](mailto: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](mailto:eva.walrond@ottawa.ca)).

# **INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS**

**Mid-2022 to Mid-2024 UPDATE**

City of Ottawa  
Planning, Development and Building Services Department  
Research and Forecasting Unit

October 2025

## Table of Contents

<b>Executive Summary.....</b>	<b>1</b>
1.0 Introduction.....	1
2.0 Methodology.....	3
3.0 Overall Vacant Land Supply.....	4
4.0 Vacant Land Supply by Official Plan Designation.....	5
5.0 Overall Land Consumption.....	8
6.0 Land Consumption by Official Plan Designation.....	8
7.0 Servicing of Designated Land.....	9
8.0 Consumption Rates on Designated Lands.....	10
9.0 Active Development Applications in Business Parks.....	13
10.0 Opportunities for Development in Business Parks.....	13
11.0 Conclusion.....	13
Appendix I	
Appendix II – Data Tables	
Appendix II – Industrial Park Maps	

## Vacant Land Maps and Parcel Listings

### Urban Area

	Map No.		Map No.
Kanata West - N. Business Park	1	Albion-Leitrim industrial Area	16
Kanata West – S. Business Park	2	South Walkley-Albion Industrial Area	17
Stittsville Business Park	3	Ottawa South Business Park	18
Kanata South Business Park	4	Hawthorne-Stevenage Industrial Area	19
Terry Fox Business Park	5	Sheffield Industrial Area	20
A.G. Reed Industrial Area	6	Newmarket-Cyrville Industrial Area	21
Carp Rd. & Highway 417 Industrial Area	7	Industrial Avenue Business Park	22
416 Business Park	8	National Research Council	23
Borrisokane Industrial Area	9	Canotek Business Park	24
Woodward Business Park	10	Taylor Creek Business Park	25
Colonnade Business Park	11	Cardinal Creek Business Park	26
Merivale Industrial Area	12	South Orléans Industrial Park	27
Rideau Heights Business Park	13		
South Merivale Business Park	14		
Riverside South Business Park	15		

### Rural Area

Carp Rural Employment Area	100	South Gloucester Industrial Area	106
Ashton Industrial Area	101	Gordon McKeown Industrial Area	107
Westwood Industrial Area	102	Highway 31 Industrial Area	108
Richmond Industrial Area	103	IndCum Industrial Area	109
Moodie Drive Industrial Area	104	Vars Business Park	110
Jordel Agri-Industrial Commercial Park	105		

# **INVENTORY OF VACANT INDUSTRIAL AND BUSINESS PARK LANDS, Mid-2022 to Mid-2024 UPDATE**

## **Executive Summary**

The Mid-2022 to Mid-2024 Vacant Industrial Land Survey (VILS) marks the second 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. The reporting period for this report is mid-year to mid-year from July 1, 2022, to June 30, 2024, and provides a vacant industrial land supply update as of July 1, 2024.

This report monitors the city of Ottawa employment areas to ensure that their development aligns with policies set out in the *2024 Provincial Planning Statement* (PPS). Specifically, that policy 2.8.1 1a) through e) of the PPS is satisfied and that there is sufficient land in these areas for the long term or to 2046, the extent of the current planning horizon. Additionally, this report monitors vacant lands available for development in employment areas, the location of the development lands, infrastructure availability on the parcels and the type of development that is occurring.

As of mid-year 2024, there is a total of 1,121.9 net hectares (ha) of vacant land available for development in the employment areas with 450.3 net ha of Industrial & Logistics land, 400.2 net ha of Rural Industrial & Logistics land, 129 net ha of vacant land in the Mixed Industrial designation and 142.4 net ha on lands with either a village or other designation.

Nearly 90% of the vacant land in business parks is privately owned. Of the 121.5 net ha or 11 percent of publicly owned industrial land, 56.5 net ha are federally owned, 49.2 net ha are municipally owned and 15.8 net ha are provincially owned.

## **1.0 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.

Since mid-2020, the majority of employment area land being developed is on Industrial & Logistics designated land with an average of 14.5 net ha consumed per year. Rural Industrial & Logistics land has been consumed at a rate of 1.1 net ha per year over the same time. If current development trends continue, the city of Ottawa has more than enough industrial land in business parks to surpass the 2046 planning horizon.

Over the past few years, development in business parks has been marked by fluctuation and variability. This has led to a consumption rate that has at times spiked in response to the development of a major industrial or industrial-type facility and then fallen as the number and size of industrial development has dropped. Despite inconsistencies in the rate of consumption of land in the business parks, there has been continued interest in developing these areas as the number of development applications in the business parks remains high. From 2022 to 2024, there were 13 applications for development on Industrial & Logistics and Rural Industrial & Logistics designated land. These applications are spread across the city with 85% in the urban business parks and 15% in the rural business parks.

This survey also identified business park parcels that are serviced and available to provide opportunities for larger scale industrial development to meet the growing demand for land for warehouses, fulfillment centres and extensive manufacturing. As of July 2024, there are over 300 gross ha of these larger development opportunity parcels on nineteen parcels in 7 business parks.

### Official Plan - New Industrial Designations

The 2024 *Provincial Planning Statement* (PPS), defines “Employment Area” as: “...those areas designated in an official plan for clusters of business and economic activities including, manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and offices, 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 & Logistics, Mixed Industrial, and Rural Industrial & Logistics.

#### *Industrial and Logistics*

According to the Official Plan, the Industrial & 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 & Logistics and Rural Industrial & Logistics designated lands have more industrial-based uses that need protection, only vacant industrial land contained in these two designations will be included in the vacant industrial land supply.

## 2.0 Methodology

### City of Ottawa Official Documents and Industrial Lands

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*<sup>1</sup> 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 Mid-2022 to Mid-2024 VILS report.

### Methodology

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 July 1, 2024.

Land covered by the survey in the urban and suburban areas are generally designated Industrial & Logistics or Mixed Industrial while land in the rural area is designated as Rural Industrial & Logistics. This report 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 because 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 Appendix I.

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.

---

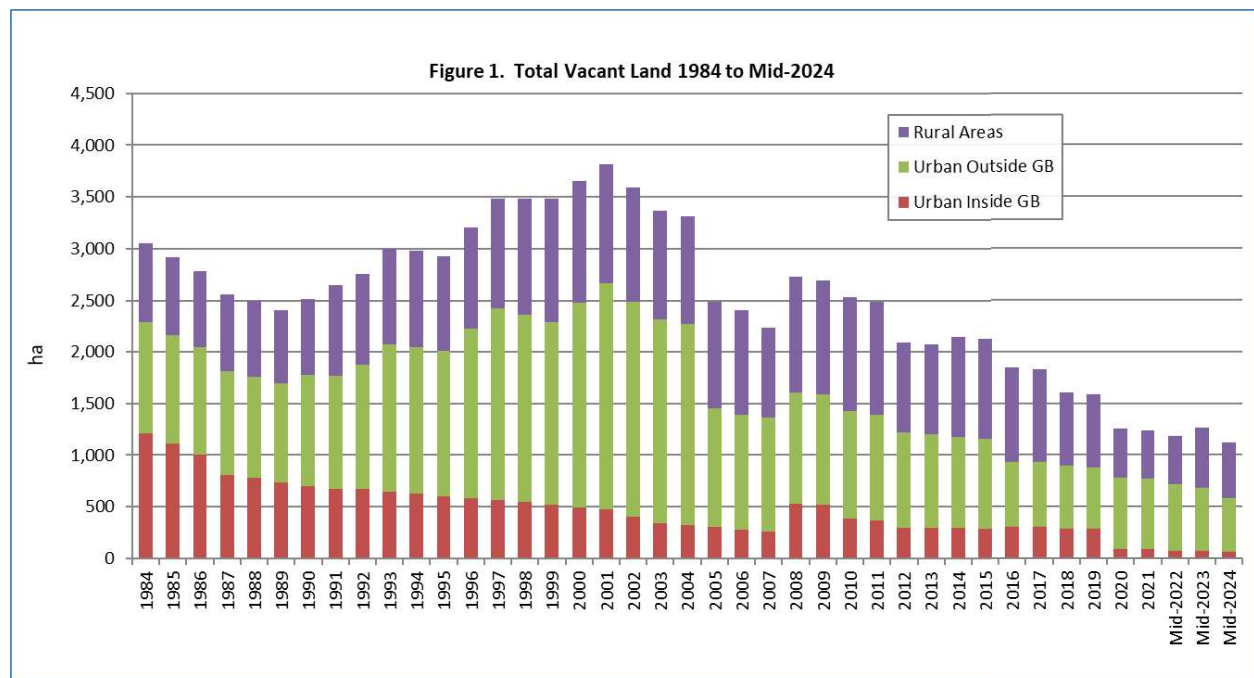
<sup>1</sup> City of Ottawa, December 2020. *Industrial & Logistics Land Strategy for the New Official Plan*. Joint Planning Committee and Agricultural and Rural Affairs Committee, January 26, 2021.

### 3.0 Overall Vacant Land Supply

Table 1 of this report summarizes the total gross vacant land area of each industrial area and business park in the city of Ottawa. On July 1, 2024, the total gross industrial land supply in the city of Ottawa was 1,238.9 gross hectares down 22.5 gross hectares from July 2023. When lands reserved for rights-of-way, stormwater ponds and other non-industrial uses are excluded, 1,121.9 net hectares of vacant development land remains available for future development in the city. The distribution of these vacant available lands by major geographic area is illustrated on Map 1.

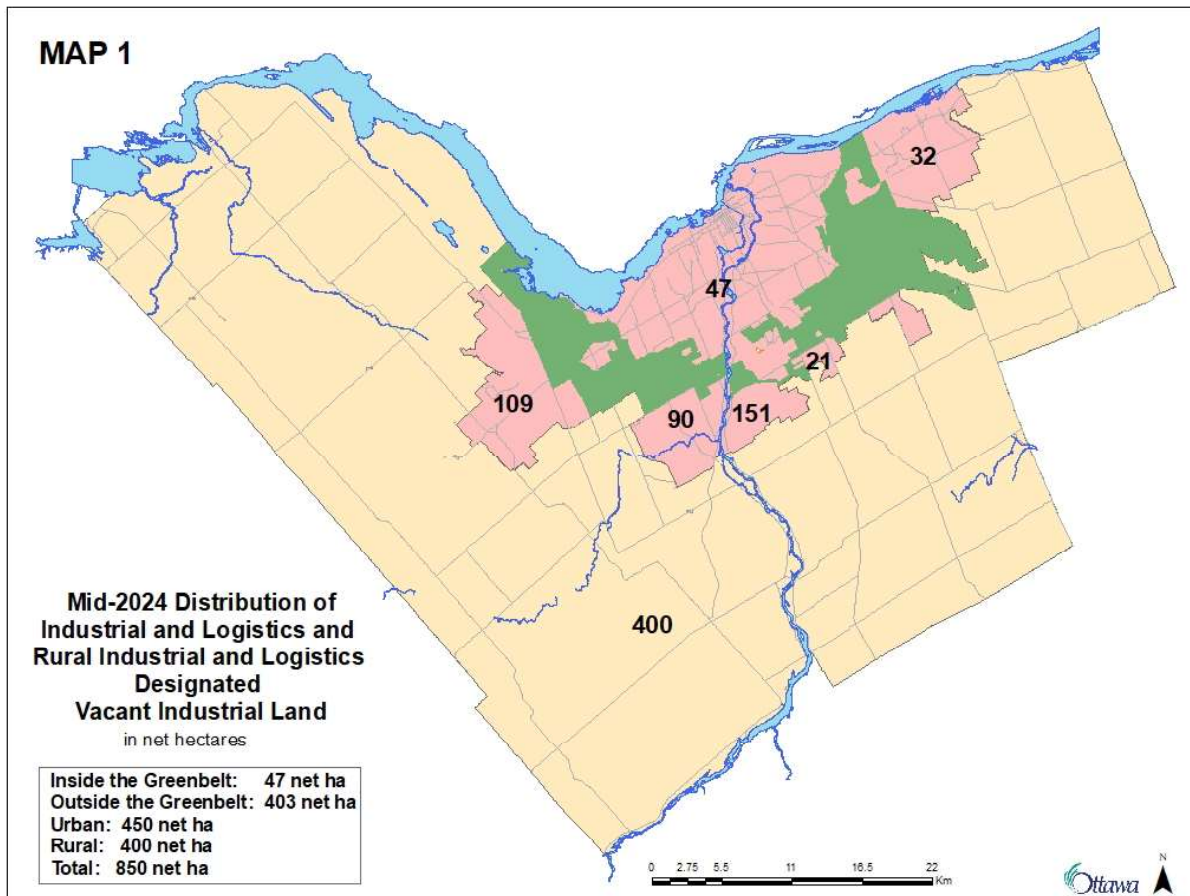
The total city-wide supply of 1,121.9 net hectares (ha) was a decrease of 16.1 net ha from mid-year 2023. There were 587 net ha in the urban area and 539 net ha in the rural area.

The total vacant industrial land supply by major geographic area between 1984 and mid-2024 is summarized in Figure 1. Vacant industrial land supply reached new lows in mid-2024. Overall, the city-wide supply of vacant industrial land was down by approximately 64.1 net ha from mid-year 2022. Changes to the total land supply were the product of lands that were developed, or existing industrial lands that were redesignated to another use through the comprehensive Official Plan process. Between mid-2022 and mid-2024, a total of 23.9 net ha was developed for industrial and other employment uses including development on underutilized lots.



#### 4.0 Vacant Land Supply by Official Plan Designation

The supply of vacant designed land in business parks and industrial areas declined slightly (16.1 net ha), between Mid-2023 and Mid-2024. Much of this decrease can be attributed to the development of industrial lands. When summarized by designation, Industrial & Logistics and Rural Industrial & Logistics designated land comprise roughly 76% of the designated supply. The total supply of designated vacant land throughout the city of Ottawa can be summarized as follows: Industrial & Logistics: 40.1%, Rural Industrial & Logistics: 35.7%, Other designations: 12.7%, Mixed Industrial: 11.5%. The distribution of Industrial & Logistics and Rural Industrial & Logistics designated land by major geographic area is illustrated on Map 2. For a more thorough breakdown of the supply of designated land by area, please see Table 2 in Appendix II.



#### Industrial and Logistics Designated Land Supply

As of July 1, 2024, there was a total of 450.3 net ha of vacant industrial land in the city designated as Industrial & Logistics. Most of this land (76%), is in the western part of the city in the Riverside

South Business Park (151 net ha), the Carp Rd. & Highway 417 Industrial Area (61.3 net ha), the Borrisokane Industrial Area (47.4 net ha), the 416 Business Park (42.2 net ha) and the A.G. Reed Industrial Area (40.8 net ha).

<b>Vacant Industrial &amp; Logistics Land by Employment Area, July 1, 2024</b>	
<b>Employment Area</b>	<b>Vacant Land Supply (net ha)</b>
Riverside South Business Park	151.0
Carp Rd. & Highway 417 Industrial Area	61.3
Borrisokane Industrial Area	47.4
416 Business Park	42.2
A.G. Reed Industrial Area	40.8
South Orleans Business Park	25.9
Hawthorne-Stevenage Industrial Area	24.4
Albion-Leitrim Industrial Area	21.0
South Walkley-Albion Industrial Area	8.5
Kanata West - N. Business Park	7.2
Cardinal Creek Business Park	6.5
Newmarket-Cyrville Industrial Area	6.0
Merivale Industrial Area	4.4
Sheffield Industrial Area	2.0
Ottawa South Business Park	1.6
<b>Total</b>	<b>450.3</b>

Of the five business parks located in the Kanata-Stittsville area, only the Kanata West – North Business Park had any vacant Industrial & Logistics designated land (7.2 net ha). With 25.9 net ha, the South Orleans Business Park had the largest amount of vacant Industrial & Logistics land in the east end of the city. Cardinal Creek Business Park was the only other business park in this end of the city with any vacant Industrial & Logistics land with 6.5 net ha. Only two of the more centrally located business parks had over 20 net ha of vacant Industrial & Logistics land; Hawthorne-Stevenage Industrial Area (24.4 net ha) and Albion-Leitrim Industrial area (21 net ha). (Table 2)

#### Mixed Industrial Designated Land Supply

There was a total of 129 net ha of vacant lands designated as Mixed Industrial in the city as of mid-year 2024. These lands were primarily concentrated in three business parks: South Merivale Business Park (49.5 net ha), 416 Business Park (23 net ha) and Kanata West – South Business Park (22.6 net ha). These business parks comprised almost 74% of the Mixed Industrial designated land in the city.

<b>Vacant Mixed Industrial Land by Employment Area, July 1, 2024</b>	
<b>Employment Area</b>	<b>Vacant Land Supply (net ha)</b>
South Merivale Business Park	49.5
416 Business Park	23.0
Kanata West - S. Business Park	22.6
Terry Fox Business Park	6.2
Taylor Creek Business Park	5.8
Colonnade Business Park	5.7
Rideau Heights Business Park	4.5
Kanata West - N. Business Park	4.1
Ottawa South Business Park	2.0
Canotek Business Park	1.8
Kanata South Business Park	1.7
Albion-Leitrim Industrial Area	1.1
Stittsville Business Park	0.7
Merivale Industrial Area	0.3
<b>Total</b>	<b>129.0</b>

Five business parks contained at least 4 net ha of Mixed Industrial designated land. In the west of the city these were in the Terry Fox Business Park (6.2 net ha) and Kanata West – North Business Park (4.1 net ha). Inside the Greenbelt, there was 5.7 net ha in the Colonnade Business Park and 4.5 net ha in the Rideau Heights Business Park. Taylor Creek Business Park had 5.8 net ha of Mixed Industrial designated land in the east end of the city. There were a few remaining business parks that contained less than 2 net ha of vacant Mixed Industrial designated land scattered throughout the city.

#### Rural Industrial and Logistics Land Supply

At mid-year 2024, the city of Ottawa had 400.2 net ha of vacant Rural Industrial & Logistics designated land. Almost 70% of this land (279.7 net ha), was in the Carp Rd. Rural Employment Area. The remaining Rural Industrial & Logistics land was in three rural business parks: Moodie Drive Industrial area (44.3 net ha), Indcum Industrial Area (43.5 net ha) and South Gloucester Industrial Area (32.7 net ha).

<b>Vacant Rural Industrial &amp; Logistics Land by Employment Area, July 1, 2024</b>	
<b>Employment Area</b>	<b>Vacant Land Supply (net ha)</b>
Carp Rd. Rural Employment Area	279.7
Moodie Drive Industrial Area	44.3
IndCum Industrial Area	43.5
South Gloucester Industrial Area	32.7
<b>Total</b>	<b>400.2</b>

## 5.0 Overall Land Consumption

Over the past five years, development of industrial land in the city of Ottawa has been marked by inconsistency. Consumption within business parks has fluctuated as some years experienced spikes of development promoted by the construction of warehouse fulfillment centres and larger industrial facilities while in other years, development has consisted of smaller, less significant projects. In 2018 and 2021, the development of Amazon warehouse facilities drove up the consumption of industrial lands by accounting for well over three-quarters of the industrial lands consumed in these respective years.

Between mid-2022 and mid-2024, 23.9 net ha of land was developed in business parks and industrial areas in the city of Ottawa with 5.7 net ha developed from mid-2022 to mid-2023 and 18.2 net ha developed between mid-2023 and mid-2024.

With 10.6 net ha of land developed, the Kanata West – North Business Park saw the greatest amount of development during the mid-2022 to mid-2024 period. This was followed by 4.0 net ha developed in the 416 Business Park and 3.8 net ha developed in Terry Fox Business Park. In the rural area, a total of 4.6 net ha was developed with 1.8 net ha developed between mid-2023 and mid-2024 and 2.8 net ha developed between mid-2022 and mid-2023. Most of the rural development took place in South Gloucester Industrial Area (2.8 net ha) and Carp Rd. Rural Employment Area and IndCum Industrial Area with 0.7 net ha developed respectively.

<b>Industrial Land Consumed by Employment Area, Mid-2022 to Mid-2024</b>	
<b>Employment Area</b>	<b>Consumed (net ha)</b>
Kanata West - N. Business Park	10.6
416 Business Park	4.0
Terry Fox Business Park	3.8
South Gloucester Industrial Area	2.8
IndCum Industrial Area	0.7
Carp Rd. Rural Employment Area	0.7
Gordon McKeown Industrial Area	0.4
Ottawa South Business	0.4
Albion-Leitrim Industrial Area	0.4
<b>Total</b>	<b>23.9</b>

## 6.0 Land Consumption by Official Plan Designation

During the mid-2022 to mid-2024 period, most development took place on lands designated as Mixed Industrial development with 77.1% of the total development occurring on this type of land. This was followed by 17.8% development on lands designated as Rural Industrial & Logistics, 3.4% on Industrial & Logistics designated land and the remaining development (1.7%), taking place on lands with a village or non-industrial designation.

### Industrial and Logistics Designated Land Consumption

Between mid-2023 and mid-2024, the Albion-Leitrim Business Park was the sole business park that experienced development on Industrial & Logistics designated land with an industrial building being constructed on 0.4 net ha of land in this area in late 2023. (Table 2) A total of 0.8 net ha of Industrial & Logistics land has developed since mid-2022 as 0.4 net ha was consumed between mid-2022 and mid-2023 for the development of a restaurant in the Ottawa South Business Park.

### Mixed Industrial Designated Land Consumption

Mixed Industrial designated land experienced the greatest amount of development between mid-2023 and mid-2024. All the development on Mixed Industrial Land took place in three business parks in the western part of the city. Kanata West - North Business Park saw the development of two Mixed Industrial parcels. Both parcels were developed for an industrial warehouse. One 7.4 net ha parcel for Autoshack and the other a 3.2 net ha parcel for Purolator. A 3.8 net ha Mixed Industrial parcel of land was developed in the Terry Fox Business Park for U-Haul storage. The 416 Business Park in South Nepean developed a portion of a Mixed Industrial parcel for a long-term care home on 1.6 net ha of land. (Table 2) Between mid-2022 and mid-2023, only the 416 Business Park experienced development on Mixed Industrial land with 1.0 net ha developed for a hotel and 1.4 net ha developed for a car dealership.

### Rural Industrial and Logistics Land Consumption

The Carp Rd. Rural Employment Area and the IndCum Industrial Area were the two business parks that experienced development on Rural Industrial & Logistics land between mid-2023 and mid-2024. In the Carp Rd. Rural Employment Area, a 0.7 net ha parcel was developed for an office warehouse while a restaurant was developed on two parcels of 0.5 net and 0.2 net ha in the IndCum Industrial Area. (Table 2) Two parcels of Rural Industrial & Logistics land were developed in the South Gloucester Industrial Area between mid-2022 and mid-2023. A 2.4 net ha parcel for a warehouse/office and a 0.4 net ha parcel for a self-storage building.

Except for a small portion of the of Carp Rd. Rural Employment Area being consumed for a section of a residential subdivision, no development took place on underutilized Industrial & Logistics or Rural Industrial & Logistics designated land parcels from mid-2022 to mid-2024. It should be noted that land developed on underutilized lands and roads are not counted as part of the vacant land supply or the consumption rate.<sup>2</sup>

## **7.0 Servicing of Designated Land**

All vacant designated lands in the urban area are serviced<sup>3</sup> by both water and sewer trunk services except the A.G. Reed Industrial Area, the Carp Rd. & Highway 417 Industrial Area and the Borrisokane Industrial Area. The A.G. Reed Industrial Area and the Carp Rd. & Highway 417 Industrial Area are partially serviced with central water while the Borrisokane Industrial Area remains unserviced except for a developed parcel that contains an assembly factory.

---

<sup>2</sup> Underutilized lots and existing road rights-of-way are identified separately 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.

<sup>3</sup> Serviced: lots with a service (water and/or wastewater) along the street frontage, subject to available capacity.

Of the 409 net ha of vacant suburban Industrial & Logistics designated land, 307 net ha were serviced with only the A.G. Reed industrial Area and Queensway West Industrial Area Industrial area lacking servicing (Table 2).

Development in the rural area is typically on private wells and septic systems. Moodie Drive Industrial Area and IndCum Industrial Area, however, contain lots that are partially serviced<sup>4</sup> with central water services. 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.

## 8.0 Consumption Rates on Designated Lands

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 and dividing that into the available supply.

### Overall Consumption Rates

The mid-2022 to mid-2024 development period saw an average annual development rate of 11.9 net ha of lands in employment areas. With an annual average of 9.2 net ha, Mixed Industrial designated land had the highest rate of development of lands in the business parks from mid-2022 to mid-2024. This was followed by Rural Industrial & Logistics (2.1 net ha), Industrial & Logistics (0.4 net ha) and Village and Other designated land (0.2 net ha).

<b>Land Consumed for Industrial and Non-Industrial Development, Mid-2022 to Mid-2024</b>				
<b>Land Designation</b>	<b>2022-2023</b>	<b>2023-2024</b>	<b>Total (net ha)</b>	<b>Annual Average</b>
Industrial & Logistics	0.4	0.4	<b>0.8</b>	0.4
Mixed Industrial	2.4	16.0	<b>18.4</b>	9.2
Rural Industrial & Logistics	2.8	1.4	<b>4.2</b>	2.1
Village & Other Designations	0.0	0.4	<b>0.4</b>	0.2
<b>Total</b>	<b>5.7</b>	<b>18.2</b>	<b>23.9</b>	<b>11.9</b>

The rate of consumption for land in employment areas consumed specifically for industrial uses between mid-2022 and mid-2024 was 9.3 net ha annually compared to only 2.6 net ha consumed annually for non-industrial uses. Geographically, the consumption rate in urban employment areas was 9.6 net ha annually between mid-2022 and mid-2024, higher than the 2.3 net ha annual consumption rate in the rural area over the same period.

<sup>4</sup> Partial Service:

- a) Municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) Municipal water services or private communal water services combined with individual on-site sewage services.

<b>Land Consumed for Industrial Development, Mid-2022 to Mid-2024b</b>				
<b>Industrial/Non-Industrial Development</b>	<b>2022-2023</b>	<b>2023-2024</b>	<b>Total (net ha)</b>	<b>Annual Average</b>
Industrial	2.8	15.8	<b>18.7</b>	9.3
Non-Industrial	2.8	2.4	<b>5.2</b>	2.6
<b>Total</b>	<b>5.7</b>	<b>18.2</b>	<b>23.9</b>	<b>11.9</b>

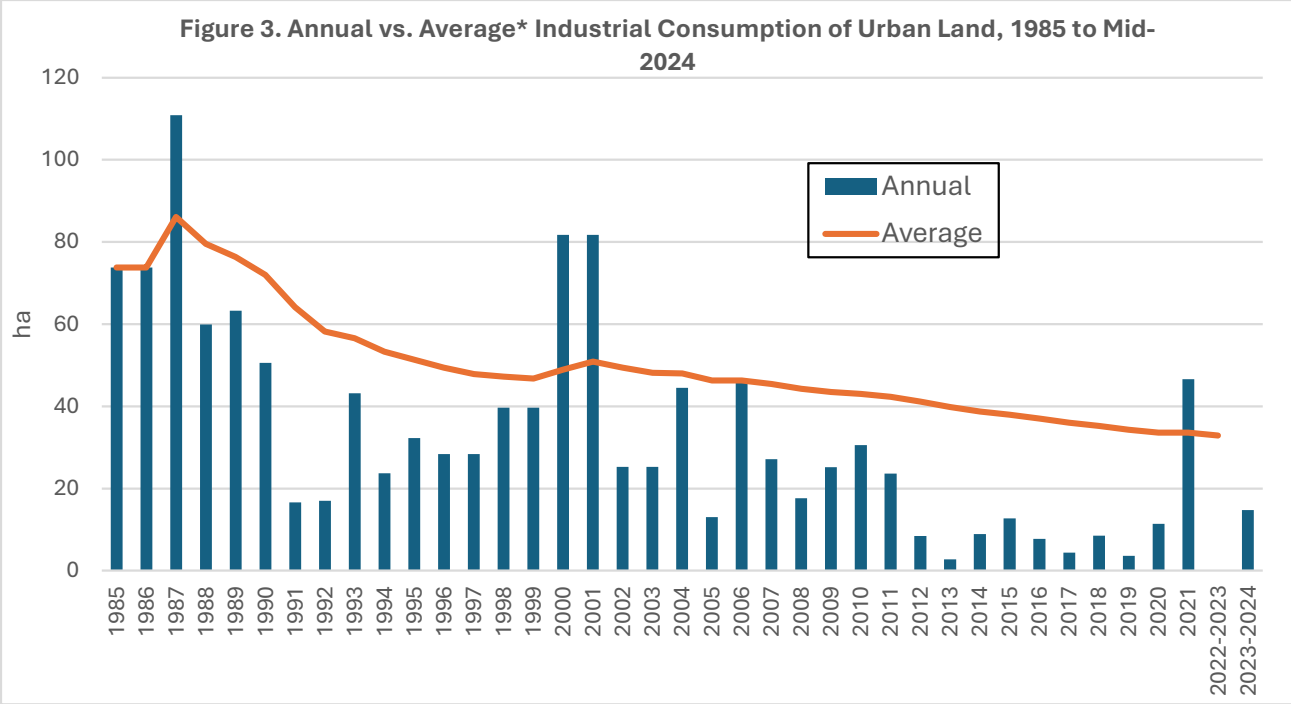
### Consumption Rates on Industrial & Logistics and Rural Industrial & Logistics Land

The overall rate of consumption of land in the Industrial & Logistics and Rural Industrial & Logistics designation was 2.5 net ha per year between mid-2022 and mid-2024. This rate was derived from annual rates of development of 1.9 net ha of industrial land developed on Industrial & Logistics and Rural Industrial & Logistics land and 0.6 net ha of non-industrial development taking place of the same type of land.

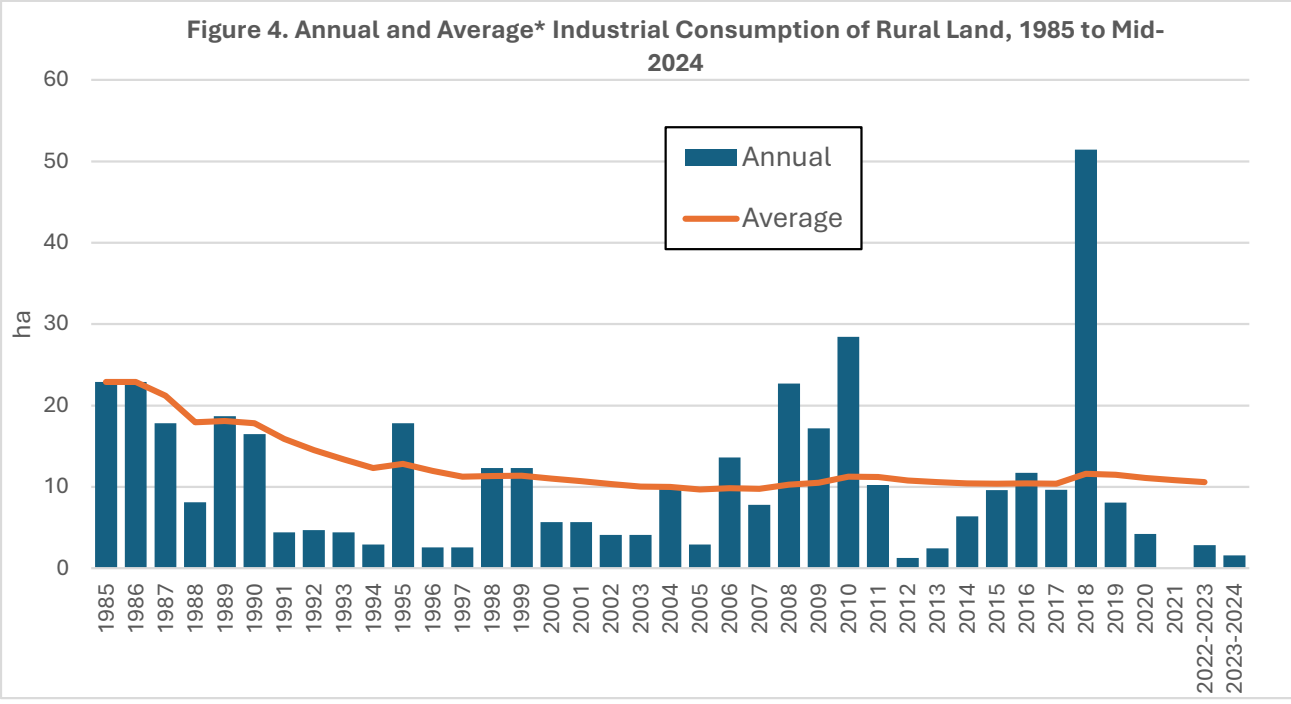
<b>Land Consumed on Industrial &amp; Logistics and Rural Industrial &amp; Logistics Land, Mid-2022 to Mid-2024</b>				
<b>Land Use</b>	<b>2022-2023</b>	<b>2023-2024</b>	<b>Total (net ha)</b>	<b>Annual Average</b>
Industrial	2.8	1.1	<b>3.9</b>	1.9
Non-Industrial	0.4	0.7	<b>1.2</b>	0.6
<b>All Uses on I&amp;L and RI&amp;L Land</b>	<b>3.3</b>	<b>1.8</b>	<b>5.1</b>	<b>2.5</b>

### Running Average Consumption Rates

Running average consumption rate is calculated from cumulative land consumption of the current year and all preceding years beginning in 1985. Table 5a in Appendix II and Figures 3 and 4 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.



\*Averages in Figures 3 and 4 are running averages for the current year and all preceding years. Hence the average shown for 1997 is the average for the 1985-1997 period, the average for mid-2024 is for the 1985 to mid-2024 period etc.



From mid-2022 to mid-2024 period industrial land absorption experienced an increase in the urban area with no land consumed in mid-2022 to 14.8 net ha consumed by mid-2024. Overall, average absorption rates continued to fall and hit a new running average low of 32.5 net ha per

year for industrial uses only, and 37.5 net ha per year when all uses are included. Running averages in the rural area stood at 2.8 net ha in mid-2022 before dropping slightly to 1.6 net ha by mid-2024. (Table 5a)

For lands designated as Industrial & Logistics or Rural Industrial & Logistics, the urban area saw 0.4 net ha of land consumed between mid-2022 and mid-2024 to end at a 39-year low consumption rate for all uses of 36.9 net ha. The running average for development on Rural Industrial & Logistics land also hit new lows dropping from 10.6 net ha in mid-2022 to 10.4 net ha in mid-2024. (Table 5b)

For a more detailed review of industrial land consumption rates in the city of Ottawa since 1985, please consult Appendix II.

## **9.0 Active Development Applications in Business Parks**

Although there can be considerable variability in year over year industrial development, there is still interest for industrial growth as noted by the number of recent applications received by the city for development on industrial lands. Between 2022 and 2024, the City of Ottawa received thirteen applications for development on Industrial & Logistics and Rural Industrial & Logistics designated lands. The 416 Business Park led all areas with 3 applications, followed by the Newmarket-Cyrville Industrial Area, Cardinal Creek Business Park and Riverside South Business Park with two development applications per area. For a more detailed view of the location of active, current development applications, please consult Appendix III.

## **10.0 Opportunities for Development in Business Parks**

To meet the growing demand for larger parcels of industrial land for the warehouse and fulfillment sector as well as other large-scale manufacturing and industrial uses, serviced industrial parcels on Industrial & Logistics designated land were identified.

Highlighted lands were those that were 20 gross ha or more in size or what the city calls “mega sites” and sites between 11 and 19 gross ha and sites between 6 and 10 gross ha as these sites are valued for their capacity to develop mid-sized industrial uses and can employ on average between 100 and 300 employees. This survey noted several areas of opportunities for larger-scale industrial development on Industrial & Logistics designated land within 7 business parks totalling just over 300 gross ha with eight parcels of 6-10 gross ha of land, 5 parcels with 11-19 gross ha of land and 6 parcels that held 20 gross ha of land or more. Appendix III contains more detailed information on development opportunity areas in business parks in the city.

## **11.0 Conclusion**

As of July 2024, there are 1,121.9 net hectares of vacant land available for development in city of Ottawa employment areas with 450.3 net hectares designated as Industrial & Logistics land, 400.2 net ha designated as Rural Industrial & Logistics land and 129 net ha designated as Mixed Industrial land.

Since mid-2020, most of the employment area being developed is on Industrial & Logistics designated land with an average of 14.5 net ha consumed per year. During the same period, there was an annual average of 1.1 net ha of Rural Industrial & Logistics designated land consumed per year. Based on current development rates, the city meets the requirements and satisfies the

intent of the policies set out in the 2024 PPS. Specifically, that policy 2.8.1 1a) through e) and that there is sufficient land in these areas for the long term or to 2046, the extent of the current planning horizon.

The mid-2024 VILS report has also noted the interest that exists in the development of the business parks through an analysis of active applications for development in these areas. As of July 2024, there are 13 applications for development on Industrial & Logistics designated lands. These applications are spread across the city with 77% in the urban business parks, and 23% in the rural business parks.

In accordance with 2024 PPS Policy 2.8.1 1b), strategic investment sites that provided opportunities for a diversified economic base... and which supported a wide range of economic activities were also identified in the mid-2024 VILS report. More specifically, sites that addressed the growing demand for land for larger-scale warehouses, fulfillment centres and extensive manufacturing on Industrial & Logistics and Rural Industrial & Logistics designated land were identified. As of July 2024, there are over 300 gross ha of these larger development opportunity parcels on nineteen parcels in 7 business parks.

## Appendix I

### Maps and Land Parcels

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 most 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 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 "underutilized" 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 underutilized 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 II

**Table 1. Vacant Industrial Inventory - Changes between Mid-year 2023 and Mid-year 2024 (gross ha)**

Map Ref	Industrial Area	Total Mid-2023 Vacant Land (gross ha)	Total Mid-2024 Vacant Land (gross ha)	Change Mid-2023 to Mid-2024
<b>URBAN</b>				
1	Kanata West - N. Business Park	24.3	12.4	-11.9
2	Kanata West - S. Business Park	29.1	26.5	-2.6
3	Stittsville Business Park	0.7	0.7	0.0
4	Kanata South Business Park	3.4	3.4	0.0
5	Terry Fox Business Park	10.0	6.2	-3.8
6	A.G. Reed Industrial Area	44.8	44.8	0.0
7	Carp Rd. & Highway 417 Industrial Area	70.3	70.3	0.0
8	416 Business Park	71.8	69.2	-2.5
9	Borrisokane Industrial Area	57.4	53.0	-4.4
10	Woodward Business Park	0.0	0.0	0.0
11	Colonnade Business Park	5.7	5.7	0.0
12	Merivale Industrial Area	4.7	4.7	0.0
13	Rideau Heights Business Park	4.5	4.5	0.0
14	South Merivale Business Park	54.1	54.1	0.0
15	Riverside South Business Park	177.0	177.0	0.0
16	Albion-Leitrim Industrial Area	25.9	24.9	-1.0
17	South Walkley-Albion Industrial Area	10.3	10.3	0.0
18	Ottawa South Business Park	6.1	3.6	-2.4
19	Hawthorne-Stevenage Industrial Area	28.3	25.0	-3.3
20	Sheffield Industrial Area	2.0	2.0	0.0
21	Newmarket-Cyrville Industrial Area	5.5	6.0	0.5
22	Industrial Avenue Business Park	0.0	0.0	0.0
23	National Research Council	0.0	0.0	0.0
24	Canotek Business Park	1.8	1.8	0.0
25	Taylor Creek Business Park	5.8	5.8	0.0
26	Cardinal Creek Business Park	7.6	6.5	-1.1
27	South Orleans Industrial Park	29.2	29.2	0.0
<b>TOTAL URBAN</b>		<b>680.2</b>	<b>647.6</b>	<b>-32.6</b>
<b>RURAL</b>				
100	Carp Road Rural Employment Area	303.2	315.5	12.3
101	Ashton Industrial Area	30.4	30.4	0.0
102	Westwood Industrial Area	22.0	22.0	0.0
103	Richmond Industrial Area	5.3	4.6	-0.6
104	Moodie Drive Industrial Area	50.4	50.4	0.0
105	Jordel Agri-Industrial Commercial Park	19.6	19.6	0.0
106	South Gloucester Industrial Area	32.7	32.7	0.0
107	Gordon McKeown Industrial Area	4.3	3.5	-0.8
108	Highway 31-South Greely Industrial Area	54.8	54.8	0.0
109	IndCum Industrial Area	46.4	45.6	-0.7
110	Vars Business Park	12.1	12.1	0.0
<b>TOTAL RURAL</b>		<b>581.2</b>	<b>591.3</b>	<b>10.1</b>
<b>TOTAL OTTAWA</b>		<b>1,261.4</b>	<b>1,238.9</b>	<b>-22.5</b>

**Table 2. Industrial Land Inventory by Designation, Mid-2024**

Map Ref	Industrial Area	Total Mid-2024 Vacant Land (gross ha)	Vacant Parcels - OP Designations (net ha)				Other Vacant Land (gross ha)		Developed Mid-23 to Mid-24 <sup>1</sup> (net ha)	Total Mid-2024 Vacant Land (net ha)	Serviced Vacant Lots (net ha)
			Industrial & Logistics	Mixed Industrial	Rural Industrial & Logistics	Village & Other Designations	Underutilized	ROW			
<b>URBAN</b>											
1	Kanata West - N. Business Park	12.4	7.2	4.1	0.0	0.0	1.7	0.3	10.6	11.3	11.3
2	Kanata West - S. Business Park	26.5	0.0	22.6	0.0	0.0	0.0	0.0	0.0	22.6	22.6
3	Stittsville Business Park	0.7	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.7	0.7
4	Kanata South Business Park	3.4	0.0	1.7	0.0	1.7	1.8	0.0	0.0	3.4	3.4
5	Terry Fox Business Park	6.2	0.0	6.2	0.0	0.0	0.0	0.0	3.8	6.2	6.2
6	A.G. Reed Industrial Area	44.8	40.8	0.0	0.0	0.0	9.1	0.3	0.0	40.8	4.1
7	Carp Rd. & Highway 417 Industrial Area	70.3	61.3	0.0	0.0	0.0	0.0	0.0	0.0	61.3	6.0
8	416 Business Park	69.2	42.2	23.0	0.0	0.0	6.3	1.8	1.6	65.3	65.3
9	Borrisokane Industrial Area	53.0	47.4	0.0	0.0	0.0	0.0	0.8	0.0	47.4	0.0
10	Woodward Business Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
11	Colonnade Business Park	5.7	0.0	5.7	0.0	0.0	0.6	0.0	0.0	5.7	5.7
12	Merivale Industrial Area	4.7	4.4	0.3	0.0	0.0	1.9	0.5	0.0	4.7	4.7
13	Rideau Heights Business Park	4.5	0.0	4.5	0.0	0.0	0.0	0.0	0.0	4.5	4.5
14	South Merivale Business Park	54.1	0.0	49.5	0.0	0.0	3.0	2.1	0.0	49.5	49.5
15	Riverside South Business Park	177.0	151.0	0.0	0.0	0.0	0.0	0.0	0.0	151.0	151.0
16	Albion-Leitrim Industrial Area	24.9	21.0	1.1	0.0	0.0	0.6	0.0	0.4	22.1	22.1
17	South Walkley-Albion Industrial Area	10.3	8.5	0.0	0.0	1.8	0.0	0.0	0.0	10.3	10.3
18	Ottawa South Business Park	3.6	1.6	2.0	0.0	0.0	2.4	0.6	0.0	3.6	3.6
19	Hawthorne-Stevenage Industrial Area	25.0	24.4	0.0	0.0	0.0	17.6	0.0	0.0	24.4	24.4
20	Sheffield Industrial Area	2.0	2.0	0.0	0.0	0.0	1.3	0.0	0.0	2.0	2.0
21	Newmarket-Cyrville Industrial Area	6.0	6.0	0.0	0.0	0.0	0.7	0.0	0.0	6.0	6.0
22	Industrial Avenue Business Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
23	National Research Council	0.0	0.0	0.0	0.0	0.0	12.1	0.0	0.0	0.0	0.0
24	Canotek Business Park	1.8	0.0	1.8	0.0	0.0	0.8	0.0	0.0	1.8	1.8
25	Taylor Creek Business Park	5.8	0.0	5.8	0.0	0.0	0.0	0.0	0.0	5.8	5.8
26	Cardinal Creek Business Park	6.5	6.5	0.0	0.0	0.0	0.0	0.0	0.0	6.5	6.5
27	South Orleans Industrial Park	29.2	25.9	0.0	0.0	0.0	0.0	0.0	0.0	25.9	25.9
<b>Total Urban Industrial</b>		<b>647.6</b>	<b>450.3</b>	<b>129.0</b>	<b>0.0</b>	<b>3.5</b>	<b>59.9</b>	<b>5.7</b>	<b>16.4</b>	<b>582.7</b>	<b>443.3</b>
<b>RURAL</b>											
100	Carp Rd. Rural Employment Area	315.5	0.0	0.0	279.7	4.0	39.6	0.2	0.7	283.8	0.0
101	Ashton Industrial Area	30.4	0.0	0.0	0.0	26.9	0.3	0.0	0.0	26.9	0.0
102	Westwood Industrial Area	22.0	0.0	0.0	0.0	20.2	4.2	0.0	0.0	20.2	0.0
103	Richmond Industrial Area	4.6	0.0	0.0	0.0	4.6	0.4	0.0	0.0	4.6	0.0
104	Moodie Drive Industrial Area	50.4	0.0	0.0	44.3	0.0	0.9	0.0	0.0	44.3	11.6
105	Jordel Agri-Industrial Commercial Park	19.6	0.0	0.0	0.0	18.0	0.0	2.0	0.0	18.0	0.0
106	South Gloucester Industrial Area	32.7	0.0	0.0	32.7	0.0	15.6	0.5	0.0	32.7	0.0
107	Gordon McKeown Industrial Area	3.5	0.0	0.0	0.0	3.5	0.4	0.0	0.4	3.5	0.0
108	Highway 31-South Greely Industrial Area	54.8	0.0	0.0	0.0	51.4	27.2	0.0	0.0	51.4	0.0
109	IndCum Industrial Area	45.6	0.0	0.0	43.5	0.0	6.9	3.2	0.7	43.5	43.5
110	Vars Business Park	12.1	0.0	0.0	0.0	10.3	0.0	0.0	0.0	10.3	0.0
<b>Total Rural Industrial</b>		<b>591.3</b>	<b>0.0</b>	<b>0.0</b>	<b>400.2</b>	<b>139.0</b>	<b>95.7</b>	<b>5.8</b>	<b>1.8</b>	<b>539.1</b>	<b>55.1</b>
<b>TOTAL OTTAWA</b>		<b>1,238.9</b>	<b>450.3</b>	<b>129.0</b>	<b>400.2</b>	<b>142.4</b>	<b>155.6</b>	<b>11.6</b>	<b>18.2</b>	<b>1,121.9</b>	<b>498.4</b>

<sup>1</sup> 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.

Underutilized lots are portions of parcels that remain undeveloped after a parcel is developed. These pieces of land are tracked, but not included in the vacant inventory.

Developed mid-2023 to mid-2024 refers to development that took place during the 12 months from July 2023 to June 2024.

Shaded areas indicate the presence of partially serviced lots.



**Table 4a. Annual and Average Land Consumption for Industrial Uses, 1985 to Mid-2024 (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	1.4	19.1	8.6	14.4	10.0	33.5	4.2	10.6	14.2	44.4
2021	17.3	19.0	26.0	14.7	43.2	33.8	0.0	10.4	43.2	44.4
2022-2023	0.4	18.5	2.4	14.4	2.8	33.0	2.8	10.2	5.7	43.4
2023-2024	0.0	18.1	16.4	14.5	16.4	32.5	1.8	10.2	18.2	42.7

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

**Table 4b. Annual and Average Land Consumption for Industrial Uses on Industrial and Logistics Land, 1985 to Mid-2024 (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	1.4	19.1	7.4	14.4	8.8	33.5	0.0	10.5	8.8	44.3
2021	17.3	19.0	29.3	14.8	46.6	33.8	0.0	10.2	46.6	44.4
2022-2023	0.4	18.5	0.0	14.4	0.4	33.0	2.8	10.1	3.3	43.3
2023-2024	0.0	18.1	0.4	14.0	0.4	32.1	1.2	9.8	1.6	42.2

\*2020 to mid-2024 data is for industrial development on lands that have been designated as Industrial & Logistics land in the new (2021) Official Plan.

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

**Table 5a. Land Development and Consumption Rates - 1985 to Mid-2024 (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	10.0	14.1	1208.0	1393.7	33.6	38.7	4.2	399.9	11.1
2021	37	43.2	50.7	1251.2	1444.4	33.8	39.0	0.0	399.9	10.8
2022-2023	38	0.0	2.8	1251.2	1447.2	32.9	38.1	2.8	402.7	10.6
2023-2024	39	14.8	16.4	1266.0	1463.6	32.5	37.5	1.6	404.3	10.4

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

**Table 5b. Land Development and Consumption Rates on Industrial & Logistics and Rural Industrial & Logistics Land- 1985 to Mid-2024 (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	8.8	12.8	1209.4	1399.2	33.6	38.9	4.2	399.9	11.1
2021	37	46.6	46.6	1243.0	1436.8	33.6	38.8	0.0	399.9	10.8
2022-2023	38	0.0	0.4	1243.0	1437.3	32.7	37.8	2.8	402.7	10.6
2023-2024	39	0.4	0.4	1243.4	1437.7	31.9	36.9	1.2	403.9	10.4

2020 to mid-2024 data is for industrial development on lands that have been designated as Industrial & Logistics land in the new (2021) Official Plan

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

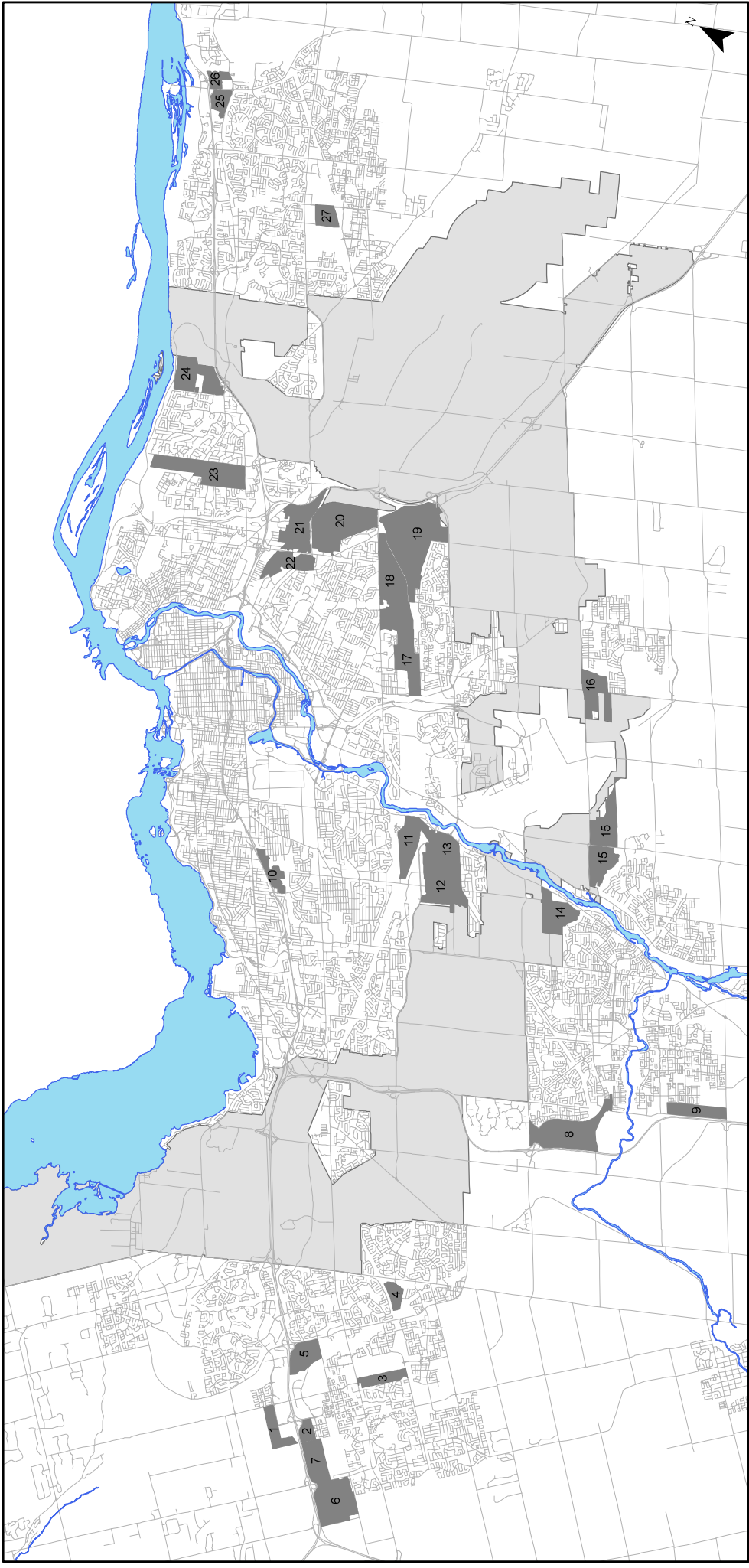
### Appendix III

<b>Active Applications - 2022-2024</b>	
<b>Business Park</b>	<b>Industrial &amp; Logistics/Rural Industrial &amp; Logistics</b>
416 Business Park	3
Carp Rural Employment Area	1
Ottawa South Business Park	1
Hawthorne-Stevenage Industrial Area	1
Newmarket-Cyrville Industrial Area	2
IndCum Industrial Area	1
Cardinal Creek Business Park	2
Riverside South Business Park	2
<b>Total</b>	<b>13</b>

<b>Development Opportunities on Industrial &amp; Logistics Parcels: 6-10 Gross Hectares</b>		
<b>Business Park</b>	<b>Parcel #</b>	<b>Gross Ha</b>
Kanata West - N. Business Park	17	7.0
416 Business Park	10	6.0
416 Business Park	13	6.3
416 Business Park	19	8.9
Riverside South Business Park	5	9.0
Albion-Leitrim Industrial Area	7	10.4
Albion-Leitrim Industrial Area	8	8.5
Hawthorne-Stevenage Industrial Area	4	6.5
<b>Total</b>		<b>62.6</b>

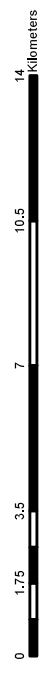
<b>Development Opportunities on Industrial &amp; Logistics Parcels: 11-19 gross hectares</b>		
<b>Business Park</b>	<b>Parcel #</b>	<b>Gross Ha</b>
Borrisokane Industrial Area	4	13.8
Riverside South Business Park	4	15.4
Riverside South Business Park	6	15.1
Riverside South Business Park	7	14.2
Riverside South Business Park	8	16.4
<b>Total</b>		<b>74.9</b>

<b>Development Opportunities on Industrial &amp; Logistics Parcels: 20+ gross hectares</b>		
<b>Business Park</b>	<b>Parcel #</b>	<b>Gross Ha</b>
416 Business Park	8	20.3
Borrisokane Industrial Area	5	23.5
Riverside South Business Park	1	28.0
Riverside South Business Park	2	47.7
Riverside South Business Park	9	27.2
South Orléans Industrial Park	12	22.2
<b>Total</b>		<b>168.9</b>

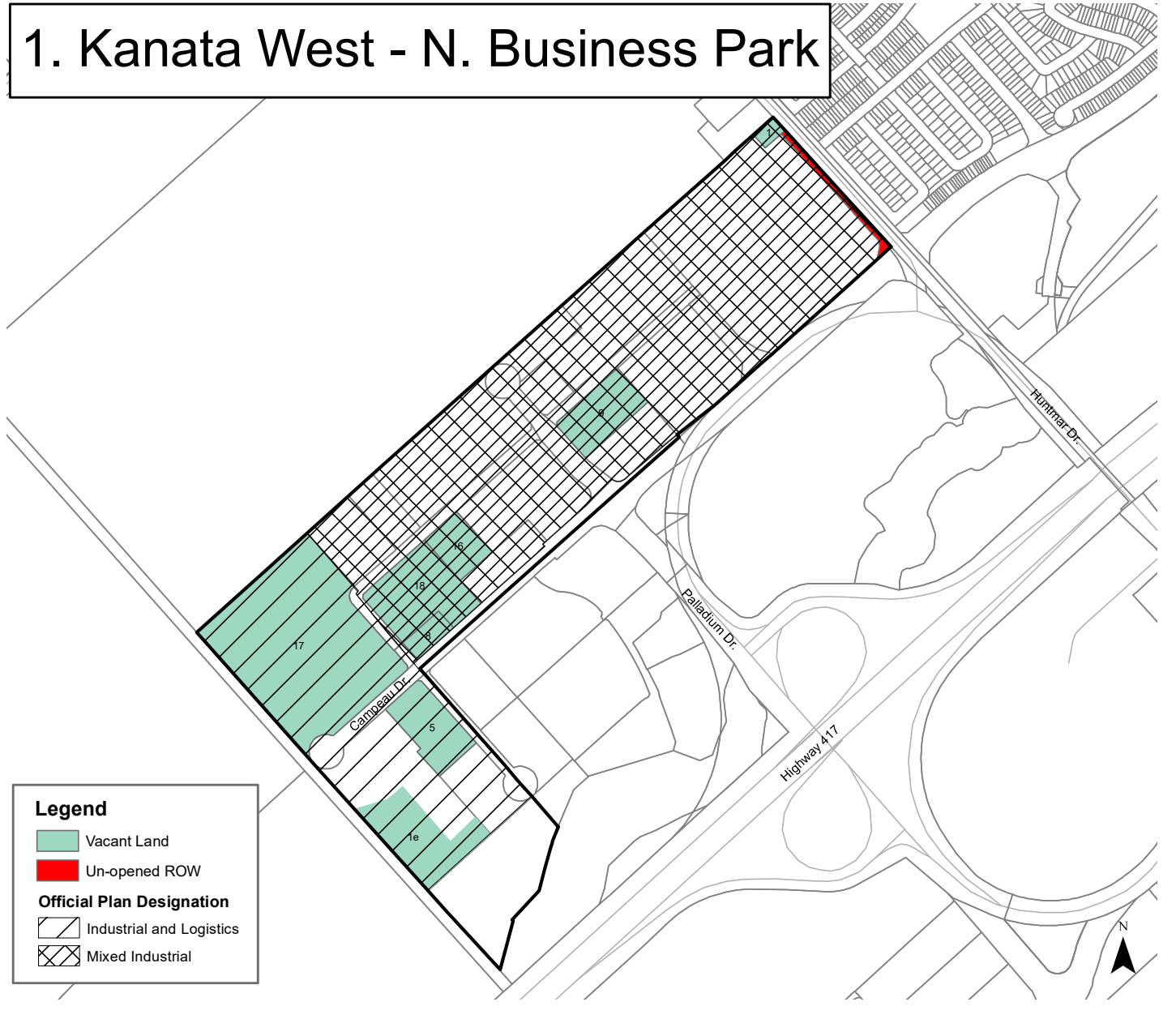


- |   |  |
|---|--|
| 1. Kanata West – N. Business Park         | 16. Albion-Leitrim Industrial Area       |
| 2. Kanata West – S. Business Park         | 17. South Walkley-Albion Industrial Area |
| 3. Stittsville Business Park              | 18. Ottawa South Business Park           |
| 4. Kanata South Business Park             | 19. Hawthorne-Stevenage Industrial Area  |
| 5. Terry Fox Business Park                | 20. Sheffield Industrial Area            |
| 6. A.G. Reed Industrial Area              | 21. Newmarket-Cyrville Industrial Area   |
| 7. Carp Rd. & Highway 417 Industrial Area | 22. Industrial Avenue Business Park      |
| 8. 416 Business Park                      | 23. National Research Council            |
| 9. Borrisokane Industrial Area            | 24. Canotek Business Park                |
| 10. Woodward Business Park                | 25. Taylor Creek Business Park           |
| 11. Colonnade Business Park               | 26. Cardinal Creek Business Park         |
| 12. Merivale Industrial Area              | 27. South Orléans Industrial Park        |
| 13. Rideau Heights Business Park          |  |
| 14. South Merivale Business Park          |  |
| 15. Riverside South Business Park         |  |

**Urban Industrial and Business Parks Key Map**



# 1. Kanata West - N. 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

1. Kanata West - N. Business Park				MI: 4.1 net vacant ha	I&L: 7.2 net vacant ha	Total Area: 51.1	% Vacant: 24.2%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	445 HUNTMAR DR	0.3	0.1	0.1	No further deduction	DR	Y	MI	1000559534 ONTARIO INC
5	100 NIPISSING CRT	3.0	1.2	1.2	No further deduction	IP13[2166]-h	Y	I&L	DRC GROUP (2018 INC)
8	8750 CAMPEAU DR	0.8	0.3	0.3	No further deduction	IP13	Y	MI	N & T PROPERTIES LTD
9	1365 UPPER CANADA ST	2.8	1.1	1.1	No further deduction	IP13	Y	MI	UBCJA LOCAL 93 & UBCJA LOCAL
16	1445 UPPER CANADA ST	1.7	0.7	0.7	No further deduction	IP13	Y	MI	MORGUARD PALLADIUM LIMITED
17	8800 CAMPEAU DR	17.4	7.0	6.0	15% Net deduction	IP13[2166]	Y	I&L	TORDAR INVESTMENTS LIMITED
18	1485 UPPER CANADA ST	4.5	1.8	1.8	No further deduction	IP13	Y	MI	MORGUARD PALLADIUM LIMITED
<b>Vacant Parcels</b>		<b>30.6</b>	<b>12.4</b>	<b>11.3</b>					
<b>Underutilized Parcels</b>									
1e	8825 CAMPEAU DR	4.3	1.7	1.7		IP13[2166]	Y	I&L	UNITED PARCEL SERVICE CANADA
<b>Unbuilt ROW</b>		<b>0.6</b>	<b>0.3</b>	<b>0.3</b>					
<b>Built Parcels</b>		<b>83.2</b>	<b>33.7</b>	<b>32.4</b>					
<b>Non Parcels</b>		<b>7.6</b>	<b>3.1</b>	<b>3.1</b>					
<b>Total Area</b>		<b>126.4</b>	<b>51.1</b>	<b>48.8</b>					
<b>% Vacant</b>			<b>24.2%</b>						

\*\*MI = Mixed Industrial

\*\*I&L = Industrial & Logistics

# 2. Kanata West - S. Business Park

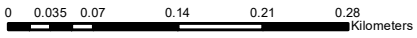


**Legend**

- Vacant Land
- Un-opened ROW

**Official Plan Designation**

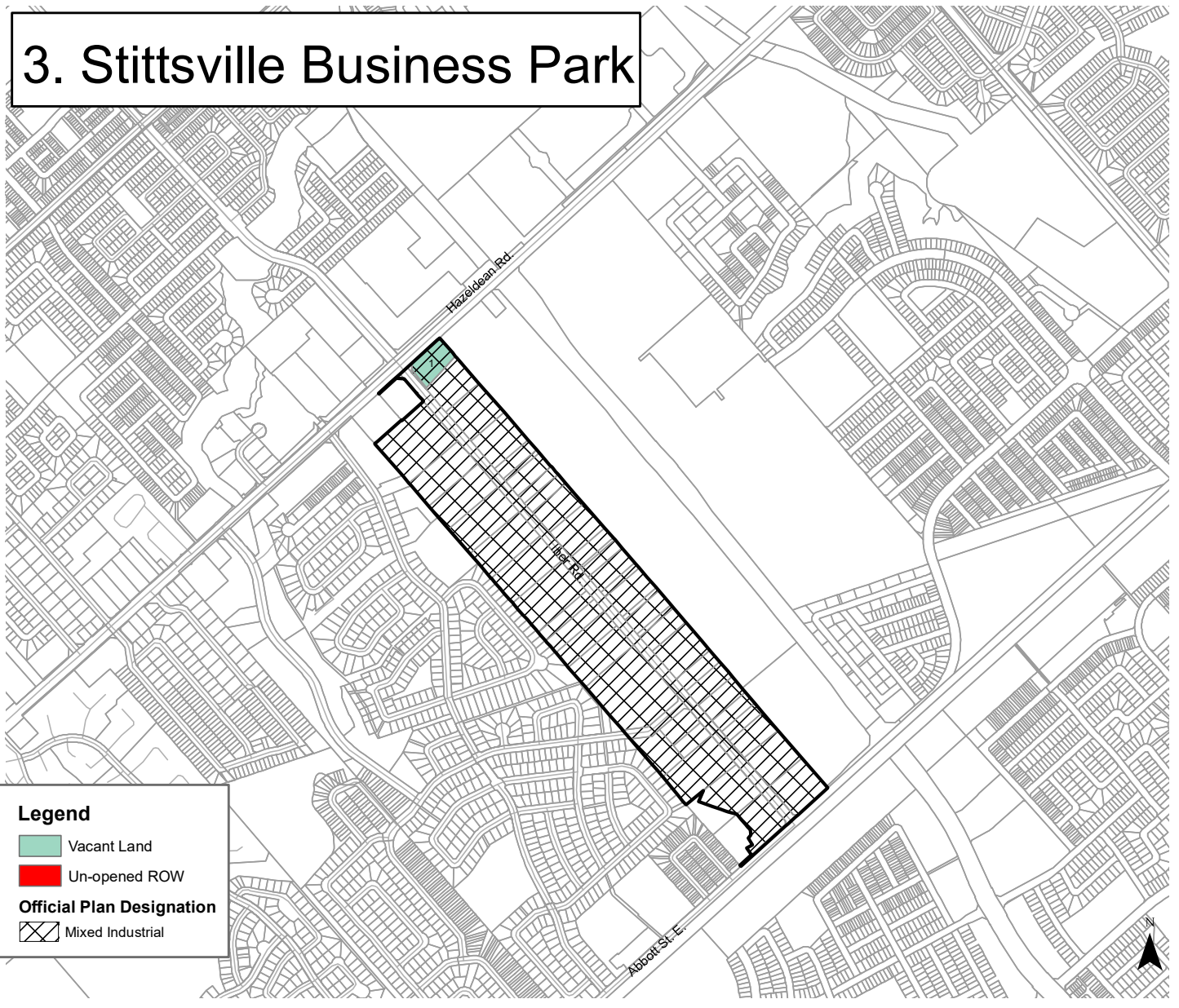
- Industrial and Logistics
- Mixed Industrial



2. Kanata West - S. Business Park				MI: 22.6 net vacant ha	I&L: 0 net vacant ha	Total Area: 26.5			% Vacant: 100.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
2	195 HUNTMARDR	25.7	10.4	8.8	15% Net deduction	DR	Y	MI	2325483 ONTARIO LTD
6	NO ADDRESS	39.9	16.2	13.7	15% Net deduction	DR	Y	MI	TRANSPORTATION MINISTRY
<i>Vacant Parcels</i>		<b>65.6</b>	<b>26.5</b>	<b>22.6</b>					
<b>Total Area</b>		<b>65.6</b>	<b>26.5</b>	<b>22.6</b>					
<b>% Vacant</b>			<b>100.0%</b>						

\*\* MI = Mixed Industrial

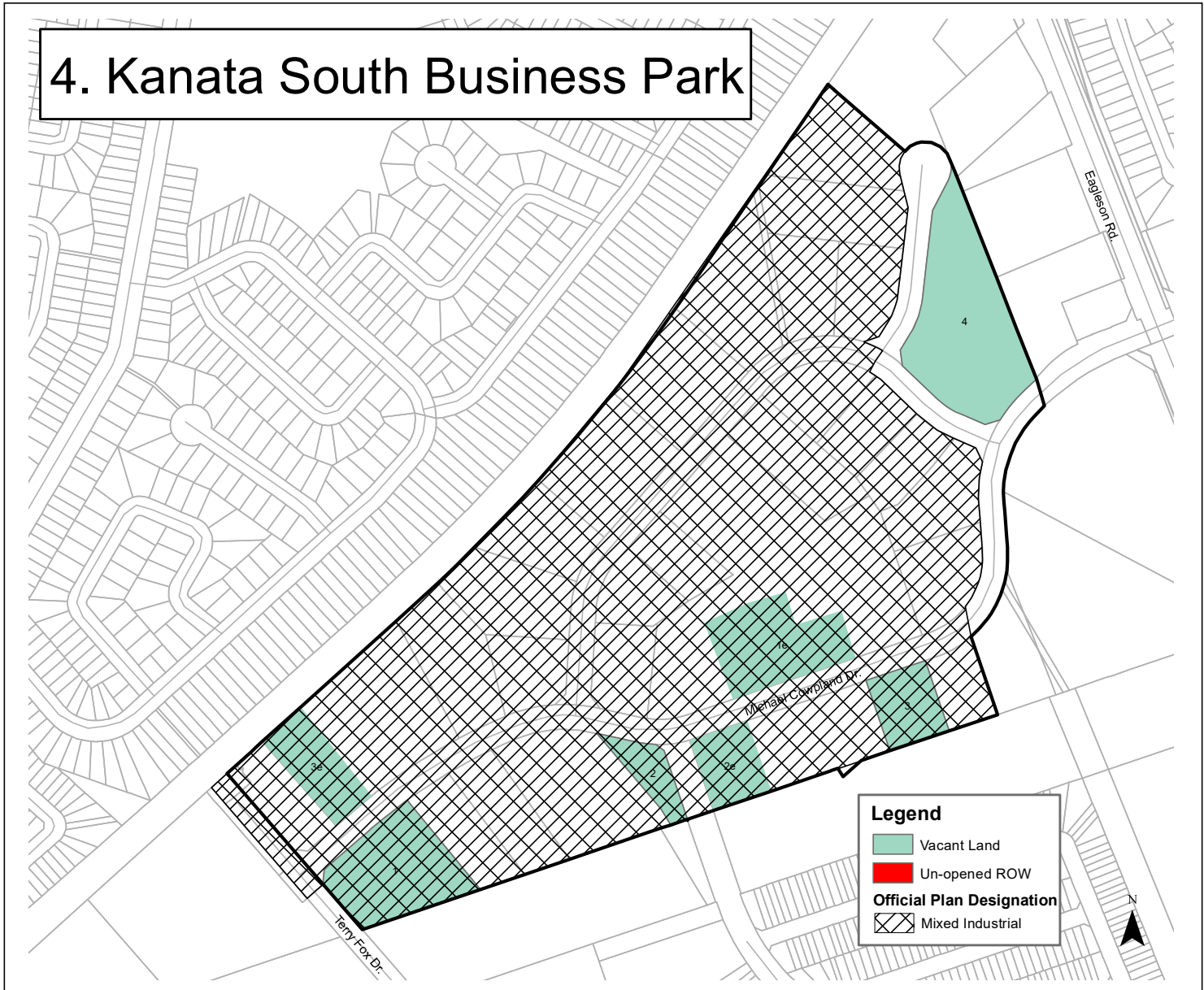
# 3. Stittsville Business Park



3. 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	Desig.	Owner
1	1 IBER RD	1.9	0.7	0.7	No further deduction	IL[1559]	Y	MI	IBER HAZELDEAN PROPERTY LIMITED
<b>Vacant Parcels</b>		<b>1.9</b>	<b>0.7</b>	<b>0.7</b>					
<b>Built Parcels</b>		<b>110.2</b>	<b>44.6</b>	<b>44.6</b>					
<b>Total Area</b>		<b>112.0</b>	<b>45.3</b>	<b>45.3</b>					
<b>% Vacant</b>			<b>1.7%</b>						

\*\*MI = Mixed Industrial

# 4. Kanata South Business Park

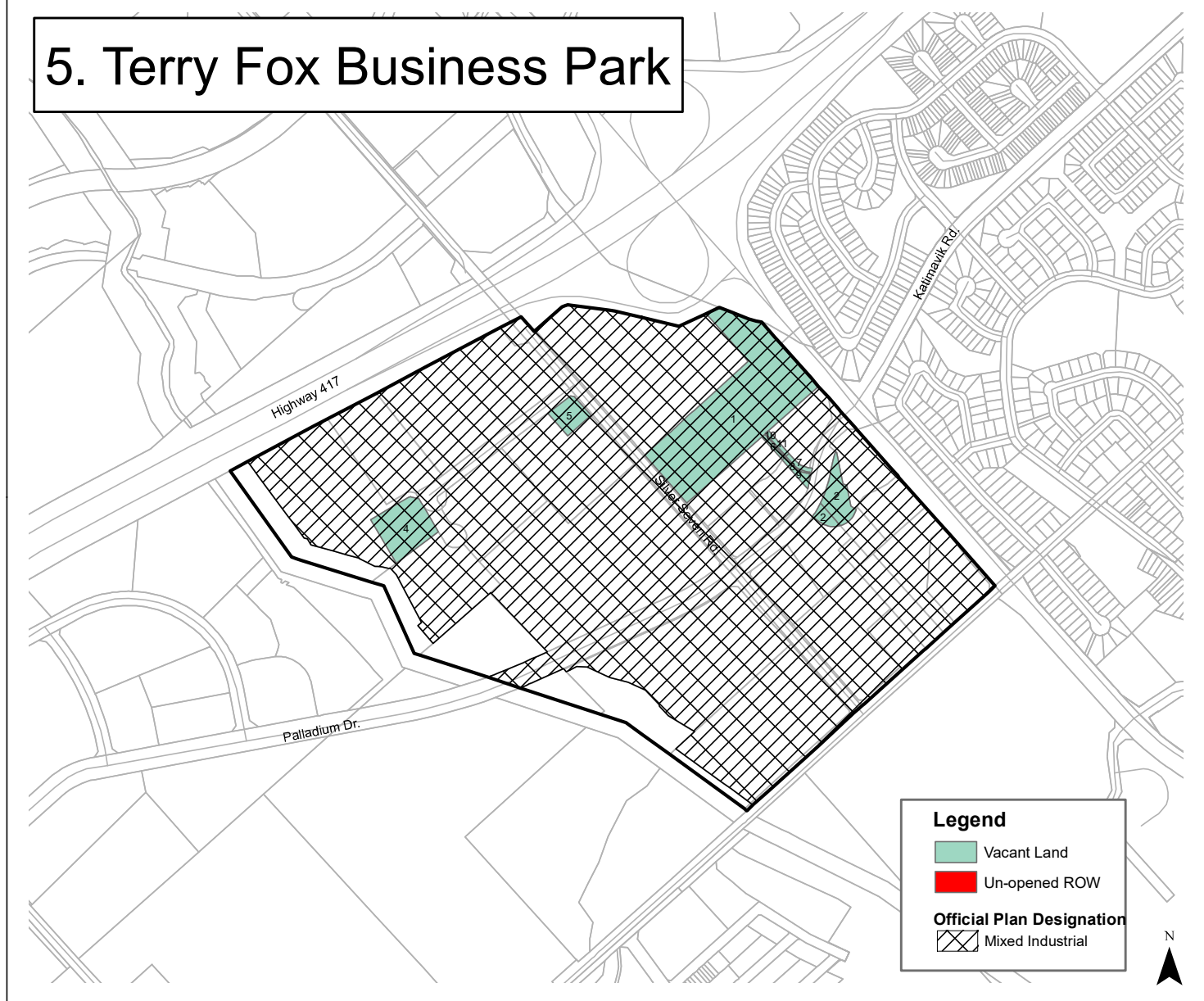


0 0.0325 0.065 0.13 0.195 0.26 Kilometers

4. Kanata South Business Park					MI: 1.7 net vacant ha	Total Area: 30.7			% Vacant: 11.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	390 MICHAEL COWPLAND DR	2.5	1.0	1.0	No further deduction	IP4	Y	MI	CANADIAN WILDLIFE FEDERATION
2	280 MICHAEL COWPLAND DR	0.7	0.3	0.3	No further deduction	IP4	Y	MI	OTTAWA CITY
3	190 MICHAEL COWPLAND DR	1.1	0.4	0.4	No further deduction	IP4[2341]	Y	MI	2516790 ONTARIO INC
4	75 MICHAEL COWPLAND DR	4.1	1.7	1.7	No further deduction	IP4	Y	NBHD	1000091966 ONTARIO INC
<b>Vacant Parcels</b>		<b>8.3</b>	<b>3.4</b>	<b>3.4</b>					
<b>Underutilized Parcels</b>									
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
3e	395 MICHAEL COWPLAND DR	1.3	0.5	0.5		IP4	Y		ASHONG JUSTICE MICHAEL
<b>Built Parcels</b>		<b>61.0</b>	<b>24.7</b>	<b>24.7</b>					
<b>Non Parcels</b>		<b>2.0</b>	<b>0.8</b>	<b>0.8</b>					
<b>Total Area</b>		<b>75.8</b>	<b>30.7</b>	<b>30.7</b>					
<b>% Vacant</b>			<b>11.0%</b>						

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

# 5. Terry Fox Business Park



5. Terry Fox Business Park					MI: 6.2 net vacant ha	Total Area: 72.2			% Vacant: 8.5%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	720 SILVER SEVEN RD	10.7	4.3	4.3	No further deduction	IL6[1612] H(30)-h	Y	MI	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	MI	301 PALLADIUM LTD
4	40 FRANK NIGHBOR PL	2.0	0.8	0.8	No further deduction	IL6[1414] H(30)-h	Y	MI	401 REAL ESTATE TRUST INC.
5	777 SILVER SEVEN RD	0.7	0.3	0.3	No further deduction	IL6[2440] H(30)-h	Y	MI	SILVER SEVEN EXECUTIVE
6	700 SILVER SEVEN RD	0.0	0.0	0.0	No further deduction	IL5 H(22)	Y	MI	FORTINET TECHNOLOGIES
7	308 PALLADIUM DR	0.1	0.0	0.0	No further deduction	IL5 H(22)	Y	MI	MOANA REALTY LTD
8	308 PALLADIUM DR	0.2	0.0	0.0	No further deduction	IL5 H(22)	Y	MI	MOANA REALTY LTD
9	308 PALLADIUM DR	0.2	0.1	0.1	No further deduction	IL5 H(22)	Y	MI	MOANA REALTY LTD
10	NO ADDRESS	0.0	0.0	0.0	No further deduction	IL5 H(22)	Y	MI	NO OWNER NOTED
11	NO ADDRESS	0.1	0.0	0.0	No further deduction	IL5 H(22)	Y	MI	NO OWNER NOTED
<b>Vacant Parcels</b>		<b>15.3</b>	<b>6.2</b>	<b>6.2</b>					
<b>Built Parcels</b>		<b>158.8</b>	<b>64.3</b>	<b>64.3</b>					
<b>Non-Parcels</b>		<b>4.3</b>	<b>1.7</b>	<b>1.7</b>					
<b>Total Area</b>		<b>178.4</b>	<b>72.2</b>	<b>72.2</b>					
<b>% Vacant</b>			<b>8.5%</b>						

\*\*MI = Mixed Industrial

# 6. A.G. Reed Industrial Area



**Legend**

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



6. A.G. Reed Industrial Area					I&L: 40.8 net vacant ha	Total Area: 153.6	% Vacant: 29.2%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	197 WESTBROOK RD	0.9	0.4	0.4	No further deduction	RG4	CW & PS	I&L	RGM 14 HOLDINGS LTD
2	100 WALGREEN RD	1.0	0.4	0.4	No further deduction	RG4	CW & PS	I&L	POIRIER CLOVIS GUILLAUME
3	6460 ROTHBOURNE RD	18.1	7.3	7.3	No further deduction	RG5	PW & PS	I&L	6460 ROTHBOURNE ROAD INC
4	6400 ROTHBOURNE RD	65.2	26.4	22.4	15% Net deduction	RG5, RG3[637r], RG3[774r]	PW & PS	I&L	PHOENIX HOMES
5	131 WALGREEN RD	1.0	0.4	0.4	No further deduction	RG4	CW & PS	I&L	GIAMBERARDINO PAUL RICHARD
6	159 WALGREEN RD	0.9	0.4	0.4	No further deduction	RG4	PW & PS	I&L	1577884 ONTARIO INC
7	241 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	1000125937 ONTARIO INC
8	250 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	NELSON MARK
9	133 WILLOWLEA RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	R BLANCHFIELD HOLDINGS INC
10	127 WILLOWLEA RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	FERRANTE CRISTOFORO
11	109 WILLOWLEA RD	1.9	0.8	0.8	No further deduction	RG4	PW & PS	I&L	STORAGEVAULT CANADA INC
13	228 WESTBROOK RD	2.4	1.0	1.0	No further deduction	RG4	PW & PS	I&L	MEVEX CORPORATION
17	235 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	BACIC ANTE
18	233 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	ROCK RIVER HOLDINGS LIMITED
19	109 WALGREEN RD	1.5	0.6	0.6	No further deduction	RG4	CW & PS	I&L	SZULLO ANTAL BELA
20	237 WESTBROOK RD	1.0	0.4	0.4	No further deduction	RG4	PW & PS	I&L	882761 ONTARIO LTD
24	2125 CARP RD	5.8	2.3	2.3	No further deduction	RC8, RG5	CW & PS	I&L	ZENA INVESTMENT CORPORATION
25	137 WILLOWLEA RD	5.0	2.0	2.0	No further deduction	RG4	PW & PS	I&L	2691292 ONTARIO INC
<b>Vacant Parcels</b>		<b>110.7</b>	<b>44.8</b>	<b>40.8</b>					
<b>Underutilized Parcels</b>									
1e	2079 CARP RD	11.0	4.5	4.5		RC9	CW & PS		QUEENSWAY WEST INDUSTRIAL
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
<b>Unbuilt ROW</b>		<b>0.7</b>	<b>0.3</b>	<b>0.3</b>					
<b>Built Parcels</b>		<b>245.8</b>	<b>99.5</b>	<b>95.9</b>					
<b>Total Area</b>		<b>379.6</b>	<b>153.6</b>	<b>146.1</b>					
<b>% Vacant</b>				<b>29.2%</b>					

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

# 7. Carp Rd. & Highway 417 Industrial Area



0 0.05 0.1 0.2 0.3 0.4 Kilometers

7. Queensway West Industrial Area					I&L: 61.3 net vacant ha	Total Area: 80.3	% Vacant: 87.6%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
16	2110 CARP RD	14.7	6.0	6.0	No further deduction	RC4 [876r]	CW & PS	I&L	OTTAWA CITY
21	2184 CARP RD	9.8	4.0	4.0	No further deduction	RU	PW & PS	I&L	WASTE MANAGEMENT OF CANADA
22	NO ADDRESS	41.4	16.8	14.3	No further deduction	RU	PW & PS	I&L	MION RUDY
23	NO ADDRESS	40.2	16.3	13.8	No further deduction	RU	PW & PS	I&L	2651587 ONTARIO INC
26	2160 CARP RD	67.7	27.4	23.3	15% Net deduction	RU	N	I&L	METCALFE REALTY COMPANY
<b>Vacant Parcels</b>		<b>173.8</b>	<b>70.3</b>	<b>61.3</b>					
<b>Built Parcels</b>		<b>24.6</b>	<b>10.0</b>	<b>10.0</b>					
<b>Total Area</b>		<b>198.4</b>	<b>80.3</b>	<b>71.2</b>					
<b>% Vacant</b>			<b>87.6%</b>						

\* CW & PS= Central Water & Private Sanitary

\*\* FW & PS= Private Water & Private Sanitary

\*\* I&L= Industrial & Logistics

# 8. 416 Business Park



**Legend**

- Vacant Land
- Un-opened ROW

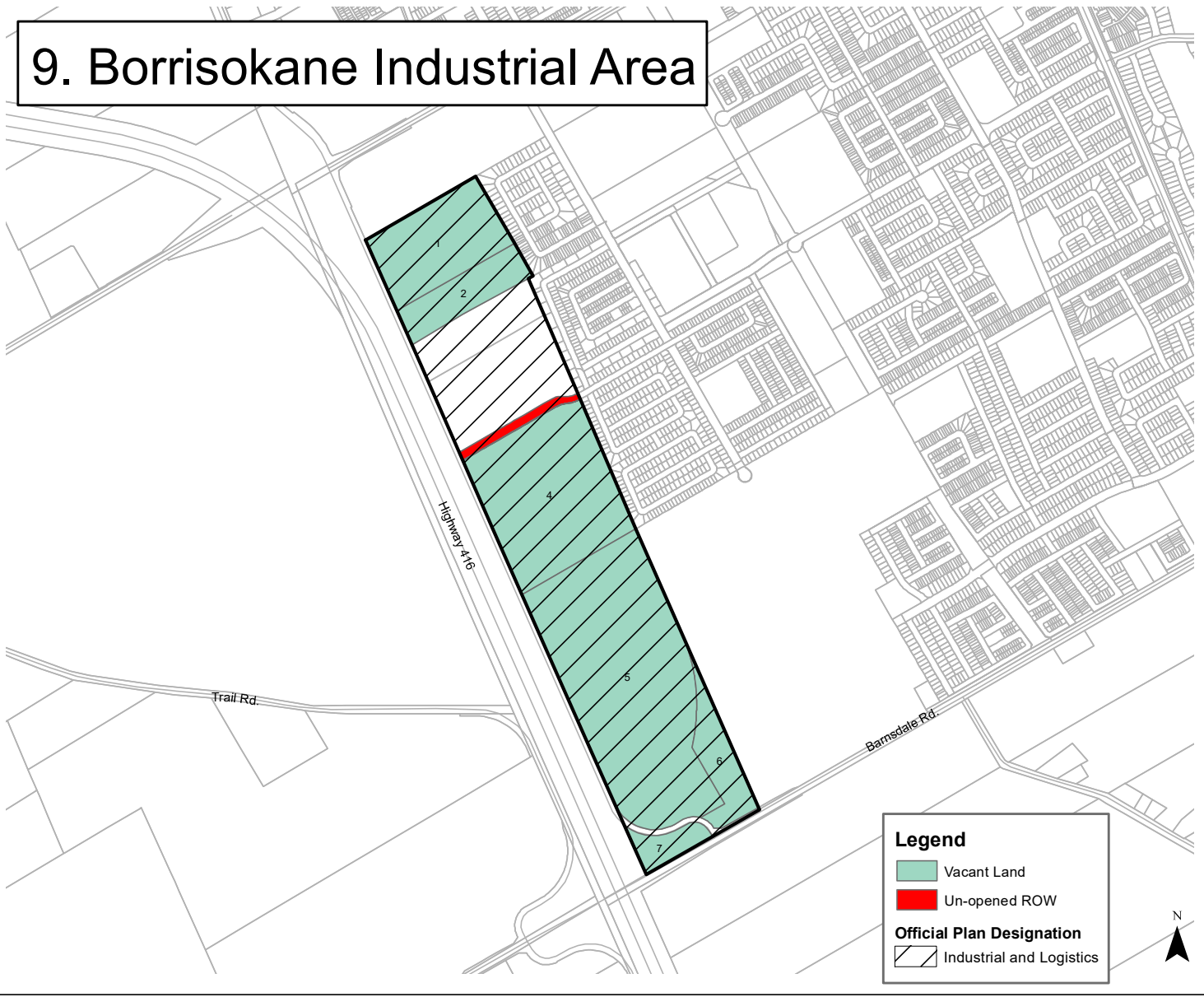
**Official Plan Designation**

- Industrial and Logistics
- Mixed Industrial

8. 416 Business Park		MI: 23.0 net vacant ha		I&L: 42.2 net vacant ha		Total Area: 190.2		% Vacant: 36.4%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
2	4451 FALLOWFIELD RD	1.0	0.4	0.4	0.4	No further deduction	IP[1219] H(11)	Y	MI	STRANDHERD FALLOWFIELD
3	4451 FALLOWFIELD RD	1.6	0.6	0.6	0.6	No further deduction	IP[1219] H(11)	Y	MI	STRANDHERD FALLOWFIELD
4	4401 FALLOWFIELD RD	8.4	3.4	3.4	3.4	No further deduction	IP[2265] H(12), IP[2265] H(24), IP[2265] H(36), IP[2265] H(48)	Y	MI	2116885 ONTARIO INC./DCR PHOENIX
5	100 LUSK ST	1.0	0.4	0.4	0.4	No further deduction	IP[2265] H(12)	Y	MI	100 LUSK ST INC
6	140 LUSK ST	1.3	0.5	0.5	0.5	No further deduction	IP[2265] H(12)	Y	MI	1001094872 ONTARIO INC
8	444 CITIGATE DR	50.1	20.3	17.2	15% Net deduction	IP[1219]-h	IP[1219]-h	Y	I&L	CITIGATE DRIVE NEPEAN INC
9	4175 STRANDHERD DR	13.0	5.3	5.3	5.3	No further deduction	IP[2298] H(18)	Y	MI	ZENA INVESTMENT CORPORATION
10	575 DEALERSHIP DR	14.9	6.0	6.0	6.0	No further deduction	IP[2926] H(33)	Y	I&L	14275021 CANADA INC./RF OTTAWA INC
11	95 LUSK ST	1.0	0.4	0.4	0.4	No further deduction	IP[2265] H(16)	Y	MI	AMAL 1634158 HOLDINGS INC
12	4149 STRANDHERD DR	2.6	1.1	1.1	1.1	No further deduction	IP[2636] H(22), IP[2635] H(18)	Y	MI	ZENA INVESTMENT CORPORATION
13	560 DEALERSHIP DR	15.6	6.3	5.4	15% Net deduction	IP[1219]-h	IP[1219]-h	Y	I&L	DEALERSHIP DRIVE NEPEAN INC
14	120 LUSK ST	1.5	0.6	0.6	0.6	No further deduction	IP[2265] H(12)	Y	MI	NECSA HOLDINGS CORP
15	540 DEALERSHIP DR	4.5	1.8	1.8	1.8	No further deduction	IP[2044] H(33)	Y	MI	ZENA INVESTMENT CORPORATION
16	135 LUSK ST	1.5	0.6	0.6	0.6	No further deduction	IP[2265] H(24)	Y	MI	2441736 ONTARIO INC
17	115 LUSK ST	1.0	0.4	0.4	0.4	No further deduction	IP[1219] H(11)	Y	MI	STRANDHERD FALLOWFIELD
18	75 LUSK ST	1.9	0.8	0.8	0.8	No further deduction	IP[2265] H(12)	Y	MI	AMAL 1634158 ONTARIO INC
19	4378 MCKENNA CASEY DR	22.1	8.9	8.9	8.9	No further deduction	IP[1219]-h	Y	I&L	ROGERS MEDIA INC
20	4433 STRANDHERD DR	6.1	2.5	2.5	2.5	No further deduction	IP[2045] H(45)	Y	MI	MYERS STRANDHERD HOTEL
21	NO ADDRESS	8.6	3.5	3.5	3.5	No further deduction	IP[1219]-h	Y	I&L	LEGASSICK MARY JANE
22	3190 BORRISOKANE RD	2.1	0.9	0.9	0.9	No further deduction	IP[1219]-h	Y	MI	CITY OF OTTAWA
24	NO ADDRESS	2.8	1.2	1.2	1.2	No further deduction	IP[1219]-h	Y	I&L	BARRHAVEN CONSERVANCY
27	3150 BORRISOKANE RD	1.4	0.6	0.6	0.6	No further deduction	DR	Y	MI	BARRHAVEN CONSERVANCY
29	3231 BORRISOKANE RD	5.0	2.0	2.0	2.0	No further deduction	DR	Y	MI	CLARKE, ELIZABETH
30	NO ADDRESS	2.0	0.8	0.8	0.8	No further deduction	DR	Y	MI	MINTO COMMUNITIES INC
<b>Vacant Parcels</b>		<b>171.1</b>	<b>69.2</b>	<b>65.3</b>						
<b>Underutilized Parcels</b>										
1e	4061 STRANDHERD DR	13.4	5.4	5.4	5.4		IP[2243]-h	Y		CITY OF OTTAWA
2e	4085 STRANDHERD DR	2.2	0.9	0.9	0.9		DR	Y		SOUTHBRIDGE HEALTH CARE GP
<b>Unbuilt ROW</b>		<b>4.3</b>	<b>1.8</b>	<b>1.8</b>						
<b>Built Parcels</b>		<b>220.7</b>	<b>89.3</b>	<b>83.4</b>						
<b>Non-Parcels</b>		<b>58.3</b>	<b>23.6</b>	<b>23.6</b>						
<b>Total Area</b>		<b>470.1</b>	<b>190.2</b>	<b>180.3</b>						
<b>% Vacant</b>			<b>36.4%</b>							

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

# 9. Borrisokane Industrial Area



9. Borrisokane Industrial Area					I&L: 47.4 net vacant ha	Total Area: 65.7			% Vacant: 80.6%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	3625 BORRISOKANE RD	18.1	7.3	7.3	No further deduction	DR, MR	N	I&L	TAMARACK (NEPEAN)
2	3635 BORRISOKANE RD	9.0	3.6	3.6	No further deduction	DR, MR	N	I&L	TAMARACK (NEPEAN)
4	3809 BORRISOKANE RD	34.1	13.8	11.7	15% Net deduction	RU[2618]	N	I&L	BRAZMAR LIMITED
5	3933 BORRISOKANE RD	58.2	23.5	20.0	15% Net deduction	MR1, RU	N	I&L	MINTO GREENFIELD GP INC
6	3882 BORRISOKANE RD	7.8	3.2	3.2	No further deduction	RU	N	I&L	MINTO GREENFIELD GP INC
7	NO ADDRESS	3.8	1.5	1.5	No further deduction	AG2	N	I&L	MINTO GREENFIELD GP INC
<b>Vacant Parcels</b>		<b>130.9</b>	<b>53.0</b>	<b>47.4</b>					
<b>Unbuilt ROW</b>		<b>2.1</b>	<b>0.8</b>	<b>0.8</b>					
<b>Built Parcels</b>		<b>19.7</b>	<b>8.0</b>	<b>8.0</b>					
<b>Non Parcels</b>		<b>9.7</b>	<b>3.9</b>	<b>3.9</b>					
<b>Total Area</b>		<b>162.5</b>	<b>65.7</b>	<b>60.1</b>					
<b>% Vacant</b>			<b>80.6%</b>						

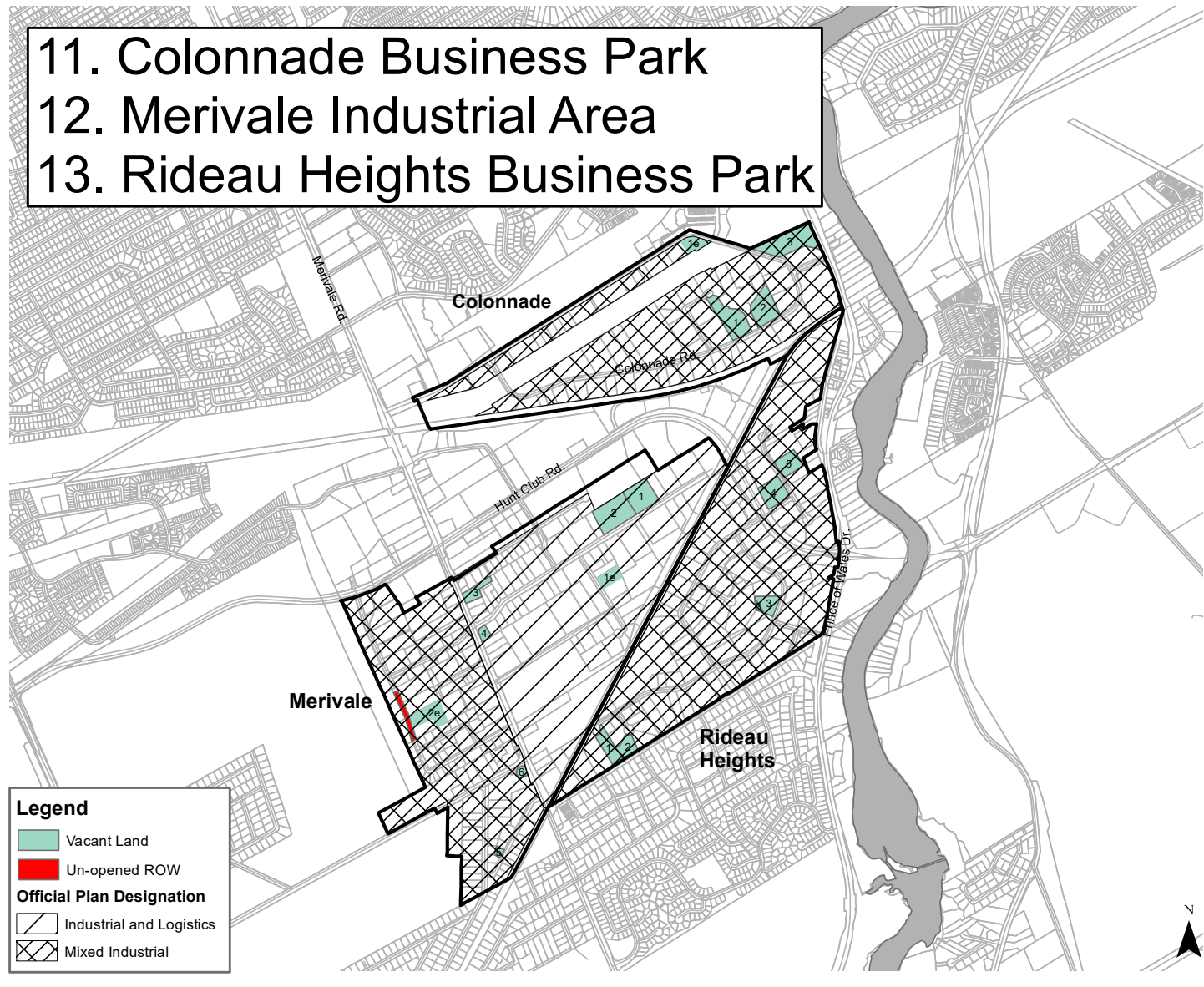
\*\*I&L = Industrial & Logistics

# 10. Woodward Business Park



10. Woodward Business Park						Total Area: 44.2		% Vacant: 0.0%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Design.	Owner
<i>Vacant Parcels</i>		0.0	0.0	0.0				NBHD	
<i>Built Parcels</i>		109.2	44.2	44.2					
<b>Total Area</b>		109.2	44.2	44.2					
<b>% Vacant</b>			0.0%						

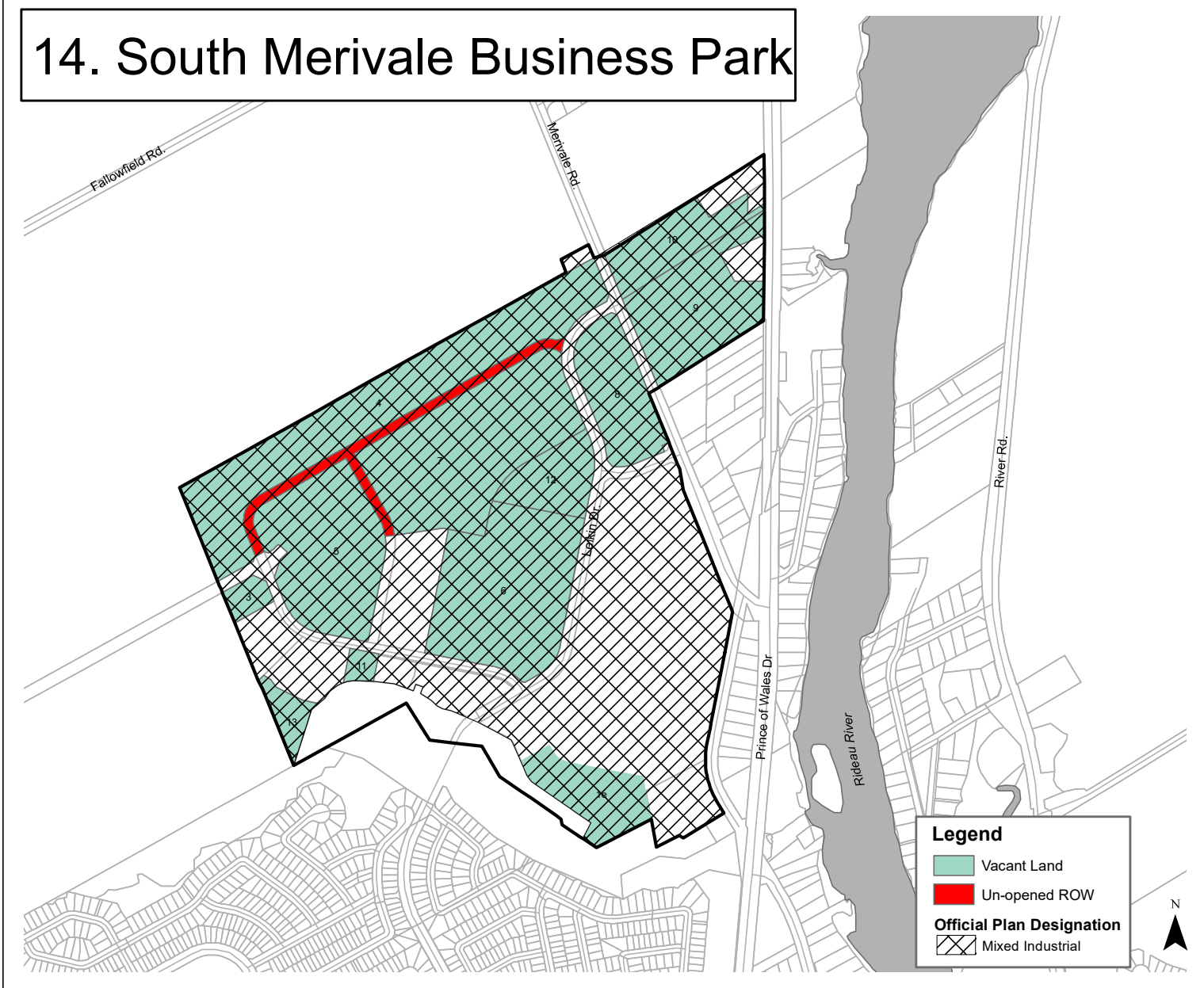
# 11. Colonnade Business Park 12. Merivale Industrial Area 13. Rideau Heights Business Park



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	Desig.	Owner	
1	140 COLONNADE RD S	4.4	1.8	1.8	No further deduction	IG5	Y	MI	100-130 COLONNADE ROAD REGIONAL	
2	124 COLONNADE RD S	3.8	1.5	1.5	No further deduction	IG5	Y	MI	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	MI	ASHCROFT HOMES	
<b>Vacant Parcels</b>		<b>14.0</b>	<b>5.7</b>	<b>5.7</b>						
<b>Underutilized Parcels</b>										
2e	82 COLONNADE RD N	1.6	0.6	0.6		IG5[284]	Y		REDEEMER CHRISTIAN HIGH SCHOOL	
<b>Built Parcels</b>		<b>207.3</b>	<b>83.9</b>	<b>83.9</b>						
<b>Total Area</b>		<b>222.9</b>	<b>90.2</b>	<b>90.2</b>						
<b>% Vacant</b>									<b>6.3%</b>	
12. Merivale Industrial Area					MI: 0.3 net vacant ha	I&L: 4.4 net vacant ha	Total Area: 160.7	% Vacant: 2.9%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
1	111 BENTLEY AVE	3.6	1.5	1.5	No further deduction	IH1	Y	I&L	ULTRAMAR CANADA INC	
2	111 BENTLEY AVE	5.0	2.0	2.0	No further deduction	IH1	Y	I&L	ULTRAMAR CANADA INC	
3	1881 MERIVALE RD	1.5	0.6	0.6	No further deduction	IG	Y	I&L	ARNON CORPORATION	
4	2 BENTLEY AVE	0.7	0.3	0.3	No further deduction	IG	Y	I&L	DONAR INVESTMENTS LTD	
5	38 CAPITAL DR	0.3	0.1	0.1	No further deduction	IP[178]	Y	MI	1024425 ONTARIO LTD	
6	1960 MERIVALE RD	0.5	0.2	0.2	No further deduction	I1B	Y	MI	2755834 ONTARIO INC	
<b>Vacant Parcels</b>		<b>11.6</b>	<b>4.7</b>	<b>4.7</b>						
<b>Underutilized Parcels</b>										
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	
<b>Unbuilt ROW</b>		<b>1.2</b>	<b>0.5</b>	<b>0.5</b>						
<b>Built Parcels</b>		<b>376.1</b>	<b>153.6</b>	<b>153.6</b>						
<b>Total Area</b>		<b>393.6</b>	<b>160.7</b>	<b>160.7</b>						
<b>% Vacant</b>									<b>2.9%</b>	
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	Desig.	Owner	
1	97 AURIGA DR	2.2	0.9	0.9	No further deduction	IG	Y	MI	DILAVER AYTEN	
2	10 CORVUS CRT	1.6	0.6	0.6	No further deduction	GS[288]	Y	MI	614665 ONTARIO LIMITED	
3	30 AURIGA DR	1.9	0.8	0.8	No further deduction	IG5	Y	MI	THE REDEEMED CHRISTIAN	
4	2 LASER ST	3.0	1.2	1.2	No further deduction	GS[1662]	Y	MI	APR (1811 BANK AND 2 LASER)	
5	86 RIDEAU HEIGHTS DR	2.3	0.9	0.9	No further deduction	IP[178]	Y	MI	THE OTTAWA SIKH SOCIETY	
<b>Vacant Parcels</b>		<b>11.0</b>	<b>4.5</b>	<b>4.5</b>						
<b>Built Parcels</b>		<b>237.6</b>	<b>96.2</b>	<b>96.2</b>						
<b>Total Area</b>		<b>248.6</b>	<b>100.6</b>	<b>100.6</b>						
<b>% Vacant</b>									<b>4.4%</b>	

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

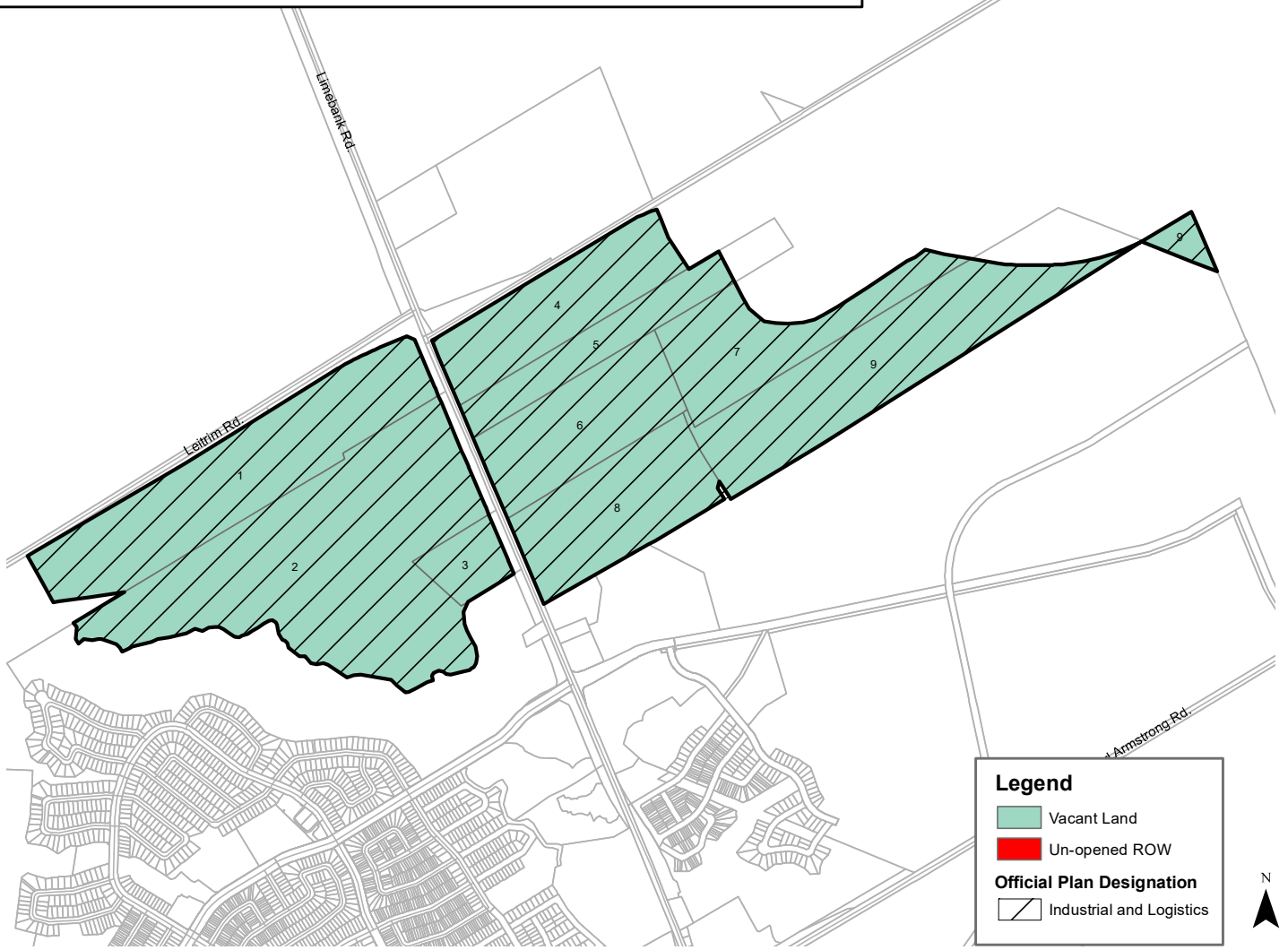
# 14. South Merivale Business Park



14. South Merivale Business Park					MI: 49.5 net vacant ha	Total Area: 100.2	% Vacant: 54.0%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
3	2A BILL LEATHEM DR	1.6	0.6	0.6	No further deduction	IL9	Y	MI	MEDUSA GENERAL PARTNER INC.
4	2 LEIKIN DR	27.3	11.1	9.4	15% Net deduction	IL9 [2707]	Y	MI	MEDUSA GENERAL PARTNER INC.
5	99 BILL LEATHEM DR	17.9	7.2	7.2	No further deduction	IL9 [2707]	Y	MI	MEDUSA GENERAL PARTNER INC.
6	88 LEIKIN DR	22.4	9.1	7.7	15% Net deduction	IL9	Y	MI	CANADA POST CORPORATION
7	3E LEIKIN DR	25.2	10.2	8.7	15% Net deduction	IL9 [2707]	Y	MI	MEDUSA GENERAL PARTNER INC.
8	11 BECKSTEAD RD	9.3	3.8	3.8	No further deduction	IL9	Y	MI	MEDUSA GENERAL PARTNER INC.
9	2876 PRINCE OF WALES DR	13.7	5.5	5.5	No further deduction	DR	Y	MI	ZENA-KINDER HOLDINGS LIMITED
10	2866 PRINCE OF WALES DR	7.0	2.8	2.8	No further deduction	DR	Y	MI	ZENA-KINDER HOLDINGS LIMITED
11	96 BILL LEATHEM DR	1.0	0.4	0.4	No further deduction	IL9	Y	MI	CHELLO BUILDING CORPORATION
12	50 LEIKIN DR	6.0	2.4	2.4	No further deduction	IL9	Y	MI	2723379 ONTARIO INC
13	NO ADDRESS	2.2	0.9	0.9	No further deduction	IL9	Y	MI	NO OWNER SPECIFIED
<b>Vacant Parcels</b>		<b>133.6</b>	<b>54.1</b>	<b>49.5</b>					
<b>Underutilized Parcels</b>									
1e	73 LEIKIN DR	7.3	3.0	3.0		IL9	Y		MERCURY CENTRE GP INC
<b>Unbuilt ROW</b>		<b>5.2</b>	<b>2.1</b>	<b>2.1</b>					
<b>Built Parcels</b>		<b>101.4</b>	<b>41.0</b>	<b>38.2</b>					
<b>Total Area</b>		<b>247.5</b>	<b>100.2</b>	<b>92.8</b>					
<b>% Vacant</b>			<b>54.0%</b>						

\*\*MI = Mixed Industrial

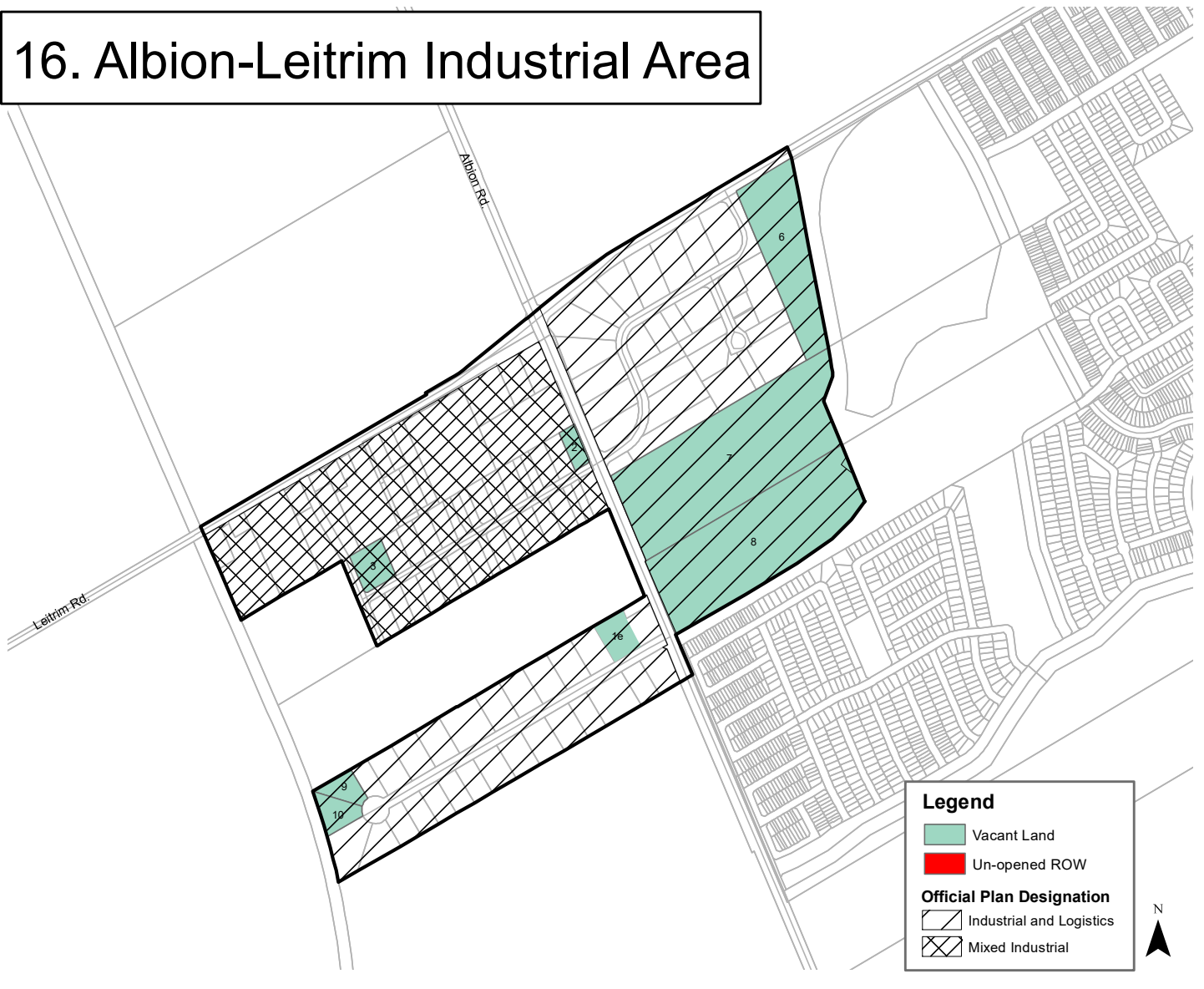
# 15. Riverside South Business Park



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	Desig.	Owner
1	1430 LEITRIM RD	69.2	28.0	23.8	15% Net deduction	DR	Y	I&L	NATIONAL CAPITAL COMMISSION
2	3700 TWIN FALLS PL	117.9	47.7	40.6	15% Net deduction	IL	Y	I&L	RIVERSIDE SOUTH DEVELOPMENT
3	NO ADDRESS	9.9	4.0	4.0	No further deduction	DR	Y	I&L	URBANDALE CORPORATION
4	1940 LEITRIM RD	38.0	15.4	13.1	15% Net deduction	DR	Y	I&L	OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY
5	NO ADDRESS	22.3	9.0	7.7	15% Net deduction	DR	Y	I&L	144447 CANADA INC
6	4101 LIMEBANK RD	37.4	15.1	12.9	15% Net deduction	DR	Y	I&L	ONTARIO HOLDINGS LTD
7	1940 LEITRIM RD	35.2	14.2	12.1	15% Net deduction	DR	Y	I&L	OTTAWA MACDONALD-CARTIER AIRPORT AUTHORITY
8	4161 LIMEBANK RD	40.4	16.4	13.9	15% Net deduction	DR	Y	I&L	OTTAWA CITY
9	4209 LIMEBANK RD	67.1	27.2	23.1	15% Net deduction	DR	Y	I&L	RIVERSIDE SOUTH DEVELOPMENT
<b>Vacant Parcels</b>		<b>437.3</b>	<b>177.0</b>	<b>151.0</b>					
<b>Built Parcels</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>					
<b>Total Area</b>		<b>437.3</b>	<b>177.0</b>	<b>151.0</b>					
<b>% Vacant</b>			<b>100.0%</b>						

\*\*I&L = Industrial & Logistics

# 16. Albion-Leitrim Industrial Area



0 0.075 0.15 0.3 0.45 0.6 Kilometers

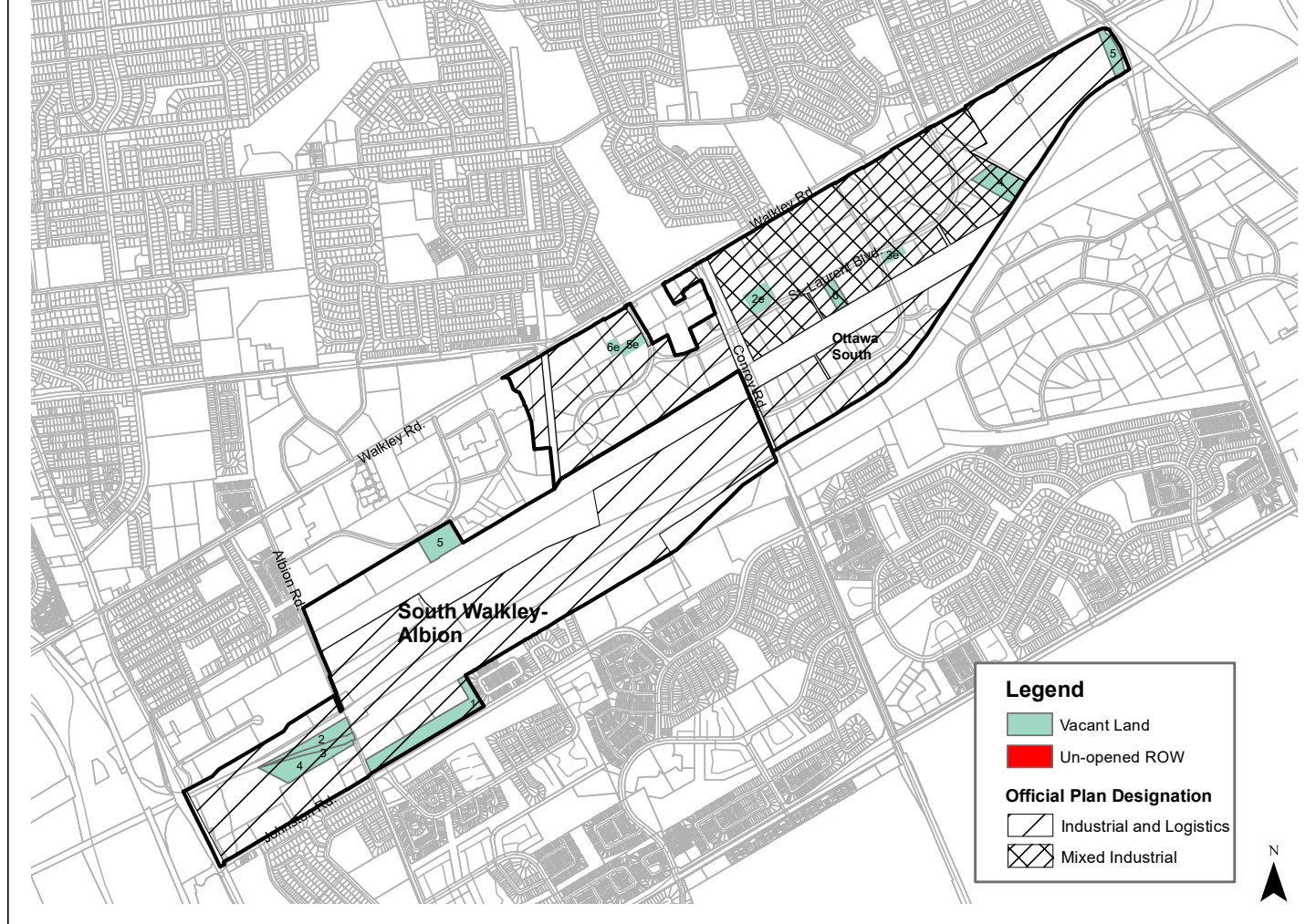
16. Albion-Leitrim Industrial Area				MI: 1.1 net vacant ha	I&L: 21.0 net vacant ha	Total Area: 95.3	% Vacant: 26.1%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
2	2809 QUINN RD	0.9	0.4	0.4	No further deduction	GM12 F(0.5) H(11)	Y	MI	G W DRUMMOND FAMILY HOLDINGS
3	2721 QUINN RD	1.7	0.7	0.7	No further deduction	IL2[1857] H(14)	Y	MI	OTTAWA CITY
6	2960 LEITRIM RD	9.7	3.9	3.9	No further deduction	IL2[1528] H(14)-h	Y	I&L	TARTAN HOMES (NORTH LEITRIM)
7	4151 ALBION RD	25.6	10.4	8.8	15% Net deduction	IL2[1528] H(14)-h	Y	I&L	OTTAWA CITY
8	4201 ALBION RD	21.0	8.5	7.2	15% Net deduction	IL2[1528] H(14)-h	Y	I&L	OTTAWA CITY
9	2469 DEL ZOTTO AVE	1.1	0.5	0.5	No further deduction	IH	Y	I&L	AABLE CONSTRUCTION HOLDINGS
10	2459 DEL ZOTTO AVE	1.4	0.6	0.6	No further deduction	IH	Y	I&L	773873 ONTARIO LTD
<b>Vacant Parcels</b>		<b>61.5</b>	<b>24.9</b>	<b>22.1</b>					
<b>Underutilized Parcels</b>									
1e		1.6	0.6	0.6					
<b>Built Parcels</b>		<b>172.4</b>	<b>69.8</b>	<b>69.8</b>					
<b>Total Area</b>		<b>235.4</b>	<b>95.3</b>	<b>92.4</b>					
<b>% Vacant</b>			<b>26.1%</b>						

\*\*MI = Mixed Industrial

\*\*I&L = Industrial & Logistics

# 17. South Walkley-Albion Industrial Area

## 18. Ottawa South Business Park

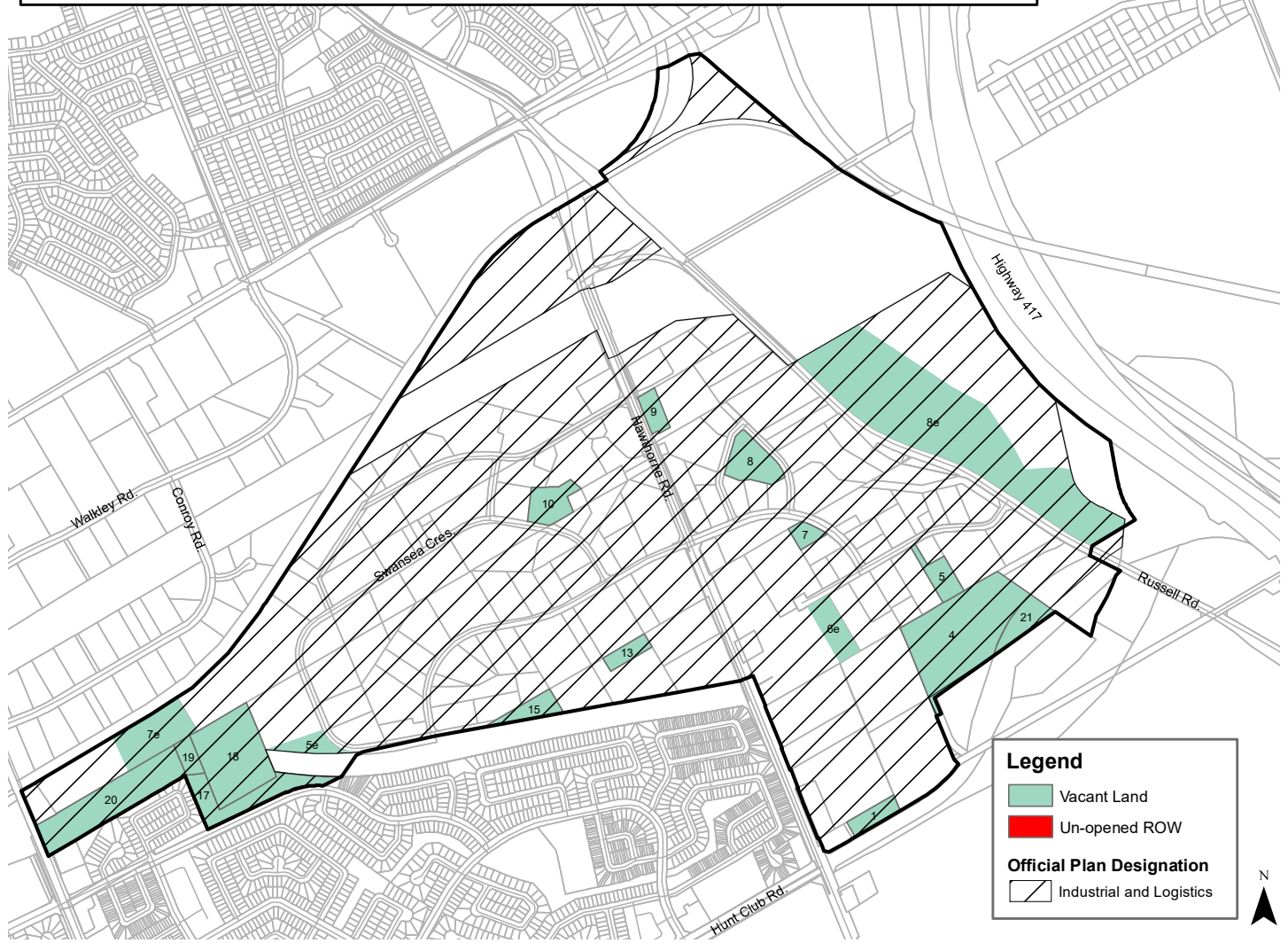


0 0.15 0.3 0.6 0.9 1.2 Kilometers

17. South Walkley-Albion Industrial Area				I&L: 8.5 net vacant ha		Total Area: 150.8			% Vacant: 6.8%			
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner			
1	1555 JOHNSTON RD	9.6	3.9	3.9	No further deduction	IL	Y	I&L	CLARIDGE HOMES (HUNT CLUB GATE)			
2	3170 ALBION RD S	3.7	1.5	1.5	No further deduction	IL	Y	I&L	CLARIDGE HOMES (ELGIN) INC			
3	3180 ALBION RD S	2.0	0.8	0.8	No further deduction	IL [2230]	Y	I&L	8214603 CANADA INC			
4	3196 ALBION RD S	5.6	2.3	2.3	No further deduction	IL [2230]	Y	I&L	8214603 CANADA INC			
5	1607 HEATHERINGTON RD	4.5	1.8	1.8	No further deduction	IL	Y		2725163 ONTARIO INC			
<b>Vacant Parcels</b>		<b>25.4</b>	<b>10.3</b>	<b>10.3</b>								
<b>Built Parcels</b>		<b>347.3</b>	<b>140.5</b>	<b>140.5</b>								
<b>Total Area</b>		<b>372.6</b>	<b>150.8</b>	<b>150.8</b>								
<b>% Vacant</b>			<b>6.8%</b>									
18. Ottawa South Business Park				MI: 2.0 net vacant ha		I&L: 1.6 net vacant ha		Total Area: 164.5			% Vacant: 2.2%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner			
4	2287 ST. LAURENT BLVD	4.9	2.0	2.0	No further deduction	IL[1]	Y	MI	2287 HOLDINGS LTD			
5	2510 WALKLEY RD	2.4	1.0	1.0	No further deduction	IL	Y	I&L	8372411 CANADA INC			
6	2375 ST. LAURENT BLVD	1.6	0.7	0.7	No further deduction	IL	Y	I&L	CORNERSTONE HOUSE OF REFUGE			
<b>Vacant Parcels</b>		<b>9.0</b>	<b>3.6</b>	<b>3.6</b>								
<b>Underutilized Parcels</b>												
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[2886]	Y		PNPT ONTARIO ENTERPRISE			
6e	1850 WALKLEY RD	0.7	0.3	0.3		IL[2563]	Y		2410270 ONTARIO INC			
<b>Built Parcels</b>		<b>391.7</b>	<b>158.5</b>	<b>158.5</b>								
<b>Total Area</b>		<b>406.6</b>	<b>164.5</b>	<b>164.5</b>								
<b>% Vacant</b>			<b>2.2%</b>									

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

# 19. Hawthorne-Stevenage Industrial Area



0 0.1 0.2 0.4 0.6 0.8 Kilometers

19. Hawthorne-Stevenage Industrial Area					I&L: 24.4 net vacant ha	Total Area: 321.9			% Vacant: 7.8%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	2701 HUNT CLUB RD	1.7	0.7	0.7	No further deduction	IL[1713]	Y	I&L	2080879 ONTARIO INC
4	4120 RUSSELL RD	16.0	6.5	6.5	No further deduction	IH	Y	I&L	NATIONAL CAPITAL COMMISSION
5	4120 BELGREEN DR	2.1	0.9	0.9	No further deduction	IH	Y	I&L	MOTOR EXPRESS OTTAWA INC
7	2730 STEVENAGE DR	1.1	0.5	0.5	No further deduction	IH	Y	I&L	HASAN SYED ZAMIR-UL
8	2705 GLENFIELD RD	3.7	1.5	1.5	No further deduction	IH	Y	I&L	969007 ONTARIO INC
9	3149 HAWTHORNE RD	1.5	0.6	0.6	No further deduction	IL	Y	I&L	STORAGEVAULT CANADA INC
10	3165 SWANSEA CRES	3.0	1.2	1.2	No further deduction	IG3	Y	I&L	OTTAWA BUILDING BUILDER INC
13	2420 STEVENAGE DR	1.4	0.6	0.6	No further deduction	IH	Y	I&L	RUSSEL METALS INC
15	NO ADDRESS	2.0	0.8	0.8	No further deduction	IH	Y	I&L	SHADRACH INVESTMENTS LTD
17	2101 JOHNSTON RD	5.3	2.1	2.1	No further deduction	IG3	Y	I&L	RICHCRAFT HOMES LTD
18	3203 CONROY RD	10.0	4.1	3.4	15% Net deduction	IG3	Y	I&L	VOCISANO ENRICO
19	3179 CONROY RD	1.3	0.5	0.5	No further deduction	IG3	Y	I&L	OTTAWA CITY
20	3169 CONROY RD	10.0	4.0	4.0	No further deduction	IG3	Y	I&L	OTTAWA CITY
21	4224 RUSSELL RD	2.5	1.0	1.0	No further deduction	IH	Y	I&L	NATIONAL CAPITAL COMMISSION
<b>Vacant Parcels</b>		<b>61.8</b>	<b>25.0</b>	<b>24.4</b>					
<b>Underutilized Parcels</b>									
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	38.6	15.6	13.3		IH	Y		NATIONAL CAPITAL COMMISSION
<b>Built Parcels</b>		<b>680.9</b>	<b>275.5</b>	<b>270.4</b>					
<b>Non Parcels</b>		<b>3.5</b>	<b>1.4</b>	<b>1.4</b>					
<b>Total Area</b>		<b>795.3</b>	<b>321.9</b>	<b>313.8</b>					
<b>% Vacant</b>			<b>7.8%</b>						

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

# 20. Sheffield Industrial Area

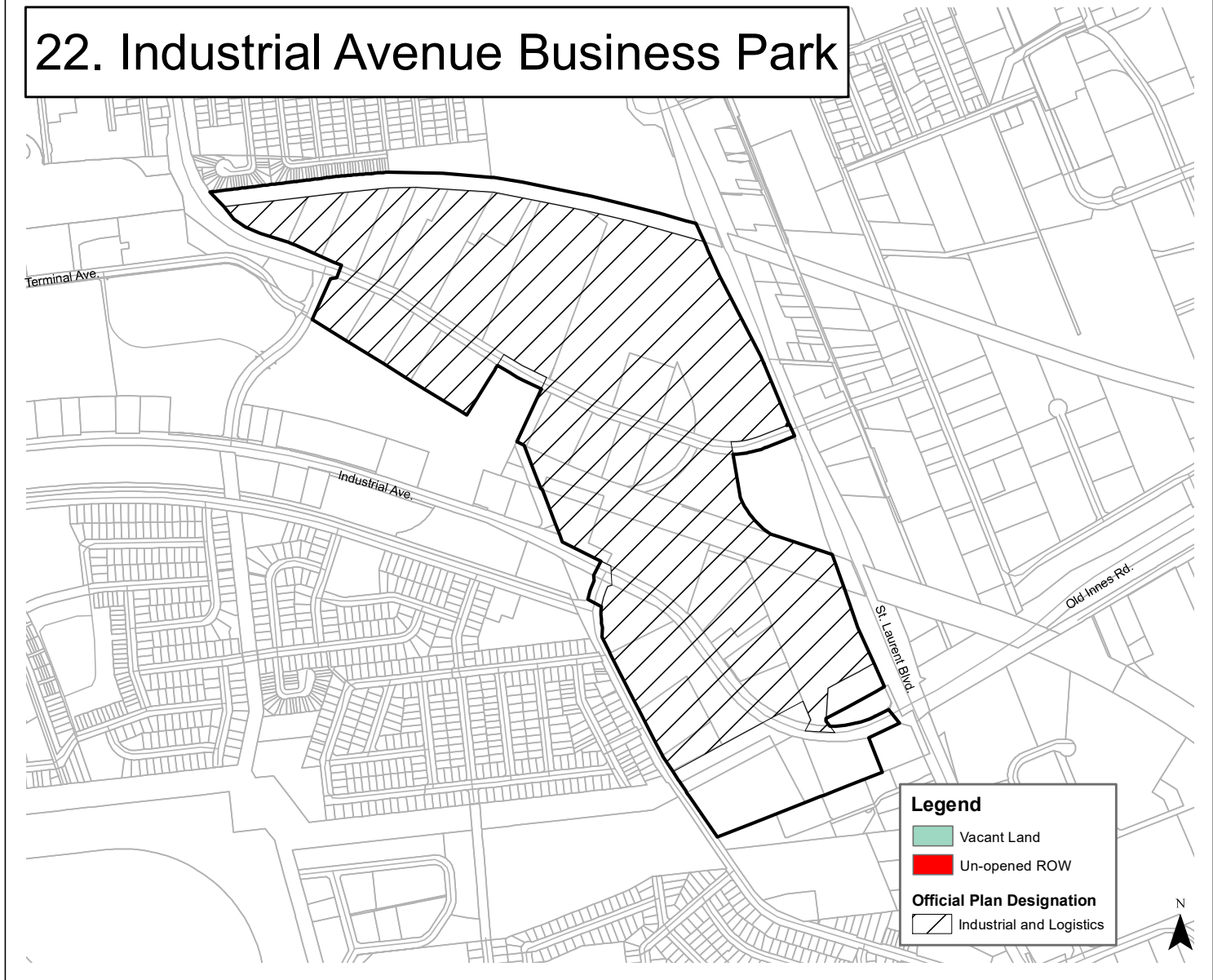
## 21. Newmarket-Cyrville Industrial Area



20. 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	Desig.	Owner	
1	2360 SHEFFIELD RD	5.0	2.0	2.0	No further deduction	IH	Y	I&L	3305236 NOVA SCOTIA COMPANY	
<b>Vacant Parcels</b>		<b>5.0</b>	<b>2.0</b>	<b>2.0</b>						
<b>Underutilized Parcels</b>										
1e	2510 LANCASTER RD	3.1	1.3	1.3		IL[254] H(8) S103	Y		THE CANADIAN BLOOD SERVICES	
<b>Built Parcels</b>		<b>533.7</b>	<b>216.0</b>	<b>216.0</b>						
<b>Total Area</b>		<b>541.9</b>	<b>219.3</b>	<b>219.3</b>						
<b>% Vacant</b>			<b>0.9%</b>							
21. Newmarket-Cyrville Industrial Area					I&L: 6.0 net vacant ha	Total Area: 128.9	% Vacant: 4.7%			
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
1	1599 ST. LAURENT BLVD	3.5	1.4	1.4	No further deduction	IG3[263]	Y	I&L	REIMER WORLD PROPERTIES CORP	
2	1591 MICHAEL ST	0.9	0.4	0.4	No further deduction	IL	Y	I&L	1591 HOLDINGS INC	
3	NO ADDRESS	8.4	3.4	3.4	No further deduction	IL2 H(14)	Y	I&L	2535401 ONTARIO INC	
4	1211 NEWMARKET ST	0.8	0.3	0.3	No further deduction	IL	Y	I&L	HYDRO SILICA GASKET LTD	
5	1611 MICHAEL ST	1.2	0.5	0.5	No further deduction	IL	Y	I&L	1591 HOLDINGS INC	
<b>Vacant Parcels</b>		<b>14.9</b>	<b>6.0</b>	<b>6.0</b>						
<b>Underutilized Parcels</b>										
1e	1150 NEWMARKET ST	1.7	0.7	0.7		IL[263]	Y		BENPILA INVESTMENTS / REALFF E S / HYDRO ONE / JESSOP FALLS	
<b>Built Parcels</b>		<b>302.0</b>	<b>122.2</b>	<b>120.7</b>						
<b>Total Area</b>		<b>318.5</b>	<b>128.9</b>	<b>127.4</b>						
<b>% Vacant</b>			<b>4.7%</b>							

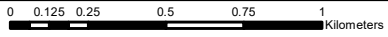
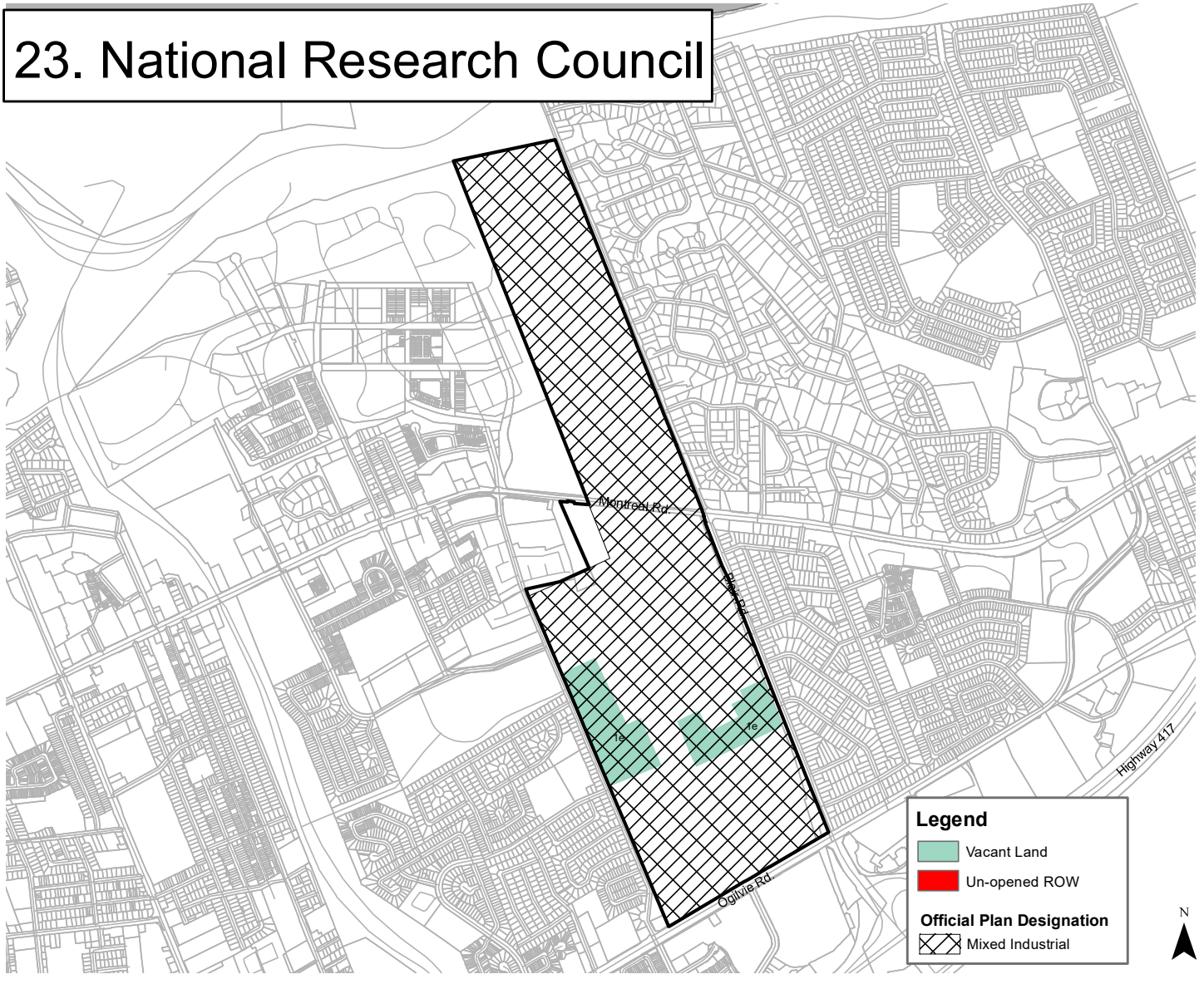
\*\*MI = Mixed Industrial  
\*\*I&L = Industrial & Logistics

# 22. Industrial Avenue Business Park



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	Desig.	Owner
<i>Vacant Parcels</i>		0.0	0.0	0.0					
<i>Built Parcels</i>		191.8	77.6	77.6					
<b>Total Area</b>		<b>191.8</b>	<b>77.6</b>	<b>77.6</b>					
<b>% Vacant</b>			<b>0.0%</b>						

# 23. National Research Council



30. National Research Council						Total Area: 162.4			% Vacant: 0.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
<b>Vacant Parcels</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>					
<b>Underutilized Parcels</b>									
1e	1200 MONTREAL RD	35.3	14.3	12.1		IL[249] H(32), IL[249] Y			PUBLIC WORKS CANADA / NATIONAL RESEARCH COUNCIL/NATIONAL DEFENSE CANADA
<b>Built Parcels</b>		<b>360.4</b>	<b>145.8</b>	<b>145.8</b>					
<b>Non-Parcels</b>		<b>5.7</b>	<b>2.3</b>	<b>2.3</b>					
<b>Total Area</b>		<b>401.4</b>	<b>162.4</b>	<b>160.3</b>					
<b>% Vacant</b>			<b>0.0%</b>						

# 24. Canotek Business Park



24. 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	Desig.	Owner
1	NO ADDRESS	0.5	0.2	0.2	No further deduction	IL2 H(14)	Y	MI	OTTAWA WALLS AND CEILINGS
2	5351 CANOTEK RD	1.0	0.4	0.4	No further deduction	IL2 H(14)	Y	MI	1860049 ONTARIO INC
3	5315 CANOTEK RD	1.2	0.5	0.5	No further deduction	IL2 H(14)	Y	MI	CANOTEK RD HOLDINGS INC
4	1150 RAINBOW ST	1.9	0.7	0.7	No further deduction	IL2 H(14)	Y	MI	2304715 ONTARIO INC
<b>Vacant Parcels</b>		<b>4.6</b>	<b>1.8</b>	<b>1.8</b>					
<b>Underutilized Parcels</b>									
1e	5500 CANOTEK RD	0.5	0.2	0.2		IL2 H(14)	Y		OTTAWA WALLS AND CEILINGS
2e	1166 RAINBOW ST	1.5	0.6	0.6		IL2 H(14)	Y		VLN ADVANCED TECHNOLOGIES INC
<b>Built Parcels</b>		<b>278.3</b>	<b>112.6</b>	<b>112.6</b>					
<b>Non Parcels</b>		<b>1.5</b>	<b>0.6</b>	<b>0.6</b>					
<b>Total Area</b>		<b>286.4</b>	<b>115.8</b>	<b>115.8</b>					
<b>% Vacant</b>			<b>1.6%</b>						

\*\*MI = Mixed Industrial

# 25. Taylor Creek Business Park 26. Cardinal Creek Business Park



25. Taylor Creek Business Park					MI: 5.8 net vacant ha	Total Area: 36.1				% Vacant: 16.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
1	881 TAYLOR CREEK DR	0.1	0.1	0.1	No further deduction	IL4 H(21)	Y	MI	OTTAWA CITY	
2	881 TAYLOR CREEK DR	1.4	0.6	0.6	No further deduction	IL4[295] H(21)	Y	MI	FAYNWACHS PAUL	
3	855 TAYLOR CREEK DR	1.5	0.6	0.6	No further deduction	IL4[295] H(21)	Y	MI	1414613 ONTARIO INC	
4	835 TAYLOR CREEK DR	3.3	1.3	1.3	No further deduction	IL4 H(21)	Y	MI	1437162 ONTARIO INC	
5	1661 VIMONT CRT	0.5	0.2	0.2	No further deduction	IL4 H(21)	Y	MI	GRAVITY REAL ESTATE INC	
6	3589 ST-JOSEPH BLVD	5.1	2.1	2.1	No further deduction	IL H(21), IL4(H21)	Y	MI	OTTAWA CITY	
7	3593 ST-JOSEPH BLVD	0.3	0.1	0.1	No further deduction	IL H(21)	Y	MI	OTTAWA CITY	
9	524 LACOLLE WAY	2.1	0.9	0.9	No further deduction	IL4 H(21)	Y	MI	PATRICE HOULE HOLDING INC.	
<b>Vacant Parcels</b>		<b>14.3</b>	<b>5.8</b>	<b>5.8</b>						
<b>Built Parcels</b>		<b>75.0</b>	<b>29.3</b>	<b>29.3</b>						
<b>Non Parcels</b>		<b>2.7</b>	<b>1.1</b>	<b>1.1</b>						
<b>Total Area</b>		<b>92.0</b>	<b>36.1</b>	<b>36.1</b>						
<b>% Vacant</b>			<b>16.0%</b>							
26. Cardinal Creek Business Park					I&L: 6.5 net vacant ha	Total Area: 27.1				% Vacant: 24.0%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
1	1045 DAIRY DR	3.0	1.2	1.2	No further deduction	IL4 H(21)	Y	I&L	TSL-DAIRY INC	
2	1015 DAIRY DR	3.2	1.3	1.3	No further deduction	IL4 H(21)	Y	I&L	TSL-DAIRY INC	
3	1001 DAIRY DR	2.7	1.1	1.1	No further deduction	IL[1574] H(21)-h	Y	I&L	AGROPUR COOPERATIVE	
5	1080 REGIONAL ROAD 174	7.1	2.9	2.9	No further deduction	IL[1574] H(21)-h, EP	Y	I&L	OTTAWA CITY	
<b>Vacant Parcels</b>		<b>16.1</b>	<b>6.5</b>	<b>6.5</b>						
<b>Built Parcels</b>		<b>48.9</b>	<b>19.8</b>	<b>19.8</b>						
<b>Non Parcels</b>		<b>1.9</b>	<b>0.8</b>	<b>0.8</b>						
<b>Total Area</b>		<b>66.9</b>	<b>27.1</b>	<b>27.1</b>						
<b>% Vacant</b>			<b>24.0%</b>							

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

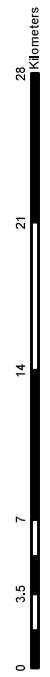
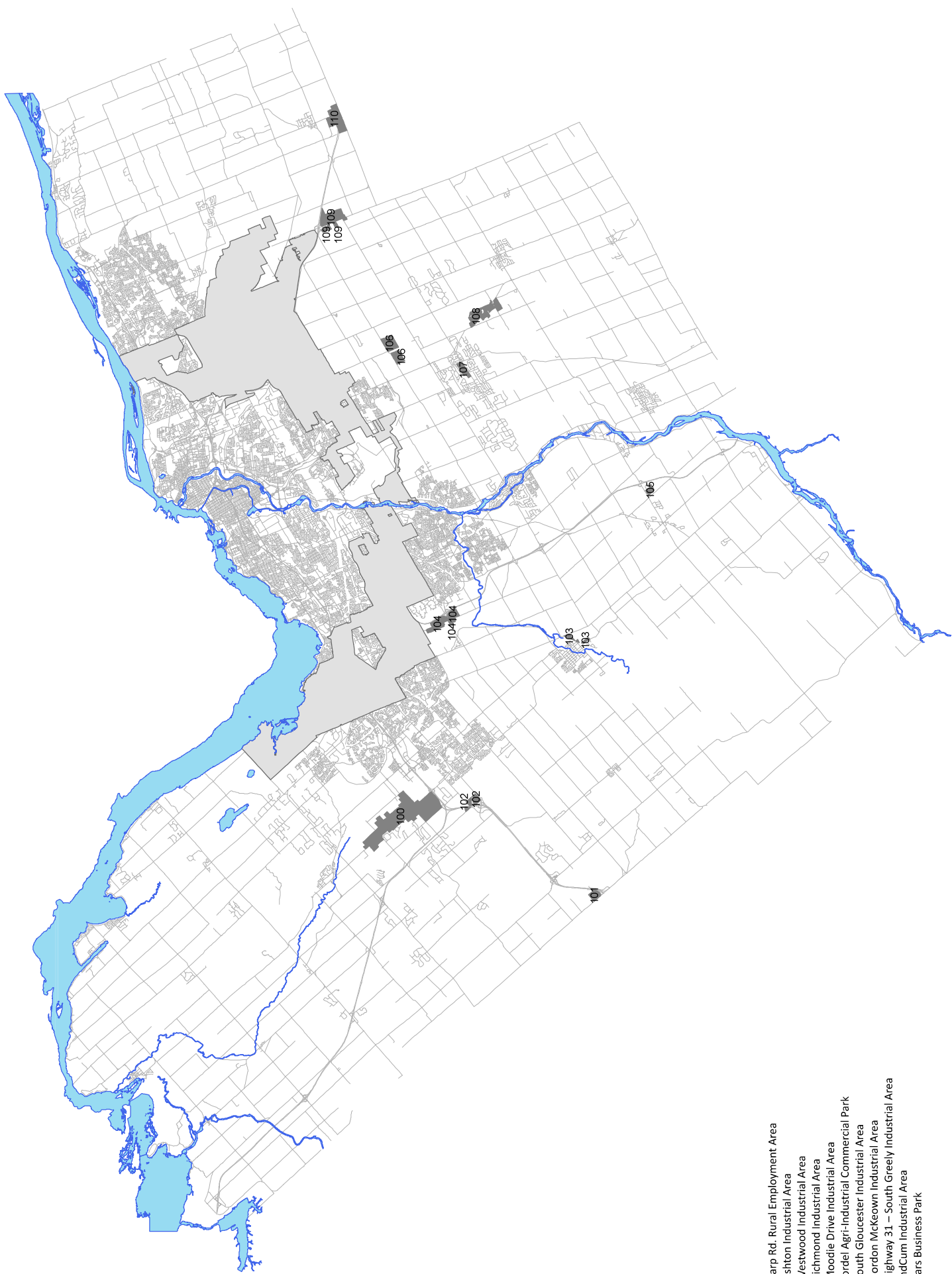
# 27. South Orléans Industrial Park



0 0.045 0.09 0.18 0.27 0.36 Kilometers

27. 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	Desig.	Owner
10	3738 INNES RD	5.8	2.4	2.4	No further deduction	IL2[1624] H(21)-h	Y	I&L	RICHCRAFT HOMES
11	3880 INNES RD	0.7	0.3	0.3	No further deduction	IL2[1624] H(21)-h	Y	I&L	CALLOWAY REIT (ORLEANS) 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	I&L	RICHCRAFT HOMES
13	2180 MER BLEUE RD	9.7	3.9	3.9	No further deduction	IL2[1624] H(21)-h	Y	I&L	RICHCRAFT HOMES
14	NO ADDRESS	1.1	0.5	0.5	No further deduction	DR	Y	I&L	OTTAWA CITY
<b>Vacant Parcels</b>		<b>72.3</b>	<b>29.2</b>	<b>25.9</b>					
<b>Built Parcels</b>		<b>32.8</b>	<b>13.3</b>	<b>13.3</b>					
<b>Total Area</b>		<b>105.0</b>	<b>42.5</b>	<b>39.2</b>					
<b>% Vacant</b>			<b>68.8%</b>						

\*\*I&L = Industrial & Logistics






- 100. Carp Rd. Rural Employment Area
- 101. Ashton Industrial Area
- 102. Westwood Industrial Area
- 103. Richmond Industrial Area
- 104. Moodie Drive Industrial Area
- 105. Jordel Agri-Industrial Commercial Park
- 106. South Gloucester Industrial Area
- 107. Gordon McKeown Industrial Area
- 108. Highway 31 – South Greely Industrial Area
- 109. IndCum Industrial Area
- 110. Vars Business Park

## Rural Industrial Areas Key Map

# 100. Carp Rural Employment Area



## Legend

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

0 0.125 0.25 0.5 0.75 1 Kilometers



# 100. Carp Rural Employment Area

100. Carp Rural Employment Area					RI&L: 311.4 net vacant ha	Total Area: 735.6				% Vacant: 42.9%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
1	3210 CARP RD	5.2	2.1	2.1	No further deduction	RC9	PW & PS	RI&L	MION JOHN	
2	3160 CARP RD	56.9	23.0	19.6	15% Net deduction	RC9	PW & PS	RI&L	T & L CARROLL HOLDINGS INC	
3	3146 CARP RD	1.0	0.4	0.4	No further deduction	RC9	PW & PS	RI&L	T & L CARROLL HOLDINGS INC	
4	3090 CARP RD	6.0	2.4	2.4	No further deduction	RC9	PW & PS	RI&L	1948250 ONTARIO INC	
5	3060 CARP RD	5.2	2.1	2.1	No further deduction	RG5	PW & PS	RI&L	WEEDMARK HAZEL MARION	
6	2924 CARP RD	1.9	0.8	0.8	No further deduction	RC9[275r]-h	PW & PS	RI&L	ARGCORP HOLDINGS INC	
7	124 JOHN CAVANAUGH DR	4.2	1.7	1.7	No further deduction	RG5	PW & PS	RI&L	SENSTAR-STELLAR CORPORATION	
8	2167 MCGEE SIDE RD	1.9	0.8	0.8	No further deduction	RG5	PW & PS	RI&L	STOKED INDUSTRIES INC	
9	2182 MCGEE SIDE RD	0.8	0.3	0.3	No further deduction	RC7	PW & PS	RI&L	RECTOR AND WARDENS OF CHRIST	
10	2036 MCGEE SIDE RD	32.5	13.2	11.2	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	ACRES STEVEN	
11	2075 RICHARDSON SIDE RD	9.0	3.7	3.7	No further deduction	RG5, RG5[283r]	PW & PS	RI&L	1634087 ONTARIO INC	
12	2932 CARP RD	1.8	0.7	0.7	No further deduction	RC7	PW & PS	RI&L	2932 CARP ROAD INC	
13	2914 CARP RD	28.3	11.4	9.7	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	2319209 ONTARIO LIMITED	
15	2880 CARP RD	18.1	7.3	7.3	No further deduction	RC9[275r]-h	PW & PS	RI&L	2490699 ONTARIO LTD	
16	2860 CARP RD	15.2	6.2	6.2	No further deduction	RC9[275r]-h	PW & PS	RI&L	2353315 ONTARIO LIMITED	
17	2826 CARP RD	46.0	18.6	15.8	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	2826 CARP ROAD INC	
18	136 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	2720483 ONTARIO LTD	
19	140 REIS RD	0.4	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	WINCH HOLDINGS LTD	
20	168 REIS RD	0.4	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	BRICKSTONE HOLDINGS INC	
21	179 TANSLEY DR	0.9	0.4	0.4	No further deduction	RG4	PW & PS	RI&L	1000829158 ONTARIO INC	
22	171 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	SARJER LTD	
23	167 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	AIM MARINE INC	
24	143 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	BRICKSTONE HOLDINGS INC	
25	137 TANSLEY DR	0.6	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	MARLEAU DENIS HENRY	
28	125 TANSLEY DR	0.3	0.1	0.1	No further deduction	RG4	PW & PS	RI&L	1091887 ONTARIO INC	
29	125 TANSLEY DR	0.1	0.0	0.0	No further deduction	RG4	PW & PS	RI&L	1091887 ONTARIO INC	
30	121 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	M S CONTRACTING LTD	
31	117 TANSLEY DR	0.6	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	CRAWFORD WAYNE	
32	109 TANSLEY DR	1.0	0.4	0.4	No further deduction	RG4	PW & PS	RI&L	CRAWFORD JEAN LOUISE	
33	109 TANSLEY DR	1.1	0.5	0.5	No further deduction	RG4	PW & PS	RI&L	CRAWFORD JEAN LOUISE	
34	123 REIS RD	1.1	0.4	0.4	No further deduction	RG4	PW & PS	RI&L	CRAWFORD WAYNE	
35	102 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	1000029243 ONTARIO INC	
36	163 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	E LANDSCAPING INC	
37	167 REIS RD	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	JW REAL ESTATE HOLDINGS LTD	
38	168 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	JW REAL ESTATE HOLDINGS LTD	
39	164 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	ERCO INVESTMENTS INC	
40	154 TANSLEY DR	0.4	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	ERCO INVESTMENTS INC	
41	140 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	FEX STEPHEN PAUL	
42	136 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	CHARRON RICHARD	
43	132 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	1414702 ONTARIO INC	
44	128 TANSLEY DR	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	1414702 ONTARIO INC	
46	210 MAPLE CREEK CRT	4.3	1.8	1.8	No further deduction	RG5	PW & PS	RI&L	SANA HOLDING LIMITED	
47	220 MAPLE CREEK CRT	4.2	1.7	1.7	No further deduction	RG5	PW & PS	RI&L	2434894 ONTARIO INC	
48	215 MAPLE CREEK CRT	4.7	1.9	1.9	No further deduction	RG5	PW & PS	RI&L	BULAT HOLDINGS LTD	
50	2622 CARP RD	1.1	0.4	0.4	No further deduction	RG4	PW & PS	RI&L	WAYNE CRAWFORD ESTATE	
51	2636 CARP RD	43.5	17.6	15.0	15% Net deduction	RG5[275r]-h	PW & PS	RI&L	BAIN GENEVA DORIS	
52	2436 CARP RD	10.0	4.0	4.0	No further deduction	RH[703r]	PW & PS	RI&L	Rural Countryside 1041400 ONTARIO INC	
53	2349 CARP RD	1.1	0.4	0.4	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
54	2357 CARP RD	0.3	0.1	0.1	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
55	2353 CARP RD	0.7	0.3	0.3	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
56	2363 CARP RD	0.2	0.1	0.1	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
57	2425 CARP RD	0.4	0.2	0.2	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
58	2379 CARP RD	1.3	0.5	0.5	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
59	2389 CARP RD	0.6	0.2	0.2	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA C	
60	2393 CARP RD	0.5	0.2	0.2	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA C	
61	2437 CARP RD	2.6	1.1	1.1	No further deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
62	2425 CARP RD	26.6	10.8	9.1	15% Net deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA CORPORATION	
63	512 WILLIAM MOONEY RD	62.3	25.2	21.4	15% Net deduction	RH[787r]	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA C	
64	2485 CARP RD	87.9	35.6	30.2	15% Net deduction	RG5[275r]-h	PW & PS	RI&L	WASTE MANAGEMENT OF CANADA C	
65	2511 CARP RD	11.5	4.7	4.7	No further deduction	RC7	PW & PS	RI&L	MION RODOLFO	
66	2545 CARP RD	2.0	0.8	0.8	No further deduction	RC7	PW & PS	RI&L	MION JOHN	
67	212 CARDEVCO RD	1.0	0.4	0.4	No further deduction	RG5	PW & PS	RI&L	DAVEY TREE EXPERT COMPANY OF CANADA	
69	154 WESCAR LANE	1.0	0.4	0.4	No further deduction	RG4	PW & PS	RI&L	2640531 ONTARIO INC	
70	132 WESCAR LANE	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	EPP DEVELOPMENTS INC	
71	85 CARDEVCO RD	1.5	0.6	0.6	No further deduction	RG4	PW & PS	RI&L	PRI-TEC LTD	
73	151 WESCAR LANE	5.8	2.3	2.3	No further deduction	RG4	PW & PS	RI&L	2834320 ONTARIO INC	
74	159 WESCAR LANE	5.6	2.3	2.3	No further deduction	RG4	PW & PS	RI&L	SUNBELT RENTALS OF CANADA	
76	173 WESCAR LANE	0.5	0.2	0.2	No further deduction	RG4	PW & PS	RI&L	2834320 ONTARIO INC	
77	181 WESCAR LANE	0.7	0.3	0.3	No further deduction	RG4	PW & PS	RI&L	2834320 ONTARIO INC	
78	2625 CARP RD	32.1	13.0	11.0	15% Net deduction	RG5	PW & PS	RI&L	CAVANAGH CHARLES DAYKIN	
81	3009 CARP RD	0.1	0.1	0.1	No further deduction	RC7	PW & PS	RI&L	TRUSTEES FOR THE CHRIST	
84	3075 CARP RD	22.9	9.3	9.3	No further deduction	RC9[275r]-h	PW & PS	RI&L	2758485 ONTARIO INC	
85	3113 CARP RD	7.5	3.1	3.1	No further deduction	RC9	PW & PS	RI&L	2835251 ONTARIO INC	
86	3119 CARP RD	32.3	13.1	11.1	15% Net deduction	RC9	PW & PS	RI&L	12902141 CANADA INC	
87	2245 RICHARDSON SIDE RD	1.0	0.4	0.4	No further deduction	RG5	PW & PS	RI&L	15962030 CANADA INC	
88	2914 CARP RD	30.8	12.4	10.6	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	2319209 ONTARIO LIMITED	
89	2880 CARP RD	21.4	8.6	7.4	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	2490699 ONTARIO LTD	
90	2860 CARP RD	21.7	8.8	7.5	15% Net deduction	RC9[275r]-h	PW & PS	RI&L	2353315 ONTARIO LIMITED	
91	2067 RICHARDSON SIDE RD	9.0	3.7	3.7	No further deduction	RG[777r]	PW & PS	RI&L	1634087 ONTARIO INC	
92	2050 RICHARDSON SIDE RD	4.5	1.8	1.8	No further deduction	RG[777r]	PW & PS	RI&L	GREEN INFRASTRUCTURE	
94	2002 RICHARDSON SIDE RD	2.0	0.8	0.8	No further deduction	RG[777r]	PW & PS	RI&L	SCOTT TRACEY	
95	1986 RICHARDSON SIDE RD	1.5	0.6	0.6	No further deduction	RG[777r]	PW & PS	RI&L	KARSON HOLDINGS INC	
96	2033 RICHARDSON SIDE RD	5.5	2.2	2.2	No further deduction	RC3[268r]	PW & PS	RI&L	MION JOHN	
97	2045 RICHARDSON SIDE RD	5.5	2.2	2.2	No further deduction	RC3[268r]	PW & PS	RI&L	2642380 ONTARIO INC	
98	2059 RICHARDSON SIDE RD	2.1	0.8	0.8	No further deduction	RG[777r]	PW & PS	RI&L	1634088 ONTARIO INC	
99	2007 RICHARDSON SIDE RD	7.3	3.0	3.0	No further deduction	RG[777r]	PW & PS	RI&L	1000812253 ONTARIO INC	
100	3019 CARP RD	2.0	0.8	0.8	No further deduction	RC7	PW & PS	RI&L	2389735 ONTARIO INC	
101	3155 CARP RD	1.8	0.7	0.7	No further deduction	RC9	PW & PS	RI&L	TRI-AN INVESTMENTS INC	
102	2872 CARP RD	1.9	0.8	0.8	No further deduction	RC9[275r]-h	PW & PS	RI&L	2500728 ONTARIO LTD	
103	86 CARDEVCO RD	2.0	0.8	0.8	No further deduction	RG5	PW & PS	RI&L	BULAT HOLDINGS LTD	
104	2765 CARP RD	5.8	2.3	2.3	No further deduction	RC8	PW & PS	RI&L	KEN WHITE CONSTRUCTION	
105	2747 CARP RD	2.9	1.2	1.2	No further deduction	RC9	PW & PS	RI&L	1384341 ONTARIO LTD	
106	2679 CARP RD	3.2	1.3	1.3	No further deduction	RC9	PW & PS	RI&L	RIDEAU LEASING CORP	
107	2135 RICHARDSON SIDE RD	11.1	4.5	4.5	No further deduction	RG5	PW & PS	RI&L	MION JOHN GIRARDO	
108	2115 RICHARDSON SIDE RD	11.1	4.5	4.5	No further deduction	RG5	PW & PS	RI&L	MION RUDY	
<b>Vacant Parcels</b>		<b>779.5</b>	<b>315.5</b>	<b>283.8</b>						

# 100. Carp Rural Employment Area

<b>Underutilized Parcels</b>									
1e	2375 CARP RD	26.8	10.8	9.2		RH[787r]	PW & PS		WASTE MANAGEMENT OF CANADA C
8e	2596 CARP RD	16.9	6.8	6.8		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
15e	2024 RICHARDSON SIDE RD	13.7	5.5	5.5		RG[777r]	PW & PS		MARCOTTE-KARSON CHRISTOPHER
16e	2205 MCGEE SIDE RD	1.1	0.5	0.5	No further deduction	RC6	PW & PS	RI&L	RICHSERA 6784 LTD
<b>Unbuilt ROW</b>		<b>0.4</b>	<b>0.2</b>	<b>0.2</b>					
<b>Built Parcels</b>		<b>860.0</b>	<b>348.0</b>	<b>348.0</b>					
<b>Non-Parcels</b>		<b>28.4</b>	<b>11.5</b>	<b>11.5</b>					
<b>Total Area</b>		<b>1,817.6</b>	<b>735.5</b>	<b>699.1</b>					
<b>% Vacant</b>			<b>42.9%</b>						

\*PW & PS = Private Water & Private Sanitary

\*\*RI&L = Rural Industrial & Logistics

# 101. Ashton Industrial Area

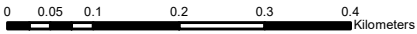
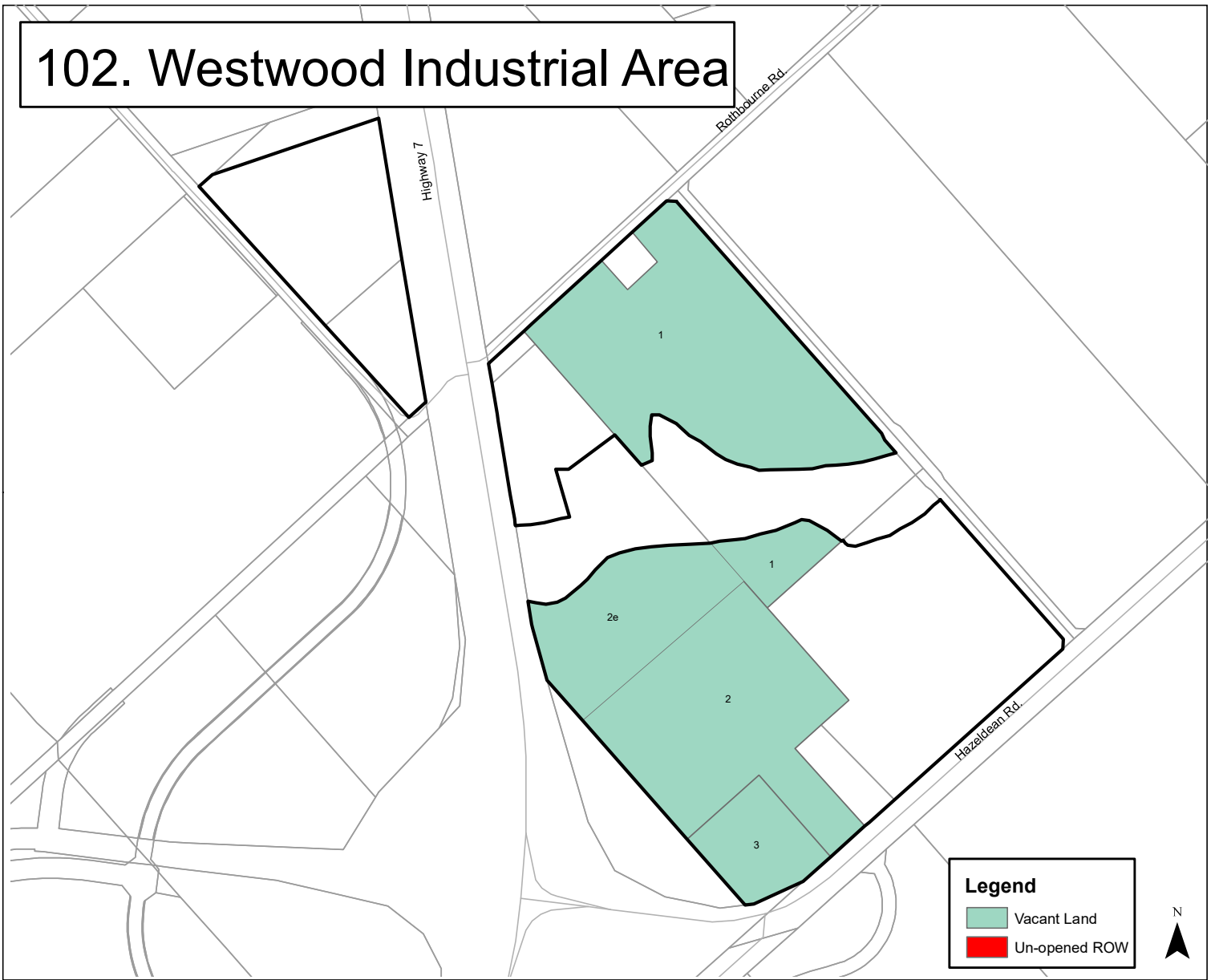


0 0.0375 0.075 0.15 0.225 0.3 Kilometers

102. Ashton Industrial Area						Total Area: 40.9			% Vacant: 74.5%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	NOT SPECIFIED	58.9	23.8	20.2	15% Net deduction	RG1	PW & PS	Rural Countryside	ASHTON STATION ACRES INC.
2	NOT SPECIFIED	4.4	1.8	1.8	No further deduction	RG	PW & PS	Rural Countryside	IGNJATIC CVETA
3	NOT SPECIFIED	2.4	1.0	1.0	No further deduction	RG	PW & PS	Rural Countryside	IGNJATIC GEORGE ROBERT
4	1535 ASHTON STATION RD	9.2	3.7	3.7	No further deduction	RH	PW & PS	Rural Countryside	LEHIGH HANSON MATERIALS
5	NOT SPECIFIED	0.4	0.2	0.2	No further deduction	RH	PW & PS	Rural Countryside	ARGCORP HOLDINGS INC
<b>Vacant Parcels</b>		<b>75.2</b>	<b>30.4</b>	<b>26.9</b>					
<b>Underutilized Parcels</b>									
1e	8850 OVERPASS RD	0.9	0.3	0.3		RG	PW & PS		ALASKA SASH DOOR AND WINDOW
<b>Built Parcels</b>		<b>24.9</b>	<b>10.1</b>	<b>10.1</b>					
<b>Total Area</b>		<b>101.0</b>	<b>40.9</b>	<b>37.3</b>					
<b>% Vacant</b>			<b>74.5%</b>						

\*PW & PS = Private Water & Private Sanitary

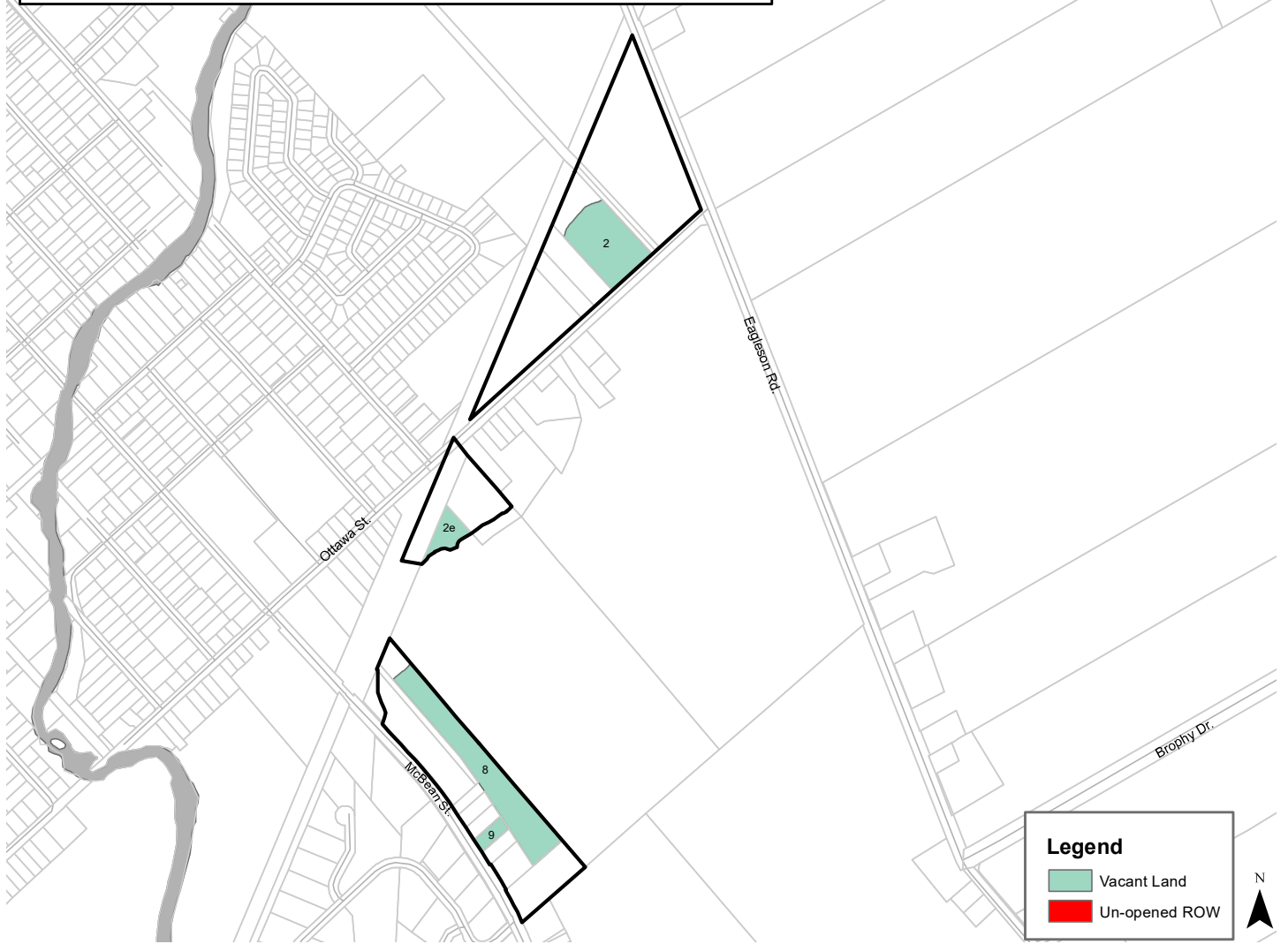
# 102. Westwood Industrial Area



102. Westwood Industrial Area						Total Area: 46.7	% Vacant: 47.1%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	6736 ROTHBOURNE RD	29.0	11.7	10.0	15% Net deduction	RG1	PW & PS	Rural Countryside	1634088 ONTARIO INC
2	6809 HAZELDEAN RD	20.2	8.2	8.2	No further deduction	RG1	PW & PS	Rural Countryside	MION RODOLFO
3	6815 HAZELDEAN RD	5.2	2.1	2.1	No further deduction	RG1[21r]	PW & PS	Rural Countryside	TRANSPORTATION MINISTRY
<b>Vacant Parcels</b>		<b>54.4</b>	<b>22.0</b>	<b>20.2</b>					
<b>Underutilized Parcels</b>									
2e	6776 ROTHBOURNE RD	10.5	4.2	4.2		RG1	PW & PS		WEHBE JIHAD WEBB
<b>Built Parcels</b>		<b>50.6</b>	<b>20.5</b>	<b>20.5</b>					
<b>Total Area</b>		<b>115.5</b>	<b>46.7</b>	<b>45.0</b>					
<b>% Vacant</b>			<b>47.1%</b>						

\*PW & PS = Private Water & Private Sanitary

# 103. Richmond Industrial Area

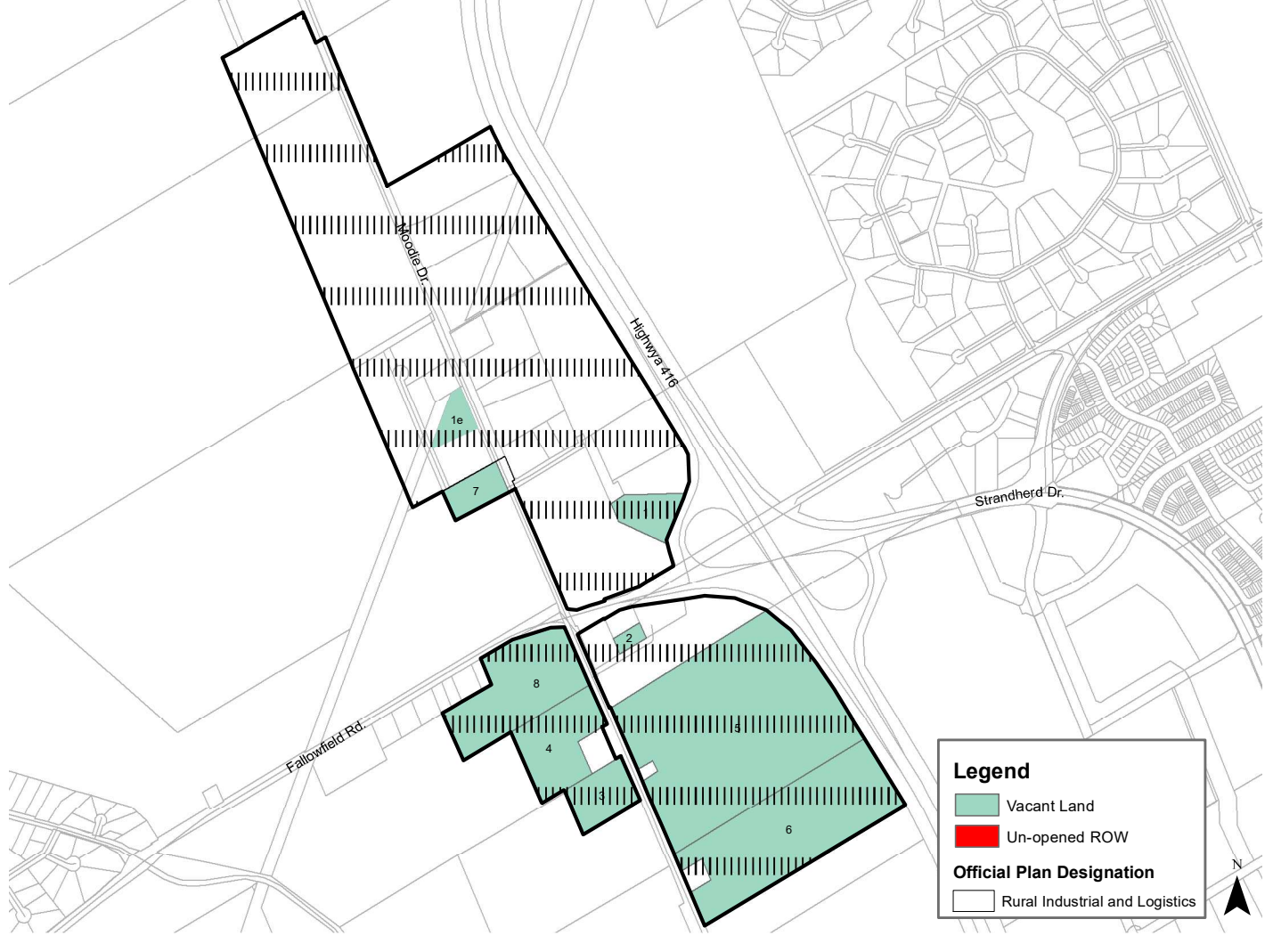


0 0.075 0.15 0.3 0.45 0.6 Kilometers

103. Richmond Industrial Area						Total Area: 21.8			% Vacant: 21.2%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
2	5923 OTTAWA ST	4.3	1.7	1.7	No further deduction	RG3[385r]	PW & PS	Village	STRATFORD FOX RUN DISTILLERY
8	6038 OTTAWA ST	6.6	2.7	2.7	No further deduction	RG[385r]-h	PW & PS	Village	TAMARACK (RICHMOND)
9	NO ADDRESS	0.5	0.2	0.2	No further deduction	RG3[151r]	PW & PS	Village	RIVERSIDE HOLDINGS CORP.
<b>Vacant Parcels</b>		<b>11.4</b>	<b>4.6</b>	<b>4.6</b>					
<b>Underutilized Parcels</b>									
2e	6038 OTTAWA ST	1.1	0.4	0.4		RG[385r]	PW & PS		TAMARACK (RICHMOND WEST)
<b>Built Parcels</b>		<b>40.2</b>	<b>16.3</b>	<b>16.3</b>					
<b>No Parcels</b>		<b>1.2</b>	<b>0.5</b>	<b>0.5</b>					
<b>Total Area</b>		<b>53.9</b>	<b>21.8</b>	<b>21.8</b>					
<b>% Vacant</b>			<b>21.2%</b>						

\*PW & PS = Private Water & Private Sanitary

# 104. Moodie Drive Industrial Area



104. Moodie Drive Industrial Area					RI&L: 42.9 net vacant ha	Total Area: 137.3	% Vacant: 36.7%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	540 MOTOR WORKS PRIV	4.0	1.6	1.6	No further deduction	RG	CW & PS	RI&L	SSSS DILAWRI HOLDINGS INC
2	2757 MOODIE DR	0.9	0.4	0.4	No further deduction	RI7	CW & PS	RI&L	TRUSTEES OF THE CEDARHILL CORP
3	2800 MOODIE DR	5.4	2.2	2.2	No further deduction	RG[875r]	PW & PS	RI&L	SSSS DILAWRI HOLDINGS INC
4	2760 MOODIE DR	10.0	4.0	4.0	No further deduction	RG[887r]	CW & PS	RI&L	SITE PREPARATION LIMITED
5	2831 MOODIE DR	55.5	22.5	19.1	15% Net deduction	AG2	N	RI&L	AIRTH JOHN MURRAY
6	2861 MOODIE DR	28.3	11.8	10.1	15% Net deduction	AG2	N	RI&L	MOODIE DRIVE DEVELOPMENTS
7	1160 MOODIE DR	3.3	1.3	1.3	No further deduction	RG	N	RI&L	CITY OF OTTAWA
8	2726 MOODIE DR	16.3	6.6	5.6	15% Net deduction	RG[886r]	CW & PS	RI&L	1000198532 ONTARIO INC
<b>Vacant Parcels</b>		<b>123.6</b>	<b>50.4</b>	<b>44.3</b>					
<b>Underutilized Parcels</b>									
1e	51 ALTI PL	2.3	0.9	0.9		RG	CW & PS		ALTI HOLDINGS LTD
<b>Built Parcels</b>		<b>199.7</b>	<b>81.5</b>	<b>81.5</b>					
<b>Non Parcels</b>		<b>11.0</b>	<b>4.4</b>	<b>4.4</b>					
<b>Total Area</b>		<b>336.6</b>	<b>137.3</b>	<b>131.2</b>					
<b>% Vacant</b>			<b>36.7%</b>						

\*CW & PS = Central Water & Private Sanitary

\*PW & PS = Private Water & Private Sanitary

\*\*RI&L = Industrial & Logistics

# 105. Jordel Agri-Industrial Commercial Park



105. 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	Desig.	Owner	
1	1966 ROGER STEVENS DR	6.0	2.4	2.4	No further deduction	RG [889] H(22)-h, O1	PW & PS	Village	ROGER STEVENS GP INC	
5	1966 ROGER STEVENS DR	4.0	1.6	1.6	No further deduction	RG [889] H(22)-h	PW & PS	Village	ROGER STEVENS GP INC	
9	1966 ROGER STEVENS DR	26.7	10.8	9.2	15% Net deduction	RG [889r] H(22)-h, O1	PW & PS	Village	ROGER STEVENS GP INC	
10	1966 ROGER STEVENS DR	11.7	4.7	4.7	No further deduction	RG [889r] H(22)-h	PW & PS	Village	ROGER STEVENS GP INC	
<b>Vacant Parcels</b>		<b>48.4</b>	<b>19.6</b>	<b>18.0</b>						
<b>Unbuilt ROW</b>		<b>4.8</b>	<b>2.0</b>	<b>2.0</b>						
<b>Built Parcels</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>						
<b>Non-Parcels</b>		<b>4.4</b>	<b>1.8</b>	<b>1.8</b>						
<b>Total Area</b>		<b>57.7</b>	<b>23.3</b>	<b>21.7</b>						
<b>% Vacant</b>			<b>83.9%</b>							

\*PW & PS = Private Water & Private Sanitary

# 106. South Gloucester Industrial Area



**Legend**

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

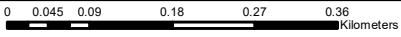
0 0.05 0.1 0.2 0.3 0.4  
Kilometers

106. South Gloucester Industrial Area					RI&L: 32.7 net vacant ha	Total Area: 132.9	% Vacant: 24.6%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	541 SOMME ST	2.0	0.8	0.8	No further deduction	RH	PW & PS	RI&L	TOMLINSON DEVELOPMENT
2	549 SOMME SR	7.4	3.0	3.0	No further deduction	RH	PW & PS	RI&L	NO OWNER SPECIFIED
3	351 SOMME ST	7.7	3.1	3.1	No further deduction	RH	PW & PS	RI&L	TOMLINSON DEVELOPMENT
4	331 SOMME ST	7.6	3.1	3.1	No further deduction	RH	PW & PS	RI&L	TOMLINSON DEVELOPMENT
5	290 SOMME ST	11.6	4.7	4.7	No further deduction	RH	PW & PS	RI&L	TOMLINSON DEVELOPMENT
6	100 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	RI&L	9427244 CANADA LTD
7	80 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	RI&L	9427244 CANADA LTD
8	60 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	RI&L	5026429 ONTARIO INC
9	35 SAPPERS RIDGE	2.0	0.8	0.8	No further deduction	RH	PW & PS	RI&L	2271060 ONTARIO INC
10	3748 RIDEAU RD	22.7	9.1	9.1	No further deduction	RH	PW & PS	RI&L	TOMLINSON DEVELOPMENT
11	301 SOMME ST	9.9	4.0	4.0	No further deduction	RH	PW & PS	RI&L	STINSON REALTY SOMME INC
15	301 SOMME ST	0.2	0.1	0.1	No further deduction	RH	PW & PS	RI&L	STINSON REALTY SOMME INC
16	561 SOMME ST	4.0	1.6	1.6	No further deduction	RH	PW & PS	RI&L	BLACKSTONE HOMES DESIGN
<b>Vacant Parcels</b>		<b>81.1</b>	<b>32.7</b>	<b>32.7</b>					
<b>Underutilized Parcels</b>									
2e	5663 DONCASTER RD	2.5	1.0	1.0		RH2	PW & PS		MASTERLOY PRODUCTS LIMITED
3e	300 SOMME ST	38.8	15.7	13.4		RH	PW & PS		COPART CANADA INC
4e	631 SOMME ST	3.0	1.2	1.2		RH	PW & PS		PAUL LALONDE HOLDINGS INC
<b>Unbuilt ROW</b>		<b>1.3</b>	<b>0.5</b>	<b>0.5</b>					
<b>Built Parcels</b>		<b>192.0</b>	<b>77.7</b>	<b>77.7</b>					
<b>Non Parcels</b>		<b>10.0</b>	<b>4.0</b>	<b>4.0</b>					
<b>Total Area</b>		<b>328.8</b>	<b>132.9</b>	<b>130.5</b>					
<b>% Vacant</b>			<b>24.6%</b>						

\*PW & PS = Private Water & Private Sanitary

\*\*RI&L = Rural Industrial & Logistics

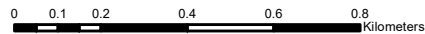
# 107. Gordon McKeown Industrial Area



107. Gordon McKeown Industrial Area						Total Area: 44.0			% Vacant: 7.9%	
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner	
2	1381 GREELY LANE	1.0	0.4	0.4	No further deduction	RG3	PW & PS	Village	2472531 ONTARIO INC	
3	1300 OLD PRESCOTT RD	0.8	0.3	0.3	No further deduction	RG3	PW & PS	Village	2472531 ONTARIO INC	
4	6969 PARKWAY RD	0.7	0.3	0.3	No further deduction	RG3	PW & PS	Village	STINSON REALTY GREELY INC	
6	1352 COKER ST	0.9	0.4	0.4	No further deduction	RG3	PW & PS	Village	FITZGERALD TURLOUGH DESMOND	
7	1363 BARFIELD RD	0.3	0.1	0.1	No further deduction	RG3	PW & PS	Village	J D BRULE INVESTMENTS HOLDING	
8	1363 BARFIELD RD	0.8	0.3	0.3	No further deduction	RG3	PW & PS	Village	J D BRULE INVESTMENTS HOLDING	
13	6800 MCKEOWN DR	0.9	0.4	0.4	No further deduction	RG3	PW & PS	Village	EL-CHEIKH MOHAMAD	
16	1356 BARFIELD RD	0.6	0.3	0.3	No further deduction	RG3	PW & PS	Village	1843 RIDEAU ROAD INC IN TRUST	
17	1350 BARFIELD RD	0.6	0.3	0.3	No further deduction	RG3	PW & PS	Village	1843 RIDEAU ROAD INC IN TRUST	
19	6775 HIRAM DR	1.8	0.7	0.7	No further deduction	RG3	PW & PS	Village	6793 HIRAM DR INC	
<b>Vacant Parcels</b>		<b>8.6</b>	<b>3.5</b>	<b>3.5</b>						
<b>Underutilized Parcels</b>										
1e	1394 GREELY LANE	0.6	0.2	0.2	No further deduction	RG3	PW & PS		2472531 ONTARIO INC	
2e	6829 MCKEOWN DR	0.5	0.2	0.2	No further deduction	RG3	PW & PS		2G HOLDINGS INC.	
<b>Built Parcels</b>		<b>93.8</b>	<b>38.4</b>	<b>38.4</b>						
<b>Non Parcels</b>		<b>4.2</b>	<b>1.7</b>	<b>1.7</b>						
<b>Total Area</b>		<b>107.7</b>	<b>44.0</b>	<b>44.0</b>						
<b>% Vacant</b>			<b>7.9%</b>							

\*PW & PS = Private Water & Private Sanitary

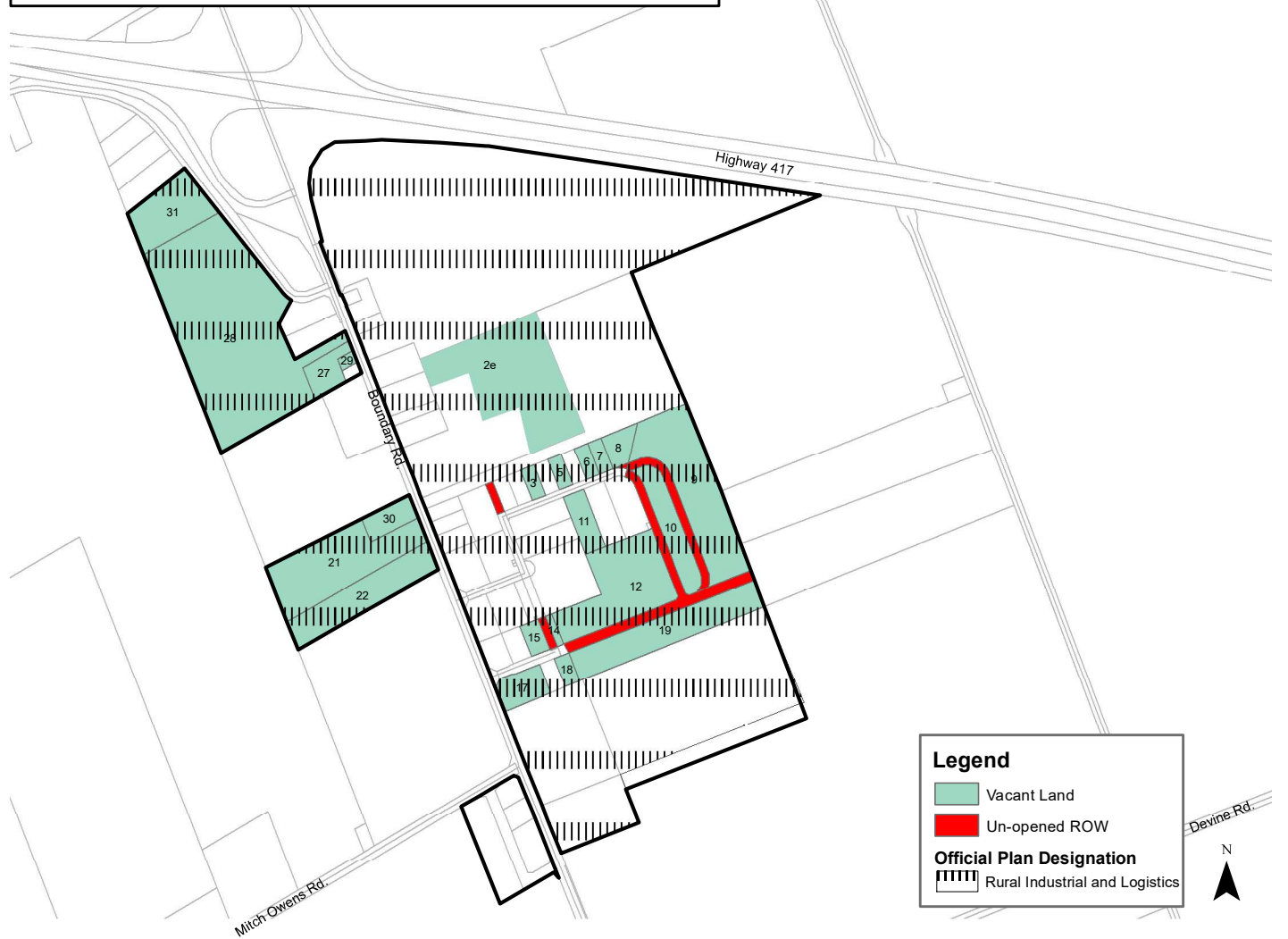
# 108. Highway 31 - Industrial Area



108. Highway 31 - South Greely Industrial Area						Total Area: 162.7			% Vacant: 33.7%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	NO ADDRESS	12.0	4.9	4.9	No further deduction	RH	PW & PS	Rural Countryside	924378 ONTARIO INC
2	NO ADDRESS	3.6	1.5	1.5	No further deduction	RG	PW & PS	Rural Countryside	SAGHBINI GEORGE
3	1844 MAYORS WAY	2.1	0.9	0.9	No further deduction	RG	PW & PS	Rural Countryside	2295564 ONTARIO LTD
4	7418 CENOTE RD	0.4	0.2	0.2	No further deduction	RG	PW & PS	Rural Countryside	2295564 ONTARIO LTD
5	1868 MAYORS WAY	1.1	0.4	0.4	No further deduction	RG	PW & PS	Rural Countryside	ELFARRA DOAA
6	7410 CENOTE RD	1.7	0.7	0.7	No further deduction	RG	PW & PS	Rural Countryside	RON DEAVY CARTAGE AND CONSTRUCTION LTD
7	7418 CENOTE RD	27.4	11.1	9.4	15% Net deduction	RG	PW & PS	Rural Countryside	2295564 ONTARIO LTD
9	6577 BANK ST	0.4	0.1	0.1	No further deduction	RH3	PW & PS	Rural Countryside	11021354 CANADA INC
10	6585 BANK ST	1.7	0.7	0.7	No further deduction	RH	PW & PS	Rural Countryside	MODERN HIEROGLYPHICS INC
11	6625 BANK ST	28.5	11.5	9.8	15% Net deduction	RH	PW & PS	Rural Countryside	TONY HABIB TRANSPORT CORP
13	NO ADDRESS	1.2	0.5	0.5	No further deduction	RG	PW & PS	Rural Countryside	SAGHBINI GEORGE
14	6662 BANK ST	5.1	2.0	2.0	No further deduction	RH3	PW & PS	Rural Countryside	OLYMPIC DRILLING COMPANY LTD
15	6719 BANK ST	22.3	9.0	9.0	No further deduction	RH	PW & PS	Rural Countryside	TOMKA MELODY ELIZABETH
16	6710 BANK ST	1.3	0.5	0.5	No further deduction	RU[179r]	PW & PS	Rural Countryside	140341 CANADA LIMITED
17	6748 BANK ST	4.0	1.6	1.6	No further deduction	RH	PW & PS	Rural Countryside	JOY BOUDREAU
18	6752 BANK ST	1.7	0.7	0.7	No further deduction	RH3	PW & PS	Rural Countryside	GHAZAL ADNAN
19	NO ADDRESS	8.7	3.5	3.5	No further deduction	RH	PW & PS	Rural Countryside	818965 ONTARIO INC
20	6784 BANK ST	12.4	5.0	5.0	No further deduction	RU	PW & PS	Rural Countryside	6784 BANK ST REALTY LTD
<b>Vacant Parcels</b>		<b>135.5</b>	<b>54.8</b>	<b>51.4</b>					
<b>Underutilized Parcels</b>									
1e	6509 BANK ST	12.2	4.9	4.9		RH	PW & PS		969131 ONTARIO INC
2e	6525 BANK ST	11.7	4.7	4.7		RG	PW & PS		9172-8287 QUEBEC INC
3e	6547 BANK ST	5.8	2.3	2.3		RH	PW & PS		1550729 ONTARIO INC
4e	NO ADDRESS	34.1	13.8	11.7		RH	PW & PS		MION HOLDINGS INC
12e	6622 BANK ST	8.6	3.5	3.5		RH3	PW & PS		CAMM WAREHOUSING AND RENTALS
<b>Built Parcels</b>		<b>190.9</b>	<b>78.6</b>	<b>78.6</b>					
<b>Total Area</b>		<b>398.7</b>		<b>162.7</b>					
<b>% Vacant</b>				<b>33.7%</b>					

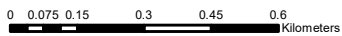
\*PW & PS = Private Water & Private Sanitary

# 109. IndCum Industrial Area



**Legend**

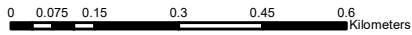
- Vacant Land
- Un-opened ROW
- Official Plan Designation**
- Rural Industrial and Logistics



109. IndCum Industrial Area					RI&L: 43.5 net vacant ha	Total Area: 156.7	% Vacant: 29.1%		
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
3	363 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	RI&L	ENTREPRENEUR HOLDING
5	351 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	RI&L	2516366 ONTARIO INC
6	337 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	RI&L	2429306 ONTARIO INC
7	329 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	RI&L	2429306 ONTARIO INC
8	321 ENTREPRENEUR CRES	1.5	0.6	0.6	No further deduction	RG2	CW & PS	RI&L	2429306 ONTARIO INC
9	238 ENTREPRENEUR CRES	12.6	5.2	5.2	No further deduction	RH	CW & PS	RI&L	A & B BULAT HOMES LTD
10	238 ENTREPRENEUR CRES	4.4	1.8	1.8	No further deduction	RH	CW & PS	RI&L	A & B BULAT HOMES LTD
11	350 ENTREPRENEUR CRES	2.0	0.8	0.8	No further deduction	RH	CW & PS	RI&L	EVEREST RESTORATION (OTTAWA)
12	NO ADDRESS	11.0	4.4	4.4	No further deduction	RG2, RH	CW & PS	RI&L	A & B BULAT HOMES LTD
14	NO ADDRESS	0.3	0.1	0.1	No further deduction	RG2	CW & PS	RI&L	BETTENCOURT JOSE JULIO
15	130 ENTREPRENEUR CRES	1.0	0.4	0.4	No further deduction	RG	CW & PS	RI&L	5041962 ONTARIO LIMITED
17	101 ENTREPRENEUR CRES	2.3	0.9	0.9	No further deduction	RG2	CW & PS	RI&L	5041962 ONTARIO LIMITED
18	151 ENTREPRENEUR CRES	0.7	0.3	0.3	No further deduction	RG2	CW & PS	RI&L	MRH ENTERPRISES INC
19	NO ADDRESS	8.9	3.6	3.6	No further deduction	RG2	CW & PS	RI&L	A & B BULAT HOMES LTD
21	5500 BOUNDARY RD	11.4	4.6	4.6	No further deduction	RG	CW & PS	RI&L	DAY & ROSS INC
22	5510 BOUNDARY RD	7.5	3.0	3.0	No further deduction	RG	CW & PS	RI&L	DAY & ROSS INC
27	5368 BOUNDARY RD	2.2	0.9	0.9	No further deduction	RG, O1R	CW & PS	RI&L	THUNDER ROAD DEVELOPMENTS
28	6160 THUNDER RD	35.1	14.2	12.1	15% Net deduction	RG, O1R	CW & PS	RI&L	THUNDER ROAD DEVELOPMENTS
29	5368 BOUNDARY RD	0.3	0.1	0.1	No further deduction	RG[908r]-h	CW & PS	RI&L	THUNDER ROAD DEVELOPMENTS
30	5494 BOUNDARY RD	2.0	0.8	0.8	No further deduction	RG, O1R	CW & PS	RI&L	DAY & ROSS INC
31	6150 THUNDER RD	6.2	2.5	2.5	No further deduction	RG[909r]-h, O1R	CW & PS	RI&L	NO OWNER INDICATED
<b>Vacant Parcels</b>		<b>112.4</b>	<b>45.6</b>	<b>43.5</b>					
<b>Underutilized Parcels</b>									
2e	5455 BOUNDARY RD	17.0	6.9	6.9		RH	CW & PS		2731860 ONTARIO LIMITED
<b>Unbuilt ROW</b>		<b>7.9</b>	<b>3.2</b>	<b>3.2</b>					
<b>Built Parcels</b>		<b>249.6</b>	<b>101.0</b>	<b>101.0</b>					
<b>Total Area</b>		<b>387.0</b>	<b>156.7</b>	<b>154.6</b>					
<b>% Vacant</b>			<b>29.1%</b>						

\*CW & PS = Central Water & Private Sanitary  
 \*\*RI&L = Rural Industrial & Logistics

# 110. Vars Business Park



110. Vars Business Park						Total Area: 149.2			% Vacant: 8.1%
Vacant Parcels	Address	Acres (gross)	Hectares (gross)	Hectares (Net)	Gross-to-Net	Zoning	Serviced	Desig.	Owner
1	NO ADDRESS	30.0	12.1	10.3	15% Net deduction	RC	PW & S	Rural Countryside	1000352214 ONTARIO INC
<b>Vacant Parcels</b>		<b>30.0</b>	<b>12.1</b>	<b>10.3</b>					
<b>Built Parcels</b>		<b>171.4</b>	<b>69.4</b>	<b>69.4</b>					
<b>Non Parcels</b>		<b>167.2</b>	<b>67.7</b>	<b>64.7</b>					
<b>Total Area</b>		<b>368.6</b>	<b>149.2</b>	<b>144.4</b>					
<b>% Vacant</b>			<b>8.1%</b>						

\*PW & S = Private Well & Septic Servicing