

**Subject: Vacant Industrial and Business Park Inventory, Mid-2022 to Mid-2024
Update**

File Number: ACS2025-PDB-PS-0024

**Report to Planning and Housing Committee on 1 October 2025
and Council 8 October 2025**

**Submitted on September 19, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Development**

**Contact Person: Eva Walrond, Planner II, Planning, Development and Building
Services Department**

(613) 580-2424 ext. 27592, Eva.Walrond@ottawa.ca

Ward: Citywide

**Objet : Inventaire des terrains industriels et des parcs d'affaires vacants,
mise à jour de la mi-2022 à la mi-2024**

Dossier : ACS2025-PDB-PS-0024

Rapport au Comité de l'urbanisme et du logement

le 1 octobre 2025

et au Comité de l'urbanisme et du logement le 1 octobre 2025

et au Conseil le 8 octobre 2025

**Soumis le 19 septembre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Eva Walrond, Urbaniste II, Direction générale des services
de la planification, de l'aménagement et du bâtiment**

(613) 580-2424 poste 27592, Eva.Walrond@ottawa.ca

Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That the Planning and Housing Committee and Council receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification et du logement et Conseil prenne connaissance du présent rapport à titre d'information.

EXECUTIVE SUMMARY

This report on industrial land supply is based on the current Official Plan employment projections. The City has initiated an Official Plan Amendment to update the population, housing, and employment projections based on the latest population projections for Ottawa from the Ministry of Finance. Staff will assess the land supply based on the updated employment projections through the Official Plan Amendment process and a growth management strategy in March 2026.

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 approximately 1,222 net hectares of vacant land available for development in the employment areas with 450 net hectares of Industrial and Logistics designated land, 400 net hectares of Rural Industrial and Logistics designated land, 129 net hectares of vacant land in the Mixed Industrial designation and 142 net hectares on lands with either a village or other designation.

About 11 per cent of the vacant land in business parks is publicly owned, totalling approximately 122 net hectares. Of this amount, 47 per cent are federally owned, 40 per cent are municipally owned, and 13 per cent are provincially owned.

Since mid-2020, most of the developed employment area has been on Industrial and

Logistics designated land with an average of 14.5 net hectares consumed per year. During the same period, there was an annual average of 1.1 net hectares of Rural Industrial and 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, based on the existing in-force growth projections within the Official Plan.

RÉSUMÉ

Ce rapport sur l'offre de terrains industriels est fondé sur les projections d'emploi actuelles du Plan officiel. La Ville a amorcé une modification du Plan officiel pour mettre à jour les projections relatives à la population, au logement et à l'emploi en fonction des dernières projections démographiques pour Ottawa qu'a produites le ministère des Finances. Le personnel évaluera l'offre de terrains selon les nouvelles projections d'emploi dans le cadre du processus de modification du Plan officiel et une stratégie de gestion de la croissance en mars 2026.

Le rapport sur les terrains industriels vacants de la mi-2022 à la mi-2024 constitue la seconde initiative de contrôle et d'évaluation des terrains industriels vacants d'Ottawa, initiative fondée sur le dernier Plan officiel de la Ville d'Ottawa, adopté par le Conseil municipal en novembre 2021. Ce rapport est assorti d'une période de déclaration allant de mi-année à mi-année, du 1^{er} juillet 2022 au 30 juin 2024, et le stock de terrains calculé date du 1^{er} juillet 2024.

Ce rapport vise à surveiller les secteurs d'emploi d'Ottawa afin que leur aménagement soit conforme aux politiques énoncées dans la Déclaration provinciale sur la planification (DPP) de 2024. Plus précisément, il a pour objet de veiller à ce que la politique 2.8.1 1a) à e) de la DPP soit respectée et que le nombre de terrains dans les secteurs d'emploi soit suffisant à long terme ou jusqu'en 2046, c'est-à-dire l'horizon de planification actuel. En outre, ce rapport examine les terrains vacants pouvant être aménagés dans les secteurs d'emploi, l'emplacement de ces terrains, la disponibilité des infrastructures sur les parcelles et le type d'aménagement prévu.

À la mi-2024, on comptait environ 1,222 hectares nets de terrains vacants pouvant être aménagés dans les secteurs d'emploi, 450 hectares nets de terrains destinés à des aménagements industriels et logistiques, 400 hectares nets de terrains destinés à des aménagements industriels et logistiques ruraux, 129 hectares nets de terrains de désignation industrielle mixte et 142 hectares nets de terrains portant une désignation de village ou autre.

Environ 11 pour cent des terrains vacants occupant des parcs d'affaires sont publics, soit environ 122 hectares nets au total. Quarante-sept pour cent de ces terrains appartiennent au fédéral, 40 pour cent à la municipalité et 13 pour cent au provincial.

Depuis la mi-2020, la majeure partie du secteur d'emploi aménagé se trouve sur des terrains destinés à des aménagements industriels et logistiques, avec une consommation moyenne de 14,5 hectares nets par an. Au cours de la même période, la consommation annuelle moyenne de terrains destinés à l'industrie et à la logistique en milieu rural s'est élevée à 1,1 hectare net par an. Compte tenu des taux d'aménagement actuels, la ville répond aux exigences et respecte l'esprit des politiques énoncées dans la DPP de 2024, en particulier la politique 2.8.1 1a) à e). Il apparaît également que le nombre de terrains dans les secteurs d'emploi est suffisant à long terme ou jusqu'en 2046, c'est-à-dire l'horizon de planification actuel, compte tenu des projections de croissance énoncées dans le Plan officiel.

BACKGROUND

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.

The basis of analysis for the Mid-2024 VILS reporting, was derived from the findings of the *Industrial and Logistics Land Strategy for the new Official Plan*. This document was a supplemental report to the new Official Plan (OP) that focussed on the industrial-related employment sector to ensure sufficient lands are designated and preserved for future needs and led to the OP introducing the concept of designating business parks according to their context. The development of three new designations applied to industrial land in the city derived from the *Industrial and Logistics Land Strategy for the new Official Plan* report and drafted in the Official Plan are: Industrial and Logistics, Mixed Industrial, and Rural Industrial and Logistics.

Lands covered by the Mid-2024 VILS in the urban and suburban areas are generally designated Industrial and Logistics or Mixed Industrial while land in the rural area is designated as Rural Industrial and 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.

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

in the vacant industrial land supply

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.

DISCUSSION

Vacant Industrial Land Supply

The total vacant land supply of industrial land in the city stood at 1,121.9 net hectares on July 1, 2024. This land was comprised of 582.7 net hectares in the urban area and 539.1 net hectares in the rural area. Most of the vacant industrial land in the urban area was found in the Riverside South Business Park with 151.0 net hectares. In the rural area, the Carp Road Rural Employment Area contained most of the vacant industrial land with 283.8 net hectares.

When summarized by designation, Industrial and Logistics and Rural Industrial and Logistics designated land comprise roughly 76 per cent of the designated supply. The total supply of designated vacant land throughout the city of Ottawa can be summarized as follows: Industrial and Logistics: 40.1 per cent, Rural Industrial and Logistics: 35.7 per cent, Other designations: 12.7 per cent, Mixed Industrial: 11.5 per cent.

Allocation of Industrial Lands by Designation	
Official Plan Designation	Total Vacant Net Hectares
Industrial and Logistics	450.3
Rural Industrial and Logistics	400.2
Mixed Industrial	129.0
Village and Other Designations	142.4
Total	1,121.9

Vacant Industrial and Logistics Designated Land Supply

Of the 450.3 net hectares of vacant industrial land in the city designated as Industrial and Logistics, most of this land (76 per cent), is in the western part of the city in the Riverside South Business Park (151.0 net hectares), the Carp Road and Highway 417 Industrial Area (61.3 net hectares), the Borrisokane Industrial Area (47.4 net hectares), the 416 Business Park (42.2 net hectares) and the A.G. Reed Industrial Area (40.8 net hectares).

Vacant Mixed Industrial Designated Land Supply

There was a total of 129.0 net hectares 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 hectares), 416 Business Park (23.0 net hectares) and Kanata West – South Business Park (22.6 net hectares). These business parks comprised almost 74 per cent of the Mixed Industrial designated land in the city.

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

Vacant Rural Industrial and Logistics Designated Land Supply

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

Vacant Industrial Land Consumption

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

Land Consumed for Industrial and Non-Industrial Development, Mid-2022 to Mid-2024			
Land Designation	2022-2023	2023-2024	Total (net hectares)
Industrial and Logistics	0.4	0.4	0.8
Mixed Industrial	2.4	16.0	18.4
Rural Industrial and Logistics	2.8	1.4	4.2
Village and Other Designations	0.0	0.4	0.4
Total	5.7	18.2	23.9

With 10.6 net hectares 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 hectares developed in the 416 Business Park and 3.8 net hectares developed in Terry Fox Business Park. In the rural area, a total of 4.6 net hectares was developed with 1.8 net hectares developed between mid-2023 and mid-2024 and 2.8 net hectares developed between mid-2022 and mid-2023. Most of the rural development took place in South Gloucester Industrial Area (2.8 net hectares) and Carp Road Rural Employment Area and IndCum Industrial Area with 0.7 net hectares developed respectively.

Industrial Land Consumed by Employment Area, Mid-2022 to Mid-2024	
Employment Area	Consumed (net hectares)
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 Road Rural Employment Area	0.7
Gordon McKeown Industrial Area	0.4
Ottawa South Business	0.4
Albion-Leitrim Industrial Area	0.4
Total	23.9

Vacant Industrial and Logistics Land Consumption

Between mid-2023 and mid-2024, the Albion-Leitrim Business Park was the sole business park that experienced development on Industrial and Logistics designated land with an industrial building being constructed on 0.4 net hectares in late 2023. A total of 0.8 net hectares of Industrial and Logistics land has developed since mid--2022 as 0.4 net had was consumed between mid-2022 and mid-2023 for the development of

a restaurant in the Ottawa South Business Park.

Vacant Mixed Industrial 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. A 3.8 net hectare Mixed Industrial parcel of land was developed in the Terry Fox Business Park. The 416 Business Park in South Nepean developed a portion of a Mixed Industrial parcel on 1.6 net hectares of land. Between mid-2022 and mid-2023, only the 416 Business Park experienced development on Mixed Industrial land with 2.4 net hectares of industrial land developed.

Vacant Rural Industrial and Logistics Land Consumption

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

No industrial development took place on underutilized Industrial and Logistics or Rural Industrial and Logistics designated land parcels from mid-2022 to mid-2024. Land developed on underutilized lands and roads are not counted as part of the vacant land supply or the consumption rate.

Industrial Land Consumed by Employment Area and Land Designation, Mid-2022 to Mid-2024				
Employment Area	Vacant Industrial Land Consumed (net hectares)			
	Industrial and Logistics	Mixed Industrial	Rural Industrial and Logistics	Other
Kanata West - N. Business Park	0.0	10.6	0.0	0.0
416 Business Park	0.0	4.0	0.0	0.0
Terry Fox Business Park	0.0	3.8	0.0	0.0
South Gloucester Industrial Area	0.0	0.0	2.8	0.0
IndCum Industrial Area	0.0	0.0	0.7	0.0
Carp Road Rural Employment Area	0.0	0.0	0.7	0.0
Gordon McKeown Industrial Area	0.0	0.0	0.0	0.4
Ottawa South Business	0.4	0.0	0.0	0.0

Albion-Leitrim Industrial Area	0.4	0.0	0.0	0.0
Total	0.8	18.4	4.2	0.4

Consumption Rates

The mid-2022 to mid-2024 period saw an average annual development rate of 11.9 net hectares of lands in employment areas. With an annual average of 9.2 net hectares, 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 and Logistics (2.1 net hectares), Industrial and Logistics (0.4 net hectares) and Village and Other designated land (0.2 net hectares).

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

Consumption Rates on Land Designated as Industrial and Logistics and Rural Industrial and Logistics

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

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

Active Development Applications in Employment Areas

Although there can be considerable variability in year over year industrial development, recent development applications received by the city for development on industrial lands shows demand for future development and consumption of existing vacant industrial lands. Between 2022 and 2024, the City of Ottawa received thirteen applications for development on Industrial and Logistics and Rural Industrial and Logistics designated lands. The 416 Business Park led all areas with three applications, followed by the Newmarket-Cyrville Industrial Area, Cardinal Creek Business Park and Riverside South Business Park with two development applications per area.

Opportunities for Development in Employment Areas

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 and Logistics designated land were identified.

This survey notes several areas of opportunities for larger-scale industrial development on Industrial and Logistics designated land within seven business parks totaling just over 300.0 gross hectares with eight parcels of six to ten gross hectares of land, five parcels with 11-19 gross hectares of land and six parcels that held 20.0 gross hectares of land or more.

Official Plan Growth Projections Update

On June 25, 2025 the city initiated a review of the current growth projections using the population projections for Ottawa from the Ministry of Finance as the basis. The PPS requires using provincial guidance to develop housing and employment projections from these population projections. As of the date of this report, the Province is consulting on a proposed update to their Projections Methodology Guideline for the development of new employment projections. While the finalization of the Province's projection methodology guideline is unknown, staff anticipate the development of new employment projections for committee and Council consideration in January 2026.

This report provides the existing industrial land supply to determine how much new industrial land supply may be required to accommodate the new employment projections that Council will adopt. Staff anticipate developing a new growth management strategy for committee and Council consideration in March 2026 that will identify the recommended industrial land need to accommodate updated employment projections.

Conclusion

As of July 2024, there were approximately 2 net hectares of vacant land available for development in city of Ottawa employment areas with 450 net hectares designated as Industrial and Logistics land, 400 net hectares designated as Rural Industrial and Logistics land and 129 net hectares designated as Mixed Industrial land.

Since mid-2020, most of the employment area being developed is on Industrial and Logistics designated land with an average of 14.5 net hectares consumed per year. During the same period, there was an annual average of 1.1 net hectares of Rural Industrial and 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) are satisfied and that there is sufficient land in these areas for the long term or to 2046, the extent of the current planning horizon.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There is no legal impediment to receiving this report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a citywide report – not applicable.

ADVISORY COMMITTEE(S) COMMENTS

This report deals with research and analysis matters, as a result, no advisory committees were involved.

CONSULTATION

This report deals with research and analysis; public consultation is not required.

ACCESSIBILITY IMPACTS

As Ottawa continues to be developed, the City is committed to ensuring accessibility for persons with disabilities and older adults. All City-controlled projects follow the City of Ottawa Accessibility Design Standards and the Accessibility for Ontarians with *Disabilities Act* (2005). The Mid-2024 Vacant Industrial Land Survey report will be available in accessible format on the City website.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report. Findings may inform future asset planning and budget development for enabling infrastructure in employment areas; any required servicing works would come forward through separate approvals and funding.

CLIMATE IMPLICATIONS

In January 2020, Council unanimously approved the Climate Change Master Plan (CCMP), which is the overarching framework for how Ottawa will mitigate and adapt to climate change over the coming decades. It set short, mid, and long-term targets to reduce community greenhouse gas (GHG) emissions by 100 per cent by 2050 and corporate emissions by 100 per cent by 2040.

Applying a climate lens to the new Official Plan and its supporting documents was one of eight priority actions within the CCMP, to be undertaken during the period 2020-2025. Energy and Climate Change was one of six cross cutting issues identified in the plan with strategic directions that guided and helped inform the policy framework within many sections of the Plan. Planning a compact and connected city is one such priority, by planning sustainable communities that consume less energy for transportation.

Given that almost half of the city's total emissions originate from the transportation sector, this report monitored the location of development occurring at or in proximity to major transportation corridors and highways. These patterns of development are important for reducing the demand for energy use through greater conservation and efficiency measures.

ECONOMIC IMPLICATIONS

The report identifies vacant industrial land within the city in terms of its size, location, zoning and servicing. This information provides potential businesses with information on potential sites where they can locate or expand their operations.

The VILS report promotes the intent of Policy 2.8.1 Sections one to three of the 2024 Provincial Planning Statement (PPS), which encourages planning authorities to:

- provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses and;

- facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment.
- monitoring and assessing the industrial-related sector in Ottawa and supporting the City of Ottawa's economic development efforts including the economic growth and diversification and the attraction and expansion of business.

As the VILS report remains consistent to relevant economic and employment policies in the PPS and adheres to principles that sustain the maintenance and development in the industrial sector in Ottawa, it serves to support the city of Ottawa strategic priority of growth and diversification identified in the guiding principles of the new economic development strategy: 2023-2026 which identifies emerging sectors and attracts business investment to support economic diversification.

ENVIRONMENTAL IMPLICATIONS

There are no environmental impacts associated with this report.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

There are no Indigenous gender and equity implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

This report will continue to follow both future urban and rural industrial development and development on Industrial and Logistics and Rural Industrial and Logistics designated land.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy.

SUPPORTING DOCUMENTATION

Document 1 – Inventory of Vacant Industrial and Business Park Lands, Mid-2022 to Mid-2024 Update.

DISPOSITION

Information in this report will be used in a variety of applications, including economic development, assist in planning for employment areas in the new Official Plan, and monitoring of supply and land consumption rates.

**Note: A Minor correction was made to this report further to the City Clerk's Delegated Authority, as set out in Schedule C, Section 8 of Delegation of Authority By-Law 2024-265 to correct the third paragraph of the Executive Summary (English and French), changing 2 net hectares to 1,222 net hectares.*