

**Report to  
Rapport au:**

**Joint meeting of /  
Réunion conjointe du**

**Planning Committee  
Comité de l'urbanisme**

**and / et**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales**

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**Submitted by  
Soumis par:  
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**Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2021-PIE-EDP-0004**

**SUBJECT: Inventory of Vacant Industrial and Business Park Land, 2018-2019 Update**

**OBJET: Inventaire des terrains industriels et des parcs d'affaires vacants, mise à jour de 2018-2019**

### **REPORT RECOMMENDATION**

**That the Planning and Agriculture and Rural Affairs Committee receive this report as the basis of the existing industrial and logistics land supply for the new Official Plan.**

### **RECOMMANDATION DU RAPPORT**

**Que le Comité de l'urbanisme et le Comité de l'agriculture et des affaires rurales prennent connaissance de ce rapport sur lequel se fondera le nouveau Plan officiel quant aux terrains destinés aux utilisations industrielles et logistiques actuellement disponibles.**

### **BACKGROUND**

The Planning, Infrastructure and Economic Development Department updates the City's inventory of vacant industrial and business park land every two years, the last report covered 2016-2017 ([ACS2018-PIE-EDP-0031](#)). The 2018-19 survey reports detailed results as of December 31, 2019, which are summarized in the Discussion section of this report. The survey also estimates the vacant industrial land supply as of July 1, 2018. Data from the survey have a wide variety of applications, including information for economic development, assessing the capacity of various areas to meet Official Plan policies for a balance of jobs and housing, and monitoring of supply adequacy and land consumption rates. This report includes detailed mapping of all industrial and business park areas in urban, suburban and rural parts of the city.

### **DISCUSSION**

This report establishes that the city of Ottawa is promoting economic development and competitiveness by:

- Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- Providing 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;

- Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- Ensuring the necessary infrastructure is provided to support current and projected needs.

The total city-wide supply of vacant industrial and business park land on July 1, 2018, was estimated to be 1,566 net hectares, with approximately 818 net hectares within the urban area and 748 net hectares in the rural area.

The total city-wide supply of vacant industrial and business park land on December 31, 2019 is estimated to be 1,500 net hectares. This is a reduction of 119 net hectares from the supply at the end of 2017, which had 1,619 net hectares vacant. and are mainly the result of Official Plan amendments and zoning changes in several industrial areas.

At the end of 2019, 53 per cent (798 net hectares) of vacant industrial land was located in the urban area, with 257 net hectares inside the Greenbelt and 540 net hectares outside the Greenbelt. A total of 703 net hectares of vacant land were provided in the rural area in 2019.

Between 2018 and 2019, a total of 73 gross hectares of industrial land were developed, comprised of 60 gross hectares in 2018 and 13 gross hectares in 2019. This figure drops to 68 gross hectares when land developed for non-industrial uses is excluded.

Eighty-five per cent of the land in business parks inside the Greenbelt had been developed as by December 31, 2019. Of the remaining vacant land, roughly 75 per cent (193 hectares) in 2019 were in public ownership, primarily by the federal government (mainly the Airport Authority).

Using running average rates of consumption over the last 35 years, the December 31, 2019 inventory will last for approximately 20-years in urban and suburban areas. The rural area at historic rates of development has about 62 years of supply.

The Industrial and Logistics Land Strategy for the new Official Plan proposes changes to the supply of designated industrial land in the city as business parks are assessed by their contexts. Resulting designations may impact the business park categories for future vacant industrial and business park inventories and their comparison to past reports for historical purposes.

**Provincial Policy Statement**

The industrial inventories in this report will assist in the planning, protection, and preservation of employment areas in the new Official Plan and is consistent with the Provincial Policy Statement in this regard.

**RURAL IMPLICATIONS**

Due to the development of the Amazon Fulfillment Centre, in the IndCum business park, rural consumption in the 2018-19 period reached unprecedented heights. This report will continue to follow both future urban and rural industrial development.

**CONSULTATION**

This report deals with research and analysis matters, therefore public consultation was not undertaken.

**COMMENTS BY THE WARD COUNCILLORS**

This is a City-wide report – not applicable.

**LEGAL IMPLICATIONS**

There are no legal impediments to receiving this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Economic Growth and Diversification

## **SUPPORTING DOCUMENTATION**

Document 1 Inventory of Vacant Industrial and Business Park Lands, 2018-19 Update distributed separately on file with the City Clerk.

## **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.