

City of Ottawa

Employment/Industrial Land Review

Presentation to the Barrhaven BIA



June 7, 2016



Overview

- Study Purpose and Process
- Findings from Analysis
- Urban Area Draft Recommendations
- Rural Area Draft Recommendations
- Economic Development

Jargon

“Employment Lands” or “Employment Area”

really means:

- Clusters of businesses and activities such as
- Manufacturing, warehousing, offices
- Associated retail and ancillary facilities (restaurant)
- Colloquially Industrial and R&D business parks

Provincial Rules

- Official Plan can not show more than 20 year supply of industrial lands.
- Changing an Industrial land use to another, such as residential or retail can only be done at certain time
- During a comprehensive review of the Official Plan
- Such a land use change is called a “conversion”
- Special rules to assess conversions

Purpose of the Study

1. Fresh look at City's objectives for location of jobs and Official Plan policies for industrial jobs and industrial lands
2. Estimate future industrial land demand in rural and urban area designations
3. Identify key issues, opportunities and strategies for achieving City's employment and economic development goals
4. Recommend priority actions and implementation plan

Where are we now?

Employment Land Review Study Process

Steps	1 Taking Stock	2 Meeting Future Needs	3 Defining the Challenge	4 <i>Understanding Options</i>	5 <i>Proposing a Plan of Action</i>	6 Putting it all together
Timing	Nov 2014 – Mar 2015	Mar – Apr 2015	Apr – Jun 2015	Jun – Sep 2015	Sep – Dec 2015	Dec – May 2016
Key Questions	<ul style="list-style-type: none"> Where do people work? What are the City's goals? 	<ul style="list-style-type: none"> What is the future economic outlook? How much land do we need? 	<ul style="list-style-type: none"> Where should future jobs go? Are there barriers to development? 	<ul style="list-style-type: none"> How can we address the challenges and achieve our objectives? 	<ul style="list-style-type: none"> What strategies would be most effective for the City to meet its goals? How are they implemented? 	<ul style="list-style-type: none"> How should we plan for employment and employment land?
Who's involved	<p>Core Group of Consulting Team & City Staff, Sponsors Group of Councillors & Working Group of Industry & Other Key Stakeholders</p>					

Economic Context: A Unique Local Economy

As the national capital, heavy reliance on public sector employment affects many aspects of the city, including:

- More jobs accommodated in offices than elsewhere
- Higher transit use,
- Less industrial land and built space
- Fewer trucks on the road

Other sectors are important including high tech and the provision of central place functions for the surrounding region

City also includes a very large rural area with rural and urban-related economic activities

City Forecasts Moderate Employment Growth to 2031

- Ottawa is planning to accommodate 125,000 additional jobs to 2031

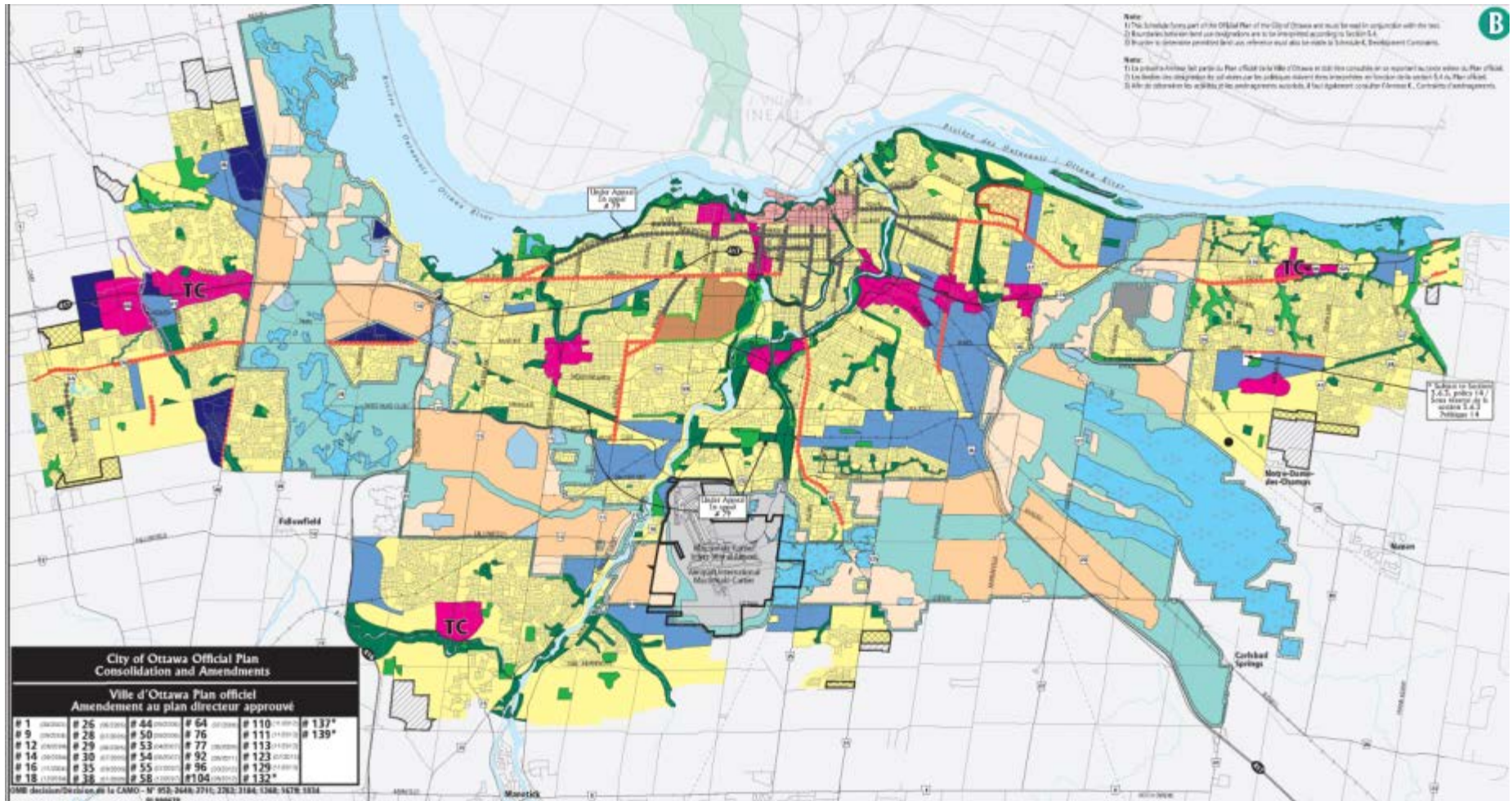
Forecast Total Place of Work Employment City of Ottawa, 2006-2031			
Year	Total Place of Work Employment	Growth	Growth Rate
2006	530,000		
2011	578,000	48,000	1.75%
2021	640,000	62,000	1.02%
2031	703,000	63,000	0.94%

Source: City of Ottawa Official Plan, Growth Projections for Ottawa, 2006-2031.

“Employment Areas” are Industrial

- Lands reserved primarily for industrial and related business and economic activities.
- Protected to:
 - Balance jobs and housing in all urban communities
 - Ensure supply of large parcels
 - Ensure affordability
 - Allow clustering of similar uses
 - Separate noxious uses from sensitive areas
 - Allow privacy
- Minimum 2,000 jobs in each but averaged around 4,000 in 2012
- Planned adjacent to highways and arterial roads
- Located throughout the urban fabric

Official Plan Industrial Areas



Employment Area

Enterprise Area

Current Context

Provincial Policy Statement

- **Protect and preserve** employment areas
- **Conversions require a comprehensive review**

Ottawa Official Plan – Growth Management

- Within OPA 150, move to more **compact, mixed-use, transit-oriented development** and intensification requirements
- Plan for more than 1.1 million people by 2031 (265,000 more than in 2016) and **703,000 jobs** (125,000 more)
- Target of **1.3 jobs per household** in each urban community
- **Removal of Employment Lands discouraged** – extensive criteria applied to proposed conversions.

Employment and Enterprise Areas – Permitted Uses

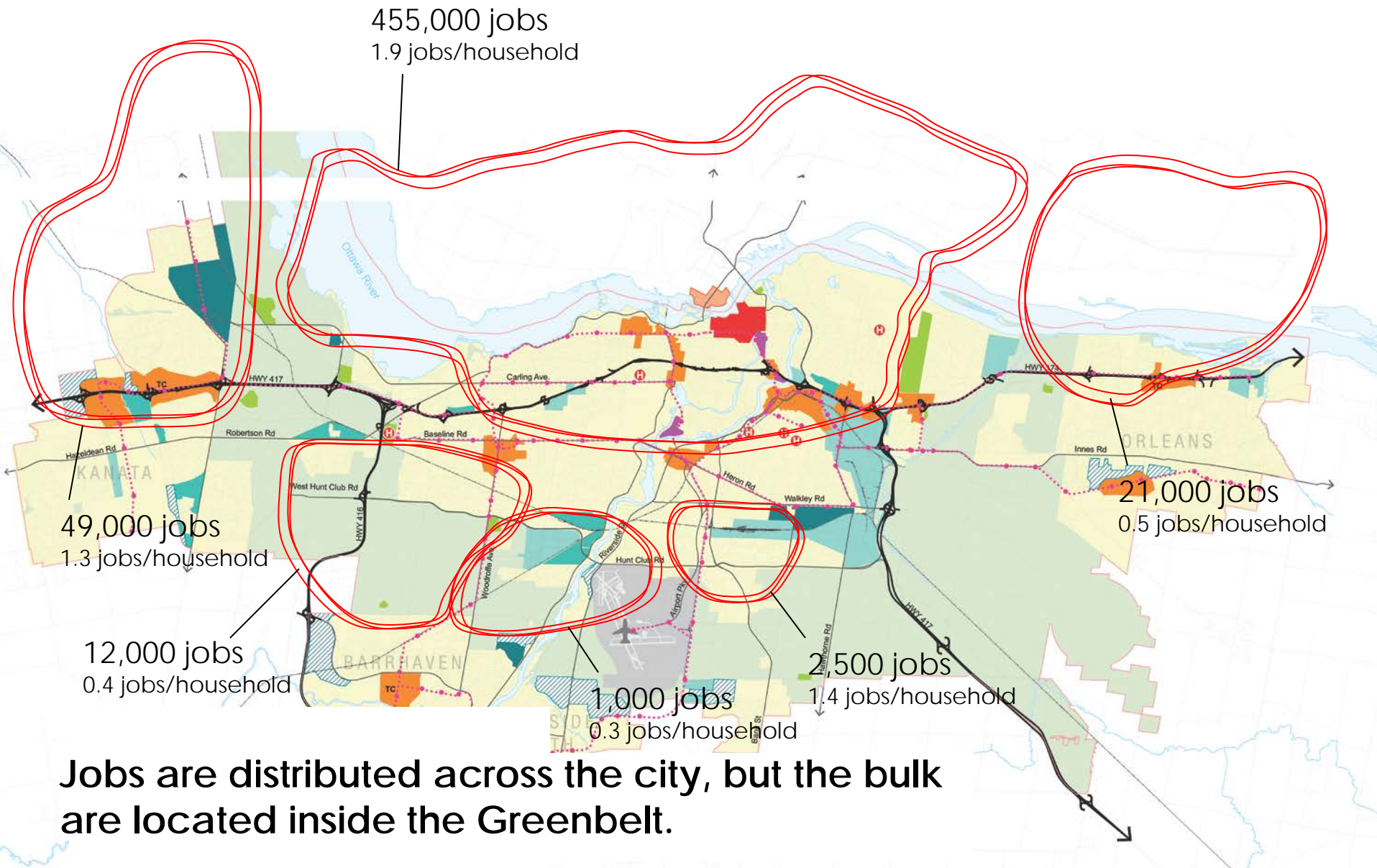
Employment Areas:

- Industrial, R&D
- Office
- Institutional
- Outdoor storage and display
- Ancillary uses – recreational, daycare, service commercial
- Secondary showrooms

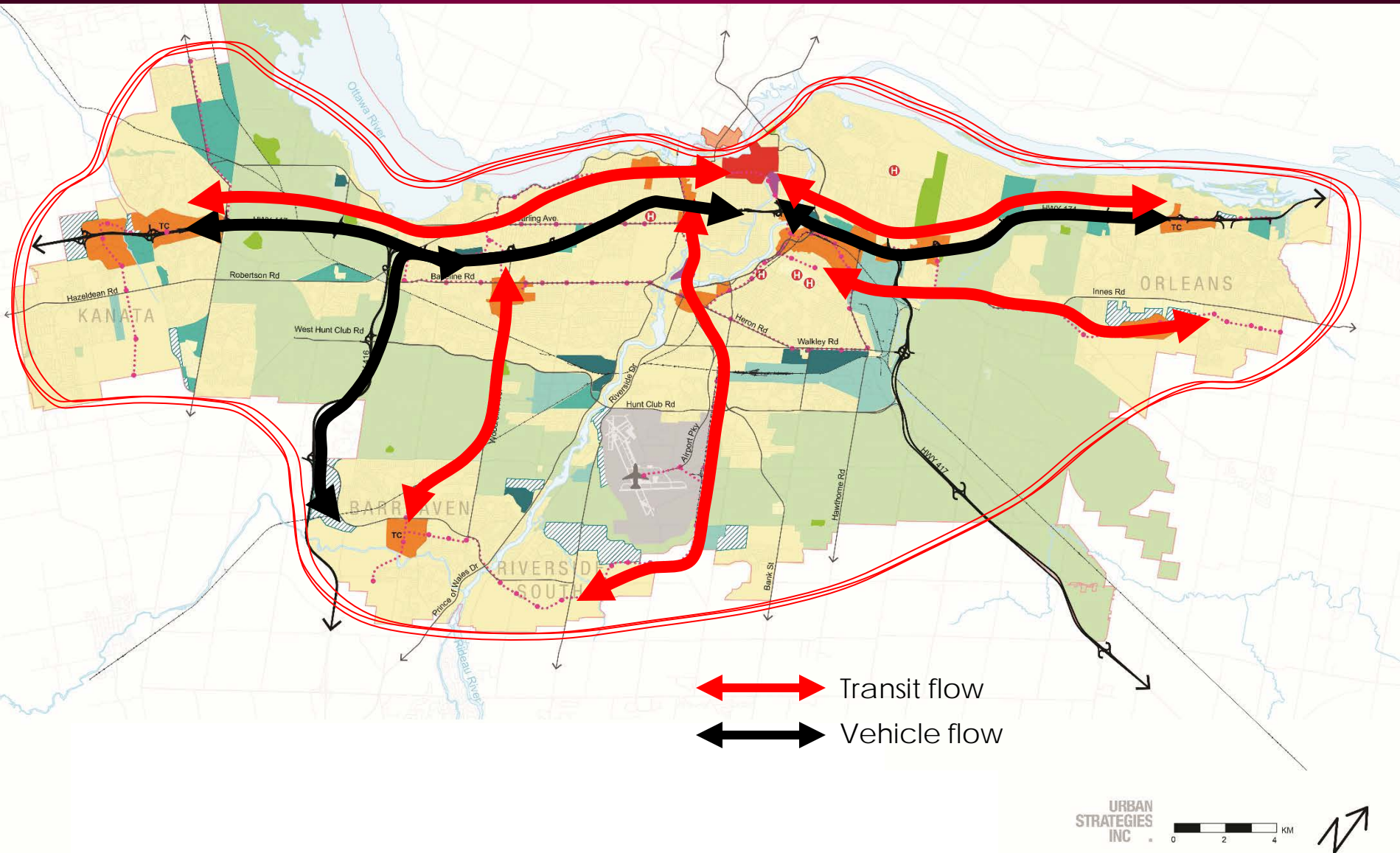
Enterprise Areas:

- Same employment uses permitted as in Employment Areas
- Townhouse and/or apartment buildings
- Retail uses permitted in some areas
- Jobs at higher densities
- Minimum 50% of the land for employment

Ottawa's Geography of Employment

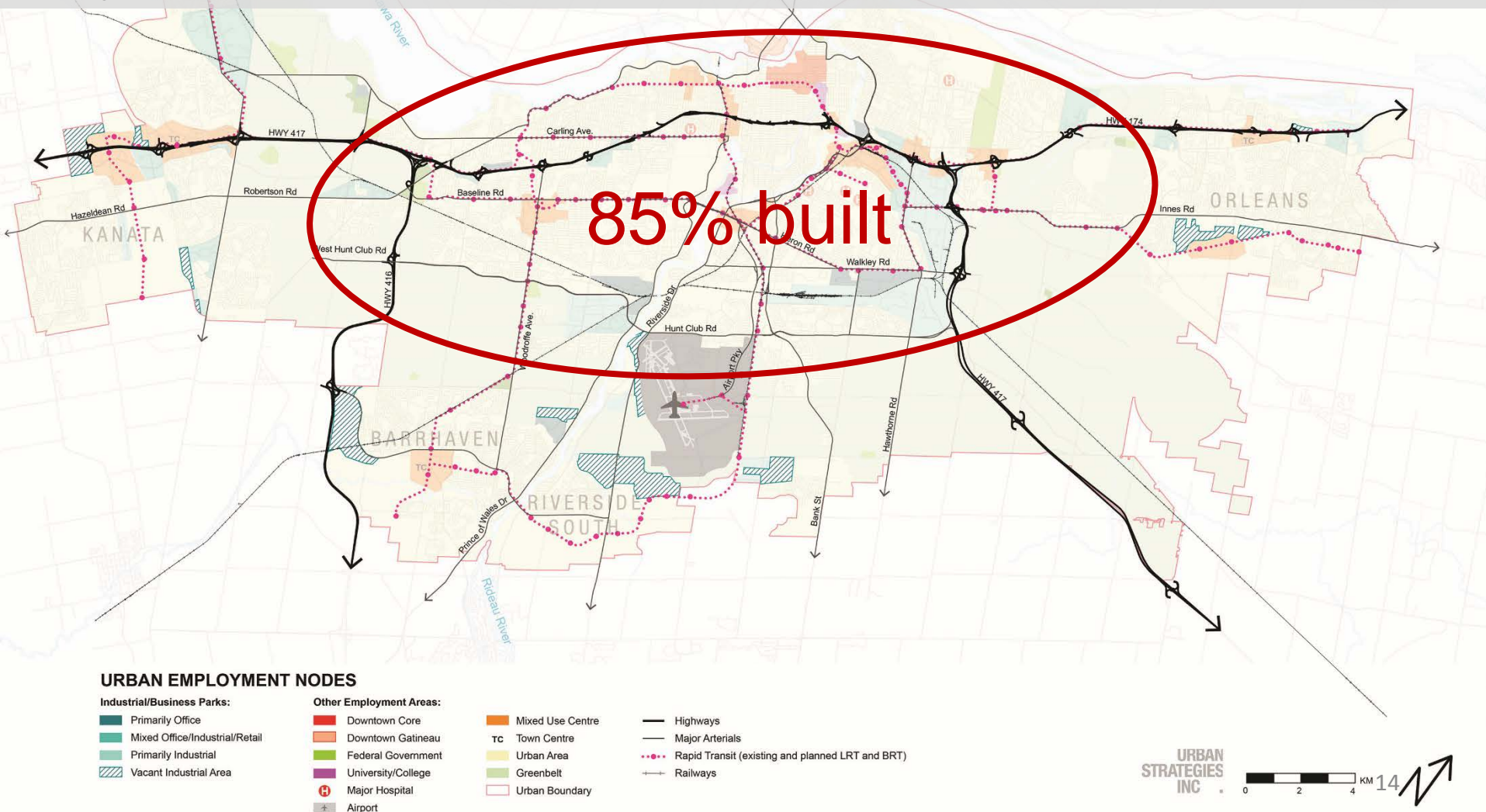


A “one city” approach to planning for employment will optimize infrastructure.

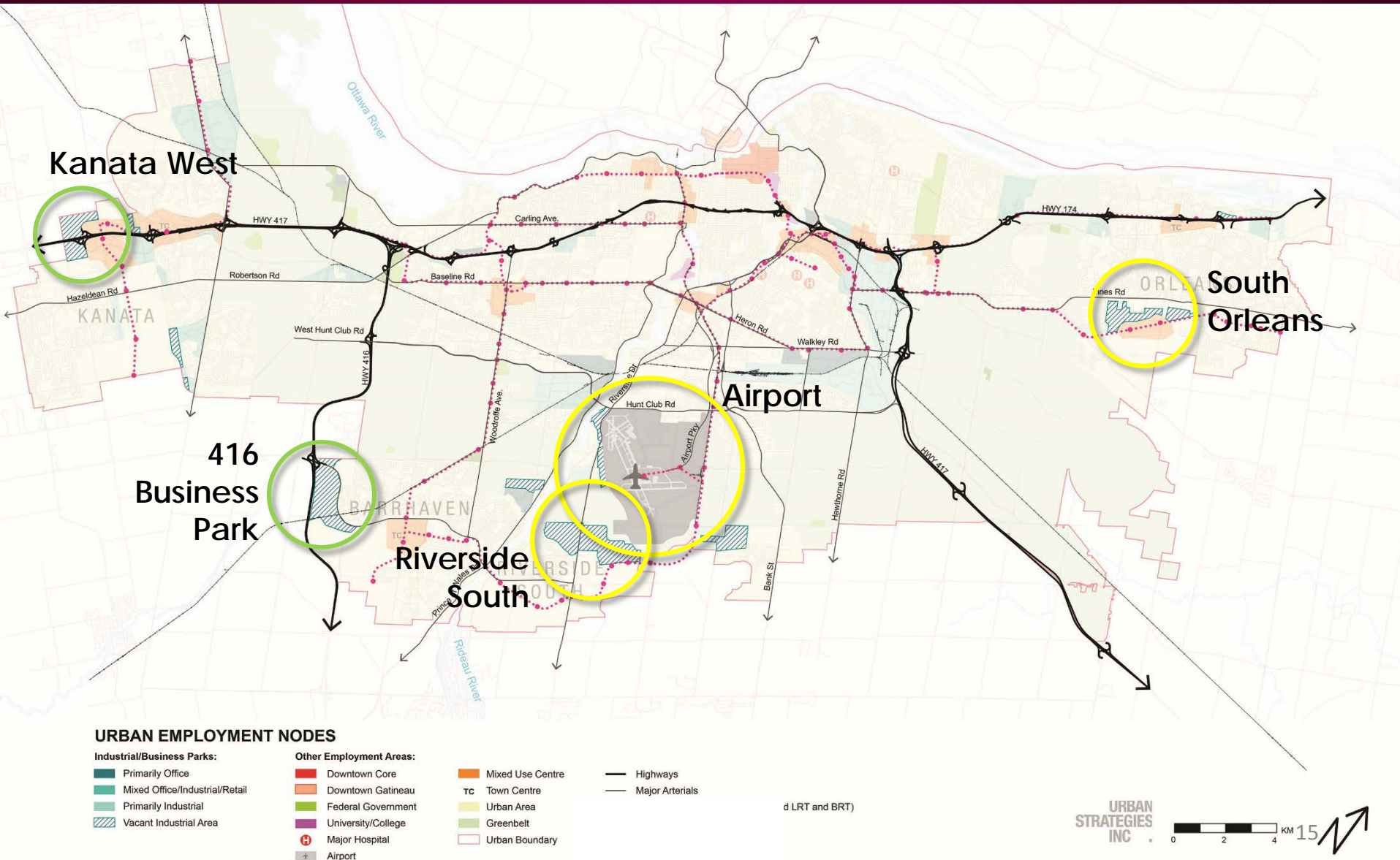


Designated Industrial areas inside the Greenbelt are almost filled up.

Over the long-term, new suburban industrial parks with good highway access likely will be needed.



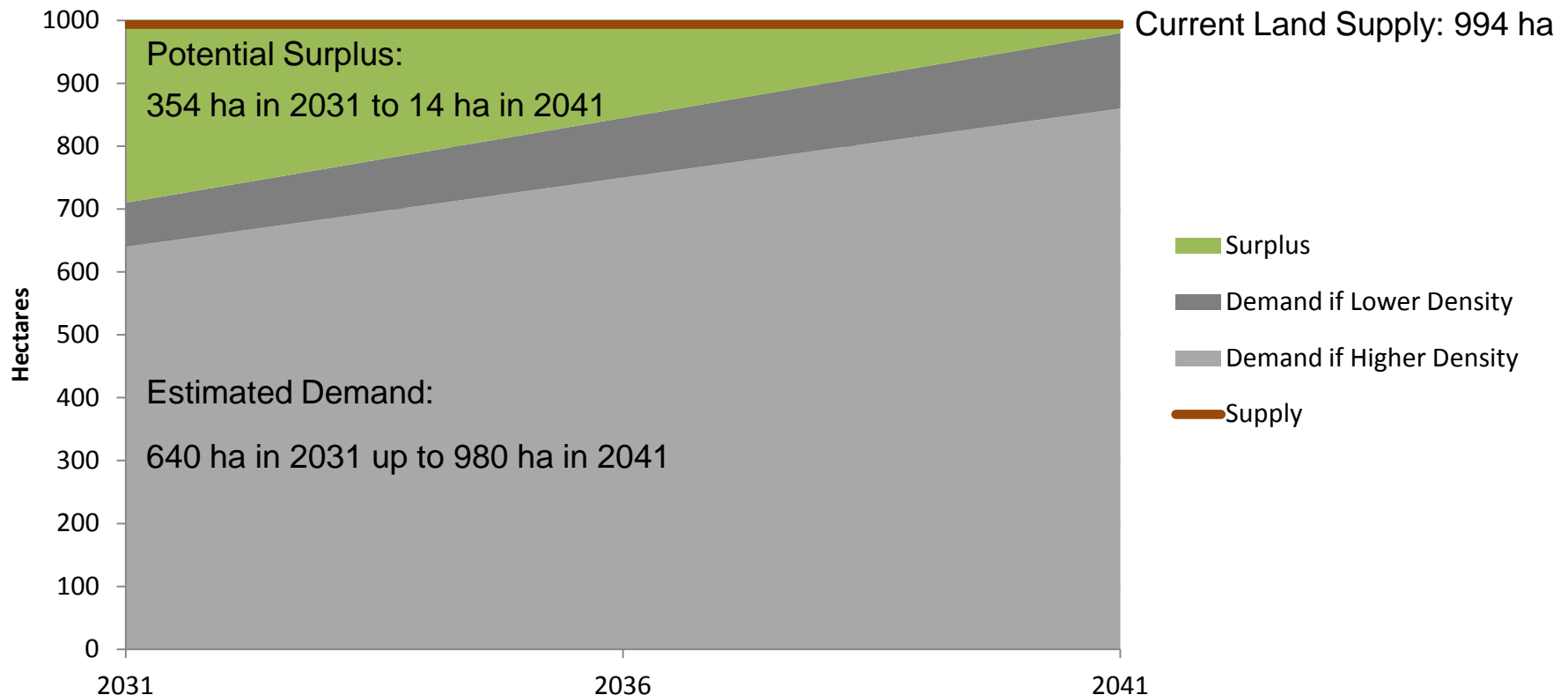
Some planned Employment Areas are well positioned to attract employment. Others face access challenges.



Supply Demand Results

Focus is on designated **Employment and Enterprise Areas** that primarily accommodate industrial-type buildings

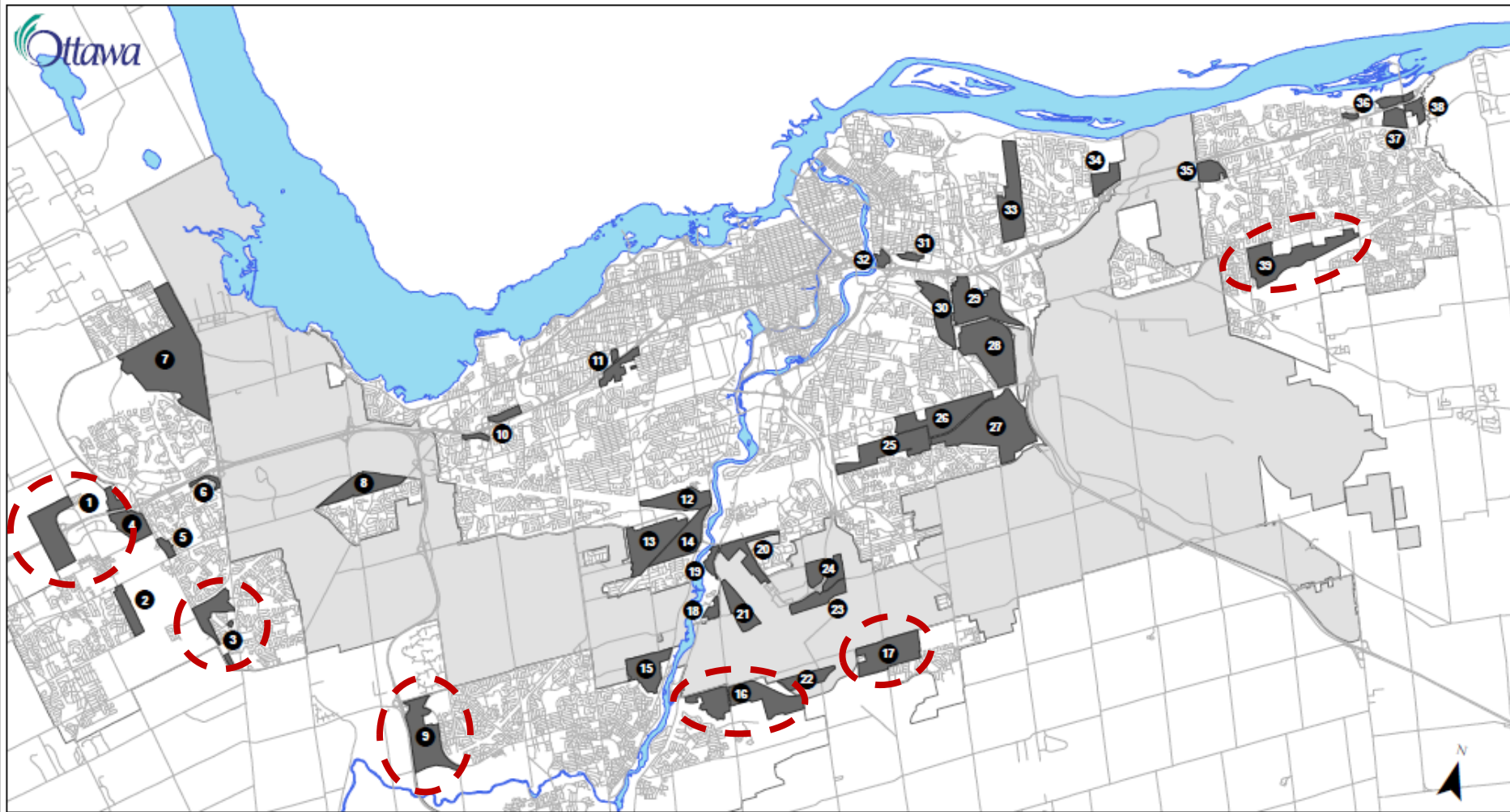
Current Vacant Industrial Land Supply and Estimated Demand



Summary of Recommendations





1. Maintain an adequate supply of industrial lands in the best locations. Re-designate/convert some unconstrained lands in poor locations.
2. Re-designate some industrial areas ("Enterprise Areas" in the Official Plan) to recognize existing uses and clarify the intent for large vacant areas.
3. Delete existing 1.3 jobs/household policy for new developments.
4. Focus future Rural Industrial growth at existing key locations.

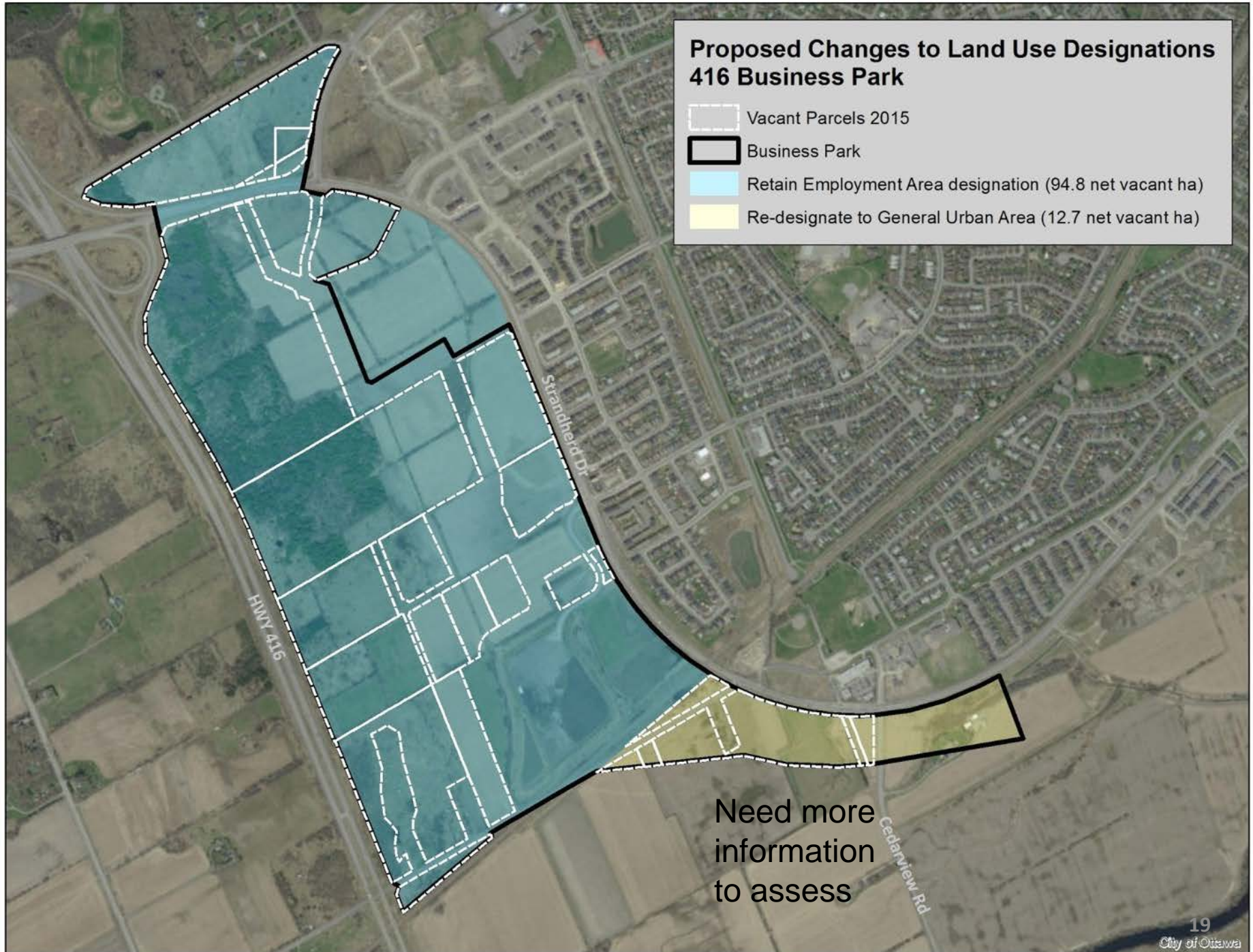
Areas with proposed conversions



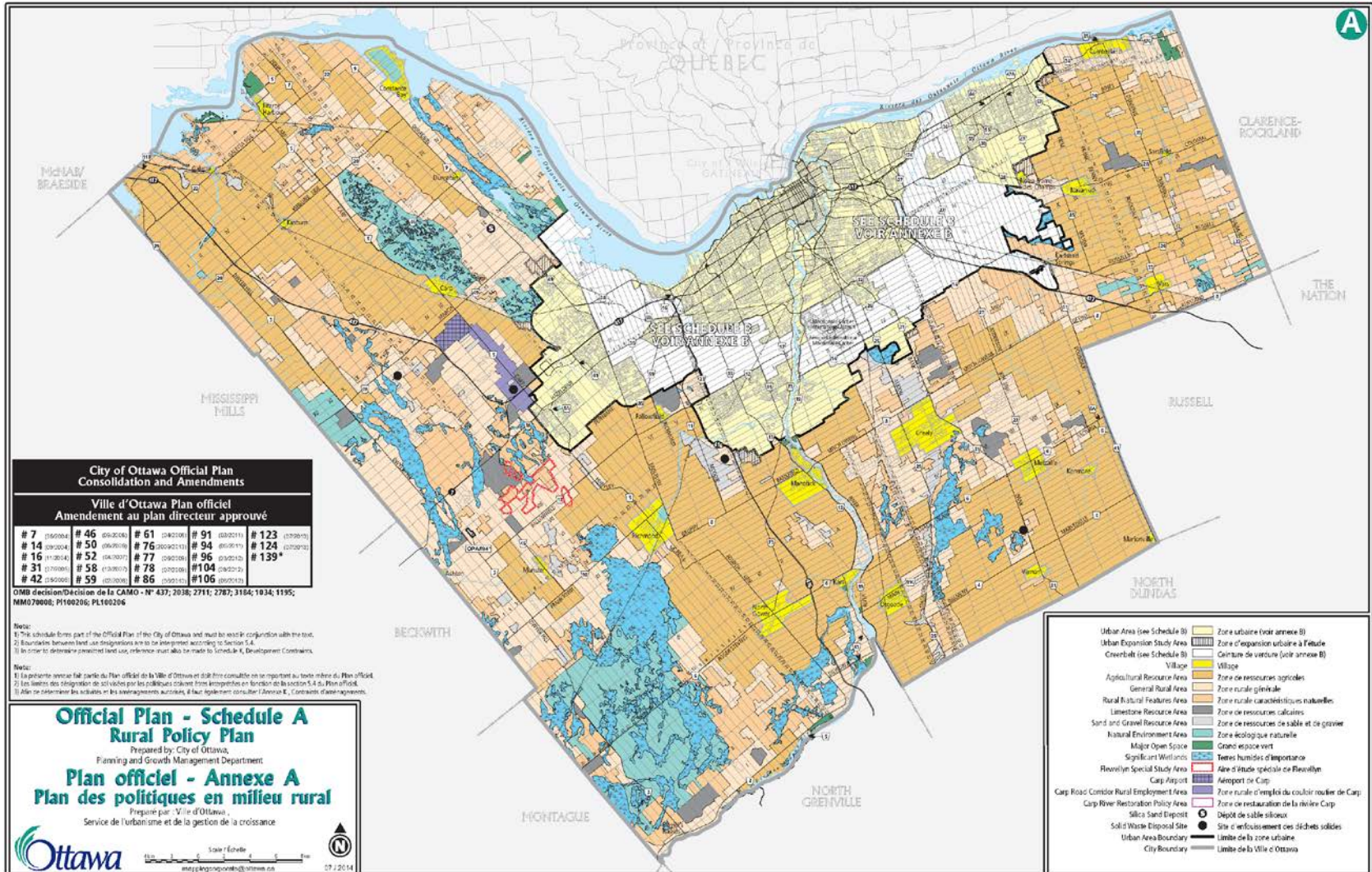
- Updated supply of 817 ha of vacant urban industrial lands
- Represents sufficient industrial lands to 2031 and 2036 but not 2041

Proposed Changes to Land Use Designations 416 Business Park

-  Vacant Parcels 2015
-  Business Park
-  Retain Employment Area designation (94.8 net vacant ha)
-  Re-designate to General Urban Area (12.7 net vacant ha)



Rural Area



Focusing Rural Industrial Growth

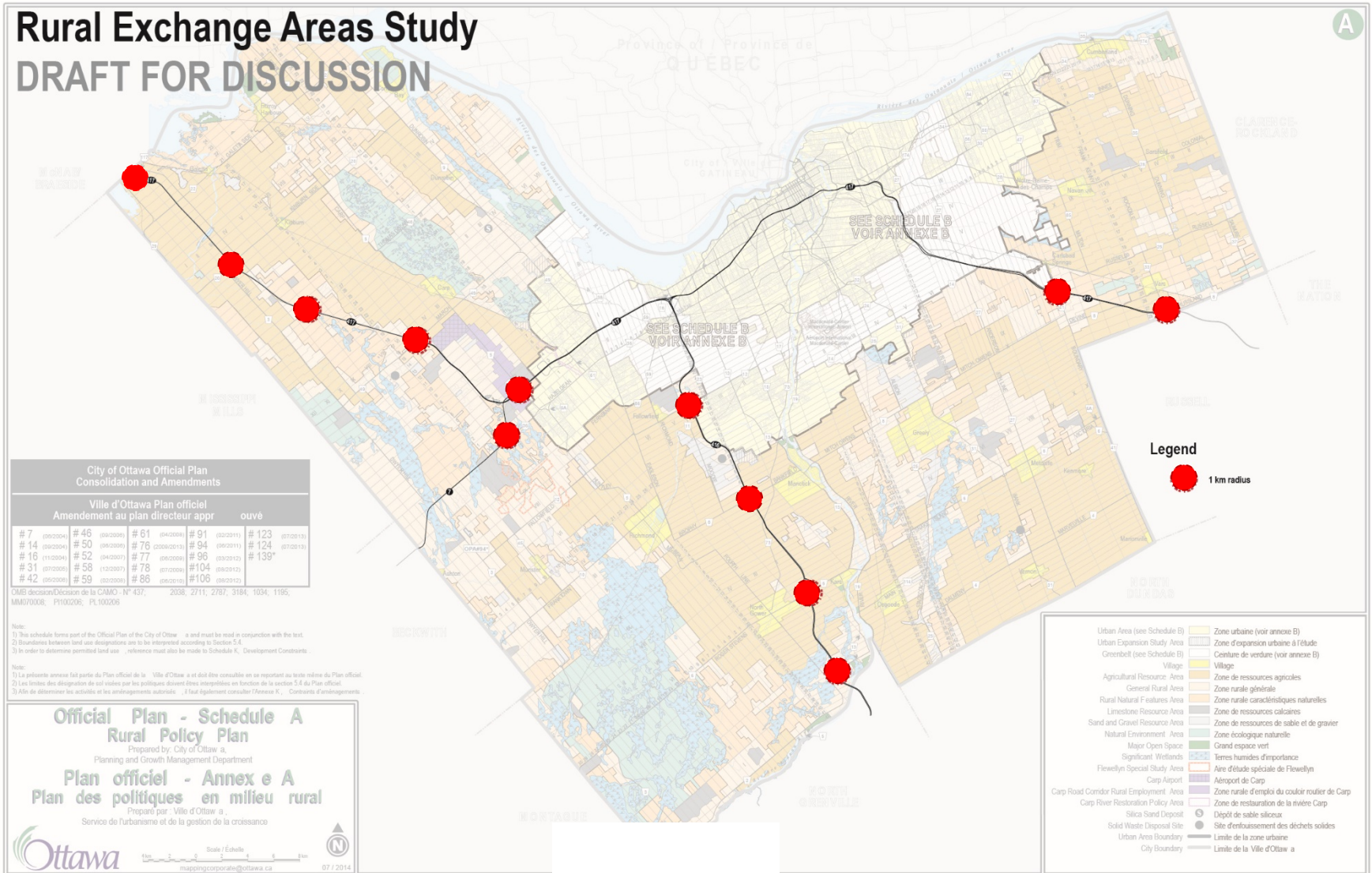
- Some uses better located within Villages or Urban Area
- Some uses better located within existing rural business park
- Establish focal points for rural economic development initiatives
- Rural interchanges can play a role for focusing rural industrial growth

Summary of Recommendations

1. Formalize existing Rural Employment Areas that are ideally located to focus rural industrial growth within established rural business parks.
2. Clarify General Rural Area Policies to permit agriculture-related activities and limit commercial uses.

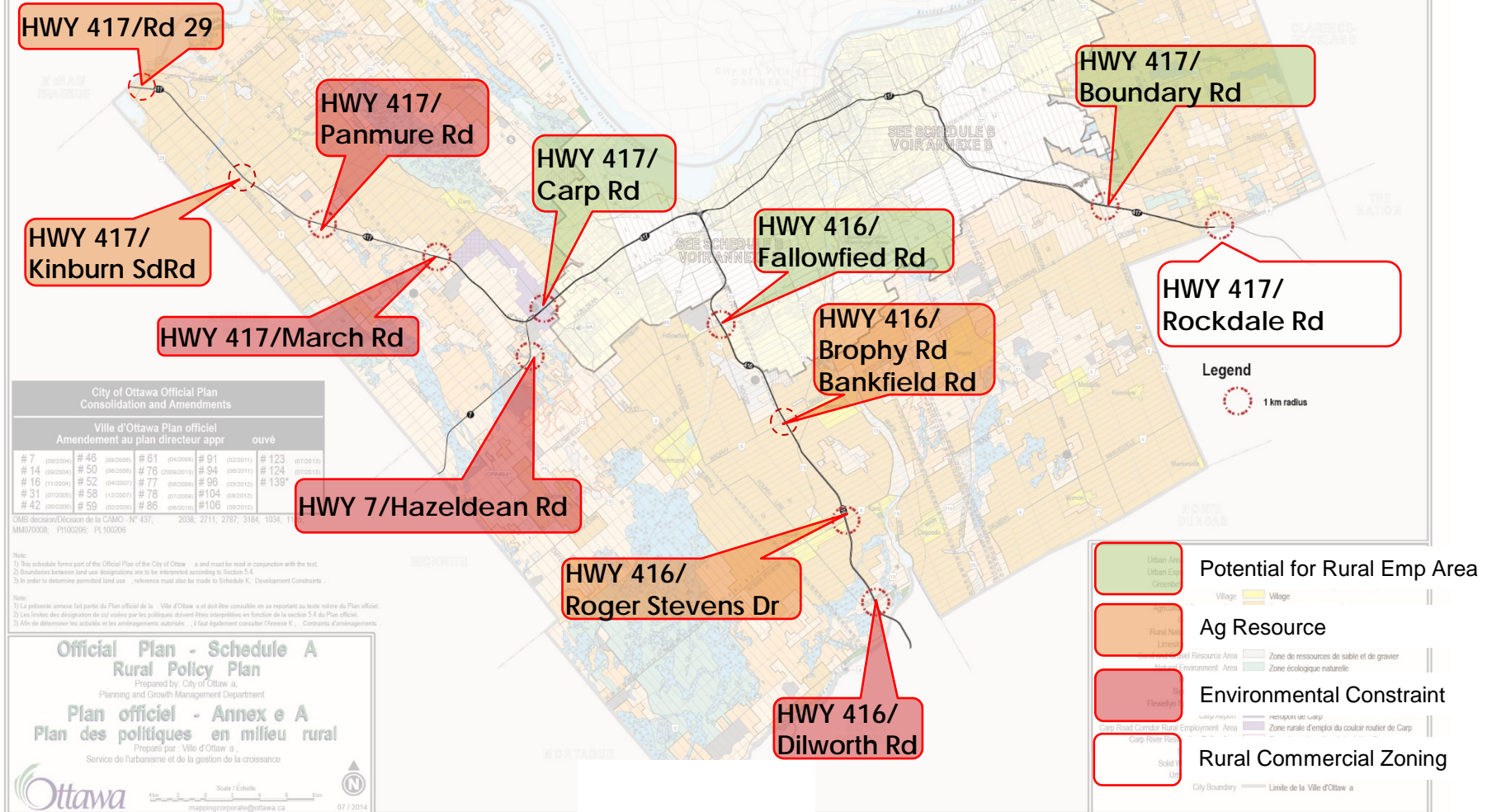
Rural Interchange Analysis

Rural Exchange Areas Study DRAFT FOR DISCUSSION

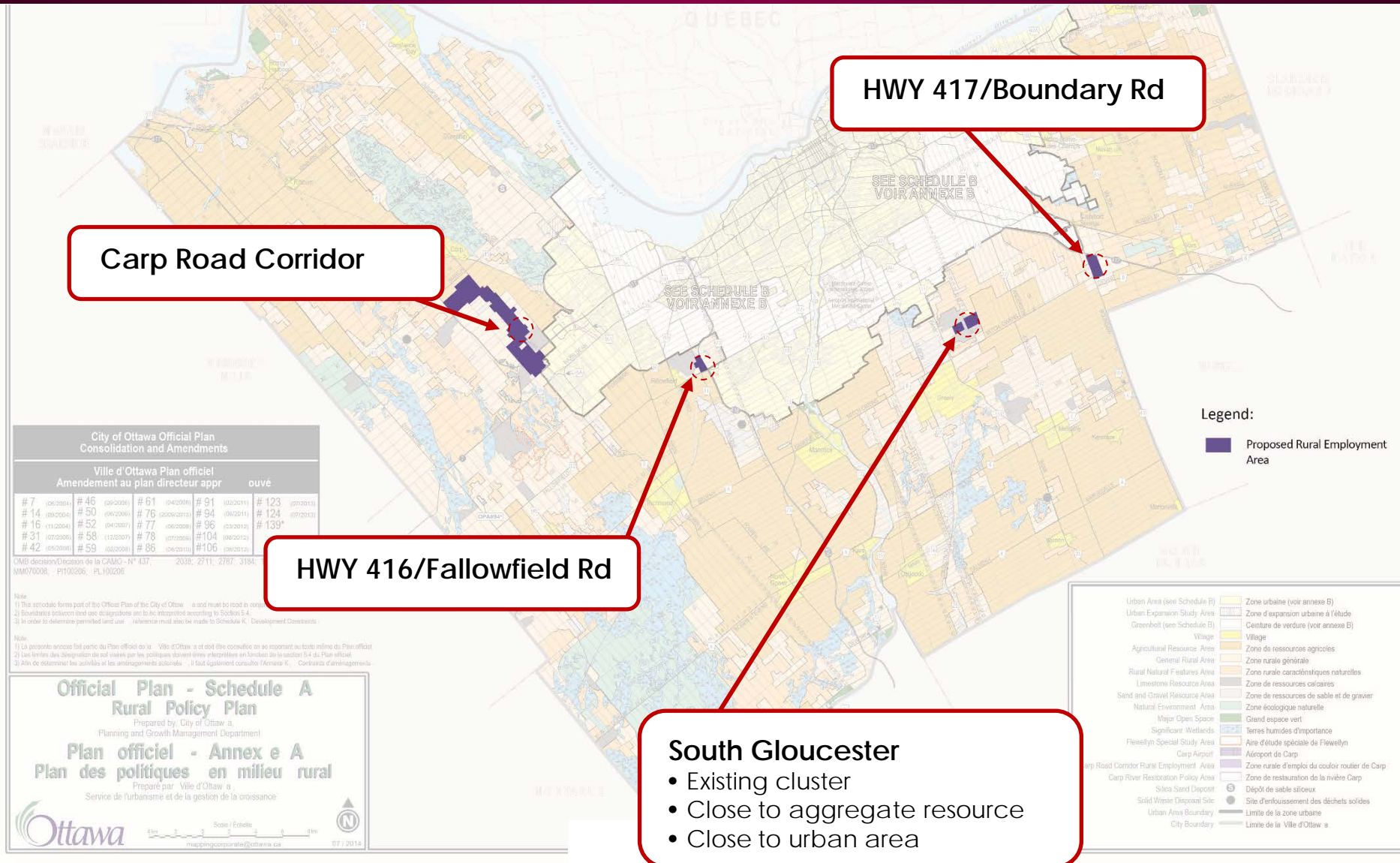


Rural Interchange Analysis

Rural Exchange Areas Study DRAFT FOR DISCUSSION



Proposed Rural Employment Areas



Rural Employment Area – Permitted Uses

A range of uses that are supportable on private services:

- Agriculture-related industrial and commercial uses
- Other light and heavy industrial uses
- Manufacturing
- Warehousing and distribution
- Truck terminals
- Environmental services
- Construction yards

Unsightly and/or noxious uses not permitted adjacent to highways.

General Rural Area – Permitted Uses

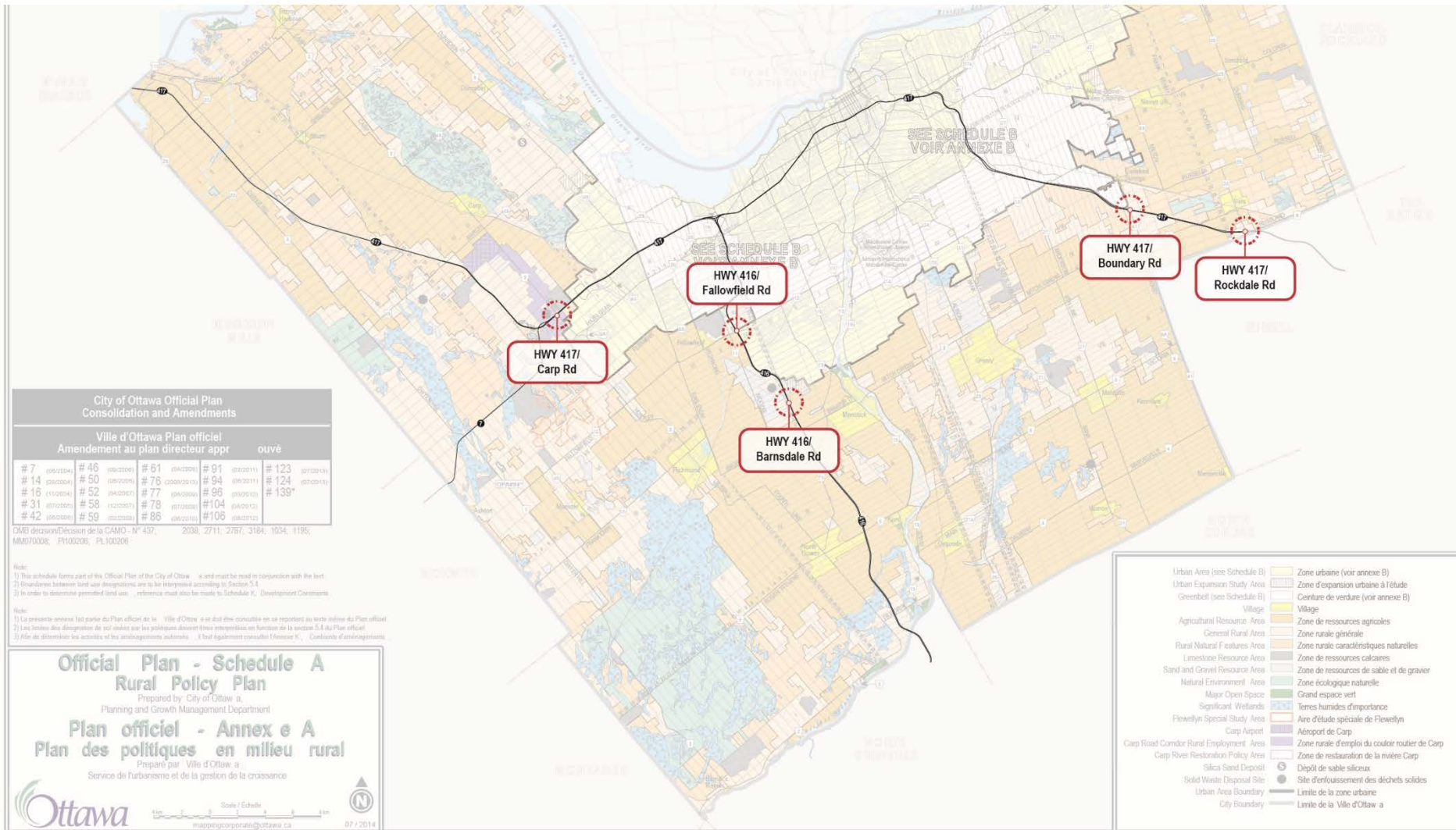
- Direct most rural commercial uses to Villages, most rural industrial uses to Rural Employment Areas and larger retail to the Urban Area.
- Continue to permit agriculture-related uses
- Continue to permit uses for travelling public and small-scale retail but lower GFA threshold

Servicing Cost Analysis

High-level analysis on the costs and technical feasibility for extending central municipal services (water and wastewater) to parts of the rural area.

- Not recommending extending services to these interchanges.
- Only estimate the capital, operating and replacement costs.
- Needs to be a unique economic development situation.
- PPS requires infrastructure to be financially viable over life cycle.
- To be financed by the development community/proponent(s).
- Will require a future comprehensive servicing study.

Servicing Cost Estimates



Economic Development

Economic diversification and employer attraction

- Tourism Sector
- Emerging Sectors
- Good supply of inventory along 416 and 417 corridors
- Airport role

Tourism Sector

Tourism is a strong foundation for Ottawa

- National Capital
- National institutions, monuments and museums
- In 2012: 10,000 tourism-related businesses with 62,000 employees

Broaden range of attractions in the city beyond capital-related

- Theme park or hotel waterpark

Moving forward:

- Identify suitable locations
- Permit as-of-right so ready when an opportunity comes

Emerging Sectors

Diversify high-tech

- Internet-based businesses have two location preferences:
 - Office market with central locations and amenities
 - Campus-like environment typically in suburbs

Potential of Clean Technology sector

- Broad sector ranges from renewables to information technology
- Locations can then range from central office locations, to urban Employment Areas to rural for land extensive projects

Potential of Autonomous Vehicle sector

- Specific application but also broad: software to R&D materials
- Location preferences in campus-style areas or conglomerations

Industrial Inventory on 416 & 417 Corridors

- Most of Ottawa's jobs are in government and office-based.
- But industrial businesses are still a necessary part of the economy.
- Some of these users have a logistics need for highway-access sites.
- Currently limited supply for users needing 400-series logistics access.
- Support 400-series accessible sites by protecting existing areas:
 - Kanata West
 - Formalize existing rural business parks on 416 & 417 through the proposed Rural Employment Area designation

Airport

- Significant amount of Employment lands close to the airport:
 - Airport lands, Riverside South, Leirtrim, South Merivale
- Airport noise contours help retain Employment lands.
- Maintain a supply for economic development objectives.
- Maintain an open dialogue with the Airport for future development.

Next Steps

1. Review comments
2. Finalize Consultants report
3. Open House information session in September
4. Table Consultants report to Planning Committee in September

Thank You

Study link:

www.ottawa.ca

- >City Hall
- >Public Consultations
- >Planning and Infrastructure
- >Official Plan: 2015 employment land review....