

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
September 13, 2016 / 13 septembre 2016**

**and Council / et au Conseil
September 28, 2016 / 28 septembre 2016**

**Submitted on August 26, 2016
Soumis le 26 août 2016**

**Submitted by
Soumis par:
John L. Moser,
General Manager / Directeur général,
Planning, Infrastructure and Economic Development Department / Services de la
planification, de l'Infrastructure et du développement économique**

**Contact Person
Personne ressource:
John Smit, Acting Manager / Gestionnaire par intérim, Policy Development and
Urban Design / Élaboration de la politique et conception urbaine, Planning,
Infrastructure and Economic Development Department / Services de la
planification, de l'Infrastructure et du développement économique
(613) 580-2424, 13866, John.Smit@ottawa.ca**

**Report Author / Auteur du rapport:
Royce Fu, Planner III / Urbaniste III, Land Use and Natural Systems / Utilisation
des Sols et systèmes naturels
(613) 580-2424, 43931, Royce.Fu@ottawa.ca**

Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2016-PIE-PGM-0146

SUBJECT: 2015 Employment Lands Review

OBJET: Examen sur les terrains destinés à l'emploi 2015

REPORT RECOMMENDATIONS

That Planning Committee recommend Council:

- 1. Receive the “Ottawa Employment Land Review Final Report” dated August 2016 by Hemson Consulting and Urban Strategies Inc., included as Document 1;**
- 2. Direct staff to prepare an Official Plan Amendment relating to Employment Lands and Employment policies based on the consultant’s report;**
- 3. Direct staff to request Hemson Consulting and Urban Strategies Inc., review and update their recommendations, if necessary, when the draft 2036 Employment Projection is available;**
- 4. Direct staff to begin an assessment of the candidate employment conversion areas identified in the consultant’s report to other uses and use 2036 Growth Projections as part of the assessment;**
- 5. Direct staff to incorporate Official Plan Amendments relating to Employment Land and Employment policies into a comprehensive Official Plan Amendment with Land Evaluation and Area Review and 2036 Growth Projections at a future Public Meeting; and**
- 6. Direct staff to bring forward a report to the Finance and Economic Development Committee that establishes a strategy and work program to construct the Vanguard Drive extension as identified as a Future Collector Road on Schedule E in Official Plan Amendment 150.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l’urbanisme recommande au Conseil :

- 1. de prendre acte du rapport de août 2016 intitulé Examen des biens-fonds d’Ottawa destinés à l’emploi (rapport définitif), rédigé par les experts-conseils Hemson Consulting Ltd. et Urban Strategies Inc., comme l’indique le document 1;**
- 2. de demander au personnel de préparer une modification au Plan officiel concernant les politiques sur les biens-fonds destinés à l’emploi et sur l’emploi, en fonction du rapport des experts-conseils;**

3. de demander au personnel de faire réviser et mettre à jour par Hemson Consulting Ltd. et Urban Strategies Inc. leurs recommandations, au besoin, une fois que les prévisions initiales en matière d'emploi pour 2036 auront été publiées;
4. de demander au personnel d'entamer l'évaluation des terrains destinés à l'emploi qui pourraient être convertis en vue d'autres utilisations selon le rapport des experts-conseils et d'utiliser, à cette fin, les prévisions en matière de croissance pour 2036;
5. de demander au personnel de regrouper les modifications au Plan officiel concernant les politiques sur les terrains destinés à l'emploi et sur l'emploi, les données du Système d'évaluation des terres et d'analyse des zones et les prévisions en matière de croissance pour 2036 en une même modification au Plan officiel et de présenter celle-ci à une assemblée publique ultérieure;
6. de demander au personnel de présenter au Comité des finances et du développement économique un rapport faisant état d'une stratégie et d'un plan de travail pour l'expansion de la promenade Vanguard, qui figure à titre de route collectrice proposée à l'annexe E de la Modification 150.

EXECUTIVE SUMMARY

At a special Council meeting on November 26, 2013 Council approved a motion to undertake an Employment Lands Review. This is a review of vacant lands designated for industrial business parks (including high-tech campuses) within the Official Plan. The consulting team of Hemson Consultants, Urban Strategies and Stantec (consultants) were retained and initiated their review in the fall of 2014.

The consultants have concluded their review and recommend the following:

- The City of Ottawa has an excess supply of vacant Employment Lands over the long-term and as such some lands can be considered for non-Employment uses within the Official Plan;
- Protect vacant employment areas with good highway access;
- Remove the Enterprise Area designation in the Official Plan;
- Clarify Employment Area permissions for ancillary and institutional uses;
- Recognize and plan the city as one community from an employment perspective;

- Reinforce existing rural business parks as the preferred location for rural industrial uses; and,
- Clarify permitted use policies within the Employment Areas and General Rural Areas.

SOMMAIRE DE GESTION

Lors de son assemblée extraordinaire du 26 novembre 2013, le Conseil a approuvé une motion visant à procéder à l'examen des biens-fonds destinés à l'emploi, lesquels sont des terrains vacants désignés dans le Plan officiel pour la construction de parcs d'affaires industriels, notamment de campus haute technologie. Les équipes de consultants retenues, Hemson, Urban Strategies et Stantec, ont entrepris leur examen à l'automne 2014. L'ayant terminé, elles ont formulé les recommandations suivantes :

- Considérer certains terrains à des fins de non-emploi dans le Plan officiel en raison de l'offre excédentaire de biens-fonds destinés à l'emploi dont la Ville d'Ottawa dispose à long terme;
- Protéger les secteurs d'emploi vacants au moyen d'un accès routier adéquat;
- Retirer la désignation Secteur d'entreprises du Plan officiel;
- Clarifier les autorisations du secteur d'emploi pour les utilisations accessoires et institutionnelles;
- Reconnaître la Ville en tant que communauté unifiée du point de vue de l'emploi et adapter les projets d'urbanisme en conséquence;
- Promouvoir les parcs d'affaires ruraux actuels en tant que lieux privilégiés pour l'industrielle rurale;
- Clarifier les politiques d'utilisation autorisées dans le secteur d'emploi et le secteur rural général.

BACKGROUND

At a special Council meeting on November 26, 2013 Council passed a series of motions that required staff to undertake an Employment Lands Review. Direction was given to review the amount and location of Employment Lands, with specific direction in relation to 400 series interchanges, specific Enterprise and Employment Area designations to be included in the review, and the negotiation of a non-refundable Memorandum of

Understanding with the Greater Ottawa Home Builders' Association and the Building Owners and Managers Association to partially fund the review.

<http://app05.ottawa.ca/sirepub/mtgviewer.aspx?meetid=6253&doctype=MINUTES>

The consulting team of Hemson Consulting, Urban Strategies Inc. and Stantec Consulting were retained to conduct the Employment Lands Review. They began their work in the fall of 2014. The project proceeded in six steps involving sponsor Councillors, industry and Federal Government representatives, and a diverse stakeholder group. A draft report was posted online in the spring of 2016 with comments reviewed and considered in the culmination of the final report.

DISCUSSION

The Ottawa Employment Land Review report takes a fresh look at the City's objectives for the location of jobs and Official Plan policies for employment and employment land, including the estimation of future employment land demand. As per the Provincial Policy Statement, 2014 (PPS) recommendations are made regarding the need for the existing employment land supply and the appropriateness of alternative land uses.

The Ottawa Employment Land Review report is divided into two main sections. Part 1 – Context and Analysis provides an overview of the economic and policy context, the employment land demand and supply analysis, followed by challenges and opportunities. Part 2 – Recommendations builds on the information in Part 1 and provides recommendations and conclusions regarding the supply of Employment Lands, candidate conversion areas, Enterprise Area designation, Employment Area permissions, planning for employment uses outside of the Greenbelt, a new Rural Employment Area designation, and services and infrastructure (see Document 1).

Appendix A shows what the proposed re-designations might look like on a revised Official Plan Schedule B (see Document 2). Appendix B is a high level analysis of water and wastewater servicing options for selected rural interchange locations. It also includes an addendum at the back regarding an additional servicing option at the Highway 417 and Rockdale Road interchange (see Document 3).

Employment Lands Definition

An "Employment area" is a defined term in the PPS and refers to those areas designated in the Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities. The Employment Lands Review is primarily a review of vacant lands

in these Employment areas, more colloquially referred to as business parks, high-tech campuses or industrial subdivisions. The terms “Employment Lands” and “Employment Areas” have the same meaning and are used interchangeably throughout the Employment Land Review.

The Official Plan contains “Employment Area” and “Enterprise Area” land use designations that are meant to protect and reserve lands for employment uses so that they can develop over time without conflict from competing land uses or be out-bid from land uses that would otherwise be associated with higher land values. However, the PPS only permits the City to designate enough Employment Lands to meet projected needs for a time horizon of up to 20 years. The City of Ottawa must ensure there are enough vacant Employment Lands for the projected job growth.

Demand and Supply

The City maintains and updates a Vacant Industrial and Business Park Lands Inventory every two years to monitor consumption and available Employment Lands. The Ottawa Employment Lands Review used the latest 2014-2015 update for its calculation of Employment Land supply. The focus of the Employment Land Review is primarily on Ottawa’s urban area as this is where most future growth will occur. As of 2015, there were 1,009 hectares of vacant urban Employment Lands within the city. The Employment Land Review also found an additional 11 hectares of vacant Employment Lands that was not captured in the 2015 inventory, bringing the total urban vacant Employment Land supply to 1,020 hectares.

The Ottawa Employment Land Review report also forecasts the demand for vacant Employment Lands from 2015 to the years 2031, 2036 and 2041. The forecasts begin in 2015 to align with the 2015 vacant inventory supply and are based on the 2031 Employment projection in Figure 2.2 of the Official Plan. The forecasts provide a range that stems from low and high densities scenarios; lower future job densities will require more vacant land to accommodate the employment growth projection while higher future job densities will require less vacant land.

Table 1: Employment Land Supply and Demand

2015 to	Current Supply (HA)	Land Need (HA)	Surplus (HA)
2031	1,020	614 to 685	335 to 406
2036	1,020	712 to 801	219 to 308
2041	1,020	810 to 913	103 to 310

Table 1 shows that the Ottawa Employment Land Review concluded that there is more than enough vacant urban Employment Land supply to 2041.

Geographically, about half of the Employment Lands are located inside the Greenbelt but most are near built-out with only about 7 per cent vacancy. Strong demand for employment lands inside the Greenbelt, particularly in proximity to Highway 417 is expected over the long-term. However the low supply of vacant lands inside the Greenbelt is expected to only meet a small portion of the long-term demand.

With the bulk of the vacant Employment Land supply outside the Greenbelt, demand will shift to these locations over the long-term. More than 70 per cent of the vacant supply outside the Greenbelt is located in the south and east.

Highway access is important for industrial areas and office parks as they provide goods movement by truck and provide a larger employment pool to draw across the region. Hence Employment Lands in Kanata and adjacent to Highway 416 will be the most attractive and should be protected. Employment Lands in Riverside South, Albion-Leitrim and South Orléans on Innes Road will continue to be less attractive without goods movement or highway access. The Report concludes that there is an excess supply over the long-term and that it is not vital to protect all of this supply in the South and East areas for Employment uses. In these areas there may be opportunities to investigate alternative non-employment uses to achieve other planning objectives.

Candidate Conversion Areas

Under the PPS Employment Areas can be converted to non-employment uses through a comprehensive review, only where:

1. it has been demonstrated that the land is not required for employment purposes over the long term; and
2. that there is a need for the conversion.

The Employment Land Review report recommends the following Employment Areas be considered for conversion to a non-employment use at the next comprehensive review (see Document 4):

1. 416 Business Park / Citigate (Highway 416 and Strandherd Drive): 17.6 hectares on the southwest and southeast corners of Strandherd Drive and Borrisokane Road (formerly Cedarview Road);

2. Riverside South Business Park: 48.7 hectares east of Limebank Road and north of Earl Armstrong Road;
3. Albion-Leitrim Industrial Area: up to 26.4 hectares southeast of Leitrim Road and Fenton Road; and
4. South Orléans Industrial Park: 71.8 hectares south of Innes Road between a line due south of Belcourt Boulevard and Pagé Road.

These candidate conversion areas collectively add up to approximately 165 hectares, are not required over the long-term and meet the first test of the PPS with regards to Employment Land conversion.

The second test of the need for the conversion can be both a quantitative exercise based on the City's land budget and the associated quantum of land need for land uses, and also a range of more qualitative rationales for need which also represent good planning. Official Plan Amendment 150 (OPA 150) in Section 2.2.2 Policy 31 expands on the PPS test for Employment Land conversion and the Employment Land Review report provides an assessment of each candidate conversion area against this criteria. It would be prudent to also apply the results of the 2036 projections and the land budget for the purposes of the conversion analysis as staff are also compiling projections to 2036 as recommended by the Ontario Municipal Board (OMB) in its February 23, 2016 pre-hearing decision on OPA 150.

Re-designate Enterprise Areas

Enterprise Areas were intended as areas of high-density employment that may accommodate the integration of housing without detracting from the Employment Area objectives for the community. They were intended to be easily accessible to the surrounding community so that the residential uses could be well integrated, both within the Enterprise Area itself and with the adjoining residential area as well as amenities and services. As such Enterprise Areas permitted residential uses as long as 50 per cent of the lands would be reserved for employment uses. Unfortunately, the objective of residential integration was not achieved and some business parks became divided into two halves, one for employment and one for residential uses. For other Enterprise Areas there is confusion on how to determine the amount of land devoted to employment and residential uses.

The Employment Land Review report recommends deleting and replacing the Enterprise Area designation with land uses that establish where the boundaries for

employment and other uses are most appropriate, or with site specific policies that explain where the residential uses would be permitted. This would eliminate the existing confusion on employment and residential land uses and ensure the lands most suitable for Employment uses are protected. Existing land uses are proposed to correspond to the most appropriate designation, such as Employment Area or General Urban Area. As the Enterprise Area currently permits residential uses on up to 50 per cent of an Enterprise Area these re-designations are not considered Employment Land conversions. The following Enterprise Areas are proposed to be re-designated (see Document 5):

Kanata West: Employment Area, General Urban Area, Mixed-Use Centre

Kanata North: Employment Area, Employment Area with site specific policies

Kanata South: Employment Area, General Urban Area

Bells Corners: Employment Area, Employment Area with site specific policies

South Orléans: General Urban Area

Ottawa River (part of 8600 Jeanne d'Arc Boulevard North): Employment Area with site specific policies

The proposed Employment Areas with site specific policies in Kanata North, Bells Corner and Ottawa River reflect the existing Enterprise Area residential permissions in the Official Plan as amended by OPAs 150 and 168.

Clarify Employment Area Permissions

Input from the public consultation requested clarity on ancillary permissions as there are varying interpretations on what is and what is not permitted as an ancillary use within Employment Areas. Restaurants were the most common cited example of a use that serves the employees within a business park rather than having to leave the business park to find a meal. To provide clarity regarding the appropriate scale of ancillary uses in Employment Areas, the Employment Land Review report recommends permitting up to 750 square metres of gross floor area for individual commercial establishments.

Other input also requested clarification regarding the generic institutional use permission within OPA 150, Section 3.6.5, Policy 2a. Given the Employment Area objectives it was not clear whether the institutional use permission was intended to include all institutional uses, or only those that met the objectives of the Employment Area designation. The Employment Land Review report recommends wording that

those institutional uses, such as universities, colleges and vocational/training schools, that complement and are compatible with industrial and other Employment uses be permitted, but that sensitive institutional uses such as community centres, daycares and places of worship be permitted only where they will not create issues of compatibility with existing or potential Employment uses, subject to a site-specific zoning amendment.

One City Perspective

When planning for communities outside of the Greenbelt, the Official Plan currently prescribes a specified ratio of 1.3 jobs per household in the amount of land designated for employment and residential development (Section 2.2.2, Policy 25 in OPA 150). The Employment Land Review report concludes that just as the city's major infrastructure is planned holistically, its major employment nodes also need to be considered through a "one-city" lens. Each community should continue to be designed as complete as possible, but that employment areas be located strategically on a city wide basis.

With the exception of Kanata the current requirement for 1.3 jobs per household has not resulted in a balancing of jobs and housing in the suburban communities. However, residential growth is projected to outpace employment growth, even in Kanata, resulting in a lapse of the 1.3 ratio target. Moreover, the 1.3 ratio has required employment land use designations in communities that are in less attractive business locations resulting in long-term vacancies and the tying up of Employment Land supply that could be better reallocated elsewhere.

The Employment Land Review report recommends that the 1.3 jobs per household requirement (Policy 25 in Section 2.2.2) be amended so that the amount and location of employment land to be maintained in each community shall be determined at the time of the comprehensive review of the Official Plan. A range of employment opportunities should still be planned for, but not necessarily tied to a specified ratio of 1.3 jobs per household.

Rural Employment Areas

The Official Plan provides limited direction with respect to rural Employment uses and effectively managing the growth of industry. Rural Employment uses can locate within the Carp Road Corridor Rural Employment Area, the industrial zones within the Villages of Richmond, North Gower, and Greely, or the General Rural Area subject to a Zoning By-law amendment. Limited recognition of the potential of some highway interchanges

and a conditional permission in the General Rural Area does not provide clarity on as to which uses are appropriate and where.

Rural interchanges provide access and highway visibility and are attractive locations for certain traditional industrial and commercial uses catering to rural industries. They also attract businesses catering to the traveling public, unique recreational or entertainment uses with unusual site requirements, and for uses that require interchange access but also may not be compatible within an urban setting due to operational impacts.

However, not all of Ottawa's rural interchanges are appropriate for employment uses. The following criteria were used to assess those locations most conducive to accommodating and attracting growth:

1. Lands not constrained by Agricultural Resource Area or significant environmental features;
2. Reinforcing an established cluster of employment uses; and
3. Proximity to the urban area for transport purposes within the urban area such as construction equipment or logistics distribution.

The Employment Land Review report concludes that the rural interchanges that meet the above criteria, are most appropriate for rural Employment uses, and have the greatest economic development potential are:

1. Highway 417 and Carp Road;
2. Highway 417 and Boundary Road;
3. Highway 417 and Fallowfield Road.

In addition to these interchanges, the South Gloucester Industrial Area southeast of Bank Street/Highway 31 and Rideau Road is a significant rural employment cluster with over 1,700 jobs in 2012, second only to the Carp Road Corridor Rural Employment Area for the number of jobs within a rural business park. With vacant parcels of varying sizes on the east side of Hawthorne Road this industrial area also has good economic development potential to reinforce this existing employment cluster.

To support a coherent city-wide development pattern the Employment Land Review report recommends that rural industrial and commercial uses be focussed in Villages and business parks with the greatest economic potential. A new Rural Employment Area designation is proposed for the existing business parks at (see Document 6):

1. Highway 417 and Carp Road;
2. Highway 417 and Boundary Road;
3. Highway 417 and Fallowfield Road; and
4. South Gloucester Industrial Area at Bank Street and Rideau Road.

The new Rural Employment Areas would permit:

- Industrial and commercial uses, such as farm equipment and supply centres, machine and truck repair shops, building products yards, landscape contractors, and nurseries;
- Noxious industrial uses, such as salvage or recycling yards, composting or transfer facilities, concrete plants, the treatment of aggregate products, and abattoirs;
- Gas stations;
- Manufacturing;
- Warehousing and distribution;
- Truck terminals;
- Environmental services; and
- Construction yards.

As the new designation will be applied to existing rural business parks that are currently within the City's Vacant Industrial and Business Park Lands Inventory, the recommendation will not add new rural Employment Land inventory. The new designation is a means to formalize and help focus future growth through a policy context.

To complement the strategy of focussing rural Employment growth within Villages and Rural Employment Areas, the Employment Land Review report further recommends amending the General Rural Area to be less extensive with regards to Employment uses in OPA 150 Section 3.7.2 Policy 5. A Zoning By-law amendment would still be required for Employment uses, but "new industrial and commercial uses" in Policy 5a would be replaced with "agriculture-related industrial and commercial uses" and "noxious uses" in 5b are proposed to be removed. Small-scale retail uses are also

recommended to be redefined from 1,000 to 300 square metres of gross leasable area to better reflect the objective of meeting the needs of the travelling public rather than a destination.

Rural Servicing

Council directed that this study also look at how the rural interchanges with the greatest potential for economic development might receive water and wastewater servicing. The PPS states that full municipal services are the preferred form of services in settlement areas and requires services to be feasible and financially viable. Partial services are generally not permitted. OPA 150 Section 2.3.2 Policy 5 sets out scenarios of where a new Public Service Area in the rural area would be appropriate:

- a) To support growth in Villages based on a boundary change or intensification of use and the recommendations contained in a Village community design plan;
- b) To remedy a public health or environmental problem in a privately serviced area; and
- c) To support economic development in unique situations in the rural area, such as the Carp Airport.

Further, in each of the above circumstances municipal services may only be provided where:

- i. The community design planning process has included a comprehensive servicing study which uses standardized criteria including costs and benefits to evaluate a range of servicing options and innovative technologies to deliver public water and/or wastewater services;
- ii. The community design plan establishes a definition of a Public Service Area boundary and the terms of provision of service;
- iii. The mechanisms for financing capital costs, operating costs and infrastructure replacement reserve costs are established to the satisfaction of City Council.

A high level servicing analysis was conducted for the business parks at Highway 417 and Carp Road, Highway 417 and Boundary Road, and Highway 416 and Fallowfield Road so that in the event that a unique economic development opportunity were to arise, staff could better assess the cost-benefit of supporting the development. The area at Highway 416 and Barnsdale Road was also included as it is identified as a future interchange in OPA 150 Schedule G. The business park at Highway 417 and Rockdale

Road was included due to the potential for the extension of water and wastewater services from the Township of Russell and their plans to service a business park on the other side of the Ottawa/Russell border. The analysis is a high level estimate and notes further work including a detailed feasibility study at each location would be required to assess the viability of the servicing methods and further refine the cost estimate. The analysis examined servicing options including private services and is further detailed in Appendix B (Document 3). Table 2 summarizes the lowest cost options for municipal servicing at each interchange:

Table 2: Summary of Servicing Costs

Business Park	Water (\$ million)	Wastewater (\$ million)	Total (\$ million)
417 and Carp Road	21.5	31.1	52.6
417 and Boundary Road	24.2	67.9	92.1
417 and Rockdale Road*	8.3	10.9	19.2
416 and Fallowfield Road	1.8	5.5	7.3
416 and Barnsdale	7.9	1.6	9.5

* assumes connection via the Township of Russell

The Employment Land Review report does not recommend extending services to any of these locations in the hopes that a unique economic development opportunity will present itself. Rather the opportunity should be known upfront to evaluate a tangible cost-benefit analysis. This servicing estimate does provide an approximate cost that a business could use to evaluate whether next steps such as a feasibility analysis are warranted.

Vanguard Drive Extension

Vanguard Drive provides access to the South Orléans Industrial Park from Tenth Line Road and connects with Lanthier Drive to access Innes Road. OPA 150, Schedule G identifies the extension of Vanguard Drive from its current terminus at Lanthier Drive to Mer Bleue Road as a Proposed Collector Road.

The South Orléans Industrial Area is a candidate conversion area and the Employment Land Review report recommends that about 40 per cent of the business park be retained as Employment Area. However road frontage remains an issue for several of

the parcels between Mer Bleue Road and Tenth Line Road. The extension of Vanguard Road to Mer Bleue Road would provide road frontage and direct road access to these parcels and is critical to ensure the viability of the remaining Employment Lands. The proposed extension is a strategic piece of infrastructure for the economic development of this business park and could be constructed by the City to initiate development. Staff will continue to investigate and develop a strategy to build this road and will bring forward a work program and recommendation to the Finance and Economic Development Committee in the near future.

Relationship to OPA 150, Land Evaluation and Area Review and 2036 Projections

On February 23, 2016 the OMB issued its pre-hearing decision on the motions made by the appellants to repeal OPAs 140, 141 and 150 in their entirety. The OPAs were not repealed, but the OMB requested that the Land Evaluation and Area Review (LEAR) and the Employment Lands Review be completed before proceeding to detailed appeals. The decision also suggested that the City should reconsider 2036 as the Planning Horizon of the Official Plan.

At the June 28, 2016 Planning Committee a staff memorandum outlined the work program where the LEAR, Employment Lands Review and the 2036 projections were recommended to be implemented through a joint OPA under Section 26 of the *Planning Act* as part of a comprehensive review.

The Employment Land Review report by the consultants is the first step in the completion of the Employment Lands Review component of this joint OPA. Should Council endorse the Employment Land Review report and provide staff direction to prepare the necessary OPA flowing from the report recommendations, the second step would be to incorporate the necessary amendments relating to Employment Lands and Employment policies into a joint OPA with LEAR and the 2036 projection amendments. The proposed Employment amendments as recommended by the consultants are itemized in Document 7. They will inform staff's amendments to Planning Committee as part of the joint OPA.

The joint OPA will be subject to a 28-day technical and public circulation before the Public Meeting as required under the *Planning Act*. The Public Meeting is anticipated to be held in Q4 2016. After Council adoption (expected by the end of Q4 2016 or early in 2017) the joint amendment will be forwarded for approval to the Minister of Municipal Affairs and Housing. The Minister's approval could take a number of months.

Provincial Policy Statement

Staff have reviewed the recommendations and have determined that a review vis-a-vis the proposed 2036 Growth projections are necessary to be consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

The Employment Land Review report recommends focussing rural Employment growth towards business parks within Villages and a new Rural Employment Area designation at existing business parks at Highway 417 and Carp Road, Highway 417 and Boundary Road, Highway 416 and Fallowfield Road, and Bank Street and Rideau Road. To complement this focus the report also recommends that certain employment use permissions within the General Rural Area designation be rescinded along with reduced floor areas for retail uses outside of Villages. A high-level servicing analysis was conducted to provide cost estimates to extend municipal water and wastewater services to business parks at selected rural interchanges. These estimates provide upfront information on servicing costs should a unique business opportunity consider one of these locations. It would help determine whether further investigation and investment is warranted.

CONSULTATION

The Employment Lands Review involved Sponsor Councillors, staff across departments, industry representatives, Federal Government representatives, the real estate industry, special interest groups and members of the public.

The project Sponsors Group included the following:

- Chair, Planning Committee
- Vice-Chair, Planning Committee
- Chair, Agricultural and Rural Affairs Committee
- Chair, Rural Review Steering Committee
- Chair, Transportation Committee

The Working Group advised on the scope of work, commented on proposals and recommendations, and provided opinions, advice and concerns on behalf of the organizations that they represent. Members from the Working Group included:

- Two representatives from the Greater Home Builders' Association
- Two representatives from the Building Owners and Managers Association
- Representative from the Ottawa Macdonald-Cartier International Airport
- Representative from Public Works and Government Services Canada
- Representative from the National Capital Commission

A larger stakeholder list with over 100 contacts was also maintained to engage a larger but focussed community that included real estate professionals, landowners, special interest groups and members of the public.

The following events were held as part of the consultation process:

- October 6 2014: tour of selected business parks with the Working Group
- November 12 2014: selected stakeholder interviews
- January 15-16 2015: selected stakeholder interviews
- April 30 2015: stakeholder workshop
- January 20 2016: stakeholder meeting
- May 2 2016: draft report posted online; comments requested

An Open House will also be scheduled as the project moves to the preparation of an Official Plan Amendment. A statutory public meeting will be held in Q4 2016.

LEGAL IMPLICATIONS

This report outlines the process that will be followed with respect to the incorporation of the Employment Land Review into the Official Plan Amendment to be placed before Council.

Following adoption of an amendment and submission to the Ministry of Municipal Affairs and Housing and the Minister's decision with respect to the amendment, there will be the opportunity for appeals by those who have made submissions with respect to the amendment. As stated in the report, it is anticipated that the appeals to this amendment will be consolidated with those to Official Plan Amendment No. 150, 140 and 141.

RISK MANAGEMENT IMPLICATIONS

The Employment Land Review report will form the basis for amendments to the Official Plan relating to Employment designations and policies. These amendments will be subject to appeal to the Ontario Municipal Board. Any appeals are anticipated to be combined with outstanding appeals on OPA 150.

FINANCIAL IMPLICATIONS

Recommendations 1, 2, 4 and 5 – The works will be completed by staff, within existing resources.

Recommendation 3 – The additional consulting work will be funded from within the existing Employment Land Review budget.

Recommendation 6 – The future Vanguard Drive extension strategy and work program report to Finance and Economic Development Committee will address the associated financial implications.

ACCESSIBILITY IMPACTS

The report recommendations do not impact people with disabilities and/or seniors in terms of reducing, removing or preventing barriers.

The consultant's draft report posted on May 2 2016 was provided in an accessible format. Should Council endorse the recommendations further communication will be provided in accordance with the City's Accessibility Policy.

TERM OF COUNCIL PRIORITIES

This project addresses the Term of Council Priority of Economic Prosperity; specifically, EP2: Support growth of local economy.

SUPPORTING DOCUMENTATION

Document 1 Ottawa Employment Land Review Final Report

Document 2 Appendix A – Proposed Official Plan re-designations

Document 3 Appendix B – Water and Wastewater Servicing Options and Potential Costs for Selected Highway Interchange Areas – City of Ottawa

Document 4 Candidate Employment Conversion Areas

Document 5 Proposed Enterprise Area re-designations

Document 6 Proposed Rural Employment Area locations

Document 7 Summary of Recommended Official Plan Amendments

DISPOSITION

Should Council approve the recommendations:

- Planning, Infrastructure and Economic Development will prepare the necessary amendments to the Official Plan; and
- Planning, Infrastructure and Economic Development in conjunction with the Real Estate Partnership and Development Office will develop a strategy regarding the Vanguard Drive extension and bring forward a report to the Finance and Economic Development Committee.