

UTILITIES KINGSTON

CITY OF KINGSTON WATER AND WASTEWATER MASTER PLAN

GROWTH SCENARIO REPORT

JANUARY 30, 2017



CITY OF KINGSTON WATER AND WASTEWATER MASTER PLAN GROWTH SCENARIO REPORT

Utilities Kingston

Final Report

Project n° : 151-02944-00
Date : January 30, 2017

—
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January 30, 2017

Mr. Mike Fischer
Utilities Kingston
85 Lappan's Lane
Kingston, ON, K7L 4X7

Subject: City of Kingston Water and Wastewater Master Plan

Dear Mr. Fischer:

We are pleased to provide the Growth Scenario Report for the City of Kingston service areas. The purpose of this report is to summarize the approach used to project expected growth within the City of Kingston.

We would be happy to discuss this report with you at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'Matt Morkem', is written over a light blue horizontal line.

Matt Morkem, P.Eng.
Manager, Infrastructure, Kingston

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REVISION HISTORY

VERSION	DATE	DESCRIPTION
1	OCTOBER 2015	Draft Report
2	AUGUST 2016	Draft Report
3	JANUARY 2017	Final Report

SIGNATURES

PREPARED BY



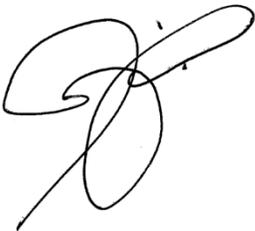
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1 INTRODUCTION

Utilities Kingston retained WSP to undertake a Water and Wastewater Master Plan. The objective of the plan is to develop a sustainable and cost effective strategy to service existing and future development in the City of Kingston. The Master Plan project will develop and update the servicing strategies for water and wastewater infrastructure in the City for the next 20 years. The Master Servicing Plan is being conducted in accordance with the requirements set out in the Municipal Class Environmental Assessment document (June 2000 as amended 2007 and in 2011).

This technical memorandum documents the approach that was taken to project the anticipated growth in the City of Kingston for the various analysis scenarios. Residential, Commercial, Industrial and Institutional growth is described along with assumptions and any interpretation or modification to the data contained in the referenced background reports.

2 GROWTH SCENARIOS

Based on discussion with Utilities Kingston, the City of Kingston Planning Department, and review of previous Master Plans and available reports, one (1) existing condition scenario and five (5) growth scenarios were developed for the Master Planning process. These scenarios include:

SCENARIO	DESCRIPTION
Calibration	Existing Conditions
2021	Based on Committed and Pending Development Applications
2026	Based on remaining Committed and Pending Development Applications ("Committed Conditions")
2036	Based on Future Known Potential Developments
Full Build-Out	Based on Undeveloped and Under-Developed Land as of 2036 with their anticipated development density (based on Official Plan)
Ultimate	Full Build-Out plus specific urban boundary extensions

Development targets for the above time steps were based on provided reports (discussed in subsequent sections) detailing population projections, commercial inventory, industrial land demand and institutional growth projections. Development allocation also assumes the urban boundary remains unchanged until the ultimate scenario. The City has frozen the existing urban boundary and there is no immediate desire to expand it.

The primary purpose of the 2021-2036 scenarios is to help evaluate the impacts on infrastructure and plan anticipated future upgrades, the full build out and ultimate scenarios serve to provide a check and balance for the recommended upgrades in the 2021-2036 scenarios. For example if a pipe is recommended to be upgraded to a certain size in one time step and the size required for the same pipe in the full buildout is only incrementally larger, the cost for the two options can be evaluated. Given the relatively long life span of linear infrastructure and added flexibility for future development the additional cost for a larger pipe may be justified.

The full buildout and ultimate scenarios are not based on a specific development year but instead on development milestones. As the ultimate scenario is looking at only certain ‘what if’ scenarios commercial, industrial and institutional growth is not projected.

3 RESIDENTIAL

3.1 POPULATION ESTIMATES

Estimating the number of residential units required for each growth scenario was completed using the **City of Kingston And Kingston CMA Population, Housing and Employment Projections (Updated October 2013)** - prepared by Meridian Planning and C4SE “CMA Report”. This report detailed population, housing and employment projections for the Kingston Census Metropolitan Area (CMA). The report analysed previous population, migration and employment trends to complete a population and demographic analysis which extended from 2011 to 2041. Three scenarios were developed to evaluate and review impacts on the CMA; High Case, Base Case and Low Case. Each of the scenarios used varying assumptions based on economic and environmental factors to estimate the impact to the CMA. Results included projections for population, housing and employment trends among other demographic statistics.

The CMA report recommended using the Base Case for further analysis that rely on the population projections included in the report, however they assign the highest probability to the High Case population projection. Federal job growth was the primary difference between the assumptions made for the Base Case and the High Case projections. The Base Case assumed the number of federal jobs in Kingston would remain unchanged and the High Case assumed Kingston would maintain its current 1% share of all federal jobs. The federal government currently has a significant personnel and infrastructure investment in Kingston. It is suspected that given the existing investment in the area it is more likely that the federal government will grow its presence in line with national growth rather than hold it steady, however this cannot be guaranteed.

In review of the CMA report and through discussions with Utilities Kingston the High Case projection was used for the analysis related to the Water and Wastewater Masterplan for the following reasons:

- The CMA report assigned a higher probability to the High Case projection, with reasonable justification.
- The High Case represents a marginal population increase from the Base Case Scenario over the analysis period, with increases ranging from 1% to 6% between 2021 and 2036.
- Using the High Case provides flexibility for intensification and development within the City.

The CMA Report evaluated the entire census metropolitan area (CMA) and was also further broken down into several smaller areas. The analysis for the Master Plan used data exclusively for the area constrained by the City Boundary. It should be noted that the existing Urban Boundary does not service the entire area within the City Boundary. The CMA report indicates that *“between 2000 and 2012, 4.0 percent of the total number of dwellings built in the City occurred in its rural area. It is not anticipated that development occurring in the rural area will exceed 4.0 percent of future development.”* For the purpose of estimating residential development and to be consistent with the assumption regarding population provided in the CMA report, it is assumed that this ratio will remain unchanged during the analysis period. The number of new development units required in Kingston were discounted by 4% in each time step to represent the number of units being developed in rural areas of the City. Figure 3-1 below illustrates the Urban Boundary and the City of Kingston CMA boundary.

Table 3-1 below outlines the projected population along with the required number of residential units both rural and urban. The CMA Report noted that the population density per unit is expected to vary over the analysis period. This has been considered in the calculations for the required number of units by factoring in the total available housing units in the previous time step with the revised population per unit.

Table 3-1 Required Number of Residential Units

REQUIRED NUMBER OF RESIDENTIAL UNITS	2015	2021	2026	2036
Population	126,645	137,220	145,690	156,640
Population per Unit	2.36	2.33	2.33	2.31
Existing Units (from previous time step)	53,759	53,759	58,893	62,528
Total # of Required Units (Population/ Pop. per Unit)	0	58,893	62,528	67,810
Required # of New Units (Existing - Total Req.)	0	5,133	3,635	5,282
Required # of New Units Rural (4% of New Units)	0	205	145	211
Required # of New Units Urban (96% of New Units)	0	4,928	3,490	5,070

3.2 ALLOCATION OF RESIDENTIAL DEVELOPMENT

Residential development was allocated to an analysis year based on demand generated by population growth. Submitted development applications, both committed and pending were given priority followed by anticipated development. Development applications were provided by the City of Kingston planning department, these applications included the total number of residential units and the development location. Anticipated development is comprised of publicly known developments that are in the news, before council, or part of reports commissioned by the City. Development applications that were provided by the planning department have sufficient residential units identified to satisfy the forecasted residential demand in 2021 and 2026, anticipated development is used to fulfill the 2036 demand.

3.2.1 DEVELOPMENT APPLICATIONS

Development applications were used to spatially distribute residential growth. Some of the applications represent large subdivisions that are partially constructed, these applications were revised to represent only the remaining unbuilt units at the time of the analysis. Depending on the stage of the development application it was categorized as either 'Closed', 'Committed' or 'Pending'. 'Closed' applications were omitted as these developments are currently complete and are included in the existing condition scenario. The remaining applications were used to distribute the development over the analysis periods. It was assumed that residential units will be developed to satisfy demand based on the following priority:

1. Application Status Committed,
2. Application Status Pending.

The Cataraqui West Secondary Plan was not assumed to follow the above priority. Given the size and nature of this application it is assumed that it will take time before all the remaining applications and permits are approved. Approximately half of the remaining units were deferred from 2021 to 2026.

Based on the assumptions above there were adequate units identified in development applications to satisfy growth up to 2026 with 81 surplus units. The surplus units are included in the 2026 scenario as it provides a growth scenario where all the existing development applications (prior to Jan 1, 2015) are being serviced (i.e. committed). The increase of 60 units is expected to have negligible impact to the 2026 scenario. The tables below outline the development applications and which analysis year they have been assigned.

Table 3-2 Development Application Status: Committed

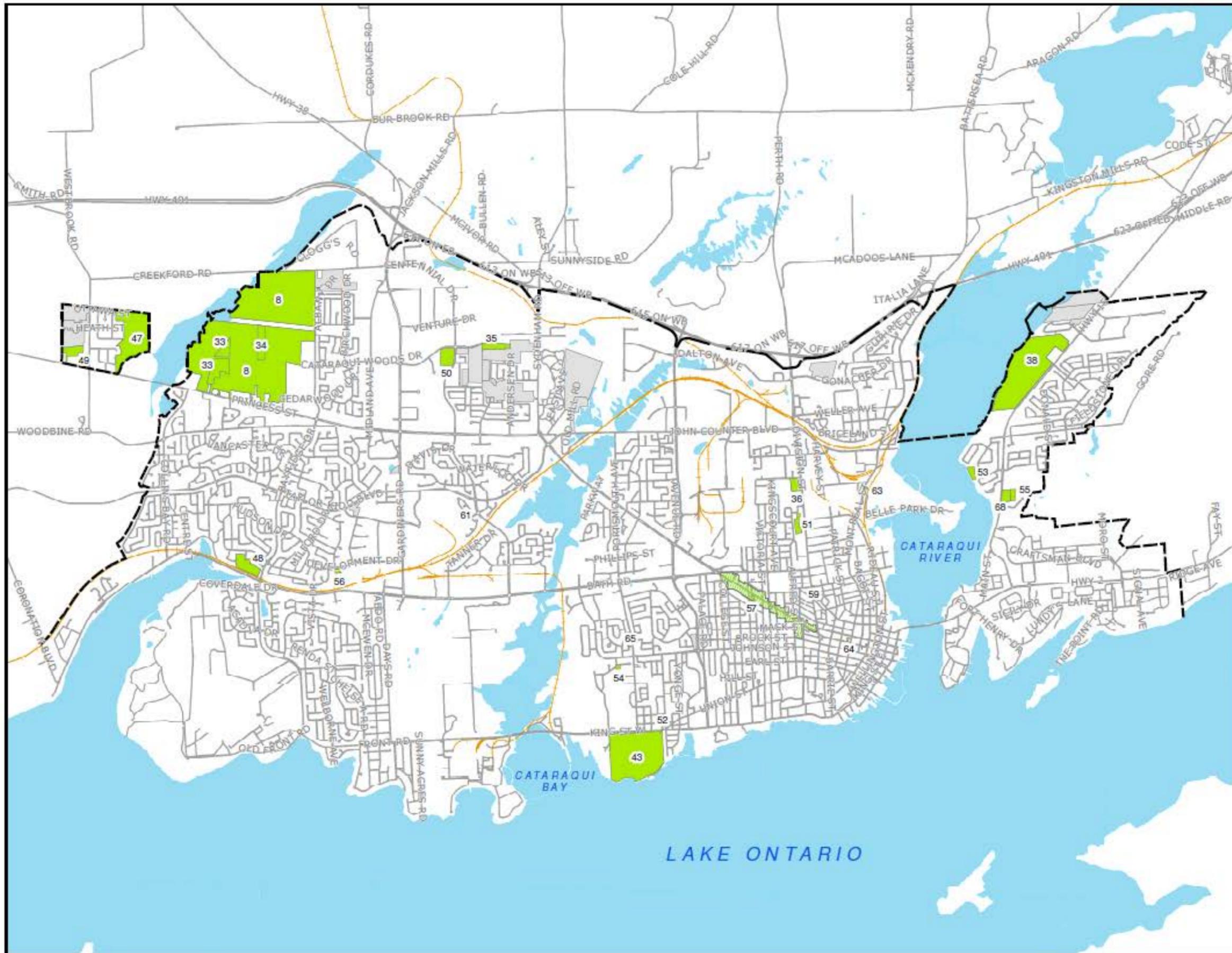
DEVELOPMENT APPLICATION		DEVELOPMENT YEAR	
MAP ID			
1	Midland Park Phase 4, Stage 2-4	68	
	Westbrook Meadows, Phase 1	172	
	Lydenwood Phase 3	10	
	Lyndenwood Phase 5	183	
	Kings Landing Phase 4	52	
	Lydenwood Phase 4, Stage 5	46	
	Cataraqui Mills	45	
	Cataraqui West Master Plan	871	
	Woodhaven Tamarack Phase 1	129	
	Greenwood Park West	87	
	Westbrook Meadows, Phase 3	58	
	311 Conacher Dr	258	
	WoodHaven West Phase 1	119	
	1380 Crossfield Ave	35	
	1 Potter St	141	
	Westbrook Meadows, Phase 2	22	
	Baxter Farm North	46	
	Purdy's Mill	705	
	1201 Woodhaven Dr	117	
	Midland Park Phase 4, Stage 1	26	
	Rivers Edge- Phase 2	30	
	51 Holden St	200	
	74 Gore St	1	
	2939 Creekford Rd	68	
	271-275 Alfred St	1	
	770 Progress Ave	5	
		3,495	

Table 3-3 Development Application Status: Pending

DEVELOPMENT APPLICATION		NUMBER OF UNITS	DEVELOPMENT YEAR	
MAP ID	ADDRESS		2021	2026
27	845 Gardiners Rd	167	167	0
28	493-497 Princess St & 19-23 Chatham St & 2, 10 Creighton St	190	190	0
29	480, 460-468 Princess St & 327 University Ave	222	222	0
30	128-136 Ontario St	5	5	0
31	180, 182 Bagot Street & 111 William St	1	1	0
32	495-513 Frontenac St	71	71	0
33	Woodhaven West, Phase 2	121	0	121
34	Woodhaven Phase 2 And 3	122	37	85
35	2700 Delmar St	44	22	22
36	780 Division St	62	34	28

DEVELOPMENT APPLICATION			DEVELOPMENT YEAR	
MAP ID	ADDRESS	NUMBER OF UNITS	2021	2026
37	471 Cataraqui Woods Dr	94	94	0
38	1138-1200 Hwy 15	352	167	185
39	155-159 Princess St	6	6	0
40	73-79 Brock St	5	5	0
41	247 Portsmouth Ave	17	17	0
42	637-655 Johnson St	28	28	0
43	752 King St West	549	0	549
44	740 Augusta Dr	41	41	0
45	394-396 Princess St	20	20	0
46	630 Princess St	29	29	0
47	1350-1370 Woodfield Cres	408	135	273
48	655 Graceland Ave	53	21	32
49	3566 Princess St	66	0	66
50	1163 Centennial Dr	563	0	563
51	70 Barbara Ave	49	0	49
52	705 King St West	4	0	4
53	48a Point St Mark Dr	95	0	95
54	50 Newcourt Place	99	0	99
55	725 Highway 15	240	0	240
56	809 & 829 Development Dr	128	0	128
57	720 Princess St	64	0	64
58	217-219 University Ave & 330 William St	6	6	0
59	371 Division St	8	0	8
60	36-40 Cliff Cr	29	29	0
61	2192-2196 Swanfield St	2	0	2
62	662 King St W	3	0	3
63	771 Montreal Street	6	0	6
64	259-265 Princess St	8	0	8
65	41 Mackenzie Cr	1	0	1
66	165-171 Wellington St	26	26	0
67	174 Princess St	2	2	0
68	735-745 Highway 15	58	58	58
		Total:	1,433	2,689

Figure 3-2 and Figure 3-3 respectively map the location of the development for the two analysis scenarios outlined above.



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Legend

- URBAN BOUNDARY
- RESIDENTIAL 2021
- RESIDENTIAL 2026

Data Source: Ontario Base Mapping, Ministry of Natural Resources & August 2013, Water and Waste Water Systems, Utilities Kingston, April 2015, City of Kingston.

Scale:
 0 325 650 1,300 meters
 1:50,000

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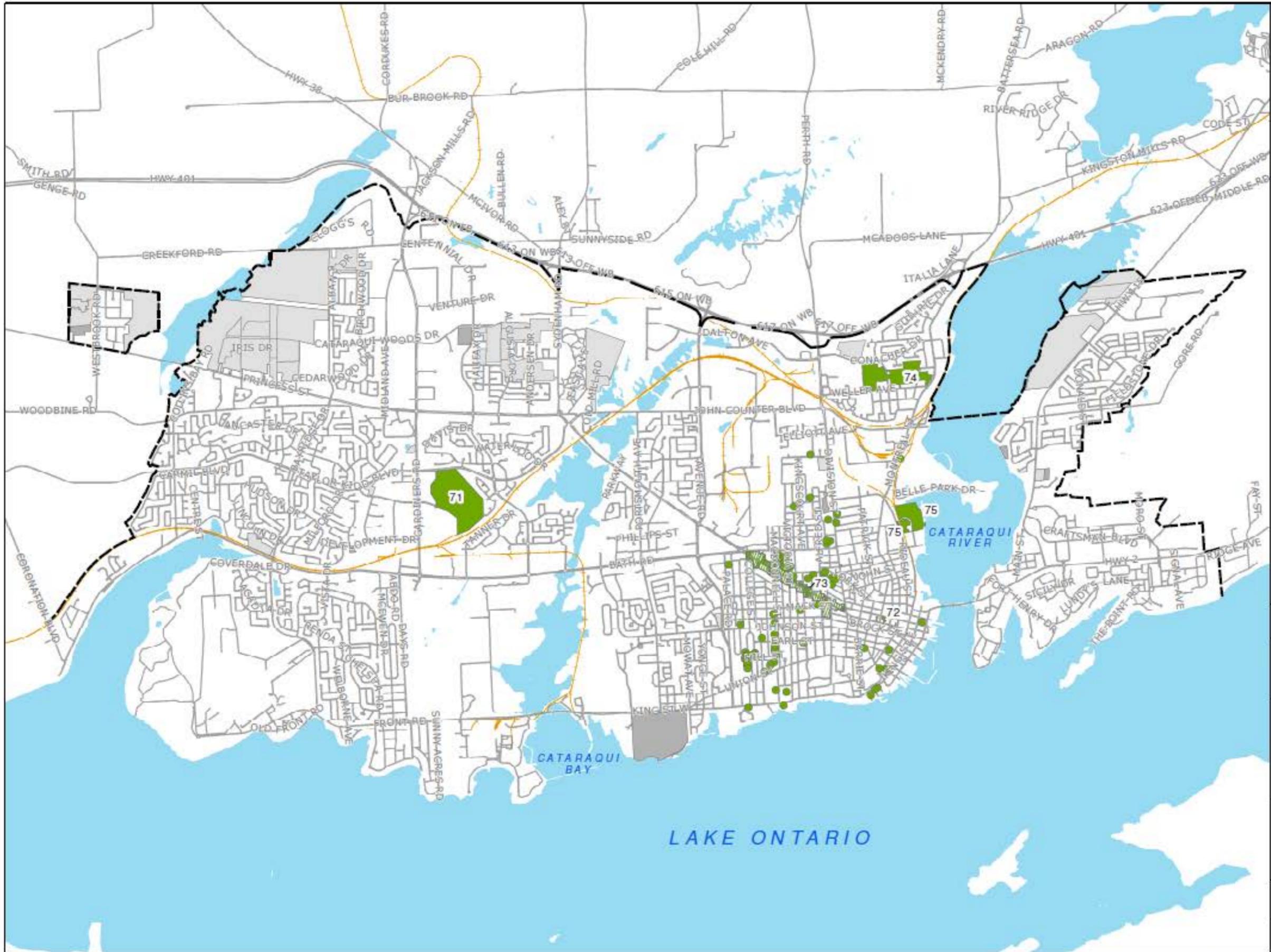
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3.2.2 ANTICIPATED FUTURE DEVELOPMENT

An additional 5,070 units were required to be identified for the 2036 scenario. These units were identified through discussions with the planning department and by reviewing publicly known developments that are in the news, before council, or part of reports commissioned by the City. In addition to the discussed developments it is anticipated that smaller scale intensification will occur in the core of the City. Consideration for this was provided by identifying residential parcels larger than double the average lot size in their respective neighbourhood and currently do not have a high density use (apartments, townhouses, etc.). It was assumed that the identified parcels will experience an increase in density of 20 units per hectare. This density increase was determined as it accounts for an average of 2-4 additional units on the identified parcels. The small circles on Figure 3-4 indicate the approximate location of these intensification areas. Table 3-4 below provides a summary of the future development included in the 2036 scenario. Figure 3-4 maps the location of the development for the analysis scenario outlined below.

Table 3-4 Anticipated Development Units

DEVELOPMENT APPLICATION		DEVELOPMENT YEAR		
MAP ID	ADDRESS	NUMBER OF UNITS	2036 (UNITS)	REMAINING (UNITS)
69	North Block	450	450	0
70	Saint Mary's on the Lake	150	0	150
71	Nortel Lands	1,526	1,156	370
72	223 Princess	223	223	0
73	510 Frontenac	258	258	0
74	Rideau Community	797	797	0
75	Davis Tannery	268	100	168
76	Williamsville	1,705	1,705	0
No #	Intensification in the City Core	381	381	0
		Total:	5,070	688



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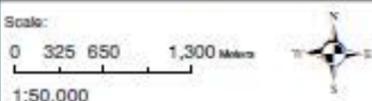


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Legend

- URBAN BOUNDARY
- RESIDENTIAL 2021
- RESIDENTIAL 2026
- RESIDENTIAL 2036

Data Source: Ontario Base Mapping Ministry of Natural Resources, August 2010; Water and Waste Water Systems, Utilities Kingston, April 2015; City of Kingston.



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3.2.3 FULL BUILDOUT AND ULTIMATE SCENARIOS

3.2.3.1 FULL BUILDOUT

Growth and development for the full buildout scenario is based on development of vacant land and underutilized parcels in Kingston. The City of Kingston Planning department provided a list of vacant land and underutilized parcels along with their anticipated development density. These anticipated units were included in the full buildout scenario. In addition to the anticipated units described above any remaining units part of an identified development that were not included in a previous growth scenario are included in the full buildout. The full buildout scenario added an additional 10,213 units, representing a population increase of approximately 23,590 people or 15%. No formal development year is assigned to this scenario as it is intended to be used as a tool for infrastructure planning and cost benefit analysis. Table 3-5 below provides a summary of the development included in the full buildout scenario.

Table 3-5 Development of Vacant Land and Underutilized Parcels

VACANT LAND AND UNDERUTILIZED PARCELS		NUMBER OF	FULL BUILD	REMAINING
MAP ID	ADDRESS			
77	Alcan Property		1,230	
	Clogs Rd		521	
	Collins Bay Penitentiary Land		4,460	
	1138 Hwy 15		59	
	401 Sydenham Rd		345	
	23 The Point Rd		25	
	256 Kingsdale Ave		29	
	475 St. Martha St		25	
	495 Taylor-Kidd Blvd		38	
	Elevator Bay		93	
	Farnham Crt		77	
	Hyw2/Hwy15		86	
	Westbrook/Princess St		33	
	1316 1318 Princess St		75	
	1327 Princess St		15	
	1712 Bath Rd		30	
	1720 Bath Rd		15	
	1953 Bath Rd		120	
	2215 Princess St		15	
	2237 Princess St		443	
	2245 Princess St		15	
	2255 Princess St		23	
	2271 Princess St		75	
	2666 Princess St		128	
	2724 Princess St		30	
	2828 Princess St		68	
	555 Princess St		8	
	652 Princess St		30	
	691 Golden Mile Rd		8	
	834 Princess St		23	
	Bath Rd / Centennial Dr		188	
	Days Rd / Golden Mile Rd		8	
	Days Rd / Golden Mile Rd		8	
	Gardiners Rd		165	

VACANT LAND AND UNDERUTILIZED PARCELS

MAP ID	ADDRESS	NUMBER OF UNITS	FULL BUILD OUT (UNITS)	REMAINING (UNITS)
111	Princess St / Sydenham Rd	131	131	0
112	Taylor Kidd Blvd / Princess St	315	315	0
113	Portion of 2431 Princess St	259	259	0
114	Portion of 1040 Princess St	203	203	0
115	360 Select Dr	23	23	0
116	327,333,339 Select Dr	83	83	0
117	1243 Front Rd	284	284	0
	Remaining Development from previous time step	688	688	0
		Total:	10,497	0

Figure 3-5 maps the development outlined above.

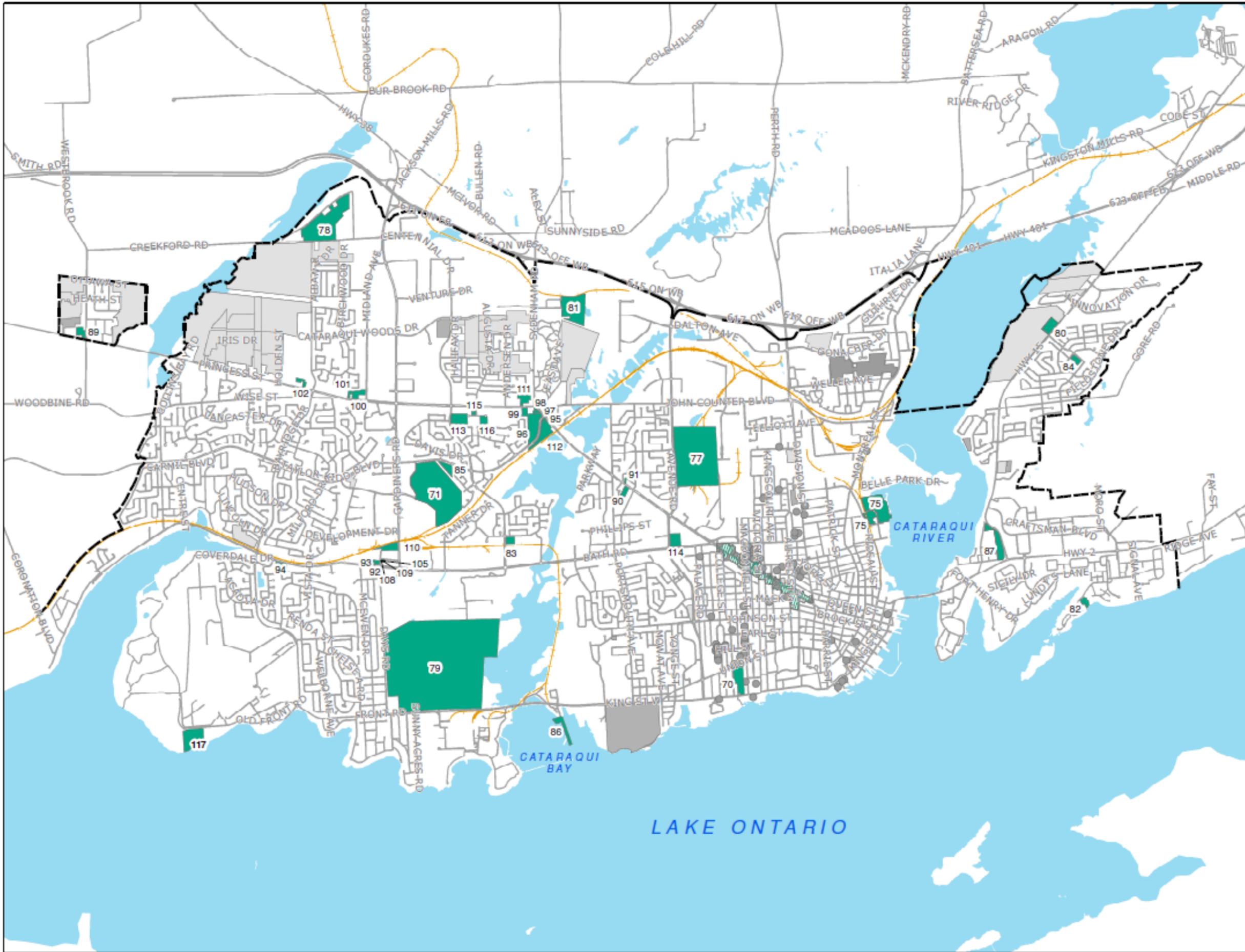
3.2.3.2 ULTIMATE

The ultimate scenario builds on the full buildout scenario, it assumes that all land within the Urban Boundary is developed with no remaining vacant parcels and that the various proposed expansions to the urban boundary are developed. The proposed expansions are based on areas identified through consultation with the planning department. Refer to Figure 1-3. The areas of expansion are assumed to be fully developed at their proposed density and land use. This scenario results in the population growing by 45%, adding approximately 70,704 people or 30,608 units to the full built out scenario. No formal development year is assigned to this scenario as it is intended to be used as a tool for infrastructure planning and cost benefit analysis. Table 3-6 below provides a summary of the development included in the ultimate scenario. Figure 3-6 maps the proposed urban boundary expansions.

Table 3-6 Urban Boundary Expansion Development

MAP ID	ADDRESS	DENSITY (UNITS/HA)	DEVELOPMENT YEAR	
			NUMBER OF UNITS	NUMBER OF UNITS (ULTIMATE)
117	Kingston East Residential	37.5	10,276	10,276
118	Kingston East North	37.5	5,631	5,631
119	Mile Square	37.5	11,688	11,688
120	Westbrook Expansion	37.5	3,013	3,013
		Total:	30,608	30,608

Figure 3-6 maps the development identified in the above table.



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Legend

- URBAN BOUNDARY
- RESIDENTIAL 2021
- RESIDENTIAL 2026
- RESIDENTIAL 2036
- FULL BUILDOUT

Data Source: Ontario Base Mapping Ministry of Natural Resources, August 2013. Water and Waste Water Systems, Utilities Kingston, April 2015, City of Kingston.

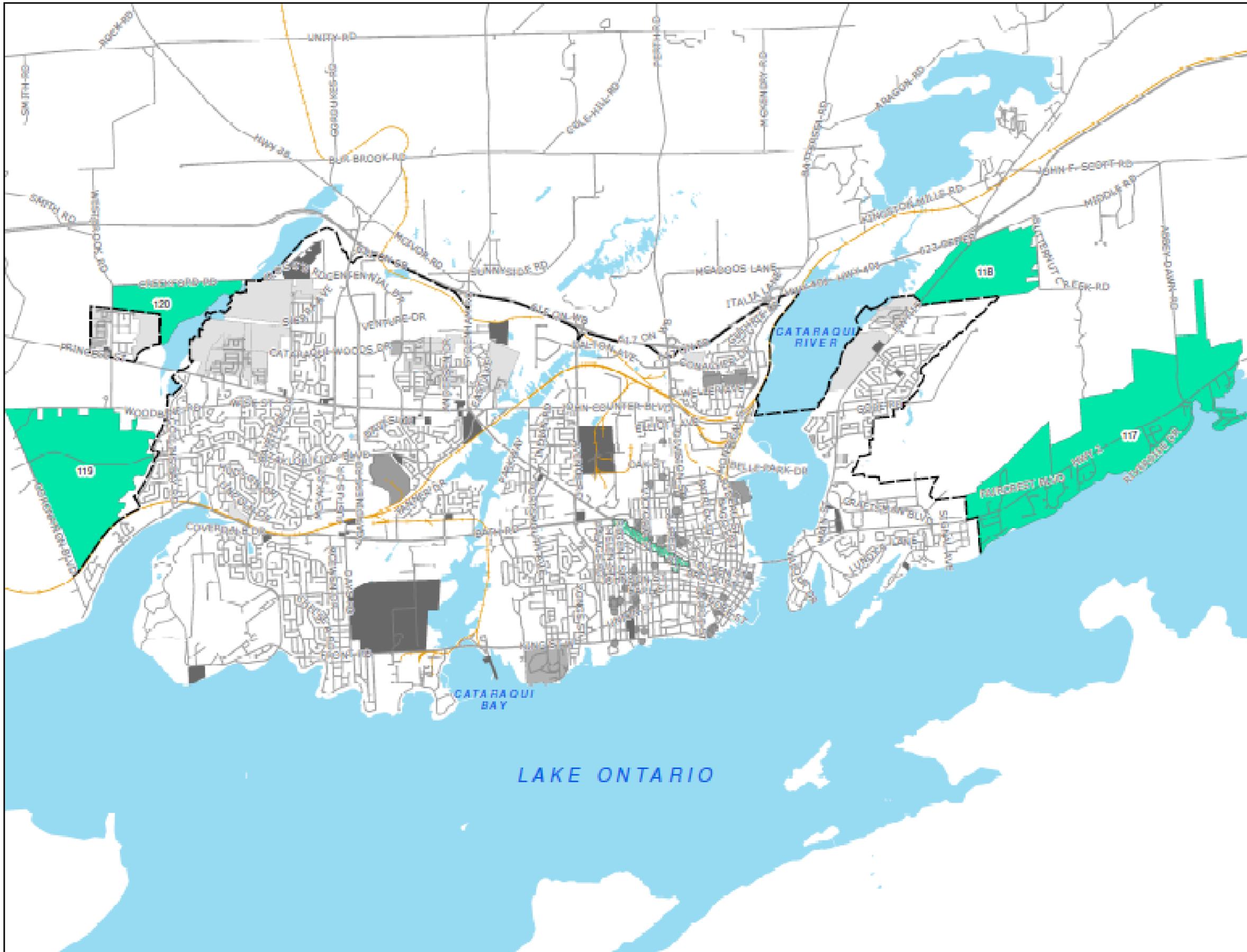


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Legend

- URBAN BOUNDARY
- RESIDENTIAL 2021
- RESIDENTIAL 2026
- RESIDENTIAL 2036
- FULL BUILDOUT
- ULTIMATE

Data Source: Ontario Base Mapping, Ministry of Natural Resources, August 2012; Water and Waste Water Systems, Utilities Kingston, April 2014; City of Kingston.



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 DEVELOPMENT - ULTIMATE**

Project No.: 151-02544-00
 Date: DECEMBER 2016

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4 INDUSTRIAL

4.1 INDUSTRIAL LAND REVIEW

Watson & Associates Economists Ltd. in association with Dillon Consulting Limited completed an **Employment Land Strategy Review** 2015. The purpose of the report was to develop a long term vision and plan for industrial growth within the City of Kingston. This report will serve as the basis for industrial growth and development assumptions for the Masterplan. The report reviewed regional and local economic trends within the last decade to identify the employment and industrial land requirements within the City. The identified land requirement was broken up into two distinct land uses, Business Park and General Industrial. This distinction is maintained for the Master Plan analysis as these two land uses typically have significantly different servicing requirements.

4.2 INDUSTRIAL GROWTH AREAS

The Employment Land Strategy Review identified industrial land requirements for 2019, 2024 and 2029. The identified land requirements were projected forward to the desired analysis years for the Master Plan by fitting a trend line to the data and extrapolating the requirements for the 2021, 2026 and 2036 growth scenarios. Table 4-1 below outlines the total projected industrial development land requirements.

Table 4-1 Industrial Development Land Requirements

DEVELOPMENT LAND TYPE		2015					
General Industrial Demand (Cumulative) (Ha)	0				49.9		
Future Business Park Demand (Cumulative) (Ha)	0	34	47.7	64	76.5	91	105.6

**Value taken directly from The Employment Land Strategy Review.*

The Employment Land Strategy Review also identified available industrial land within the City. The report identified if the parcel was serviced and if it was currently vacant or underutilized. This identified land formed the basis for industrial growth used in the master plan analysis. Available vacant undeveloped land was reduced by 25% consistent with the Land Strategy Review. This reduction is to account for long term vacancy and internal infrastructure. The report suggested that it is likely industrial development and would absorb parcels with easy access to Highway 401 first and that Business Park development would absorb newer parcels located near to other service amenities such as food, banking and health care. These preferences were taken into consideration by reviewing parcel location and existing development in the surrounding areas while assigning development for the 2021-2036 analysis scenarios. Table 4-2 below outlines the various developments over the analysis years.

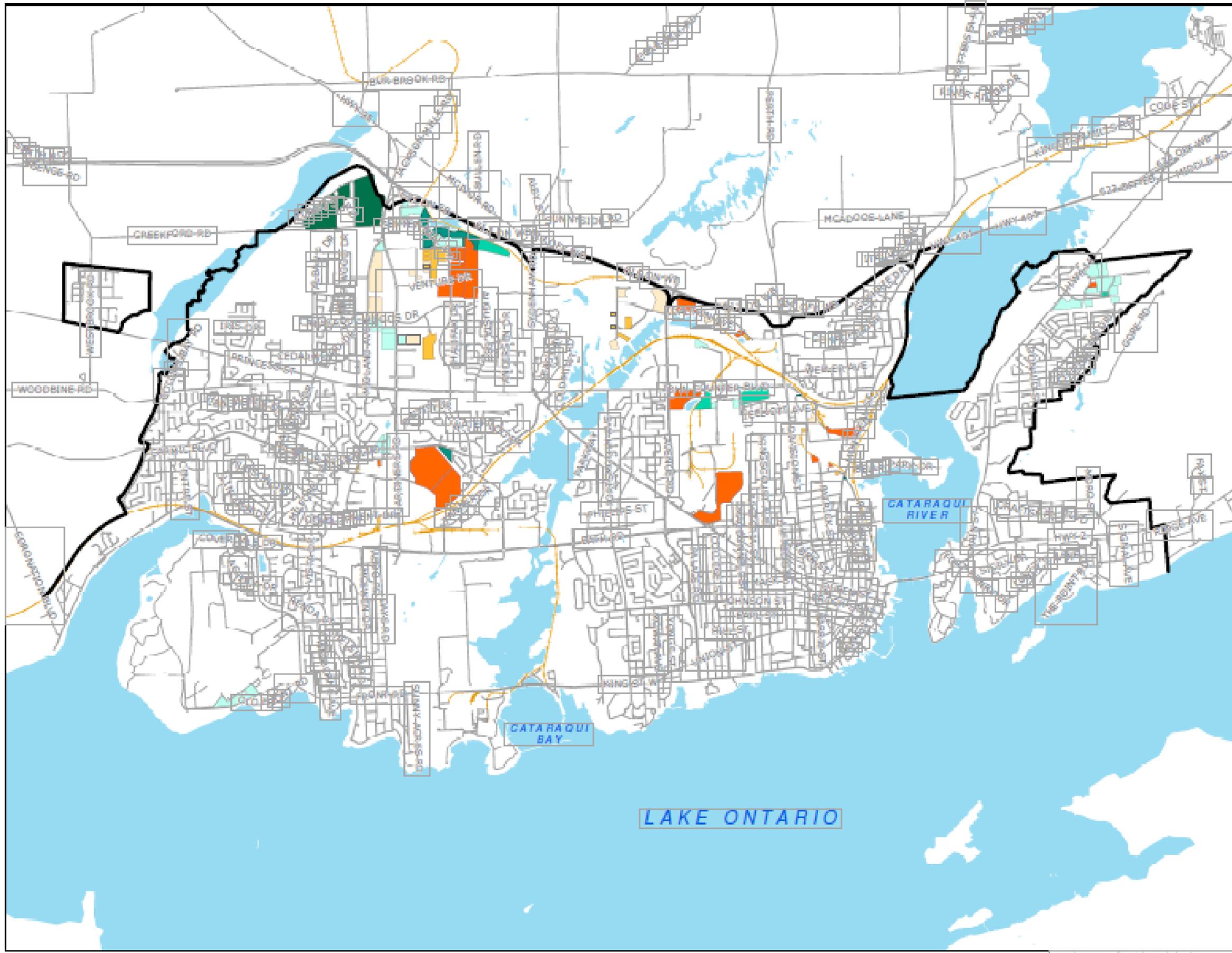
Table 4-2 Industrial Development Land

INDUSTRIAL/BUSINESS PARK	2021 DEVELOPMENT AREA (HA)		2026 DEVELOPMENT AREA (HA)		2036 DEVELOPMENT AREA (HA)	
	BUSINESS PARK	GENERAL INDUSTRIAL	BUSINESS PARK	GENERAL INDUSTRIAL	BUSINESS PARK	GENERAL INDUSTRIAL
Clyde Industrial Park	0.00	10.10	0.00	3.60	3.29	0.00
Invista Canada	0.90	0.00	0.00	0.00	0.00	0.00
Gardiners Rd Industrial Park	14.70	15.79	0.00	4.45	0.00	0.00
Progress Ave. Industrial Area	3.64	0.64	0.00	0.87	0.00	0.28

INDUSTRIAL/BUSINESS PARK	2021 DEVELOPMENT AREA (HA)		2026 DEVELOPMENT AREA (HA)		2036 DEVELOPMENT AREA (HA)	
	BUSINESS PARK	GENERAL INDUSTRIAL	BUSINESS PARK	GENERAL INDUSTRIAL	BUSINESS PARK	GENERAL INDUSTRIAL
Old Industrial Area	0.00	3.52	0.00	0.53	0.00	3.00
Alcan Industrial Park	1.71	0.00	9.63	0.00	6.47	0.00
Cataraqui Estates Business Park	7.41	0.96	11.36	7.76	13.61	13.62
St Lawrence Business Park	19.47	0.00	0.61	0.00	0.65	0.00
Nortel Industrial Area	0.00	1.75	0.00	0.00	0.00	0.00
Innovation Park	0.00	0.00	7.30	0.00	5.11	0.00

4.3 FULL BUILDOUT

The industrial development required to satisfy the demand for the full buildout was based on residential growth rate. It is assumed that industrial growth will be proportional to the residential growth, with both experiencing a 15% increase from the 2036 scenario. The Employment Land Strategy review highlighted that many of the existing industrial areas had land available for intensification. For this reason the specific location of industrial growth was not identified, instead existing industrial areas are assumed to intensify to accommodate the increased demand. There was one exception to this assumption which was Cloggs Rd/ORC Land. This parcel of land has been identified by the City as a potential area for future business park which is not currently serviced.



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- Legend**
- URBAN BOUNDARY
 - BUSINESS PARK BD
 - BUSINESS PARK 2036
 - GENERAL INDUSTRIAL 2036
 - BUSINESS PARK 2021
 - GENERAL INDUSTRIAL 2021

Data Source: Ontario Base Mapping, Ministry of Natural Resources, August 2012; Water and Waste Water Systems, Utilities Kingston, April 2010; City of Kingston.

Scale:
 0 325 650 1,300 meters
 1:50,000



Project:
**Water and Wastewater
 Master Plan Updates**
 City of Kingston, Ontario

Title:
**EMPLOYMENT
 LAND DEVELOPMENT**

Project No.: 151-02944-00
 Date: DECEMBER 2016

Drawn By: CM	Checked By: MS	Code: GS	Figure No.: 4-1
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5 COMMERCIAL

5.1 COMMERCIAL INVENTORY

Commercial development projections are based on the square footage warrant outlined in the **Commercial Inventory and Market Analysis City of Kingston, ON 2008** by Urban Metrics Inc. The analysis reviewed the existing commercial development, vacancy, commercial development applications and anticipated development proposals. Various commercial categories were identified in the report based on the services provided. The “*Other Retail Services*” category as described in the report was discounted from the total warranted square footage used for the commercial projection as it duplicates development already considered in the Business Park Industrial projections from the Employment Land Strategy Review.

5.2 COMMERCIAL GROWTH AREAS

The Commercial Inventory Analysis projected commercial development warrants for the 2021 and 2026 scenarios. The warrant for the 2036 scenario was extrapolated by assuming that the current average of 10 square feet of retail space per person is maintained. Table 5-1 below outlines the commercial development demand.

Table 5-1 Commercial Development Demand

COMMERCIAL DEMAND	2015 (SQ. FT)	2021 (SQ. FT)	2026 (SQ. FT)	2036 (SQ. FT)
Total (Cumulative) (square Feet)	0	437,700	946,200	1,591,264

The spatial distribution of the commercial development was completed by assigning growth to the commercial nodes identified by the Inventory Analysis. The Inventory Analysis report identified that a 4% vacancy is indicative of a healthy market. As such the vacancy at each node was iteratively reduced to approximately 4% over the analysis period until the commercial demand was obtained. Growth was then assigned to undeveloped land, which was assumed to develop with a lot coverage of 25%. The commercial inventory analysis identified this level of coverage to typical for commercial development in Kingston. The table below outlines the allocation of commercial development for the 2021, 2026 and 2036 scenarios based on commercial node.

Table 5-2 Commercial Development Requirements

COMMERCIAL NODE	2021 DEMAND (SQ. FT.)	2026 DEMAND (SQ. FT.)	2036 DEMAND (SQ. FT.)
1	4,400	7,400	7,400
2	2,300	0	0
3	8,500	0	0
4	0	1,500	0
6	18,300	0	0
7	29,000	72,300	0
8	8,975	8,975	0
9	9,800	1,400	0
10	10,400	0	0
11	3,700	1,200	0
12	500	0	0
13	0	8,320	0
14	0	0	0
15	8,600	1,800	0

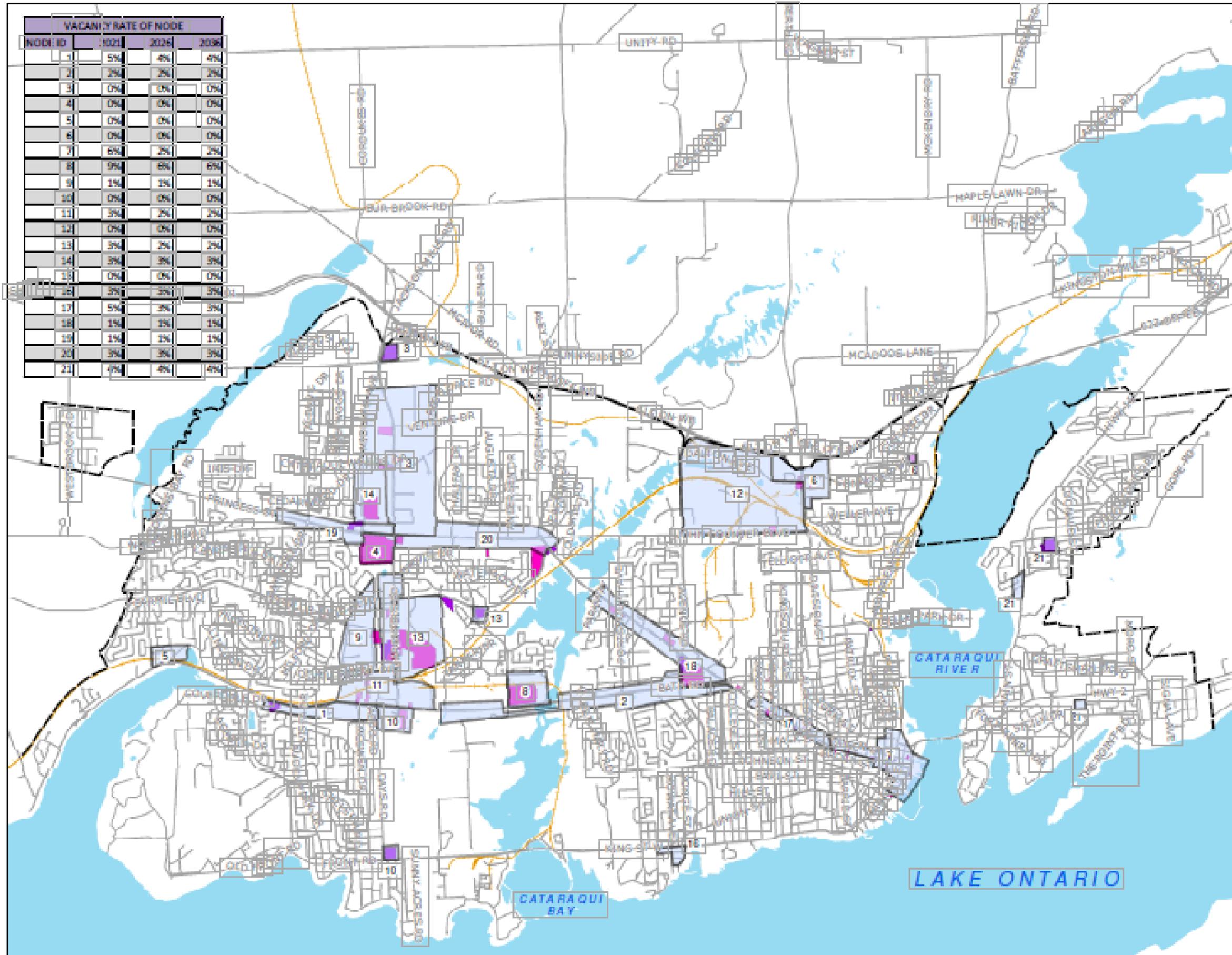
COMMERCIAL NODE	2021 DEMAND (SQ. FT.)	2026 DEMAND (SQ. FT.)	2036 DEMAND (SQ. FT.)
16	0	0	0
17	11,900	8,200	0
18	6,100	0	0
19	0	0	0
20	0	9,800	0
21	0	0	0
Proposed Developments	294,580	236,133	234,867
Vacant Land	20,691	151,426	402,797

Figure 5-1 maps the development outlined in the table above.

5.3 FULL BUILDOUT

The commercial development required to satisfy the demand for the full buildout scenario was based on the residential growth rate. It is assumed that the current average of 10 square feet of retail space per person is maintained. Residential growth is anticipated to grow by 15% from the 2036 scenario, similarly commercial development will increase by the same amount. The specific location of commercial growth was not identified, instead existing commercial areas are assumed to intensify.

VACANCY RATE OF NODE			
NODE ID	2021	2026	2036
1	5%	4%	4%
2	2%	2%	2%
3	0%	0%	2%
4	0%	0%	2%
5	0%	0%	2%
6	0%	0%	2%
7	0%	0%	2%
8	0%	0%	2%
9	1%	1%	2%
10	0%	0%	2%
11	3%	2%	2%
12	0%	0%	2%
13	0%	0%	2%
14	0%	0%	2%
15	0%	0%	2%
16	0%	0%	2%
17	5%	2%	2%
18	1%	1%	2%
19	1%	1%	2%
20	1%	1%	2%
21	0%	0%	2%
22	0%	0%	2%



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Legend

- URBAN BOUNDARY
- COMMERCIAL NODES
- COMMERCIAL 2021
- COMMERCIAL 2026
- COMMERCIAL 2036

data source: ortho base mapping, aerials or
satellite imagery, August 2015; water (shaded) water
by air photo, October 2010; April 2011, City of Kingston



Scale: 1:50,000

Project:
**Water and Wastewater
Master Plan Updates**
City of Kingston, Ontario

Title:
**COMMERCIAL
LAND DEVELOPMENT
2021, 2026 AND 2036**

Project No.: 151-02644-00 Date: DECEMBER 2016

Drawn By: CM	Checked By: MS	Code: GS	Figure No.: S-1
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6 INSTITUTIONAL

6.1 INSTITUTIONAL GROWTH

Kingston is home to several large institutions such as Correctional Services Canada (CSC), Canadian Forces Base (CFB) Kingston, Royal Military College of Canada (RMC), Queens University (Queens), and St. Lawrence College (SLC) among others. Forecasting growth for the various institutions in Kingston is challenging. There are many factors that influence how and when these institutions will grow. Some of the institutions have their own public Master Plans while others are less formalized. The approach to identify and allocate the anticipated growth for each institution is outlined below.

6.2 FEDERAL INSTITUTIONS

Federal institutions that have a large presence in Kingston include CSC and CFB Kingston. These institutions do not have formal plans available that forecast their anticipated growth. Growth rates used for the various analysis years were based on the assumptions made in the CMA report to predict the population. The high case scenario in the CMA report assumed that the City would maintain its current 1% share of federal jobs and that federal jobs will grow by 41% over 29 years, resulting in an average annual growth of 1.41%. The report estimated that the Federal Government currently employs 5,800 people in Kingston, assuming a 29.6% growth (average of 1.41% annually 2015-2036) this would add 1,717 federal employees.

For the reasons stated above it was assumed that CSC and CFB Kingston will experience 29.6% growth over the analysis period. It is anticipated that these two institutions will intensify their operations on existing property and not acquire new land given their large existing land inventory in the area.

Kingston Penitentiary is an exception to this assumptions; the site was not operational during the existing analysis period. As a result the demand at the site would be very minimal resulting in an under estimate of future requirements at the site. This site is relatively high profile and is anticipated to be redeveloped in the near future. It is anticipated that the entire 8.5 ha site will be redeveloped by 2036. The phasing of development on this site has been estimated at 25% by 2021, 50% by 2026 and 100% by 2036.

Table 6-1 Federal Institution Growth

INSTITUTION	2021 GROWTH	2026 GROWTH	2036 GROWTH
CSC	8%	16%	30%
CFB Kingston	8%	16%	30%

**Cumulative*

6.3 ACADEMIC INSTITUTIONS

There are three large academic institutions in Kingston: Queens, SLC and RMC. These institutions all have varying forecasts for their future growth. The assumptions related to these three institutions are outlined in the sections that follow.

6.3.1 QUEEN'S UNIVERSITY

The CMA report estimated that students enrolled in undergraduate and graduate studies in Ontario will increase by 31% between 2014 and 2041, resulting in an average annualized growth rate of 1.16%. The report indicates that it is estimated that Queens will maintain its current share of post-secondary students.

In discussion with Queens University Planning department and their projected 3 year enrollment numbers, Queens its estimated to grow by 7.89% between 2014/2015 and 2017/2018 and then hold fairly stable for at least another projected planning cycle (3 years). Based on this information the average annualized growth rate for the next 6 years is estimated at approximately 1.31% (7.89% / 6yrs) that is in line with the CMA growth rate (1.16%).

Therefore the CMA estimated growth was used for academic spaces and ancillary buildings on Queens Main Campus and were assumed to have their existing uses intensify at a rate of 1.16% per year. Student residences are not included in this category and are included below in 'Student Population'.

Additionally, a Servicing Plan was completed for Queens West Campus (Josselyn, 2014). The Servicing Plan indicated that Queens anticipated adding 2,000 student residence units and 15,000 square meters of academic space and upgrades to the Stadium, however no specific time frame was assigned. As the timeline for the growth is not definitive in this report, it is assuming that all the growth identified is online by the 2036 scenario. Student residences indicated above are included below in 'Student Population'.

It should be noted that Queens University has completed a Master Plan that details the strategic vision for the campus; however, the plan indicated that the purpose of the plan is not to pre-suppose growth but rather illustrate how the lands can evolve in a coordinated manner. Therefore this document was not used in the estimation of growth for Queens University.

Table 6-2 Queens University Growth

INSTITUTION	2021 GROWTH	2026 GROWTH	2036 GROWTH
Queens Main Campus	7.0%	12.8%	24.4%
Queens West Campus	Stadium Upgrades	Academic Upgrades	None

6.3.2 ST LAWRENCE COLLEGE

St. Lawrence College does not have a formal Master Plan for the campus. The growth assumptions for SLC were obtained by consulting with their Associate Director of Capital Planning and Sustainability. It was indicated that SLC anticipates to experience growth of approximately 30% over the next 20-25 years. Assuming this all occurs during the analysis period (2015-2036) results in an average growth of 1.5% per year that is in line with the CMA report estimate growth (1.16%). The resulting distribution is summarized in Table 6-3 below. Student residences are not included in this category and are included below in 'Student Population'.

Table 6-3 St Lawrence College Growth

INSTITUTION	2021 GROWTH	2026 GROWTH	2036 GROWTH
SLC	8%	15%	30%

6.3.3 ROYAL MILITARY COLLEGE

RMC was consulted during the Kinston East Masterplan Update regarding their anticipated growth. It was concluded that RMC does not expect to experience any growth and this assumption has been carried forward.

6.3.4 STUDENT POPULATION

Queens and SLC are anticipated to grow by 24% and 30% respectively over the analysis period. Although the CMA considered growth of these institutions in terms of employment and permanent residents, it did not

include consideration for temporary residents (students) resulting from the growth of the academic institutions.

In 2014 Queens had a student population of 21,649 and residences for 4,089 of those students with an additional 550 residences becoming available starting in 2015. Based on these figures approximately 20% of students are currently accommodated in on-campus residences, with the remainder living in student housing in the university district. Queens anticipates increasing residence capacity on West Campus. The increase in capacity will be generated through increasing the density in one residence building to accommodate an additional 700 students and building a new residential cluster with 1,360 units (4 – 340 unit buildings) for a total increase of 2,060 residence units. It is assumed that this growth will be phased over the analysis period as outlined in Table 6-4 below.

Table 6-4 Queens Student Population Growth

	2015	2021 GROWTH	2026 GROWTH	2036 GROWTH
Growth Rate	-	7.00%	12.80%	24.40%
Total Enrolment	21,649	23,164	24,420	26,931
Student Population Increase*	-	1,515	2,771	5,282
Increase On Campus (Residence) Capacity*	-	700	1380	2060
Increase Off Campus Living *	-	815	1,391	3,222

*Cumulative

In 2014 SLC had a student population of 4,729 and residences to accommodate 600 of those students. Based on these figures approximately 13% of students are currently accommodated in on-campus residences, with the remainder living in student housing in the community around the college. It is assumed that in 2026 an additional residence will be constructed to accommodate an additional 300 students on campus to maintain the approximate percent of on campus students. This is also the approximate size of the last residence expansion at the college Refer to Table 6-5 below.

Table 6-5 SLC Student Population Growth

	2015	2021 GROWTH	2026 GROWTH	2036 GROWTH
Growth Rate	-	8.00%	15.00%	30.00%
Total Enrolment	4,729	5,107	5,438	6,148
Student Population Increase*	-	378	709	1,419
Increase On Campus (Residence) Capacity*	-	0	300	300
Increase Living Off Campus*	-	378	409	1,119

*Cumulative

Table 6-6 Total Student Population Growth

	2015	2021 GROWTH	2026 GROWTH	2036 GROWTH
Total Students	26,378	28,272	29,858	33,079
Student Population Increase	-	1,894	3,480	6,701
Increase On Campus (Residence) Capacity*	-	700	1,680	2,360
Increase Living Off Campus*	-	1,194	1,800	4,341

*Cumulative

Accommodations for students living off campus are assumed to be provided through student housing located in the academic intensification area located between Queens and SLC outlined on Figure 3-2. The increase in residential units is assumed to be accommodated through the conversion of existing residential units to multi-unit student housing, increase density in existing buildings or conversions of single family

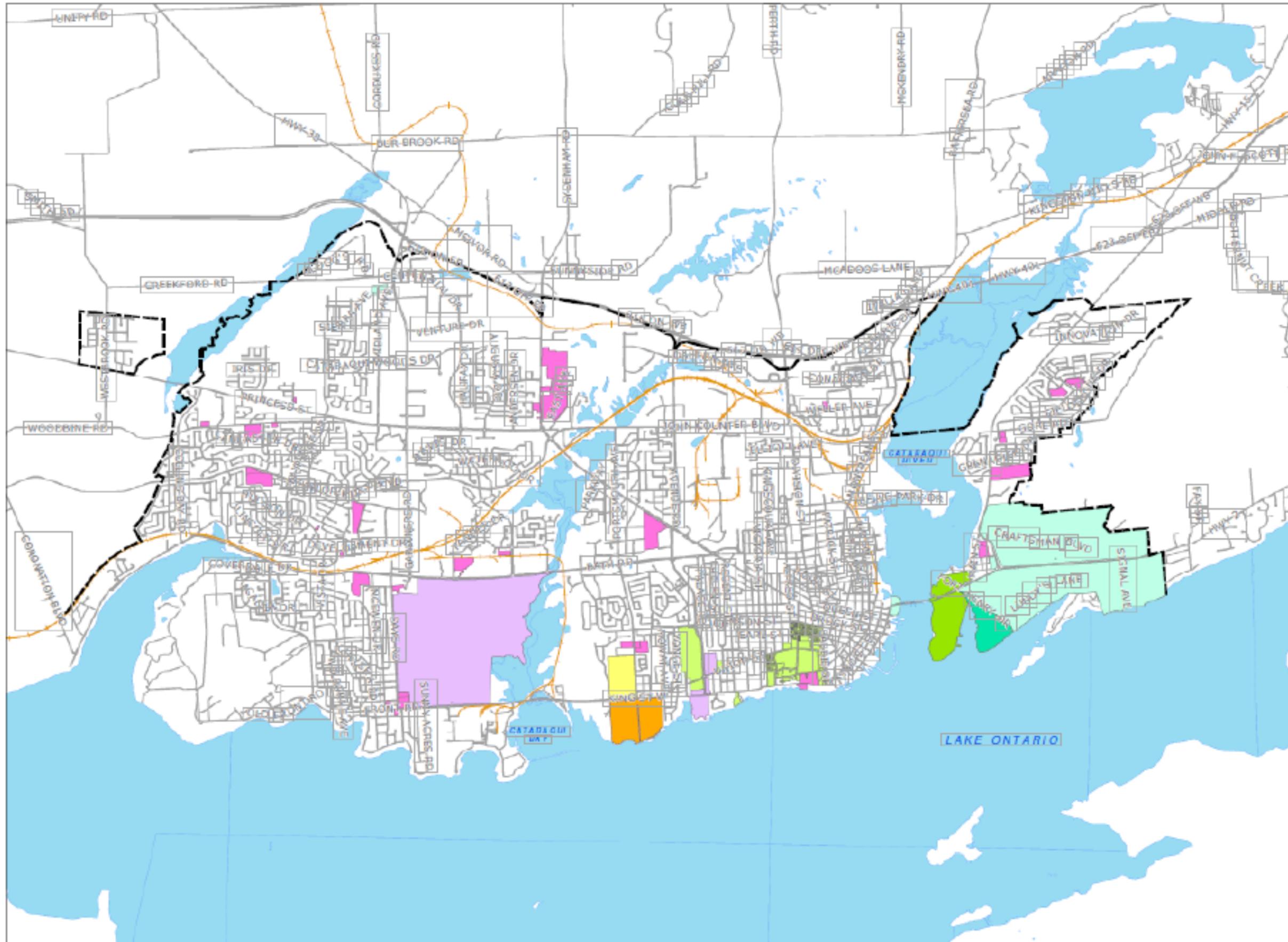
homes to student housing. The distribution of these units is assumed to be relatively even across the academic intensification area.

6.4 OTHER INSTITUTIONS

Additional institutions within the City include fire, police, hospitals, elementary and high schools, among other public and municipal services. It is assumed that these institutions will continue to grow proportionally to the population that they serve. These services are assumed to remain in their current locations with intensification accommodating the growth.

Table 6-7 Other Institutional Growth

INSTITUTION	2021 GROWTH	2026 GROWTH	2036 GROWTH
Hospitals	8%	15%	24%
Police + Fire	8%	15%	24%
Schools	8%	15%	24%
Public and Municipal Services	8%	15%	24%



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Legend

- URBAN BOUNDARY
 - OFS KINGSTON
 - PARKS CANADA
 - CSC
 - I-O HOSPITAL
 - QUEENS UNIVERSITY
 - RMC
 - ST. LAWRENCE COLLEGE
 - OTHER
- (CHURCH, RECREATION CENTER, FIRE HALL... ETC.)

Data Source: Ontario Base Mapping, Minister of Natural Resources, August 2013; Water and Waste Water Systems, Utilities Kingston, April 2015; City of Kingston.



Project:

**Water and Wastewater
 Master Plan Updates**

City of Kingston, Ontario

TITLE:

**INSTITUTIONAL
 LAND DEVELOPMENT**

Project No.:	Date:		
151-02044-00	DEC-16/2014		
Drawn by:	Checked by:	Code:	Figure No.:
CM	MG	GS	B 1

Appendix A

RESIDENTIAL GROWTH CALCULATIONS

Residential Development

Application Info							2021 Development		2026 Development		2036 Development	
PLAN_ID	Development Status	DEVELOPMEN	FILE	DEVELOPM_1	TOTAL UNITS	STATUS	Total	% of Total	Total	% of Total	Total	% of Total
9	COMMITTED	Midland Park Phase 4, Stage 2-4	D12-020-2014	SUBDIVISION	68	COMMITTED	68	100%	0	0%	0	0%
11	COMMITTED	Westbrook Meadows, Phase 1	D12-003-2005	SUBDIVISION	172	COMMITTED	172	100%	0	0%	0	0%
12	COMMITTED	Lydenwood Phase 3	D27-010-2007	SUBDIVISION	10	COMMITTED	5	50%	5	50%	0	0%
13	COMMITTED	Lyndenwood Phase 5	D12-005-2013	SUBDIVISION	183	COMMITTED	183	100%	0	0%	0	0%
14	COMMITTED	Kings Landing Phase 4	D12-015-2004	SUBDIVISION	52	COMMITTED	52	100%	0	0%	0	0%
15	COMMITTED	Lydenwood Phase 4, Stage 5	D12-060-2011	SUBDIVISION	46	COMMITTED	46	100%	0	0%	0	0%
16	COMMITTED	Cataraqui Mills	D12-037-2000	SUBDIVISION	45	COMMITTED	45	100%	0	0%	0	0%
17	COMMITTED	Cataraqui West Master Plan	D09-009-2004	SUBDIVISION	1753	COMMITTED	877	50%	877	50%	0	0%
18	COMMITTED	Woodhaven Tamarack Phase 1	D27-024-2010	SUBDIVISION	129	COMMITTED	129	100%	0	0%	0	0%
19	COMMITTED	Greenwood Parrk West	D12-059-2011	SUBDIVISION	87	COMMITTED	87	100%	0	0%	0	0%
20	COMMITTED	Westbrook Meadows, Phase 3	D12-007-2013	SUBDIVISION	58	COMMITTED	58	100%	0	0%	0	0%
21	COMMITTED	311 Conacher Dr	D12-070-2012	SUBDIVISION	258	COMMITTED	258	100%	0	0%	0	0%
23	COMMITTED	WoodHaven West Phase 1	D12-065-2011	SUBDIVISION	119	COMMITTED	119	100%	0	0%	0	0%
24	COMMITTED	1380 Crossfield Ave	D12-074-2012	SUBDIVISION	35	COMMITTED	35	100%	0	0%	0	0%
26	COMMITTED	1 Potter St	D12-053-2009	SUBDIVISION	141	COMMITTED	141	100%	0	0%	0	0%
27	COMMITTED	Westbrook Meadows, Phase 2	D12-061-2011	SUBDIVISION	22	COMMITTED	22	100%	0	0%	0	0%
29	COMMITTED	Baxter Farm North	D12-009-2013	SUBDIVISION	46	COMMITTED	46	100%	0	0%	0	0%
35	COMMITTED	Purdy's Mill	D12-064-2011	SUBDIVISION	705	COMMITTED	705	100%	0	0%	0	0%
36	COMMITTED	1201 Woodhaven Dr	D12-002-2013	SUBDIVISION	117	COMMITTED	117	100%	0	0%	0	0%
37	COMMITTED	Midland Park Phase 4, Stage 1	D12-004-2013	SUBDIVISION	26	COMMITTED	26	100%	0	0%	0	0%
38	COMMITTED	Rivers Edge- Phase 2	D12-006-2013	SUBDIVISION	30	COMMITTED	30	100%	0	0%	0	0%
39	COMMITTED	51 Holden St	D12-011-2013	SUBDIVISION	200	COMMITTED	200	100%	0	0%	0	0%
43	COMMITTED	74 Gore St	D11-418-2012	SITE PLAN	1	COMMITTED	1	100%	0	0%	0	0%
44	COMMITTED	2939 Creekford Rd	D12-072-2012	SUBDIVISION	68	COMMITTED	68	100%	0	0%	0	0%
50	COMMITTED	271-275 Alfred St	D11-027-2013	SITE PLAN	1	COMMITTED	1	100%	0	0%	0	0%
68	COMMITTED	770 PROGRESS AVE	D11-192-2008	SITE PLAN	5	COMMITTED	5	100%	0	0%	0	0%
1	PENDING	845 Gardiners Rd	D11-047-2014	SITE PLAN	167	PENDING	167	100%	0	0%	0	0%
2	PENDING	493-497 Princess St & 19-23 Chatham	D11-051-2014	SITE PLAN	190	PENDING	190	100%	0	0%	0	0%
3	PENDING	480, 460-468 Princess St & 327 Univer	D11-052-2014	SITE PLAN	222	PENDING	222	100%	0	0%	0	0%
4	PENDING	128-136 Ontario St	D11-053-2014	SITE PLAN	5	PENDING	5	100%	0	0%	0	0%
5	PENDING	180, 182 Bagot Street & 111 William S	D11-056-2014	SITE PLAN	1	PENDING	1	100%	0	0%	0	0%
6	PENDING	495-513 Frontenac St	D11-058-2014	SITE PLAN	71	PENDING	71	100%	0	0%	0	0%
7	PENDING	Woodhaven West, Phase 2	D12-015-2014	SUBDIVISION	121	PENDING	0	0%	121	100%	0	0%
8	PENDING	Woodhaven Phase 2 and 3	D12-019-2014	SUBDIVISION	122	PENDING	37	31%	85	69%	0	0%
10	PENDING	2700 Delmar St	D12-016-2014	SUBDIVISION	44	PENDING	22	50%	22	50%	0	0%
22	PENDING	780 Division St	D11-325-2011	SITE PLAN	62	PENDING	34	55%	28	45%	0	0%
25	PENDING	471 Cataraqui Woods Dr	D11-364-2011	SITE PLAN	94	PENDING	94	100%	0	0%	0	0%
28	PENDING	1138-1200 Hwy 15	D12-068-2012	SUBDIVISION	352	PENDING	167	47%	185	53%	0	0%
30	PENDING	155-159 Princess St	D11-377-2012	SITE PLAN	6	PENDING	6	100%	0	0%	0	0%
31	PENDING	73-79 Brock St	D11-378-2012	SITE PLAN	5	PENDING	5	100%	0	0%	0	0%
32	PENDING	247 Portsmouth Ave	D11-380-2012	SITE PLAN	17	PENDING	17	100%	0	0%	0	0%
33	PENDING	637-655 Johnson St	D11-384-2012	SITE PLAN	28	PENDING	28	100%	0	0%	0	0%
34	PENDING	752 King St West	D12-075-2012	SUBDIVISION	549	PENDING	0	0%	549	100%	0	0%
40	PENDING	740 Augusta Dr	D11-007-2013	SITE PLAN	41	PENDING	41	100%	0	0%	0	0%
41	PENDING	394-396 Princess St	D11-015-2013	SITE PLAN	20	PENDING	20	100%	0	0%	0	0%
42	PENDING	630 Princess St	D11-017-2013	SITE PLAN	29	PENDING	29	100%	0	0%	0	0%
45	PENDING	1350-1370 Woodfield Cres	D12-008-2013	SUBDIVISION	408	PENDING	135	33%	273	67%	0	0%
46	PENDING	655 Graceland Ave	D12-010-2013	SUBDIVISION	53	PENDING	21	40%	32	60%	0	0%
47	PENDING	3566 Princess St	D12-012-2013	SUBDIVISION	66	PENDING	0	0%	66	100%	0	0%
48	PENDING	1163 Centennial Dr	D12-014-2013	SUBDIVISION	563	PENDING	0	0%	563	100%	0	0%
49	PENDING	70 Barbara Ave	D11-025-2013	SITE PLAN	49	PENDING	0	0%	49	100%	0	0%
51	PENDING	705 King St West	D11-070-2014	SITE PLAN	4	PENDING	0	0%	4	100%	0	0%
52	PENDING	48A Point St Mark Dr	D14-012-2013	ZONING	95	PENDING	0	0%	95	100%	0	0%

Application Info							2021 Development			2026 Development			2036 Development		
PLAN_ID	Development Status	DEVELOPMEN	FILE	DEVELOPM_1	TOTAL UNITS	STATUS	Total	% of Total	Total	% of Total	Total	% of Total			
53	PENDING	50 Newcourt Place	D14-248-2012	ZONING & OP	99	PENDING	0	0%	99	100%	0	0%			
54	PENDING	725 Highway 15	D14-002-2013	ZONING	240	PENDING	0	0%	240	100%	0	0%			
55	PENDING	809 & 829 Development Dr	D14-046-2013	ZONING	128	PENDING	0	0%	128	100%	0	0%			
56	PENDING	720 Princess St	D14-063-2014	ZONING	64	PENDING	0	0%	64	100%	0	0%			
57	PENDING	217-219 UNIVERSITY AVE & 330 WILLI	D11-080-2014	SITE PLAN	6	PENDING	6	100%	0	0%	0	0%			
58	PENDING	371 DIVISION ST	D14-089-2014	ZONING	8	PENDING	0	0%	8	100%	0	0%			
59	PENDING	36-40 CLIFF CR	D11-081-2014	SITE PLAN	29	PENDING	29	100%	0	0%	0	0%			
60	PENDING	2192-2196 SWANFIELD ST	D14-088-2014	ZONING	2	PENDING	0	0%	2	100%	0	0%			
61	PENDING	662 KING ST W	D14-097-2014	ZONING	3	PENDING	0	0%	3	100%	0	0%			
62	PENDING	771 MONTREAL STREET	D14-098-2014	ZONING	6	PENDING	0	0%	6	100%	0	0%			
63	PENDING	259-265 PRINCESS ST	D14-099-2014	ZONING	8	PENDING	0	0%	8	100%	0	0%			
64	PENDING	41 MACKENZIE CR	D14-101-2014	ZONING	1	PENDING	0	0%	1	100%	0	0%			
65	PENDING	165-171 WELLINGTON ST	D11-075-2014	SITE PLAN	26	PENDING	26	100%	0	0%	0	0%			
66	PENDING	174 PRINCESS ST	D11-034-2013	SITE PLAN	2	PENDING	2	100%	0	0%	0	0%			
67	PENDING	735-745 HIGHWAY 15	D11-077-2014	SITE PLAN	116	PENDING	58	50%	58	50%	0	0%			
13344	FUTURE	240 NELSON ST	0.10	20	2		0	0%	0	0%	2	100%			
13381	FUTURE	21 BARTLETT ST	0.08	20	2		0	0%	0	0%	2	100%			
13423	FUTURE	53 BARTLETT ST	0.08	20	2		0	0%	0	0%	2	100%			
13761	FUTURE	218 CONCESSION ST	0.23	20	5		0	0%	0	0%	5	100%			
17905	FUTURE	85 HAMILTON ST	0.08	20	2		0	0%	0	0%	2	100%			
12932	FUTURE	567 FRONTENAC ST	0.10	20	2		0	0%	0	0%	2	100%			
13376	FUTURE	16 BARTLETT ST	0.09	20	2		0	0%	0	0%	2	100%			
13807	FUTURE	19 BARTLETT ST	0.08	20	2		0	0%	0	0%	2	100%			
19337	FUTURE	134 CHATHAM ST	0.09	20	2		0	0%	0	0%	2	100%			
13422	FUTURE	17 BARTLETT ST	0.10	20	2		0	0%	0	0%	2	100%			
13369	FUTURE	621 VICTORIA ST	0.08	20	2		0	0%	0	0%	2	100%			
13819	FUTURE	672 VICTORIA ST	0.08	20	2		0	0%	0	0%	2	100%			
13777	FUTURE	616 VICTORIA ST	0.12	20	2		0	0%	0	0%	2	100%			
13799	FUTURE	15 BARTLETT ST	0.09	20	2		0	0%	0	0%	2	100%			
17932	FUTURE	45 HAMILTON ST	0.15	20	3		0	0%	0	0%	3	100%			
12970	FUTURE	552 FRONTENAC ST	0.12	20	2		0	0%	0	0%	2	100%			
19631	FUTURE	44 LINTON ST	0.12	20	2		0	0%	0	0%	2	100%			
17935	FUTURE	174 YORK ST	0.09	20	2		0	0%	0	0%	2	100%			
21148	FUTURE	5 EMILY ST	0.16	20	3		0	0%	0	0%	3	100%			
36703	FUTURE	75 LOWER UNION ST	0.10	20	2		0	0%	0	0%	2	100%			
5292	FUTURE	174 EARL ST	0.23	20	5		0	0%	0	0%	5	100%			
5074	FUTURE	12 WELLINGTON ST	0.10	20	2		0	0%	0	0%	2	100%			
5313	FUTURE	46 SYDENHAM ST	0.10	20	2		0	0%	0	0%	2	100%			
21088	FUTURE	1 EMILY ST	0.14	20	3		0	0%	0	0%	3	100%			
21140	FUTURE	85 KING ST	0.17	20	3		0	0%	0	0%	3	100%			
21139	FUTURE	81 KING ST	0.20	20	4		0	0%	0	0%	4	100%			
8870	FUTURE	84 WILLIAM ST	0.13	20	3		0	0%	0	0%	3	100%			
6227	FUTURE	33 HILLCROFT DR	0.14	20	3		0	0%	0	0%	3	100%			
10673	FUTURE	96A COLLEGE ST	0.15	20	3		0	0%	0	0%	3	100%			
10712	FUTURE	111 COLLEGE ST	0.11	20	2		0	0%	0	0%	2	100%			
9110	FUTURE	160 MACDONNELL ST	0.11	20	2		0	0%	0	0%	2	100%			
8440	FUTURE	164 MACDONNELL ST	0.15	20	3		0	0%	0	0%	3	100%			
36831	FUTURE	26 HILLCROFT DR	0.29	20	6		0	0%	0	0%	6	100%			
11053	FUTURE	124 CHURCHILL CRES	0.14	20	3		0	0%	0	0%	3	100%			
11223	FUTURE	84 COLLEGE ST	0.13	20	3		0	0%	0	0%	3	100%			
6578	FUTURE	66 MACDONNELL ST	0.14	20	3		0	0%	0	0%	3	100%			
6577	FUTURE	76 MACDONNELL ST	0.19	20	4		0	0%	0	0%	4	100%			
9517	FUTURE	412 EARL ST	0.11	20	2		0	0%	0	0%	2	100%			
6585	FUTURE	86 MACDONNELL ST	0.17	20	3		0	0%	0	0%	3	100%			
11289	FUTURE	64 COLLEGE ST	0.17	20	3		0	0%	0	0%	3	100%			
11290	FUTURE	72 COLLEGE ST	0.13	20	3		0	0%	0	0%	3	100%			

PLAN_ID	Development Status	Application Info				2021 Development		2026 Development		2036 Development		
		DEVELOPMEN	FILE	DEVELOPM_1	TOTAL UNITS	STATUS	Total	% of Total	Total	% of Total	Total	% of Total
11218	FUTURE	96A COLLEGE ST		0.12	20	2	0	0%	0	0%	2	100%
6573	FUTURE	345 UNION ST		0.11	20	2	0	0%	0	0%	2	100%
6584	FUTURE	90 MACDONNELL ST		0.12	20	2	0	0%	0	0%	2	100%
11052	FUTURE	128 CHURCHILL CRES		0.12	20	2	0	0%	0	0%	2	100%
10687	FUTURE	123 COLLEGE ST		0.13	20	3	0	0%	0	0%	3	100%
11222	FUTURE	90 COLLEGE ST		0.13	20	3	0	0%	0	0%	3	100%
4781	FUTURE	619 BROCK ST		0.30	20	6	0	0%	0	0%	6	100%
10672	FUTURE	94 COLLEGE ST		0.14	20	3	0	0%	0	0%	3	100%
10713	FUTURE	117 COLLEGE ST		0.12	20	2	0	0%	0	0%	2	100%
11054	FUTURE	118 CHURCHILL CRES		0.12	20	2	0	0%	0	0%	2	100%
12292	FUTURE	290 WESTDALE AVE		0.12	20	2	0	0%	0	0%	2	100%
5244	FUTURE	212 MACDONNELL ST		0.13	20	3	0	0%	0	0%	3	100%
36830	FUTURE	106 MACDONNELL ST		0.12	20	2	0	0%	0	0%	2	100%
6602	FUTURE	149 WILLINGDON AVE		0.11	20	2	0	0%	0	0%	2	100%
11219	FUTURE	78 COLLEGE ST		0.15	20	3	0	0%	0	0%	3	100%
11602	FUTURE	20 HELEN ST		0.14	20	3	0	0%	0	0%	3	100%
11287	FUTURE	58 COLLEGE ST		0.24	20	5	0	0%	0	0%	5	100%
8859	FUTURE	75 Nelson		0.11	20	2	0	0%	0	0%	2	100%
11055	FUTURE	112 COLLEGE ST		0.11	20	2	0	0%	0	0%	2	100%
6079	FUTURE	307 WILLINGDON AVE		0.11	20	2	0	0%	0	0%	2	100%
11994	FUTURE	318A ALBERT ST		0.19	20	4	0	0%	0	0%	4	100%
6416	FUTURE			0.23	20	5	0	0%	0	0%	5	100%
15473	FUTURE	517 division st		0.21	20	4	0	0%	0	0%	4	100%
15436	FUTURE	155 FRASER ST		0.21	20	4	0	0%	0	0%	4	100%
15055	FUTURE			0.52	20	10	0	0%	0	0%	10	100%
17773	FUTURE			0.25	20	5	0	0%	0	0%	5	100%
17662	FUTURE	482 DIVISION ST		0.28	20	6	0	0%	0	0%	6	100%
18124	FUTURE	827 ALFRED CRES		0.14	20	3	0	0%	0	0%	3	100%
17762	FUTURE	588 DIVISION ST		1.41	20	28	0	0%	0	0%	28	100%
17660	FUTURE	37 CARLETON ST		0.16	20	3	0	0%	0	0%	3	100%
15787	FUTURE	25 CAMERON ST		0.16	20	3	0	0%	0	0%	3	100%
14169	FUTURE	115 KIRKPATRICK ST		0.27	20	5	0	0%	0	0%	5	100%
17706	FUTURE	41 CONCESSION ST		0.27	20	5	0	0%	0	0%	5	100%
17966	FUTURE	534 DIVISION ST		0.18	20	4	0	0%	0	0%	4	100%
17661	FUTURE	488 DIVISION ST		0.20	20	4	0	0%	0	0%	4	100%
17946	FUTURE	552 DIVISION ST		0.17	20	3	0	0%	0	0%	3	100%
15788	FUTURE	23 CAMERON ST		0.13	20	3	0	0%	0	0%	3	100%
18637	FUTURE	11 GUY ST		0.26	20	5	0	0%	0	0%	5	100%
12923	FUTURE	329 DIVISION ST		0.11	20	2	0	0%	0	0%	2	100%
36727	FUTURE	66 RIDEAU ST		0.23	20	5	0	0%	0	0%	5	100%
18955	FUTURE			0.18	20	4	0	0%	0	0%	4	100%
9684	FUTURE	7 ADELAIDE ST		0.11	20	2	0	0%	0	0%	2	100%
9137	FUTURE	305 rideua street		0.28	20	6	0	0%	0	0%	6	100%
9261	FUTURE	12 CATARAQUI ST		0.32	20	6	0	0%	0	0%	6	100%
17972	FUTURE	240 MONTREAL ST		0.12	20	2	0	0%	0	0%	2	100%
9205	FUTURE	381 BAGOT ST		0.39	20	8	0	0%	0	0%	8	100%
19051	FUTURE	23 REDAN ST		0.13	20	3	0	0%	0	0%	3	100%
13985	FUTURE	158 PATRICK ST		1.36	20	27	0	0%	0	0%	27	100%
9240	FUTURE	332 RIDEAU ST		0.28	20	6	0	0%	0	0%	6	100%
9700	FUTURE			0.73	20	15	0	0%	0	0%	15	100%
9309	FUTURE	978 CATARAQUI ST		0.11	20	2	0	0%	0	0%	2	100%
6332	FUTURE	412 bagot st		0.12	20	2	0	0%	0	0%	2	100%
20234	FUTURE	312 KING ST		0.18	20	4	0	0%	0	0%	4	100%
10084	FUTURE			0.29	20	6	0	0%	0	0%	6	100%
10166	FUTURE	28 EDGEHILL ST		0.59	20	12	0	0%	0	0%	12	100%
20239	FUTURE	480 KING ST		0.19	20	4	0	0%	0	0%	4	100%

Application Info							2021 Development		2026 Development		2036 Development	
PLAN_ID	Development Status	DEVELOPMEN	FILE	DEVELOPM_1	TOTAL UNITS	STATUS	Total	% of Total	Total	% of Total	Total	% of Total
3629	FUTURE	Davis Tannery		11.45	N/A		268		0	0%	100	37%
9797	FUTURE	North Block					450		0	0%	450	100%
10091	FUTURE	Saint Mary's on the Lake		4.98	30		150		0	0%	0	0%
13875	FUTURE	Nortel Lands					1526		0	0%	1156	76%
	FUTURE	223 Princess					223		0	0%	223	100%
	FUTURE	510 Frontenac					258		0	0%	258	100%
	FUTURE	Rideau Community		21.25	37.5		797		0	0%	797	100%
4706	FUTURE	Williamsville		0.06	160		10		0	0%	10	100%
13390	FUTURE	Williamsville		0.10	80		8		0	0%	8	100%
12946	FUTURE	Williamsville		0.22	160		35		0	0%	35	100%
13773	FUTURE	Williamsville		0.12	80		9		0	0%	9	100%
13821	FUTURE	Williamsville		0.70	280		196		0	0%	196	100%
8377	FUTURE	Williamsville		0.16	280		44		0	0%	44	100%
19624	FUTURE	Williamsville		0.15	400		60		0	0%	60	100%
13774	FUTURE	Williamsville		0.08	80		7		0	0%	7	100%
4421	FUTURE	Williamsville		0.19	280		53		0	0%	53	100%
4422	FUTURE	Williamsville		0.17	280		46		0	0%	46	100%
11626	FUTURE	Williamsville		0.18	280		51		0	0%	51	100%
19650	FUTURE	Williamsville		0.08	400		34		0	0%	34	100%
12025	FUTURE	Williamsville		0.15	80		12		0	0%	12	100%
12942	FUTURE	Williamsville		0.08	160		12		0	0%	12	100%
13772	FUTURE	Williamsville		0.31	400		126		0	0%	126	100%
12540	FUTURE	Williamsville		0.15	80		12		0	0%	12	100%
19618	FUTURE	Williamsville		0.08	80		7		0	0%	7	100%
11632	FUTURE	Williamsville		0.67	280		188		0	0%	166	88%
13775	FUTURE	Williamsville		0.11	80		9		0	0%	9	100%
13776	FUTURE	Williamsville		0.08	80		6		0	0%	6	100%
8250	FUTURE	Williamsville		0.15	160		25		0	0%	25	100%
8241	FUTURE	Williamsville		0.67	280		188		0	0%	183	98%
12941	FUTURE	Williamsville		0.04	160		7		0	0%	7	100%
12026	FUTURE	Williamsville		0.05	80		4		0	0%	4	100%
4484	FUTURE	Williamsville		0.12	160		19		0	0%	19	100%
13769	FUTURE	Williamsville		0.62	400		248		0	0%	248	100%
19629	FUTURE	Williamsville		0.19	80		15		0	0%	15	100%
13001	FUTURE	Williamsville		0.05	80		4		0	0%	4	100%
13788	FUTURE	Williamsville		0.21	80		17		0	0%	17	100%
13743	FUTURE	Williamsville		0.63	280		176		0	0%	177	100%
12995	FUTURE	Williamsville		0.22	280		62		0	0%	62	100%

Appendix B

COMMERCIAL GROWTH CALCULATIONS

Projected Commercial Development

		2021		2026		2036	
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed
Node 1							
1724 Bath Rd	1100	100%	1100	0%	0	0%	0
0 Bath Rd	3300	100%	3300	0%	0	0%	0
0 Bath Rd	3000	0%	0	100%	3000	0%	0
0 Bath Rd	10300	0%	0	0%	0	0%	0
	Total Analysis Period	25%	4400	17%	3000	0%	0
	Cumulative Total:	25%	4400	42%	7400	42%	7400
	Available Space at Node						0
	Vacancy Rate of Node	5%		4%		4%	
Node 2							
1638 Bath Rd	2300	100%	2300	0%	0	0%	0
0 Bath Rd	9500	0%	0	0%	0	0%	0
	Total Analysis Period	19%	2300	0%	0	0%	0
	Cumulative Total:	19%	2300	19%	2300	19%	2300
	Available Space at Node						0
	Vacancy Rate of Node	2%		2%		2%	
Node 3							
1259 Gardiners Rd	8500	100%	8500		0	0%	0
	Total Analysis Period	100%	8500	0%	0	0%	0
	Cumulative Total:	100%	8500	100%	8500	100%	8500
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 4							
945 Gardiners Rd	1500	0%	0	100%	1500	0%	0
	Total Analysis Period	0%	0	100%	1500	0%	0
	Cumulative Total:	0%	0	100%	1500	100%	1500
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 6							
1201 Division St	16500	100%	16500	0%	0	0%	0
0 Division St	1800	100%	1800	0%	0	0%	0
	Total Analysis Period	100%	18300	0%	0	0%	0
	Cumulative Total:	100%	18300	100%	18300	100%	18300
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 7							
15 Montreal St	1000	100%	1000	0%	0	0%	0
19 Queen St	19400	0%	0	100%	19400	0%	0
32 Montreal St	600	0%	0	0%	0	0%	0
37 Montreal St	2500	100%	2500	0%	0	0%	0
122 Princess St	4200	0%	0	0%	0	0%	0
122 Princess St	3300	0%	0	100%	3300	0%	0
125 Princess St	800	0%	0	100%	800	0%	0
149 Brock St	700	0%	0	100%	700	0%	0
165 Wellington St	1200	100%	1200	0%	0	0%	0
166 Wellington St	5200	0%	0	100%	5200	0%	0
169 Princess St	3500	100%	3500	0%	0	0%	0
172 Ontario St	1800	100%	1800	0%	0	0%	0
173 Princess St	4000	100%	4000	0%	0	0%	0
185 Division St	1900	0%	0	0%	0	0%	0

Projected Commercial Development

		2021		2026		2036	
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed
Node 1							
1724 Bath Rd	1100	100%	1100	0%	0	0%	0
0 Bath Rd	3300	100%	3300	0%	0	0%	0
0 Bath Rd	3000	0%	0	100%	3000	0%	0
0 Bath Rd	10300	0%	0	0%	0	0%	0
	Total Analysis Period	25%	4400	17%	3000	0%	0
	Cumulative Total:	25%	4400	42%	7400	42%	7400
	Available Space at Node						0
	Vacancy Rate of Node	5%		4%		4%	
Node 2							
1638 Bath Rd	2300	100%	2300	0%	0	0%	0
0 Bath Rd	9500	0%	0	0%	0	0%	0
	Total Analysis Period	19%	2300	0%	0	0%	0
Cumulative Total:	11800	19%	2300	19%	2300	19%	2300
	Available Space at Node						0
	Vacancy Rate of Node	2%		2%		2%	
Node 3							
1259 Gardiners Rd	8500	100%	8500		0	0%	0
	Total Analysis Period	100%	8500	0%	0	0%	0
	Cumulative Total:	100%	8500	100%	8500	100%	8500
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 4							
945 Gardiners Rd	1500	0%	0	100%	1500	0%	0
	Total Analysis Period	0%	0	100%	1500	0%	0
	Cumulative Total:	0%	0	100%	1500	100%	1500
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 6							
1201 Division St	16500	100%	16500	0%	0	0%	0
0 Division St	1800	100%	1800	0%	0	0%	0
	Total Analysis Period	100%	18300	0%	0	0%	0
	Cumulative Total:	100%	18300	100%	18300	100%	18300
	Available Space at Node						0
	Vacancy Rate of Node	0%		0%		0%	
Node 7							
15 Montreal St	1000	100%	1000	0%	0	0%	0
19 Queen St	19400	0%	0	100%	19400	0%	0
32 Montreal St	600	0%	0	0%	0	0%	0
37 Montreal St	2500	100%	2500	0%	0	0%	0
122 Princess St	4200	0%	0	0%	0	0%	0
122 Princess St	3300	0%	0	100%	3300	0%	0
125 Princess St	800	0%	0	100%	800	0%	0
149 Brock St	700	0%	0	100%	700	0%	0
165 Wellington St	1200	100%	1200	0%	0	0%	0
166 Wellington St	5200	0%	0	100%	5200	0%	0
169 Princess St	3500	100%	3500	0%	0	0%	0
172 Ontario St	1800	100%	1800	0%	0	0%	0
173 Princess St	4000	100%	4000	0%	0	0%	0
185 Division St	1900	0%	0	0%	0	0%	0

		2021		2026		2036		
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	
187 Princess St	1400	100%	1400	0%	0	0%	0	
203 Wellington St	1900	0%	0	0%	0	0%	0	
205 Wellington St	2500	100%	2500	0%	0	0%	0	
207 Princess St	7900	100%	7900	0%	0	0%	0	
227 Princess St	1700	0%	0	0%	0	0%	0	
266 Princess St	800	0%	0	0%	0	0%	0	
268 Princess St	1600	0%	0	0%	0	0%	0	
275 Queen St	3200	100%	3200	0%	0	0%	0	
291 Princess St	1400	0%	0	0%	0	0%	0	
293 Princess St	1400	0%	0	0%	0	0%	0	
303 Bagot St	700	0%	0	0%	0	0%	0	
320 Princess St	1900	0%	0	0%	0	0%	0	
330 King St	5500	0%	0	100%	5500	0%	0	
347 Princess St	7200	0%	0	100%	7200	0%	0	
350 Princess St	1600	0%	0	100%	1600	0%	0	
369 King St	2500	0%	0	0%	0	0%	0	
371 Princess St	4400	0%	0	0%	0	0%	0	
0 Brock St	2700	0%	0	100%	2700	0%	0	
0 King St	3200	0%	0	0%	0	0%	0	
0 Ontario St	2300	0%	0	0%	0	0%	0	
0 Princess St	10000	0%	0	100%	10000	0%	0	
128-134 Ontario St	8300	0%	0	100%	8300	0%	0	
218-224 Princess St	7600	0%	0	100%	7600	0%	0	
	Total Analysis Period	22%	29000	55%	72300	0%	0	
	Cumulative Total:	131800.00	22%	29000	77%	101300	77%	101300
	Available Space at Node	1705200.00						0
	Vacancy Rate of Node		6%		2%		2%	
Node 8								
1300 Bath Rd	35900	25%	8975	25%	8975	0%	0	
	Total Analysis Period	25%	8975	25%	8975	0%	0	
	Cumulative Total:	35900.00	25%	8975	50%	17950	50%	17950
	Available Space at Node	291100.00						0
	Vacancy Rate of Node		9%		6%		6%	
Node 9								
688 Mckay St	2000	0%	0	0%	0	0%	0	
745 Development Dr	4500	100%	4500	0%	0	0%	0	
745 Development Dr	5300	100%	5300	0%	0	0%	0	
0 Justus Dr	1400	0%	0	100%	1400	0%	0	
	Total Analysis Period	74%	9800	11%	1400	0%	0	
	Cumulative Total:	13200.00	74%	9800	85%	11200	85%	11200
	Available Space at Node	354100.00						0
	Vacancy Rate of Node		1%		1%		1%	
Node 10								
0 Gardiners Rd	10400	100%	10400		0		0	
	Total Analysis Period	100%	10400	0%	0	0%	0	
	Cumulative Total:	10400.00	100%	10400	100%	10400	100%	10400
	Available Space at Node	152600.00						0
	Vacancy Rate of Node		0%		0%		0%	
Node 11								
650 Gardiners Rd	1200	0%	0	100%	1200	0%	0	
846 Taylor Kidd Blvd	1200	100%	1200		0	0%	0	
0 Arlington Park Place	2500	100%	2500		0	0%	0	
0 Gardiners Rd	10700	0%	0		0	0%	0	
	Total Analysis Period	24%	3700	8%	1200	0%	0	
	Cumulative Total:	15600.00	24%	3700	31%	4900	31%	4900

		2021		2026		2036	
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed
Available Space at Node		458000.00					0
Vacancy Rate of Node		3%		2%		2%	
Node 12							
1121 John Counter Blvd	500	100%	500		0	0%	0
Total Analysis Period		100%	500	0%	0	0%	0
Cumulative Total:		500.00	100%	500	100%	500	100%
Available Space at Node		191100.00					0
Vacancy Rate of Node		0%		0%		0%	
Node 13							
616-670 Gardiners Rd	20800	0%	0	40%	8320	0%	0
Total Analysis Period		0%	0	40%	8320	0%	0
Cumulative Total:		20800.00	0%	0	40%	8320	40%
Available Space at Node		768700.00					0
Vacancy Rate of Node		3%		2%		2%	
Node 14							
0 Midland Ave	13100	0%	0		0	0%	0
Total Analysis Period		0%	0	0%	0	0%	0
Cumulative Total:		13100.00	0%	0	0%	0	0
Available Space at Node		402500.00					0
Vacancy Rate of Node		3%		3%		3%	
Node 15							
83 Aberfoyle Rd	2300	0%	0		0	0%	0
105 Sutherland Dr	2300	100%	2300		0	0%	0
185 Concession St	1200	100%	1200		0	0%	0
372 Division St	1000	100%	1000		0	0%	0
603 Montreal St	2100	100%	2100		0	0%	0
700 Front Rd	1800	0%	0	100%	1800	0%	0
732 Front Rd	3300	0%	0	0%	0	0%	0
900 Montreal St	5200	0%	0	0%	0	0%	0
0 Division St	1000	100%	1000	0%	0	0%	0
0 Montreal St	1000	100%	1000		0	0%	0
0 Taylor Kidd Blvd	10800	0%	0		0	0%	0
0 Concession St	2600	0%	0		0	0%	0
Total Analysis Period		25%	8600	5%	1800	0%	0
Cumulative Total:		34600.00	25%	8600	30%	10400	30%
Available Space at Node		625100.00					0
Vacancy Rate of Node		4%		4%		4%	
Node 16							
0 King St	1800		0		0	0%	0
Total Analysis Period		0%	0	0%	0	0%	0
Cumulative Total:		1800.00	0%	0	0%	0	0
Available Space at Node		52900.00					0
Vacancy Rate of Node		3%		3%		3%	
Node 17							
461 Princess St	3100	0%	0		0	0%	0
481 Princess St	3100	0%	0		0	0%	0
521 Princess St	2200	100%	2200		0	0%	0
527 Princess St	2200	100%	2200		0	0%	0
545 Princess St	1300	100%	1300		0	0%	0
574 Princess St	3500	0%	0	100%	3500	0%	0
662 Princess St	1800	0%	0	100%	1800	0%	0
686 Princess St	2900	0%	0	100%	2900	0%	0
843 Princess St	1700	100%	1700		0	0%	0
859 Princess St	4500	100%	4500		0	0%	0
0 Princess St	2500	0%	0		0	0%	0

		2021		2026		2036	
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed
0 Princess St	6800	0%	0		0	0%	0
	Total Analysis Period	33%	11900	23%	8200	0%	0
	Cumulative Total:	33%	11900	56%	20100	56%	20100
	Available Space at Node						0
	Vacancy Rate of Node	5%		3%		3%	
Node 18							
1100 Princess St	1700	0%	0		0	0%	0
1100 Princess St	3800	100%	3800		0	0%	0
1137 Princess St	5700	0%	0		0	0%	0
1187 Princess St	1000	100%	1000		0	0%	0
1412 Princess St	1300	100%	1300		0	0%	0
	Total Analysis Period	45%	6100	0%	0	0%	0
	Cumulative Total:	45%	6100	45%	6100	45%	6100
	Available Space at Node						0
	Vacancy Rate of Node	1%		1%		1%	
Node 19							
2776 Princess St	4100	0%	0		0	0%	0
2799 Princess St	1300	0%	0		0	0%	0
0 Norwest Rd	1800	0%	0		0	0%	0
	Total Analysis Period	0%	0	0%	0	0%	0
	Cumulative Total:	0%	0	0%	0	0%	0
	Available Space at Node						0
	Vacancy Rate of Node	1%		1%		1%	
Node 20							
2511 Princess St	2200	0%	0	100%	2200	0%	0
0 Princess St	1000	0%	0		0	0%	0
0 Princess St	7300	0%	0		0	0%	0
0 Select Dr	7600	0%	0	100%	7600	0%	0
	Total Analysis Period	0%	0	54%	9800	0%	0
	Cumulative Total:	0%	0	54%	9800	54%	9800
	Available Space at Node						0
	Vacancy Rate of Node	3%		1%		1%	
Node 21							
235 The Gore Rd	1200	0%	0		0	0%	0
667 King St	1400	0%	0		0	0%	0
760 County Rd 15	1100	0%	0		0	0%	0
	Total Analysis Period	0%	0	0%	0	0%	0
	Cumulative Total:	0%	0	0%	0	0%	0
	Available Space at Node						0
	Vacancy Rate of Node	4%		4%		4%	
Proposed Developments							
Division Street & Dalton Avenue	277500	60%	166500	40%	111000	0%	0
Princess Street and Sir John A. MacDonald	600000	20%	120000	20%	120000	40%	240000
Gardiners Road and Princess Street	179000	0%	0		0	0%	0
Pharma Plus 434 Taylor KiddBoulevard	11173	0%	0		0	0%	0
Bath Road at Coverdale Drive (newPharma Plus + other buildings)	29287	0%	0		0	0%	0
LCBO 1089 Midland Avenue	10463	0%	0		0	0%	0
TDL Group – Tim Horton’s Restaurant and vacant building	8080	100%	8080		0	0%	0
Kingston Volkswagen - Addition	5156	0%	0		0	0%	0
The Royal Bank 523 Golden MileRoad	7330	0%	0		0	0%	0
Mercedes-Benz Dealership 1432 BathRoad - New Dealership	10567	0%	0		0	0%	0
841 Hwy No. 15 (New Gas Station and Plaza)	6835	0%	0		0	0%	0
Kincore Holdings 326 Bagot Street (Proposing ground floor commercial with the residential component. w	11302	0%	0		0	0%	0
	Total Analysis Period	25%	294580	20%	231000	21%	240000
	Cumulative Total:	25%	294580	45%	525580	66%	765580

		2021		2026		2036	
		% Developed	Sq Ft Developed	% Developed	Sq Ft Developed	% Developed	Sq Ft Developed
Vacant Land							
SW corner of Taylor-Kidd Boulevard & John Counter Boulevard	160083	0%	0	35%	56029	0%	0
SE corner of Taylor-Kidd Boulevard & John Counter Boulevard (not including the existing motel)	104544	0%	0	30%	31363	34%	35545.0164
Dacon lands on Gardiners Rd across from RioCan Centre	103455	20%	20691		0	80%	82764.13132
Gore Road Plaza	46283	0%	0		0	100%	46282.57343
Midland Avenue – north of Loblaws	92021	0%	0	40%	36808	0%	0
Midland Avenue – new LCBO and adjacent properties	20419	0%	0		0	100%	20418.7824
Kingston Centre (northeast corner of Sir John A. Macdonald Boulevard. & Bath Road)	54450	0%	0	50%	27225	0%	0
Midland Avenue – north and west of McDonald's	45085	0%	0		0	100%	45084.67153
Vacant site next to new Pharma Plus on Bath Rd at Coverdale Drive	43560	0%	0		0	100%	43560.06911
SE corner of Taylor-Kidd Boulevard & Centennial Drive	40293	0%	0		0	100%	40293.06393
South side of Taylor-Kidd Boulevard at Bexley Gate	32670	0%	0		0	100%	32670.05184
Former Goodwill site on Princess Street (near Portsmouth Avenue)	26136	0%	0		0	100%	26136.04147
NW corner of Taylor-Kidd Boulevard & John Counter Boulevard –seasonal landscaping business	18513	0%	0		0	0%	0
NE corner of Taylor-Kidd Boulevard & John Counter Boulevard –vacant building for sale/lease	9801	0%	0		0	100%	9801.015551
Robinson Business Park – NE corner of Gardiners Rd and Centennial Dr, next to Highway 401	32292	0%	0		0	100%	32291.73
Intersection of Cataraqui Woods Dr & Centennial Dr (all 4 corners permit commercial; SE corner just re-zo	0	0%	0		0	0%	0
Another parcel in Cataraqui North, south of Cataraqui Woods Dr, near Sydenham Rd	0	0%	0		0	0%	0
	Total Analysis Period	2%	20691	18%	151426	50%	414847
	Cumulative Total:		829604.35	2%	20691	21%	172117
						71%	586964

Appendix C

INDUSTRIAL GROWTH CALCULATIONS

ND_ID	Industrial Park	Land Status	Area (m2)	Area (ha)	2021				2026				2036			
					% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed	% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed	% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed
GAR_UDL_IND_6	PROGRESS AVE INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	3859	0.39	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
GAR_UDL_IND_010	PROGRESS AVE INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	3182	0.32	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
GAR_KPC_IND_001	PROGRESS AVE INDUSTRIAL AREA	POTENTIAL CONVERSIONS	21744	2.17	100%	2.17	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
GAR_KPC_IND_003	PROGRESS AVE INDUSTRIAL AREA	POTENTIAL CONVERSIONS	8582	0.86	100%	0.86	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
GAR_KPC_IND_002	PROGRESS AVE INDUSTRIAL AREA	POTENTIAL CONVERSIONS	6119	0.61	100%	0.61	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
		Total Analysis Period			40%	3.64	7%	0.64	0%	0.00	9%	0.87	0%	0.00	3%	0.28
		Cumulative	9.19		40%	3.64	47%	4.29	47%	4.29	56%	5.16	56%	5.16	59%	5.44
OLD INDUSTRIAL AREA																
RDH_VIL_IND_016	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	4415	0.44	0%	0.00	100%	0.44	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_009	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	16042	1.60	0%	0.00	100%	1.60	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_015	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	3080	0.31	0%	0.00	0%	0.00	0%	0.00	100%	0.31	0%	0.00	0%	0.00
RDH_VIL_IND_010	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	53049	3.98	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_033	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	2174	0.22	0%	0.00	0%	0.00	0%	0.00	100%	0.22	0%	0.00	0%	0.00
RDH_VIL_IND_024	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	21709	2.17	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_025	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	39915	3.99	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_023	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	15355	1.54	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_020	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	47068	3.53	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	50%	1.77
RDH_VIL_IND_028	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	2078	0.21	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	0.21
RDH_VIL_IND_014	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	14776	1.48	0%	0.00	100%	1.48	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_VIL_IND_002	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	1023	0.10	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	0.10
RDH_VIL_IND_022	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	8396	0.84	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	0.84
INH_VIL_IND_001	OLD INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	840	0.08	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	0.08
RDH_UDL_IND_031	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	7114	0.71	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_027	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	16191	1.62	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
INH_UDL_IND_002	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	20045	2.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_029	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	1303	0.13	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_008	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	16104	1.61	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_018	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	5370	0.54	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_030	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	4993	0.50	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_004	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	20073	2.01	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_013	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	11769	1.18	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_032	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	4425	0.44	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_017	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	5284	0.53	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
NOV_UDL_IND_002	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	44094	3.31	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_36	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	540	0.05	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_019	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	3392	0.34	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_001	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	10037	1.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_011	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	11365	1.14	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_012	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	2365	0.24	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_021	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	4845	0.48	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_37	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	129	0.01	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_037	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	659	0.07	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_UDL_IND_026	OLD INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	1269	0.13	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_KPC_IND_006	OLD INDUSTRIAL AREA	POTENTIAL CONVERSION	6248	0.62	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_KPC_IND_005	OLD INDUSTRIAL AREA	POTENTIAL CONVERSION	5297	0.53	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_KPC_IND_003	OLD INDUSTRIAL AREA	POTENTIAL CONVERSION	1288	0.13	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_KPC_IND_007	OLD INDUSTRIAL AREA	POTENTIAL CONVERSION	4837	0.48	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
RDH_KPC_IND_034	OLD INDUSTRIAL AREA	POTENTIAL CONVERSION	29798	2.98	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
		Total Analysis Period			0%	0.00	14%	3.52	0%	0.00	2%	0.53	0%	0.00	12%	3.00
		Cumulative	25.24		0%	0.00	14%	3.52	14%	3.52	16%	4.05	16%	4.05	28%	7.05
ALCAN INDUSTRIAL PARK																
NOV_VIL_IND_037	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	11077	1.11	100%	1.11	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
NOV_VIL_IND_001	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	77672	5.83	0%	0.00	0%	0.00	100%	5.83	0%	0.00	0%	0.00	0%	0.00
NOV_VIL_IND_032	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	56730	4.25	0%	0.00	0%	0.00	0%	0.00	100%	4.25	0%	0.00	0%	0.00
NOV_VIL_IND_034	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	38053	3.81	0%	0.00	0%	0.00	100%	3.81	0%	0.00	0%	0.00	0%	0.00
NOV_VIL_IND_033	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	22110	2.21	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	2.21	0%	0.00
NOV_VIL_IND_035	ALCAN INDUSTRIAL PARK	VACANT INDUSTRIAL LAND	6028	0.60	100%	0.60	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
NOV_UDL_IND_036	ALCAN INDUSTRIAL PARK	UNDERUTILIZED DEVELOPED LAND	25242	2.52	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
		Total Analysis Period			10%	1.71	0%	0.00	54%	9.63	0%	0.00	36%	6.47	0%	0.00
		Cumulative	17.81		10%	1.71	10%	1.71	64%	11.34	64%	11.34	100%	17.81	100%	17.81
CATARAQUI ESTATES BUSINESS PARK																
CTN_VIL_IND_24	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	236896	17.77	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
CTN_VIL_IND_14	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	29875	2.99	100%	2.99	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
CTN_VIL_IND_13	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	24772	2.48	100%	2.48	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
CTN_VIL_IND_19	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	34138	3.41	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	3.41
CTN_VIL_IND_18	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	44746	3.36	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	3.36
CTN_VIL_IND_046	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	36674	3.67	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	3.67
CTN_VIL_IND_044	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	2726	0.27	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
CTN_VIL_IND_20	CATARAQUI ESTATES BUSINESS PARK	VACANT INDUSTRIAL LAND	42286	3.17	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	3.17

ND_ID	Industrial Park	Land Status	Area (m2)	Area (ha)	2021				2026				2036				
					% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed	% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed	% Business Park Developed	Business Park Area Developed	%General Industrial Developed	General Industrial Area Developed	
CTN_VIL_IND_22	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	142195	10.66	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	10.66	0%	0.00	
CTN_VIL_IND_23	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	60412	4.53	0%	0.00	0%	0.00	100%	4.53	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_21	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	19735	1.97	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	1.97	0%	0.00	
CTN_VIL_IND_038	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2831	0.28	0%	0.00	0%	0.00	0%	0.00	100%	0.28	0%	0.00	0%	0.00	
CTN_VIL_IND_16	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	28273	2.83	0%	0.00	0%	0.00	0%	0.00	100%	2.83	0%	0.00	0%	0.00	
CTN_VIL_IND_17	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	43690	3.28	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_15	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	42705	3.20	0%	0.00	0%	0.00	0%	0.00	100%	3.20	0%	0.00	0%	0.00	
CTN_VIL_IND_009	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2920	0.29	0%	0.00	0%	0.00	0%	0.00	100%	0.29	0%	0.00	0%	0.00	
CTN_VIL_IND_10	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2876	0.29	0%	0.00	0%	0.00	0%	0.00	100%	0.29	0%	0.00	0%	0.00	
CTN_VIL_IND_11	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	3008	0.30	0%	0.00	0%	0.00	0%	0.00	100%	0.30	0%	0.00	0%	0.00	
CTN_VIL_IND_039	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2822	0.28	0%	0.00	0%	0.00	0%	0.00	100%	0.28	0%	0.00	0%	0.00	
CTN_VIL_IND_040	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	4010	0.40	0%	0.00	100%	0.40	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_041	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2867	0.29	0%	0.00	0%	0.00	0%	0.00	100%	0.29	0%	0.00	0%	0.00	
CTN_VIL_IND_042	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2744	0.27	0%	0.00	100%	0.27	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_043	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	2803	0.28	0%	0.00	100%	0.28	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_045	CATARAQUI ESTATES BUSINESS PA	VACANT INDUSTRIAL LAND	1891	0.19	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_KPC_IND_006	CATARAQUI ESTATES BUSINESS PA	POTENTIAL CONVERSION	129996	9.75	20%	1.95	0%	0.00	70%	6.82	0%	0.00	10%	0.97	0%	0.00	
					Total Analysis Period	10%	7.41	1%	0.96	15%	11.36	10%	7.76	18%	13.61	18%	13.61
			Cumulative	76.22	10%	7.41	11%	8.37	26%	19.73	36%	27.49	54%	41.10	72%	54.71	
ST. LAWRENCE BUSINESS PARK																	
GRN_VIL_IND_13	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	2890	0.29	100%	0.29	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_006	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	45038	3.38	100%	3.38	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_002	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	29757	2.98	100%	2.98	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_010	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	15479	1.55	100%	1.55	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_012	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	46452	3.48	100%	3.48	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_014	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	11400	1.14	100%	1.14	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_015	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	11613	1.16	100%	1.16	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_007	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	12848	1.28	100%	1.28	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_001	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	28933	2.89	100%	2.89	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_009	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	2899	0.29	0%	0.00	0%	0.00	100%	0.29	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_008	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	3194	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	0%	0.00	0%	0.00	
GRN_VIL_IND_004	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	6509	0.65	0%	0.00	0%	0.00	0%	0.00	0%	0.00	100%	0.65	0%	0.00	
GRN_VIL_IND_005	ST. LAWRENCE BUSINESS PARK	VACANT INDUSTRIAL LAND	13113	1.31	100%	1.31	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_UDL_IND_003	ST. LAWRENCE BUSINESS PARK	UNDERUTILIZED DEVELOPED LAND	242785	18.21	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GRN_KPC_IND_011	ST. LAWRENCE BUSINESS PARK	POTENTIAL CONVERSION	43229	3.24	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
					Total Analysis Period	46%	19.47	0%	0.00	1%	0.61	0%	0.00	2%	0.65	0%	0.00
			Cumulative	42.18	46%	19.47	46%	19.47	48%	20.07	48%	20.07	49%	20.73	49%	20.73	
NORTEL INDUSTRIAL AREA																	
GAR_VIL_IND_15	NORTEL INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	157391	11.80	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GAR_VIL_IND_14	NORTEL INDUSTRIAL AREA	VACANT INDUSTRIAL LAND	17473	1.75	0%	0.00	100%	1.75	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
GAR_UDL_IND_13	NORTEL INDUSTRIAL AREA	UNDERUTILIZED DEVELOPED LAND	249776	18.73	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
					Total Analysis Period	0%	0.00	13%	1.75	0%	0.00	0%	0.00	0%	0.00	0%	0.00
			Cumulative	13.55	0%	0.00	13%	1.75	13%	1.75	13%	1.75	13%	1.75	13%	1.75	
SYDENHAM RD/HWY 401 INDUSTRIAL AREA																	
CTN_VIL_IND_32	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	116430	8.73	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_28	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	25759	2.58	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_30	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	20205	2.02	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_29	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	39216	3.92	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_33	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	19000	1.90	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_26	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	23139	2.31	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_VIL_IND_25	SYDENHAM RD/HWY 401 INDUSTR	VACANT INDUSTRIAL LAND	5796	0.58	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_UDL_IND_27	SYDENHAM RD/HWY 401 INDUSTR	UNDERUTILIZED DEVELOPED LAND	35521	3.55	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
CTN_UDL_IND_31	SYDENHAM RD/HWY 401 INDUSTR	UNDERUTILIZED DEVELOPED LAND	40577	3.04	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
					Total Analysis Period	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
			Cumulative	28.64	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
INNOVATION PARK																	
NOV_VIL_IND_040	INNOVATION PARK	VACANT INDUSTRIAL LAND	194685	14.60	0%	0.00	0%	0.00	50%	7.30	0%	0.00	35%	5.11	0%	0.00	
NOV_UDL_IND_039	INNOVATION PARK	UNDERUTILIZED DEVELOPED LAND	242634	18.20	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
					Total Analysis Period	0%	0.00	0%	0.00	50%	7.30	0%	0.00	35%	5.11	0%	0.00
			Cumulative	14.60	0%	0.00	0%	0.00	50%	7.30	50%	7.30	85%	12.41	85%	12.41	
OTHER																	
GAR_UDL_IND_16	OTHER	UNDERUTILIZED DEVELOPED LAND	4271	0.43	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
NOV_UDL_IND_038	OTHER	UNDERUTILIZED DEVELOPED LAND	375283	28.15	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
					Total Analysis Period	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
			Cumulative	0.43	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	
Total Developed					47.84	32.76	28.90	17.21	29.13	16.89							

