

**Subject: Ottawa Community Lands Development Corporation 2021 - Annual Report**

**File Number: ACS2022-PIE-CRO-0009**

**Report to Council 21 September 2022**

**Submitted on September 15, 2022 by Steve Kanellakos, President and Chief Executive Officer of the Ottawa Community Lands Development Corporation**

**Contact Person: Peter Radke, Secretary and Chief Operating Officer of The Ottawa Community Lands Development Corporation**

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**Ward: Citywide**

**Objet : Société d'aménagement des terrains communautaires d'Ottawa  
Rapport Annuel 2021**

**Dossier : ACS2022-PIE-CRO-0009**

**Rapport et au Conseil le 21 septembre 2022**

**Soumis le 15 septembre 2022 par Steve Kanellakos, Secrétaire et chef de l'exploitation de La société d'aménagement des terrains communautaires d'Ottawa**

**Personne ressource : Peter Radke, Secrétaire et chef de l'exploitation de La société d'aménagement des terrains communautaires d'Ottawa**

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**Quartier : À l'échelle de la ville**

## **REPORT RECOMMENDATIONS**

**That Council:**

- 1. Receive the Audited financial statements of the Ottawa Community Lands Development Corporation for the year 2021 in the Annual Report attached as Document 1; and**

2. **Appoint Ernst & Young LLP as the auditor of the Ottawa Community Lands Development Corporation for the year 2022.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Conseil :**

1. **prenne connaissance des états financiers vérifiés de la Société d'aménagement des terrains communautaires d'Ottawa pour l'année 2021 présentés dans le rapport annuel (document 1 ci-joint); et**
2. **nomme la société Ernst & Young LLP vérificatrice de la Société d'aménagement des terrains communautaires d'Ottawa pour l'année 2022.**

## **BACKGROUND**

On October 10, 2007, Council approved the establishment of the Ottawa Community Lands Development Corporation (OCLDC) for implementation of the Longfields Subdivision and Centrepointe Town Centre projects ([ACS2007-BTS-RPM-0008 - OCLDC Project Implementation Strategy](#)).

Council, at its meeting on January 28, 2009, approved recommendations to proceed with the incorporation of the Ottawa Community Lands Development Corporation to undertake City property development initiatives and transfer the control of the Longfields subdivision to the OCLDC ([ACS2008-COS-RPM-0063 - Development Corporation for City Owned Lands](#)). The OCLDC was incorporated under the *Corporations Act* (Ontario) (OCA). The City of Ottawa is the sole voting member.

The objectives for which the corporation is incorporated include the following:

- a) To promote and undertake community improvement in the City of Ottawa by:
  - i. planning, subdividing, and developing or redeveloping sites owned or held by the corporation for residential, industrial, commercial, institutional, public, recreational, religious, charitable or other use;
  - ii. acquiring, holding, selling, leasing or disposing of sites described in subparagraph (i) above;
  - iii. undertaking or conducting studies, research and design work; and
  - iv. conducting public marketing and advertising for sale in connection with the activities set out in subparagraphs (i), (ii) and (iii) above.

- b) To improve, beautify and maintain municipally-owned land, buildings and structures in the City of Ottawa as designated and approved by the City of Ottawa for the benefit of the community.
- c) To undertake such other complementary activities not inconsistent with these objectives.

Based on the preceding, the mandate of the OCLDC is to promote responsible and innovative developments that enhance the City's ability to respond to changing market demands and further the City's public policy objectives by building strong neighbourhoods.

To achieve its mandate, the OCLDC uses the four pillars of sustainability approach: financial, social, environmental and cultural, when positioning underutilized surplus City property for development.

## **DISCUSSION**

Under the by-laws for the OCLDC, the board is required to prepare an annual report and to hold an annual meeting to report on its activities for the year. The OCLDC, at its annual meeting held on August 16, 2022, accepted the Annual Report and Financial Statements for the year ending December 31, 2021.

The OCLDC generated \$675,000 in land sales for the fiscal year ending 2021. Since its inception, the OCLDC has recorded total sales exceeding \$108 Million.

During the past year, both Legal Services and Corporate Finance Services have provided key support to the operations of OCLDC in fulfilling its mandate.

The objectives and mandate of the OCLDC are achieved through the primary support of the Corporate Real Estate Office. Staff of the Corporate Real Estate Office work in partnership with the OCLDC to complete projects directed by Council to the OCLDC.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Public notification of this report will occur through normal notification process. Individual projects undertaken by the OCLDC follow the normal notification processes of the City in engaging the community.

**COMMENTS BY THE WARD COUNCILLORS**

This is a city-wide report – not applicable.

**LEGAL IMPLICATIONS**

The presentation of the Annual Report together with audited financial statements and the auditor's report to City Council is required pursuant to OCLDC's By-laws and legislation governing corporate governance.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management impediments to implementing the recommendations in this report.

**ASSET MANAGEMENT IMPLICATIONS**

The sales of vacant parcels at 25 Khymer Court and 3311 Greenbank Road will reduce the City's Asset Management responsibilities with respect to maintenance and liability of these lands.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications associated with receiving the audited financial statements. The costs associated with the 2022 audit will be funded by OCLDC.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications to implementing the recommendations set out in this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications with respect to implementing the recommendations set out in this report.

**TERM OF COUNCIL PRIORITIES**

The OCLDC mandate is to implement Council directions as spelled out in its Term of Council Priorities. These are embodied in the four pillars approach, which is to ensure that development or value being added to the City's real estate assets contributes to the overall financial, social, environmental and cultural objectives of Council.

The OCLDC will achieve its goal of \$22 Million for the 2019-2022 term of Council and is on track to produce \$24M in gross revenues for this term of Council.

**SUPPORTING DOCUMENTATION**

Document 1 2021 Annual Report (including Audited Consolidated Financial Statements) of the Ottawa Community Land Development Corporation