

Subject: Ottawa Community Lands Development Corporation - 2022 Annual Report

File Number: ACS2023-PRE-CRO-0026

Report to Planning and Housing Committee on 4 October 2023

and Report to Council 11 October 2023

**Submitted on September 22, 2023 by Wendy Stephanson
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Development Corporation**

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Ward: Citywide

**Objet: Société d'aménagement des terrains communautaires d'Ottawa
Rapport Annuel 2022**

Dossier : ACS2023-PRE-CRO-0026

Rapport présenté au Comité de la planification et du logement

Rapport soumis le 4 octobre 2023

et au Rapport et au Conseil le 11 octobre 2023

**Soumis le 22 septembre 2023 par Wendy Stephanson, 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
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Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

That Planning and Housing Committee recommend that Council:

1. Receive the 2022 Annual Report and audited financial statements of the Ottawa Community Lands Development Corporation attached as Document 1.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification recommande au Conseil:

1. Prenne connaissances des états financiers vérifiés de la Société d'aménagement des terrains communautaires d'Ottawa pour l'année 2022 compris dans le Rapport annuel joint en tant que document 1.

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 subparagraphs (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 September 14, 2023, accepted the Annual Report and Financial Statements for the year ending December 31, 2022.

The OCLDC had an exceptional year generating \$10,999,900 in land sales for the fiscal year ending 2022. \$1.8M of this was directed to the Affordable Housing Fund. The \$10.9M surpasses the annual revenue target of \$5.5M established by City Council for the land development corporation.

The OCLDC exceeded its goal of \$22 Million for the 2019-2022 term of Council and in fact produced \$24 million in gross revenues. Since its inception, the OCLDC has recorded total sales exceeding \$108 Million and these funds have been used to fund various City initiatives.

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.

The 2022-2026 Council Governance Review (ACS2022-OCC-GEN-0030) has directed OCLDC to establish a new mandate starting in 2023, with a focus of providing more opportunities for affordable housing. OCLDC staff and its legal counsel have been

working on revisions to the mandate and revised policies which will be tabled at a future committee and council meeting in Q4 of this year.

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.

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 180 Kanata Avenue and 150 Kanata Avenue & 1200 Canadian Shield Way will reduce the City's Asset Management responsibilities with respect to maintenance and liability of these lands.

FINANCIAL IMPLICATIONS

There are no financial implications associated with receiving this report.

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 achieved its goal of \$22 Million for the 2019-2022 term of Council and in fact produced \$24 million in gross revenues.

SUPPORTING DOCUMENTATION

Document 1 2022 Annual Report (including Audited Consolidated Financial Statements)
of the Ottawa Community Land Development Corporation