

1. Updated Ottawa Community Lands Development Corporation Name,
Mandate, Policies and Procedures

Mise à jour du nom, du mandat, des politiques et des procédures de la
Société d'aménagement des terrains communautaires d'Ottawa

Committee recommendation(s)

That Council:

1. Approve a change in name of the Ottawa Community Lands Development Corporation to Build Ottawa and the amended objects as outlined in this report and the form of Articles of Amendment attached as Document 1; and
2. Approve the amended policies and procedures outlined in this report and attached as Document 2.

Recommandation(s) du Comité

Que le Conseil :

1. prenne connaissance du Rapport annuel et des états financiers vérifiés de 2022 de la Société d'aménagement des terrains communautaires d'Ottawa, présentés en pièce jointe comme document 1;
2. délègue des pouvoirs au chef des finances afin qu'il nomme un vérificateur responsable de la Société d'aménagement des terrains communautaires d'Ottawa pour l'exercice 2023.

Documentation/Documentation

- 1 Report from the Secretary and Chief Operating Officer, Ottawa Community Lands Development Corporation, dated November 1, 2023 (ACS2023-PRE-CRO-0011)

Rapport du Secrétaire et chef de l'exploitation, Société d'aménagement des terrains communautaires d'Ottawa, daté le 1^{er} novembre 2023 (ACS2023-PRE-CRO-0011)

- 2 Extract of draft Minutes, Planning and Housing Committee, November 15, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 novembre 2023

**Planning and Housing
Committee
Report 18
November 22, 2023**

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**Comité de de la planification et
du logement
Rapport 18
Le 22 novembre 2023**

**Extract of Minutes 18
Planning and Housing Committee
November 15, 2023**

**Extrait du procès-verbal 18
Comité de la planification et du logement
Le 15 novembre 2023**

Updated Ottawa Community Lands Development Corporation Name,
Mandate, Policies and Procedures

File No. ACS2023-PRE-CRO-0011 – City Wide

Dhaneshwar Neermul, Program Manager, Disposals and Strategic Development, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following were also in attendance to present and answer questions, included:

- Peter Radke, Director, Corporate Real Estate Office
- Don Herweyer, General Manager
- Tim Marc, Senior Legal Counsel
- Pamela Sweet, Board Member, Ottawa Community Lands Development Corporation
- Emma Blanchard, Lawyer, Borden Ladner Gervais

Following questions of staff and OCLDC members, the Committee carried the report recommendations as amended.

Report recommendation(s)

That the Planning and Housing Committee recommend Council:

- 1. Approve a change in name of the Ottawa Community Lands Development Corporation to Build Ottawa and the amended objects as outlined in this report and the form of Articles of Amendment attached as Document 1; and**
- 2. Approve the amended policies and procedures outlined in this**

report and attached as Document 2.

Amendment:

Motion No. PHC 2023 - 18/02

Moved by A. Troster

WHEREAS A Community Benefits Agreement (CBA) is an agreement, typically involving developers of infrastructure and building projects, municipal or other governments, and community coalitions, intended to achieve a broad range of socio-economic outcomes from infrastructure and building projects.

Whereas Community Benefits Agreements (CBAs) are typically founded on a shared, legally binding commitment between government, the private sector (e.g., developers and contractors) and communities to commit to socio-economic outcomes from construction and infrastructure projects through an effective, efficient, transparent, fair and inclusive process.

Whereas there are approximately 400 CBAs implemented or under negotiation in North America.

WHEREAS comparable programs to Build Ottawa, like Housing Now in the City of Toronto, have included the development of community benefits agreements as a condition of disposal of property.

WHEREAS potential community benefits may include, but not be limited to equitable hiring practices, funding for training, public realm enhancements; and greater accessibility; and

WHEREAS Build Ottawa is mandated to seek “Optimal Value” to the City’s taxpayers, which is to be seen as pertaining to both community and economic benefits; and

WHEREAS Community Benefits Agreements have also been negotiated as part of major development applications in Ottawa, such as the Manor Park Estates and Herongate agreements; and,

WHEREAS recent provincial legislation including Bill 23 and Bill 109 has significantly reduced the amount that developers are required to contribute

in terms of community benefit, through the elimination of Section 37 and the introduction of Community Benefits Charges;

THEREFORE BE IT RESOLVED that Build Ottawa be directed to incorporate potential community benefits including, but not be limited to equitable hiring practices, funding for training, public realm enhancements; and greater accessibility when developing evaluation criteria for the disposal of surplus lands.

Carried