

Subject: Build Ottawa 2023 – Annual Report

File Number: ACS2024-SI-HSI-0019

Report to Planning and Housing Committee on 9 October 2024

and Council 16 October 2024

**Submitted on September 27, 2024 by Wendy Stephanson, President and Chief
Executive Officer of Build Ottawa**

**Contact Person: Geraldine Wildman, Secretary and Chief Operating Officer of
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Ward: Citywide

Objet : Bâtir Ottawa Rapport Annuel 2023

Dossier : ACS2024-SI-HSI-0019

Rapport au Comité de l'urbanisme et du logement

le 9 octobre 2024

et au Conseil le 16 octobre 2024

**Soumis le 27 septembre 2024 par Wendy Stephanson, Secrétaire et chef de
l'exploitation de Bâtir Ottawa**

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Bâtir Ottawa**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That Planning and Housing Committee recommend that Council receive the Audited financial statements of the Build Ottawa for the year 2023 in the Annual Report attached as Document 1.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification recommande au Conseil prenne connaissances des états financiers vérifiés de la Bâtir Ottawa pour l'année 2023 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.

In December 2023, a rebranding of the corporation was registered changing the corporation name from the Ottawa Community Lands Development Corporation to Build Ottawa. The corporation mandate was modified to prioritize the sale and/or redevelopment of surplus lands for affordable and attainable housing when all lands are evaluated for potential disposal. The level of affordable housing will be examined in determining optimal value, as pertaining to both financial and non-financial community value.

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

1. To advance the development of affordable housing in the City and to promote and undertake community improvements in the City generally, including but not limited to:

- a. planning, subdividing and developing or redeveloping real property owned or held by the Corporation for residential, industrial, commercial, institutional, public, recreational, or other uses;
 - b. owning, constructing, operating, maintaining, and/or providing facilities or entering into agreements for the construction, operation, maintenance and/or provision of facilities;
 - c. acquiring, holding, selling, leasing or disposing of real property;
 - d. entering into agreements, including but not limited to development agreements and subdivision agreements;
 - e. undertaking or conducting studies, research and design work;
 - f. conducting public marketing and advertising real property for sale; and
2. To undertake other activities consistent with these objectives.

To achieve its mandate, Build Ottawa 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 Build Ottawa, the board is required to prepare an annual report and to hold an annual meeting to report on its activities for the year. Build Ottawa, at its annual meeting held on September 13, 2024, accepted the Annual Report and Financial Statements for the year ending December 31, 2023.

The 2022-2026 Council Governance Review (ACS2022-OCC-GEN-0030) directed the corporation to establish a new mandate starting in 2023, with a focus of providing more opportunities for affordable housing. Build Ottawa staff and its legal counsel have completed revisions to the mandate and revised policies and procedures which were approved by City Council on November 22, 2023.

Build Ottawa did not complete any land sales for the fiscal year ending 2023. Due to the change in mandate, most of 2023 was spent evaluating sites for affordable housing. The corporation did market two properties; 3179 Conroy Road and 2060 Lanthier Drive. The Conroy parcel is designated for Industrial use and due to market conditions, no offers were received. Recent changes from the Province may allow for the lands to redesignated to permit residential development. Staff is awaiting the formal change in

legislation and will evaluate the potential for this parcel to be marketed for residential use. The Lantier parcel is proposed for residential development and was marketed early in 2024, however due to some of the conditions on the sale, one being the construction of a portion of Vanguard Drive, the corporation did not receive any offers. The corporation has now been able to secure provincial funding for infrastructure which will assist with the road construction and the corporation will be remarketing the parcel with modified conditions shortly.

Since its inception, Build Ottawa has recorded total sales exceeding \$108 Million, of which \$7.1 was directed to the Affordable Housing fund through the Affordable Housing Land and Funding Policy.

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

FINANCIAL IMPLICATIONS

There are no financial implications associated with receiving this report.

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 Build Ottawa's By-laws and legislation governing corporate governance.

COMMENTS BY WARD COUNCILLOR(S)

This is a city-wide report.

CONSULTATION

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

ENVIRONMENTAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

Build Ottawa's 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.

SUPPORTING DOCUMENTATION

Document 1 2023 Annual Report (including Audited Consolidated Financial Statements) of Build Ottawa.

DISPOSITION

HSIS staff will advise Build Ottawa that Council has received its Audited financial statements as outlined in its 2023 Annual Report.