

**Report to
Rapport au:**

**The Members of
The Ottawa Community Lands Development Corporation
La société d'aménagement des terrains communautaires d'Ottawa**

**Council
Conseil**

13 October 2021 / 13 octobre 2021

**Submitted on September 10, 2021
Soumis le 10 septembre 2021**

**Submitted by
Soumis par:**

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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2021-PIE-CRO-0013

**SUBJECT: Ottawa Community Lands Development Corporation 2020 - Annual
Report**

**OBJET: Société d'aménagement des terrains communautaires d'Ottawa
Rapport Annuel 2020**

REPORT RECOMMENDATIONS

That Council:

1. **Receive the Audited financial statements of the Ottawa Community Lands Development Corporation for the year 2020 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 2021.**

RECOMMANDATIONS DU RAPPORT

Que le Conseil :

1. **Prene connaissances des états financiers vérifiés de la Société d'aménagement des terrains communautaires d'Ottawa pour l'année 2020 compris dans le Rapport annuel joint en tant que document 1;**
2. **Nomme Ernst & Young LLP en tant que vérificateur de la Société d'aménagement des terrains communautaires d'Ottawa pour l'année 2021.**

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:
- (b) 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;
 - (i) constructing, operating, maintaining, owning and /or providing:

- facilities for amusement or for conventions and visitors' bureaus;
 - culture and heritage systems;
 - general parking facilities;
 - public transportation systems;
- (ii) acquiring, holding, selling, leasing or disposing of sites described in subparagraphs (i) and (ii) 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.
- (c) 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.
- (d) To undertake such other complementary activities not inconsistent with these objects.

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 eleventh annual meeting since incorporation held on September 22, 2021, accepted the Annual Report and Financial Statements for the year ending December 31, 2020.

The OCLDC generated \$7.48 Million in gross land sales for the fiscal year ending 2020. Since its inception, the OCLDC has sales totalling approximately \$96.7 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 4100 Albion Road and 1209 St. Laurent Boulevard 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 is on its way to achieve its goal of \$22 Million for the 2019-2022 term of Council.

SUPPORTING DOCUMENTATION

Document 1 2020 Annual Report (including Audited Consolidated Financial Statements) of the Ottawa Community Land Development Corporation