

**Report to
Rapport au:**

**The Shareholder of The Ottawa Community Lands Development Corporation
(OCLDC)**

La société d'aménagement des terrains communautaires d'Ottawa (SATCO)

**and Council
et au Conseil**

28 September 2016 / 28 septembre 2016

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Soumis le 23 septembre 2016

Submitted by

Soumis par:

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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2016-CSD-REP-0003

**SUBJECT: OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION
(OCLDC) 2015 – ANNUAL REPORT**

**OBJET: SOCIÉTÉ D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES
D'OTTAWA RAPPORT ANNUEL 2015**

REPORT RECOMMENDATIONS

That Council:

1. Receive the Audited financial statements of the Ottawa Community Lands Development Corporation (OCLDC) for the Year 2015 in the Annual Report in Document 1; and
2. Appoint Ernst & Young LLP as the auditor of the Ottawa Community Lands Development Corporation for the Year 2016.

RECOMMANDATIONS DU RAPPORT

Que le Conseil :

1. Prenne connaissances des états financiers vérifiés de la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) pour l'année 2015 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 2016.

BACKGROUND

On 10 October 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 28 January 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 *Ontario Business Corporations Act* (OBCA). The City of Ottawa is the sole shareholder.

DISCUSSION

In 2008, Council directed staff to prepare a report for its consideration that would include the benefits of using an independent development corporation as a mechanism to ensure Council is able to seek specific zoning, amenities, plans and kinds of construction in the public interest, on each of the specific parcels of land or projects under the authority of the independent development corporation. The creation of the

OCLDC was the result of a best practices analysis on the use of development corporations across Canada.

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, commercial, industrial, public, recreational, institutional, religious, charitable or other use;
 - (ii) 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;
 - (iii) acquiring, holding, selling, leasing or disposing of sites described in subparagraphs (i) and (ii) above;
 - (iv) undertaking or conducting studies, research and design work; and
 - (v) 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 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.

In order to achieve its mandate, the OCLDC uses the four pillars approach that emphasizes a concern for financial, social, environmental and cultural sustainability when positioning underutilized surplus City land or property for development.

This is the sixth Annual Shareholder's Meeting since incorporation. 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 14 September 2016, accepted the Annual Report and Financial Statements for the year ending 31 December 2015.

The OCLDC generated \$5.8M in total sales for the fiscal year ending 2015.

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

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 COUNCILLOR(S)

Projects undertaken by the OCLDC for the year ending 2015 were primarily in Ward 6 – Stittsville and Ward 10 – Gloucester Southgate. Councillors Shad Qadri and Diane Deans were both consulted prior to the sale of the parcels of land in their wards and are aware of the sales.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

The sale of 5731 Hazeldean Road and 2500 St. Laurent Boulevard vacant parcels will reduce the City's Asset Management responsibilities with respect to maintenance and liability.

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 goal for this term of Council is to generate \$22M, based on an annual requirement of \$5.5M.

SUPPORTING DOCUMENTATION

Document 1– 2015 Annual Report (including Audited Consolidated Financial Statements) of the Ottawa Community Land Development Corporation.