

Mandate of the OCLDC

In January 2014, the mandate and purpose of the Ottawa Community Lands Development Corporation (OCLDC) was addressed in a report to Ottawa City Council by Nancy Schepers, then Deputy City Manager for Planning and Infrastructure.

Nancy Schepers, Report to Finance and Economic Development Committee and Council, January 28, 2014, File Number: [ACS2014-PAI-REP-0006](#) (SUBJECT: OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION'S REQUEST TO PARTICIPATE IN PLANNING AND REDEVELOPMENT FOR THE KANATA WEST LANDS AND FUTURE DISPOSAL OF CERTAIN CITY OWNED LANDS)

The following quote is extracted from pages 11-12 of this report. You can find the complete document at

http://app05.ottawa.ca/sirepub/view.aspx?cabinet=published_meetings&fileid=105413

"The mandate of the OCLDC is to obtain "optimal value" pertaining to both financial and non-financial community value. Such a mandate is based on the four (4) pillars approach that emphasizes a concern for financial, social, environmental and cultural sustainability. By transferring the lands into the OCLDC, the City is able to separate its land ownership/real estate development role from its planning authority role under the Municipal and Planning Acts. This transfer of property to the OCLDC will result in the following additional benefits being achieved:

- Conformity of proposed developments with the policies and goals of the Official Plan and Zoning By-law that cannot be appealed to the Ontario Municipal Board by a purchaser;
- Entering into development agreements with third parties that will provide additional corporate control to ensure City's objectives are met;
- Ability to achieve the highest and best use for the property;
- Entering into agreements with purchasers to provide a higher standard of urban design and promote incorporation of sustainable measures in buildings.

In addition, the OCLDC can be a vehicle to:

- Attract targeted development/industries;
- Stimulate desirable employment;
- Regenerate neighbourhoods;
- Advance development opportunities, using a proactive approach from funds from the sale of strategic parcels or using Provincial funding; and
- Generate a higher rate of return from sale of lands when sites are rezoned before being offered for sale."