

Do Developers Run City Hall?

A report examining 2006 municipal election campaign contributions
from developers to Ottawa city councillors and the mayor

Prepared for Ecology Ottawa
May 2009

What is Ecology Ottawa?

Ecology Ottawa is an independent, non-partisan, non-profit, grassroots community organization working to make Ottawa the green capital of Canada.

DISCLAIMER

Data on contributions to candidates over \$100 is derived from the official election returns filed by each individual candidate with the City of Ottawa Elections Office. While every effort has been made to ensure the accuracy of contribution data, Ecology Ottawa cannot guarantee the accuracy of data collected from third parties. Ecology Ottawa will strive to correct any inaccuracies brought to its attention. This should be done by e-mailing trevor@ecologyottwa.ca.

Introductory remarks

This report, prepared by volunteers of Ecology Ottawa, is intended to offer its readers a small window into the world of campaign contributions at Ottawa City Hall. While reports focusing on political contributions made in Ottawa's municipal elections have been completed before,¹ we believe this is the first time a report of this nature has focused specifically on contributions from property developers, and their affiliated companies.

Do Developers Run City Hall? reveals how widespread the acceptance of political contributions from these influential vested interests is. All but six city councillors accepted money from developers in the 2006 municipal election. At least \$121,300 was donated by developers to winning council candidates and the mayor.

A similar, but far more detailed report published in 2009, which focused on the Greater Toronto Area, offers a clear explanation as to why the public and the media should pay close attention this important subject:

By far the largest component of corporate contributions to candidates and winning candidates in particular, comes from developers and the broader development industry... Development industry contributions are an extraordinary concentration of money from a single set of interests. Funding for candidates at the provincial and federal levels comes from a much more diverse group of industries and companies... Most developers are not major employers and even with the development related industry included, are not necessarily large components of overall economic activity, yet they contribute far out of proportion to any measure of their economic significance. Why is this? All development must pass through the municipal planning process during which developers and their planners work closely with city planning departments to fulfill or try to alter planning regulations and Official Plans.²

No one will argue that the influence wielded by developers in city planning has been the subject of heated debate in Ottawa recently. Last month, the Ontario Municipal Board ruled that Minto's plan for a huge subdivision in Manotick will proceed despite community and city council opposition. This month, council opted to hand over the redevelopment of Lansdowne Park to a select group of developers who submitted an unsolicited proposal, rather than pursuing an open, competitive process.

With the City of Ottawa currently engaged in an important update of its Official Plan, we felt it would serve the public interest to release this information in order to show one of the many avenues used by the property development industry to maintain a strong presence at city hall.

1 Councillor Alex Cullen. "The Need For Reform: A Report on the 2006 Municipal Election." 20 June 2007. www.alexculen.ca/PDF/Report_on_2006_Municipal_Election%2025June07.pdf. Accessed May 2009.

2 Robert MacDermid. "Funding City Politics: Municipal campaign funding and property development in the Greater Toronto Area." 2009. www.socialjustice.org/uploads/pubs/FundingCityPolitics.pdf. Accessed May 2009.

It is important to note that those that benefit from property development, urban growth and the construction required to build new communities are a diverse group of companies. As indicated in the 2009 MacDermid report:

The development industry includes a wide range of activities and companies. Not all have the same degree of interest in municipal development decisions. While the planning approval process is key to a developer' future profits, a contractor or building supply company's fortunes are tied to the industry as a whole rather than any particular development plan.

In the pages that follow contributions from "developers" have been limited to those companies and individuals directly involved in property development. We have tried to identify development related companies and individuals in the "Other interesting contributions" category. The process of identifying what form of business some companies and individuals are involved in was, at times, challenging.

As has been indicated in previous reports of a similar nature, there is a great need for reform within the municipal electoral campaign reporting mechanisms to ensure the public and the media can better identify who is contributing to the campaigns of our politicians. Perhaps this report will help motivate people to push for those changes.

Unless more light is shed on political donations and the other ways in which vested interests influence planning decisions taken at city hall, the shape of the Nation's Capital and how it grows could continue to head in its current environmentally and financially unsustainable direction.

Finally, we must of course acknowledge that developers and the city politicians who accept contributions from them are not "bad guys". Many development companies are family-owned businesses that contribute to the social fabric of the city, either by building sports fields for athletes to play on, or making donations to important charitable causes and building communities which people raise families in. But, for many Ottawans, lately it has appeared as if the vested interests have been prevailing over the broader public interest. And in these times of climate crisis, when urban sprawl leads to more personal vehicular traffic on our roads, more congestion, and more air pollution, we must all do better. We must build our cities far smarter, we must stop sprawl.

Development yes but only development that is sustainable.

7 May 2009

Sheet1

Contributions from developers to all City Councillors & the Mayor

	Amount taken	% of total contributions
Gord Hunter	\$14,600.00	49.15
Rob Jellett	\$13,450.00	39.05
Diane Deans	\$12,150.00	35.55
Larry O'Brien	\$11,150.00	2.57
Maria McRae	\$11,000.00	33.48
Jan Harder	\$10,900.00	39.92
Michel Bellemare	\$7,850.00	25.01
Rainer Bloess	\$7,400.00	29.35
Bob Monette	\$7,350.00	31.79
Rick Chiarelli	\$5,600.00	21.12
Georges Bédard	\$4,600.00	17.52
Eli El-Chantiry	\$3,850.00	11.15
Doug Thompson	\$3,650.00	39.09
Marianne Wilkinson	\$2,850.00	16.72
Christine Leadman	\$2,300.00	9.87
Steve Desroches	\$1,500.00	8.29
Jacques Legendre	\$950.00	4.59
Shad Qadri	\$150.00	1.72
Glenn Brooks	\$0.00	0
Alex Cullen	\$0.00	0
Clive Doucet	\$0.00	0
Peggy Feltmate	\$0.00	0
Diane Holmes	\$0.00	0
Peter Hume	\$0.00	0
Grand total	\$121,300.00	

Contributions from developers to Coun. Gord Hunter

Developer	Amount Donated
Centurion Property Management	500
D.I.R. Investments	200
David Choo	500
Claridge Homes Corporation	750
Colonnade Development	750
David McManus Engineering Ltd.	300
DCR Phoenix Development Corporation	500
Domicile Developments	200
Doran Contractors Ltd.	750
Equity Management International Ltd.	500
Fotenn Consultants Inc.	200
J. L. Richards & Associates	200
Kestrel Properties Inc.	500
Longwood Building Corporation	500
Mattamy Homes Limited Ottawa	750
Mike McGahan	250
Minto Developments Inc.	750
Monarch Construction Limited	750
Nepean Carleton Developments Limited	250
RC Realty Management Ltd.	750
Richcraft Homes Ltd.	750
Tartan Land Consultants	750
Tridel/Randa Developments Limited	750
Trinity Development Group Inc	750
Uniform Commercial Real Estate	500
Housing & Development Consultants/Urbandale Corp.	750
Wayne Jennings	500

\$14,600.00

Other interesting contributions

Andrews Brothers Construction	500
Burnside Sand & Gravel Limited	400
Capital Parking	375
KCE Construction (Kevin Easey)	500
Karson Kartage & Konstruction	500
Labour's International Union Of NA Local 527	750
Palladium Auto Park Co-Tenancy	500
R.W. Tomlinson Limited	750
Robertson Consultants Inc.	200
Ron Tomlinson	750
Ron Vered	500
William Tomlinson	750

Contributions from developers to Coun. Rob Jellett

Developer	Amount Donated
A. Rollin Development 561572 Ont. Inc	500
Capital Sports Properties Inc.	500
Cardel Development Ltd	750
Charlesfort Management Services Inc	250
Charlesfort Management Services Inc	250
Colonnade Developments Inc	500
D.I.R Investments Inc.	200
DCR Phoenix Development Corp.	500
Domicile Developments Inc	200
Doran Contractors Limited	750
Driveway Realities Limited	750
Equity Management International Ltd	200
Forum Leasehold Partners Management Ltd.	250
Fotenn Consultants Inc.	200
J.L. Richards and Associates Ltd	200
Longwood Building Corporation	250
Mattamy Homes Limited	750
Minto Developments Inc.	250
Monarch Corporation	750
R.C. Realty Management Ltd.	500
Richcraft Homes Limited	750
Robinson Consultants	200
Shenkman Corporation	750
Smart Centres Management Inc	750
Tartan Land Consultants Inc.	750
The Regional Group of Companies Inc. in Trust for Stittsville Lands	500
Trinity Development Group Inc.	750
Urbandale Corporation	500
	\$13,450.00

Other Interesting Contributions

Loblaws Inc.	750
CH2M Hill Canada Limited	250
Projek Design & Development Inc	150
R.W. Tomlinson Limited	750

Contributions from developers to Coun. Diane Deans

Developer	Amount Donated
Canderel Stoneridge Equity Group	\$750.00
Capital Sports Properties Inc.	\$250.00
Charlesfort Management Services Inc	\$250.00
Claridge Homes Corporation	\$750.00
CLV Group	\$400.00
Colonnade Developments Inc	\$750.00
David Choo	\$250.00
D.I.R Investments Inc.	\$200.00
DCR Phoenix Development Corp.	\$250.00
Domicile Developments Inc	\$200.00
Equity Management International Ltd	\$250.00
Fotenn Consultants Inc.	\$200.00
Mattamy Homes Limited	\$750.00
Minto Developments Inc.	\$500.00
Monarch Corporation	\$750.00
Nepean Carleton Developments Ltd	\$250.00
Pierre Dufresne	\$750.00
R.C. Realty Management Ltd.	\$750.00
Richcraft Homes Limited	\$750.00
Robinson Consultants	\$150.00
Tartan Land Consultants Inc.	\$750.00
Trinity Development Group Inc.	\$750.00
John Ruddy	\$750.00
Urbandale Corporation	\$750.00

\$12,150.00

Other Interesting Contributors

A Potvin Construction Ltd	\$750.00
R.W. Tomlinson Limited	\$750.00
William R. Tomlinson	\$750.00
Amy Tomlinson	\$750.00
PCL Constructors Canada Ltd	\$750.00

Contributions from developers to Mayor Larry O'Brien

for the period of August 8, 2006 through January 2, 2007 and the period of January 3 to July 3, 2007

Developer	Amount Donated
Ashcroft Homes	750
Cecil Stanley Enterprises Inc	175
Colonnade Development Inc	250
Claridge Homes Corporation	500
DCR Pheonix Development Corp	750
Domicile Developments Inc	750
Donwel Land Inc	750
Kanata Research Park Corp	750
Minto Developments Inc	750
Ottawa Carleton Home Builders Ass.	750
RC Realty Management	375
Regional Group of Companies	250
Richcraft Homes Ltd	750
Sakto Corporation	750
Tartan Land Consultants Inc	750
Trinity Development Group	750
Urbandale Corporation	600
Valecraft Homes Ltd	750
	\$11,150.00

Contributions from developers to Coun. Maria McRae

Developer	Amount Donated
Campanale Construction	700
Campanale Management Ltd	700
Campanale Real Estate (1992)	600
Capital Sports Properties Inc.	500
Colonnade Developments Inc	750
D.I.R Investments Inc.	200
DCR Phoenix Development Corp.	750
Domicile Developments Inc	200
Doran Contractors Limited	750
Equity Management International Ltd	250
Mattamy Homes Limited	750
Minto Developments Inc.	500
Monarch Corporation	750
Nepean Carleton Developments Ltd	250
R.C. Realty Management Ltd.	500
Richcraft Homes	750
Tartan Land Consultants Inc.	750
Toniata Development Corporation	600
Urbandale Corporation	750
	\$11,000.00
Other Interesting Contributions	
1258898 Ontario Limited	750
Aable Construction	300
Dalmer Properties Ltd	300
CH2M Hill Canada	\$200.00
R.W. Tomlinson Limited	750

Contributions from developers to Coun. Jan Harder

Developer	Amount Donated
CentreCorp Management Services Ltd	500
Charlesfort Management Services Inc	350
Colonnade Developments Inc	750
D.I.R Investments Inc.	200
Domicile Developments Inc	200
Doran Contractors Limited	750
Equity Management International Ltd	250
Fotenn Consultants Inc.	200
J.L. Richards and Associates Ltd	250
Kestrel Properties Inc.	500
Mattamy Homes Limited	750
Minto Developments Inc.	750
Monarch Corporation	750
Nepean Carleton Developments Ltd	500
Primo Developments	500
Richcraft Homes Limited	750
Robinson Consultants	200
Simplicity Developments Inc	750
Tartan Land Consultants Inc.	750
Trinity Development Group Inc.	750
Uniform Commercial Real Estate	500
	\$10,900.00

Other interesting contributions

Capital Parking Inc	\$200.00
CH2M Hill Canada Limited	\$200.00
Fidelitas Holding Company	\$250.00
Goldie Mohr Ltd	\$250.00
Gray, Pynn & Associates	\$150.00
KCE Construction Ltd.	\$500.00
R.W. Tomlinson Limited	\$550.00

Contributions from developers to Coun. Michel Bellemare

Developer	Amount Donated
Colonnade Developments Inc	\$500.00
Domicile Developments Inc	\$200.00
Forum Leasehold Partners Management Ltd.	\$250.00
Fotenn Consultants Inc.	\$200.00
Longwood Building Corporation	\$250.00
Mattamy Homes Limited	\$750.00
Minto Developments Inc.	\$250.00
Monarch Corporation	\$750.00
R.C. Realty Management Ltd.	\$750.00
Richcraft Homes Limited	\$750.00
Robinson Consultants	\$200.00
Tartan Land Consultants Inc.	\$750.00
The Regional Group of Companies Inc.	\$500.00
Trinity Development Group Inc.	\$750.00
Urbandale Corporation	\$750.00
Valecraft Homes Limited	\$250.00
	\$7,850.00

Other Interesting Contributions

Capital Parking Inc	\$250.00
K McCrann	750
Muldoon Realty Inc	\$300.00
Michael Casey	500
R.W. Tomlinson Limited	\$750.00
Gray, Pynn & Associates	\$150.00
Projek Design & Development Inc	\$150.00

Contributions from developers to Coun. Rainer Bloess

Developer	Amount Donated
CharlesFort Management Services Inc	\$200.00
Kevin McCrann	\$200.00
Longwood Building Corp	\$200.00
Domicile Developments	\$200.00
Trinity Development Group	\$750.00
John Ruddy	\$750.00
Richcraft Homes Inc	\$750.00
RC Realty	750
Valecraft Homes Ltd	\$500.00
Tartan Land Consultants	\$750.00
Monarch Corporation	\$750.00
David Choo	\$350.00
Nepean Carleton Developments	\$250.00
Forum Leasehold Partners Management Inc	\$250.00
Mattamy Homes Ltd	\$750.00
	\$7,400.00

Other interesting contributions

RW Tomlinson	\$750.00
Ron Vared	\$300.00
Ron Tomlinson	\$750.00
Ottawa Greenbelt Construction	\$400.00
Orleans Properties Inc	300

Contributions from developers to Coun. Bob Monette

Developer	Amount Donated
Bridgewater Properties Inc.	\$100.00
Capital Sports Properties Inc.	\$250.00
DCR Phoenix Development Corp.	\$750.00
Domicile Developments Inc	\$200.00
Emparrado Corporation	\$500.00
Equity Management International Ltd	\$150.00
Forum Leasehold Partners Management Ltd.	\$250.00
Fotenn Consultants Inc.	\$200.00
J.L. Richards and Associates Ltd	\$200.00
Longwood Building Corporation	\$250.00
Mattamy Homes Limited	\$750.00
Minto Developments Inc.	\$250.00
Nepean Carleton Developments Ltd	\$250.00
Richcraft Homes Limited	\$750.00
Tartan Land Consultants Inc.	\$750.00
Trinity Development Group Inc.	\$750.00
Urbandale Corporation	\$700.00
Valecraft Homes Limited	\$300.00
	\$7,350.00

Other interesting contributions

Capital Parking Inc	\$200.00
D.I.R Investments Inc.	\$200.00
Project 174 Inc	\$500.00
Orléans Property Inc	\$200.00
Projek Design & Development Inc	\$150.00
R.W. Tomlinson Limited	\$750.00

Contributions from developers to Coun. Rick Chiarelli

Developer	Amount Donated
David Choo	\$350.00
Monarch Corporation	\$750.00
Domicile Developments	\$200.00
Claridge homes	\$300.00
Tartan Land Consultants	\$750.00
Merkburn Holdings Limited	\$100.00
DCR Phoenix Development	\$500.00
Melron Property Enterprises Inc	\$200.00
Arnon Vared	\$500.00
Richcraft Homes Inc	\$750.00
Trinity Development Group	\$750.00
Minto developments	\$250.00
Robinson Consultants	\$200.00
	\$5,600.00
 Other Interesting Contributions	
Ron Tomlinson	\$750.00
RW Tomlinson	\$750.00
William R. Tomlinson	\$750.00
A Adamantino	300
Capital Parking Inc	300

Contributions from developers to Coun. Georges Bédard

Developer	Amount Donated
Monarch Corporation	\$500.00
Canril Corporation	\$400.00
Domaines du Marche Inc.	\$100.00
Domicile Development Inc	\$200.00
Equity Management International Ltd.	\$200.00
Minto Developments Inc	\$250.00
Nepean Carleton Development Limited	\$100.00
Mattamy Homes Limited - Ottawa	\$750.00
Tartan Land Consultants Inc	\$750.00
RC Realty Management Ltd.	\$500.00
Richcraft Homes Ltd	\$750.00
J.L. Richards & Associates Limited	\$100.00
	\$4,600.00

Other Interesting Contributions

Capital Parking Inc	\$75.00
A. Potvin Construction Ltd.	\$750.00
R.W. Tomlinson	\$750.00
PA Property Management Inc	\$300.00

Contributions from developers to Coun. Eli El-Chantiry

Developer	Amount donated
Capital Sports Properties	500
DIR Investments	200
Napean Carleton Developments Ltd.	250
Richcraft Homes Inc	750
Tartan Land Consultants	750
Taggart Investments Inc	750
Urbandale Corp	400
Equity Management International	250

\$3,850.00

Other Interesting Contributions

Ken White Construction	400
Ron Tomlinson	750
RW Tomlinson	750
William R. Tomlinson	750
Baird Construction Management	500

Contributions from developers to Coun. Doug Thompson

Developer	Amount Donated
DIR Developments	\$200.00
Ken Gordon Holdings	\$750.00
Richcraft Homes	\$750.00
Tartan Land Consultants Inc	\$750.00
Monarch Corporation	\$750.00
Minto Developments Inc	\$250.00
Domicile Developments Inc	\$200.00
	\$3,650.00

Other interesting contributions

Brenning Construction	\$500.00
Inter Habitation Inc	\$500.00
Gray, Pynn and associates	\$150.00
Tomlinson	\$750.00

Contributions from developers to Coun. Marianne Wilkinson

Developer	Amount Donated
Capital Sports Properties Inc.	250
DCR Phoenix Development Corp.	500
Equity Management International Ltd	150
Minto Developments Inc.	250
Richcraft Homes Limited	750
Robinson Consultants	200
Trinity Development Group Inc.	750
	\$2,850.00

Other Interesting Contributions

JGSL & Associates Inc.	250
Wood Banani Bouthillette	250
DBK Holdings Inc.	350
Fairhall, Moffat & Woodward Ltd.	500
Novatech Engineering	500
Vision Contractors Ltd.	500

Contributions from developers to Coun. Christine Leadman

Developer	Amount Donated
Domicile Developments Inc.	\$400.00
Affiliated Real Estate Group	\$100.00
Connelly Properties	\$300.00
Uniform Urban Developments	\$500.00
Nepean Carleton Developments Limited	\$100.00
Equity Management International Limited	\$150.00
Randa Developments Ltd.	\$750.00
	\$2,300.00

Other interesting contributions

Marmirco Holdings Inc.	\$500.00
G. Bird Holdings Inc.	\$150.00
Princiotta Group - Princiotta Custom Built Homes	\$400.00
Brookfield Homes (Ontario) Limited	\$750.00

Contributions from developers to Coun. Steve Desroches

Developer	Amount Donated
Minto Developments Inc.	\$250.00
Richcraft Homes Limited	\$500.00
Tartan Land Consultants Inc.	\$750.00
	\$1,500.00

Contributions from developers to Coun. Jacques Legendre

Developer	Amount Donated
J.L Richards and Associates	\$200.00
Uniform Urban Developments	\$500.00
Charlesfort Developments Ltd	\$250.00
	\$950.00

Other interesting contributions

R.W. Tomlinson Limited	\$750.00
Ambassdor Realty Inc	\$250.00

Contributions from developers to Coun. Shad Qadri

Developer	Amount Donated
Robinson Consultants	\$150.00
	\$150.00
Other interesting contributions	
Karson Kartage	\$300.00