

Based on previous feedback, questions, and research, the Board has compiled a list of common misconceptions and concerns that may arise. For each, we have provided additional information and context that we hope will provide clarity. We are always willing to answer any further questions you may have at ocuaproperty@ocua.ca.

Concern	Fact
The UPI playing fields are going to be sold.	There are no plans to sell the UPI playing fields, the pond, or associated water features. These will remain the property of OCUA.
The land will only continue to appreciate in value, so it does not make sense to sell it.	While land with road frontage will likely continue to appreciate, land without independent road access will not. If OCUA ever intends to sell a (severed) portion at the back, it must be to a buyer that owns abutting land that provides road access. Development is already underway on adjacent properties that meet the criteria. Once nearby developments are complete, there will no longer be an opportunity to sell a portion of the land. If OCUA is ever to sell a portion of the land, now is the time.
Environmental aspects of the land have not been considered in this process.	OCUA has researched wildlife on the back portion of the property and explored land conservancy buyers as options. It is also necessary for any potential buyer to complete an environmental assessment as part of the purchase process. Further details are available on the Environmental and Wildlife Considerations supplemental information sheet.
The back half of the property will always have road frontage.	The back half of the property will not have road frontage if severed from the front portion (UPI) facing Manotick Station Road.
OCUA does not know the current price of the land and has not done a land appraisal since 2015.	OCUA commissioned a land appraisal in November 2024, which found the value of the property without independent road frontage had doubled since 2015. A second appraisal was done by the City of Ottawa's internal Realty Services in January 2025.
OCUA has not done its due diligence.	OCUA has been thoroughly researching options for two years, and is committed to evaluating all possible options.
OCUA is rushing/pushing a sale.	There will be no property sale without appropriate member consultation and approval. Members will have the opportunity to engage in the decision-making process. We continue to welcome your feedback at ocuaproperty@ocua.ca .

If sold, the land will only be developed for residential housing.	There are three potential buyers interested in acquiring a portion of the unused land. One intends to develop the land, while two intend to hold the land for conservation. The intended use significantly affects the value of the land, with the conservation resulting in a much lower offer price. There are advantages and disadvantages to each potential sale option; we encourage you to review the Purchase Offers - Fact Sheet.
The history of the land makes this decision really important to me. The thought of possibly selling some of OCUA's land to a developer makes me feel uncomfortable.	OCUA understands your feelings - the land is a significant part of OCUA's history. This is why we are taking the time to thoroughly consider the value of the undeveloped land, research multiple options for sale (development vs conservation), and consult with members for feedback. It is an important decision, and we encourage you to review OCUA's strategic plan when considering the options and how our organizational goals can be achieved.

Questions? Contact us:

OCUA Property Project Committee on behalf of the OCUA Board of Directors
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