



CITY OF ORILLIA
COUNCIL INFORMATION PACKAGE (CIP)

TO: Mayor and Members of Council
 FROM: Economic Development Department
 DATE: July 16, 2019

SUBJECT: Waterfront Redevelopment Project – Legal Update

As reported to Council in Report [WWG-19-03](#), there are a number of rights which currently exist on the municipally owned lands now referred to as the Waterfront Redevelopment lands which would prevent and/or obstruct the redevelopment of the southern portion of the site. The City is pursuing the expropriation of these rights so that the area can be redeveloped.

The City is not expropriating Metro's rights to operate a grocery store at 70 Front for the duration of their term (approximately 10 years).

As outlined in the Confidential CIP dated June 20, 2019, Metro has requested a Hearing of Necessity (Hearing) as it relates to the City's expropriation of Metro's lease rights. An Inquiry Officer will be appointed by the Province to preside over the Hearing, who will in turn prepare a report for Council's consideration. This report will evaluate if the Inquiry Officer deems the expropriation of lease rights to be "fair, sound and reasonably necessary" to achieve the City's waterfront redevelopment objectives.

Council had been provided with two timelines, a "best case" timeline which was dependent upon no Hearing of Necessity being requested, and a timeline based on the inclusion of a Hearing. It is recommended that Council formally approve the expropriation of lease rights prior to issuing the Request for Proposal (RFP) document. Council must first consider the Inquiry Officer's report. Therefore, staff has updated key dates within the project timeline as follows:

Target Date	Original Estimated Target Date	New Proposed Target Date
Hearing of Necessity	Summer 2019	Summer 2019
Hearing Inquiry Report presented to Council	Fall 2019	Fall 2019
RFP Release	Summer 2019* (<i>*if no hearing requested</i>)	Fall 2019
RFP Submissions Due	Fall 2019*	Winter 2019/2020
Selection of Preferred Developer	Fall 2019*	Winter 2020
Best case close of sale	Winter 2019*	Spring 2020

As timing related to the expropriation process is highly dependent upon the hearing proceedings, staff will continue refine the timelines and update Council appropriately.

Meanwhile, work continues on the preparation of the Request for Proposal (RFP) document, compilation of background materials, development agreement and reference plans.

Updates regarding the project timeline will be provided to the community through the City's Waterfront Redevelopment Webpage and will be provided directly to the three proponents invited to take part in the RFP process.

Please note while the City's decision to pursue an expropriation of rights related to this development has been publicly disclosed, details regarding the legal process and proceedings are confidential at this time.

If Council has any questions in this regard, please contact Laura Thompson, Manager of Real Estate and Commercial Development, at lthompson@orillia.ca or 705-325-5818.