



CITY OF ORILLIA
COUNCIL INFORMATION PACKAGE (CIP)

TO: Mayor and Members of Council

FROM: Economic Development Department

DATE: September 13, 2019

SUBJECT: Waterfront Redevelopment Project – Legal Update

As reported to Council in Report [WWG-19-03](#), there are a number of rights in the Metro lease 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.

As outlined in the Confidential CIP dated June 20, 2019, Metro had requested a Hearing of Necessity (Hearing) as it relates to the City’s expropriation of Metro’s lease rights, and a hearing was subsequently scheduled for August 14, 2019. On August 12, 2019, Metro withdrew their request for a Hearing of Necessity.

The expropriation of lease rights process is ongoing. Since staff last reported to Council on August 14, 2019, a number of target dates have been updated as follows:

Milestone	Proposed Target Date
Expropriation report presented to Council	Q4 2019
RFP Release	Q4 2019
RFP Submissions Due	Q1 2020
Selection of Preferred Developer	Q2 2020
Best case close of sale	Q3 2020

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.

In the meantime, staff is making progress on other matters required to finalize the expropriation of lease rights process including reference plan and surveying work. Staff is also finalizing the Request for Proposal (RFP) document, compiling background materials, and preparing the draft development agreement.

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.