

# Waterfront Development Project

**Council Committee in Open Session  
August 13, 2018**

# How we got here

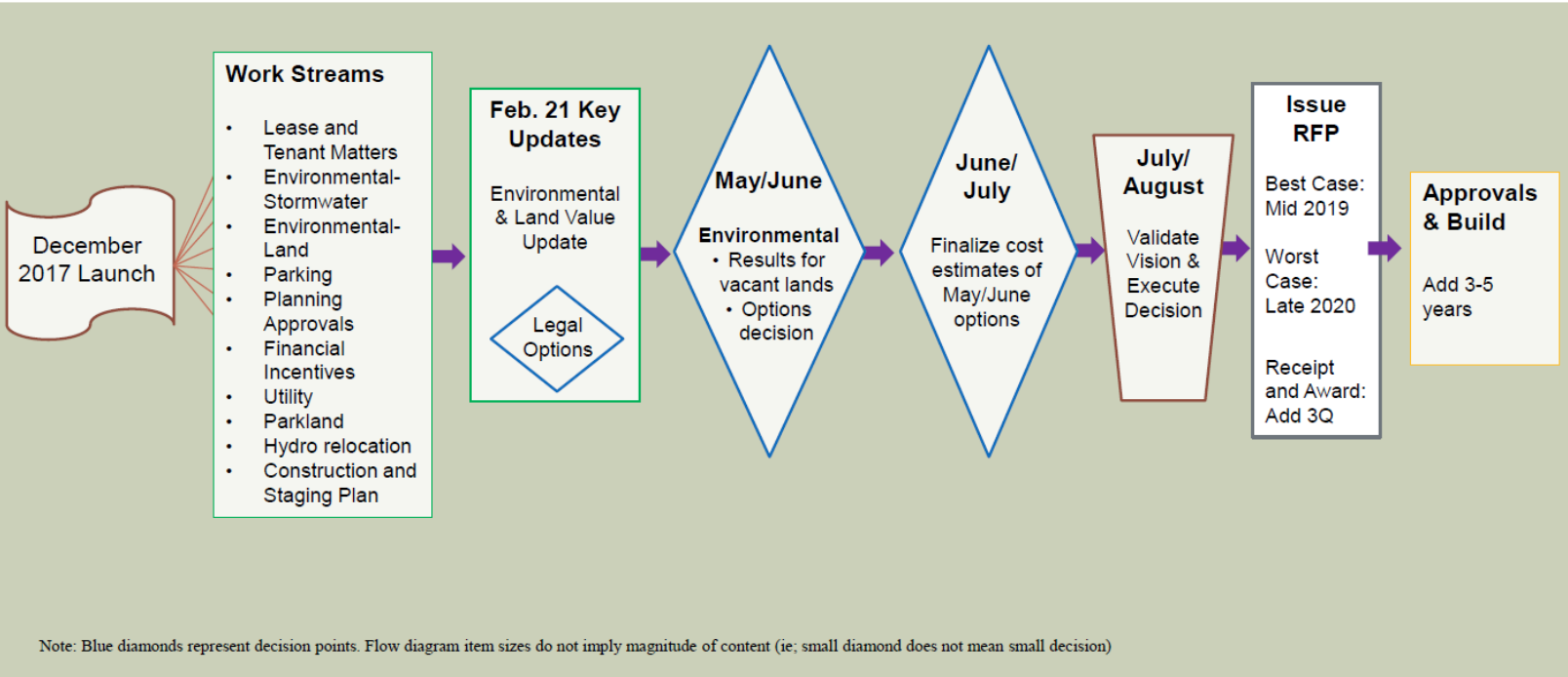


- 2012 - Downtown Tomorrow Plan adopted in principle
- 2016 - City acquired 70 Front Street North
  - Offer for 70 Front Street North presented to Council
  - Council established a Waterfront Working Group (WWG)
  - Council directed staff to prepare a Waterfront Development Analysis
- 2017 - Leith Moore and George Dark retained to prepare the Waterfront Development Analysis
  - NOT a development plan but a conceptual premise for financial feasibility only
  - Waterfront Development Analysis presented to Council
- February 2018 - Implementation Plan
- June 2018 - Due diligence work complete and additional legal options sought
  - Working to amend the draft concepts based on new information, costing frameworks, timeline analysis and community feedback.

# How we got here



## SCHEDULE "K" WATERFRONT DEVELOPMENT PROJECT– IMPLEMENTATION PROCESS



# Implementation Plan



- Schedule “A” – Lease and Tenant Matters (**Closed Session**)
- Schedule “B” – Environmental - Land (**Closed Session**)
- Schedule “C” - Environmental - Land
- Schedule “D” - Environmental – Stormwater
- Schedule “E” - Parking
- Schedule “F” - Planning Approvals
- Schedule “G” - Financial Incentives
- Schedule “H” - Parkland
- Schedule “I” - Hydro Relocation
- Schedule “J” - Construction and Staging Plan
- Schedule “K” – Request for Proposal Process
- Schedule “L” – Waterfront Development Implementation Timeline
- Schedule “M” – Timeline for Confidential Action Items (**Closed Session**)

# Recommended Option

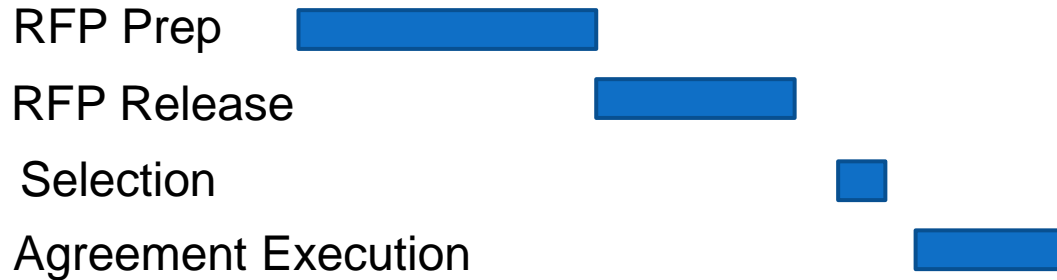
- Prepare the lands for development
- Proceed with preparation of RFP
- Address parkland and parking needs in the waterfront area through future projects (2019 budget process)
- Anticipated sale by late 2019
- Approvals and build within 2-3 years from date of sale



# Option Differential

H2'18 Q1'19 Q2'19 Q3'19 Q4'19 H1'20 H2'20

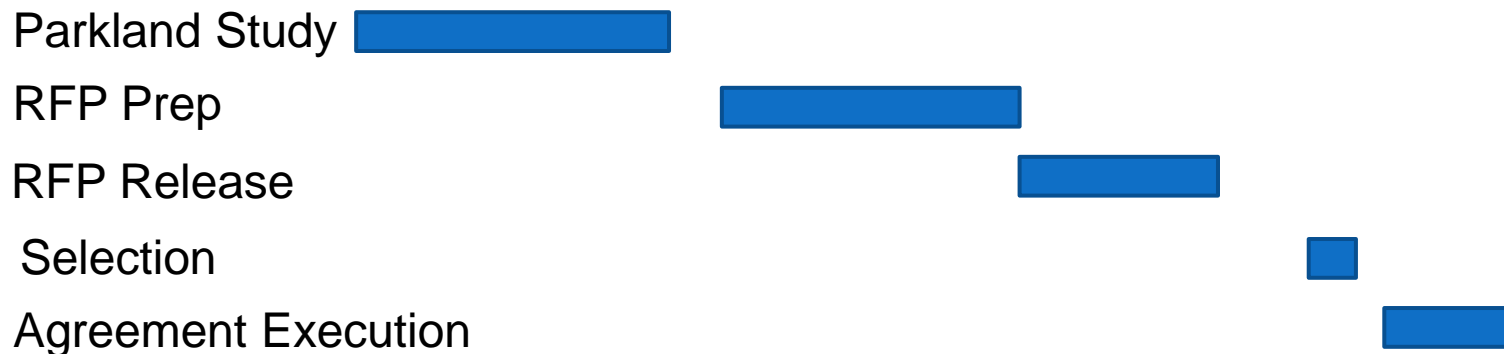
## Option 1



## Timeline Difference



## Option 2



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**[Orillia.ca/waterfront](http://Orillia.ca/waterfront)**

