

Subject: Agreement with Dufferin County for Transit Terminal

Department: Infrastructure Services

Division: Transportation and Development

Report #: INS-2023-041

Meeting Date: 2023-05-15

Recommendations

That report INS-2023-041, Agreement with Dufferin County for Transit Terminal, be received;

And that Council Direct the Mayor and Clerk to sign the Memo of Understanding, in substantially the same format as the one attached to this report and to the satisfaction of the General Managers of Infrastructure Services and Corporate Services, setting out the terms and conditions for future land use and easement agreements between the Town of Orangeville and the County of Dufferin for the use of the Property at 30 Centre Street, the Edelbrock Centre Lands.

Background and Analysis

The Town of Orangeville (Town) and the County of Dufferin (County) have been in discussions regarding land uses for the property municipally known as 37 Hillside Drive and 30 Centre Street, Orangeville, Ontario and locally know as the “**Edelbrock Centre Lands**”.

The lands were donated to the County by virtue of Donation Agreement between the Edelbrock Family and the County of Dufferin. Subject to the terms of the Donation Agreement, the County will receive freehold title to the Edelbrock Centre Lands on or before October 13, 2026. For the period prior to the conveyance of freehold title, the County is the tenant of the Edelbrock Centre Lands pursuant to the lease agreement between the two parties.

The Town had studied the feasibility of redeveloping the portion of the Edelbrock Centre Lands shown as shown on Attachment 1 to this report for the purpose of building and developing a new transit transfer terminal for the Town’s municipally owned transit system to serve the residents of the Town of Orangeville. Based on that study and

discussions between the Town and the County, Staff deemed the property to be a prime location for a transit terminal transfer station (terminal) as it was central to its current operations and routes.

Since the County, is not the out right owner of the property and will not be until October of 2026, the County and their solicitor's had suggested that a sub-lease was not appropriate at this time. It was therefore suggested that a Memo of Understanding (Memo) be developed to allow the Town to pursue construction of the transit terminal and continue with its program to provide updated service to its residents. Based on that, Staff from both municipalities, with guidance and assistance from its solicitors, prepared a Memo to outline the terms of the agreement.

The Memo is attachment 2 to this report. It is prudent to note that although the memo has not been "finalized" by both parties, Staff and solicitors have fundamentally agreed to the format and wording in principle. It is for this reason that the recommendation of this report is outlined and written in such a way that it offers flexibility to adjust some wording as may be required. Any changes would be considered minor in nature. However, the form and intent of the agreement will remain and be in substantially the same form as attached to this report.

The Memo also speaks to the transition from that agreement to an easement being granted in favour of the Town when the County takes outright ownership of the lands on October 13, 2026.

Staff are recommending this approach to ensure that construction of the terminal proceeds in a timely manner and is completed in 2023 so that the Town can continue to develop its transit system and update its level of service as previously reported. Essentially this administrative process would proceed concurrently with the physical construction of the terminal to save time and expedite the start of construction. Any changes that may be made to the Memo of Understanding will be highlighted and brought back to a future Council meeting as an information item.

A Contractor for the work has been secured and a contract is being prepared so that construction can begin in June or July of this year. Given previous discussions with the County, Staff are confident that once the Memo is signed by both parties, transition to a lease will be seamless.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Municipal Services

Objective: Respectful of Cost and Impact to Community

Sustainable Neighbourhood Action Plan

Theme: Transportation System

Strategy: Promote more sustainable and efficient transportation options

Notice Provisions

N/A

Financial Impact

There is no financial impact from this report.

Respectfully submitted

Tim Kocialek, P. Eng., PMP
General Manager Infrastructure Services

Prepared by

Tony Dulisse, CET
Manager Transportation & Development

Attachment(s):

1. Memo of Understanding
2. Plan showing the Transit Terminal