

Subject: Land Purchase

Department: Community Services

Division: Economic Development and Culture

Report #: CMS-2020-014

Meeting Date: 2020-12-14

Recommendations

That the report CMS-EDC-2020-014, dated December 14, 2020 regarding Land Purchase be received;

And that Council pass a by-law to authorize the entering into and execution of an Agreement of Purchase and Sale with Metrolinx to acquire lands located at 30 Centennial Road, Orangeville, legally described as Part of Lot 23, RCP 335, Pt 1, 7R5642, subject to the following terms and conditions:

- **purchase price of \$2,500,000.00;**
- **all other terms and conditions contained within the Agreement of Purchase and Sale submitted by Metrolinx;**

And that upon execution of the Agreement by the Town, staff be directed to move forward with completion of a Phase II Environmental Assessment of the property.

Background and Analysis

For much of 2020, staff have been actively seeking and evaluating potential locations for the development of a new Fire Station of approximately 20,000 square feet. Among other requirements, the selected property must be in a central area, along roads that permit fire trucks to respond to emergencies quickly while also maintaining the level of service required for the municipality. The capacity to accommodate outdoor storage and training, a four-bay drive-through design, Emergency Operations Centre, administration, public access and parking, and future expansion are important considerations. A corner lot is considered ideal as is the ability to accommodate the station on one level.

Staff commenced interactions early in the year with Metrolinx, owners of the 6.18 acre lot at 30 Centennial Road. In June, Council directed staff to obtain a Phase 1 Environmental Assessment (EA) of the property along with an accredited Appraisal of Value with the longer-term intention of presenting a purchase offer to Council.

A Phase 1 EA completed in September 2020 indicated that a Phase II EA, at a cost of approximately \$35,000 would be required.

Concurrently and following Metrolinx protocols, both the Town and Metrolinx commissioned independent accredited appraisals of the property. Following considerable back and forth, this process resulted in Metrolinx advising that they would be willing to sell the entire parcel to the Town for \$2,500,000.00 (exclusive of HST). Furthermore, they indicated that they would prepare an Agreement of Purchase and Sale that included access to the property to complete a Phase II EA at the Town's expense, and that the cost of any identified and required remediation would be covered by Metrolinx and/or reduced from the selling price.

The Agreement of Purchase and Sale, has been reviewed and approved in consultation with the Town's solicitors and includes the following:

- Upon acceptance of the offer, the Town will provide a deposit of \$125,000.00 towards the total purchase price of \$2,500,000.00;
- A closing date of March 15, 2021;
- Upon execution of the agreement by the Town, the vendor will provide right of entry to the property and its agents, consultants and contractors for the purpose of completing a Phase II Environmental Site Assessment, with appropriate notice and proof of additional insurance provided;
- Conditions regarding the results of the Phase II EA and potential requirement for remediation, and specifically:
 - That, should remediation be required, the Town will oversee completion of and payment for, all required remediation and then be reimbursed for all associated expenses by Metrolinx, regardless of whether the remediation is completed before or following the closing date of March 15, 2021. The Town's total payment will not exceed \$2,500,000.00.

Metrolinx has advised that they would like a response from the Town as soon as possible and following the Council meeting of December 14, 2020.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Community Stewardship

Objective: Evaluate recommendations of the Fire Master Plan

Sustainable Neighbourhood Action Plan

Theme: Land use and planning

Strategy: Co-ordinate land use and infrastructure planning to promote safe communities

Notice Provisions

N/A

Financial Impact

Costs associated with the purchase of the property and the completion of a Phase II EA will be taken from the Fire Station Development Capital budget. Costs associated with any required remediation will be funded by the Fire Station Development Capital budget and reimbursed by Metrolinx under the terms of the agreement of purchase and sale.

Respectfully submitted

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