



Report n° COMDEV2023-07

Date: August 9, 2023

Submitted by: Julian Lenhart

Subject: Gare de Bourget revised project approach

### Nature/Goal

The goal of this report is to update Council on the revised project approach in order to achieve the ultimate goal of rebuilding the Gare de Bourget.

### Directive/Previous policy

N/A

### Department's recommendation

**WHEREAS** Following the approval of report COMDEV2023-02 at its March 8, 2023, Council meeting, it was deemed too difficult to proceed as originally proposed; And,

**WHEREAS** the City and the Corporation du Sentier Récréatif de Prescott-Russell have met in order to rethink the project proposal and developed a new project approach in order to achieve the ultimate goal of rebuilding the Gare de Bourget,

**BE IT RESOLVED THAT** Council approves the revised project approach; And,

**BE IT RESOLVED THAT** Council delegate authority to the Director of Community Development to develop and sign the sale agreement as describe in report COMDEV2023-07.

**ATTENDU QUE** Suite à l'approbation du rapport COMDEV2023-02 lors de sa réunion du Conseil du 8 mars 2023, il a été jugé trop difficile de procéder tel que proposé initialement; Et,

**ATTENDU QUE** la Ville et la Corporation du Sentier Récréatif de Prescott-Russell se sont rencontrées afin de repenser la proposition de projet et ont développé une nouvelle approche de projet afin d'atteindre le but ultime de reconstruire la gare de Bourget,

**QU'IL SOIT RÉSOLU QUE** le conseil approuve l'approche révisée du projet; Et,

**QU'IL SOIT RÉSOLU QUE** le conseil délègue l'autorité au directeur du développement communautaire pour élaborer et signer l'entente de vente telle que décrite dans le rapport COMDEV2023-07.

## Background

Following the approval of report COMDEV2023-02 at the March 8<sup>th</sup> Council meeting, the City and the Corporation du Sentier Récréatif de Prescott-Russell (CSRPR) retained legal services to develop the sale agreement for the Gare de Bourget as explained in the said report. However, due to the unconventional project approach, it was impossible to draft an agreement that limited liabilities for all parties. In other words, it was too difficult to proceed as originally proposed.

## Discussion

As a result, the City and the CSRPR have met in order to rethink the project proposal and developed a new project approach in order to achieve the ultimate goal of rebuilding the Gare de Bourget.

The existing project approach required the transfer of the Bourget station building to the CSRPR as well as transferring development charges identified for the restoration of the Bourget station in the amount of \$450,000. The transfer of the building and funds would have been done through a sales agreement.

## **Revised Project Approach**

The revised project approach requires the CSRPR to sever a parcel of land and transfer it to the City through a sales agreement. A sketch of the proposed land parcel is included as Attachment 1. The City would become the owner of the parcel of land where the Gare de Bourget is located. In exchange for the parcel of land the CSRPR requested that the City pays for the cost associated with the land severance and legal fees to register the new parcel of land. Additionally, the CSRPR requested that the City gives an annual grant in the amount of the annual land taxes incurred by the CSRPR for the bike path. This amount is approximately \$4,633.11 as of 2023 and is expected to increase incrementally over the years as municipal taxes increase.

The administration strongly supports this revised project approach because it will allow the City and its partners to achieve the ultimate goal of rebuilding the Gare de Bourget.

## Consultation

A public meeting was held in Bourget by the CSRPR regarding the proposed project.

## Recommendations or comments from committee/ other departments

N/A

### Financial impact (expenses/material/etc.)

The revised project approach requires that the City pays for the cost associated with the land severance and legal fees to register the new parcel of land. This is estimated to cost approximately \$15,000 and will be paid through the legal operating budget. Additionally, the CSRPR requested that the City gives an annual grant in the amount of the annual land taxes incurred by the CSRPR for the bike path. This amount is \$4,633.11 as of 2023 and is expected to increase incrementally over the years as municipal taxes increase. This amount will be included as a tax increase in the 2024 budget.

### Legal implications

The new project approach reduces liabilities and better protects both parties. A sale agreement will need to be developed for the transfer of the proposed land parcel.

### Risk management

N/A

### Strategic implications

The project proposal is inspired by and responds to the recommendations and priorities established in the City's strategic studies.

### Supporting documents

Attachment 1 – Proposed Land Parcel