



**GRAND VALLEY**

## **STAFF REPORT**

**To:** Mayor and Members of Council  
**From:** Meghan Townsend, CAO/Clerk  
**Meeting Date:** January 14, 2025  
**Report Number:** **2025-001**  
**Subject:** Costs Agreement – Dufferin Common Elements Condominium Corporation No. 37

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### **Recommendation**

**THAT** Council receives Report – Costs Agreement – Dufferin Common Elements Condominium Corporation No. 37;  
**AND FURTHER THAT** Council directs staff to prepare and present the necessary By-Law for adoption.

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### **Executive Summary**

#### **Purpose**

To present an agreement between the Town and the Leeson Street North condo board for the costs of drainage works on their lands.

#### **Key Findings**

An agreement between the Town of Grand Valley and Dufferin Condominium Corporation No. 37 (locally known as the Leeson Street North condo) has been negotiated and is presented for Council review and approval.

## **Financial Implications**

The Town will bear all costs for this project, including the Condo's legal fees, engineering review, in addition to our own engineering and construction costs.

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## **Report**

### **Background**

The Town of Grand Valley has committed to conduct drainage works in the rear swales of specific properties along Ritchie Drive to improve drainage for these properties. In order for this work to take place, infrastructure must be installed in the rear swales of these properties, then tie into the storm water drainage system owned and operated by the Dufferin Condominium Corporation No. 37, located at Leeson Street North and Landsborough Drive. This condo is locally known as the Leeson Street North condo.

### **Discussion**

A draft agreement for costs related to this project has been negotiated between the Town and the Condo Board, with assistance from legal and engineering representation for both parties. That agreement is attached as Attachment 1 to this report.

The Board is concerned that their costs must be covered by the Town, and that runoff from the Town's pathway beside the dry stormwater management pond be redirected so that it does not flow into their parking lot. The Town's engineers advise that this is a small repair required to the slop of the pathway and can be completed with the drainage works project by the same contractor, and so staff and legal agreed to include this small project in the cost agreement.

Once this agreement is executed, the Town can proceed with finalizing the construction and access agreement with the Board, then work on tendering the project so it can be completed in 2025.

### **Financial Impact**

The Town will cover expenses incurred by the Condo Board in negotiating and executing this project, in addition to our construction and engineering costs. A deposit of \$10,000 will be given to the Condo Board to pay their expenses with provision of those

invoices to the Town. Total costs owing to the Board will not be known until the conclusion of the matter.

**Consultations**

Town legal

Town engineering

**Attachments**

Attachment 1 – Costs Agreement between the Corporation of the Town of Grand Valley and Dufferin Condominium Corporation No. 37

Attachment 2 - Draft By-Law Authorizing the Execution of a Costs Agreement with Dufferin Common Elements Condominium Corporation No. 37 for subdrain installation in rear yard properties of 43, 45, 47 and 49 Ritchie Drive

**This report was submitted by**

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