

**COUNCIL AUTHORITY FOR CONTRACT AWARDS  
SINGLE SOURCE AWARD**

<b>Project Award</b>	Land Value Appreciation Study – Trafalgar GO Station
<b>Recommendation</b>	<b>Staff is recommending approval to proceed with a contract award for a Land Value Appreciation Study in the total amount of \$80,000 (exclusive of HST) to N. Barry Lyon Consultants Ltd.</b>
<b>Purpose of Report</b>	As per Section 10.1 of Purchasing By-law No. 061-2018, Council approval is required.
<b>Background information</b>	<p>The Town of Milton continues to progress in the planning of the Agerton Secondary Plan area. This area is envisioned to be developed as a mixed-use, higher density community with a new GO Station at its heart. In July 2022, a statutory public meeting under the Planning Act was held for the Agerton Secondary Plan and a draft was presented for comment. Since 2022, there have been a number of provincial legislation and policy changes that impact the Agerton Secondary Plan. The Town is currently reviewing and updating the draft secondary plan in consideration of the provincial changes as well as any comments received since the public meeting.</p> <p>Central to the current vision for the secondary plan area is the establishment of a new GO Station. The purpose of the land value appreciation study that is recommended herein is to provide a basis of research and evidence for the Town to consider as part of its efforts to establish a potential implementation strategy for the Trafalgar GO station.</p> <p>The scope of the total proposed work that is included above will occur in phases. The first phase will provide an assessment of the likely benefitting area for the GO Station, an estimate of the land value impacts that may be expected from the establishment of a new station, and the related research and analysis upon which those findings are based.</p> <p>The subsequent phase(s) would include a feasibility analysis and review, financial testing and refinements to the data modeling, and considerations relative to the evolving Provincial legislation related to GO Transit Station funding. These subsequent phases would only occur based on Town authorization, and would be subject to the results of the initial phase amongst other considerations.</p> <p>The GO Transit Station Funding Act, 2023 (GTSFA) pursuant to Bill 131, Transportation for the Future Act, 2023 provides for the use of a Transit Station Charge to contribute to the cost of new GO stations. The related regulations have yet to be released, and</p>

## Schedule C

therefore it is premature at this time to determine whether use of the financing framework that is provided for through the legislation will be appropriate within Milton. As the Town considers potential financial strategies related to a new station (including potential funding programs from other levels of government, as noted in report CORS-027-24) or other partnership opportunities, land value appreciation data is expected to prove valuable.

N. Barry Lyon Consultants Ltd. have been recommended for this assignment on the basis of their related experience for a similar project within the GTA, their familiarity with the evolving Provincial legislation, as well as their prior land value analysis for a number of GO stations. Staff have reviewed the work plan and proposal are satisfied that they represent value for the Town.

### Financial Planning Section: Budget Impact (Note 1)

<b>Account Number(s)</b>	C90030825-N1810-7290
<b>Account Description</b>	Land Value Appreciation Study
<b>Project Total Budget</b>	\$0 (Note 2)
<b>Contract Budget</b>	\$ 0 (Note 2)
<b>Actual</b> <small>(Net of HST Rebate)</small>	\$ 81,408
<b>Variance</b>	\$ 81,408 (U) (Note 3)
<b>Funding Source</b>	Project Variance Account

Note 1: Financial impact includes any non-refundable portion of HST.

Note 2: Through this report staff are recommending that a new project be established for the study. The total project budget amounts to \$92,235, which includes the contract value (including net HST), a 10% contingency as well as the Town's capital surcharge.

Note 3: The total contract value will be awarded in phases. The first phase is expected to equal approximately half of the total value. The award of subsequent work will be dependent on the results of the initial phase, along with other considerations including status of Provincial legislation and engagement with other stakeholders.