

## Request for Decision

### Coniston Industrial Park Limited – Modification to details regarding Application for a cost sharing agreement between Coniston Industrial Park Limited and the City of Greater Sudbury

Presented To:	Planning Committee
Presented:	Monday, Jun 22, 2020
Report Date	Monday, Jun 01, 2020
Type:	Routine Management Reports

### Resolution

THAT the City of Greater Sudbury approves the request for modification to the cost sharing request by the Coniston Industrial Park Limited regarding the installation of approximately 860 metre length of 250mm watermain within the laneway between Edward Avenue and William Avenue road allowances for a proposed industrial facility, as outlined in the report entitled “Coniston Industrial Park Limited”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020.

### Relationship to the Strategic Plan / Health Impact Assessment

The application to extend the cost sharing agreement is an operational matter under the City’s Cost Sharing policy to which the City is responding.

### Report Summary

The applicant is requesting a modification to the agreement, detailing a different industrial tenant than that which was noted in the original report, along with updating the details of the funding sources, and extending the sunset clause for the agreement, which must be approved by Council.

### Financial Implications

Total estimated cost of this project is \$2,028,312.50 with equal funding of \$507,078 from NOHFC, FedNor, Developer, and the City. The City portion of funding has been approved within the 2019 Water Capital Budget. If actual costs exceed the estimate, then these will be cost shared 50/50 between the Developer and the City.

#### Signed By

**Report Prepared By**

Robert Webb  
Supervisor of Development  
Engineering  
*Digitally Signed Jun 1, 20*

**Manager Review**

Alex Singbush  
Manager of Development Approvals  
*Digitally Signed Jun 1, 20*

**Recommended by the Division**

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed Jun 1, 20*

**Financial Implications**

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed Jun 8, 20*

**Recommended by the Department**

Tony Cecutti  
General Manager of Growth and  
Infrastructure  
*Digitally Signed Jun 8, 20*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Jun 8, 20*

**Title: Coniston Industrial Park Limited**

**Date: May 29, 2020**

## **STAFF REPORT**

### **Applicant:**

Coniston Industrial Park Limited

### **Location:**

Parcel 49300, Remainder Part 1, 53R-12910, Remainder Parts 1 to 4, 53R-12909, Lots 2 and 3, Concession 3, Township of Neelon, Edward Avenue, Coniston

### **Application:**

To modify the details of the original request for a cost sharing agreement, detailing a different industrial tenant than that which was noted in the original report, along with updating the details of an additional external funding source, and extending the sunset clause for the agreement, as set out in the original approval from the June 25, 2018 Planning Committee meeting. A copy of the original staff report is attached.

### **Proposal:**

Based on the following information received regarding the parties involved in what is proposed to be the cost sharing agreement regarding this site, it is the purpose of this report to provide the information and extend the date of the sunset clause for entering into the agreement:

#### Economic Development

Economic Development staff have been working closely with the Coniston Industrial Park on the growth of the industrial park. There has been a change to the industrial tenant identified in the original report. The lithium production company originally identified has ultimately decided not to establish operations in Greater Sudbury. The Coniston Industrial Park has been successful in attracting another industrial tenant to the park. The tenant is new to the community. The development project will see the creation of 15-25 new positions for the community and involve an investment of \$3M in new infrastructure from the new tenant and the Coniston Industrial Park to support the project. The project will support the growth of current tenants located in the Coniston Industrial Park and lead to further investment and employment. Both FedNor and NOHFC have been advised of the change in tenancy and have confirmed their continued commitment for support for the project.

#### Development Engineering

The original request for cost sharing attributed to this project with one source of external funding from NOHFC resulted in a City share of approximately \$760,617.19 of the approximate \$2,028,312.50 cost of construction for the entire project. Since the original approval, the project has successfully acquired funding from FedNor, in addition to the NOHFC funding. This reduces the City's share of the project to approximately \$507,078.13.

#### Summary

Staff has reviewed the updated information with respect to the change in tenant for Coniston Industrial Park Corporation and the confirmation of the two external funding sources for the project. As such, staff are satisfied with this information and support a modification to the cost sharing request and three year extension for the fulfilment of the cost sharing agreement, as described in this report.