

Development Cost Sharing Application for a Multiuse Path from J'eanne D'Arc Street to Shirley Avenue

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Recommended by:	General Manager of Growth and Infrastructure
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Report Summary

This report provides a recommendation regarding a development cost sharing application for the construction of a multi-use path from J'eanne D'Arc Street to Shirley Avenue to facilitate a new elementary school at 4385 Municipal Road 80.

Resolution

THAT the City of Greater Sudbury approves the Development Cost Sharing Application from Conseil-Scolaire Catholique du Nouvel-Ontario for the construction of a multi-use path along the west side of Municipal Road 80 from J'eanne D'Arc Street to the new elementary school at 4385 Municipal Road 80 subject to parameters outlined in the report entitled "Development Cost Sharing Application for a Multiuse Path from J'eanne D'Arc Street to Shirley Avenue, dated November 19, 2024 from the General Manager of Growth and Infrastructure;

AND THAT the General Manager of Growth and Infrastructure be directed to negotiate and enter into a Cost Sharing Agreement with Conseil-Scolaire Catholique du Nouvel-Ontario for the construction of a multi-use path from J'eanne D'Arc Street to the new Elementary School at 4385 Municipal Road 80;

AND THAT the City's portion of the Cost Sharing be funded from the 2025/2026 New Sidewalks-Contract Budget, up to the amount of \$635,000.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This recommendation is consistent with Council's Strategic Plan, specifically;

- 1.4 Reinforce Infrastructure for New Development;
- 2.1 Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship;
- 4.2 Leverage Greater Sudbury's Public Sector Assets and Intergovernmental Partnerships to Generate New Economic Activity, and
- 4.4. Invest in Transformative Facilities, Spaces and Infrastructure Initiatives that Support Economic Activity.

Financial Implications

The City does not have dedicated funding in place for cost sharing applications. Cost sharing above \$250,000 requires Council approval.

The City's share of this cost sharing application can be funded from the 2025/2026 New Sidewalks-Contract Budget, subject to Council approval.

Background

The City of Greater Sudbury has received a Development Cost Sharing application for the construction of a multi-use path along the west side of Municipal Road 80 from Jeanne D'Arc Street to the new 3,460m² Elementary School, Childcare and Family Centre at 4385 Municipal Road 80.

The multi-use path is a condition of rezoning (751-7/20-04) as outlined in the Traffic Impact Study, by Transplan Associates, dated November 2019, that requires an extension of the pedestrian network along the west side of Municipal Road 80 from Jeanne D'Arc Street to the subject property and to Shirley Avenue. The work required to facilitate the multiuse path, also includes a 17m extension of the 1.8m by 3.6m box culvert, along with pathway lighting, utility relocations and pedestrian connections to existing municipal bus stops. The total length of the proposed multi-use path is approximately 620m with a total estimated cost of approximately \$1,090,000.

The City's portion of the cost, as provided with the cost sharing application, is approximately \$635,000 which covers the construction of approximately 125m of the multi-use path, including the box culvert extension and a portion of the lighting installation and utility relocation work.

Analysis

Policy on Development Cost Sharing

The current version of the City's Policy on Development Cost Sharing was approved by Council in 2016. The Policy establishes a framework with respect to situations where the City may choose to participate in the cost to upgrade deficient infrastructure or the installation of new infrastructure. The sections in the Policy on Development Cost Sharing that apply to the proposed multi-use path are outlined below.

Section 2.1 (a) & (b)

This section recognizes that development represents an opportunity to rehabilitate, upgrade and or replace infrastructure that would otherwise fall under the City's capital programs.

This section also states that cost sharing is an option in situations where there are off site deficiencies or enhanced work is desired by the City.

With respect to these two sections the City has an interest in extending the municipal pedestrian and cycling infrastructure, especially along arterial roads. The City's official plan outlines that "The existing cycling and pedestrian network will be expanded, with special emphasis on major generators such as community centres and educational institutions, as well as enhanced linkages between communities, neighborhoods and schools."

Currently, the City is undertaking capital works projects along municipal road 80 to provide pedestrian and cycling infrastructure. The proposed multi-use pathway would represent an opportunity to cost share on the installation of infrastructure that would eventually fall under the City's capital program.

In the past, Council has approved cost sharing applications for new infrastructure, specifically arterial road infrastructure that has been identified in the Official Plan.

Section 6.3

This section identifies situations where the City may cost share specifically on pedestrian infrastructure, where the Developer is responsible for 100% of the costs of sidewalks internal to a development or external to a development but required for the subject lands. In situations where an external sidewalk is extended to an existing sidewalk, the developer shall pay for 100% of the costs to a maximum of 100 metres of sidewalk.”.

The portion of multi-use path from Jeanne D’Arc Street up to 100m from the applicant’s property, approximately 125m, falls under the City’s Cost sharing policy. This also includes a 17m extension of the 1.8m by 3.6m box culvert to facilitate the multiuse path along with additional lighting and utility relocation along the path.

In summary, there is a policy framework and precedent in place for the City to cost share on this application up to 100m from the applicant’s property (\$635,000) should Council wish to do so.

Benefits of Cost Sharing

There are several benefits for the City to cost share on the multiuse path identified in this application. The first is that the extension represents a portion of the pedestrian and cycling infrastructure that would eventually fall under a capital works project.

Secondly, the extension of the multi-use path to the new school will enhance public safety and promote active and alternate forms of transportation by extending the pedestrian and cycling infrastructure to the new school.

Finally, the extension of the multiuse path would allow the new 3,460m² Elementary School, Childcare and Family Centre at 4385 Municipal Road 80 to proceed.

Conclusions

Staff have received an application under the City’s Policy on Development Cost Sharing for the construction of approximately 620m of multi-use path along the west side of Municipal Road 80 from J’eanne D’Arc Street to the new 3,460m² Elementary School, Childcare and Family Centre at 4385 Municipal Road 80.

The City’s portion of the cost, as provided with the cost sharing application, is approximately \$635,000 which covers the construction of approximately 125m of the multi-use path, including the box culvert extension and a portion of the pathway lighting and utility relocation work.

Should the City choose to cost share on this application it would have the benefit of realizing a portion of the City’s pedestrian and cycling infrastructure and promote active and alternate forms of transportation. It would also facilitate the creation of a 3,460m² Elementary School, Childcare and Family Centre at 4385 Municipal Road 80.

Council has two options with respect to this application, namely:

1. Cost Share with the applicant to extend the multi-use path from Jeanne D’Arc Street to the new elementary school;
2. Do not cost share.

Based on the analysis in this report, staff recommend that Council approve the application for cost sharing to facilitate the multi-use path to the new elementary school at 4385 Municipal Road 80 and authorize the General Manager of Growth and Infrastructure to enter into a cost sharing agreement subject to the following:

1. That the cost sharing agreement provide for the construction of a multi-use path from J’eanne D’Arc Street to the new elementary school; and

2. That the City's contribution to the project be 100% of the cost of installing approximately 125m of the multi-use path, up to \$635,000, including the box culvert extension and a portion of the pathway lighting and utility relocation work.

Resources Cited

City of Greater Sudbury Policy on Development Cost Sharing 2016:

<https://www.greatersudbury.ca/linkservid/5E38F9D5-04B2-D0AB-05F8E5B48718740A/showMeta/0/>

City of Greater Sudbury Official Plan (<https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/current-op-text/>)

Rezoning application 751-7/20-04 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=39796>

ATTACHMENTS

- CLASS B COST ESTIMATE
- DETAILED DESIGN DRAWING