

Request for Decision

Bancroft Avenue Sanitary Upgrade Project and Contribution Agreement

Presented To:	City Council
Presented:	Tuesday, Jun 23, 2020
Report Date	Wednesday, Jun 10, 2020
Type:	Routine Management Reports

Resolution

THAT the City of Greater Sudbury approves the Bancroft Avenue Sanitary Upgrade Project as a 2022 Water/Wastewater Capital Project, as outlined in the report entitled "Bancroft Avenue Sanitary Upgrade Project and Contribution Agreement", from the General Manager of Growth and Infrastructure, presented at the City Council meeting on June 23, 2020;

AND THAT the City of Greater Sudbury approves a contribution from Timestone Corporation in the amount of \$150,000 towards the Bancroft Avenue Sanitary Upgrade Project;

AND THAT the City of Greater Sudbury authorizes the General Manager of Growth and Infrastructure to enter into an agreement with Timestone Corporation regarding their contribution towards Bancroft Avenue Sanitary Upgrade Project.

Relationship to the Strategic Plan / Health Impact Assessment

The Bancroft Avenue Sanitary Upgrade Project and associated developer Contribution Agreement contribute to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to asset management and service excellence; business attraction, development and retention; and housing.

Report Summary

This report describes an opportunity to align the City of Greater Sudbury's asset management needs to support growth and investment and expansion of housing opportunities in the Minnow Lake Neighbourhood.

Financial Implications

Signed By

Report Prepared By

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Manager Review

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Financial Implications

Steve Facey
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Recommended by the Department

Tony Cecutti
General Manager of Growth and
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Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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If approved, the Bancroft Avenue Sanitary Upgrade Project would be included in the 2022 Water/Wastewater Capital Plan. The estimated cost of this project is \$1.2 million. This includes a City contribution of \$1,050,000 and developer contribution of \$150,000, as described in this report.

Background

Nottingham Avenue is currently serviced with a 200mm diameter wastewater main that is part of a network that flows to the Levesque lift station. The portion of this network along Bancroft Drive is an area that suffers condition issues and is scheduled for replacement through a Capital project by the City, planned for the 2022 Capital Budget year (pending Council approval of 2022 Capital Budget). Timestone's Scenic View subdivision and the newly rezoned lands for a 192 bed long term care facility on Nottingham Avenue has also identified a portion of this same project area that requires that a portion of the sanitary sewer be increased in size to accommodate their increased sewage flows. The rezoning to permit the long term care facility was heard by Planning Committee on May 27, 2019, and was successful in achieving Council approval.

The City's preference in correcting a deficient condition is to utilize trenchless pipe repair to line the existing main and extend the lifespan with minimal surface disruptions. In this specific instance, the development of the Scenic View subdivision and long term care facility require that a larger diameter sanitary sewer pipe be installed to provide sufficient capacity within the collection system. This requires excavation and replacement of the sanitary sewer main.

As both projects impact the same portion of sanitary sewer mains, it was determined that the remedial work on the mains should both fix the issues with the condition of the existing mains and provide the increased capacity where required and both parties would contribute to the solution.

Purpose

The applicant is required to provide sufficient sanitary sewer capacity for the most recent phase of their Scenic View subdivision and a proposed senior care facility at the southern limit of Nottingham Avenue in Sudbury. As such, a portion of the sanitary sewer on Bancroft Drive will become over capacity as a direct result of this development. The developer is required to replace the deficient sanitary sewer to allow for their development.

The City, based on the present condition of the sanitary sewer has determined that a portion of the sanitary sewer along Bancroft Drive is sufficiently deteriorated and requires remedial work. The budget associated with this remedial work was projected as part of the 2022 budget forecast.

There is an opportunity for both parties to complete the work they each require through a capital works project at this location. The City will perform their capital project at this location to replace the deteriorated infrastructure and through an agreement with the City, Timestone Corporation will provide 50 per cent of the value of the replacement of the sanitary sewer for the portion they are required to replace as a direct result of their capacity issue.

The Water/Wastewater Engineer has provided a preliminary cost estimate of \$1,2 million for the construction of the entirety of the capital project works and associated engineering for the replacement of mains on Bancroft Drive. This cost is apportioned as \$300,000 for the work on Bancroft Drive directly related to the works required by Timestone Corporation, and \$900,000 for works on Bancroft to be completed by the City outside the requirements of Timestone Corporation works.

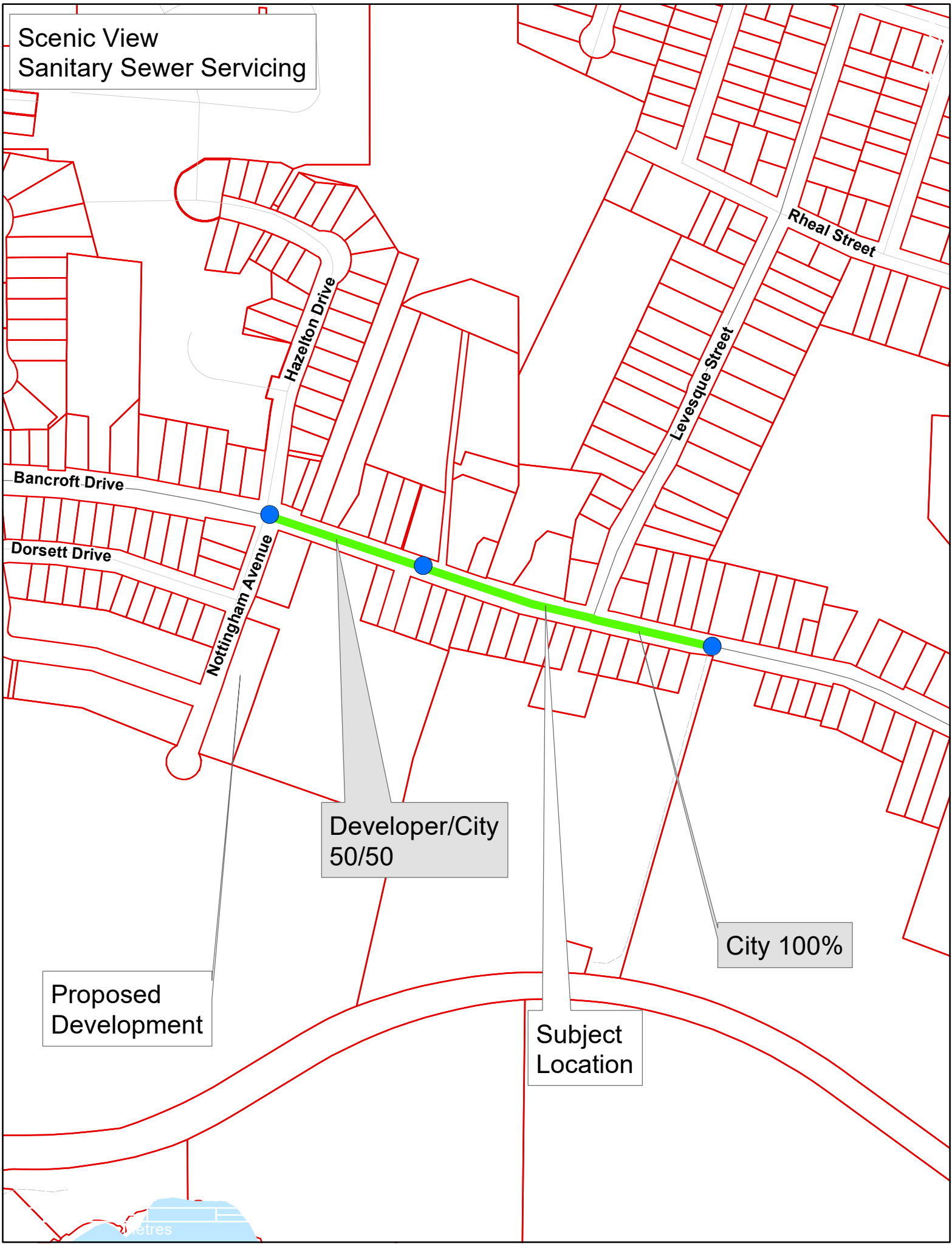
At a 50/50 split for the works required by Timestone Corporation, due to their need for increased capacity and the City's need to replace deteriorated infrastructure, the \$300,000 cost for these works would be split evenly at \$150,000 for each party. This would result in a contribution by Timestone Corporation of \$150,000 towards the completion of the capital project.

Conclusion and Recommendation

This report details a fair and equitable solution to an issue regarding an infrastructure deficit on Bancroft Drive regarding the sanitary sewer mains between Nottingham Avenue and the Levesque lift station. Within the City's 2021 budget forecast, this location has been identified as requiring remedial work to fix deteriorated infrastructure. Through the development of their Scenic View subdivision, a portion of this same location was identified as requiring an increase in pipe size to accommodate additional sanitary sewer flows. There are cost savings for both parties to be achieved by coordinating the required work.

It is our recommendation that Council approve the contribution from Timestone Corporation in the amount of \$150,000 towards the capital works project, enter into an agreement with Timestone Corporation regarding this contribution, and funding for the City's portion of this capital works project be approved at this time and be included in the 2022 Capital Budget for Wastewater.

Scenic View
Sanitary Sewer Servicing



Developer/City
50/50

City 100%

Proposed
Development

Subject
Location

Metres