

Request for Decision

Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement

Presented To:	Planning Committee
Presented:	Monday, Jan 25, 2021
Report Date	Friday, Oct 30, 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 Seniors Non-Profit Housing Corporation for the upgrading of approximately 283m length of 200mm watermain on Concession Street for the proposed Seniors Development on Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston as outlined in the report entitled "Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

Relationship to the Strategic Plan / Health Impact Assessment

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

Report Summary

On August 12th, 2019, a Request for Decision was brought forward to Planning Committee to extend the sunset clause regarding the Coniston Seniors Non-Profit Housing Corporation cost sharing request with the City. Upon a successful extension, the proponents undertook a review of their original 2016 cost estimate. Based on their revised estimate, they are asking for consideration to update the value of the proposed cost sharing to reflect the same 50/50 cost split with current unit costs for a City share of \$363,325.50.

Financial Implications

If approved, the City's portion of the cost sharing agreement is \$363,325.50 and will be funded from existing

Signed By

Report Prepared By

Robert Webb
Supervisor of Development
Engineering
Digitally Signed Oct 30, 20

Reviewed By

Alex Singbush
Manager of Development Approvals
Digitally Signed Oct 30, 20

Recommended by the Division

Kris Longston
Manager of Community and Strategic
Planning
Digitally Signed Jan 7, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Nov 10, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and
Infrastructure
Digitally Signed Jan 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 13, 21

Water cost sharing capital account.

Title: Coniston Seniors Non-Profit Housing Corporation

Date: December 7, 2020

Staff Report

Applicant:

Coniston Seniors Non-Profit Housing Corporation

Location:

Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston

Application:

To modify the cost sharing agreement to retain a 50/50 share, as set out in the original approval from the September 12, 2016 Planning Committee meeting, and update the monetary value of this cost sharing to reflect current construction costs. A copy of the original staff report is attached.

Proposal:

The applicant is working towards creating a "shovel ready" project for senior's housing and this application is intended to modify the upset limit imposed as the City's share of the costs to reflect current unit prices for construction work. An updated estimate for the entirety of the works to service their site has been provided and is included as Appendix A to this report. Development Engineering staff have reviewed the cost estimate and modified the estimate to reflect the estimated costs for the works to be shared. The actual amount of the City's portion of the cost sharing will be determined based on actual costs of construction of the works after construction is complete as per section 3.0 – Definition of Terms for "cost" within the road right-of-way for Concession Street. The section of watermain on private lands and along the portion of Elm Street would be considered a watermain connection and the developer would be responsible for 100% of the cost. Based on the portions that are subject to cost sharing, the new upset amount for the City's 50% share is \$363,325.50, an increase of \$76,555.00 from the original 2016 allocation.

Section 2.2 g) of the Policy on Development Cost Sharing references the ability to add a sunset clause to the approval for cost sharing requests. It is prudent to add a sunset clause to requests to ensure that the City's funds are not allocated to a project that will not be proceeding to construction. A sunset clause of three years would be appropriate in this instance.

Summary

Staff has reviewed the request to modify the cost sharing agreement to reflect current construction costs to better suit the applicant's wish to have a "shovel ready" seniors housing project. We are satisfied that the requested cost sharing continues to meet the requirements of the City's 2016 Development Cost Sharing Policy and the upgrades to the watermain and sanitary sewer system remain as requirements for the development of the applicant's site. As such, staff are satisfied that an update to the upset cost for the City's share for the fulfilment of the cost sharing agreement is warranted and that this approval be valid for three years from the date of approval.



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APPENDIX A: Preliminary Watermain Upgrades Cost Estimate Breakdown

Item No.	Description	Units	Estimated Quantity	Unit Price	Item Amount
Construction Costs					
1	Asphalt Removal	m ²	1440	\$ 6.75	\$ 9,720.00
2	Removal of Concrete Curb and Gutter	m	320	\$ 9.50	\$ 3,040.00
3	Earth Excavation	m ³	3000	\$ 17.50	\$ 52,500.00
4	Connection to Existing Watermain w/ Pressure Reduction Valve	ea.	3	\$ 40,000.00	\$ 120,000.00
5	Connect to Existing Hydrant	ea.	3	\$ 5,850.00	\$ 17,550.00
6	200mm dia. PVC DR 18 Watermain	m	320	\$ 575.00	\$ 184,000.00
7	Transfer Existing Service Connection	ea.	30	\$ 2,350.00	\$ 70,500.00
8	Temporary Water Service	L.S.	1	\$ 57,500.00	\$ 57,500.00
9	Granular 'B' (600mm depth)	t	1500	\$ 20.00	\$ 30,000.00
10	Granular 'A' (150mm depth)	t	400	\$ 30.00	\$ 12,000.00
11	HL8 Hot Mix Asphalt Base Course (50mm)	t	175	\$ 185.00	\$ 32,375.00
12	HL3 Hot Mix Asphalt Surface Course (40mm)	t	140	\$ 180.00	\$ 25,200.00
13	Concrete Curb and Gutter	m	320	\$ 250.00	\$ 80,000.00
14	Misc. Restorations	L.S.	1	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 704,385.00
Design and Inspection Costs					
15	Detailed Design and Tender Preparation	L.S.			\$ 25,000.00
16	Construction Inspection	L.S.			\$ 50,000.00
				SUBTOTAL	\$ 75,000.00
Definitions: ea. – each, t. – Tonnes, k.g. – kilograms, L.S. – Lump Sum m. – Linear Metres, m2 – Square Metres, m3 – Cubic Metres			TOTAL ESTIMATED COSTS		779,385.00

Presented To:	Planning Committee
Presented:	Monday, Sep 12, 2016
Report Date	Monday, Aug 22, 2016
Type:	Managers' Reports

Request for Decision

Application for a cost sharing agreement between Coniston Seniors Non-Profit Housing Corp. and the City of Greater Sudbury

Resolution

THAT the City of Greater Sudbury approves the cost sharing request by the Coniston Seniors Non-Profit Housing Corporation for the upgrading of approximately 283m length of 200mm watermain on Concession Street for the proposed Seniors Development on Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston;

AND THAT the General Manager of Infrastructure Services enters into a Cost Sharing Agreement with the registered owner to include a fifty percent share of watermain upgrading and restoration at an estimated total cost of \$286,770.50 as the City's share, and a sunset clause limiting the duration of the agreement to 3 years from the date of Council's approval with any extension to the agreement to be approved by Council.

STAFF REPORT

Applicant:

Coniston Seniors Non-Profit Housing Corp

Location:

Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston.

Application:

Request for a cost sharing agreement between the applicant and the City based on the City's Policy on Development Cost Sharing 2016.

Proposal:

The applicant is requesting a cost sharing agreement with the City with a 50/50 cost share for construction

Signed By

Report Prepared By

Robert Webb
Supervisor of Development
Engineering
Digitally Signed Aug 22, 16

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Aug 22, 16

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Aug 22, 16

Recommended by the Department

Tony Cecutti
General Manager of Infrastructure
Services
Digitally Signed Aug 24, 16

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Aug 26, 16

of a 200mm watermain and appurtenances on Concession Street in Coniston.

Site Description:

The subject property is located on the west end of Elm Street in Coniston. The location is currently serviced with a 150mm watermain and built to an urban standard to the intersection of Elm/Concession and John Street.

The proposed development comprises a total of 55 units in a five-storey apartment complex. The associated rezoning application was recommended for approval by the Planning Committee on August 8, 2016, which was ratified by Council on August 9, 2016. The cost sharing agreement is to upgrade the existing 150mm watermain on Concession Street to the City's current standard of a 200mm watermain. This upgrade is required in order to address the low fire flow in the area and service the proposed development.

Departmental & Agency Comments:

Water/Wastewater

The watermain upgrades will increase fire flow in the area along Elm Street in addition to renewing our infrastructure. Hence we will be willing to cost share the upgrades.

Background:

Elm Street is currently serviced with a 150mm watermain to the intersection of Elm/Concession and John Street. Elm street is the westerly extension of Concession Street west of John Street. The fire flow has been modeled and shown to be deficient in this area of Coniston. Given the low fire flow available in the area the water main on Concession Street needs to be upgraded. The City is currently upgrading the watermain on Second Ave under capital project ENG 16-7 which includes the replacement of the watermain on Second Avenue from Highway 17 southwards past Concession Street.

Both the Capital project and the upgrading that is the subject of this application are required for sufficient fire flow to the Coniston Seniors Non-Profit development site.

Finance:

Funds have been set aside for development cost sharing starting with \$ 200,000.00 in the 2012 budget when the Cost Sharing Policy was approved by Council. The current amount in the cost sharing account is approximately \$1,049,539.00 for Roads/Drainage growth related projects and \$922,760.98 for Water/Wastewater system improvements. A previous successful cost sharing application has allocated approximately \$381,944.04 of the Roads/Drainage growth related projects funding to the Koskiniemi subdivision in Azilda. This project proposes to use Water/Wastewater system improvements funding for the watermain replacement.

Cost Sharing:

The City's 2012 Development Cost Sharing Policy was recently reviewed and replaced by Council approving on August 9, 2016 a new Development Cost Sharing Policy. This policy establishes a basis for the City to share the costs of upgrading certain infrastructure with private land owners and developers. The cost distribution between the developer and the City will be applied as follows based on the 2016 policy:

Watermain

Section 4.3 External Services C) states that "In situations where a new development creates a deficiency in the external system and there are no existing deficiencies, the developer shall be responsible for 100% of the cost. In situations where there is an existing deficiency; the City shall be responsible for 50% of the cost.

Water Connections

An existing 150mm watermain with insufficient capacity is currently installed on Concession Street. The developer will be required to pay 100% of the cost for their service connections from their site to the watermain location at the intersection of Elm/Concession and John Streets.

Associated Costs

The Developer's Engineering cost estimate for the works (see attached) includes as the estimated City share, \$341,600.00 for the construction of the works and associated engineering. Development Engineering staff have reviewed the cost estimate and modified the estimate to reflect the estimated costs for the works to be shared. The actual amount of the City's portion of the cost sharing will be determined based on actual costs of construction of the works after construction is complete as per section 3.0 – Definition of Terms for "cost" within the road right-of- away for Concession Street. The section of watermain on private lands and along the portion of Elm Street would be considered a watermain connection and the developer would be responsible for 100% of the cost.

Sunset Clause:

Section 2.2 g) of the 2016 Development Cost Sharing Policy allows for the City to include a sunset clause in the cost sharing agreement that limits the amount of time that City funds would be reserved exclusively for a particular project. To this effect, the cost sharing agreement would contain a clause limiting the duration of the agreement to three (3) years from the date that the request is approved by Council. Any extension to the duration of the agreement must be approved by Council.

Summary:

The application, for cost sharing is supported by staff based on the information submitted and the City's Policy on Development Cost Sharing.

Planning Services recommends that the City enter into a cost sharing agreement with Coniston Seniors Non-Profit Housing Corporation regarding the watermain upgrade on Concession Street to service the proposed development detailed in the engineer's breakdown of costs as modified by Development Engineering staff.

The City's share is calculated to be approximately \$286,770.50 while the applicant's share, including what is shown for their watermain connection is calculated to be \$341,600.00. The associated cost sharing agreement will have a sunset clause of three years from the date that the request gains approval by Council.

Tulloch Engineering
Project No. 135769
Sudbury, ON

Coniston Seniors Non-Profit Housing Corporation
Elm Street Development
Preliminary Watermain Upgrades Cost Estimate

October 2014

Item No.	Description	Units	Estimated Quantity	Unit Price	Item Amount
Construction Costs					
1	Asphalt Removal	m ²	1440	\$ 5.25	\$ 7,560.00
2	Removal of Concrete Curb and Gutter	m	320	\$ 7.00	\$ 2,240.00
3	Earth Excavation	m ³	3000	\$ 15.00	\$ 45,000.00
4	Connection to Existing Watermain w/ Pressure Reduction Valve	ea.	3	\$ 35,000.00	\$ 105,000.00
5	Connect to Existing Hydrant	ea.	3	\$ 5,000.00	\$ 15,000.00
6	200mm dia. PVC DR 18 Watermain	m	320	\$ 500.00	\$ 160,000.00
7	Transfer Existing Service Connection	ea.	30	\$ 2,000.00	\$ 60,000.00
8	Temporary Water Service	L.S.	1	\$ 50,000.00	\$ 50,000.00
9	Granular 'B' (600mm depth)	t	1500	\$ 16.00	\$ 24,000.00
10	Granular 'A' (150mm depth)	t	400	\$ 25.00	\$ 10,000.00
11	HL8 Hot Mix Asphalt Base Course (50mm)	t	175	\$ 160.00	\$ 28,000.00
12	HL3 Hot Mix Asphalt Surface Course (40mm)	t	140	\$ 175.00	\$ 24,500.00
13	Concrete Curb and Gutter	m	320	\$ 250.00	\$ 80,000.00
14	Misc. Restorations	L.S.	1	\$ 6,900.00	\$ 6,900.00
SUBTOTAL					\$ 618,200.00
Design and Inspection Costs					
15	Detailed Design and Tender Preparation	L.S.			\$ 25,000.00
16	Construction Inspection	L.S.			\$ 40,000.00
SUBTOTAL					\$ 65,000.00
Definitions: ea. – each, t. – Tonnes, k.g. – kilograms, L.S. – Lump Sum m. – Linear Metres, m2 – Square Metres, m3 – Cubic Metres			TOTAL ESTIMATED COSTS		683,200.00

Coniston - Senior's Development
Cost Sharing Application
Water Supply Servicing



Highway 17 East

Proposed
Development

Amanda Street

A

B

C

Concession Street

Balsam Street

John Street

King Street

First Avenue

Spruce Street

Second Avenue

Third Avenue

Subject
Location

Poplar Street

Aubrey Street

Edward Avenue

