

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.