

# Agenda

## Civic Works Committee

7th Meeting of the Civic Works Committee

April 17, 2018, 4:00 PM

Council Chambers

### Members

Councillors V. Ridley, T. Park, P. Hubert, P. Squire, H. Usher, Mayor M. Brown

The Committee will recess at approximately 6:30 PM for dinner, as required.

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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. Eng., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>GREENWAY ROTARY DRUM THICKENER PRE-PURCHASE</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the Greenway Wastewater Treatment Plant (WWTP) Rotary Drum Thickener Purchase:

- (a) The bid submitted by JWC Environmental Canada ULC in the amount of \$191,307.00 (excluding HST) **BE APPROVED** in accordance with Section 12.2(b) of the City of London's Procurement of Goods and Services Policy;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix 'A';
- (c) The Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project; and
- (d) The Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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CWC report of 2016-02-02 – Electricity Generation from Waste Heat at the Greenway Wastewater Treatment Plant - Update

CWC report of 2016-10-04, Infrastructure Canada Phase 1-Project Requests- Clean Water and Wastewater Fund

CWC report of 2017-06-07, Clean Water and Wastewater Fund, Purchase of Major Organic Rankine Cycle System Components for Power Generation at the Greenway Wastewater Treatment Plant

<b>2015-2019 STRATEGIC PLAN</b>
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This project supports the Strategic Plan with respect to building a sustainable city and robust infrastructure through optimization of existing resources for wastewater treatment plant performance enhancement.

<b>BACKGROUND</b>
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**Purpose**

The purpose of this report is to recommend the award of a purchase order for supply and delivery of a new rotary drum thickener to the Greenway Wastewater Treatment Plant to JWC Environmental Canada ULC (JWC).

## Context

Biosolids removed from wastewater during treatment at City wastewater treatment plants (WWTPs) are incinerated at Greenway. The thickening process reduces the volume of biosolids requiring storage by removing water. This process also reduces the size of equipment required to handle the biosolids. This rotary drum thickener will replace inefficient and end of life equipment removed to free up space for the Organic Rankine Cycle (ORC) System which will generate electricity from the Greenway incineration process.

## DISCUSSION

Biosolids thickening at the City's wastewater treatment plants takes sludge from the treatment process and thickens it by removing a portion of the water. This water is returned to the wastewater process stream for treatment while the thickened sludge is further dewatered by centrifuges prior to incineration.

In June 2017, Council approved the purchase of the major equipment associated with the proposed ORC system as part of one of many Canadian Water and Waster Fund (CWWF) projects proposed. The new ORC system is expected to enable Wastewater Treatment Operations to generate an estimated 460 – 800 kW of electricity from waste heat captured from the incinerator exhaust.

The creation of a suitable location for this new ORC equipment package requires the removal of two existing dissolved air flotation tanks. These tanks were used to thicken waste biosolids prior to the installation of two rotary drum thickeners in 2015. After the rotary drum thickeners were installed, the tanks were retained as standby in the event that either of the new drum thickeners were undergoing maintenance or repair. With the imminent removal of the dissolved air flotation units to accommodate the ORC scheduled for Q2-2019, a third rotary drum thickener is needed to offset the loss of standby capacity for biosolids thickening. It is this third RDT that Wastewater Treatment Operations is seeking Council approval to purchase.

### Procurement Process

Because of variability across different manufacturers with respect to capacity, dimensions, layout materials of construction, etc. it was determined that a Request for Proposals was the appropriate means by which to select a preferred supplier for the new RDT. RFP 18-13 was subsequently issued.

Six (6) Proponents submitted proposals in response to the rotary drum thickener. A review panel, made up of representatives from the Wastewater Treatment Operations and Purchasing Divisions, reviewed all proposals and the proposal from JWC received the highest score. It should be noted that the JWC proposal was the second lowest price, but was better suited dimensionally to the available space, and therefore scored higher than the lowest bidder.

The price of \$191,307.00 (excluding HST) compares favourably with preliminary estimates and previously completed rotary drum thickener projects. The equipment proposed is seen to be of a suitable quality, and the City has experience with RDTs from this manufacturer at the Adelaide WWTP (the original manufacturer, IPEC, has since been acquired by JWC). Delivery times proposed are compatible with the overall ORC project schedule. There are sufficient funds in the Capital Budget for this work.

**CONCLUSIONS**

Civic Administration have reviewed the submitted proposals and recommend that JWC Environmental Canada ULC be awarded the contract to supply and deliver the requested rotary drum thickener package, as per their proposal in response to RFP18-13.

**Acknowledgements**

This report was prepared with the assistance of Kirby Oudekerk, P.Eng., Environmental Services Engineer in the Wastewater Treatment Operations Division.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>GEORDIE GAULD DIVISION MANAGER WASTEWATER &amp; TREATMENT OPERATIONS</b>	<b>SCOTT MATHERS, MPA, P.ENG. DIRECTOR, WATER AND WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

- Attach: Appendix 'A' – Sources of Financing
- Cc: John Freeman – City of London
- Alan Dunbar – City of London
- Jason Davies – City of London
- Michele Shears – City of London
- Chris Ginty – City of London

**APPENDIX 'A'**

Chair and Members  
Civic Works Committee

#18063  
April 17, 2018  
(Award Contract)

**RE: Greenway Rotary Drum Thickener Pre-Purchase  
(Subledger FS17GW04)  
Capital Project ES6075 - Power Generation & Waste Heat Recovery System  
JWC Environmental Canada ULC - \$191,307.00 (excluding H.S.T.)**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCE OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Environmental and Engineering Services and City Engineer, the detailed source of financing for this project is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>Revised Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$1,025,460	\$1,029,827	\$1,029,827		\$0
Construction	702,900	431,368	49,811		381,557
City Related Expenses	2,000	2,000	725		1,275
Replace Vehicles & Equipment	3,968,640	4,235,805	4,041,131	194,674	0
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$5,699,000</u></b>	<b><u>\$5,699,000</u></b>	<b><u>\$5,121,494</u></b>	<b><u>\$194,674</u></b> 1)	<b><u>\$382,832</u></b>

**SOURCE OF FINANCING:**

Capital Sewer Rates	\$114,568	\$114,568	\$102,958	\$3,914	\$7,696
Drawdown from Sewage Works R.F.	1,310,182	1,310,182	1,177,415	44,755	88,012
Clean Water and Wastewater Fund	4,274,250	4,274,250	3,841,121	146,005	287,124
<b>TOTAL FINANCING</b>	<b><u>\$5,699,000</u></b>	<b><u>\$5,699,000</u></b>	<b><u>\$5,121,494</u></b>	<b><u>\$194,674</u></b>	<b><u>\$382,832</u></b>

**Financial Note:**

1) Contract Price	\$191,307
Add: HST @13%	24,870
Total Contract Price Including Taxes	216,177
Less: HST Rebate	21,503
Net Contract Price	<b><u>\$194,674</u></b>

JG

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Jason Davies  
Manager of Financial Planning & Policy

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>AMENDMENTS TO THE TRAFFIC AND PARKING BY-LAW</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the attached proposed by-law (Appendix A) **BE INTRODUCED** at the Municipal Council meeting to be held on April 24, 2018 for the purpose of amending the Traffic and Parking By-law (PS-113).

<b>2015-19 STRATEGIC PLAN</b>
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The following report supports the Strategic Plan through the strategic focus area of **Building a Sustainable City** by improving travel by managing congestion and increasing roadway safety London's neighbourhoods.

<b>BACKGROUND</b>
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The Traffic and Parking By-law (PS-113) requires amendments (Appendix A) to address traffic safety, operations and parking concerns. The following amendments are proposed:

# 1. No Stopping

## Buroak Drive

Staff received a request from the Thames Valley District School Board (TVDSB) to consider implementing a 'No Stopping 8:30 a.m. to 9:30 a.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday September 1<sup>st</sup> to June 30<sup>th</sup>' zone on the south side of Buroak Drive to address safety concerns with vehicles stopping to drop-off and pick-up children at the new Sir Arthur Currie Public School. The TVDSB has made accommodations within the school parking lot for drivers to drop-off and pick-up children. It is recommended to implement the 'No Stopping 8:30 a.m. to 9:30 a.m. Monday to Friday September 1<sup>st</sup> to June 30<sup>th</sup>' to address the concerns.

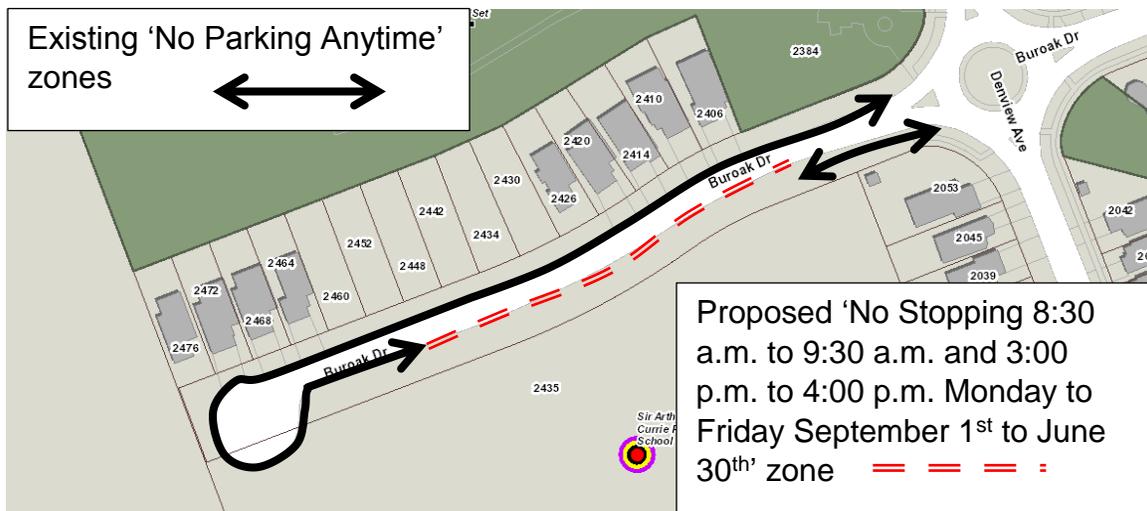


Figure 1: Buroak Drive

## Huron Street

Staff received a request from the Principal of École Secondaire Catholique Monseigneur-Bruyère French First Language Catholic Secondary School to implement a 'No Stopping 8:00 a.m. to 4:00 p.m.' and a 'School Bus Loading' zone on the north side of Huron Street to accommodate five to seven school buses. There is an existing 'No Stopping 8:00 a.m. to 4:00 p.m.' and a 'School Bus Loading' zone on the west side of Barker Street which currently accommodates 15 school buses. The additional 'No Stopping 8:00 a.m. to 4:00 p.m.' and a 'School Bus Loading' zone on the north side of Huron Street will alleviate some of the congestion and safety concerns on Barker Street. It is recommended to implement the 'No Stopping 8:00 a.m. to 4:00 p.m.' zone to address the concerns.

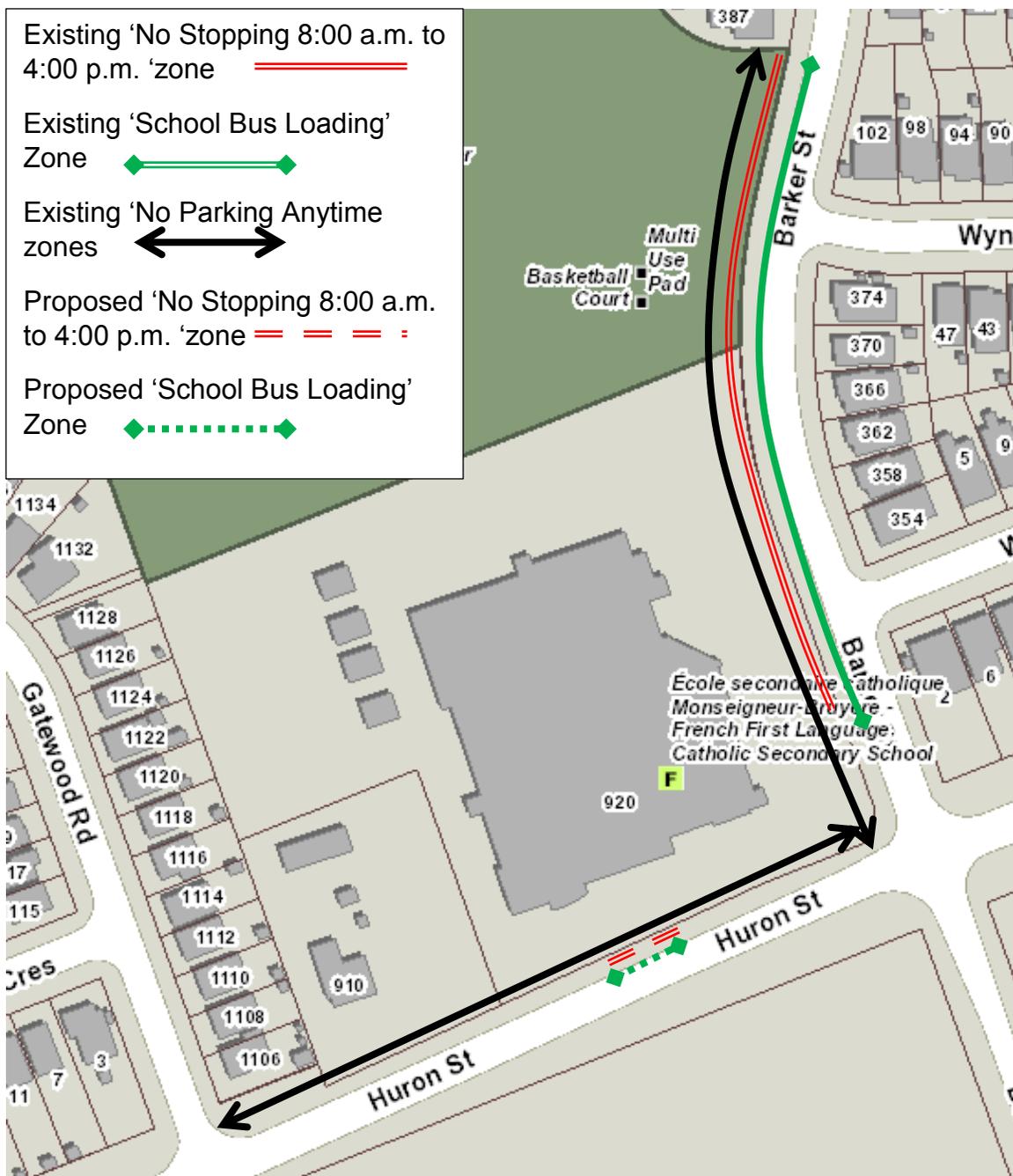


Figure 2: Huron Street

An amendment is required to Schedule 1 (No Stopping) and Schedule 16 (School Bus Loading Zone) for the above changes.

## 2. No Parking

### Mail-back Surveys

At the request of local residents, mail-back surveys were sent to the property owners on:

- i. Cherokee Road where the majority of the respondents supported implementing a 'No Parking Anytime' zone on the east side of Cherokee Road from Shavian Boulevard to Hillview Boulevard;

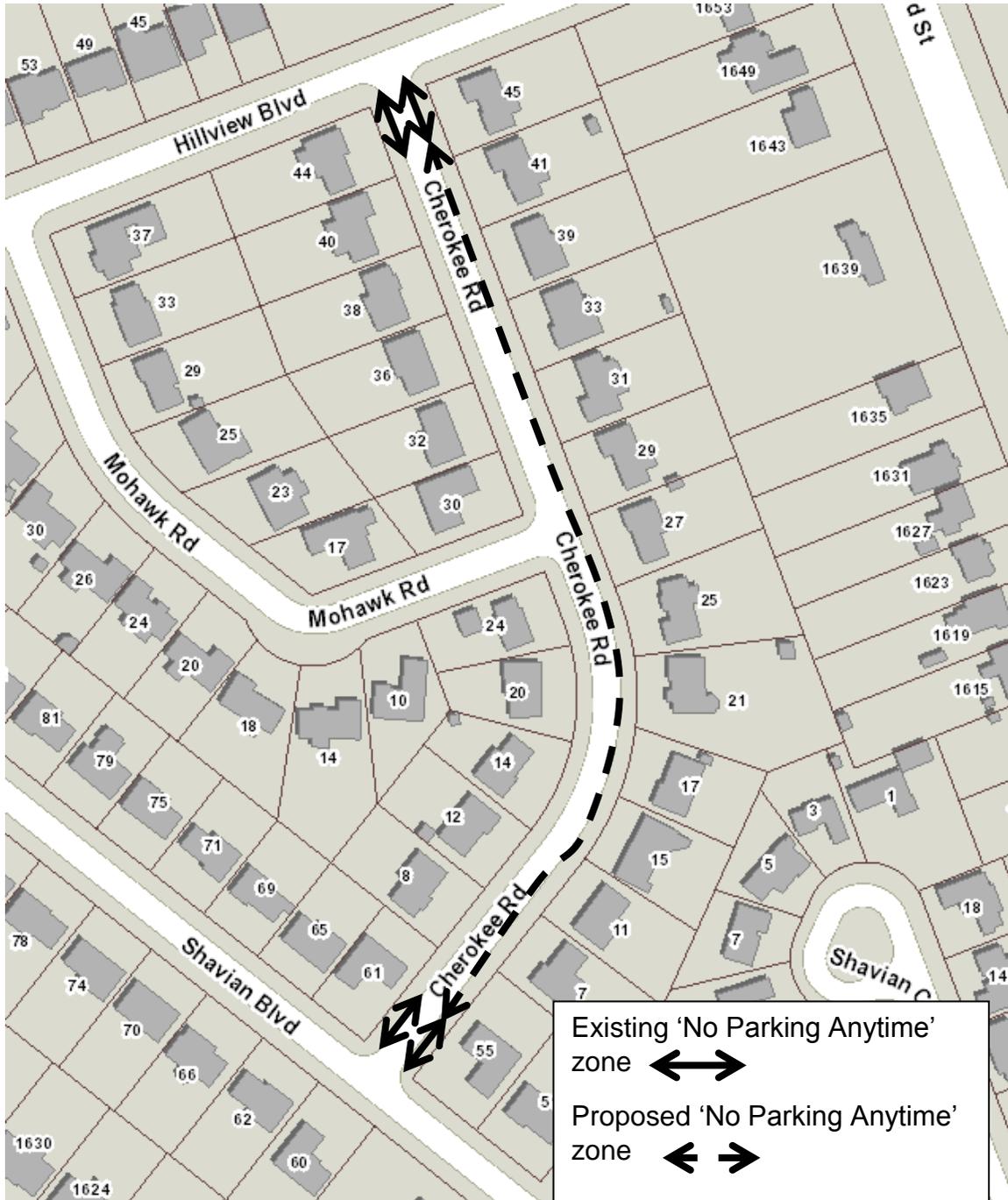


Figure 3: Cherokee Road

- ii. Wenlock Crescent where the majority of the respondents supported implementing a 'No Parking Anytime' zone on the inside of the curve between Municipal Numbers 3 and 9 Wenlock Crescent; and

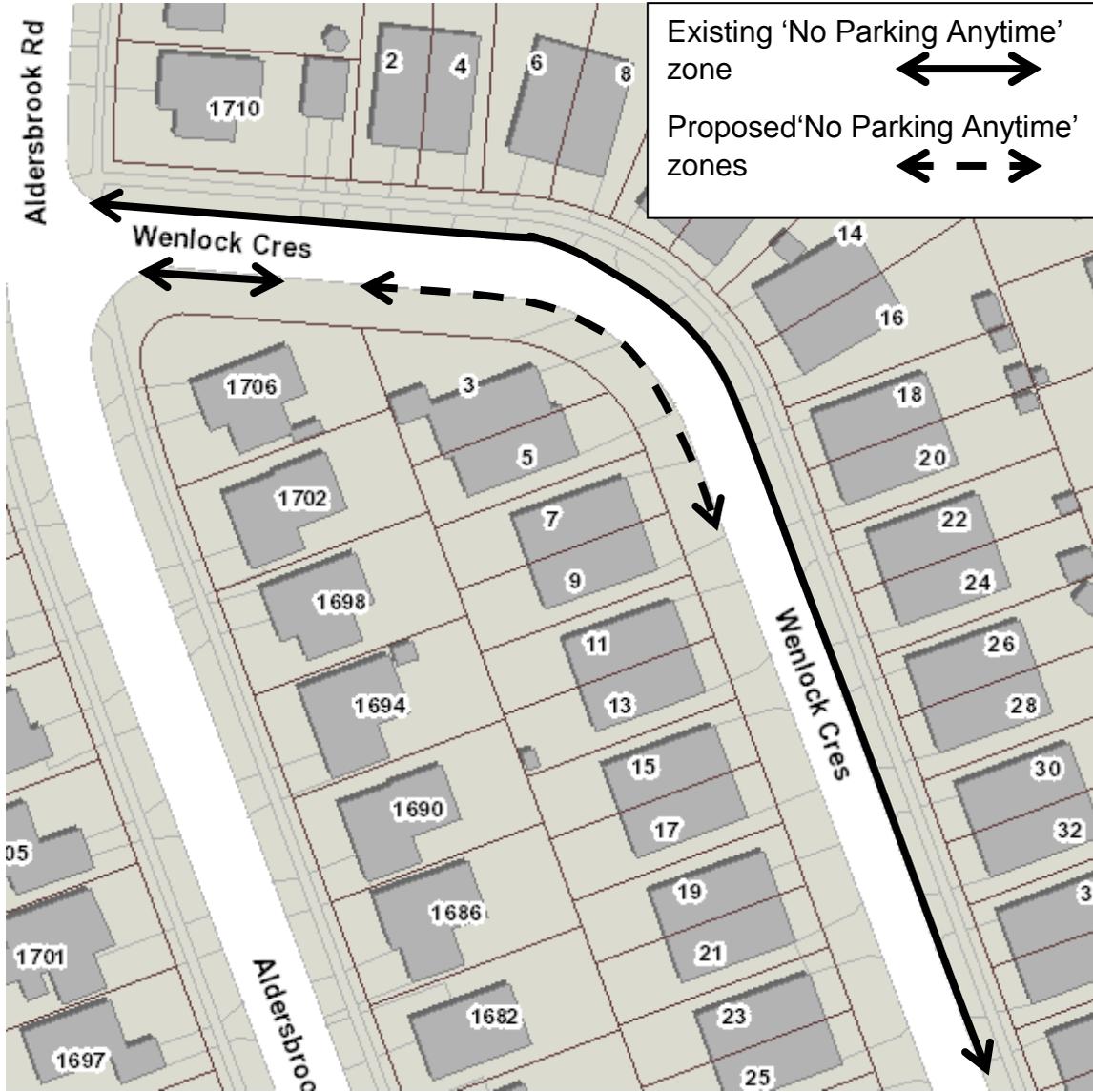


Figure 4: Wenlock Crescent

- iii. Woodland Place where the majority of the respondents supported implementing a 'No Parking Anytime' zone to remove the remaining on-street parking on the north side of Woodland Place.

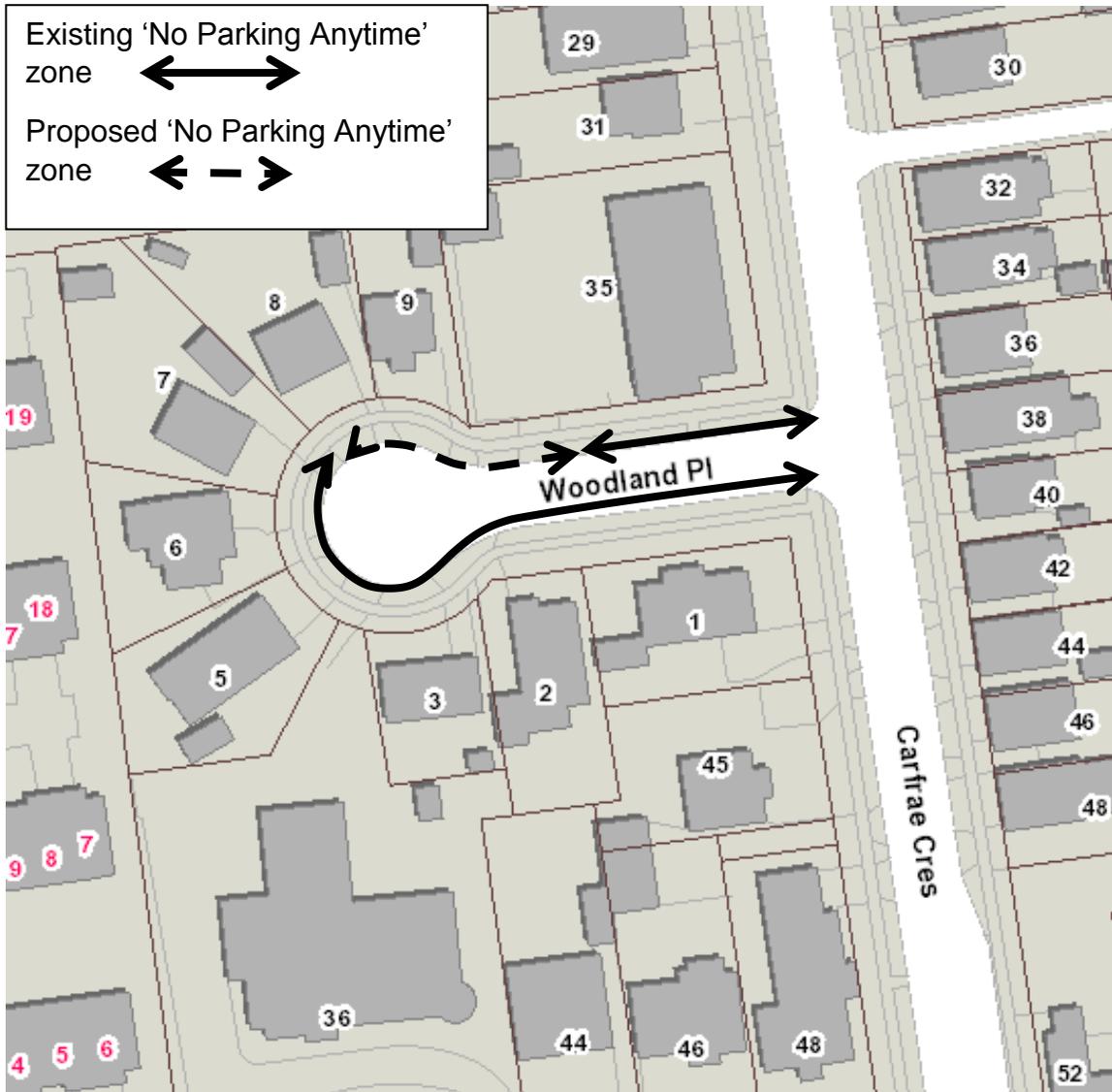


Figure 5: Woodland Place

London Transit Stop

Mornington Avenue

Staff received a request from London Transit to review the on-street parking near a transit stop on Mornington Avenue. Vehicles that park too close to the transit stop make it difficult to load passengers from the sidewalk connector pad and make it difficult for the transit bus to egress the transit stop. It is recommended to implement the 'No Parking Anytime' zones to address the concerns.



Figure 6: Mornington Avenue

An amendment is required to Schedule (No Parking) for the above changes.

### 3. School Zone Speed Limits

It is recommended that the speed limit be reduced to 40 km/h at the following locations as per the School Zone Speed Limit Policy approved by Council:

#### Blessed Sacrament Catholic School

Curry Street                      Mornington Avenue to Oxford Street E

Mornington Avenue              Curry Street to Connaught Avenue

It should be noted that Oxford Street E is classified as an arterial road; therefore, the School Zone Speed Limit does not apply.

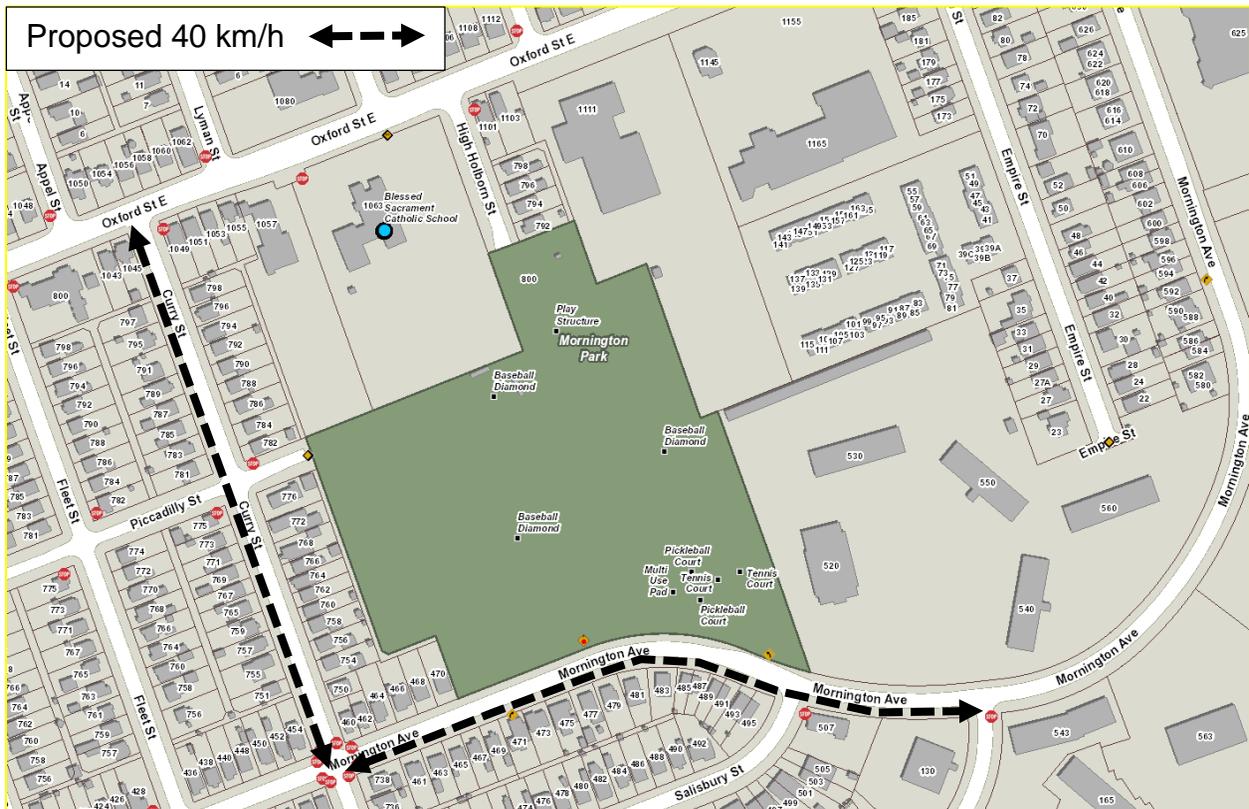


Figure 7: Blessed Sacrament Catholic School

London District Christian Secondary School

Braesyde Avenue Hamilton Road to Dengate Crescent (north intersection)

Classic Drive From a point 150 m west of Quail Ridge Crescent to a point 69 m east of River Run Terrace

Danielle Crescent River Run Terrace (south intersection) to River Run Terrace (north intersection)

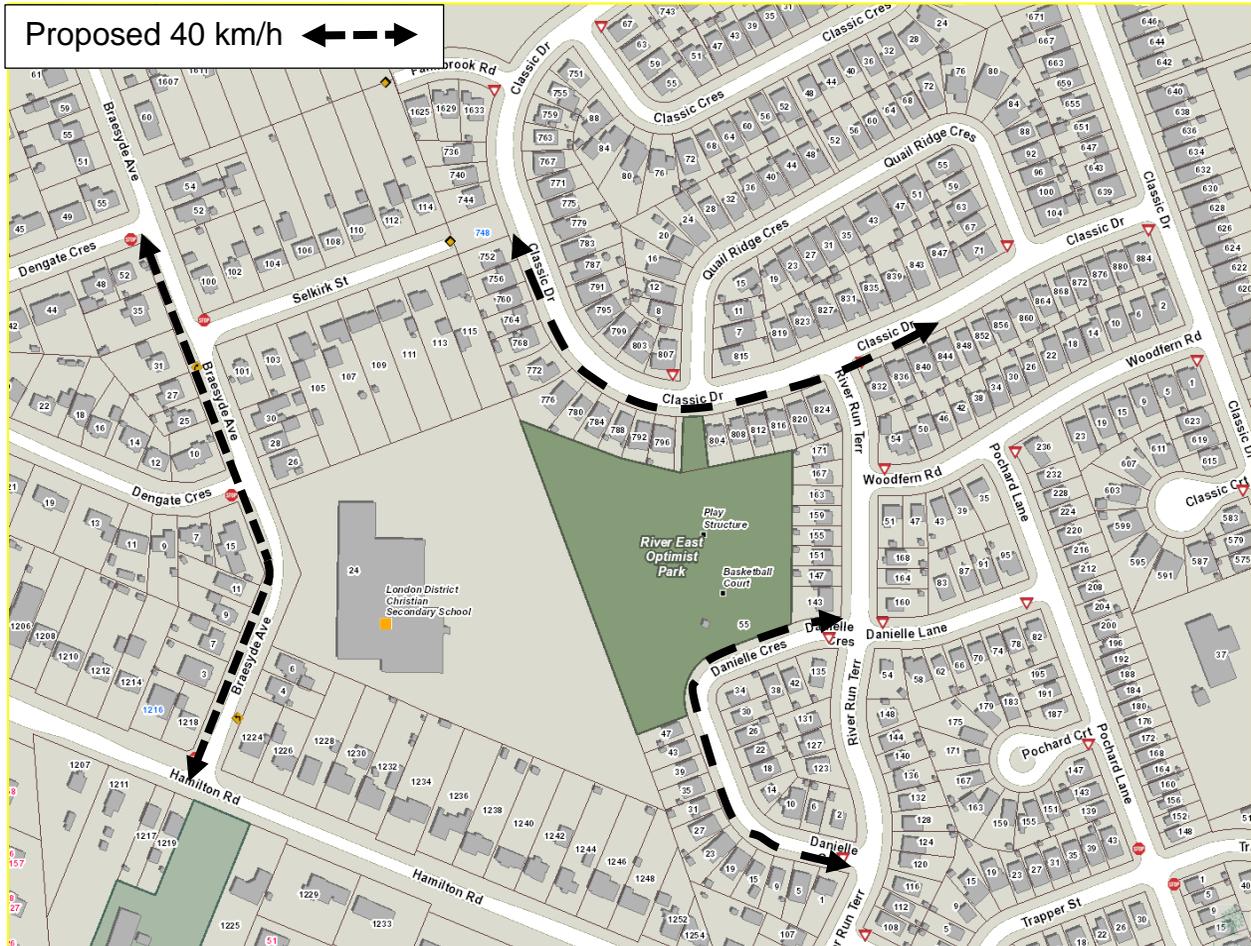


Figure 8: London District Christian Secondary School

Montessori Academy of London

Piccadilly Street

Wellington Street to Colborne Street

Waterloo Street

Pall Mall Street to Oxford Street E

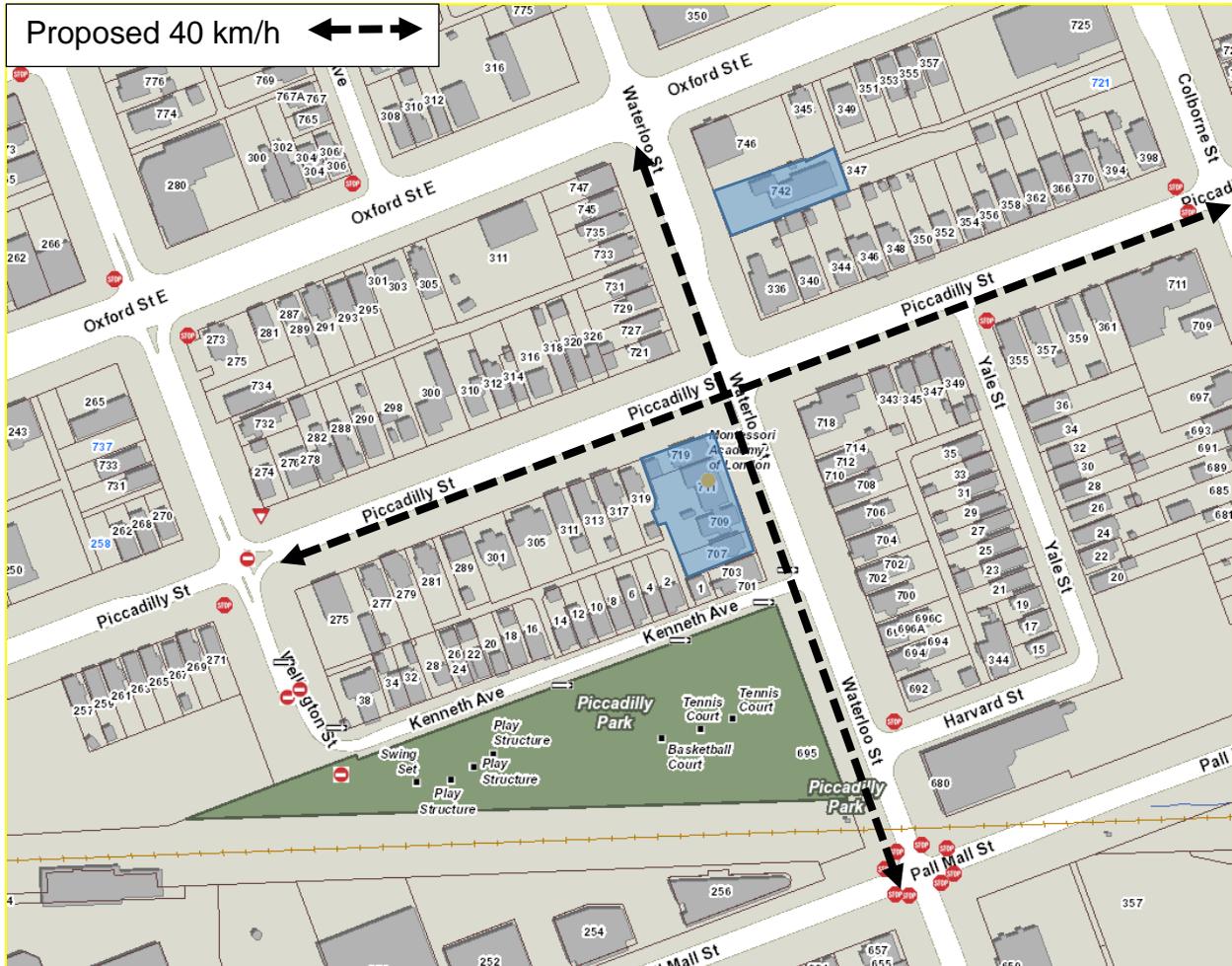


Figure 9: Montessori Academy of London

St. Anne Catholic School

Webster Street                      Huron Street to a point 60m north of Bentley Drive

It should be noted that Huron Street is classified as an arterial road; therefore, the School Zone Speed Limit does not apply.

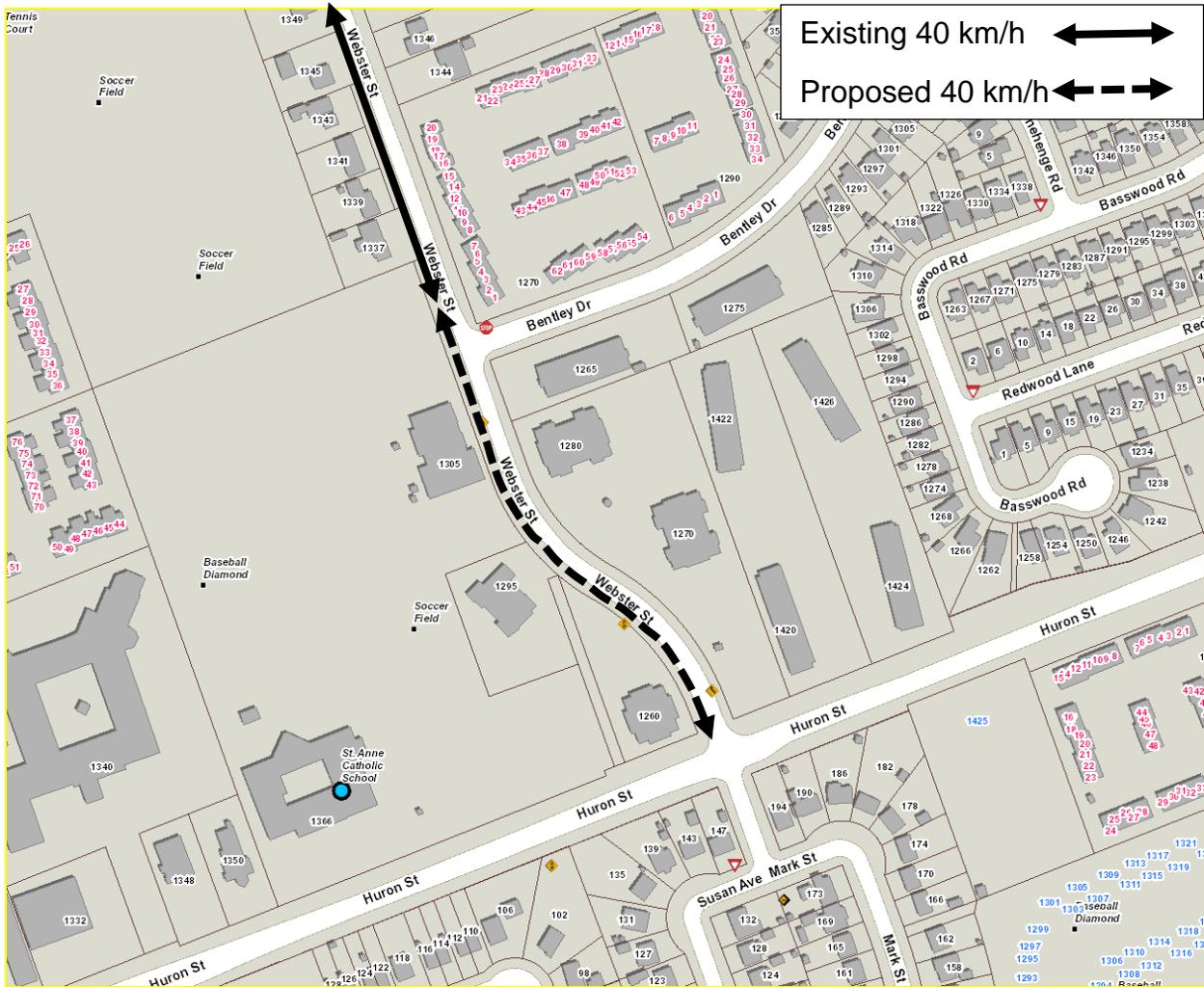


Figure 10: St. Anne Catholic School

St. Mary Choir Catholic School

Lyle Street

York Street to Dundas Street

It should be noted that King Street is classified as an arterial road; therefore, the School Zone Speed Limit does not apply.

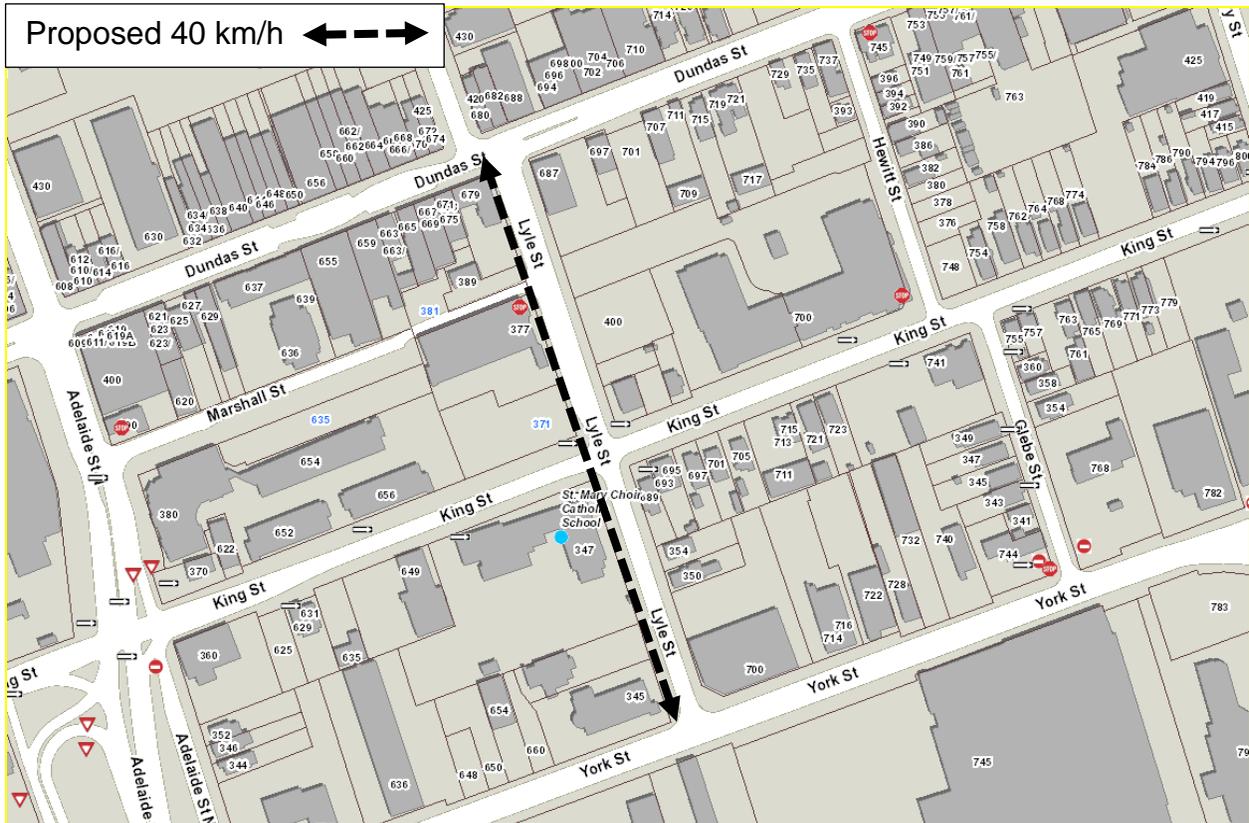


Figure 11: St. Mary Choir Catholic School

An amendment is required to Schedule 17.1 (Lower Speed limits) for the above changes.

This report was prepared by Andrea Hamilton, Doug Bolton and Shane Maguire of the Roadway Lighting & Traffic Control Division.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>SHANE MAGUIRE, P. ENG. DIVISION MANAGER, ROADWAY LIGHTING &amp; TRAFFIC CONTROL</b>	<b>EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>	

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April 9, 2018/sm

Attach: Appendix A: Proposed Traffic & Parking By-Law Amendments

cc. City Solicitor's Office  
Parking Office

**APPENDIX A**

**BY-LAW TO AMEND THE TRAFFIC & PARKING BY-LAW (PS-113)**

Bill No.

By-law No. PS-113

A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

WHEREAS subsection 10(2) paragraph 7. Of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**1. No Stopping**

Schedule 1 (No Stopping) of the PS-113 By-law is hereby amended by **adding** the following rows:

Buroak Drive	South	A point 165 m west of Denview Avenue	A point 55 m west of Denview Avenue	8:30 a.m. to 9:30 a.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday September 1 <sup>st</sup> to June 30 <sup>th</sup>
Huron Street	North	A point 105 m west of Barker Street	A point 55 m west of Barker Street	8:00 a.m. to 4:00 p.m.

**2. No Parking**

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **deleting** the following rows:

Woodland Place	North	A point 80 m west of Carfrae Crescent	Carfare Crescent	Anytime
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Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **adding** the following rows:

Cherokee Road	East	Shavian Boulevard	Hillview Boulevard	Anytime
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Mornington Avenue	South	A point 145 m east of Glasgow Street	A point 165 m east of Glasgow Street	Anytime
Wenlock Crescent	South and West	A point 37 m east of Aldersbrook Road	A point 108 m east of Aldersbrook Road	Anytime
Woodland Place	South, West and North	Carfrae Crescent	Carfare Crescent	Anytime

### 3. School Bus Loading Zones

Schedule 16 (School Bus Loading Zones) of the PS-113 By-law is hereby amended by **adding** the following rows:

Huron Street	North	A point 105 m west of Barker Street	A point 55 m west of Barker Street
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### 4. Lower Speed Limits

Schedule 17.1 (Lower Speed Limits) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Webster Street	Jensen Street	A point 60 m north of Bentley Drive	40 km/h
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Schedule 17.1 (Lower Speed Limits) of the PS-113 By-law is hereby amended by **adding** the following rows:

Braesyde Avenue	Hamilton Road	Dengate Crescent (north intersection)	40 km/h
Classic Drive	A point 150 m west of Quail Ridge Crescent	A point 69 m east of River Run Terrace	40 km/h
Curry Street	Mornington Avenue	Oxford Street E	40 km/h
Danielle Crescent	River Run Terrace (south intersection)	River Run Terrace (north intersection)	40 km/h
Lyle Street	York Street	Dundas Street	40 km/h
Mornington Avenue	Curry Street	Connaught Avenue	40 km/h
Piccadilly Street	Wellington Street	Colborne Street	40 km/h
Waterloo Street	Pall Mall Street	Oxford Street E	40 km/h
Webster Street	Huron St	Jensen Street	40 km/h

This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on April 24, 2018

Matt Brown

Mayor

Catharine Saunders

City Clerk

First Reading – April 24, 2018

Second Reading – April 24, 2018

Third Reading – April 24, 2018

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>TRAFFIC AND PARKING BY-LAW REPEAL OF BY-LAW NO. PS-113-18013</b>

**RECOMMENDATION**

That, on the recommendation of Managing Director, Environmental & Engineering Services and City Engineer, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on April 24, 2018, in order to repeal and replace By-law No. PS-113-18013 with a new Traffic and Parking By-law, for the purpose of amending the Traffic and Parking By-law (PS-113).

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

February 6, 2018 – Civic Works Committee, [Amendments to the Traffic and Parking By-law](#)

**2015-19 STRATEGIC PLAN**

The following report supports the Strategic Plan through the strategic focus area of **Building a Sustainable City** by improving travel by managing congestion and increasing roadway safety London’s neighbourhoods.

**BACKGROUND**

At its February 6<sup>th</sup>, 2018 meeting, the Civic Works Committee received a report recommending amendments to the Traffic and Parking By-law to address on-street parking changes and the creation of new School Zone Speed Limit zones.

By-law No. PS-113-18013, containing these changes was approved by Council on February 13<sup>th</sup>, 2018; however, the by-law contained typographical errors with respect to the Section titles of the amendments to the No Stopping, No Parking and On-Street 2 Hour Metered Zones. It should be noted that the detailed descriptions of the parking regulation changes were correct.

It is recommended that By-law No. PS-113-18013 be repealed and the attached proposed by-law be introduced at Council on April 24, 2018 to implement the above corrections.

This report was prepared Doug Bolton and Shane Maguire of the Roadway Lighting & Traffic Control Division.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>SHANE MAGUIRE, P. ENG. DIVISION MANAGER, ROADWAY LIGHTING &amp; TRAFFIC CONTROL</b>	<b>EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>	

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March 21, 2018/sm

Attach: Appendix A: Proposed Traffic & Parking By-Law Amendments

cc. City Solicitor's Office  
Parking Office

**APPENDIX A**

**BY-LAW TO AMEND THE TRAFFIC & PARKING BY-LAW (PS-113)**

Bill No.

By-law No. PS-113

A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

WHEREAS subsection 10(2) paragraph 7. Of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**1. No Stopping**

Schedule 1 (No Stopping) of the By-law PS-113 is hereby amended by **adding** the following row:

Teepie Terrace	Both	Wonderland Road S	Old Wonderland Road	Anytime
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**2. No Parking**

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **deleting** the following row:

Teepie Terrace	North	Applewood Lane	Wonderland Road S	Anytime
Wickerson Road	West	Byron Baseline Road	A point 40m south of Wickerson Gate	Anytime

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **adding** the following row:

Berkshire Drive	North	A point 43 m west of Applewood Lane	Applewood Lane	Anytime
Callingham Drive	North	Meadowlands Way	Villagewalk Boulevard	Anytime

Callingham Drive	South	Meadowlands Way	A point 20 m east of Humberside Common	Anytime
Callingham Drive	South	A point 156 m east of Humberside Common	A point 210 m east of Humberside Common	Anytime
Teeple Terrace	North	Old Wonderland Road	A point 92 m east of Melcrest Road	Anytime
Wickerson Road	East	A point 20 m north of Lilac Gate	A point 30 m south of Lilac Gate	Anytime
Wickerson Road	East	A point 18 m north of Wickerson Gate	A point 15 m south of Wickerson Gate	Anytime
Wickerson Road	East	A point 101 m north of Tibet Butler Boulevard	A point 150 m south of Tibet Butler Boulevard	Anytime
Wickerson Road	West	Byron Baseline Road	A point 150 m south of Tibet Butler Boulevard	Anytime

### 3. Limited Parking

Schedule 6 (Limited Parking) of the By-law PS-113 is hereby amended by **adding** the following row:

Chesham Grove	Both	South limit of Chesham Grove to Chesham Avenue	8:00 a.m. to 6:00 p.m.	2 Hour Monday to Friday
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### 4. Prohibited Turns

Schedule 8 (Prohibited Turns) of the said By-law PS-113 is hereby amended by **adding** the following rows:

Highbury Avenue N at a point 62 m south of Trafalgar Street	Southbound	"U" Turn
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## 5. Yield Sign Locations

Schedule 11 (Yield Signs) of the PS-113 By-law is hereby amended by **adding** the following row:

Southbound	McWade Place	Torrey Pines Way (south intersection)
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## 6. One-Way Streets

Schedule 12 (One-Way Streets) of the PS-113 By-law is hereby amended by **adding** the following row:

McWade Place	Torrey Pines Way (north intersection)	Torrey Pines Way (south intersection)	Westbound & Eastbound
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## 7. Through Highways

Schedule 13 (Through Highways) of the PS-113 By-law is hereby amended by **adding** the following rows:

Bradley Avenue W	Wonderland Road S	Wharnccliffe Road S
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## 8. Lower Speed Limits

Schedule 17.1 (Lower Speed Limits) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Cheapside Street	McNay Street	28 m east of Victoria Street	40 km/h
Thompson Road	A point 150 m west of Adelaide Street S	A point 86 m east of Emerson Avenue	40 km/h

Schedule 17.1 (Lower Speed Limits) of the PS-113 By-law is hereby amended by **adding** the following rows:

Cheapside Street	McNay Street	A point 560 m east of Highbury Avenue N	40 km/h
Devos Drive	Grenfell Drive	Stackhouse Avenue	40 km/h
Jacqueline Street	Thompson Street	A point 33 m north of Edna Street	40 km/h
Kinburn Crescent	Osgoode Drive (west intersection)	Osgoode Drive (east intersection)	40 km/h
Marigold Street	South Wenige Drive	A point 50 m east of Marigold Court	40 km/h

Mendip Crescent	Osgoode Drive (south intersection)	Osgoode Drive (north intersection)	40 km/h
Nicole Avenue	South Wenige Drive	Stackhouse Avenue	40 km/h
Osgoode Drive	Breckenridge Crescent (east intersection)	Antrim Crescent (south intersection)	40 km/h
South Wenige Drive	McCallum Road	Sunningdale Road E	40 km/h
Stackhouse Avenue	Grenfell Drive	Nicole Avenue	40 km/h
Thompson Road	A point 150 m west of Adelaide Street S	Chesterfield Avenue	40 km/h

**9. On-Street 2 Hour Metered Zones**

Schedule 20 (On-Street 2 Hour Metered Zones) of the By-law PS-113 is hereby amended by **deleting** the following row:

Talbot Street	East	Dufferin Avenue	Fullarton Street.	8:00 a.m. to 6:00 p.m.
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Schedule 20 (On-Street 2 Hour Metered Zones) of the By-law PS-113 is hereby amended by **adding** the following row:

Talbot Street	East	Fullarton Street	Kent Street	8:00 a.m. to 6:00 p.m.
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**10. Repeal By-law PS-113-18013**

By-law PS-113-18013, being a By-law to amend By-law PS-113 entitled “A by-law to regulate traffic and the parking of motor vehicles in the City of London”, passed by Council on February 13, 2018 is hereby repealed on the date this by-law comes into force and effect.

This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on April 24, 2018

Matt Brown

Mayor

Catharine Saunders

City Clerk

First Reading – April 24, 2018

Second Reading – April 24, 2018

Third Reading – April 24, 2018

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>SOUTHERN ONTARIO WATER CONSORTIUM LONDON WASTEWATER FACILITY: SUPPORT FOR LOCAL WATER RESEARCH AND DEVELOPMENT</b>

<b>RECOMMENDATION</b>
-----------------------

That on the recommendation of the Managing Director Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the City's involvement in water technology advancement:

- (a) An expansion to the number of available municipal infrastructure sites for technological research and demonstrations **BE ENDORSED** and
- (b) The concept of supporting Western University in expanding the current research partnership **BE ENDORSED**.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

October 6, 2015 Civic Works Committee – London Wastewater Facility Update, Operating Agreement and Next Steps

January 21, 2013 Civic Works Committee – Southern Ontario Water Consortium – London Wastewater Facility

April 23, 2012 -- Civic Works Committee – Water Technology Centre Pre-Design and Design Consultant Appointment.

August 15, 2011 -- Built and Natural Environment Committee -- Water Technology Centre Initiative Update

January 25, 2010 -- Committee of the Whole --, London Economic Development Corporation -- Key Initiatives

November 18, 2009 -- Board of Control -- Joint Venture to Secure FedDev SODP Funding for a Wastewater Technology Centre

October 7, 2009 -- Committee of the Whole -- London Strategic Economic initiatives

July 22, 2009 -- Board of Control -- Waste Water Technology Centre

<b>2015 – 2019 STRATEGIC PLAN</b>
-----------------------------------

The following report supports the 2015 – 2019 Strategic Plan through the strategic focus area of *Local, regional and global innovation*, by leading the development of new ways to resource recovery, energy recovery, and utility and resource optimization with local and regional partners to keep operating costs low and assist businesses with commercialization to help grow London's economy open, accountable, and responsive government, and providing excellent service delivery.

## BACKGROUND

### Purpose

The purpose of this report is to respond to the following Council resolution (Civic Works Committee Deferred Item #4):

*“The Civic Administration **BE DIRECTED** to report back on a review of the mandate and business plan of the International Water Centre of Excellence.”*

### Context

In 2011 the Southern Ontario Water Consortium was established with funding from the Federal Economic Development Agency for Southern Ontario (FedDev). As one of the signature infrastructure projects of SOWC, the London Wastewater Facility was constructed at the Greenway Pollution Control Plant to support research and demonstrate wastewater technologies. The wastewater research facility is extremely well used and is currently booked to capacity. Given the success of the facility, there is interest in expanding the program to provide research and developmental opportunities at other City of London water, wastewater, and stormwater facilities.

## DISCUSSION

### Southern Ontario Water Consortium

The mission of the Southern Ontario Water Consortium is to support and foster collaboration among Ontario companies and post-secondary institutions to drive technology development and adoption and enhance economic development through the growth of the water sector in Ontario. Southern Ontario Water Consortium partners currently include Western University and the City of London, and University of Waterloo, Wilfred Laurier University, University of Guelph, University of Toronto, Ryerson University, University of Ontario Institute of Technology, McMaster University, Queen’s University, Fleming College, the City of Guelph and the Grand River Conservation Authority. Initial funding of \$20 million from FedDev and \$9 million from the Ontario Ministry of Research, Innovation and Science allowed the creation of a suite of facilities for water technology demonstration. Additional funding from FedDev in 2016 allowed SOWC to establish the Advancing Water Technologies program, a funding program to support technology development projects led by Ontario technology companies working with researchers from partner post-secondary institutions. The ongoing role of the consortium is to connect and make key introductions between private companies and academic researchers to accelerate and commercialize innovative water technologies.

### Southern Ontario Water Consortium-London Wastewater Facility

The Southern Ontario Water Consortium-London Wastewater Facility is a research and development facility located at the Greenway Pollution Control Plant that consists of four indoor private testing bays. This facility was constructed at a cost of \$7,400,000, with approximately equal sharing of costs between the City and SOWC (FedDev), and an agreement with Western University to access the funding. Instrumental to the creation of this facility was the Southern Ontario Water Consortium. The Southern Ontario Water Consortium aided in the development of the original funding proposals and continues to foster relationships between prospective industries and Western University. Western University currently administers the London Wastewater Facility through an agreement with the City of London.

The 2010 business case for the International Water Centre of Excellence (subsequently renamed the Southern Ontario Water Consortium-London Wastewater Facility) states that the facility is required to “provide full-scale pre-commercial research and developmental and validation facilities for the development of best-in-class water/wastewater technologies for domestic and global markets”. The business case

indicated that the main roadblock to innovation in the wastewater technologies industry was the lack of full-scale research facilities for technology vendors to demonstrate the effectiveness of new technologies at a full operating scale.

The London Wastewater Facility at Greenway now exists to retain and attract water industry business to London, serve as a centre of excellence, stimulate the development of wastewater technology by facilitating advancement from product testing to market, and act as an economic generator for southwestern Ontario.

### **2015 – 2019 Strategic Plan Goals**

The 2015-19 Strategic Plan for the City of London includes the following strategy related to the Southern Ontario Water Consortium-London Wastewater Facility:

#### ***Growing the Economy – 3B***

- What are we doing? Lead the development of new ways to resource recovery, energy recovery, and utility and resource optimization with our local and regional partners to keep our operating costs low and assist businesses with commercialization to help grow London's economy.
- How are we doing it? International Water Excellence Centre (now the Southern Ontario Water Consortium-London Wastewater Facility)

There are currently two milestones related to this strategy:

1. Engage partners in a discussion on expanding research opportunities beyond the Greenway Water Demonstration Facility, and
2. Prepare corporate by-law changes to constitute the new business plan.

In alignment with the first milestone, city staff have reached out to the primary stakeholders—London Economic Development Corporation, Southern Ontario Water Consortium, and Western University—to explore the most appropriate means of expanding research and developmental opportunities in London. The second milestone contemplates using the “International Water Centre of Excellence” corporate entity to manage the research and developmental opportunities at City of London facilities. This approach is now being reconsidered, given the input of the various stakeholders.

### **A New Model for Facilitating Research and Development**

During discussions with the various stakeholders, it was apparent that academic and industrial partners need the flexibility to respond quickly to funding opportunities and changes in the industrial marketplace. Stakeholders would also like access to a variety of infrastructure, including wastewater storage, combined sewer overflows, stormwater management, and “low impact development” infiltration facilities. The initially contemplated model of a corporate entity (the International Water Centre of Excellence) to manage the research and development opportunities at City of London facilities does not provide our stakeholders with the most value. Based on input from stakeholders, a new model for facilitating research using City of London infrastructure has been developed.

Rather than a highly structured corporate entity, it is recommended that research and developmental opportunities be fostered on a case-by-case basis through individual agreements developed in accordance with a series of governing principles. Each agreement would be submitted to Committee and Council for consideration and approval. The intention is that the City of London's role in this new model would be to facilitate research and development rather than actively pursue new researchers and industries. The new model for collaboration has been shared with the various stakeholders and will provide more flexible and responsive research opportunities. The role of connecting interested researchers and industries with the London Wastewater

Facility would be left to the Southern Ontario Water Consortium and our academic partners.

### **Research Model Governing Principles**

A set of governing principles to guide the City's participation in future research and developmental activities has been created in order to ensure any research that proceeds, using City of London infrastructure, respects the interests of the City of London and its residents. The following principles are recommended to guide future partnership negotiations:

1. Ensure the health and safety of our workers, researchers, and the public are maintained at all times.
2. Develop project-specific risk assessments to ensure that proposed research projects do not have an adverse impact on city infrastructure, or place the City at regulatory risk.
3. Ensure perspective partners have an appropriate amount of insurance coverage for both their researchers and work activities.
4. Ensure that industrial clients are at arm's length from the City and do not conflict with *Municipal Act* bonusing provisions.
5. Ensure city costs for research and development are low, and/or provided in the form of in-kind amounts, and that there is available staff capacity to facilitate the work. All utility costs related to the research and development project are to be recovered.
6. Prioritize research opportunities that provide new technologies that aid in the delivery of clean, cost-effective, and sustainable water services.

The intent of these governing principles is to recognize the City's responsibilities under the Municipal Act, manage risk, and set objectives to maximize the benefit to the city and our stakeholders.

### **Western University Research Partnership**

Western ranks as one of Canada's top research-intensive universities. The faculty of engineering includes many highly recognized faculty with a significant amount of expertise and interest in water related research. Western University has expressed interest in expanding its research opportunities to other facilities and water services, including stormwater and sewer overflows. They, in turn, are considering the concept of a centre for research with a focus on water innovation. The centre would include faculty from chemical and biochemical engineering, and civil and environmental engineering, and would include 12 faculty members. This proposed centre would conduct research related to water reuse in regions of water stress, protection of source water, wastewater resource recovery, drinking water supply and treatment, and stormwater management. The City of London owns many facilities that may provide opportunities for research that align with these objectives.

### **Remaining Strategic Plan Milestone and Next Steps**

Given the changes in the water industry, and current discussions with Western University, it is recommended that the consideration of a city-led corporate entity based business plan be abandoned, and that the overall strategy be refocused to support Western University in expanding our current research partnership. This initiative would be led by Western University and would be supported through partnership agreements on a site-by-site basis. These agreements would be brought forward to Committee and Council for approval. City staff will continue to work with Western University, the Southern Ontario Water Consortium and other industrial stakeholders to provide the opportunity to use City of London infrastructure for water research and development.

## CONCLUSION

The City, with others, established the Southern Ontario Water Consortium-London Wastewater Facility to support research and the demonstration of wastewater technologies. Based on discussions with the primary stakeholders (London Economic Development Corporation, Southern Ontario Water Consortium, and Western University) a new model has been proposed to facilitate water related research that meets the intent of the 2015 – 2019 Strategic Plan. City staff will continue to work with Western University to formalize their concept for a water-focused research centre. The governing principles outlined in this report will form the basis for any future partnership with Western University or other perspective partners.

<b>SUBMITTED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>

Attach:

cc. LEDC – Kapil Lakhotia  
Andrew Hrymak – Dean of Western Engineering  
Caroline Calmettes – Research Western

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>LONDON POLLUTION PREVENTION AND CONTROL PLAN FINAL MASTER PLAN</b>

<b>RECOMMENDATION</b>
-----------------------

That on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the London Pollution Prevention and Control Plan - Master Plan:

- (a) the Master Plan Report **BE ACCEPTED**;
- (b) a Notice of Completion **BE FILED** with the Municipal Clerk;
- (c) the Master Plan Report **BE PLACED** on public record for a 30-day review period; and
- (d) Civic Administration **BE DIRECTED** to include the recommended projects outlined in the Pollution Prevention and Control Plan in the Water and Wastewater and Treatment Budget as part of the next multi-year budget process.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Civic Works Committee - November 21, 2017 - Agenda Item # 7 - Pollution Prevention and Control Plan Update
- Civic Works Committee - November 21, 2017 - Agenda Item # 10 – Wastewater System Improvements Summary
- Civic Works Committee – September 26, 2017 – Agenda Item #14 – Domestic Action Plan (DAP): London – Proposal Update
- Civic Works Committee – May 24, 2017 – Agenda Item #9 – Pollution Prevention and Control Plan Phase Three - Consultant Appointment Continuation
- Civic Works Committee – March 8, 2016 – Agenda Item #11 – Pollution Prevention and Control Plan InfoWorks Modelling Consultant Appointments
- Civic Works Committee – August 25, 2014 – Agenda Item #13 – Pollution Prevention and Control Plan InfoWorks Modelling Consultant Appointment
- Civic Works Committee – February 3, 2014 – Agenda Item #4 – Pollution Prevention and Control Plan Consultant Appointment Continuation (ES2464-11)
- Civic Works Committee – May 14, 2012 – Agenda Item #12 – Consultant Appointment - Pollution Prevention and Control Plan Project ES5419

## 2015-2019 STRATEGIC PLAN

The 2015 – 2019 Strategic Plan identifies this objective under building a sustainable city; 1B – manage and improve our water, wastewater and stormwater infrastructure and services; and 3E – work together to protect all aspects of our natural environment including woodlands, wetlands, river and watercourses and air quality as our city grows.

## BACKGROUND

### **Purpose**

Following the Civic Works Committee report on November 21, 2017 that provided an update on the Pollution Prevention and Control Plan (PPCP), including a summary of Phase 2, this report summarizes the third and final phase of the PPCP. Phase 3 involved the final evaluation of alternatives and identification of preferred solutions to mitigate the highest priority sewer system overflows and bypasses in the City.

### **Context**

Sewer system overflows and pumping station and treatment plant bypass structures were originally built to provide sewer system relief during extreme wet weather events to protect homes from basement flooding. London's Pollution Prevention and Control Plan is a multi-year master plan project, split into three phases designed to provide a long-term solution to address conveyance system sewer overflows and bypasses. The PPCP is intended to mitigate the associated impacts of these discharges on receiving watercourses, including the Thames River, Pottersburg Creek, Medway Creek, the Coves and Dingman Creek.

The Ministry of the Environment and Climate Change (MOECC) Procedure F-5-5 requires that the municipality or operating authority develop a Pollution Prevention and Control Plan. Procedure F-5-5 outlines the need to eliminate the occurrence of dry weather sewer overflows and to minimize the potential impacts of sewer overflows on human health and aquatic life.

## DISCUSSION

The Pollution Prevention and Control Plan was undertaken as a master plan in accordance with the environmental assessment guidelines, outlined in the Municipal Engineers Association Municipal Class Environmental Assessment document (as amended in 2015).

### **Public and Agency Consultation**

Throughout the project, there have been opportunities for input from the public, agencies and stakeholders, interest groups, and First Nations. Phase 1 included a public information centre on October 3, 2012 and Phase 2 included a public information centre on May 28, 2014. A final public information centre for Phase 3 was held on November 1, 2017.

A technical steering committee was formed which included membership from the City, MOECC, Upper Thames River Conservation Authority and the consultant team (Jacobs, formerly CH2M Hill Canada Limited). The technical steering committee was regularly consulted throughout the development of the PPCP. Final comments were provided by the MOECC in late October 2017.

A PPCP presentation was provided to the following City advisory committees in February 2018:

- Advisory Committee on the Environment; and
- Environmental and Ecological Planning Advisory Committee.

### **PPCP Phase 1**

Phase 1 of the plan involved a review and analysis of background information available on watercourse water quality and the sewer system including overflows, pumping station and wastewater treatment plant bypasses. As part of this phase, 149 sewer system overflows were confirmed in the City which corresponds to 51 discharge points to the receiving watercourses. Phase 1 of the Pollution Prevention and Control Plan was completed in 2014.

### **PPCP Phase 2**

Phase 2 of the plan was intended to further develop the benthic and water quality characterization of the receiving watercourses in relation to the impacts of sewer system overflows and bypasses. Twelve hydrologic and hydraulic modelling assignments were also completed between 2014 and 2016 for selected sewersheds. This modelling characterized the sewer system overflows in terms of the frequency and volume of overflows corresponding to different events, in order to determine compliance with Procedure F-5-5.

Since the Pollution Prevention and Control Plan was initiated in 2012, a total of 11 of the 149 sewer system overflows have been removed through various infrastructure renewal projects. The City has made progress with the elimination or mitigation of sewer overflows in parallel with the development of the plan. Various pumping station and wastewater treatment plant upgrades and expansions have also taken place since 2012 to improve the overall system. A summary of wastewater system improvements since 2008 is outlined in the report, “Wastewater System Improvement Summary,” Civic Works Committee (November 21, 2017).

As each wastewater treatment plant and pumping station undergoes a modification, upgrade or expansion in the City, efforts are taken to reduce the potential for bypasses associated with wet weather flows. The PPCP specifically focused on sewer system overflows in the conveyance system and bypasses at pumping stations.

Priority sewer overflows and pumping station bypasses were identified during Phase 2 based on:

- The reach of the watercourse being identified as “impaired” based on the selected approach for water quality characterization, at the discharge location; and,
- Overflow volume at the location being greater than 1,000 m<sup>3</sup> for the typical year.

A long list of alternative mitigation strategies were outlined during Phase 2 and then screened to a short list based on the characteristics of the sanitary sewage system for each of the priority overflows. These strategies include:

- Source controls;
- Conveyance controls; and,
- End-of-pipe controls.

The Phase 2 analysis provided a prioritized list that included six groups of sewer system overflows and five pumping stations. A long list of alternatives was screened and

reduced to a short list of alternatives for each of the prioritized overflow groups and pumping stations. Phase 2 of the PPCP was completed in December 2017.

### **PPPC Phase 3**

Phase 3 of the PPCP involved the further evaluation of the short list of alternatives for the prioritized overflow groups and pumping stations, previously developed during Phase 2. The evaluation included technical, social, planning and economic criteria to identify the preferred solution for mitigating or eliminating each prioritized overflow/bypass.

This phase included an overall implementation plan with the recommended projects and their associated costs, as well as the implementation timeframe. The Executive Summary of the Phase 3 PPCP report is attached as Appendix A.

### **Lake Erie Action Plan**

The Canada-Ontario Lake Erie Action Plan to reduce phosphorous loading by 40% by the year 2025 is a bold and ambitious goal. The City of London is dedicated to meeting or exceeding the objectives for phosphorus reduction as set by this plan to ensure both the health of the Thames River and the Great Lakes basin.

One of the municipal actions identified in the Lake Erie Action Plan for phosphorus reduction is combined sewer replacement. The plan states:

*“The City of London will accelerate plans to separate combined sewers, including the design and construction of necessary stormwater outlets, with the target of separating 80 per cent (17 kilometres) of its combined sewer system by 2025.”*

Another municipal action identified in the Lake Erie Action Plan for phosphorus reduction is sewer system overflow reduction. The plan states,

*“The City of London will circulate for agency and public review an implementation plan that provides the scope and timing for managing the highest priority sanitary sewer overflows as identified in the City’s Pollution Prevention and Control Plan by the end of Q2 2018. To support the implementation, the City of London will facilitate a proof of concept in-field pilot project of high-rate treatment technologies with the support of industry (Trojan Technologies) and academic (Western University) partners, and will continue its private property weeping tile disconnection program.”*

The City’s PPCP has been developed in coordination with the objectives for phosphorus reduction identified in the Lake Erie Action Plan.

### **Master Plan Report**

The complete PPCP Master Plan is available on [www.london.ca/ppcp](http://www.london.ca/ppcp), including separate reports for each of the three phases. Subject to Council approval, notification will be made placing the reports on public record for the final public review period that concludes the Municipal Engineers Association Municipal Class Environmental Assessment master planning process. Comments received during the review period will be reviewed and considered during the implementation of the plan.

Individual projects with specific impacts will be subject to project specific environmental assessments.

## Cost Implications

The implementation plan provided in the PPCP outlines various short (1-5 years), medium (5-10 years) and long (10-20 years) term projects, studies and initiatives to be completed. A summary of the costs associated with the recommended PPCP works for each period is outlined below:

	<b>Construction Cost Estimate</b>	<b>Engineering Cost Estimate</b>	<b>Total</b>
Short-term	\$24.8 M	\$1.75 M	\$26.6 M
Medium term	\$175 M	\$21.6 M	\$197 M
Long-term	\$2.4 M	\$7.6 M	\$60 M

Portions of existing budgets are available to support selected short-term projects, initiatives and studies. There is significant pressure on existing accounts given the various competing priorities including, but not limited to:

- End-of-life infrastructure renewal needs;
- Growth driven core area servicing;
- Servicing to support the Rapid Transit initiative;
- Support the City of London goals for phosphorus reduction outlined in the Lake Erie Action Plan;
- Anticipated provincial requirements to provide Low Impact Development infiltration/filtration infrastructure as part of infrastructure renewal projects; and
- Managing the overall water/wastewater infrastructure gap.

The budget forecast implications and changes, related to the recommended PPCP projects, will be reviewed and included in the Water and Wastewater and Treatment Budget as part of the next multi-year budget process.

## Future Updates

The PPCP will be reviewed and updated on a regular basis, in accordance with the Environmental Assessment guidelines outlined in the Municipal Engineers Association Municipal Class Environmental Assessment document (as amended in 2015) for Master Plans. The PPCP will be formally reviewed and updated in 2023.

## CONCLUSIONS

The Pollution Prevention and Control Plan (PPCP) provides the City with a road map to address priority sewer overflows and bypasses through selected strategies and infrastructure improvements. The Master Plan process for the PPCP has been thorough and extensive and is now complete. The PPCP will guide future efforts to manage and improve the City's sanitary and storm water infrastructure, while mitigating the impacts of wet weather system overflows on the receiving watercourses.

The Phase 3 PPCP report is now ready for the final advertised public review period that will complete the Master Plan process. Comments received during the final public review period will be reviewed and considered during the implementation of the plan, and as part of subsequent updates to the plan.

## Acknowledgements

This report was prepared by Marcy McKillop, P.Eng., Environmental Services Engineer, Wastewater and Drainage Engineering Division.

<b>SUBMITTED BY:</b>	<b>CONCURRED BY:</b>
<b>TOM COPELAND, P. ENG. DIVISION MANAGER WASTEWATER AND DRAINAGE ENGINEERING</b>	<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

April 9, 2018

Appendix 'A' – Executive Summary – Pollution Prevention and Control Plan Phase 3 Report

## Pollution Prevention and Control Plan

### Phase 3 Report

#### Executive Summary

##### **Introduction**

The City of London (City) initiated a Pollution Prevention and Control Plan (PPCP) in 2012 as part of its ongoing efforts to improve the performance of the City's sanitary and storm sewer infrastructure. The PPCP is aimed at reducing sewer system overflows (SSOs) and wastewater treatment plant (WWTP) and pumping station (PS) bypasses that are discharged into receiving streams during extreme wet weather events.

A PPCP is a master planning level tool that provides the City with project implementation and capital planning guidance for the next 20 years and beyond. The PPCP is based on a defined set of goals and objectives that are aligned with the objectives of the City, the Ministry of the Environment and Climate Change (MOECC), the Upper Thames River Conservation Authority (UTRCA), First Nations, and local stakeholders to maximize the benefits of the PPCP implementation strategy within the opportunities and constraints of the City's fiscal planning process.

This PPCP is being undertaken in accordance with the Environmental Assessment guidelines outlined in the Municipal Engineers Association (MEA) *Municipal Class Environmental Assessment (EA)* document (as amended in 2015), for Master Plans (MPs). MPs are long-range plans that examine the current and future requirements of a given infrastructure system using EA planning principles. The master planning process allows a municipality to identify the need for specific projects under a broad planning framework.

The PPCP consisted of three phases. The general study area for the PPCP is shown in **Figure ES-1**. This report provides the context for the efforts previously completed in Phase One and Phase Two, and details the recent efforts completed in Phase Three, including the evaluation and selection of preferred SSO and bypass mitigation measures.

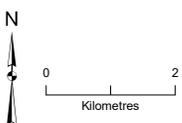
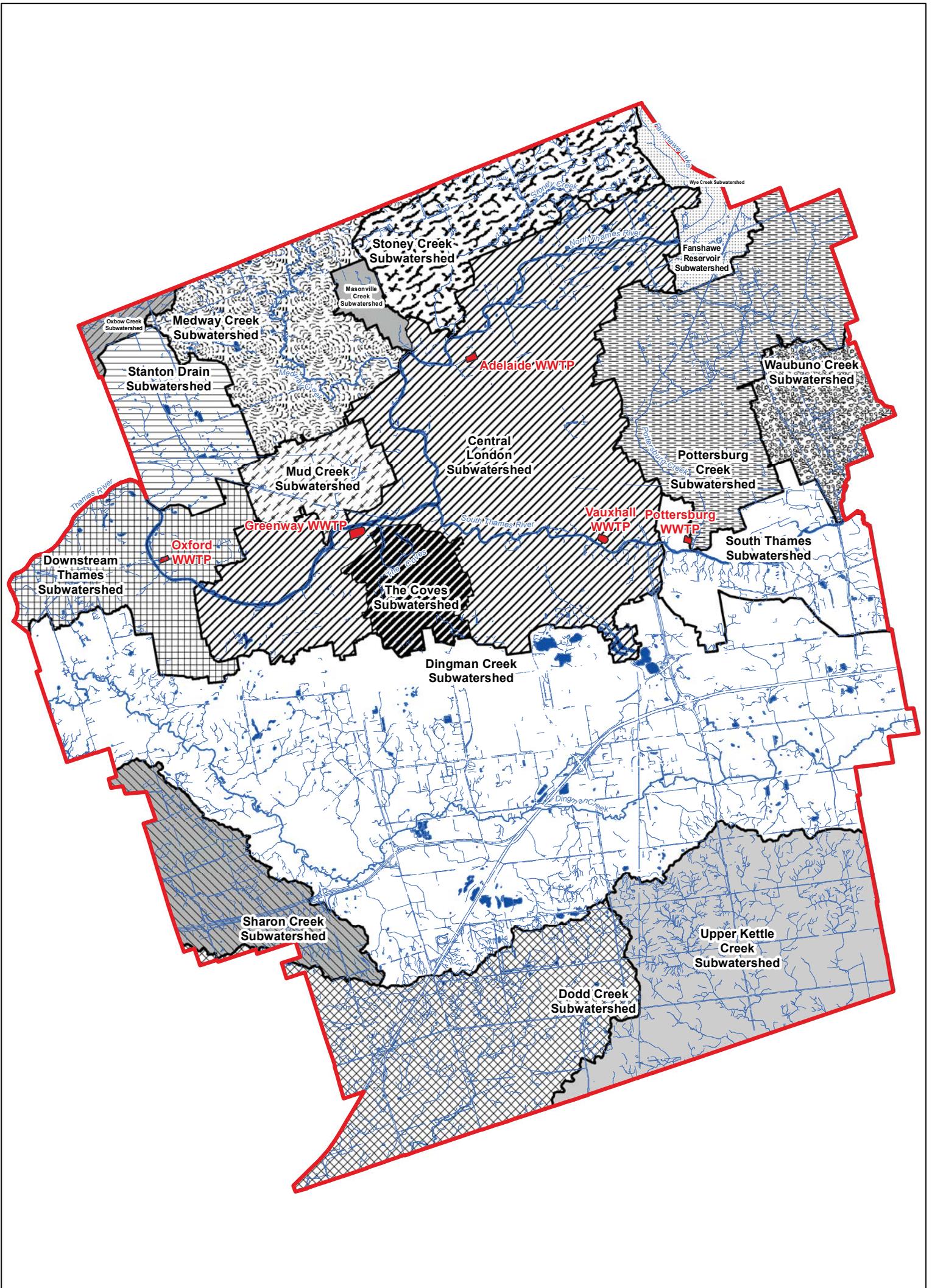
##### **Background**

The City's first sewer collection systems were built in the 1850s and some are still in service today. Over the years, the City has grown through annexations of former municipalities and has assumed responsibility for approximately 2,750 kilometers (km) of sanitary, storm, and combined sewers. The City's sanitary sewer system is comprised of five main sewersheds (Pottersburg, Vauxhall, Greenway, Adelaide, and Oxford).

Originally, SSOs and other bypasses that exist in the system were built to protect homes from basement flooding caused by the inflow and infiltration of excessive amounts of stormwater. At the time, discharge from these SSOs and bypasses was directed to receiving water bodies to alleviate flooding impacts.

The primary objective of this PPCP is therefore to develop and implement a plan to achieve a long-term solution that will limit the volume and frequency of occurrence of untreated wastewater discharges to the receiving streams from various SSOs and bypasses throughout the City, while maintaining an acceptable level of service and protection against basement flooding. This plan follows the principles outlined in the MOECC's Procedure F-5-5.

Procedure F-5-5 outlines the minimum treatment requirements for municipal and private combined and partially separated sewer systems. The primary goals of the Procedure are to eliminate the occurrence of dry weather SSOs and to minimize the potential for impacts on human health and aquatic life.



- City of London Boundary
- Receiving Stream
- Wastewater Treatment Plants
- Waterbody

Figure ES-1  
 PPCP Study Area and Subwatersheds  
 London Pollution Prevention and Control Plan  
 City of London, London, Ontario

## **Study Implementation**

### **SSO Characterization**

A program to identify and document SSOs and identify their discharge points has been completed by the City. In all, a total of 149 SSO locations within the conveyance system and 45 corresponding discharge points to receiving streams were identified during Phase One of the PPCP. There are also five wastewater treatment plants (WWTPs) and 38 wastewater pumping stations of which 29 have bypasses that may discharge directly to receiving streams during extreme wet weather events.

Phase Two included twelve modelling assignments, which were conducted in two rounds in 2015 and 2016. The modelling assignments were completed to determine the discharge frequency and overflow volume of each SSO during various rainfall events. The modelling assignments were carried out using InfoWorks CS and InfoWorks ICM.

The primary receiving stream for the City SSOs and bypasses is the Thames River. Other receiving streams include Dingman Creek, Medway Creek, Pottersburg Creek, and the Coves. The areas modelled in Phase Two are shown in **Figure ES-2**. The eleven SSOs that have been removed since the beginning of the PPCP have not been shown.

### **Receiving Water Characterization**

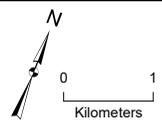
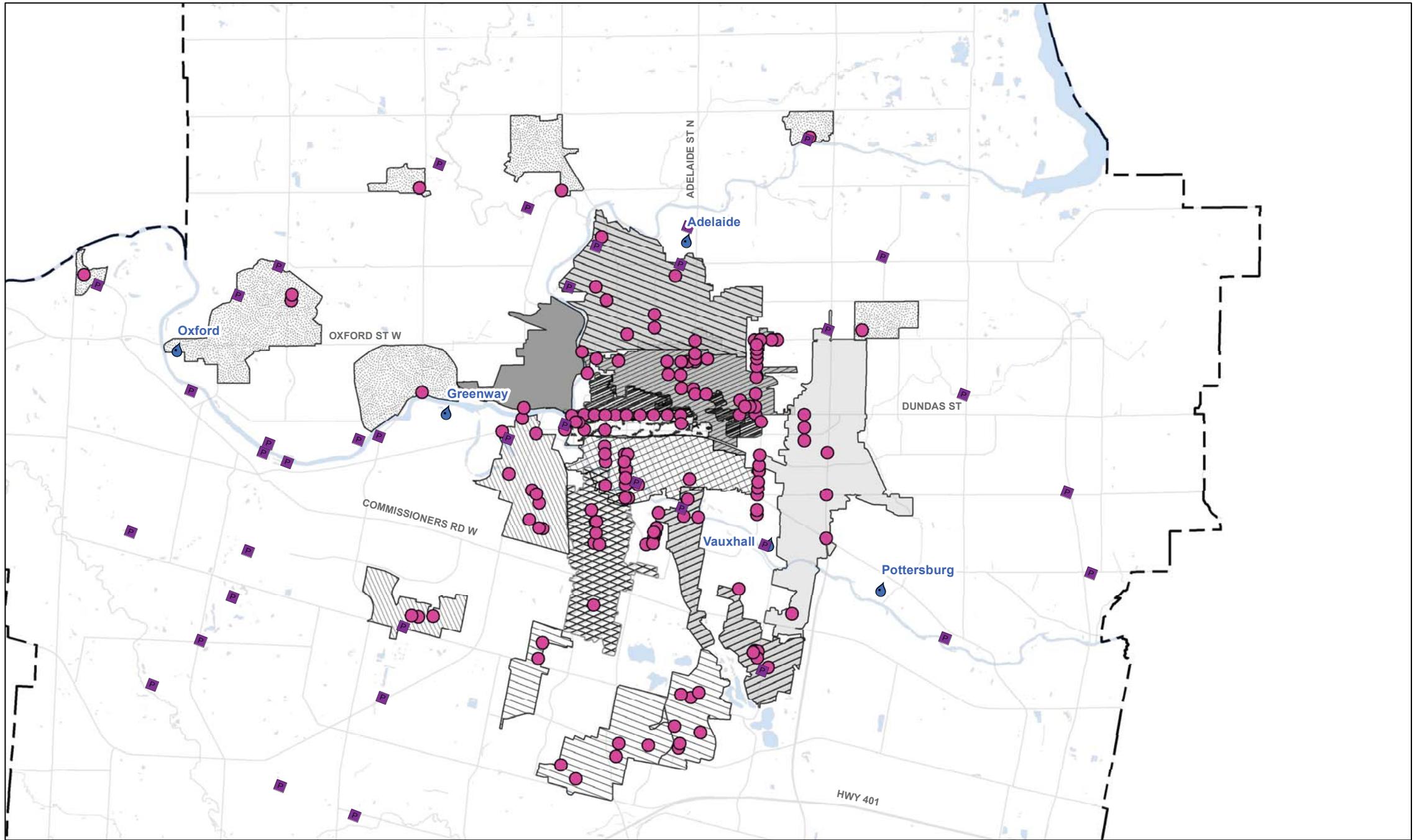
Two primary types of water quality monitoring programs were carried out for Phase Two of the PPCP. These include water chemistry studies and benthic macro invertebrate studies. Water chemistry constituents are generally selected for sampling and analysis using a list of conventional parameters. Benthic macro invertebrate sampling and analysis using BioMAP indices indicates the long-term water quality at the sampling location because the health of the macro invertebrate population is impacted as the macro invertebrates mature in the stream environment. The characteristics of the Thames River, Pottersburg Creek, and the Coves receiving environments, based on the BioMAP sampling results, are shown in **Figure ES-3**. The characteristics of the Dingman Creek receiving environment based on the BioMAP sampling results are shown in **Figure ES-4**.

### **Priority SSOs and PSs for Mitigation**

Using the BioMAP water quality characterization of the reach that each SSO discharges into, a list of priority SSOs was created. SSOs which discharged into an impaired reach were included in the list of priority SSOs. The overflow volume at each SSO for the typical year (2010) was also considered to generate an additional priority list of SSOs. The modelling assignments were reviewed to identify SSOs which overflow 1,000 m<sup>3</sup> or more during the typical year, and these SSOs formed the basis for this additional priority list. The two priority SSO lists were combined and certain priority SSOs were grouped, based on whether a change made at one SSO could impact the overflow volume at another.

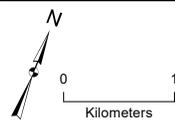
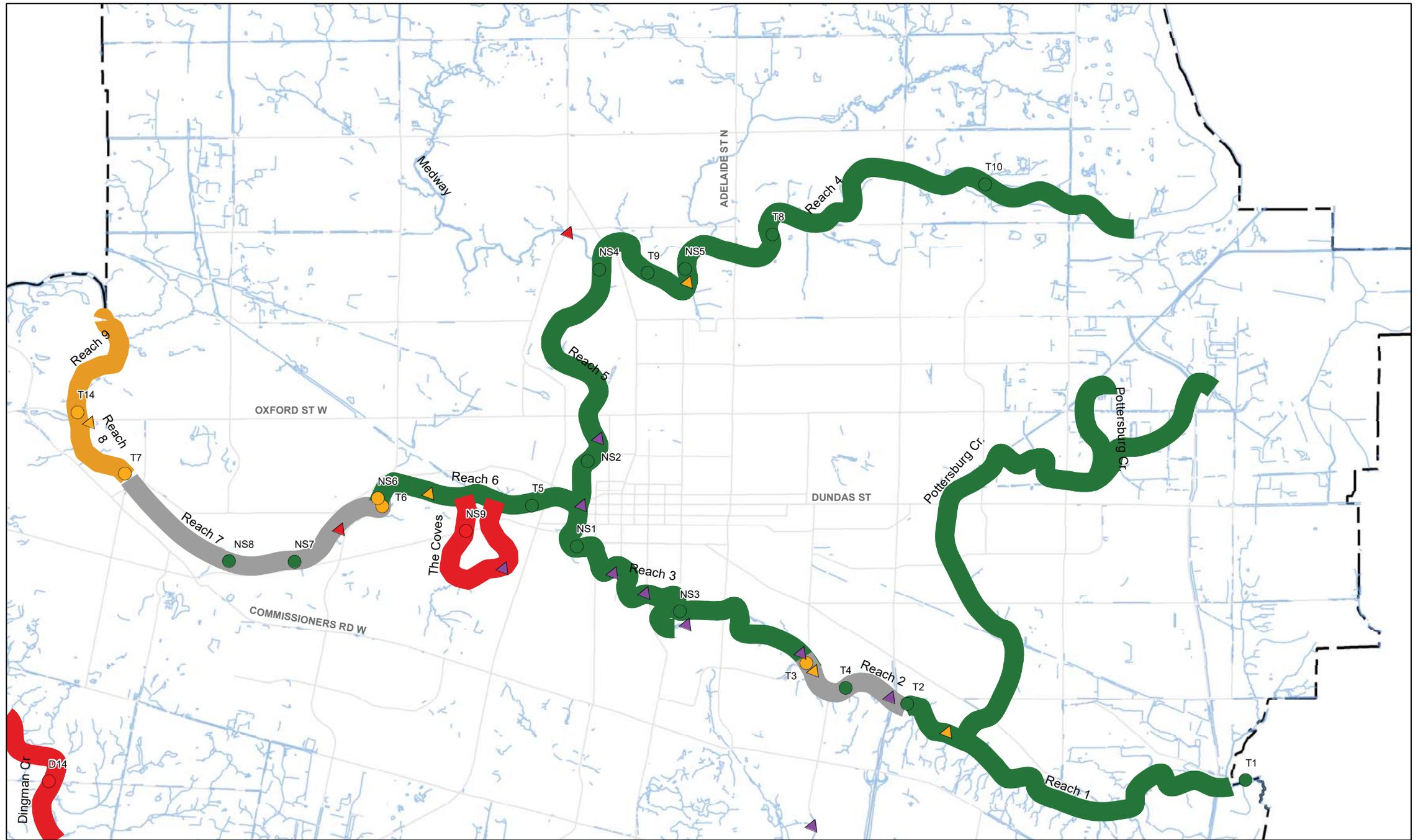
The SSO's level of compliance with Procedure F-5-5 was also considered and the majority of the SSOs that were not in compliance with Procedure F-5-5 were included in the priority list. Of the SSOs that were not on the priority list, there were three that did not comply with Procedure F-5-5 and two in which compliance could not be calculated. However, these five SSOs have a relatively low overflow volume (below 280 m<sup>3</sup>) during the typical year and were not considered priority SSOs.

PSs and WWTPs were prioritized based on the water quality of the overflow receiving stream and monitored annual bypass volumes during the typical year from April 1 to October 31, 2010. Since 2010 is the City's typical year used in the typical year simulations for determining SSO overflow volumes for all of the modelling assignments, it is appropriate to prioritize the PSs and WWTPs using the 2010 monitored data. PSs and WWTPs that recorded a bypass during 2010 to a receiving stream with a water quality of impaired or transitional using BioMAP results, or had a bypass volume of 1,000 m<sup>3</sup> or greater were identified as priority PSs and WWTPs. The exception to this is the Dingman PS, which although it did not overflow during 2010 it discharges to the BioMAP impaired Dingman Creek. Due to the large number of BioMAP impaired sampling results in Dingman Creek, the Dingman PS was classified as a priority PS. The Southland PS, which was commissioned in early 2018, was also listed as a priority PS since any bypasses will discharge to Dingman Creek.



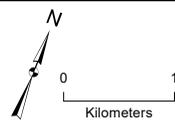
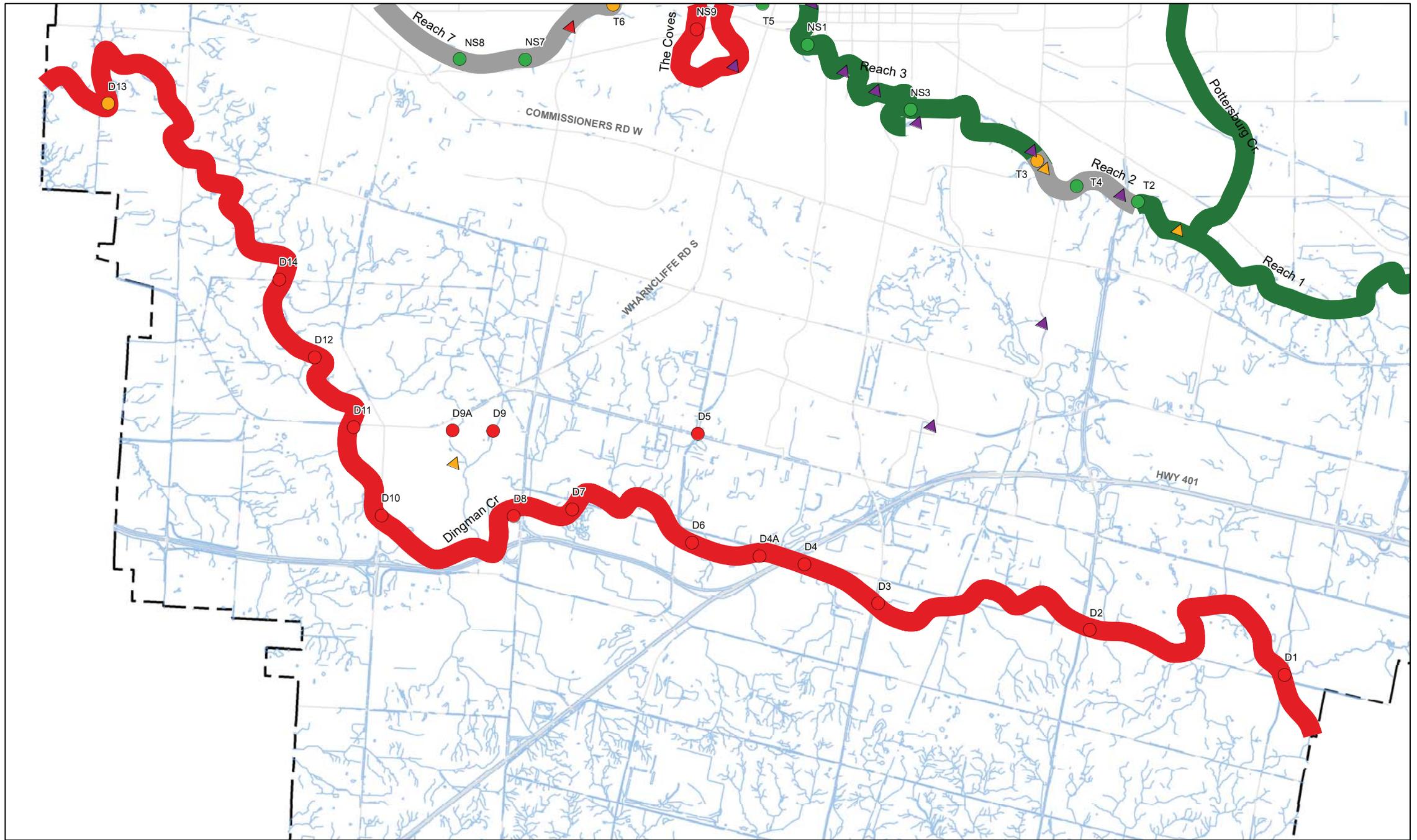
- City of London Boundary
- Major Roads
- Sanitary PS
- Sanitary PS
- WWTP
- SSOs
- Assignment 8
- Assignment 6
- Assignment 5
- Cavendish
- Pall Mall
- Assignment 1
- Assignment 3
- Assignment 7
- Assignment 9
- Pall Mall N
- Assignment 4

Figure ES-2  
Modelling Assignment Locations with all SSO Locations  
London Pollution Prevention and Control Plan  
City of London



- Major SSO Outlet
- Major Pumping Station Outlet
- WWTP Outlet
- Benthic Water Quality (BioMAP)
- Insufficient Data
- Unimpaired
- Transitional
- Impaired
- Reaches BioMAP WQ
- Impaired
- Transitional
- Unimpaired-Transitional
- Unimpaired
- Waterbody
- Major Roads
- City of London Boundary

Figure ES-3  
Thames River Reaches and Water Quality Rating -North  
London Pollution Prevention and Control Plan  
City of London



- ▲ Major SSO Outlet
- ▲ Major Pumping Station Outlet
- ▲ WWTP Outlet
- ▲ Benthic Water Quality (BioMAP)
- Insufficient Data
- Unimpaired
- Transitional
- Impaired
- Reaches BioMAP WQ
- Impaired
- Transitional
- Unimpaired-Transitional
- Unimpaired
- Waterbody
- Major Roads
- City of London Boundary

Figure ES-4  
Thames River Reaches and Water Quality Rating -South  
London Pollution Prevention and Control Plan  
City of London

As each WWTP undergoes a plant upgrade or expansion in the City, specific consideration is given to meet the intent of Procedure F-5-5 through these upgrades and through wet weather operating strategies. The WWTPs were not further considered as part of the PPCP due to the uniqueness of these facilities. The priority SSOs that were considered as part of the PPCP include SSOs in the sanitary sewer conveyance system and at PSs only. The remaining SSOs will continue to be monitored by the City and addressed in the future through capital infrastructure projects, and as the PPCP is reviewed and updated.

The priority PSs were grouped and combined with the list of priority SSOs. This combined list is shown in **Table ES-1** and illustrated in **Figure ES-5**.

**Table ES-1. Priority SSOs and PSs**

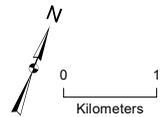
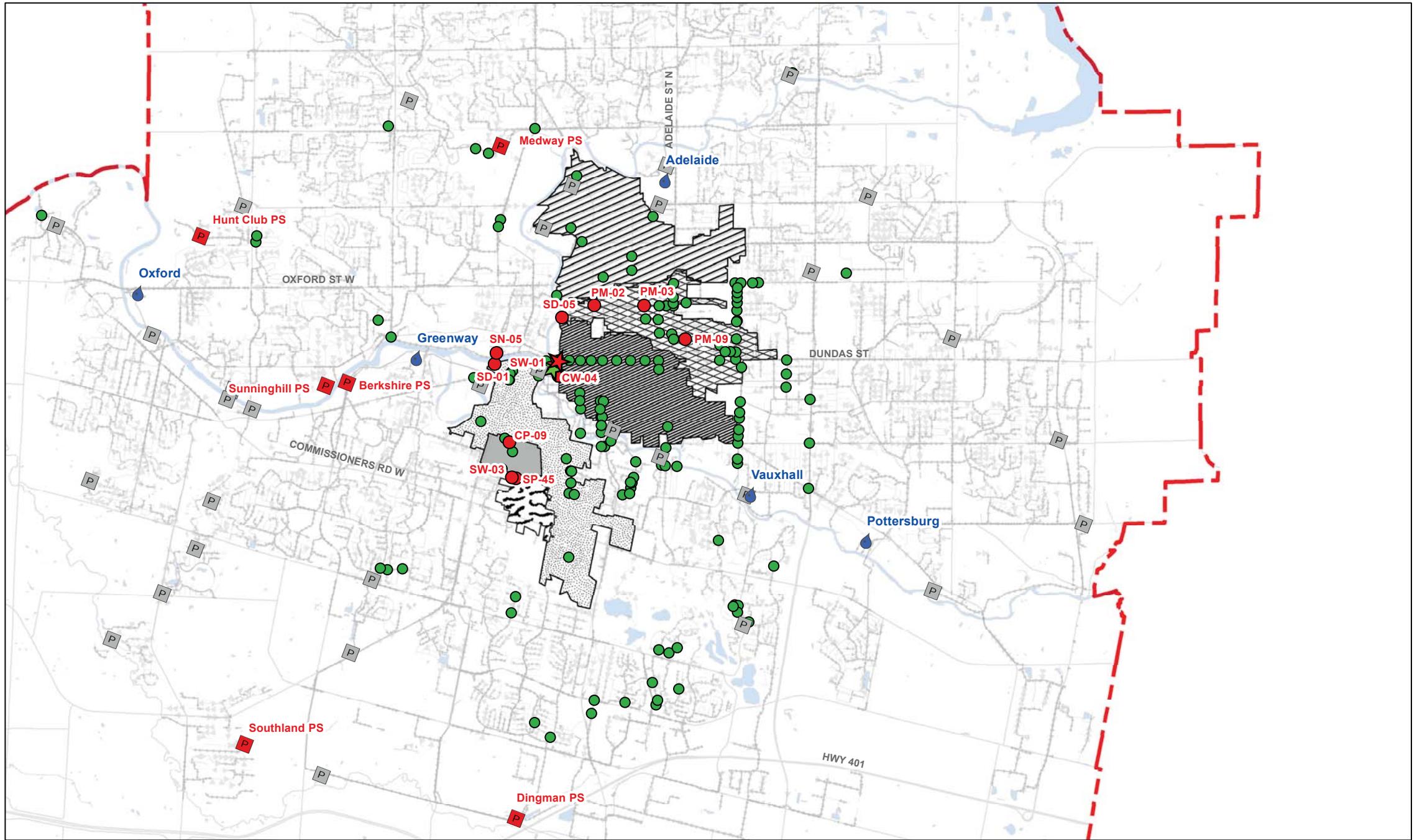
Group ID.	SSO ID	Group Description	Typical Year Overflow Volume (m <sup>3</sup> )	BioMAP WQ Rating	Complies with F-5-5 90% Capture Rate (Y/N)
A	SW-01	King/River, York/Ridout	40,251	Unimpaired	N
A	CW-04		2,709	Unimpaired	Y
B	SP-45	Cathcart/ Devonshire	146	Impaired	Y
B	SW-03		5	Impaired	Y
C	PM-02	Pall Mall Relief System	10,332	Unimpaired	N
C	PM-09		7,752	Unimpaired	N
C	SD-05		2,531	Unimpaired	Y
C	PM-03		1,397	Unimpaired	Y
D	SD-01	Cavendish	10,070	Unimpaired	Y
E	CP-09	Edward/Tecumseh	325	Impaired	Y
F	SN-05	Evergreen/ Riverview	3,337	Unimpaired	N
G	N/A	Berkshire PS	4,667	Unimpaired - Transitional	N/A
H	N/A	Medway PS	1,198	Unimpaired	N/A
I	N/A	Sunninghill PS	863	Unimpaired-Transitional	N/A
J	N/A	Hunt Club PS	343	Transitional	N/A
K	N/A	Dingman PS	0	Impaired	N/A
I	N/A	Southland PS *	N/A	Impaired	N/A

\* PS commissioned in early 2018

### **Alternative Mitigation Strategies**

One of the objectives of Phase Two of the PPCP was to identify feasible alternatives to mitigate or eliminate SSOs and PS by-passes. The ultimate objective is to improve the water quality of the receiving streams. SSO best management practices and alternatives were grouped into three main categories:

- **Source Controls** – Water use methods such as water conservation or lot level methods that remove, capture or reduce the flow of stormwater and groundwater that may be directed to the sanitary or combined sewers by means of municipal programs and policies.
- **Conveyance Controls** – Methods of storing, slowing and/or staggering the flow of excessive amounts of stormwater that has been directed to the sewer system during wet weather events. Conveyance controls can address site specific issues or can be included in system wide maintenance programs.
- **End-of-Pipe Controls** – These controls occur at the end of a flow conveyance system or outfall. They often include some form of water treatment or physical separation.



WWTP  
 City of London Boundary  
 Major Roads

**Sanitary Sewer Pipes Diameter**  
 — < 450 mm  
 - - >= 450 mm

**Priority SSO Groupings**  
 Other SSO  
 Prioritized SSO

**Priority PS**  
 Non-Priority PS  
 Priority PS

Group A  
 Group B  
 Group C  
 Group D  
 Group E  
 Group F

DS-01 Location  
 MC-02 Location

Figure ES-5  
 Prioritized SSO and PS Locations  
 London Pollution Prevention and Control Plan  
 City of London

A long list of SSO and PS bypass mitigation alternatives was created from the categories outlined above to identify feasible alternatives to mitigate or eliminate the overflow volumes at priority SSOs and PSs with the ultimate goal of improving the receiver water quality. The long list of alternatives was screened to a short list of alternatives based on the characteristics of the sanitary sewer system and the anticipated effectiveness in controlling SSO.

### **Alternative Evaluation**

In Phase Three of the PPCP, the short list of alternatives for priority SSOs and PSs were evaluated further using technical, environmental, social, planning, and economic criteria to identify the preferred solution for mitigating or eliminating discharges.

The City's planned construction of the new Cavendish Trunk and the proposed Horton/Wharncliffe Sewer Realignment directly impact the overflow volumes in Group D (SD-01) and Group F (SN-05). Due to the likely reduction in SSO overflow volumes that would be seen at SD-01 and SN-05, it is recommended that the overflow volumes at these SSOs are monitored after completion of these infrastructure projects.

Group A and Group C are hydraulically linked since Group A is downstream of Group C and the alternatives for each of these SSO groups were simulated together to determine if a Group A alternative impacts Group C and vice versa. The recommended alternative for Group A includes seven phases of sewer separation that are already planned in the downtown core, removing the stormwater flows that can directly enter the sanitary system at MC-02 and DS-01, and upsizing the 900 mm diameter pipe along King St. and Becher St. to a 1200 mm diameter pipe. For Group C, simulation results indicate that a reduction of inflow and infiltration (I&I) by 50 percent in combination with increasing the SSO control elevations along the Pall Mall Trunk would eliminate overflow volumes. It is recommended that an I&I feasibility study be conducted in the Pall Mall catchment to determine if there is need to upsize the Pall Mall sanitary trunk sewer.

It is recommended that the Group B catchment area be targeted for weeping tile disconnection from the sanitary system. Simulation results indicated that weeping tile disconnection at a 60 percent participation rate eliminates the overflow volume during the typical year for the Group B SSOs.

Similar to Group C, the simulation results indicated that an I&I reduction of 50 percent, upstream and downstream of CP-09, in Group E would eliminate the overflow volume at this SSO. An I&I feasibility study is recommended for the Group E catchment area before upsizing the pipes downstream of CP-09.

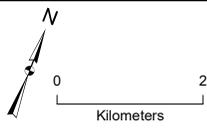
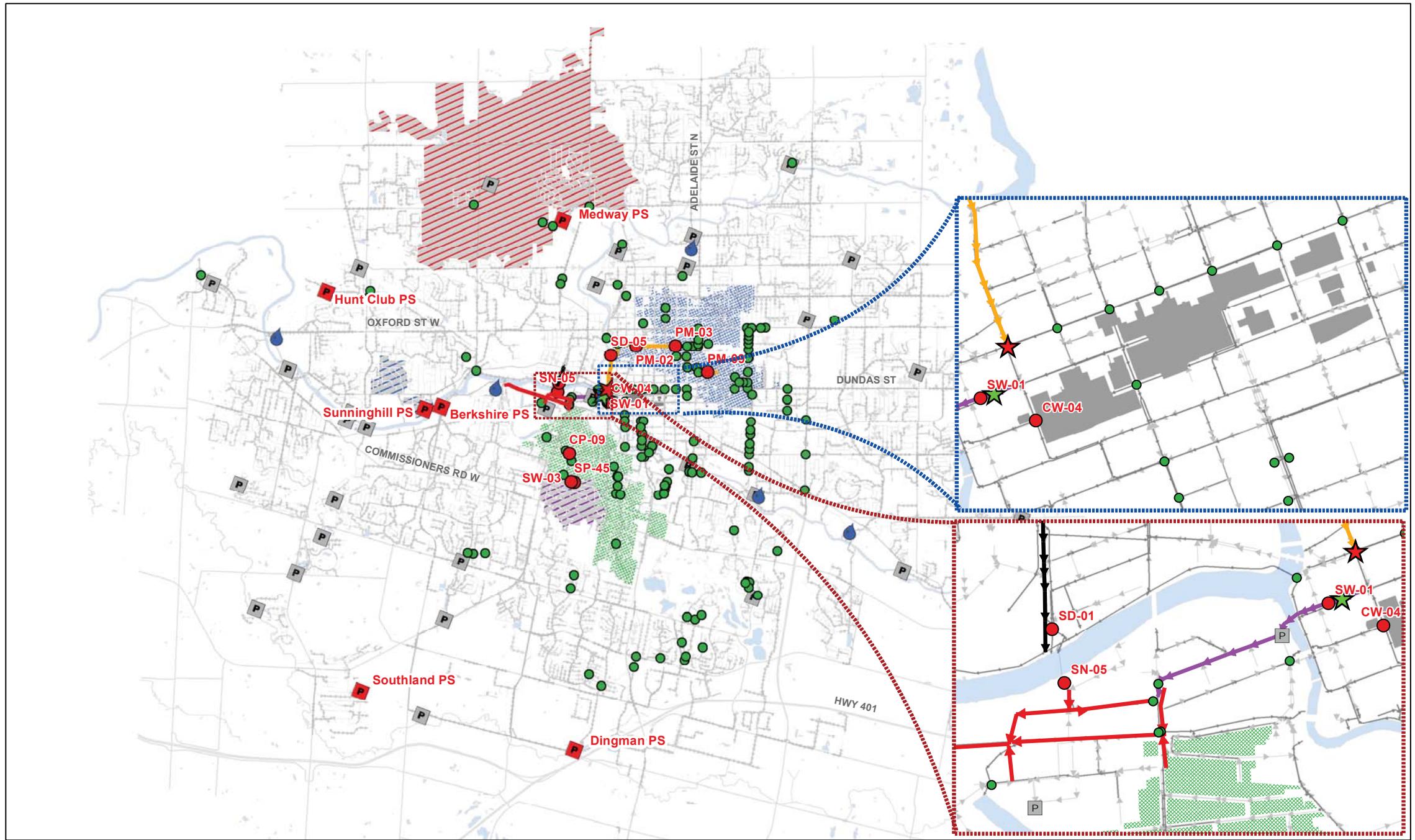
Three of the six priority pumping stations have separate infrastructure projects and/or studies that have recently been completed or are planned, and are expected to reduce bypass volumes. A planned adjustment at the Westmount PS would reduce flows reaching the Berkshire PS. Flows to the Hunt Club PS were recently reduced by redirecting flow to the Hyde Park PS, and there is an EA being completed outside of the PPCP for the Dingman PS to determine the preferred solution for this station to handle increased flows. It is recommended that bypass volumes at these PSs are monitored after these initiatives are implemented. Similarly, Southland PS was commissioned in early 2018, and flow monitoring will assess bypass volume and frequency results at the PS.

For the remaining two PSs, Medway PS and Sunninghill PS, it was recommended that their catchment areas be targeted for weeping tile disconnection from the sanitary system. A large portion of the homes in these two catchment areas are assumed to have weeping tile connections, and a targeted weeping tile program has the potential to substantially reduce the I&I reaching the Medway PS and the Sunninghill PS.

### **Recommendations and Implementation Plan**

The recommended projects to mitigate SSOs were prioritized based on their potential to reduce contaminant loading to the receiving streams, fiscal constraints, and opportunities for integration with planned infrastructure projects. **Table ES-2** and **Figure ES-6** summarize the recommended implementation plan. The implementation timeframes are represented as short-term (1-5 years), medium-term (5-10 years), and long-term (10-20 years). Sewer separation within the City is also presented in **Table ES-2** as this work coincides with wet weather flow reduction in the sanitary system presented in this PPCP. Please note that **Table ES-2** does not include facility upgrades for PSs.

It is recommended that the City continue to implement their policies and procedures for source control for managing stormwater before it enters downstream infrastructure. It is also recommended that updates to the system hydraulic models are made as infrastructure projects are completed so that the overflow and bypass volumes can be reassessed through subsequent updates to the PPCP.



WWTP  
**Sanitary Sewer Pipes Diameter**  
 → < 450 mm  
 → ≥ 450 mm

**Priority PS**  
 Non-Priority PS  
 Priority PS  
**SSOs**  
 Non-Prioritized SSO  
 Prioritized SSO

Group A - Pipe Upsizing  
 Group B - Weeping Tile Disconnection  
 Group C - I&I Reduction  
 Group C - Pipe Upsizing (if required)

Group D - Pipe Upsizing  
 Group E - I&I Reduction  
 Group F - Pipe Realignment  
 Group H - Weeping Tile Disconnection  
 Group I - Weeping Tile Disconnection

MC-02 Location  
 DS-01 Location  
 Sewer Separation (Phase 1-7)

Figure ES-6  
 Preferred Alternatives for Priority SSO Groupings  
 London Pollution Prevention and Control Plan  
 City of London

**Table ES-2. Recommended Implementation Plan**

Project Implementation Number	Group ID.	Group Description	Recommendation	SSO(s) Impacts	Infrastructure/Construction Cost Estimate	Engineering Cost Estimate	Considerations	Implementation Timeframe
S1	N/A	N/A	Egerton Street sewer separation (from Dundas Street to 75 m north of Brydges Street, King Street from Egerton St to Kellogg Lane) and King Street (from Egerton Street to Kellogg Lane)	N/A	\$5,799,999 <sup>a</sup>	-	This planned project will help reduce the wet weather flows in the sanitary system in the Vauxhall sewershed.	Short-Term Phase 1 - 2018
S2	Group A	King/Thames, York/Ridout and Richmond	Storm Sewer Separation Phase 1 (River to Talbot Street, and Talbot Street south to CN rail tracks) to Phase 2 (Talbot Street to Clarence Street, and Talbot Street from York Street to King Street)	SW-01, CW-04	\$15,050,500 <sup>a,d</sup>	\$ 1,441,000 <sup>d</sup>	This project will help reduce the wet weather flows in the Group A catchment area. Remaining phases of downtown sewer separation are recommended in subsequent years, depending on budget availability etc.	Short-Term Phase 1 - 2018 Phase 2 - 2019
S3	Group A and C	King/Thames, York/Ridout and Richmond and Pall Mall Relief System	Storm sewer disconnection at MC-02 and DS-01	SW-01, CW-04, PM-02, PM-09, SD-05, PM-03	\$4,000	-	Verify no PDCs remain upstream of storm sewers.	Short-Term
S4	Group A and C	King/Thames, York/Ridout and Richmond and Pall Mall Relief System	Conduct an I&I reduction analysis to determine feasibility of reducing the I&I by 50 percent in the PM-02, PM-03, and PM-09 catchment areas	SW-01, CW-04, PM-02, PM-09, SD-05, PM-03	-	\$150,000	This should be carried out to determine feasibility and effectiveness on I&I reduction, to determine if there is need to increase the Pall Mall trunk sanitary sewer size.	Short-Term

Project Implementation Number	Group ID.	Group Description	Recommendation	SSO(s) Impacts	Infrastructure/Construction Cost Estimate	Engineering Cost Estimate	Considerations	Implementation Timeframe
S5	Group D	Cavendish	Construct the new proposed Cavendish Trunk.  Monitor the overflow volume at SD-01 after completion of the construction of the new Cavendish Trunk to reassess this SSO	SD-01	\$2,695,350 <sup>a</sup>	\$10,000 (flow monitoring)	Phase 1 of the Cavendish trunk is planned for construction in 2018. SD-01 has a relatively large overflow volume during the typical year.	Short-Term
S6	Group E	Edward/Tecumseh	That an I&I study to identify the sources of I&I and determine the feasibility of removing the I&I be conducted before any infrastructure upgrades are implemented for CP-09	CP-09	-	\$150,000	This study should be initiated in 2018 of 2019 to determine the potential for I&I reduction in this catchment area.	Short-Term
S7	Group B	Cathcart/ Devonshire	Implement a targeted weeping tile disconnection program to achieve a 60 percent participation rate, which corresponds to 250 homes in the Group B catchment area	SP-45, SW-03	\$1,275,000	-	Requires home owner participation	Short-Term
M1	N/A	N/A	Storm Sewer Separation for the City's combined sewer areas (that are not included in S1, S2 M2, and L1). This includes approximately 17 km of combined sewer replacement (through complete infrastructure renewal and road reconstruction). <sup>b</sup>	N/A	\$108,800,000 <sup>c</sup>	\$16,300,000 <sup>e</sup>	The planned sewer separation projects will help reduce wet weather flow within the City's sanitary system. Please refer to the Canada-Ontario Lake Erie Action Plan for phosphorus reduction for further details.	Medium- Term
M2	Group A	King/Thames, York/ Ridout and Richmond	Storm Sewer Separation Phase 3 (Richmond Street – York Street to	SW-01, CW-04	\$42,000,000 <sup>d</sup>	\$5,300,000 <sup>e</sup>	This project will help reduce the wet weather flows in the	Medium-Term

Project Implementation Number	Group ID.	Group Description	Recommendation	SSO(s) Impacts	Infrastructure/Construction Cost Estimate	Engineering Cost Estimate	Considerations	Implementation Timeframe
			Dundas Street), Phase 4 (King Street Phase 1 – Richmond Street to Wellington Street), Phase 5 (Clarence Street – York Street to Dundas Street; York Street – Clarence Street to Wellington Street), and Phase 6 (Wellington Street – Dundas Street to King Street; King Street – Wellington Street to Colborne Street)				Group A catchment area. Remaining phases of downtown sewer separation are recommended in subsequent years, depending budget availability etc.	
M3	Group F	Evergreen/ Riverview	Implement the proposed Horton/Wharnccliffe Sewer Realignment infrastructure upgrades. Monitor the overflow volume at SN-05 after completion of the construction of the new proposed Horton/Wharnccliffe Sewer Realignment to reassess this SSO	SN-05	\$5,100,000 <sup>f</sup>	\$10,000 (flow monitoring) \$765,000 <sup>e</sup>	Needs to be implemented before Group A and Group C pipe capacity upgrades, but implemented after some wet weather flow reduction is achieved upstream so that flows to the Greenway WWTP are not substantially increased.	Medium-Term
M4	Group H	Medway PS	Implement a targeted weeping tile disconnection program in the Group H catchment area.	N/A	\$17,243,100 <sup>g</sup>		Requires home owner participation.	Medium-Term
M5	Group I	Sunninghill PS	Implement a targeted weeping tile disconnection program in the Group I catchment area.	N/A	\$1,907,400 <sup>g</sup>		Requires home owner participation.	Medium-Term

Project Implementation Number	Group ID.	Group Description	Recommendation	SSO(s) Impacts	Infrastructure/Construction Cost Estimate	Engineering Cost Estimate	Considerations	Implementation Timeframe
L1	Group A	King/Thames, York/Ridout and Richmond	Storm Sewer Separation Phase 7 (York Street – Wellington Street to Colborne Street)	SW-01, CW-04	\$10,440,000 <sup>d</sup>	\$1,310,000 <sup>e</sup>	This project will help reduce the wet weather flows in the Group A catchment area.	Long-Term
L2	Group A and C	King/Thames, York/Ridout and Richmond and Pall Mall Relief System	Upsizing the 900-mm-diameter pipe from the intersection of King St. and Ridout St. to Wharncliffe Rd. and Becher St. to a 1,200-mm-diameter pipe. Increase SW-01 invert elevation to pipe obvert.	SW-01, CW-04, PM-02, PM-09, SD-05, PM-03	\$6,204,000 <sup>h</sup>	\$930,600 <sup>e</sup>	This is a requirement to reduce discharges and has a major impact on SSO volumes and frequency. The pipe capacity increases at Wharncliffe/ Horton need to be implemented first. To avoid excessive construction in the downtown core, this should not be implemented until the sewer separation projects are complete.	Long-Term
L3	Group A and C	King/Thames, York/Ridout and Richmond and Pall Mall Relief System	Complete I&I removal projects and then increase the SSO control elevations along the Pall Mall trunk sewer to reduce the potential for overflow	SW-01, CW-04, PM-02, PM-09, SD-05, PM-03	N/A <sup>i</sup>		This is a preferred approach to improve capacity and reduce SSOs than increasing the Pall Mall sewer pipe size. SSO elevations should not be increased until after upsizing the 900-mm-diameter pipe from the intersection of King St. and Ridout St. to Wharncliffe Rd. and Becher St. to a 1,200-mm-diameter pipe.	Long-Term (if required)

Project Implementation Number	Group ID.	Group Description	Recommendation	SSO(s) Impacts	Infrastructure/Construction Cost Estimate	Engineering Cost Estimate	Considerations	Implementation Timeframe
L4	Group A and C	King/Thames, York/Ridout and Richmond and Pall Mall Relief System	Replace the Pall Mall trunk sewer with a 900-mm-diameter pipe from Elizabeth St. and Queens Ave. to Dundas St. and then increase the SSO control elevations along Pall Mall trunk to reduce the potential for overflow	SW-01, CW-04, PM-02, PM-09, SD-05, PM-03	\$24,066,000	\$3,609,900 <sup>e</sup>	This option should only be implemented if sufficient I&I reduction cannot be achieved (based on the I&I study). This work should not be completed until after upsizing the 900-mm-diameter pipe, from the intersection of King St. and Ridout St. to Wharncliffe Rd. and Becher St. to a 1,200-mm-diameter pipe.	Long-Term (if required)
L5	Group E	Edward/Tecumseh	Complete I&I removal projects.	CP-09	N/A <sup>i</sup>		Relatively low overflow volume. This is a preferred approach to improve capacity and reduce SSOs than increasing pipe sizes.	Long-Term (if required)
L6	Group E	Edward/Tecumseh	Upsize the sewers downstream of CP-09 to Wharncliffe and Horton.	CP-09	\$11,741,300	\$1,761,195 <sup>e</sup>	Relatively low overflow volume. This option should only be implemented if sufficient I&I reduction cannot be achieved (based on the I&I study).	Long-Term (if required)

<sup>a</sup> Cost based on tendered value

<sup>b</sup> Source: City of London (2017)

<sup>c</sup> Cost based on a unit cost, with the assumption that the average cost of this full road reconstruction (watermain, sewer and selected utility upgrade/replacement) is equivalent to installing 900 mm diameter sewers at 5 m depth.

<sup>d</sup> Source: AECOM (2017)

<sup>e</sup> Cost assumed from 15% of construction cost

<sup>f</sup> Source: R.V. Anderson Associates Limited (2016)

<sup>g</sup> Cost based on the assumption that 100% of the homes with weeping tile connections in the catchment area will participate in disconnecting weeping tiles from the sanitary system.

<sup>h</sup> Assuming bridge work on the King Street Pedestrian Bridge is not required

<sup>i</sup> Cost of reducing I&I to be determined during I&I reduction feasibility study

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG.,MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>SOUTH LONDON WASTEWATER SERVICING STUDY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT: NOTICE OF COMPLETION</b>

**RECOMMENDATION**

That, on the recommendation of the Managing Director Environmental & Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the South London Wastewater Servicing Study:

- (a) The preferred wastewater servicing alternatives **BE ACCEPTED** in accordance with the Schedule B Municipal Class Environmental Assessment process requirements;
- (b) A Notice of Completion **BE FILED** with the Municipal Clerk; and,
- (c) The Municipal Class Environmental Assessment Schedule B project file for the South London Wastewater Servicing Study **BE PLACED** on public record for a 30-day review period.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

Civic Works Committee, May 9, 2017 – Single Source for Pump Replacement at the Wonderland Pumping Station

Civic Works Committee, August 29, 2017 – Appointment of Consulting Engineer – Dingman Creek Pumping Station Municipal Class EA

**BACKGROUND**

**Purpose**

The purpose of this report is to identify the preferred servicing alternative developed in the South London Wastewater Servicing Study Schedule 'B' Municipal Class Environmental Assessment (EA), and to recommend filing the Notice of Completion to initiate the 30-day public review period. The preferred EA alternative provides a new wastewater servicing strategy for the south London servicing area. This area includes lands historically serviced by the Wonderland Pumping Station; the built-out and development lands within the Southwest Area Secondary Plan; and lands considered in the Industrial Land Development Strategy.

**Context**

The Wonderland Pumping Station is one of the City's major wastewater facilities. The station receives wastewater from a large portion of south London and discharges it north for treatment at the Greenway Wastewater Treatment Plant. The Wonderland Pumping Station is reaching its peak operating capacity. Additional capacity will be required to meet the goals of the City's Growth Management Implementation Strategy and Industrial Land Development Strategy. The Environmental Assessment's preferred

alternative includes: constructing a wastewater pumping and pre-treatment facility adjacent to the existing Dingman Creek Pumping Station, constructing a 5.2 km forcemain, and constructing an additional wet weather bypass storage facility.

## DISCUSSION

### Wonderland Pumping Station

The Wonderland Pumping Station is a key component of the City's wastewater collection system. It is currently the only means to convey wastewater collected from the southwest quadrant of the City, including White Oaks, Pond Mills, all industrial lands south of Highway 401, parts of Lambeth north to Southdale Road, and the lands within the Southwest Area Secondary Plan. Currently Wonderland Pumping Station operates near its rated capacity on a regular basis and operates in conjunction with the Dingman Storage Facility, which is used to reduce peak flows to the station. Given the increasing demand for urban growth in the southwest area there is an imminent need for increased wastewater capacity to service the Southwest.



*Figure 1 – Wonderland Pumping Station*

In September 2017, the City of London appointed AECOM Canada Limited (AECOM) to carry out the South London Wastewater Servicing Study Environmental Assessment. The study evaluated the options available to the City for increased wastewater conveyance capacity within the Dingman-Wonderland servicing corridor.

The Environmental Assessment examined opportunities to construct additional pumping capacity and to further leverage flow control, along with pre-treatment of wastewater for even better overall system performance and future flexibility. The objectives of the Environmental Assessment were to examine and make recommendations with respect to the following:

- Re-instating or constructing a new Dingman Creek Pumping Station to pump to the Greenway WWTP rather than increasing the capacity of Wonderland Pumping Station;
- Providing pre-treatment at Dingman Creek Pumping Station;

- Enhanced septage receiving at either Dingman Creek Pumping Station or Wonderland Pumping Station;
- Providing primary level treatment at Dingman Creek Pumping Station;
- Flexibility to transfer future flows to a treatment plant other than Greenway.

The study prepared a long list of servicing strategy alternatives. The preferred alternatives were selected based on technical, environmental, social/cultural/planning and economic criteria.

### **Public/Stakeholder Consultation**

As part of the study, a public information centre was conducted. The public information centre was held on February 26, 2018 at Nicholas Wilson Public School, located at 927 Osgoode Drive. This meeting was attended by the public and affected property owners. Notifications of the project were also sent to Federal, Provincial, and Municipal stakeholders, and First Nations.

### **Preferred Alternative**

Upon review of the long list of alternatives, the preferred alternative included the construction of a new pumping station facility at the Dingman Creek Pumping Station site. The addition of a second pumping station rather than increasing the capacity of Wonderland Pumping Station introduces a level of redundancy that will improve the robustness and resiliency of the wastewater servicing infrastructure in the south end.

The preferred alternatives also identified the following additional works (See Appendix 'A' – PIC #1 Information).

- Construct a new pumping station facility at and/or adjacent to existing Dingman Creek Pumping Station site, and construct a new forcemain along existing forcemain route;
- Include preliminary treatment capability (screening and grit removal), as well as enhanced septage receiving facilities in the facility design;
- Construct a new wastewater storage pond adjacent to existing facility to provide enhanced wet weather peak shaving, emergency storage and primary treatment prior to overflow, if an overflow is required.

Constructing a new facility on the property adjacent to the existing Dingman Pumping Station property will simplify the construction of the facility by virtually eliminating conflicts with existing operations. This will reduce the overall cost of the facility and reduce construction risk. In addition, the new forcemain can be installed in the same easement that the existing forcemain occupies; therefore, no additional land or easements are required.

The new facility would include screening and grit removal (pre-treatment), as well as enhanced septage receiving facilities. Pre-treatment of the wastewater flows will reduce the operational challenges currently experienced at the Wonderland Pumping Station and will also enable the use of more energy efficient pumps at the new pumping station.

Finally, the new storage facility will increase the Division's operational ability to reduce peak flows, thereby reducing the number of overflows to the environment, both to the Dingman Creek and at Greenway WWTP.



*Figure 2 – Dingman Creek Storage Facility*

### **Natural Environment**

No significant impacts to the natural environment were identified with any elements of the preferred alternative. The Upper Thames River Conservation Authority was consulted regarding construction within the floodplain, and compensatory flood storage volume will be considered as required.

### **Cultural Heritage**

A cultural heritage property was identified at one of the locations of the preferred alternative, 3544 Dingman Drive. A Cultural Heritage Evaluation Report (CHER) was prepared and presented to the London Advisory Committee on Heritage. Evaluation of opportunities for adaptive reuse will form a specific component of the detailed design for the new facility.

### **Project Funding**

The preferred alternative identified in the South London Wastewater Servicing Study includes new pieces of infrastructure essential to servicing growth in south London. The current EA level estimate for the costs for all aspects of the preferred alternative ranges from \$25 – \$38 million. The various components of the preferred alternative will be phased and incorporated into the next multi-year budget process.

The first phase of the preferred alternative is needed imminently to support new growth in the southwest. The need for increased capacity for the southwest was previously projected to be required in the 2024 timeframe. As such, two growth funded projects were identified in the 2014 Development Charges Background Study related to wastewater servicing in south London:

- ES5263 – Southwest Capacity Improvement (\$15 million, 2024); and
- ES5264 – Wonderland Pumping Station Upgrade (\$2.5 million, 2024).

Given increasing residential, industrial, and commercial development pressure in the southwest the need for wastewater capacity has accelerated by approximately 5 years. Correspondingly, the timing of the two Southwest treatment capacity project will need to be accelerated to 2018-2019. The growth related work will include construction of a new pumping station facility and a new forcemain. Due to the urgency of providing growth required capacity a report recommending a consultant assignment to undertake the detailed design of the growth related servicing work will be submitted to the Civic Works Committee in Q2-2018.

### **Environmental Assessment Next Steps**

Upon acceptance by Council of the recommendations of this report, a “Notice of Completion” will be published identifying that the study report is available for public review for the mandatory 30 calendar days at City Hall – 9<sup>th</sup> Floor and online at: <http://www.london.ca/residents/Environment/EAs/Pages/South-London-Wastewater-Servicing-Study.aspx>

Stakeholders are encouraged to provide input and comments regarding this study during this time period. Should stakeholders feel that issues have not been adequately addressed, they can provide written notification within the 30-day review period to the Minister of the Environment and Climate Change requesting further consideration. This process is termed a “Part II Order” (informally known as a Bump-Up Request). Subject to no requests for a Part II Order being received, the Project File will be finalized.

## **CONCLUSIONS**

The South London Wastewater Servicing Study was undertaken to establish the preferred strategy for accommodating growth in south London. Staff recommends that the preferred servicing alternative of constructing a new multi-faceted facility at the Dingman Creek Pumping Station site be accepted and posted for the 30-day public review period. Due to the urgency of providing growth required capacity a report recommending a consultant assignment to undertake the detailed design will be submitted to committee in Q2-2018.

## Acknowledgements

This document has been prepared with the assistance of Kirby Oudekerk, P.Eng., Environmental Services Engineer in the Wastewater Treatment Operations Division.

<b>SUBMITTED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>GEORDIE GAULD DIVISION MANAGER, WASTEWATER TREATMENT OPERATIONS</b>	<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

April 3, 2018

Attach: Appendix "A" – PIC#1 Information

cc. Tom Mahood, CH2M  
Tom Copeland, Wastewater and Drainage Engineering  
Alan Dunbar City of London  
Jason Davies City of London

# Welcome

## South London Wastewater Servicing Study

### Municipal Class Environmental Assessment Master Plan

#### Public Information Centre

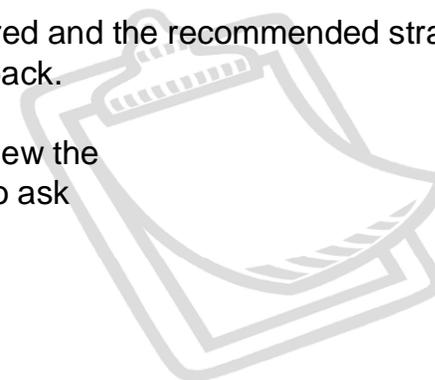
February 26, 2018



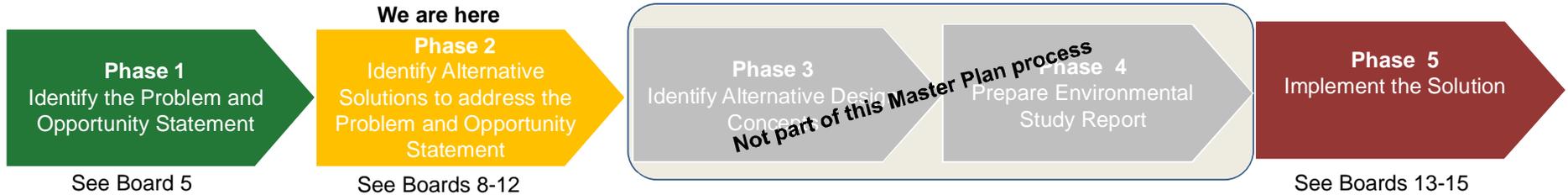
**The purpose of this Public Information Centre (PIC) is to:**

- Introduce the project;
- Communicate the need for a strategy to service the study area;
- Provide an overview of the Class Environmental Assessment/Master Plan process;
- Describe existing and future conditions;
- Present the alternative solutions considered and the recommended strategy; and
- Meet the project team and get your feedback.

Please take a comment form and a pen. As you review the information presented today, we encourage you to ask questions and provide feedback.



**Municipal Class Environmental Assessment - Master Plan Process**



- The project is following the Municipal Class Environment Assessment (EA) process (2015) / Master Plan Approach #2.
- Requirements for all Schedule A, A+ and select B projects will be addressed.
- At the end of the EA process, a Master Plan Project File will be prepared for public review and comment.

**Examples of Applicable Master Plan Projects**

**Schedule B Projects**

<p><b>Increase Pumping Capacity</b> Construct new pumping station or increase pumping station capacity by adding or replacing equipment, where new equipment is located in a new building or structure.</p>	<p><b>Convey Sewage</b> Establish, extend or enlarge a sewage collection system where facilities are not in an existing road allowance or an existing utility corridor.</p>	<p><b>Increase Wet Weather Storage</b> Establish sewage flow equalization tankage in existing sewer system or at existing sewage treatment facilities, or at existing pumping stations for influent and/or effluent control.</p>
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**Schedule A+ Projects**

**Increase Pumping Capacity**  
Increase pumping station capacity by adding or replacing equipment, where new equipment is located in an existing building or structure and where its existing rated capacity is exceeded.

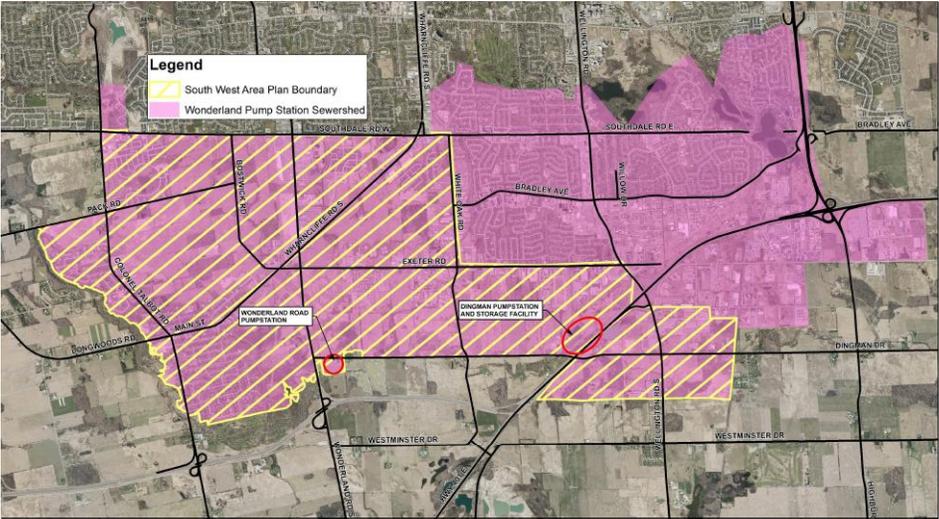
**Schedule A Projects**

**Pre-Treatment**  
Install chemical or other process equipment for operational or maintenance purposes in existing sewage collection system or existing sewage treatment facility.

# Study Area

### What is a Sewershed?

A sewershed is the area that is serviced by a wastewater pumping station or Wastewater Treatment Plant (WWTP). This means that all of the gravity sanitary sewers in the area are directed to the pumping station or WWTP. Any sewershed serviced by a pumping station relies on that pumping station to convey the collected flows to a WWTP. In this case, Wonderland PS conveys flows from the Wonderland Sewershed to Greenway Wastewater Treatment Centre (WWTC).



The study area includes the entire **Wonderland Sewershed** as shown in purple on the map above.

Within the study area are lands included as part of the Southwest Area Secondary Plan and the Industrial Land Development Strategy

### What is a Pumping Station?

A pumping station is typically a building located in the lowest area within the sewershed. It receives sanitary flows from gravity sewers and directs the sewage to a larger trunk sewer, a wastewater treatment plant or to another sewershed.



### What is a Storage Facility?

A sewage storage facility is a holding tank or lagoon for retaining sewage during periods of high flow instead of sending overflows to the environment. Sewage flows back into the sewage collection system after flows have returned to normal.





**Wonderland Pumping Station (PSWL)**

- PSWL was constructed in 2008 to replace the temporary Dingman Creek Pumping Station and to service growth in the southwest corridor.
- PSWL directs sanitary flow from the City’s south end to the Greenway Wastewater Treatment Centre (WWTC).

**Dingman Creek Pumping Station (PSDC)**

- PSDC was constructed in 1967 as a temporary pumping station to service the White Oaks area.
- PSDC was taken out of regular service after the PSWL was brought into service.
- PSDC currently houses the pumps that direct sewage to the SFDC during high flow events.
- The PSDC forcemain extends down Dingman Drive, White Oak Road and discharges at Wharncliffe Road South, north of Southdale Road. PSDC was decommissioned in 2009.

**Dingman Creek Storage Facility (SFDC)**

- SFDC was constructed in 2004 to provide emergency sewage storage and to mitigate sanitary sewage overflows to Dingman Creek during large wet weather events.
- SFDC has been effective in reducing sanitary sewage overflows to Dingman Creek.



# Existing Conditions

## Socio – Economic

The Project Study Area is located in the Dingman / Wonderland corridor within the south end of the City of London. It includes a mixture land uses including:

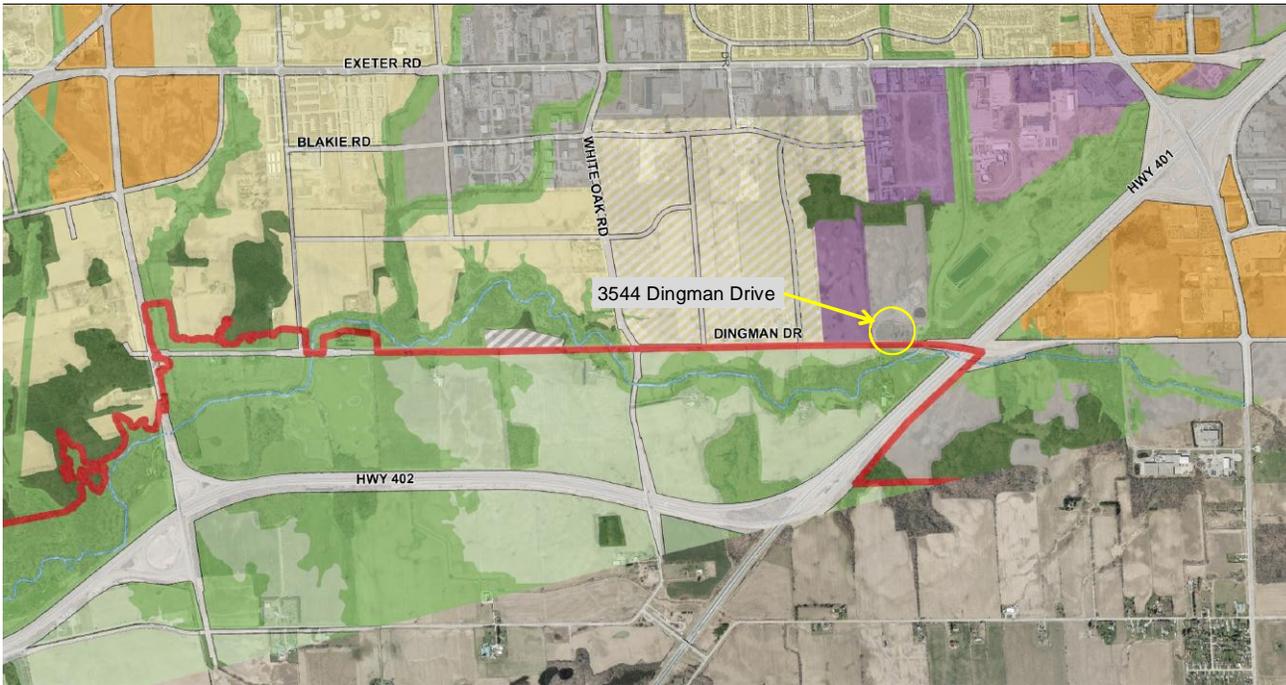
- agriculture
- industrial
- future development
- major road corridors
- green space
- environmental review



## Cultural Heritage

The Stage 1 background study for the study area determined that the potential for the recovery of both pre- and post-contact Indigenous and 19th century Euro-Canadian archaeological resources within most of the study area is high.

A Stage 2 Archaeological Assessment will be required for areas identified as retaining archaeological potential that will be impacted by the recommendations of this project. This work will be undertaken during detailed design.



3544 Dingman Drive is listed on the City of London Register (Inventory of Heritage Resource). It is identified as a 1870 Ontario farmhouse. The barn is listed as a Priority 1 feature and the house is a Priority 2 feature. The barn was demolished in 2015.

**Natural Environment**

Based on background review, several significant features were identified within the study area, including:

- Significant Corridor/Valleyland related to Dingman Creek
- Significant Woodland
- Westminster Ponds/Pond Mills ESA and PSW.

Within the study area, there is potential for several Species at Risk (SAR), however, during field investigations none of the species were observed.\*

**Potential SAR:**

- 15 Endangered Species (including Drooping Trillium, Red Mulberry and American Badger)
- 12 Threatened Species (including Rusty-Patched Bumble Bee, Blue Ash and Barn Swallow)
- 12 Special Concern Species (including Monarch, Climbing Prairie Rose and Snapping Turtle)

\* Additional surveys and inventories will be conducted for the recommended servicing strategy.



Drooping Trillium



Rusty-Patched Bumble Bee



Snapping Turtle



Red Mulberry

The following Long List of Alternatives was identified to address capacity issues along the Dingman Drive/Wonderland Road sanitary servicing corridor.

**1. Do Nothing**

- Operate the Wonderland Pumping Station at the current capacity.

**2. Limit Growth**

- Restrict development within the area to limit growth and reduce the need for additional infrastructure.

**3. Increase Pumping Capacity to Greenway WWTC**

- Increase the pumping capacity to meet the future development needs of the sewershed.

**4. Increase Pumping Capacity to an Alternate Treatment Facility**

- Construct a new pumping station and forcemain to direct sewage to one of the City’s five other treatment facilities.

**5. Provide Full Treatment (New Treatment Facility)**

- Establish a new treatment facility on the Dingman/Wonderland corridor.

**6. Increase Wet Weather Storage Capacity**

- Construct a storage facility to better manage peak flows and reduce untreated sewage bypasses to the river.

**7. Improve Septage Receiving**

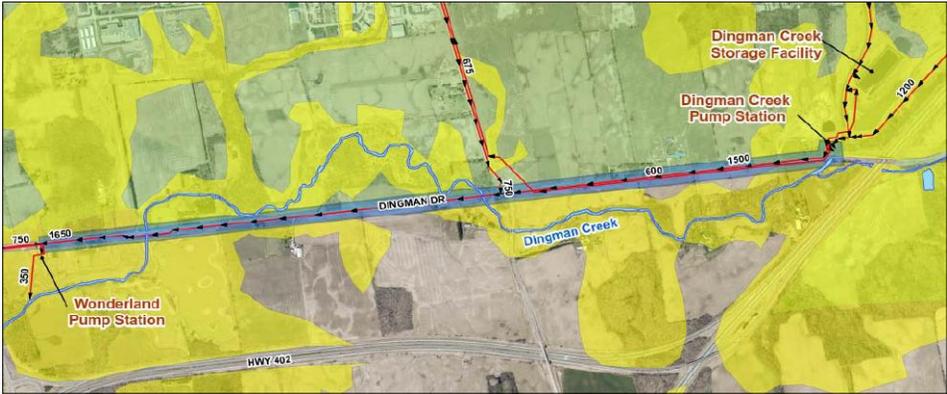
- Monitor and treat septic waste receiving to reduce the influx of grit and FOG in the PSWL sewershed.
- New facility will include enhanced odour control capability.

The Long List of Alternatives was evaluated based on the screening criteria and if they can address the Problem and Opportunity Statement (Board 5).

Alternative	Evaluation	Recommended
1. Do Nothing	Does not address the operational challenges at the Wonderland Pumping Station and will not provide sufficient capacity for the sewershed.	No
2. Limit Growth	Does not address the operational challenges at the Wonderland Pumping Station and will not provide sufficient capacity for the sewershed. Does not comply with the development goals and policies of the London Plan. Significant amendment to the London Plan will be required.	No
3. Increase Pumping Capacity to Greenway WWTC <ul style="list-style-type: none"> <li>• Upgrade PSWL</li> <li>• Upgrade PSDC</li> <li>• Establish New PS</li> </ul>	Increasing the pumping station capacity will service the future development needs of the sewershed. Increasing the pumping capacity will be achieved by adding pumps to the existing pump station or establishing a new pumping station and constructing a second forcemain. Increasing the capacity to Greenway WWTC delays the need for a new Southside WWTP. It is recommended that the solution include pre-treatment to remove FOG and grit.	Yes (Schedule B project) <b>See Boards 10-12</b>
4. Construct Pumping Capacity to an Alternate Treatment Facility	Sewage from the Wonderland sewershed is directed to Greenway WWTC through the gravity collection system. Greenway WWTC and the collection system have limited long term capacity to accept additional sewage. This servicing restriction will be alleviated if a new pumping station directs sewage to another treatment facility in the City. It is recommended that the solution include pre-treatment to remove FOG and grit.	Yes (Schedule B project)
5. Provide Full Treatment (New Treatment Facility)	The Wonderland sewershed is currently serviced by the Greenway WWTC. This facility is located centrally along the Thames River north of Wonderland Road. Establishing a new treatment facility in the City's south area can alleviate the collection system and reduce pumping requirements. However, Dingman Creek does not have capacity to receive the additional flow, therefore it will have to be pumped into the Thames River. Additionally, there is sufficient treatment capacity available at other treatment facilities in the City (Greenway WWTC, Vauxhall WWTP and Pottersburg WWTP).	No
6. Increase Wet Weather Storage Capacity	Adding sanitary storage will provide more operational flexibility to mitigate direct sewage discharges to the environment.	Yes (Schedule B project) <b>See Boards 13-15</b>
7. Improve Septage Receiving	Monitoring and treatment of septic waste will reduce the influx of grit and FOG in the sanitary sewershed.	Yes (Schedule A project)

## Pumping Station Location Criteria

Must be located upstream of the Wonderland Pumping Station and downstream of the two large diameter sewers from the White Oaks and Pond Mills/Berkley Industrial areas.



## Pumping Station Location Alternatives

Considering the above, six sites were selected for further evaluation.



**Pumping Station Location Evaluation Criteria**

Factor Groups			
Socio-Economic	Cultural Environment	Natural Environment	Technical
<ul style="list-style-type: none"> <li>• Land use</li> <li>• Construction impacts</li> </ul>	<ul style="list-style-type: none"> <li>• Archaeology</li> <li>• Cultural Heritage Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Terrestrial</li> <li>• Aquatic</li> <li>• Species at Risk</li> </ul>	<ul style="list-style-type: none"> <li>• Design</li> <li>• Constructability</li> <li>• Operations</li> <li>• Cost</li> </ul>

**Pumping Station Location Evaluation**

Pumping Station Location Alternatives						
	Alternative 1: Upgrade Wonderland PS	Alternative 2: Upgrade Dingman Creek PS	Alternative 3: Establish New PS			
			Alternative 3A: South of Dingman Drive	Alternative 3B: North of Dingman Drive	Alternative 3C: At Dingman Creek PS	Alternative 3D: At Dingman Creek existing storage facility
Socio-Economic	Green	Green	Yellow	Yellow	Green	Green
Cultural Environment	Green	Green	Yellow	Yellow	Yellow	Yellow
Natural Environment	Yellow	Yellow	Green	Green	Yellow	Yellow
Technical	Red	Red	Yellow	Green	Green	Yellow
Recommended Alternative	Red	Yellow	Yellow	Green	Recommended	Yellow

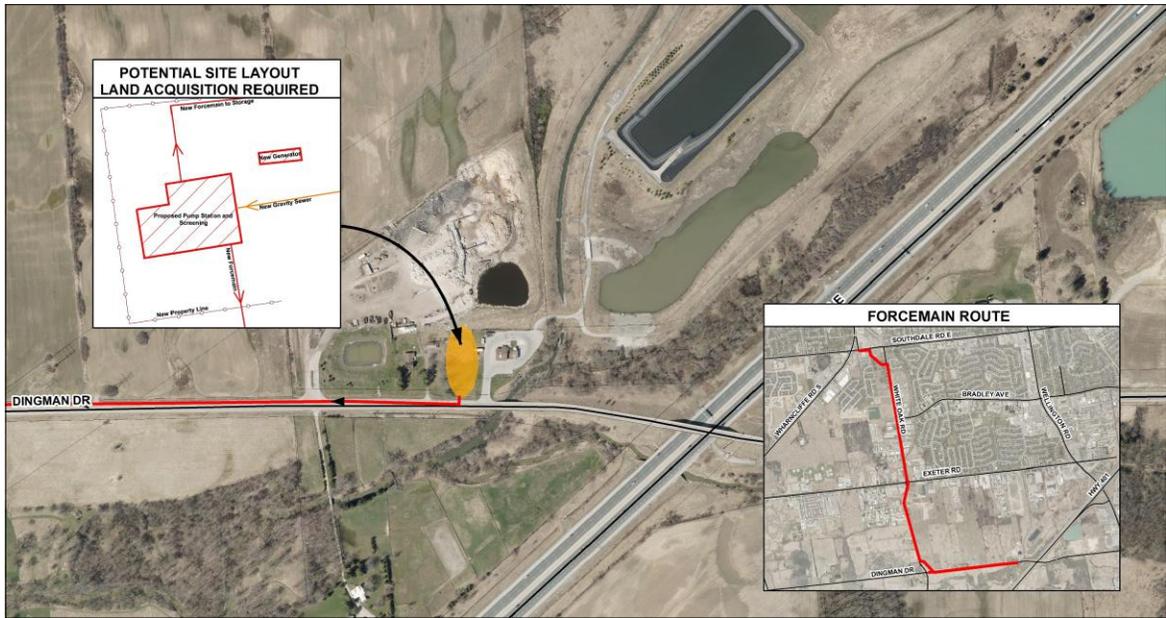
## Pumping Station Location Recommended Solution

The recommended strategy is **Alternative 3C: New Pumping Station at Dingman Creek** (adjacent to the existing PSDC) for the following reasons:

- It is located upstream of the existing deep gravity sewer along Dingman Drive, therefore the depth of the PS will be shallower which in turn is less costly.
- It is adjacent to existing municipal infrastructure.
- It is located in an area of predominantly industrial and agricultural lands with low impact to existing residents and businesses.

## Pumping Station Location Project Details

- The new pumping station will intercept flow from the gravity sewer.
- From there, the new pumping station will send sewage to the Greenway WWTC via a forcemain along Dingman Drive, White Oak Road, Southdale Road and Wharncliffe Road South and discharge to the existing trunk sewer.
- The overflow for the pumping station will direct sewage to the PSWL, through the existing gravity system, or the storage facility.
- The proposed pumping station will provide preliminary treatment, screening, grit and FOG removal.
- The pumping station will have the capacity to service the upstream gravity system for the 20 year horizon.



## Storage Facility Location Criteria

- The location is to be in close proximity to a pumping station or the existing storage facility.
- Locating the new facility near the existing storage facility will allow for combined operation.
- If the storage facility is to be located within the Upper Thames River Conservation Authority (UTRCA) regulated area or flood plain, compensation must be provided to offset the loss of flood storage. (The regulated area is the area of land that the UTRCA has jurisdiction over.)

## Storage Facility Location Alternatives

- Four locations along the Wonderland / Dingman corridor were selected for the new storage facility.
- Each location is adjacent to a proposed PS location to allow for combined operations.



**Storage Facility Location Evaluation Criteria**

Factor Groups			
Socio-Economic	Cultural Environment	Natural Environment	Technical
<ul style="list-style-type: none"> <li>Land use</li> <li>Construction impacts</li> </ul>	<ul style="list-style-type: none"> <li>Archaeology</li> <li>Cultural Heritage Resources</li> </ul>	<ul style="list-style-type: none"> <li>Terrestrial</li> <li>Aquatic</li> <li>Species at Risk</li> </ul>	<ul style="list-style-type: none"> <li>Design</li> <li>Constructability</li> <li>Operations</li> <li>Cost</li> </ul>

**Storage Facility Location Evaluation**

Storage Facility Location Alternatives					
	Alternative 1: Wonderland PS	Alternative 2: South of Dingman Drive	Alternative 3: North of Dingman Drive	Alternative 4	
				Alternative 4A: South of Existing Storage Facility	Alternative 4B: North of Existing Storage Facility
Socio-Economic					
Cultural Environment					
Natural Environment					
Technical					
Recommended Alternative					<b>Recommended</b>

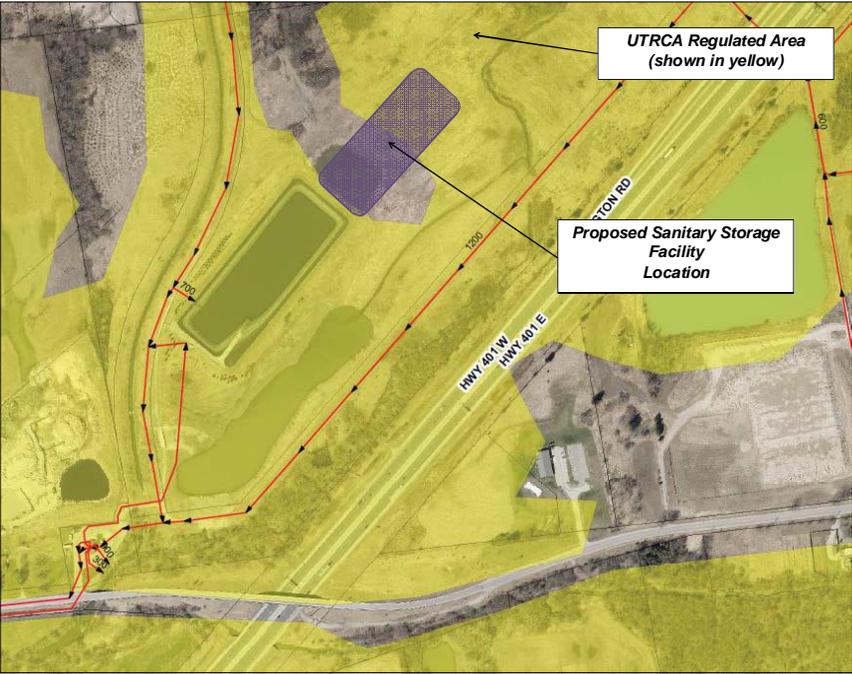
## Storage Facility Location Recommended Solution

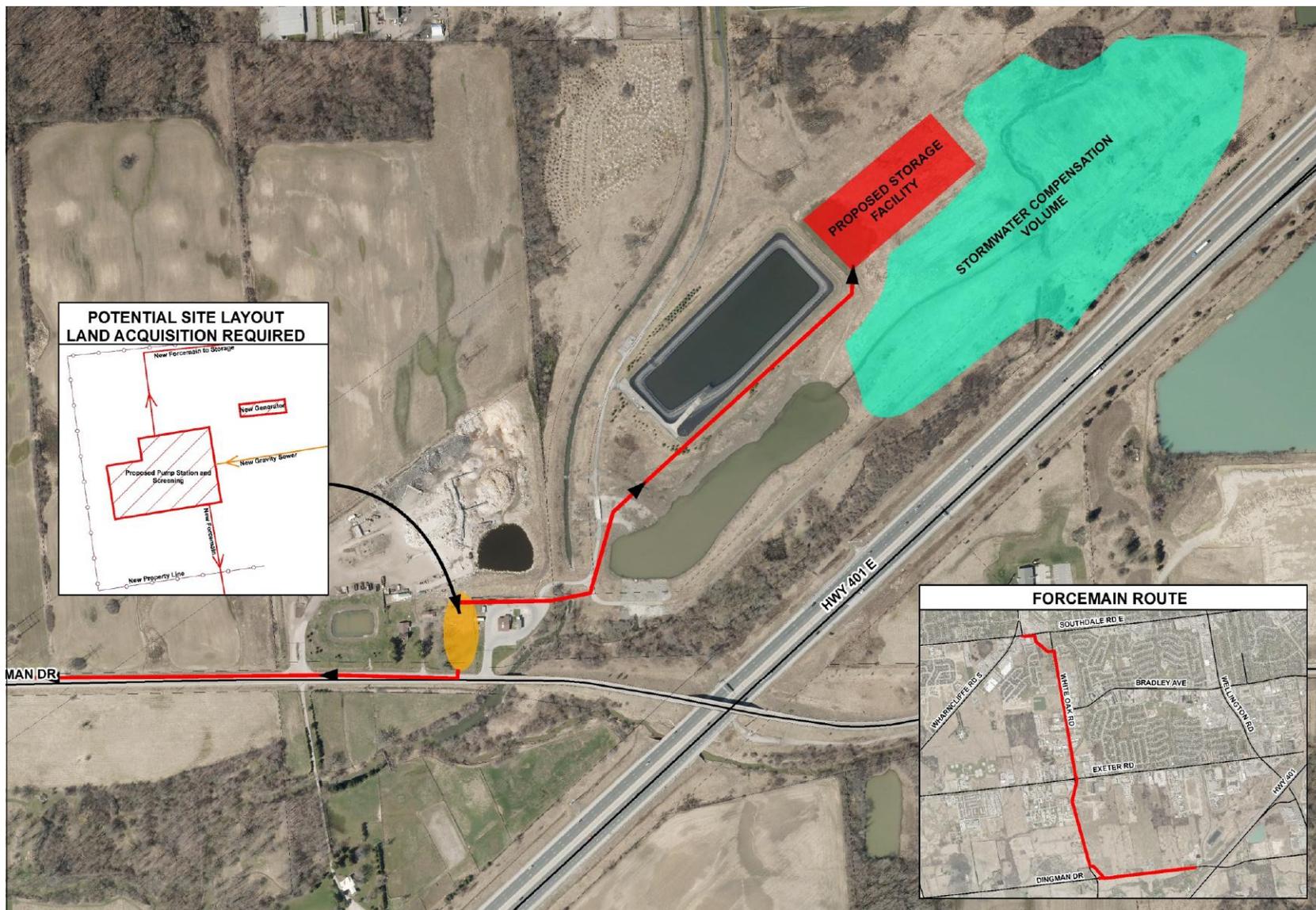
The recommended strategy is **Alternative 4B: New Storage Facility Adjacent to Existing Facility**. This location meets the criteria and provides the following:

- The location is adjacent to existing infrastructure which allows for combined operations;
- The area is visually obscured from the public; and
- The land is City owned and is less desirable for future development.

## Storage Facility Location Project Details

- The new storage facility will provide additional retention time during wet weather and facilitate system improvements during dry weather.
- The new storage facility will have a connection to the existing storage facility. The two facilities can operate in series or in parallel.
- Any loss of Dingman Creek Subwatershed flood storage in the property caused by construction of the sanitary storage will be offset.





Noise/Dust/Vibration

- Construction operations to occur during day shift.
- Use of low noise equipment during construction, where possible.



Archaeology

- Complete Stage 2 archaeological assessment based on Stage 1 Archaeological assessment findings.
- If any archaeological and/or historical resources are discovered during the performance of construction work, the performance of the work in the area of the discovery is to halt. The Ministry will be notified for an assessment of the discovery. Work in the area of the discovery will not resume until cleared to do so by the Ministry.



Cultural Heritage

- There is potential for 'adaptive reuse' of the Listed house at 3544 Dingman Drive.
- AECOM is preparing a Cultural Heritage Evaluation Report to identify the significant features of the house.
- This report will be presented to London Advisory Committee on Heritage (LACH) for review and further discussions.



Traffic Management

- Prepare Traffic Management Plan including staging drawings.
- Maintain one lane of traffic and access to property at all times.
- Provide advanced notification to affected property owners.



Natural Environment

Additional studies will be required including:

- Ecological Land Classification and Botanical Inventory,
- Bat Maternity Habitat Assessment,
- Breeding Bird Surveys,
- Breeding Amphibian Surveys, and
- Aquatic Habitat Assessment.



The need for these studies will be determined in consultation with the City for the preparation of the Environmental Impact Study (EIS).

## Next Steps

- Comments received from the public, the City and Approval Agencies (UTRCA) will help confirm the preferred servicing strategy.
- A Master Plan report will be prepared and made available for public review for 30 days.
- If no issues are raised within the 30 days review period, the City will proceed to detailed design, approvals and construction.
- Detailed design will be completed and construction will begin.



Please remember to drop off your completed comment form before you leave or send it to us before March 12, 2018.

## Thank You for Attending

- We appreciate the time you have taken to learn more about the Project.
- We value your input to this study and encourage you to stay connected.
- Please visit the City’s website: <http://www.london.ca/residents/Environment/EAs/Pages/default.aspx>
- Join our mailing list: leave us an email or mailing address so we can keep you up-to-date as the project progresses.
- Contact us with additional comments or questions at any time.

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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>UPDATE ON THE THAMES RIVER CLEAR WATER REVIVAL INITIATIVE AND ASSOCIATED WATER MANAGEMENT PLAN</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the following information report concerning the Thames River Clear Water Revival Initiative and associated water management plan **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

- Report to the September 26, 2017 meeting of Civic Works Committee, Domestic Action Plan (DAP): London – Proposal Update (Agenda Item # 14)
- Report to the April 24, 2017 meeting of the Civic Works Committee, Environmental Programs Update: Thames River Clear Water Revival (Agenda Item # 10),
- Report to the November 29, 2016 meeting of the Civic Works Committee, Lake Erie Bi-National Phosphorus Reduction Target and Comments on Reducing Phosphorous to Minimize Algal Blooms in Lake Erie (EBR registry #012-8760) (Agenda Item # 20),
- Report to the April 20, 2015 meeting of the Civic Works Committee, Environmental Programs Update: Thames River Clear Water Revival (Agenda item # 12),
- Report to the April 8, 2013 meeting of the Civic Works Committee Environmental Programs Update: Thames River Clear Water Revival, Agenda Item # 2),
- Report to the May 14, 2012 meeting of the Civic Works Committee, Environmental Programs Update: Thames River Clear Water Revival (Agenda Item # 9), AND
- Report to the July 18, 2011 meeting of the Built & Natural Environment Committee, Update: Thames River Clear Water Revival (Agenda Item # 33).

<b>2015-19 STRATEGIC PLAN</b>
-------------------------------

The following report supports the Strategic Plan through the strategic focus areas of *Building a Sustainable City* and *Strengthening our Community* directly and indirectly as follows:

- Strengthening our Community – healthy, safe & accessible City of London;
- Growing our Economy – Strategic, collaborative partnerships;
- Building a Sustainable City – Strong & healthy environment.

## BACKGROUND

### Purpose

The purpose of this report is to provide Committee and Council with a status report and update on the Thames River Clear Water Revival Initiative and related Water Management Plan.

### Context

The Thames River Clear Water Revival Initiative is a project specifically listed in Council's Strategic Plan reflecting the importance of the Thames River to the City of London. It appears both under *Building a Sustainable City* and *Strengthening our Community*. This multi-year, multi-stage project involves a steering committee comprised of all levels of government, two Conservation Authorities, several First Nations and City of London staff who together represent the entire river watershed interests.

The initiative began originally in 2009 by staff at the City of London, to address questions regarding the health of the Thames River. That conversation broadened into a more holistic, watershed-wide approach when other interests, communities and organizations contributed their support and ideas. The initiative continued to evolve to address emerging issues such as the Canada-Ontario Lake Erie Action Plan (formerly referred to as the Domestic Action Plans) for phosphorus reduction in Lake Erie and related concerns over algae blooms.

## DISCUSSION

### Clear Water Revival Initiative:

This overall initiative is described as a watershed strategy for the Thames River. The various components of the strategy are illustrated on the attached graphic showing concentric circles or scales of work radiating from the centre. The centre circle is the watershed strategy which has been titled the "Thames River Clear Water Revival". This strategy forms the overall objective to improve the health of the Thames River (see **Figure 1**).

The various components of the strategy as envisioned today are the necessary steps needed to reach the objective. They are shown as project "boxes" positioned on the various concentric circles to represent the scale of work. Several of these projects have been completed in London (e.g. Urban Forest Analysis, Thames Valley Corridor Study) however they have not been done for other watershed communities and municipal jurisdictions.

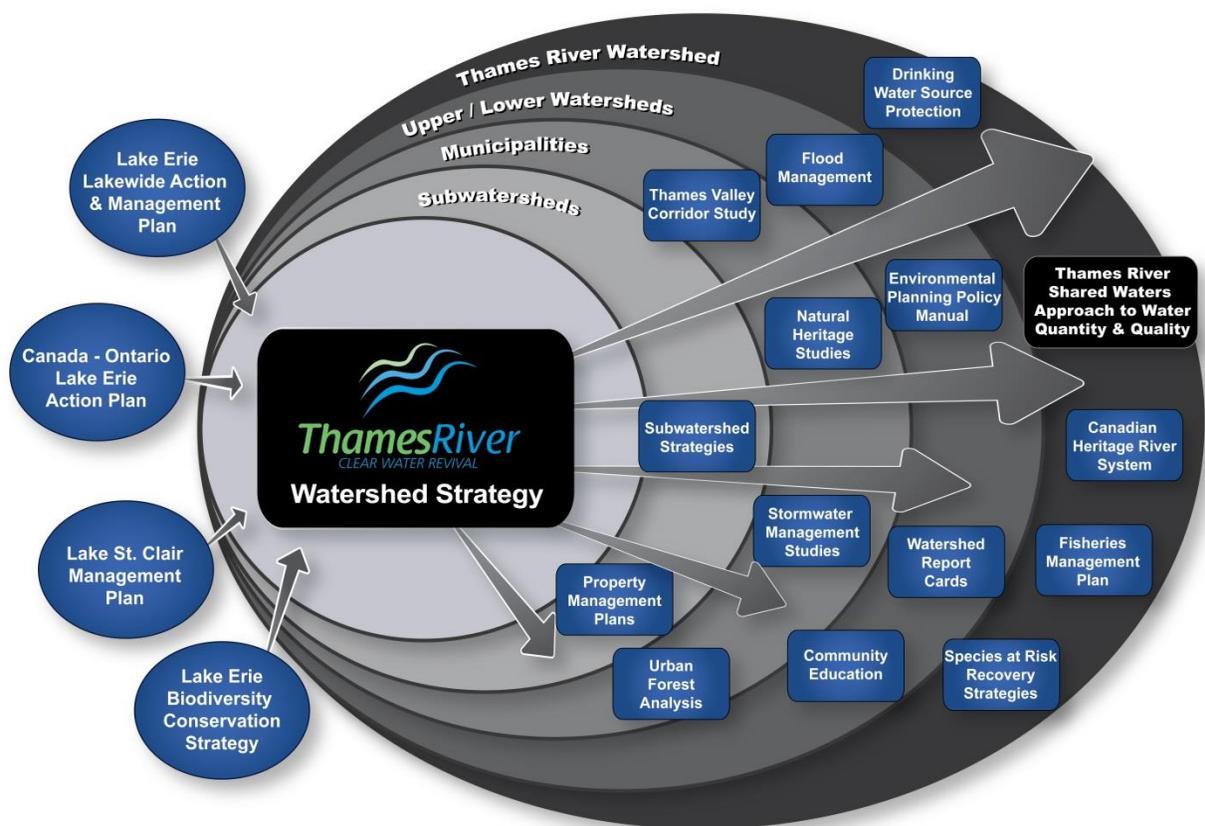


Figure 1: Thames River Clear Water Revival Watershed Strategy

**“A Shared Waters Approach – Water Management Plan”:**

One component of the overall strategy is a Water Management Plan, this being the steering committee’s first project. It has currently been completed in draft form with a final version nearing completion awaiting stakeholder comments. It will update the previous and only river basin study done for the entire Thames River Watershed completed in 1975. The 1975 document was prepared by two Ministries of the Province of Ontario and is in dire need of an update, given that it was written at a time when the construction of water resource dams was still being recommended.

The Water Management Plan focuses on water quality and quantity in the Thames River and has been titled a “*Shared Waters Approach*”. This title reflects the influence of the First Nations participants and communities who have shared their traditional knowledge and perspectives. The main themes have continued to guide the plan from the start of the process, however the specific topics have evolved given the recent concern over excessive phosphorus entering Lake Erie and creating harmful algae blooms. The Thames River has been identified by both the Provincial and Federal Governments as a contributor to this problem and London’s action in response to this concern have been detailed and presented in earlier Civic Works Committee reports.

One of the encouraging developments that has taken place through this project is the engagement of First Nations communities. This engagement has been facilitated through a separate First Nations Engagement Working Committee that includes participation by many of the downstream neighbouring First Nations communities. Working Committee meetings have provided the opportunity for a number of City projects to be vetted as information presentations.

The Water Management Plan will be completed later this year and a report detailing the plan will come to this Civic Works Committee and Council for endorsement. Implementation and outreach will be the next steps over the following two years. Several of the expected recommendations from the “plan” include efforts already being implemented in London (e.g. low impact development, sewer separation, wastewater treatment plant upgrades, enhanced tree planting).

**Financial and in-kind Contribution:**

The project is co-funded by Environment Canada and Climate Change, Ministry of the Environment and Climate Change, Upper Thames River Conservation Authority and the City of London with in-kind support from several other agencies. Our modest contribution has been \$25,000 per year for the past four years plus in-kind support. We have included a similar amount in the existing budget request for the next four year budget cycle. The multi-agency financial contributions assists in securing a project manager to lead the project. Tara Tchir has served as project manager for the past four years and is employed by the Upper Thames River Conservation Authority.

City staff have been actively involved in the Clear Water Revival initiative since its inception and the Division Manager, Wastewater and Drainage Engineering currently co-chairs the steering committee.

<b>CONCLUSION</b>
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The Steering Committee continues to see the strategy and related projects as worthwhile initiatives. The overall strategy will continue to set the groundwork for more collaborative efforts with our neighboring river communities, our First Nation communities and our Provincial and Federal Governments to protect and improve the water quality of the Thames River.

**Acknowledgements:**

This report was prepared by Patrick Donnelly and Tom Copeland with input from Chris Harrington and Tara Tchir of the Upper Thames River Conservation Authority.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>PATRICK DONNELLY, M.Sc. RPP WATERSHED PROGRAM MANAGER, ENVIRONMENTAL PROGRAMS</b>	<b>TOM COPELAND, P. ENG. DIVISION MANAGER, WASTEWATER &amp; DRAINAGE ENGINEERING</b>
<b>REVIEWED &amp; CONCURRED BY:</b>	<b>RECOMMENDED BY:</b>
<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>

March 8, 2018/pd

cc: Chris Harrington, UTRCA  
Tara Tchir, UTRCA

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>CONTRACT AWARD: TENDER T18-08 2018 GROWTH MANAGEMENT IMPLEMENTATION STRATEGY SOUTHWEST AREA TRUNK SANITARY SEWER – PHASE 3</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the award of contracts for construction of Phase 3 of the Southwest Area Trunk Sanitary Sewer:

- (a) the bid submitted by L82 Construction Ltd., Suite A – 2070 Huron Street, London, ON, N5V 5A7, at its tendered price of \$7,296,700.00 excluding H.S.T., for the construction of Phase 3 of the Southwest Area Trunk Sanitary Sewer, **BE ACCEPTED**; it being noted that the bid submitted by L82 Construction Ltd., was the lowest of seven bids received and meets the City’s specifications and requirements in all areas;
- (b) AECOM Canada Ltd **BE APPOINTED** Consulting Engineers to complete the construction administration for the Southwest Area Trunk Sanitary Sewer – Phase 3 in accordance with the estimate, on file, at an upset amount of \$482,025.50, including 10% contingency, excluding H.S.T., and in accordance with Section 15.2 (g) of the City of London’s Procurement of Goods and Services Policy;
- (c) the financing for the project **BE APPROVED** in accordance with the “Sources of Financing Report” attached hereto as Appendix “A”;
- (d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project;
- (e) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract; and,
- (f) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- 2017-07-17 [Appointment of Consulting Engineers, Growth Management Implementation Strategy Southwest Sanitary Servicing Projects](#)
- 2016-04-12 [Contract Award: Tender T16-13, Growth Management Implementation Strategy \(GMIS\) Campbell Street Improvements – Southwest Area Trunk Sanitary Sewer – Phase 2](#)
- 2015-03-23 [Contract Award: Tender T15-04, Growth Management Implementation Strategy \(GMIS\) Southwest Area Trunk Sanitary Sewer – Phase 1](#)

- 2015-02-03 [Southwest Area Trunk Sanitary Sewer Detailed Design Appointment of Consulting Engineer: Phase 2 – Campbell Street \(Hamlyn Street to Lambeth Optimist Park\)](#)
  
- 2014-05-12 [Southwest Area Trunk Sanitary Sewer Detailed Design: Appointment of Consulting Engineer: Phase 1 – Wonderland Road South \(Dingman Drive to Wharncliffe Road South\) & Hamlyn Street \(Wonderland Road South to Campbell Street\)](#)
  
- 2014-02-03 [Notice of Completion of the Southwest Area Sanitary Servicing Master Plan: Municipal Class Environmental Assessment for the Southland Wastewater Treatment Plant and Proposed Sanitary Servicing of the Southwest Area \(ES5260\)](#)

**2015-19 STRATEGIC PLAN**

This report and its recommendations support the Strategic Plan under Building a Sustainable City – Responsible Growth, by planning, designing and constructing new infrastructure consistent with the Growth Management Implementation Strategy (GMIS).

**BACKGROUND**

**Purpose**

This report recommends the award of tender to a contractor and continuation of consulting services for the construction of the Southwest Area Trunk Sanitary Sewer – Phase 3 (Appendix B Location Map).

**Context**

Phase 3 of the Southwest Area Trunk Sanitary Sewer is the continuation of work completed under Phase 1 and Phase 2 and has been identified in both the 2014 Development Charges Sanitary Servicing Background Study and the 2018 Growth Management Implementation Study (GMIS) as ‘SS13B’. Phase 3 will establish an important municipal sanitary servicing linkage for the southwest area of the City and open development opportunities in the area. Awarding this contract and consultant fees will enhance or provide sanitary servicing for approximately 645 hectares (1593 acres) of mixed residential, commercial, and industrial development.

Approximately 150m of deep trunk sanitary sewer on Exeter Road, 700m on Wharncliffe Road, and 900m on Wonderland Road will be installed as part of Phase 3. In addition, approximately 180m of storm sewer will be installed on Wonderland Road to accommodate the future storm servicing strategy in the Southwest Area.

**DISCUSSION**

Construction is scheduled to begin immediately in April 2018 and will take the remaining construction season to complete the works. Construction activities will progress from the intersection of Wonderland Road South and Hamlyn Street and proceed north on Wonderland Road, up Wharncliffe Road and terminate near Morgan Avenue.

The project will take advantage of the lower traffic summer months and utilize project staging to avoid any intersection closures and eliminate the need for any road closures. A minimum of two lanes of traffic will be maintained at all times throughout the duration

of this project. Businesses in the area will be kept apprised of activities that will have impact on property access. The contractor and the City's contract administration consultant will strive to maintain access to local businesses.

The project, once complete, will also provide the opportunity for properties on private systems to connect to the municipal sanitary system. Property owners within the project limits also have an opportunity to take advantage of the City's Private Drain Connection (PDC) program which allows existing privately serviced properties with septic systems to obtain a PDC at a subsidized cost. Sanitary Frontage Charges and PDC charges consistent with City By-Laws will apply if a property owner chooses to connect to the municipal sanitary sewer system.

### Tender Summary

Seven (7) contractors submitted tenders on the project with the tender prices listed below (excluding H.S.T.). Tenders for this project were opened on Wednesday February 28, 2018.

CONTRACTOR		TENDER PRICE SUBMITTED	CORRECTED TENDER PRICE
1.	L82 Construction Inc.	\$ 7,296,700.00	-
2.	Bre-Ex Construction Inc.	\$ 8,964,649.00	\$9,062,649.01
3.	CH Excavating Ltd.	\$ 9,455,397.03	-
4.	Birnam Excavating Ltd.	\$ 9,726,559.98	\$9,726,601.98
5.	J-AAR Excavating Ltd.	\$ 9,882,227.50	-
6.	Omega Contractors Inc.	\$ 9,886,604.47	-
7.	Blue-Con Construction	\$ 10,723,373.43	\$10,722,373.43

All tenders have been checked and clerical errors have been corrected. Each contractor's qualifications have been reviewed by the Environmental and Engineering Services Area and the City's Consultant, AECOM.

The tender estimate prior to tender opening was \$9,594,137.80 excluding H.S.T. L82's low bid submission is competitive and is approximately \$2,300,000 below the pre-tender estimate. All tenders shown above include a contingency allowance of \$850,000.00, excluding H.S.T.

### Consulting Fees

AECOM has shown their competency and expertise with infrastructure projects of this type and have provided good performance in the past on City projects. City staff continue to foster a collaborative working relationship that focuses on achieving the lowest lifecycle cost and highest service performance for municipal infrastructure.

In accordance with Section 15.2(g) of the Procurement of Goods and Services Policy, Civic Administration is recommending that AECOM be authorized to carry out the construction administration for Phase 3 of the Southwest Area Trunk Sanitary Sewer. AECOM has satisfactorily completed the detailed design and construction administration for all phases of this trunk sanitary sewer and is recommended for award of the balance of the work having satisfied all financial, reporting and other conditions required of the Policy. It is to the financial advantage of the City due to the fact that this consultant has specific knowledge of the project and have undertaken work for which duplication would be required if another firm were to be selected.

In addition, staff have reviewed the fee submissions in detail considering the hourly rates provided by each staff member. Staff have confirmed that hourly rates are

consistent with those submitted through competitive processes. Staff also reviewed the time allocated to each project related task. Staff can confirm that the amount of time allocated to each project task is consistent with prior projects of a similar nature that have been awarded through a competitive process. In general, the assignment is found to be reasonable and in-line with those that would be expected through a competitive process.

A breakdown of consulting fees for Phases 1, 2 and 3 of the Southwest Area Trunk Sanitary Sewer is shown below:

	<b>Design Fee</b>	<b>Construction Administration Fee</b>
Phase 1	\$399,926.00	\$526,460.00
Phase 2	\$167,523.00	\$267,349.56
Phase 3	\$361,624.00	<b>\$482,025.50</b>

### **Financial Impact**

Contract costs for Phase 3 are under budget and less than the cost estimate in the 2014 Development Charge Sanitary Background Study and 2018 GMIS Update.

Future additional annual operating costs of \$1,500 are anticipated as a result of this project, noting that these costs are attributed to new infrastructure and can be accommodated within future City operating budgets.

## **CONCLUSIONS**

Staff recommend that the construction contract be awarded to L82 Construction Ltd. to achieve project objectives. It is further recommended that AECOM undertake the contract administration and inspection services during construction as it is in the best technical and financial interest of the City.

**Acknowledgements**

This report was prepared by Kevin Graham, P.Eng of the Wastewater and Drainage Engineering Division.

<b>SUBMITTED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>TOM COPELAND, P. ENG. DIVISION MANAGER WASTEWATER AND DRAINAGE ENGINEERING</b>	<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR WATER &amp; WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>	

April 5, 2018

Attach: Appendix A – Sources of Financing  
Appendix B – Phase 3 Southwest Area Trunk Sanitary Sewer Location

c.c. John Freeman, Manager, Purchasing and Supply  
AECOM Canada Ltd.  
Gary McDonald, Budget Analyst  
Alan Dunbar, Manager, Financial Planning and Policy  
Jason Davies, Manager, Financial Planning and Policy

APPENDIX 'A'

#18067

Chair and Members  
Civic Works Committee

April 17, 2018  
(Award Contract)

**RE: 2018 Growth Management Implementation Strategy**  
**Southwest Area Trunk Sanitary Sewer - Phase 3**  
**(Subledger WW170006)**  
**Capital Project ES5248 - Wharncliffe Road South Trunk Sanitary**  
**Capital Project EW376518 - Water Infrastructure Lifecycle Renewal**  
**Capital Project TS144618 - Road Networks Improvements**  
**Capital Project TS406718 - Traffic Signals - Mtce**  
**Capital Project TS512318 - Street Light Maintenance**  
**L82 Construction Ltd. - \$7,296,700.00 (excluding H.S.T.)**  
**AECOM Canada Ltd. - \$482,025.50 (excluding H.S.T.)**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Environmental & Engineering Services & City Engineer, the detailed source of financing for this project is:

	Approved Budget	Revised Budget	Committed to Date	This Submission	Balance for Future Work	
<b>SUMMARY OF ESTIMATED EXPENDITURES</b>						
<b>ES5248-Wharncliffe Rd S Trunk Sanitary</b>						
Engineering	\$358,479	\$742,726	\$308,582	\$434,144	\$0	
Construction	7,641,521	7,256,279	5,088	6,488,434	762,757	
Construction (PDC Portion)	2)	40,000		40,000	0	
City Related Expenses		995	995		0	
	8,000,000	8,040,000	314,665	6,962,578	762,757	
<b>EW376518-Water Infrastructure Lifecycle Renewal</b>						
Engineering	1,250,000	1,250,000	364,766		885,234	
Construction	7,222,019	7,222,019	2,058,544	43,452	5,120,023	
	8,472,019	8,472,019	2,423,310	43,452	6,005,257	
<b>TS144618-Road Networks Improvements</b>						
Engineering	1,000,000	1,000,000	401,111	33,591	565,298	
Construction	11,661,996	11,661,390	5,469,989	508,486	5,682,915	
City Related Expenses		606	606		0	
	12,661,996	12,661,996	5,871,706	542,077	6,248,213	
<b>TS406718-Traffic Signals - Mtce</b>						
Engineering	130,935	257,960	240,879	17,081	0	
Construction	3,840,060	3,713,035	502,160	258,564	2,952,311	
	3,970,995	3,970,995	743,039	275,645	2,952,311	
<b>TS512318-Street Light Maintenance</b>						
Engineering	100,000	100,000	70,418	5,693	23,889	
Construction	2,210,738	2,210,738	298,301	86,188	1,826,249	
Traffic Lights	101,760	101,760	101,760		0	
	2,412,498	2,412,498	470,479	91,881	1,850,138	
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$35,517,508</b>	<b>\$35,557,508</b>	<b>\$9,823,199</b>	<b>\$7,915,633</b> 1)	<b>\$17,818,676</b>	
<b>SUMMARY OF FINANCING:</b>						
<b>ES5248-Wharncliffe Rd S Trunk Sanitary</b>						
Drawdown from City Services - Sewers Reserve Fund (Development Charges)	3)	\$8,000,000	\$8,000,000	\$314,665	\$6,922,578	\$762,757
Cash Recovery from Property Owners (PDC Portion)	2)		40,000		40,000	0
		8,000,000	8,040,000	314,665	6,962,578	762,757
<b>EW376518-Water Infrastructure Lifecycle Renewal</b>						
Capital Water Rates		6,502,100	6,502,100	2,423,310	43,452	4,035,338
Drawdown from Capital Water Reserve Fund		1,969,919	1,969,919			1,969,919
		8,472,019	8,472,019	2,423,310	43,452	6,005,257
<b>TS144618-Road Networks Improvements</b>						
Capital Levy		3,308,422	3,308,422	3,308,422		0
Debenture Quota		847,844	847,844			847,844
Drawdown from Capital Infrastructure Gap R.F.		535,720	535,720			535,720
Federal Gas Tax		7,970,010	7,970,010	2,563,284	542,077	4,864,649
		12,661,996	12,661,996	5,871,706	542,077	6,248,213
<b>TS406718-Traffic Signals - Mtce</b>						
Capital Levy		3,837,065	3,837,065	743,039	275,645	2,818,381
Drawdown from Capital Infrastructure Gap R.F.		133,930	133,930			133,930
		3,970,995	3,970,995	743,039	275,645	2,952,311
<b>TS512318-Street Light Maintenance</b>						
Capital Levy		2,345,533	2,345,533	470,479	91,881	1,783,173
Drawdown from Capital Infrastructure Gap R.F.		66,965	66,965			66,965
		2,412,498	2,412,498	470,479	91,881	1,850,138
<b>TOTAL FINANCING</b>		<b>\$35,517,508</b>	<b>\$35,557,508</b>	<b>\$9,823,199</b>	<b>\$7,915,633</b>	<b>\$17,818,676</b>

APPENDIX 'A'

#18067

Chair and Members  
Civic Works Committee

April 17, 2018  
(Award Contract)

**RE: 2018 Growth Management Implementation Strategy**  
**Southwest Area Trunk Sanitary Sewer - Phase 3**  
**(Subledger WW170006)**  
**Capital Project ES5248 - Wharncliffe Road South Trunk Sanitary**  
**Capital Project EW376518 - Water Infrastructure Lifecycle Renewal**  
**Capital Project TS144618 - Road Networks Improvements**  
**Capital Project TS406718 - Traffic Signals - Mtce**  
**Capital Project TS512318 - Street Light Maintenance**  
**L82 Construction Ltd. - \$7,296,700.00 (excluding H.S.T.)**  
**AECOM Canada Ltd. - \$482,025.50 (excluding H.S.T.)**

1) <b>Financial Note: (CONSTRUCTION)</b>	<b>ES5248</b>	<b>EW376518</b>	<b>TS144618</b>	<b>TS406718</b>	<b>TS512318</b>
Contract Price	\$6,415,520	\$42,700	\$499,691	\$254,092	\$84,697
Add: HST @13%	834,018	5,551	64,960	33,032	11,011
Total Contract Price Including Taxes	7,249,538	48,251	564,651	287,124	95,708
Less: HST Rebate	721,104	4,799	56,165	28,560	9,520
Net Contract Price	<u>\$6,528,434</u>	<u>\$43,452</u>	<u>\$508,486</u>	<u>\$258,564</u>	<u>\$86,188</u>

**Financial Note (CONSTRUCTION continued)**

Contract Price					<b>CONSTRUCTION</b>
Add: HST @13%					<b>TOTAL</b>
Total Contract Price Including Taxes					<b>\$7,296,700</b>
Less: HST Rebate					948,572
Net Contract Price					<u>8,245,272</u>
					820,148
					<u><b>\$7,425,124</b></u>

**Financial Note: (ENGINEERING)**

	<b>ES5248</b>	<b>TS144618</b>	<b>TS406718</b>	<b>TS512318</b>	<b>ENGINEERING</b>
					<b>TOTAL</b>
Contract Price	\$426,635	\$33,010	\$16,786	\$5,595	<b>\$482,026</b>
Add: HST @13%	55,463	4,291	2,182	727	62,663
Total Contract Price Including Taxes	482,098	37,301	18,968	6,322	544,689
Less: HST Rebate	47,954	3,710	1,887	629	54,180
Net Contract Price	<u>\$434,144</u>	<u>\$33,591</u>	<u>\$17,081</u>	<u>\$5,693</u>	<u><b>\$490,509</b></u>

**TOTAL CONSTRUCTION & ENGINEERING**

**\$7,915,633**

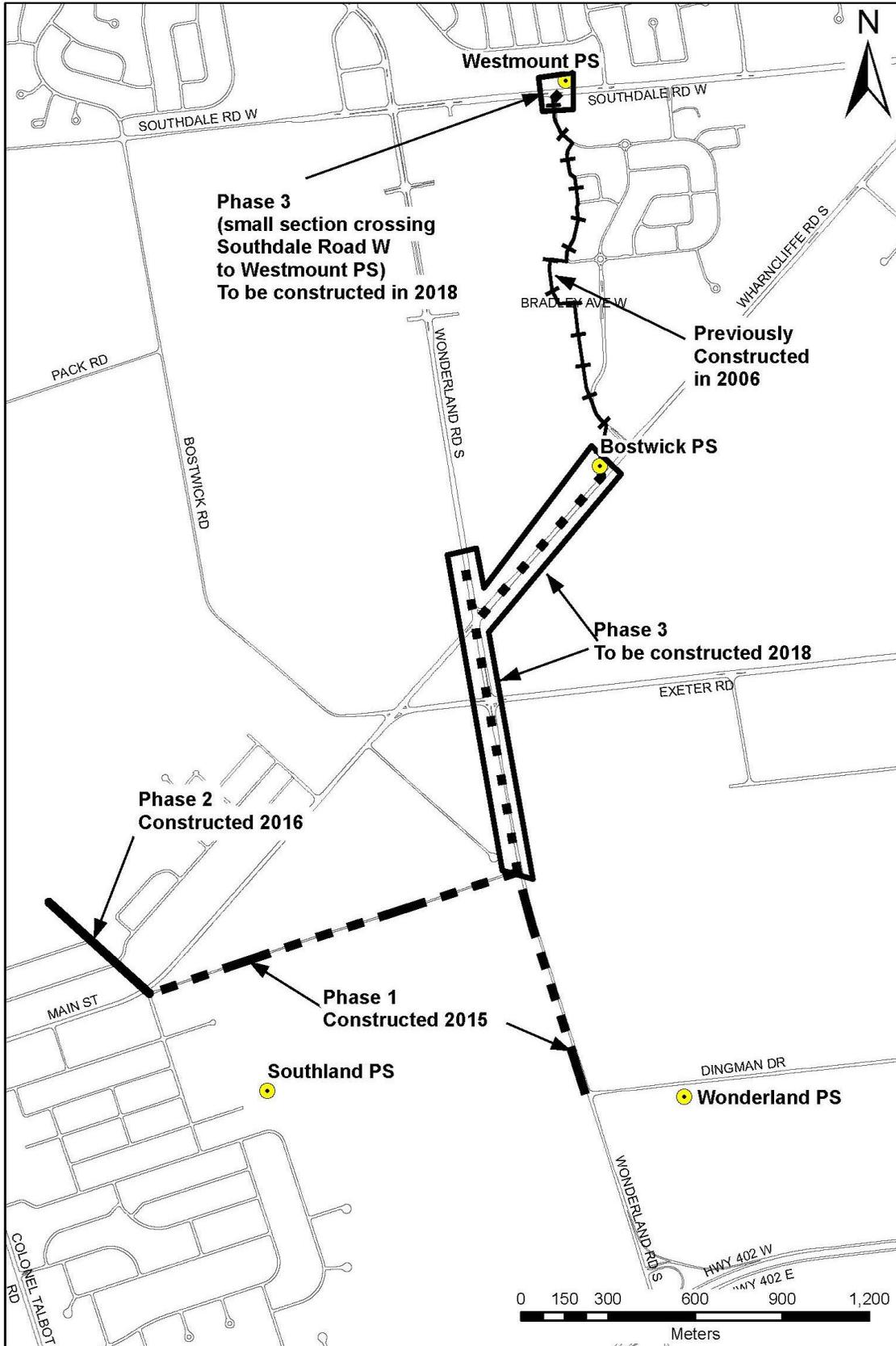
- The expenditures have increased to accommodate the PDC (Private Drain Connections) funding towards this project.
- Development Charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.
- Future additional operating costs of \$1,500 are anticipated as a result of this project, noting that these costs are attributed to new infrastructure and can be accommodated within future City operating budgets.

JG

Jason Davies  
Manager of Financial Planning & Policy

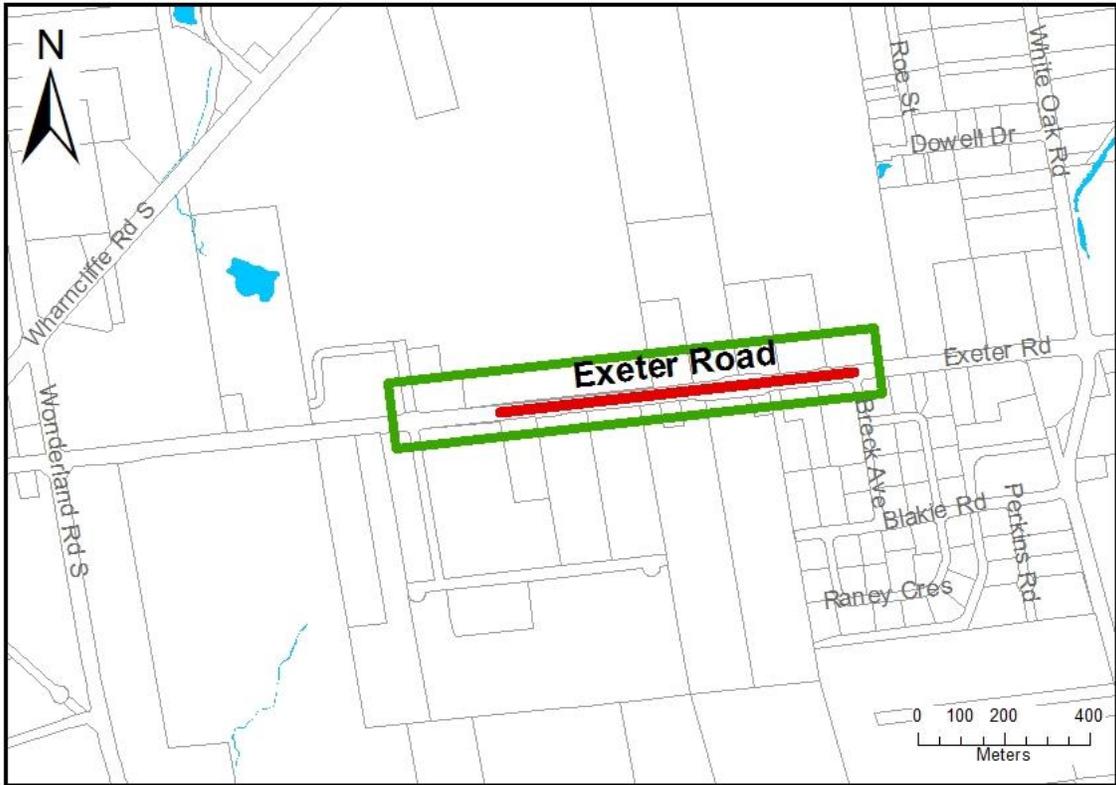
# APPENDIX B1

## PHASE 3 SOUTHWEST AREA TRUNK SANITARY SEWER LOCATION



## APPENDIX B2

### EXETER ROAD SANITARY SEWER LOCATION



<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>CONTRACT AWARD: 2018 WATERMAIN CLEANING AND STRUCTURAL LINING TENDER NO 16-105</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the award of contract for the 2018 Watermain Cleaning and Structural Lining Project:

- (a) the bid submitted by Aquarehab (Canada) Inc., 2145 Michelin Street, Laval, Quebec, Canada, H7L 5B8, at its tendered price of \$5,054,469.31 (excluding H.S.T.), for the 2018 Watermain Cleaning and Structural Lining program, **BE ACCEPTED**; it being noted that this is the second year of a three year contract submitted by Aquarehab (Canada) Inc. and where unit prices were carried over from the original tendered contract plus a two percent increase as stipulated in the original contract. The original bid submitted by Aquarehab (Canada) Inc. in 2017 was the lower of two bids received. The City has the sole discretion to renew the contract based on price and performance;
- (b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A";
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project;
- (d) the approval given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project (Tender 16-105); and
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

- [CONTRACT AWARD: 2017 WATERMAIN CLEANING AND STRUCTURAL LINING TENDER NO 16-105, March 7, 2017 Civic Works Committee, Agenda Item #7](#)

<b>2015-2019 STRATEGIC PLAN</b>
---------------------------------

This report supports the Strategic Plan in the following area:

- Building a Sustainable City: robust infrastructure; Manage and improve water infrastructure and services.

## BACKGROUND

### **Purpose**

This report recommends the award of Tender No. 16-105 to undertake watermain cleaning and structural re-lining as shown on the location map in Appendix B.

### **Context**

Since 1989, the City has been rehabilitating watermains using innovative trenchless technologies which include cement mortar lining and, more recently, structural lining. These methods allow the City to eliminate water quality problems (red/rusty looking water), improve fire flows, gain additional years of life from the mains and delay the need for full replacement reconstruction projects which are both expensive and socially disruptive. The aesthetic water quality in these rehabilitated watermains is dramatically improved.

## DISCUSSION

Over the last several years, there has been a shift in focus to structural lining, concentrating on areas of the City where there are no lead services, no other current infrastructure replacement needs (i.e. roads or sewers), and a high frequency of main breaks on cast iron watermains. In areas where structural lining has been performed, the occurrence of watermain breaks has dropped to zero in most cases. Structural lining also extends the life of watermains by 50 years or more and when done on watermains that meet the criteria above, costs 40-50% lower than traditional open-cut watermain replacement. In general, trenchless technologies, such as structural lining, have substantially lower social and environmental impacts when compared to traditional open-cut techniques.

The current project involves the cleaning and structural lining of approximately seven kilometers of watermain on Marconi Boulevard, Noel Avenue, Bow Street, Bancroft Place, Hudson Drive, Tremont Road, Holgate Road, Admiral Drive, Kipling Avenue, Kipling Court, Toulon Crescent, Talavera Crescent, Villeneuve Crescent, Royal Crescent, Garland Crescent, Castle Drive and Buchan Drive.

The work is scheduled to take one hundred and thirty (130) working days to substantially complete and will start this spring, following approval of this report.

A project location map is attached as Appendix B for reference.

### **Tender Summary:**

The Tender total for the 2018 Watermain Cleaning and Structural Lining Program is \$5,054,469.31 (exclusive of H.S.T.). This includes a contingency allowance of \$500,000.00 (excluding HST).

## CONCLUSIONS

Award of this contract to Aquarehab (Canada) Inc. is consistent with the three-year contract award undertaken in 2017. The work in 2018 will be the second year of a three-year contract. Undertaking this structural lining work allows the City to achieve the objective of rehabilitating water infrastructure which has been subject to breaks. It is in the best financial and technical interests of the City to proceed with the award of this contract for Watermain Cleaning and Structural Lining.

**Acknowledgements**

This report was prepared within the Water Engineering Division by Dave Chromczak, Technologist.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>AARON ROZENTALS, P. ENG.          DIVISION MANAGER          WATER ENGINEERING DIVISION          ENVIRONMENTAL AND ENGINEERING          SERVICES</b>	<b>SCOTT MATHERS, MPA, P. ENG          DIRECTOR          WATER &amp; WASTEWATER          ENVIRONMENTAL AND ENGINEERING          SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC          MANAGING DIRECTOR,          ENVIRONMENTAL &amp; ENGINEERING          SERVICES &amp; CITY ENGINEER</b>	

Attach: Appendix "A" – Sources of Financing  
 Appendix "B" – Location Map

c.c. Aquarehab Inc  
 John Freeman  
 Gary McDonald  
 Alan Dunbar  
 Jason Davies

**APPENDIX 'A'**

#18064

April 17, 2018

Chair and Members  
Civic Works Committee

(Award 2nd year of 3 year Contract)

**RE: 2018 Watermain Cleaning and Structural Lining  
(Subledger WT180002)  
Capital Project EW356318 - Main Rehabilitation  
Aquarehab (Canada) Inc. - \$5,054,469.31 (excluding H.S.T.)**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Environmental & Engineering Services & City Engineer, the detailed source of financing for this project is:

<b><u>SUMMARY OF ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Construction	\$6,172,900	\$5,143,428	\$1,029,472
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$6,172,900</u></b>	<b><u>\$5,143,428</u></b> 1)	<b><u>\$1,029,472</u></b>
 <b><u>SUMMARY OF FINANCING:</u></b>			
Capital Water Rates	\$6,172,900	\$5,143,428	\$1,029,472
<b>TOTAL FINANCING</b>	<b><u>\$6,172,900</u></b>	<b><u>\$5,143,428</u></b>	<b><u>\$1,029,472</u></b>

1) **FINANCIAL NOTE:**

Contract Price	\$5,054,469
Add: HST @13%	657,081
Total Contract Price Including Taxes	<u>5,711,550</u>
Less: HST Rebate	568,122
Net Contract Price	<u>\$5,143,428</u>

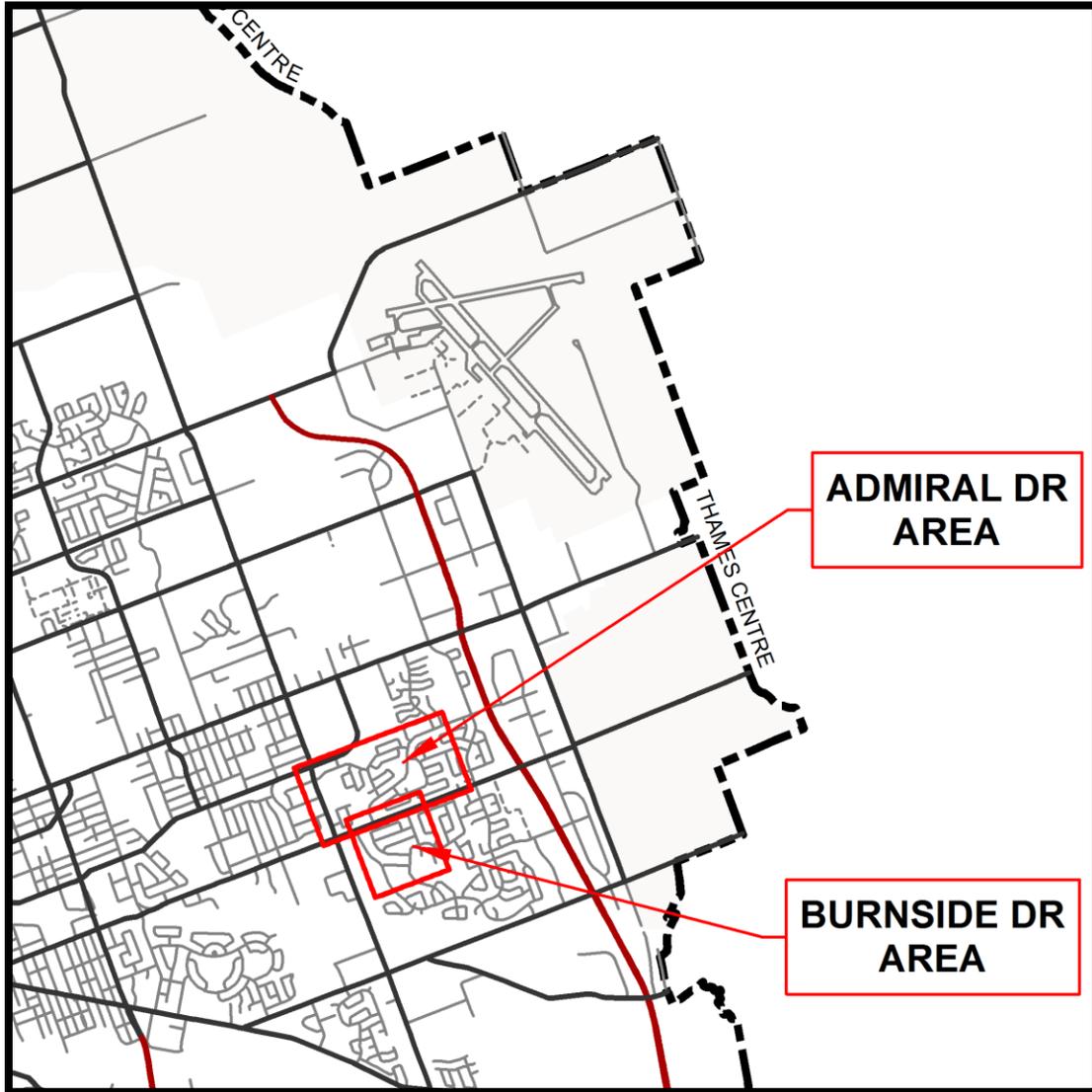
JG

\_\_\_\_\_  
Jason Davies  
Manager of Financial Planning & Policy

**APPENDIX B**

**LOCATION MAP**

**2018 Watermain Cleaning and Lining**



<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>2018 INFRASTRUCTURE RENEWAL PROGRAM CONSULTANT CONSTRUCTION SUPERVISION AWARDS CAVENDISH CRESCENT AND AVALON STREET PROJECTS</b>

<b>RECOMMENDATION</b>
-----------------------

- (a) The following Consulting Engineering firms **BE AUTHORIZED** to carry out the contract administration services, including geotechnical services for the projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy:
- (i) Cavendish Crescent Phase 1 Reconstruction: Spriet Associates London Ltd. (Spriet), in the amount of \$243,595.00 including contingency, excluding HST.
  - (ii) Avalon Street Reconstruction: R.V. Anderson Associates Limited, in the amount of \$526,399.50 including contingency, excluding HST.
- (b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix 'A';
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project;
- (d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract or issuing a purchase order for the work to be done relating to these projects (Cavendish Crescent, Phase 1 Tender 18-06, Avalon Street Tender 18-42); and
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Appointment of Consulting Engineers, Infrastructure Renewal Program 2016-2017, Civic Works Committee, June 2, 2015, Agenda Item # 5
- Appointment of Consulting Engineers, Infrastructure Renewal Program 2017-2018, Civic Works Committee, June 8, 2016, Agenda Item # 4

<b>2015-2019 STRATEGIC PLAN</b>
---------------------------------

The 2015 – 2019 Strategic Plan identifies this objective under Building a Sustainable City; 1B – Manage and improve our water, wastewater and stormwater infrastructure and services.

## BACKGROUND

### Purpose

This report recommends the appointment of two Consulting Engineering firms to carry out contract administration services necessary to complete and construct the following two 2018 Infrastructure Renewal Projects:

- Cavendish Crescent Phase 1 Reconstruction, and
- Avalon Street Reconstruction.

This report bundles the appointment of two consulting engineering assignments to provide contract administration services for the two noted construction projects. Funds have been budgeted in the Wastewater and Water Capital Budgets to support the continuation of engineering work for these projects.

### Context

The Cavendish Crescent infrastructure renewal projects was recently tendered and will be awarded in accordance with the City's Procurement of Goods and Services Policy (PGSP) under the City's administrative approval process as the value of the tenders were under three million dollars.

The Avalon Street Reconstruction project will be tendered and constructed in two phases; with the first phase planned to be tendered and constructed in 2018, and the second phase to be tendered in December 2018 and constructed in 2019. The consulting fees identified for R.V. Anderson cover the entire remainder of the project (Phase 1 and Phase 2).

## DISCUSSION

Spriet and R.V. Anderson were awarded the detailed design for Cavendish Crescent and Avalon Street by Council on June 10, 2015 and June 14, 2016 respectively. Due to their knowledge and positive performance on the project, each consultant was invited to submit a proposal to carry out the contract administration and resident supervision. Staff have reviewed the fee submission in detail considering the time allocated to each project task along with hourly rates provided by each of the consultant's staff members. That review of assigned personnel, time per project task, and hourly rates are consistent with other Infrastructure Renewal Program assignments of this scope and nature. The continued use of Spriet on Cavendish Crescent and of R.V. Anderson on Avalon Street for construction administration is of financial advantage to the City due to the fact that each firm has specific knowledge of the project and has undertaken work for which duplication would be required if another firm were to be selected.

In addition to the financial advantage, there are also accountability and risk reduction benefits. The City requires a Professional Engineer to seal all construction drawings. These "record drawings" are created based on field verification and ongoing involvement by the Professional Engineer. This requirement promotes consultant accountability for the design of these projects and correspondingly reduces the City's overall risk exposure. Consequently, the continued use of the consultant who created and sealed the design drawings is required in order maintain this accountability process and to manage risk. In accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy, each firm has satisfactorily completed a substantial part of the project and is recommended for award of the balance of the

project. It is recommended that Spriet and R.V. Anderson be authorized to carry out the remainder of engineering services to complete these projects. The table below identifies the total amount for engineering services for each project (excluding HST).

<b>INFRASTRUCTURE RENEWAL PROJECT</b>	<b>Inspection, Contract Administration &amp; Engineering Services</b>	<b>Total Engineering Design &amp; Contract Administration</b>
T18-06; Cavendish Crescent Phase 1 Reconstruction: Spriet	<b>\$243,595.00</b>	\$615,970.00
Avalon Street Reconstruction: R.V. Anderson	<b>\$526,399.50</b>	\$812,341.50

These firms have shown their competency and expertise with infrastructure projects of this type and have provided good performance in the past on City projects. City staff continue to foster a collaborative working relationship with these consultants that focuses on achieving the lowest life cycle cost and highest service performance for municipal infrastructure to the benefit of water and sewer rate payers and taxpayers in the long term.

<b>CONCLUSIONS</b>
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The continued use of these Professional Consulting Engineering firms for the remainder of engineering services is required to complete the two noted 2018 Infrastructure Renewal Projects. It is in the best financial and technical interests of the City and will allow the project objectives to be met on time and within the available budget, it being noted that these consultants have satisfied all financial, reporting and other conditions contained within the Procurement of Goods and Services Policy.

**Acknowledgements**

This report was prepared within the Wastewater and Drainage Engineering Division by Crystal McQuinn, C.E.T., Technologist II, and reviewed by Kyle Chambers, P. Eng., Environmental Services Engineer.

<b>SUBMITTED BY:</b>	<b>CONCURRED BY:</b>
<b>TOM COPELAND, P. ENG. DIVISION MANAGER WASTEWATER AND DRAINAGE ENGINEERING</b>	<b>SCOTT MATHERS, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

April 5, 2018

KC/crm

Attach: Appendix 'A' – Sources of Financing

c.c. Aaron Rozentals  
Edward Soldo  
R.V. Anderson Associates

John Freeman  
Ugo DeCandido

Gary McDonald  
Spriet Associates

APPENDIX 'A'

#18066

Chair and Members  
Civic Works Committee

April 17, 2018  
(Appoint Consulting Engineers)

**RE: 2018 Infrastructure Renewal Program - Consultant Construction Supervision Awards**  
**Cavendish Crescent and Avalon Street Projects**  
**(Cavendish Subledger WS17C00C) (Avalon Subledger WS16C00B)**  
**Capital Project ES241418 - Sewer Infrastructure Lifecycle Renewal**  
**Capital Project EW376518 - Water Infrastructure Lifecycle Renewal**  
**Spriet Associates London Ltd. - \$243,595.00 (excluding H.S.T.) - Cavendish Crescent Ph. 1 Reconstruction**  
**R.V. Anderson Associates Limited - \$526,399.50 (excluding H.S.T.) - Avalon Street Reconstruction**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Environmental & Engineering Services & City Engineer, the detailed source of financing for this project is:

	Approved Budget	Revised Budget	Committed to Date	This Submission	Balance for Future Work
<b>SUMMARY OF ESTIMATED EXPENDITURES</b>					
<b>ES241418-Sewer Infrastructure Lifecycle Renewal</b>					
Engineering	\$1,728,809	\$1,728,809	\$549,695	\$589,971	\$589,143
Engineering (Utilities)	8,420	8,420	8,420		0
Land Purchase		2,417	2,417		0
Construction	10,297,079	10,294,662	10,148,892		145,770
Construction (PDC Portion)	176,000	176,000	176,000		0
Construction (Utilities)	1,023,538	1,023,538	1,023,538		0
City Related Expenses	15,000	15,000	14,050		950
	<u>13,248,846</u>	<u>13,248,846</u>	<u>11,923,012</u>	<u>589,971</u>	<u>735,863</u>
<b>EW376518-Water Infrastructure Lifecycle Renewal</b>					
Engineering	1,250,000	1,250,000	171,191	193,575	885,234
Construction	7,222,019	7,222,019	2,058,544		5,163,475
	<u>8,472,019</u>	<u>8,472,019</u>	<u>2,229,735</u>	<u>193,575</u>	<u>6,048,709</u>
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$21,720,865</u></b>	<b><u>\$21,720,865</u></b>	<b><u>\$14,152,747</u></b>	<b><u>\$783,546</u></b> 1)	<b><u>\$6,784,572</u></b>
<b>SUMMARY OF FINANCING:</b>					
<b>ES241418-Sewer Infrastructure Lifecycle Renewal</b>					
Capital Sewer Rates	\$7,093,000	\$7,093,000	\$6,215,054	\$589,971	\$287,975
Drawdown from Sewage Works Reserve Fund	447,888	447,888			447,888
Federal Gas Tax	4,500,000	4,500,000	4,500,000		0
Cash Recovery from Property Owners (PDC Portion)	176,000	176,000	176,000		0
Other Contributions (Utilities)	1,031,958	1,031,958	1,031,958		0
	<u>13,248,846</u>	<u>13,248,846</u>	<u>11,923,012</u>	<u>589,971</u>	<u>735,863</u>
<b>EW376518-Water Infrastructure Lifecycle Renewal</b>					
Capital Water Rates	6,502,100	6,502,100	2,229,735	193,575	4,078,790
Drawdown from Capital Water Reserve Fund	1,969,919	1,969,919			1,969,919
	<u>8,472,019</u>	<u>8,472,019</u>	<u>2,229,735</u>	<u>193,575</u>	<u>6,048,709</u>
<b>TOTAL FINANCING</b>	<b><u>\$21,720,865</u></b>	<b><u>\$21,720,865</u></b>	<b><u>\$14,152,747</u></b>	<b><u>\$783,546</u></b>	<b><u>\$6,784,572</u></b>

1) **Financial Note: (CAVENDISH CRESCENT)**

	Engineering ES241418	Engineering EW376518	SPRIET ASSOC. TOTAL
Contract Price	\$194,876	\$48,719	\$243,595
Add: HST @13%	25,334	6,333	31,667
Total Contract Price Including Taxes	<u>220,210</u>	<u>55,052</u>	<u>275,262</u>
Less: HST Rebate	21,904	5,476	27,380
Net Contract Price	<u>\$198,306</u>	<u>\$49,576</u>	<u>\$247,882</u>

**Financial Note: (AVALON STREET)**

	Engineering ES241418	Engineering EW376518	R.V. ANDERSON TOTAL
Contract Price	\$384,891	\$141,508	\$526,399
Add: HST @13%	50,036	18,396	68,432
Total Contract Price Including Taxes	<u>434,927</u>	<u>159,904</u>	<u>594,831</u>
Less: HST Rebate	43,262	15,905	59,167
Net Contract Price	<u>\$391,665</u>	<u>\$143,999</u>	<u>\$535,664</u>

**TOTAL ENGINEERING**

	<b><u>\$589,971</u></b>	<b><u>\$193,575</u></b>	<b><u>\$783,546</u></b>
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JG

Jason Davies  
Manager of Financial Planning & Policy

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>TRANSPORTATION INTELLIGENT MOBILITY MANAGEMENT SYSTEM WAZE CONNECTED CITIZENS PROGRAM AGREEMENT</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to real-time travel data support for the current Transportation Intelligent Mobility Management System (TIMMS) project:

- (a) the Civic Administration **BE AUTHORIZED** to enter into, execute, and deliver an agreement with Google Inc. for its Waze Connected Citizens Program;
- (b) the Civic Administration **BE AUTHORIZED** to negotiate and approve the terms and conditions of the agreement with Google Inc. in regards to its Waze Connected Citizens Program;
- (c) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with Google Inc.; and,
- (d) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Civic Works Committee – March 19, 2018. II, 2. [Private and Public Works Impacting the Transportation Network](#)

Civic Works Committee – March 19, 2018. III, 2. [2018 Renew London Infrastructure Construction Program and 2017 Renew London Post Construction Overview Report](#)

<b>2015-19 STRATEGIC PLAN</b>
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The following report supports the Strategic Plan through the strategic focus areas of:

- **Building a Sustainable City** by providing convenient and connected mobility choices to improve travel by managing congestion and increasing roadway safety; and,
- **Leading in Public Service** by providing great customer experiences through innovative technology.

## BACKGROUND

### Purpose

This reports seeks the approval of Municipal Council to form a two-way data partnership with Google Inc. to support the needs of the new Transportation Intelligent Mobility Management System (TIMMS) by providing real-time travel data and feedback to drivers and assist in the implementation of the system.

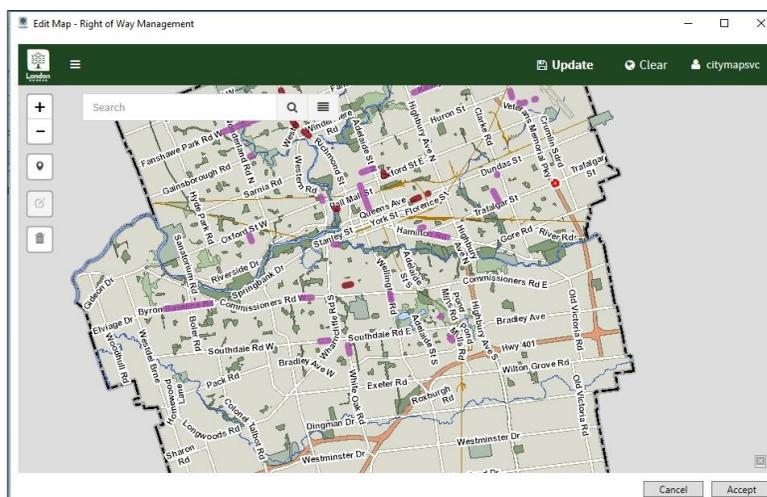
### Context

The City is currently engaged in developing and procuring a Transportation Intelligent Mobility Management System (TIMMS) with the construction of a Transportation Management Centre (TMC) to both support the ongoing Rapid Transit initiative and roadway users in general. One element of the TIMMS originally identified was to provide “real-time travel time monitoring and feedback to drivers”. In this context, strategic partnerships are required to efficiently distribute and integrate travel data both to the benefit of the end user and to the TMC to help in data driven decision making (DDDM) when travel incidents and hazards occur.

## DISCUSSION

### Renew London Application

The Renew London application is a database that is used to record all major construction projects planned for the current year. Project information is publically accessible from the City’s website under the Renew London banner which provides information including the project name, planned schedule, some project details, and contact information.



Originally developed as a way of communicating major construction projects managed by the City’s Construction Administration Division to the public, the Renew London application has since been expanded to incorporate large utility-driven and development-driven projects as well as City Operations-driven projects. It is primarily used as a coordination, scheduling, and communication tool.

A potential agreement with Google Inc.’s Waze Connected Citizens Program would complement the public communication use of the Renew London application. This is in alignment with one of the City’s Communications Division’s high-level steps to improve communications of works with the broader public to “continue to identify ways to enhance Renew London through its design, functionality, and content to be able to adapt to the changing needs of Londoners”.

Existing communication strategies are effective and should continue to be supported. However, what is currently absent in these strategies is providing real-time information to travellers while en route to their destination. The basic data to provide real-time travel information is currently present within the Renew London database and can be supported by popular navigation applications and services, such as Waze.

Utilizing real-time data feeds supported by popular navigation applications and services will help us better inform Londoners and city visitors. The latter group in particular is less likely to be familiar with the City's communication channels, such as Renew London.

### Smart City Strategy

An agreement with Google Inc. will be supportive of the City's Smart City Strategy (under development). Elements of this agreement that tie into the strategy will likely include:

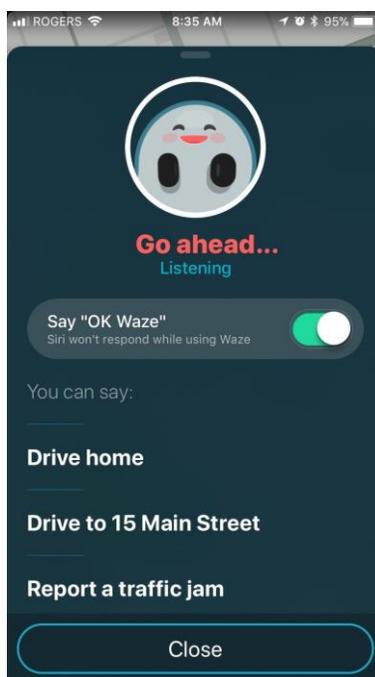
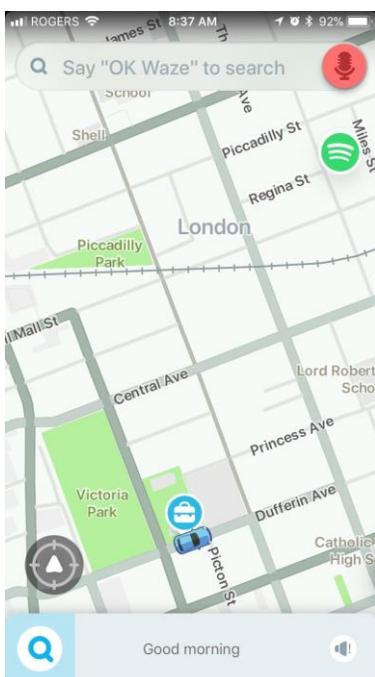
- Providing real-time transportation information to the public;
- Development of Intelligent Transportation Systems; and
- Integration and improvement of existing open data.

### Waze and the Connected Citizens Program

Waze is Google's GPS-based geographical navigation application program for smartphones and tablets with GPS support and display screens which provides hands-free turn-by-turn information and user-submitted travel times and route details, downloading location-dependent information over mobile networks.



Waze is the world's largest free community-based traffic and navigation app. As of March 2018, Waze reported over 90 million active Waze users globally per month.



Waze differs from traditional GPS navigation software in that it is community-driven: gathering complementary map data and traffic information from its users. Like other GPS software, it learns from users' driving times to provide routing and real-time traffic updates. It is free to download and use. People can report collisions, traffic jams, road and lane closures, and other hazards. By connecting drivers to one another, Waze helps people create local driving communities that work together to improve the quality and safety of everyone's daily driving.

In October 2014, Google Inc. launched its Connected Citizens Program (CCP). The CCP is a free, two-way data exchange empowering municipal decisions to achieve concrete community impact. Since launch, the program has expanded to more than 450 partners including city, state and country government agencies, non-profits, and first responders.

The City's review process of the CCP included engagement with various divisions, including the City Solicitor's Office, Information Technology Services, Records and Information Services, and Risk Management.

### **Expected Benefits**

The following are CCP's expected benefits:

- **Situational Awareness**  
Partners receive real-time incident information faster than other reporting methods and accurately pinpoints where incidents occur, creating faster response and clearing times that can potentially save lives in coordination with Vision Zero policies.
- **Two-Way Driver Communication**  
Partners leverage Waze as a two-way communication channel: Partners use Waze to inform drivers of major traffic events and drivers communicate back real-time road insights through the app. Driver reporting is accomplished through hands-free, direct voice commands, similar to Google Home and Amazon's Alexa, to the app in compliance with Provincial legislation.
- **Infrastructure Planning**  
Insights into locations with frequent congestion or hazards yields smarter urban planning.
- **Bridging Connections with Other Partners**  
Google Inc. gathers partners via in-person summits and an online forum to discuss case studies and exchange ideas to further impact communities globally.
- **Streamlining Data Inputs**  
Partners can utilize data standards designed by Google Inc. for closure and incident reporting to reduce data fragmentation and promote transport and government data aggregation.

The planned first phase of the Waze integration will be the publishing of the existing Renew London information. Information Technology Services is aware of the desired integration of Renew London into Waze and a submission will be made to the Information Technology Steering Committee (ITSC) to allocate the necessary resources to accomplish this project. Roadway incidents and hazards will be added in the future when the planned TMC is operational.

**CONCLUSION**

**Partnership Description**

Based on our evaluation of the CPP and its benefits to the current TIMMS project, it is recommended that the City enter into a two-way, non-exclusive partnership with Google Inc. to assist in the distribution of real-time travel data without financial implications. It should be noted that the agreement with Google Inc. does not exclude the city from entering into agreements with other vendors.

**Acknowledgments**

This report was prepared by Jon Kostyniuk of the Roadway Lighting & Traffic Control Division.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>SHANE MAGUIRE, P. ENG. DIVISION MANAGER, ROADWAY LIGHTING &amp; TRAFFIC CONTROL</b>	<b>EDWARD SOLDO, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>
<b>REVIEWED &amp; CONCURRED BY:</b>	<b>RECOMMENDED BY:</b>
<b>MAT DALEY DIRECTOR, INFORMATION TECHNOLOGY SERVICES</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>

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April 5, 2018/jdk

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P. ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>AWARD OF CONSULTING ENGINEERING SERVICES FOR LONG-TERM WATER STORAGE OPTIONS ENVIRONMENTAL ASSESSMENT</b>

<b>RECOMMENDATION</b>
-----------------------

That on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the award of consulting engineering services for the long-term water storage options environmental assessment (EW3617):

- (a) The proposal submitted by AECOM Canada Limited, 410-250 York Street, Citi Plaza, London, Ontario N6A 6K2, in the amount of \$157,816, including 10% contingency, excluding H.S.T., **BE AWARDED** in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix "A";
- (c) The Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project; and
- (d) The Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to effect these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- [CONTRACT AWARD: SPRINGBANK RESERVOIR #2 REHABILITATION PROJECT No. EW3617 TENDER No. 12-52, April 2, 2012 Civic Works Committee, Agenda Item #19](#)
- [Water System Risk Management Continuous Improvement Update, October 27, 2008, Environment and Transportation Committee, Agenda Item #11](#)
- Water System Risk Management Exercise and Evaluation, April 23, 2007, Environment and Transportation Committee.

<b>2015-2019 STRATEGIC PLAN</b>
---------------------------------

This report supports the Strategic Plan in the following areas:

- Building a Sustainable City: robust infrastructure; strong and healthy environment; responsible growth.
- Leading in Public Service: open, accountable and responsive government.

## BACKGROUND

### Purpose

This report recommends that AECOM Canada Limited (AECOM) be appointed as the consultant to undertake the long-term water storage options environmental assessment (EW3617).

### Context

The City of London has a robust water supply system, being fed from two Great Lakes, and having considerable stored water available in and around London. Water systems are required to have water storage to balance maximum day demands, fire needs and emergency storage. The City of London's storage is required to meet these needs, but also to provide back-up supply in the event the Lake Huron pipeline were to fail, as occurred in 1983, 1988, and 2010.

The Springbank Reservoir Two is nearing the end of its useful life, and now is the appropriate time to undertake the environmental assessment work that will consider how the reservoir will be reconstructed or replaced. This environmental assessment will also consider the long-term storage needs required to service anticipated urban growth.

## DISCUSSION

The City currently has reservoirs and storage located at the Arva Reservoir and Pumping Station site, the Southeast Reservoir and Pumping Station facility, and at the Springbank Reservoir complex, which consists of reservoirs 1, 2 and 3. There is also storage at the Elgin Middlesex Pumping Station (in St. Thomas). Storage locations and volumes are indicated in the table below:

Storage Location	Construction Date	Volume (million litres)
Springbank No. 1	1970	82
Springbank No. 2	1920	45
Springbank No. 3	1964	82
Arva – 4 cells shared with Komoka Kilworth	1965/1990	109
Southeast Reservoir – 2 cells	2017	113
EMPS – 2 cells shared with St. Thomas & Aylmer	1993	24 (1 cell)
<b>Total Gross Volume</b>		<b>455</b>

### Current Water Storage Issues

There are several issues across multiple locations that will be considered as part of the long-term water storage EA. Springbank Reservoirs One, Two and Three are elevated ground storage reservoirs. These were constructed in 1970 and 1964 respectively. The oldest of the Springbank Reservoirs, Reservoir Two was originally constructed around 1920 as an open-air reservoir. A membrane liner and floating cover were added in 1977. Since then both the liner and floating cover have been replaced multiple times. Issues with Springbank Reservoir Two include:

- Because of the floating cover, the reservoir must be out of service over the winter months.
- As the reservoir is at the end of its life, the concrete has started to deteriorate at the base of the reservoir.
- There is increased risk because the non-rigid floating cover is not as robust as a typical concrete reservoir cover.

The Arva Pumping Station and Reservoir was constructed in the 1960's and currently does not have adequate standby power to operate during a power outage. If a water outage were to occur at the Arva Pumping Station, water pumps from the Lake Huron Water Supply System would supply water to City of London customers, but at a reduced rate and pressure when compared to normal operating conditions. In addition, the water stored at the Arva Reservoir could not be used until power was restored. The need to have adequate standby power to operate the water distribution pumps to the City of London, and the ability to utilize the water stored at the Arva Reservoirs, will be considered during this municipal class environmental assessment and preliminary design work.

Funds were allocated, in the 2017 capital budget, to begin the environmental assessment and preliminary design. Future expenditure amounts to construct a new reservoir were included in capital budget projections in 2023 (\$16.5 million). This project is being undertaken to determine the location of a future reservoir site.

### **Procurement Process**

A two-stage process of request for expression of interest/qualifications and request for proposals was selected for this project in accordance with section 15.2(e) of the City of London's Procurement of Goods and Services Policy. The two-stage process was followed because of the complexity of the project and the desire to prequalify consultants for the RFP process.

In October of 2017, a public request for expression of interest and request for qualifications (REOIRFQUAL) was posted for consulting services for a municipal class environmental assessment and a preliminary design for a long-term water storage solution. Four firms responded, submitting expressions of interest and qualifications. Three (3) firms were shortlisted to submit proposals. In February 2018, the request for proposal was sent to the three consultants, and three proposals were received at the RFP closing.

The City's evaluation team determined that the proposal provided by AECOM provided the best value. AECOM is the most experienced consultant when it comes to hydraulic modeling of our system and they have extensive understanding of how our system operates. They also have extensive experience completing reservoir projects and EAs. AECOM's fees were the lowest of the successful proposals and within the budget for the project. Overall, their proposal met all of the key project requirements and their staff are qualified to undertake the required engineering services.

### **Scope of Work**

The scope of the project is to carry out a municipal class environmental assessment and the necessary preliminary design work to evaluate long-term water storage options in accordance with the municipal class environmental assessment process outlined by the Municipal Engineers Association of Ontario approved in 2000 and updated in 2007 and 2015.

This project will:

- Review the appropriate locations for new, expanded or replacement sites for existing water storage facilities for the City of London water distribution system;
- Review the need to install new, or replace, standby power equipment; and
- Address the need to retire a water facility.

A future engineering assignment beyond this environmental assessment will be carried out to address detailed design and construction administration of the preferred alternative. This future assignment will be awarded by a two-stage process, including a request for expression of interest/qualifications and request for proposals, as was followed for this project, in accordance with section 15.2(e) of the City of London's Procurement of Goods and Services Policy.

**Project Costs**

AECOM’s fee submission of \$157,816, including 10% contingency, and excluding H.S.T., is within the budget allocation for this work. The project’s evaluation team reviewed AECOM’s proposal and found it met all of the key project requirements.

<b>CONCLUSIONS</b>
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The proposed consulting team, AECOM, has extensive experience with similar work and is well qualified to undertake the required engineering services. Based on the review by the evaluation team, it is determined that retaining AECOM is in the best financial and technical interests of the City. It is recommended that AECOM be awarded this consulting assignment to undertake all tasks related to the long-term water storage options environmental assessment.

**Acknowledgements**

This report was prepared by Patricia Lupton, P.Eng. Environmental Services Engineer in the Water Engineering Division.

<b>PREPARED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
<b>AARON ROZENTALS, P. ENG. DIVISION MANAGER, WATER ENGINEERING</b>	<b>SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER</b>
<b>RECOMMENDED BY:</b>	
<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER</b>	

April 3, 2018

Attach: Appendix “A” – Sources of Financing

CC. John Freeman – Manager, Purchasing & Supply  
 Gary McDonald – Budget Analyst, Finance & Corporate Services  
 John Haasen – Senior Vice President, AECOM Canada Ltd.  
 John Simon – Division Manager, Water Operations  
 Alan Dunbar  
 Jason Davies

**APPENDIX 'A'**

#18065

Chair and Members  
Civic Works Committee

April 17, 2018  
(Appoint Consulting Engineer)

**RE: Consulting Engineering Services for Long-Term Water Storage Options  
Environmental Assessment  
(Subledger NT18ES07)  
Capital Project EW3617 - Long Term Water Storage Requirements  
AECOM Canada Limited - \$157,816 (excluding H.S.T.)**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCE OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Environmental & Engineering Services and City Engineer, the detailed source of financing for this project is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$665,326	\$166,556	\$160,593	\$338,177
Construction	783,418	720,007		63,411
City Related Expenses	4,391	4,391		0
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$1,453,135</u></b>	<b><u>\$890,954</u></b>	<b><u>\$160,593</u></b> 1)	<b><u>\$401,588</u></b>
<b><u>SOURCE OF FINANCING:</u></b>				
Capital Water Rates	\$724,135	\$724,135		\$0
Drawdown from Capital Water Reserve Fund	729,000	166,819	160,593	401,588
<b>TOTAL FINANCING</b>	<b><u>\$1,453,135</u></b>	<b><u>\$890,954</u></b>	<b><u>\$160,593</u></b>	<b><u>\$401,588</u></b>

1) **Financial Note:**

Contract Price	\$157,816
Add: HST @13%	20,516
Total Contract Price Including Taxes	<u>178,332</u>
Less: HST Rebate	17,739
Net Contract Price	<u>\$160,593</u>

JG

\_\_\_\_\_  
Jason Davies  
Manager of Financial Planning & Policy

# Transportation Advisory Committee

## Report

3rd Meeting of the Transportation Advisory Committee  
March 27, 2018  
Committee Room #4

Attendance                   PRESENT: A. Stratton (Acting Chair), S. Brooks, D. Doroshenko, T. Khan, L. Norman, and J. Scarterfield and J. Bunn (Secretary)

ABSENT: G. Bikas, G. Debbert, A. Farhi, J. Madden and H. Moussa

ALSO PRESENT: A. Miller

The meeting was called to order at 12:18 PM.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 2nd Report of the Transportation Advisory Committee

That the 2nd Report of the Transportation Advisory Committee, from its meeting held on February 27, 2018, BE RECEIVED.

#### 3.2 Notice of Design Build Project Commencement - Reconstruction of Highway 401

That the communication dated February 15, 2018, from R. Hein, Parsons Project Manager, with respect to the Notice of Design Build Project Commencement related to the reconstruction of Highway 401 and Highway 4 (Colonel Talbot Road), BE RECEIVED.

#### 3.3 Notice of Application - City of London - Old East Village

That the Notice of Application dated March 12, 2018, from C. Parker, Senior Planner, with respect to an application by the City of London related to the Old East Village, BE RECEIVED.

#### 3.4 Letter of Resignation - S. Morgan

That the letter from Storm Morgan, resigning her appointment from the Transportation Advisory Committee, BE RECEIVED.

**4. Sub-Committees and Working Groups**

4.1 Pedestrian Charter Working Group Report

That the Pedestrian Charter Working Group Report, from its meeting held on March 12, 2018, BE RECEIVED.

**5. Items for Discussion**

None.

**6. Deferred Matters/Additional Business**

None.

**7. Adjournment**

The meeting adjourned at 12:52 PM.

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>APPLICATION BY: THE CORPORATION OF THE CITY OF LONDON STREET RENAMING CENTRE STREET (EAST OF POND MILLS ROAD) PUBLIC PARTICIPATION MEETING ON APRIL 17, 2018 NOT BEFORE 4:05PM</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the of the Director, Development Services, the following actions be taken with respect to the application by The Corporation of the City of London with respect to the proposed renaming of Centre Street:

- a) subject to final approval of the Draft Approved Plan 39T-12501 and on approval of the proposed street name change by-law attached as Schedule "A" to re-name the specified portion of Centre Street to Deveron Crescent, **BE INTRODUCED** at the Municipal Council Meeting to be held on April 24, 2018; it being noted that the proposed by-law will come into force and effect within 30 days of the Draft being registered at the Land Registry Office; and
- b) the Civic Administration **BE DIRECTED** to make the necessary arrangements to pay the costs associated with the street renaming, including, but not limited to, street signage, advertisement and by-law registration costs.

<b>BACKGROUND</b>
-------------------

On January 11, 2012, Drewlo Holdings Inc. submitted a draft plan of subdivision application for the properties located at 130, 136, 146 and 164 Pond Mills Road and 925 Deveron Crescent for the development of a plan of subdivision containing 133 single detached lots, 2 future multi-family residential blocks, 1 future development block, 1 open space block (Block 137), served by two (2) new local streets and one (1) secondary collector road connecting Deveron Crescent from Shelbourne Street to Pond Mills Road along an existing public road allowance known as Centre Street, (Application File No. 39T-12501).

The application was appealed to the Ontario Municipal Board on the basis of a non-decision within 180 days by the City of London Approval Authority relating to a draft plan of subdivision application and a non-decision by Municipal Council within 120 days relating to a zoning by-law amendment application.

On February 1<sup>st</sup>, 2016 a report was submitted to the Planning and Environment Committee and subsequently to Municipal Council on February 16, 2016, advising the Ontario Municipal Board that Municipal Council was not in support of the draft plan of subdivision submitted by Drewlo Holdings Inc. On January 24, 2017, the Ontario Municipal Board approved the draft approval under Order Number PL150986.

The draft approval conditions did not include a requirement that the developer rename this portion of Centre Street; however, the City of London is renaming this section to reduce confusion with the portion of Centre Street connected to Wharncliffe Road South.

Figure 1 below, illustrates the section of Centre Street which is to be renamed to Deveron Crescent.



On the recommendation of staff, the renaming and passing of the By-law can only be completed once the draft plan of subdivision has received final approval from the Approval Authority and the final plan has been registered with the Registry Office. This report pre-approves the administrative acts required to rename the street.

**Public and Agency Consultation**

No direct circulation to individual properties was required because there are no active addresses on this section of roadway. A notice of public hearing was advertised in the Londoner on March 28<sup>th</sup>, 2018 and April 4<sup>th</sup>, 2018. No responses to the circulation have been received to date.

**Comments Received**

There have been no comments to date. Any comments received after the deadline date for this report will be attached to the added communications and will be addressed at Committee if any issues are raised.

<b>CONCLUSION</b>
-------------------

With approval of the recommendation, the Civic Administration will proceed to rename “Centre Street” to “Deveron Crescent” upon registration of the Plan of Subdivision. The City will be required to fund the cost of the change, including registration costs of all required By-Laws.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>FRANK GERRITS</b> Development Documentation Coordinator	<b>MATT FELDBERG</b> Manager, Development Services (Subdivisions)
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>PAUL YEOMAN, RPP, PLE</b> Director, Development Services	<b>GEORGE KOTSIFAS, P. ENG.</b> Managing Director, Development & Compliance Services and Chief Building Official

FG/MF/PY/GK/fg  
Attach.  
April 5, 2018

**SCHEDULE "A"**

Bill No. \_\_\_\_\_

2018

By-law No. S - \_\_\_\_\_

A by-law to rename the portion of Centre Street lying east of Pond Mills Road, in the City of London, to Deveron Crescent.

WHEREAS the Municipal Council of The Corporation of the City of London deems it expedient to rename the portion of Centre Street lying east of Pond Mills Road in the City of London to Deveron Crescent;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That portion of Centre Street lying east of Pond Mills Road shall hereinafter be called and known as Deveron Crescent, and the name of the said street is hereby changed accordingly:

That portion of Centre Street lying east of Pond Mills Road on Registered Plan 284, being all of PIN 08476-0003.

2. This By-law comes into force and effect on the day it is passed.

PASSED in Open Council on \_\_\_\_\_

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading –  
Second Reading –  
Third Reading –

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>APPLICATION BY: THE CORPORATION OF THE CITY OF LONDON STREET RENAMING VARIOUS STREETS ACROSS THE CITY PUBLIC PARTICIPATION MEETING ON APRIL 17, 2018 NOT BEFORE 4:05PM</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Development & Compliance Services and Chief Building Official and the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to the application of The Corporation of the City of London for street renamings:

- a) the proposed by-law attached as Appendix "A" **BE INTRODUCED** at the Municipal Council Meeting to be held on April 24, 2018 to undertake the following actions:
  - i) rename La Stradella between Scottsdale Street and Monterey Crescent to La Stradella Gate, effective September 1, 2018;
  - ii) rename Middlewoods between Sarnia Road and Lawson Road to Middlewoods Drive, effective September 1, 2018;
  - iii) rename Tallwood north of Windermere Road to Tallwood Circle, effective September 1, 2018; and
  - iv) rename The Birches south of Agincourt Gardens The Birches Place effective, September 1, 2018.
- b) the owners of the affected lots **BE COMPENSATED** Two Hundred Dollars (\$200.00) each for the costs associated with the municipal address change;
- c) that Environmental & Engineering Services **BE DIRECTED** to review and amend the Traffic and Parking By-Law, as appropriate; and
- d) the Civic Administration **BE DIRECTED** to make the necessary arrangements to pay the costs associated with the street renaming outlined in a) above, including, but not limited to, street signage, advertisement and by-law registration costs.

<b>BACKGROUND</b>
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Through a check of City legal documents and records, a number of streets were historically registered without a suffix. Through other search methods and inquiries, it has come to the Civic Administration's attention that some area residents have added their own suffix to their mailing address for these streets, presenting a variety of suffixes on one street. Google Maps shows some of these streets having a suffix associated to them, thus showing differently than the City of London maps.

Originally flagged by Emergency Management Services (EMS) in the fall of 2017, a newly recruited EMS driver could not locate a residential dwelling on Tallwood using the address that was provided by the caller, as the resident provided a suffix to a street name that does not legally have one. This prompted an internal review and discovery that on this particular street, twenty

two percent (22%) of the residents have a self-assigned suffix of either Road or Crescent. On November 2, 2017, a letter was sent to the residents on Tallwood explaining that the official street name is Tallwood, as registered and requesting them to refrain from assigning their own suffix. This prompted responses from the Tallwood residents expressing their concerns which are summarized below:

“I am sure you are aware that many online forms, some of which are unavoidable in this day and age, have the street suffixes as mandatory for completion. We believe that "Tallwood" should have a designated suffix and the City of London should undertake to change it.”

“When we enter our address for Google maps, on line retailers, hotels, airlines, car rentals and omit the suffix, whether it be street, crescent, road or some such, we receive an instant reply that "Tallwood" in not acceptable without a suffix. The same happens when we have to put in our credit card details and delivery address.”

“The answer is have a suffix designated, e.g. Circle, or Crescent. The residents of Tallwood pay a hefty total of city taxes therefore it would be kind if the suffix is provided by the city. If this cannot be done without a petition or council approval then please tell us how it can be achieved. Of course the changed means notifying many organisations and probably lots of paperwork.”

As a result, the Civic Administration undertook a full review of all streets within the City’s jurisdiction and discovered that there are six (6) streets within the City that do not have a suffix tied to the official street name. Residents on The Parkway and The Ridgeway use the street names as registered, and the EMS had no concerns. Of the six streets, the Civic Administration is recommending that the following four of the streets be renamed:

Street Name:	Number of Residents	Number of Suffixes used	Percentage
La Stradella	0	0	0%
Middlewoods	49	45	91%
Tallwood	27	6	22%
The Birches	7	5	71%

The recommended name changes are intended to help with way-finding for both emergency services and the general public.

The City will fund the cost of the change, including but not limited to the registration costs of all required By-laws. Costs associated with the recommend street renaming is recommend to be absorbed through Environmental and Engineering Services (EES), which are estimated to be as follows:

Street Name:	Number of Street Signs	Estimated Street Sign Replacement Cost	Number of Residents	Estimated resident reimbursement
La Stradella	2	\$1,000	0	0
Middlewoods	7	\$3,500	49	\$9,800
Tallwood	1	\$500	27	\$5,400
The Birches	1	\$500	7	\$1,400
Sub-Total(s)	11	\$5,500	83	\$16,600
<b>TOTAL COSTS</b>				<b>\$22,100</b>

**Public and Agency Consultation**

Notification of the proposed street name changes and of the upcoming Civic Works Committee meeting was given to all property owners on March 8, 2018 via Canada Post. A notice was also placed in the Londoner on March 29, 2018 and April 5, 2018.

### **Comments Received**

As a result of the circulation of the notice of application to rename, the following responses were received:

Middlewoods:

- “I have lived on Middlewoods for nearly twenty years. I am strongly in favour of the proposal to officially rename Middlewoods to Middlewoods Drive. Thank you for your work in this matter.”

Tallwood:

- One resident called to question the rationale of the change, however, once explained that it was for safety purposes, she was satisfied and supported the change.

The Birches:

- There were no responses from the residents residing on The Birches

La Stradella:

- No comments received from residents in the area of La Stradella.

Any comments received after the deadline date for submission of this report will be included in the Added Agenda and can be addressed by the Civic Administration at Committee meeting, if any issues are raised.

Figure 1:  
Illustrates the portion of La Stradella which is to be renamed to La Stradella Gate.

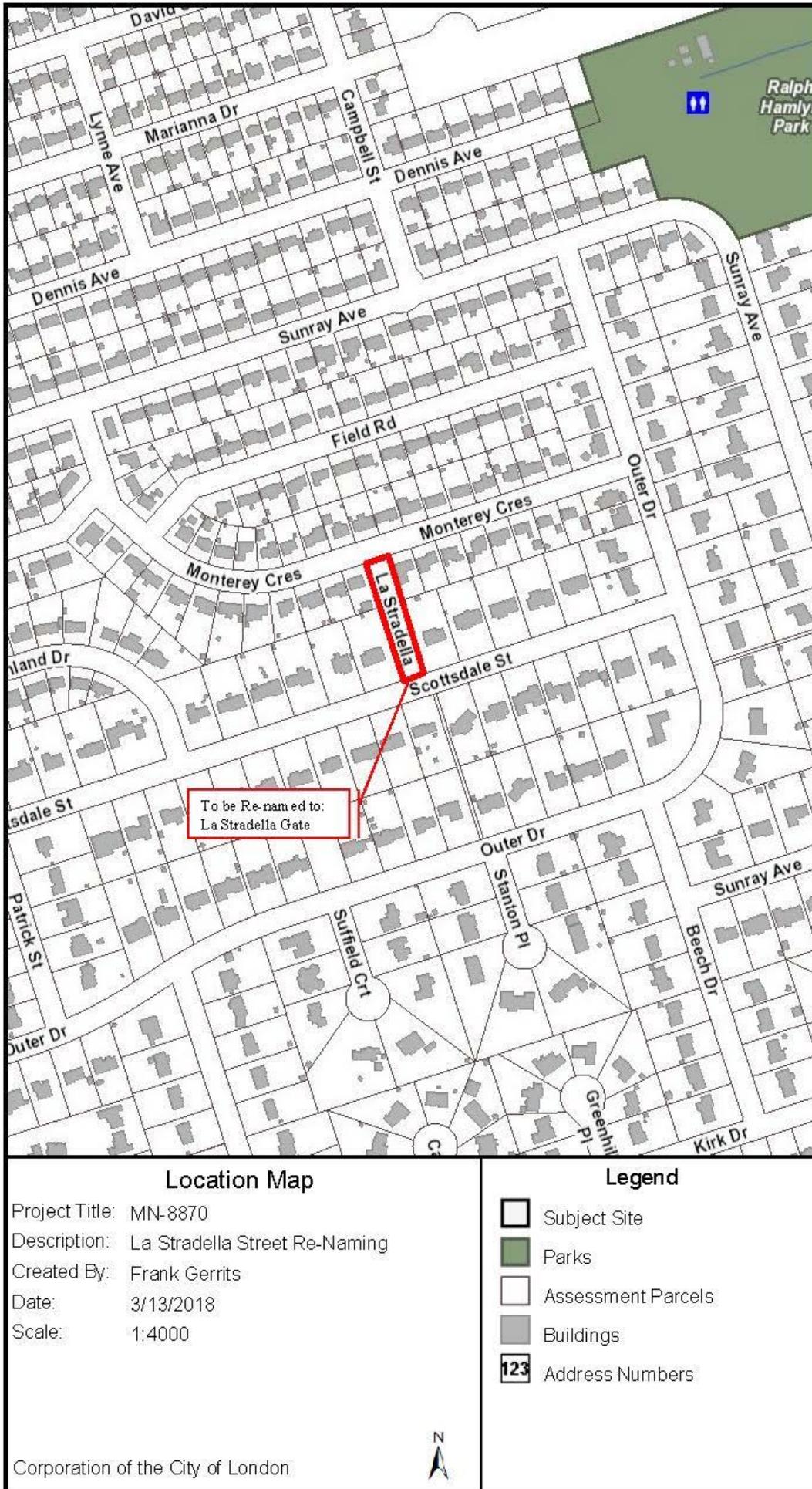


Figure 2:  
Illustrates the portion of Middlewoods which is to be renamed to Middlewoods Drive.



Figure 3:  
Illustrates the portion of Tallwood which is to be renamed to Tallwood Circle.

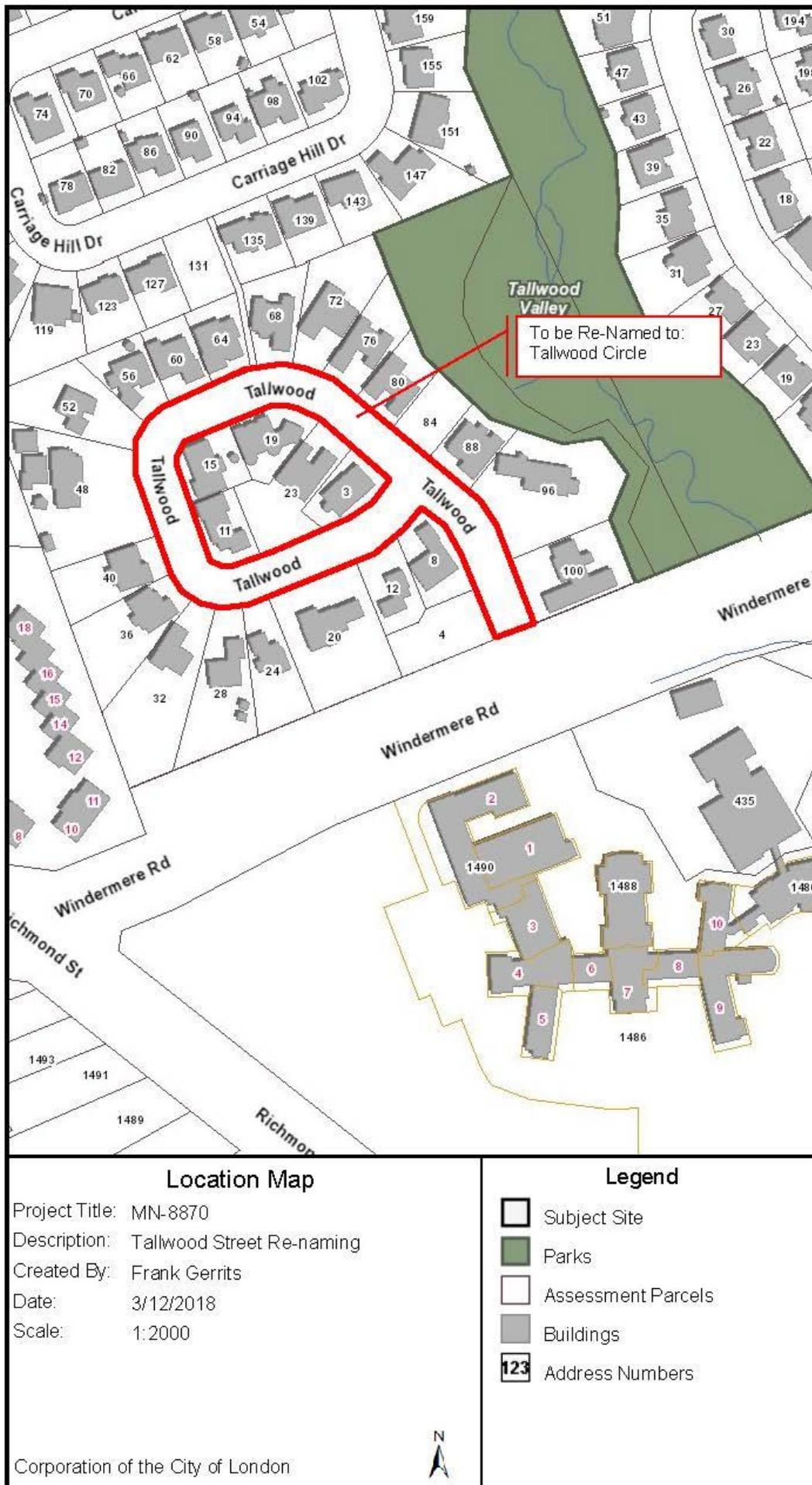


Figure 4:  
Illustrates the portion of The Birches which is to be renamed to The Birches Place.



<b>CONCLUSION</b>
-------------------

Staff recommend that the City rename “La Stradella” to “La Stradella Gate”; “Middlewoods” to “Middlewoods Drive”; “Tallwood” to “Tallwood Circle”; and “The Birches” to “The Birches Place”, effective September 1<sup>st</sup>, 2018 upon approval by Council, and that the City be required to fund the cost of the change, including but not limited to the registration cost of all required By-Laws.

<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>FRANK GERRITS DEVELOPMENT DOCUMENTATION COORDINATOR</b>	<b>MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (Subdivisions)</b>
<b>SUBMITTED BY:</b>	<b>CONCURRED IN BY:</b>
<b>PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES</b>	<b>EDWARD SOLDI, P. ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>
<b>RECOMMENDED BY:</b>	<b>RECOMMENDED BY:</b>
<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>	<b>KELLY SCHERR, P. ENG. MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>

FG/MF/PY/ES/GK/fg  
Attach.  
April 5, 2018

APPENDIX "A"

Bill No.  
2018

By-law No. S-\_\_\_\_\_

A by-law to rename a portion of LA Stradella to La Stradella Gate; to rename a portion of Middlewoods to Middlewoods Drive; to rename a portion of Tailwood to Tailwood Circle and to rename a portion of The Birches to The Birches Place, effective September 1, 2018.

WHEREAS the Municipal Council of The Corporation of the City of London deems it expedient to rename a portion of LA Stradella to La Stradella Gate; to rename a portion of Middlewoods to Middlewoods Drive; to rename a portion of Tailwood to Tailwood Circle and to rename a portion of The Birches to The Birches Place;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That portion of of La Stradella between Scottsdale Street and Monterey Crescent be renamed to La Stradella Gate, being that portion of La Stradella lying between Scottsdale Street and Monterey Crescent, on Plan 908, Plan 1021, and Block B on Plan 908 being all of PIN 0807-10278.
2. That portion of Middlewoods between Sarnia Road and Lawson Road be renamed to Middlewoods Drive, being that portion of Middlewoods lying between Sarnia Road and Lawson Road, on Plan 890, being all of PIN 0807-10278.
3. That portion of Tallwood north of Windermere Road be renamed to Tallwood Circle, being that portion of Tallwood lying north of Windermere Road, on Plan 875 and 949, being all of PIN 0808-30403 and Part of Lots 15 and 16, Concession 4: Designated as Part 3 on 33R-4853.
4. That portion of The Birches south of Agincourt Gardens be renamed to The Birches Place, being that portion of The Birches lying south of Agincourt Gardens, on Plan 875 and 949, being all of PIN 0847-20310.
5. This by-law comes into force and effect on September 1, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading  
Second Reading  
Third Reading

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 17, 2018</b>
<b>FROM:</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>DRAFT PROPOSED TERMS OF REFERENCE – ENVIRONMENTAL ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, with the support of the Waste Management Working Group, the following actions be taken with respect to the Draft Proposed Terms of Reference for the Environmental Assessment of the Proposed W12A Landfill Expansion:

- a) the report **BE RECEIVED**;
- b) the Draft Proposed Terms of Reference **BE CIRCULATED** for review and comment by the Government Review Team, Aboriginal Communities, stakeholders and the general public from April 26, 2018 to June 8, 2018;
- c) the Civic Administration **BE DIRECTED** to consider the feedback from the consultation noted in b), above, and revise the Draft Proposed Terms of Reference as appropriate; and
- d) in accordance with Council Policy, the revised Proposed Terms of Reference noted in c), above, **BE POSTED** on the City of London’s website at least 30 days prior to a public participation meeting to be held by the Civic Works Committee, to consider the revised Proposed Terms of Reference.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

Relevant reports that can be found at [www.london.ca](http://www.london.ca) under City Hall (Meetings) include:

- Residual Waste Disposal Strategy Scope of Work as Part of the Environmental Assessment Process (October 24, 2017 meeting of the Civic Works Committee (CWC), Item #14)
- Update and Next Steps – Resource Recovery Strategy and Residual Waste Disposal Strategy as part of the Environmental Assessment Process (February 7, 2017 meeting of the CWC, Item #10)
- Individual Environmental Assessment Long Term Solid Waste Resource Recovery & Disposal Plans (October 6, 2015 meeting of the CWC, Item #14)

Relevant reports that can be found at [www.london.ca](http://www.london.ca) under City Hall (Meetings – Advisory and other Committees) include:

- Decision Report #6: Preliminary Draft Proposed Terms of Reference (March 8, 2018 meeting of the Waste Management Working Group (WMWG), Item #2.1)
- Terms of Reference Outline and Next Steps (January 18, 2018 meeting of the WMWG, Item #9)

## COUNCIL'S 2015-2019 STRATEGIC PLAN

Municipal Council has recognized the importance of solid waste management in its 2015-2019 - Strategic Plan for the City of London ([2015 – 2019 Strategic Plan](#)) as follows:

### **Building a Sustainable City**

- Strong and healthy environment
- Robust infrastructure

### **Growing our Economy**

- Local, regional, and global innovation
- Strategic, collaborative partnerships

### **Leading in Public Service**

- Proactive financial management
- Innovative & supportive organizational practices
- Collaborative, engaged leadership
- Excellent service delivery

## BACKGROUND

### **PURPOSE**

The purpose of this report is to seek approval for release of the *Draft Proposed Terms of Reference Environmental Assessment of the Proposed W12A Landfill Expansion, City of London* for review and comment from the various stakeholders.

### **CONTEXT**

An Environmental Assessment (EA) under the EA Act is a planning study that assesses environmental effects and advantages and disadvantages of a proposed project. The environment is considered in broad terms to include the natural, social, cultural and economic aspects of the environment.

The first phase of the Individual EA process, used for large-scale projects like landfill sites, is the development and approval of a Terms of Reference (ToR) by the Minister. The ToR becomes the framework or work plan for the preparation and review of the individual EA. The ToR allows the proponent to produce an EA that is more direct and easier to be reviewed by interested persons.

The second phase of the individual EA process is completion and approval of an EA. The proponent completes the EA in accordance with the approved ToR.

The City is also undertaking two parallel projects directly related to the EA; a 60% Waste Diversion Action Plan and a long-term Resource Recovery Strategy.

## DISCUSSION

### **Terminology**

The ToR has a different title depending how far along it is in the approval process. For clarity these various titles are listed below in Table 1.

**Table 1 - ToR Terminology**

Title	Definition
Preliminary Draft Proposed ToR	An early draft of the Draft Proposed ToR. The Ministry of the Environment and Climate Change (MOECC) does a preliminary screening of the Preliminary Draft Proposed ToR to ensure all documentation requirements have been met.
Draft Proposed ToR	(Note: this is the current step and purpose of this report.) Council approves release of the Draft Proposed ToR for feedback. The Draft Proposed ToR is submitted to the Government Review Team, Aboriginal Communities, stakeholders and the general public for review and comment.

Title	Definition
Proposed ToR	Council approves submission of the Proposed ToR to the MOECC for approval. The MOECC may ask for revisions to the Proposed ToR to address concerns prior to MOECC staff submitting the Proposed ToR to the Minister for approval.
ToR	ToR as approved by the Minister of the Environment and Climate Change. EA must be carried out according to the ToR.

### Development of ToR

Development of the ToR began on March 30, 2017 with the release of the Notice of Commencement and the start of the Community Engagement Program. The Community Engagement Program included:

- Project Website (Getinvolved.London.ca/WhyWasteDisposal) that had over 1,300 unique visitors;
- Series of Open Houses in May 2017 and November 2017. Each series of open houses was followed by a Virtual Open House on the project website;
- Indigenous Community engagement;
- Creation of Waste Management Community Liaison Committee with includes representatives from various stakeholder groups;
- Presentations to key City advisory committees (ACE, AAC, and EEPAC);
- Regular updates to the W12A Landfill Public Liaison Committee;
- Booths at various community events (e.g., Sunfest, Gathering on the Green, Neighbourhood Service Days); and,
- Traditional media and social media advertising.

### Overview of Draft Proposed ToR

The full Draft Proposed ToR is provided under separate cover. The Executive Summary of the report is provided in Appendix A.

It is worth noting that the majority of the Draft Proposed ToR has been before the Civic Works Committee, Council, and community stakeholders as it was being developed. The current report pulls all these details together in a prescribed format to ensure that future activities are identified, how alternatives will be evaluated is documented, and how further input and review will occur is known.

The Waste Management Working Group reviewed the Preliminary Draft Proposed TOR at its February 15, 2018 meeting and passed the following resolution:

*“Release of the report for review and comment by the Government Review Team and the general public **BE SUPPORTED** noting that minor changes/revisions to the report may be made prior to release to accommodate preliminary comments from the Ministry of the Environment and Climate Change scheduled to be received by March 14, 2018”*

The MOECC provided the City with a number of comments following their initial screening of the Preliminary Draft Proposed ToR. Changes were made to address these comments. It is anticipated that additional comments will be received following the comprehensive review by MOECC and other government review agencies.

The key features of the ToR are:

- Previous waste management studies (e.g., W12A Landfill Area Plan) allows the City to focus the EA to look at expansion of the W12A Landfill.

- The landfill expansion will be based on:
  - 25 year site life;
  - committing to 60% diversion of residential waste by 2022 noting this does not prevent increasing London’s residential waste diversion rate above 60%;
  - consider allowing neighbouring municipalities to use the landfill noting City of London Council will have the authority to determine which, if any, municipalities or businesses outside of London are allowed to use any City residual waste disposal facility or facilities in the future; and
  - reducing the maximum annual amount of waste that will be allowed to be landfilled from current approved level of 650,000 tonnes per year to 500,000 tonnes per year.
  
- Landfill expansion alternatives are limited to vertical expansion and/or lateral expansion to the north and/or east of the landfill within the Waste Management Resource Recovery Area. The Waste Management Resource Recovery Area is already approved for landfilling in the City’s Official Plan.
  
- The different landfill expansion alternatives will be assessed based on atmosphere, geology and hydrogeology, surface water, biology, land use, agriculture, archeology, culture, socio-economic, visual, transportation, and design & operations factors.
  
- The assessment of alternatives will consider three study areas; on-site (the area where landfilling could occur); site-vicinity (land extending a minimum of 500 metres in all directions around the on-site area); and haul route study area (likely only relevant to the traffic assessment and noise portion of the atmosphere assessment).

**Next Steps**

The next steps and tentative timetable for approval of the ToR are presented on Table 2.

**Table 2 - Tentative Timetable for ToR Approval**

<b>Date*</b>	<b>Step</b>
April 26, 2018 to June 8, 2018	<ul style="list-style-type: none"> <li>• Circulate Draft Proposed ToR to Government Review Team</li> <li>• Notify interested stakeholders; place Draft Proposed ToR on-line and in libraries, City Hall for review</li> </ul>
Mid June or mid July, 2018 (tentative)	<ul style="list-style-type: none"> <li>• Review of Proposed ToR by WMWG</li> </ul>
July 17 or August 13, 2018 (tentative)	<ul style="list-style-type: none"> <li>• CWC to hold public participation meeting for Proposed ToR</li> <li>• CWC to consider recommending approval for submission to MOECC approval for submission to MOECC</li> </ul>
July 27 or August 28, 2018 (tentative)	<ul style="list-style-type: none"> <li>• Council</li> </ul>
Late July/Late August	<ul style="list-style-type: none"> <li>• Formal submission of Proposed ToR to MOECC (includes notice to all stakeholders)</li> </ul>
August to late 2018/ early 2019	<ul style="list-style-type: none"> <li>• MOECC provides 30 day review period for stakeholders to provide comments to the MOECC</li> <li>• MOECC evaluates Proposed ToR submission and makes recommendation to the Minister</li> <li>• Minister makes Decision to Approve or Reject</li> </ul>

Notes:

\*The range in dates is a function of a 30 to 45 day period required for the Government Review Team to complete their individual reviews.

**ACKNOWLEDGEMENTS**

This report was prepared with assistance from Mike Losee, Division Manager, Solid Waste Management and Jane Kittmer, Solid Waste Planning Coordinator.

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<b>JAY STANFORD, M.A., M.P.A. DIRECTOR, ENVIRONMENT, FLEET &amp; SOLID WASTE</b>	<b>KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>

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Appendix A: Executive Summary – Draft Proposed Terms of Reference

Draft Proposed Terms of Reference (under separate cover)

## Appendix A Executive Summary – Draft Proposed Terms of Reference

### Phase 1: Preparation of a Terms of Reference:

An Individual Environmental Assessment (EA) for expansion of the W12A Landfill site is being undertaken by the City of London and requires approval under the provincial Environmental Assessment Act. The first phase in the EA process is preparation of a Terms of Reference (ToR). Work on the ToR started in March, 2017. The ToR becomes the framework for carrying out the EA.

This is an Executive Summary of the content of the draft proposed ToR, which has been prepared by the City and will be circulated to government review agencies, Indigenous communities, a number of City committees and the public for comment. The comments received will be considered by the City of London in making revisions and preparing the proposed ToR, which will then be submitted to the Minister of Environment and Climate Change (Minister) for a decision. Once approved by the Minister, the ToR provides the framework or work plan that must be subsequently completed to prepare the EA, and the basis for review and approval.

The City of London has implemented many waste diversion programs over the years and has achieved 45% diversion of its residential waste stream (Figure 1). This diversion rate is comparable to other medium to large size municipalities in Ontario with the exception of communities with Green Bin programs. The City has commenced the development of its long-term Resource Recovery Strategy. The first component of the strategy is to complete a 60% Diversion Action Plan to determine how best to increase residential waste diversion to 60% by 2022.

**Figure 1 - Residential Waste Diversion**



In parallel, and recognizing that despite measures to maximize diversion there will still be waste requiring disposal, expansion of the W12A Landfill site is the approach the City is taking for the long term Residual Waste Disposal Strategy for materials that cannot be diverted.

### The W12A Landfill Site

The W12A landfill site is located in the south portion of the City of London, within the western part of the block of land bounded by Manning Drive, Scotland Drive, White Oak Road and Wellington Road South (Figure 2). The site is currently licensed by the Province of Ontario to dispose of waste within a 107 hectare disposal area, which is located within a 142 hectare property. There is an approved site capacity of 12,500,000 cubic metres for waste (about 10,000,000 tonnes), cover soil and final cover. The site is allowed to accept solid non-hazardous waste from a specified area, consisting of the City of London, the Municipality of Thames Centre, the Lake Huron and Elgin Area water treatment plants and Try Recycling Facilities located adjacent to the City's northern boundary. The site can also accept Municipal Hazardous or Special Waste from the City of London, the County of Elgin and the County of Middlesex for transfer off-site for recycling or disposal.

Figure 2 - W12A Landfill Location



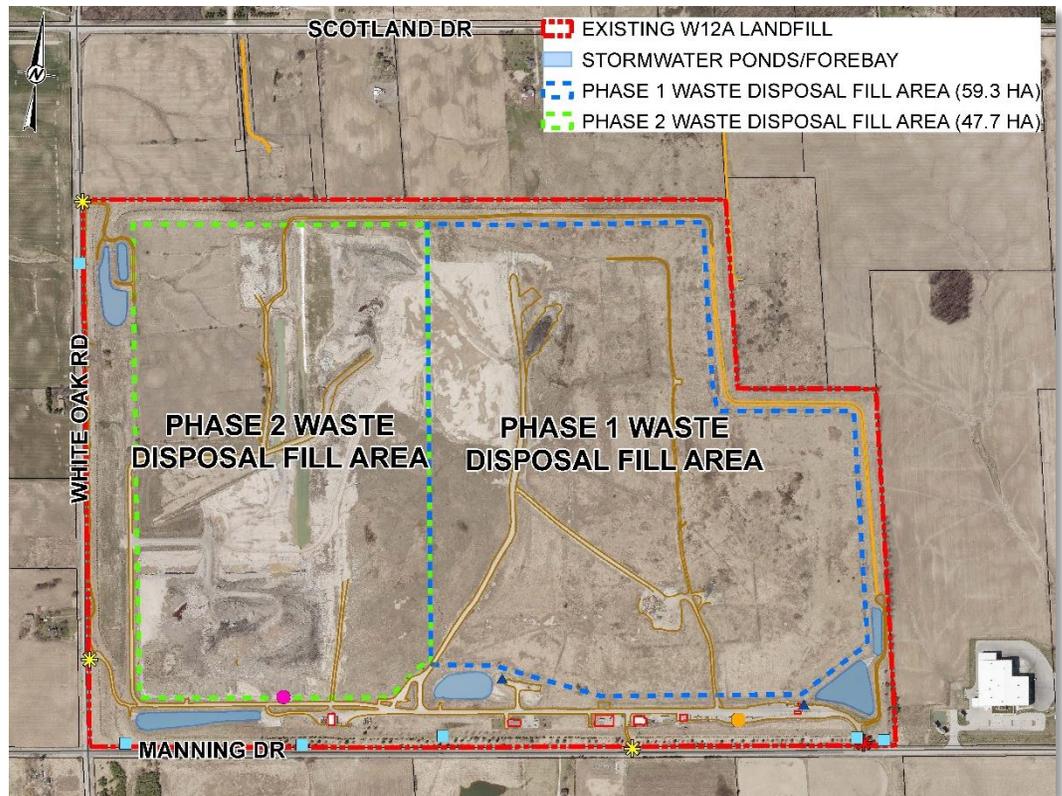
The landfill property is located within the Waste Management Resource Recovery Area, which is a large area of City-owned land identified within the City's Official Plan for future waste management facilities. A City-owned Material Recycling Facility (MRF) is located within these lands just east of the landfill site.

The W12A Landfill Site has been in operation since 1977. The majority of the wastes that it receives are from London residences and some businesses. The remainder of the businesses within the city export their waste for disposal to facilities outside the City. At current disposal rates, the W12A Landfill is expected to reach its approved capacity at the beginning of 2025.

The landfill is divided into two phases (Figure 3). Phase 1 occupies the eastern portion of the disposal area and was filled to capacity in the first 25 years of operation. Phase 2 occupies the remaining western portion and has been constructed with a number of engineering design and operational upgrades (i.e., modern landfill design), and is the active area being used for the residual waste materials generated and requiring disposal. There are engineered collection systems for the leachate (the contaminated liquid produced by precipitation contacting the waste) produced at the site.

For Phase 1 there is a leachate collection system around the perimeter of the disposal area, while for Phase 2 there is a full underdrain collection system below the entire base area. The collected leachate is sent off-site through a piping system for treatment at the Greenway Wastewater Treatment Plant. There is

**Figure 3 - W12A Landfill**



an active landfill gas collection system installed within the completed areas that have received final cover. The collected gas is flared. This gas management system reduces greenhouse gas and odour emissions from the landfill site. There is also a stormwater management system to control the quality and quantity of runoff discharged from the site.

The landfill property and surrounding area is underlain by an extensive deposit of low permeability clayey glacial till soil that provides a natural barrier to control migration of leachate into the groundwater. There are two permeable aquifer zones within the till deposit that are used for water supply from private wells by residences, agricultural and other business purposes in this rural area of the City.

Based on the results from ongoing groundwater and residential well monitoring programs, there is no evidence of leachate effects on the aquifer zones and the W12A Landfill is operating in accordance with the province's requirements in terms of effects on groundwater quality at the property boundary. The W12A Landfill is not having an effect on off-site water well quality.

The ongoing surface water quality monitoring program indicates that the surface water discharged via the stormwater management system meets provincial requirements. The landfill gas monitoring program indicates that landfill gas is not migrating off-site through the subsurface.

## Rationale for Expanding the W12A Landfill Site

Since 1969, the City has undertaken a number of waste management planning studies to be able to provide secure, long-term waste management infrastructure for the city. The continued operation of the W12A Landfill site has been a component of the City's long-term plan to provide waste management services since 1977. In 1991 a provincially-appointed arbitrator addressed the City's request to annex additional lands in the Township of Westminster. The arbitrator reported that the W12A Landfill was the most desirable location for a landfill site and that the adjacent lands were likely suitable for an additional landfill site. In the City's 'Vision 96' strategic planning process, it was concluded that the W12A Landfill was a key component of the City's long-term waste management infrastructure.

From 1995 to 1999 the City of London and County of Middlesex were involved in a cooperative long term waste management planning exercise referred to as the London/Middlesex Waste Management plan. This project was 50% funded by the Province. Outcomes of the planning exercise included the approval of the City's long term strategy known as the Waste Management Continuous Improvement System and expansion of the City's Household Special Waste depot to serve the County of Middlesex.

The City commenced the W12A Landfill Area Plan study process in 2005 to study the evolution of the W12A Landfill facility within an overall integrated waste management centre with a planning horizon of 40 years. The study compared seven alternatives that included closing the W12A Landfill and either establishing a new landfill within London or exporting the waste for disposal outside its boundaries, and expanding the W12A Landfill. This study, which included public consultation events, concluded in 2008 and identified the preferred approach as expansion of the W12A Landfill within an integrated resource recovery centre. This was followed by establishment and designation of the Waste Management Resource Recovery Area in the City's Official Plan, and additional public consultation to develop a Community Enhancement and Mitigative Measures Program to involve the community in the site operations and to benefit the community in the area of the landfill site.

As part of developing this ToR, a confirmatory screening assessment of the seven alternatives evaluated in the previous study was completed and the results presented to the public, various committees and City Council. This assessment confirmed that expansion of the W12A Landfill site remains the preferred approach for the City's Residual Waste Disposal Strategy.

It is proposed that additional assessment of long-term waste disposal alternatives (known as 'Alternatives To' the undertaking) will not be part of the EA.

**Previous waste management studies and work completed as part of the TOR process concluded that expansion of the W12A Landfill is the most appropriate disposal option. Consequently, the City is proposing not to look at other disposal alternatives as part of the EA.**

## Description of the Project

Based on previous community engagement activities and ongoing input received, Guiding Principles were developed by the City and approved by City Council to direct the development of the Residual Waste Disposal Strategy. Among these guiding principles, the most support was received for making waste reduction the highest priority, being socially responsible and ensuring that the solution is financially sustainable. In addition, there was support for London managing its waste within its own boundaries.

The W12A Landfill site expansion project will be defined by:

A 25 year planning period beyond 2025, i.e., until 2050.

The service area will be expanded to neighbouring municipalities to create a regional service area: The City of London and the Counties of Huron, Perth, Elgin and Lambton and Middlesex will be included in the regional service area. The City of London Council will have the authority to decide which, if any, of these other municipalities will be allowed to use the W12A Landfill for disposal of their wastes, and under what conditions.

Reduction in the maximum allowable annual tonnage that can be accepted at the landfill from 650,000 tonnes to 500,000 tonnes.

Achieving 60% residential waste diversion by 2022.

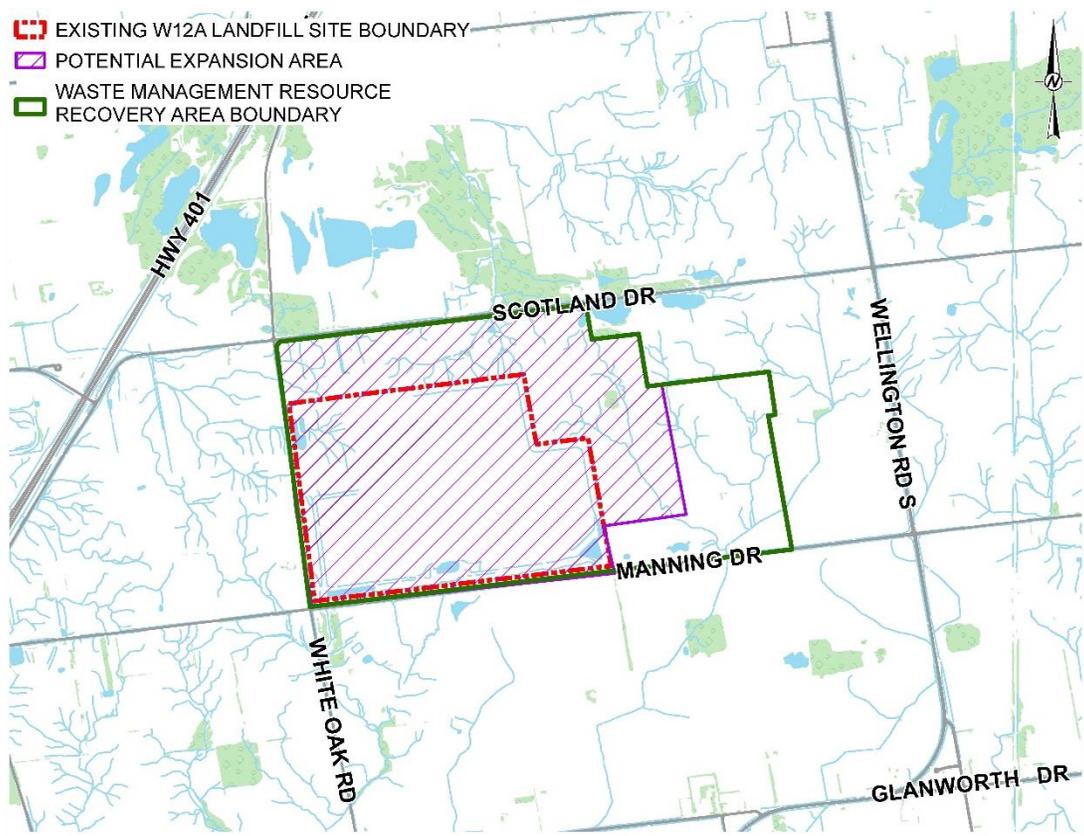
To satisfy these disposal requirements, expansion of the W12A Landfill should allow for an additional landfill capacity of 14,700,000 cubic metres.

The different ways in which this additional airspace can be achieved on the W12A Landfill site are known as 'Alternative Methods.' The alternative methods of expanding the W12A Landfill site will be developed and described during the EA and will consist of a vertical expansion above the existing waste disposal area and/or a horizontal expansion to the north and/or to the east within a portion of the Waste Management Resource Recovery Area (Figure 4).

The area proposed for horizontal expansion extends beyond the current landfill site about 300 metres northward to Scotland Drive, and eastward about 420 metres. These expansion alternatives will consist of variations in and combinations of landfill height, landfill area and configuration. It is expected that there will be three or four different landfill expansion alternatives developed at a conceptual level, their potential effects on the environment assessed, and the alternatives then compared to identify the overall preferred expansion alternative.

**At current disposal rates, the site is expected to reach its approved capacity at the beginning of 2025. An additional 14,700,000 cubic metres of airspace at the W12A Landfill site, which will about double the current approved capacity, will be required to satisfy disposal requirements for residual waste for the next 25 year period.**

**Figure 4 – Potential Expansion Area**



## Phase 2: Environmental Assessment

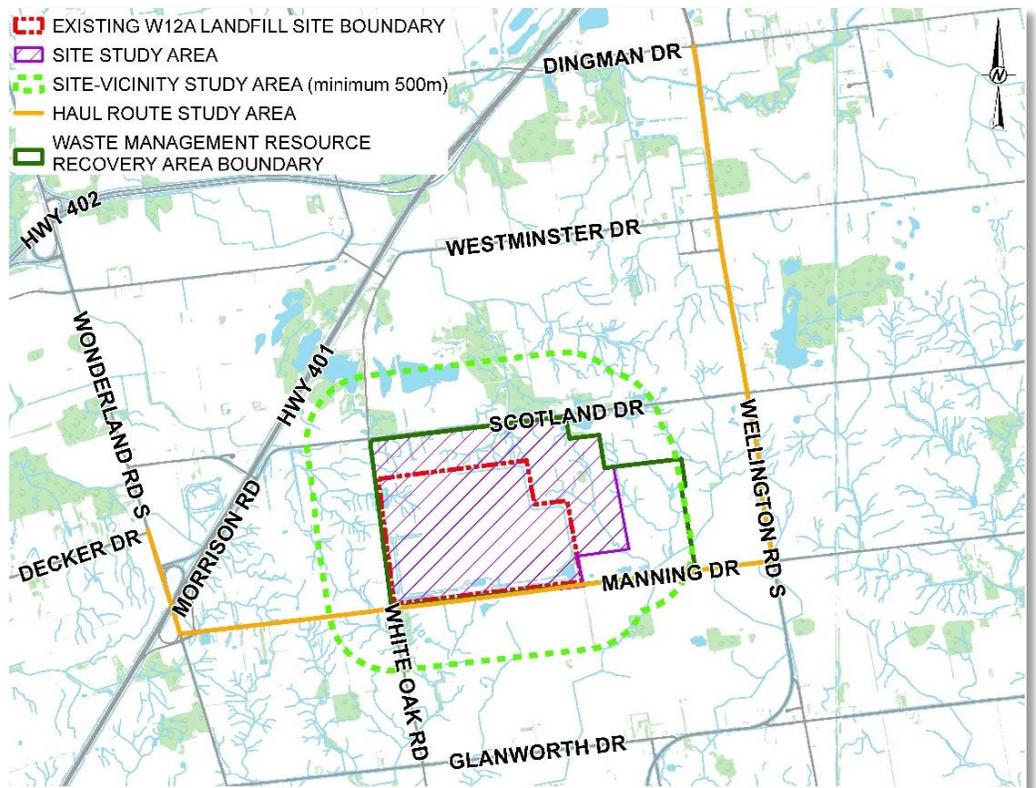
The EA work will be undertaken in a series of nine steps:

- Step 1** – Identify the ‘Alternative Methods’ of landfill expansion (and incorporate conceptual design mitigation measures);
- Step 2** – Characterize the existing environmental conditions;
- Step 3** – Qualitative evaluation of ‘Alternative Methods’;
- Step 4** – Compare the ‘Alternative Methods’ for landfill expansion and identify the preferred alternative;
- Step 5** – Determine the net effects of the preferred alternative;
- Step 6** – Describe the preferred ‘Alternative Method’ for landfill expansion;
- Step 7** – Consideration of climate change;
- Step 8** – Cumulative Impact Assessment; and
- Step 9** – Preparation of the EA Study Report.

Consultation (community engagement) with the public, Indigenous communities, Government review team members, City of London Advisory Committees, and other stakeholders will be ongoing throughout the EA process.

The EA study area is the area within which activities associated with the proposed project will occur and where potential environmental effects will be studied. Three preliminary generic study areas (Figure 5) for the assessment, which may be refined and will be confirmed during the EA, have been identified as follows:

**Figure 5 – Proposed Study Areas**



**Site Study Area** – The existing W12A Landfill Site, located at 3502 Manning Drive and adjacent lands where landfill expansion may occur.

**Site-vicinity Study Area** – The lands in the area immediately adjacent to the Site Study Area that have the potential to be directly affected by the landfill expansion and activities with the Site Study Area. The extent of the Site-vicinity Study Area will be determined for each of the environmental components. For most environmental components, a Site-vicinity Study Area of 500 metres from the Site Study Area is appropriate.

**Wider Study Area** – An area that takes on the broader community generally beyond the immediate site vicinity and for specific environmental components may include the entire Municipality.

The components and sub-components of the environment that will be evaluated during the EA such that the potential effects of the proposed landfill expansion alternatives are determined and compared using a set of comparative evaluation criteria, are:

Environmental Components:	Atmosphere (air and noise) Geology and Hydrogeology (groundwater quality) Surface Water (quality and quantity) Biology (aquatic and terrestrial)
Socio-Economic Components:	Land Use Agriculture Archaeology and Cultural Heritage Socio-economic Visual Impacts
Technical Components:	Design & Operations Transportation

The ToR provides technical work plans for each of these components and sub-components that will be undertaken during the EA study.

### **Consultation (Community Engagement)**

The ToR describes the Community Engagement Program prepared and undertaken by the City for the development of this ToR, as well as the program proposed for the subsequent EA process.

Engagement and consultation with the public and other stakeholders is a key component of the EA process. It enables stakeholders to participate in the planning process and enhance the quality of the project. The key instruments in the Community Engagement Program that were used to engage the public and the other stakeholders and elicit feedback during the ToR preparation are summarized in Table 1). Input received from this program was considered by the City in preparing the draft ToR.

A list of potentially affected Indigenous communities was developed in consultation with the MOECC during the development of this ToR. A program to engage and consult with the eight identified Indigenous communities was carried out considering their specific needs and specific issues. The Indigenous communities were consulted on how they would like to be involved in the EA process. City staff were available to meet with interested Indigenous communities and discuss the proposed project at any time during the development of the ToR.

**Table 1 - Key Community Engagement Activities  
Between March 2017 and January 2018**

<b>Community Engagement Activity</b>	<b>Comments</b>
Open Houses	<ul style="list-style-type: none"> <li>• Two sets of open houses (one in May, one in November 2017)</li> <li>• Each set had an afternoon and evening sessions at two locations plus a follow-up virtual open house on the project website</li> </ul>
W12A Landfill Public Liaison Committee	<ul style="list-style-type: none"> <li>• Existing committee</li> <li>• Provided updates at six meetings</li> </ul>
City of London Advisory Committees	<ul style="list-style-type: none"> <li>• Advisory Committee on the Environment, Agricultural Advisory Committee and Environmental and Ecological Planning Advisory Committee</li> <li>• Attended and presented at two meetings for each advisory committee</li> </ul>
Community Liaison Committee	<ul style="list-style-type: none"> <li>• New committee with members representing various stakeholder groups</li> <li>• Four meetings</li> </ul>
Community Events	<ul style="list-style-type: none"> <li>• Booth at 10 community events (e.g., Sunfest, Lifestyle Home Show, etc.)</li> </ul>
Project Website	<ul style="list-style-type: none"> <li>• <a href="http://Getinvolved.London.ca/WhyWasteDisposal">Getinvolved.London.ca/WhyWasteDisposal</a></li> <li>• Over 1,300 unique visitors</li> </ul>
Letter/email correspondence	<ul style="list-style-type: none"> <li>• Contacted 275 nearby property owners and residents, 28 landfill customers, 15 stakeholder groups and over 30 government agencies on three occasions (Notice of Commencement and both sets of open houses)</li> </ul>
Newspaper and social media advertisements	<ul style="list-style-type: none"> <li>• Numerous ads at various point in the process</li> </ul>

To assist in the comparative evaluation of the expansion alternatives during the EA, the public was asked at open house #2 to rank the environmental components that they considered more important, important and less important. Based on the input received, groundwater quality, aquatic ecosystems and terrestrial ecosystems were the environmental components identified as most important, while cultural heritage landscapes, cultural heritage resources and archaeology were ranked less important.

Following approval of this ToR and during preparation of the EA, a consultation program will be continued to engage the public, businesses, the Government review team, Indigenous communities, as well the various groups and committees during the EA process. Input will be obtained through a number of engagement activities, which will be generally similar to the activities completed during preparation of the ToR.

The Draft EA will be circulated for a seven week public comment period prior to finalization and submission to the MOECC for approval. In addition, consultation specific to individual Indigenous communities will also be carried out.

**Other Regulatory Approvals**

In addition to EA approval, the W12A Landfill expansion will also require approvals under the *Environmental Protection Act*, the *Ontario Water Resources Act* and the *Planning Act*, and perhaps from the Upper Thames and Kettle Creek Conservation Authorities in terms of a permit to undertake specific works associated with the expansion. These approvals processes are expected be undertaken after EA approval is in place.

**Overview of the EA Schedule**

The following schedule is anticipated:

Circulation of Draft ToR for public and agency review	April/May 2018
Submission of Proposed ToR for Minister’s Approval	August 2018
Approval of ToR	Late 2018/Early 2019
EA Studies and EA Submission for Minister`s Approval	2019 and 2020
Approval of EA	Mid-2021
Other Approvals	2021-2022

It is anticipated that all approvals will be in place to allow final design of the preferred landfill expansion and any required construction prior to the W12A Landfill reaching its currently approved capacity, which is predicted at the beginning of 2025.

April 5, 2018

# Volume I

## Draft Proposed Terms of Reference

**Environmental Assessment of the Proposed W12A Landfill  
Expansion, City of London**



## Executive Summary

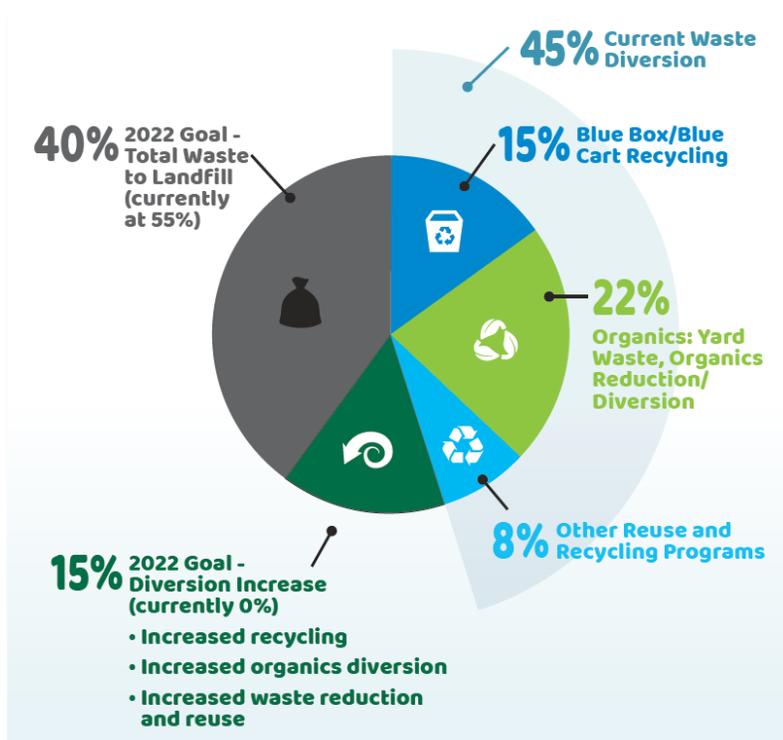
### Phase 1: Preparation of a Terms of Reference:

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The City of London has implemented many waste diversion programs over the years and has achieved 45% diversion of its residential waste stream (Figure 1). This diversion rate is comparable to other medium to large size municipalities in Ontario with the exception of communities with Green Bin programs. The City has commenced the development of its long-term Resource Recovery Strategy. The first component of the strategy is to complete a 60% Diversion Action Plan to determine how best to increase residential waste diversion to 60% by 2022.

Figure 1 - Residential Waste Diversion



In parallel, and recognizing that despite measures to maximize diversion there will still be waste requiring disposal, expansion of the W12A Landfill site is the approach the City is taking for the long term Residual Waste Disposal Strategy for materials that cannot be diverted.

### The W12A Landfill Site

The W12A landfill site is located in the south portion of the City of London, within the western part of the block of land bounded by Manning Drive, Scotland Drive, White Oak Road and Wellington Road South (Figure 2). The site is currently licensed by the Province of Ontario to dispose of waste within a 107 hectare disposal area, which is located within a 142 hectare property. There is an approved site capacity of 12,500,000 cubic metres for waste (about 10,000,000 tonnes), cover soil and final cover. The site is allowed to accept solid non-hazardous waste from a specified area, consisting of the City of London, the Municipality of Thames Centre, the Lake Huron and Elgin Area water treatment plants and Try Recycling Facilities located adjacent to the City's northern boundary. The site can also accept Municipal Hazardous or Special Waste from the City of London, the County of Elgin and the County of Middlesex for transfer off-site for recycling or disposal.

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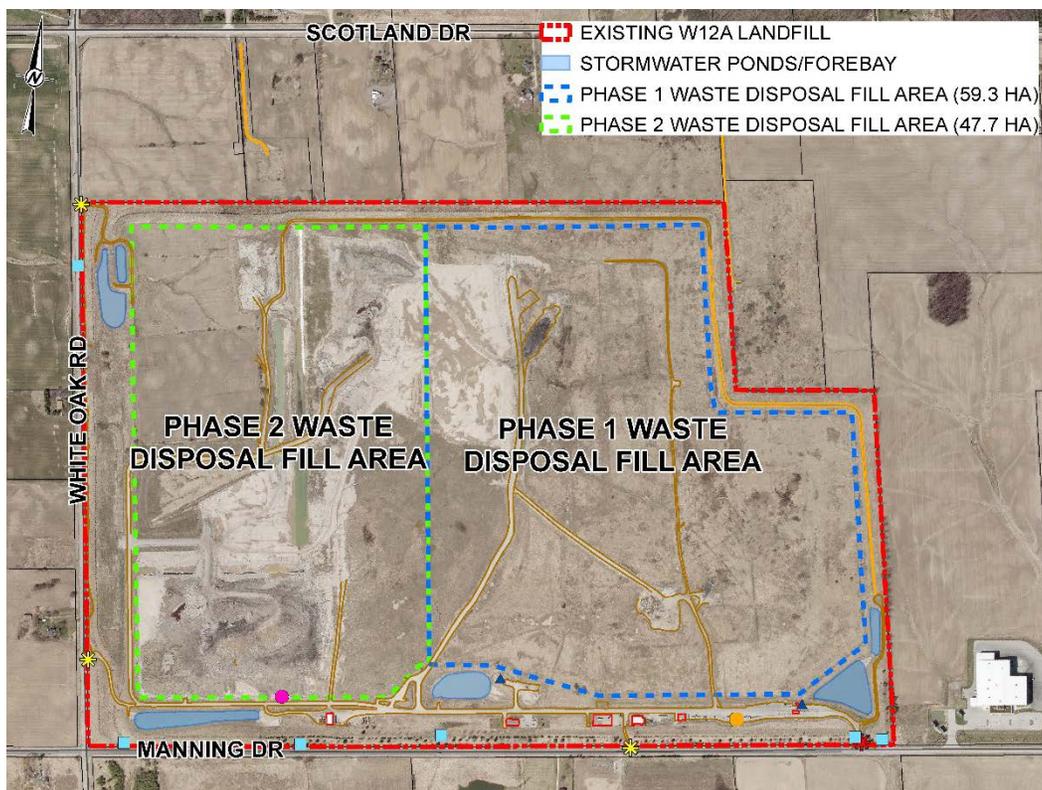
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For Phase 1 there is a leachate collection system around the perimeter of the disposal area, while for Phase 2 there is a full underdrain collection system below the entire base area. The collected leachate is sent off-site through a piping system for treatment at the Greenway Wastewater Treatment Plant. There is an active landfill gas collection system installed within the completed areas that have received final cover. The collected gas is flared. This gas management system reduces greenhouse gas and odour emissions from the landfill site. There is also a stormwater management system to control the quality and quantity of runoff discharged from the site.

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### **Rationale for Expanding the W12A Landfill Site**

Since 1969, the City has undertaken a number of waste management planning studies to be able to provide secure, long-term waste management infrastructure for the city. The continued operation of the W12A Landfill site has been a component of the City's long-term plan to provide waste management services since 1977. In 1991 a provincially-appointed arbitrator addressed the City's request to annex additional lands in the Township of Westminster. The arbitrator reported that the W12A Landfill was the most desirable location for a landfill site and that the adjacent lands were likely suitable for an additional landfill site. In the City's 'Vision 96' strategic planning process, it was concluded that the W12A Landfill was a key component of the City's long-term waste management infrastructure.

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- Reduction in the maximum allowable annual tonnage that can be accepted at the landfill from 650,000 tonnes to 500,000 tonnes.
- Achieving 60% residential waste diversion by 2022.

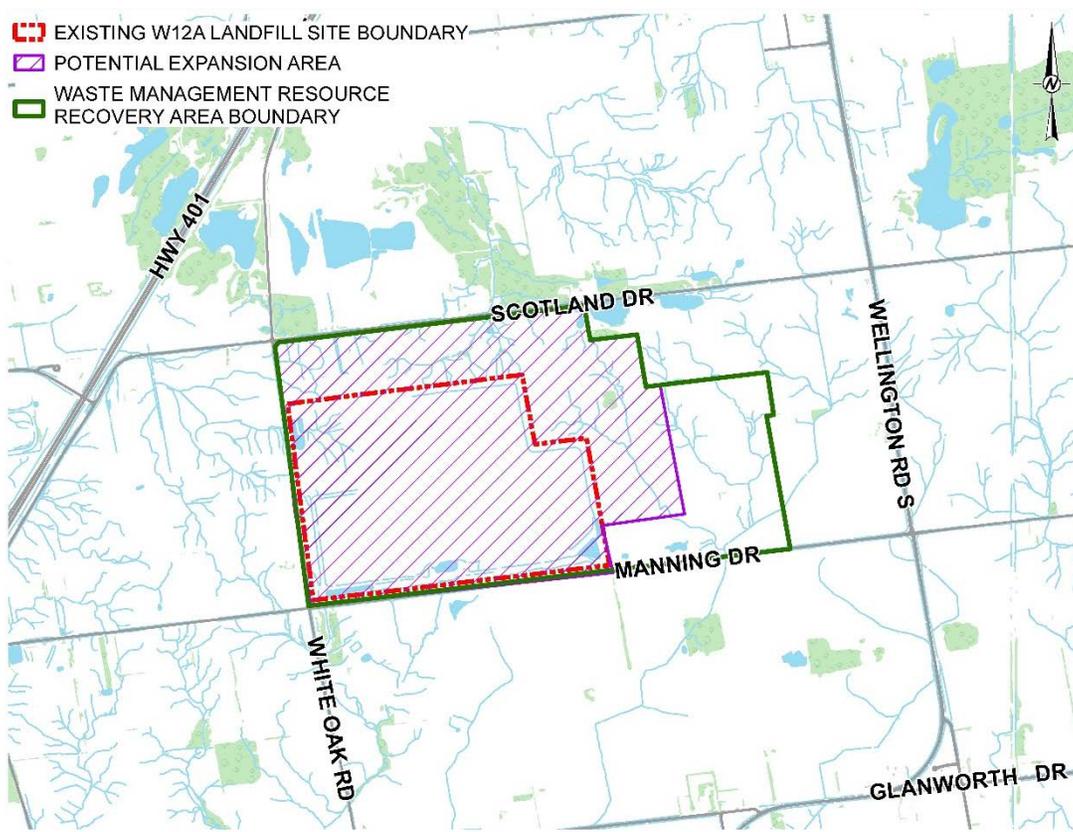
**At current disposal rates, the site is expected to reach its approved capacity at the beginning of 2025. An additional 14,700,000 cubic metres of airspace at the W12A Landfill site, which will about double the current approved capacity, will be required to satisfy disposal requirements for residual waste for the next 25 year period.**

To satisfy these disposal requirements, expansion of the W12A Landfill should allow for an additional landfill capacity of 14,700,000 cubic metres.

The different ways in which this additional airspace can be achieved on the W12A Landfill site are known as 'Alternative Methods.' The alternative methods of expanding the W12A Landfill site will be developed and described during the EA and will consist of a vertical expansion above the existing waste disposal area and/or a horizontal expansion to the north and/or to the east within a portion of the Waste Management Resource Recovery Area (Figure 4).

The area proposed for horizontal expansion extends beyond the current landfill site about 300 metres northward to Scotland Drive, and eastward about 420 metres. These expansion alternatives will consist of variations in and combinations of landfill height, landfill area and configuration. It is expected that there will be three or four different landfill expansion alternatives developed at a conceptual level, their potential effects on the environment assessed, and the alternatives then compared to identify the overall preferred expansion alternative.

**Figure 4 – Potential Expansion Area**

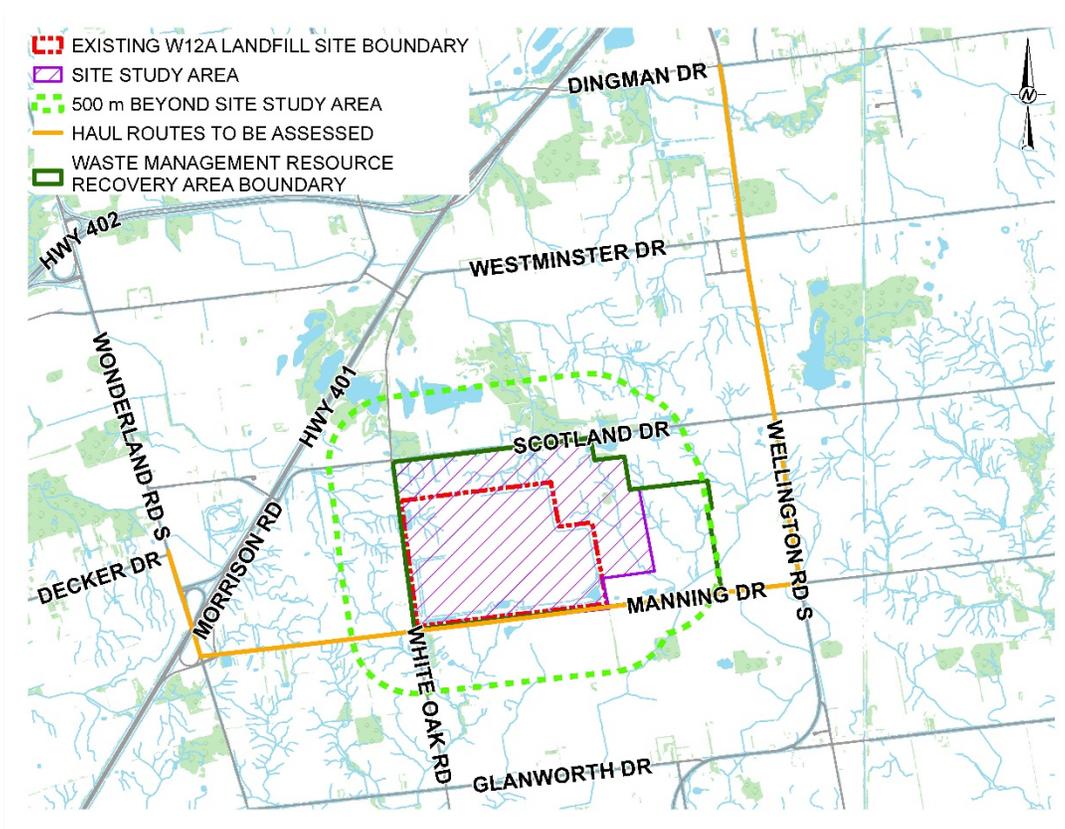


## Phase 2: Environmental Assessment

The EA work will be undertaken in a series of nine steps:

- Step 1** – Identify the ‘Alternative Methods’ of landfill expansion (and incorporate conceptual design mitigation measures)
- Step 2** – Characterize the existing environmental conditions
- Step 3** – Qualitative evaluation of ‘Alternative Methods’
- Step 4** – Compare the ‘Alternative Methods’ for landfill expansion and identify the preferred alternative
- Step 5** – Determine the net effects of the preferred alternative
- Step 6** – Describe the preferred ‘Alternative Method’ for landfill expansion;
- Step 7** – Consideration of climate change
- Step 8** – Cumulative Impact Assessment
- Step 9** – Preparation of the EA Study Report

**Figure 5 – Proposed Study Areas**



Consultation (community engagement) with the public, Indigenous communities, Government review team members, City of London Advisory Committees, and other stakeholders will be ongoing throughout the EA process.

The EA study area is the area within which activities associated with the proposed project will occur and where potential environmental effects will be studied. Three preliminary generic study areas (Figure 5) for the assessment, which may be refined and will be confirmed during the EA, have been identified as follows:

**Site Study Area** – The existing W12A Landfill Site, located at 3502 Manning Drive and adjacent lands where landfill expansion may occur.

**Site-vicinity Study Area** – The lands in the area immediately adjacent to the Site Study Area that have the potential to be directly affected by the landfill expansion and activities with the Site Study Area. The extent of the Site-vicinity Study Area will be determined for each of the environmental components. For most environmental components, a Site-vicinity Study Area of 500 metres from the Site Study Area is appropriate.

**Wider Study Area** – An area that takes on the broader community generally beyond the immediate site vicinity and for specific environmental components may include the entire Municipality.

The components and sub-components of the environment that will be evaluated during the EA such that the potential effects of the proposed landfill expansion alternatives are determined and compared using a set of comparative evaluation criteria, are:

**Environmental Components:**

- Atmosphere (air and noise)
- Geology and Hydrogeology (groundwater quality)
- Surface Water (quality and quantity)
- Biology (aquatic and terrestrial)

**Socio-Economic Components:**

- Land Use
- Agriculture
- Archaeology and Cultural Heritage
- Socio-economic
- Visual Impacts

**Technical Components:**

- Design & Operations
- Transportation

The ToR provides technical work plans for each of these components and sub-components that will be undertaken during the EA study.

## Consultation (Community Engagement)

The ToR describes the Community Engagement Program prepared and undertaken by the City for the development of this ToR, as well as the program proposed for the subsequent EA process.

Engagement and consultation with the public and other stakeholders is a key component of the EA process. It enables stakeholders to participate in the planning process and enhance the quality of the project. The key instruments in the Community Engagement Program that were used to engage the public and the other stakeholders and elicit feedback during the ToR preparation are summarized in Table 1). Input received from this program was considered by the City in preparing the draft ToR.

A list of potentially affected Indigenous communities was developed in consultation with the MOECC during the development of this ToR. A program to engage and consult with the eight identified Indigenous communities was carried out considering their specific needs and specific issues. The Indigenous communities were consulted on how they would like to be involved in the EA process. City staff were available to meet with interested Indigenous communities and discuss the proposed project at any time during the development of the ToR.

**Table 1 - Key Community Engagement Activities  
Between March 2017 and January 2018**

Community Engagement Activity	Comments
Open Houses	<ul style="list-style-type: none"> <li>• Two sets of open houses (one in May, one in November 2017)</li> <li>• Each set had an afternoon and evening sessions at two locations plus a follow-up virtual open house on the project website</li> </ul>
W12A Landfill Public Liaison Committee	<ul style="list-style-type: none"> <li>• Existing committee</li> <li>• Provided updates at six meetings</li> </ul>
City of London Advisory Committees	<ul style="list-style-type: none"> <li>• Advisory Committee on the Environment, Agricultural Advisory Committee and Environmental and Ecological Planning Advisory Committee</li> <li>• Attended and presented at two meetings for each advisory committee</li> </ul>
Community Liaison Committee	<ul style="list-style-type: none"> <li>• New committee with members representing various stakeholder groups</li> <li>• Four meetings</li> </ul>
Community Events	<ul style="list-style-type: none"> <li>• Booth at 10 community events (e.g., Sunfest, Lifestyle Home Show, etc.)</li> </ul>

Community Engagement Activity	Comments
Project Website	<ul style="list-style-type: none"> <li>• <a href="http://Getinvolved.London.ca/WhyWasteDisposal">Getinvolved.London.ca/WhyWasteDisposal</a></li> <li>• Over 1,300 unique visitors</li> </ul>
Letter/email correspondence	<ul style="list-style-type: none"> <li>• Contacted 275 nearby property owners and residents, 28 landfill customers, 15 stakeholder groups and over 30 government agencies on three occasions (Notice of Commencement and both sets of open houses)</li> </ul>
Newspaper and social media advertisements	<ul style="list-style-type: none"> <li>• Numerous ads at various point in the process</li> </ul>

To assist in the comparative evaluation of the expansion alternatives during the EA, the public was asked at open house #2 to rank the environmental components that they considered more important, important and less important. Based on the input received, groundwater quality, aquatic ecosystems and terrestrial ecosystems were the environmental components identified as most important, while cultural heritage landscapes, cultural heritage resources and archaeology were ranked less important.

Following approval of this ToR and during preparation of the EA, a consultation program will be continued to engage the public, businesses, the Government review team, Indigenous communities, as well the various groups and committees during the EA process. Input will be obtained through a number of engagement activities, which will be generally similar to the activities completed during preparation of the ToR.

The Draft EA will be circulated for a seven week public comment period prior to finalization and submission to the MOECC for approval. In addition, consultation specific to individual Indigenous communities will also be carried out.

### Other Regulatory Approvals

In addition to EA approval, the W12A Landfill expansion will also require approvals under the *Environmental Protection Act*, the *Ontario Water Resources Act* and the *Planning Act*, and perhaps from the Upper Thames and Kettle Creek Conservation Authorities in terms of a permit to undertake specific works associated with the expansion. These approvals processes are expected be undertaken after EA approval is in place.

## Overview of the EA Schedule

The following schedule is anticipated:

Circulation of Draft ToR for public and agency review	April/May 2018
Submission of Proposed ToR for Minister's Approval	August 2018
Approval of ToR	Late 2018/Early 2019
EA Studies and EA Submission for Minister's Approval	2019 and 2020
Approval of EA	Mid-2021
Other Approvals	2021-2022

It is anticipated that all approvals will be in place to allow final design of the preferred landfill expansion and any required construction prior to the W12A Landfill reaching its currently approved capacity, which is predicted at the beginning of 2025.

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Government Review Team

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Other Engagement

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Draft ToR Review

### **Appendix I**

Media Articles

## ACRONYMS

Acronym	Definition
AAC	Agricultural Advisory Committee
AADT	Average Annual Daily Traffic
ACE	Advisory Committee on the Environment
AG	Agricultural
BMP	Best Management Practices
C of A	Certificate of Approval
CLC	Community Liaison Committee
CLI	Canada Land Inventory
CO <sub>2e</sub>	Carbon Dioxide Equivalents
COTTFN	Chippewas of the Thames First Nation
CR&D	Construction, Renovation and Demolition Waste
DFO	Department of Fisheries and Oceans
EA	Environmental Assessment
EAA	<i>Environmental Assessment Act (Ontario)</i>
ECA	Environmental Compliance Approval
EDR	Emergency Detour Route
EEPAC	Environmental and Ecological Planning Advisory Committee
EES	Environmental & Engineering Services
EFW	Energy from Waste
EPA	<i>Environmental Protection Act (Ontario)</i>
ER	Environmental Review
ESA	Environmentally Significant Area
EX	Resource Extraction
FAQ	Frequently Asked Questions
GAP	Generally Accepted Principles
GHG	Greenhouse Gases
GIS	Geographic Information System
GRT	Government Review Team
H	Horizontal
HIA	Heritage Impact Assessment
HSW	Household Special Waste
IC&I	Industrial, Commercial and Institutional Waste
KCCA	Kettle Creek Conservation Authority
LF	Landfill
LFG	Landfill Gas
LIO	Land Information Ontario
LOS	Level of Service
LWRIC	London Waste to Resources Innovation Centre
MDI	Mineral Deposit Inventory
MHSW	Municipal Hazardous or Special Waste

<b>Acronym</b>	<b>Definition</b>
MNDM	Ministry of Northern Development and Mines
MNRF	Ministry of Natural Resources and Forestry
MOECC	Ministry of the Environment and Climate Change
MRF	Materials Recovery Facility
MTCS	Ministry of Tourism Culture and Sport
MTO	Ministry of Transportation Ontario
MU4	Muriel soils (MU4)
NOC	Notice of Commencement
OMB	Ontario Municipal Board
OS	Open Space
O. Reg.	Ontario Regulation
OWRA	Ontario Water Resources Act
PLC	Public Liaison Committee
PORs	Points of Reception
RGP	Resident Geologist Program
SAR	Species at Risk
SOCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat
SWM	Stormwater management
SWMS	Stormwater management system
ToR	Terms of Reference
V	Vertical
WMWG	Waste Management Working Group
WRM	Waste Management and Resource
UTRCA	Upper Thames River Conservation Authority

## UNITS OF MEASURE

Acronym	Definition of Units
cm	centimetre
ha	hectare
km	kilometre
m	metre
masl	metres above sea level
mm	millimetre
m <sup>3</sup>	cubic metre

## GLOSSARY OF TERMS

Term	Definition
‘Alternative Methods’	Alternative methods of carrying out the proposed undertaking are different ways of doing the same activity associated with an undertaking. Alternative methods could include consideration of one or more of the following: alternative technologies; alternative methods of applying specific technologies; alternative sites for a proposed undertaking; alternative design methods; and, alternative methods of operating any facilities associated with a proposed undertaking.
‘Alternatives To’	Alternatives to the proposed undertaking are functionally different ways of approaching and dealing with a problem or opportunity.
Ambient Air	Open air not enclosed in a structure, machine, chimney or stack.
Aquifer	A layer of permeable soil, i.e., sand and/or gravel, or bedrock through which groundwater flows and can yield enough water to supply wells for use.
Berm	At a landfill site, a narrow mound or ridge comprised of soil (for example, a screening berm used to block the view of the landfill activities from off-site)
Borehole	A hole drilled into the ground to obtain information on the soil, bedrock and groundwater conditions and characteristics. A borehole can be completed as a groundwater monitoring well.
Buffer Area	The part of the landfill site not used for waste disposal, usually between the perimeter of the disposal area and the landfill property boundary.
Certificate of Approval (Waste)	An approval issued by the Ministry of the Environment for the establishment and operation of a waste management site/facility. Now referred to as an Environmental Compliance Approval.

Term	Definition
City of London	The City of London (the proponent); used when referencing the political or corporate administrative body.
CR&D Waste	Waste generated by the Construction, Renovation and Demolition sector of the economy.
Criteria	A description of each environmental component to be considered in the environmental assessment, consisting of the rationale for including the component and the indicator(s) to be used in the assessment.
Waste Management Community Liaison Committee	A group established specifically for this project with the objective of ensuring the diverse interests of multiple stakeholders are equally and adequately represented throughout the EA process.
Cumulative Effects	The net effects of the proposed undertaking combined with the predicted effects of other existing and identified certain and probable projects in the area of the proposed undertaking, where the effects would overlap.
Disposal Area	The area within the landfill property approved for the disposal of residual waste; also referred to as the waste footprint.
Environment	<p>As defined by the <i>Environmental Assessment Act</i>, environment means:</p> <ul style="list-style-type: none"> <li>• Air, land or water,</li> <li>• Plant and animal life, including human life,</li> <li>• The social, economic and cultural conditions that influence the life of humans or a community,</li> <li>• Any building, structure, machine or other device or thing made by humans,</li> <li>• Any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities, or</li> <li>• Any part or combination of the foregoing and the interrelationships between any two or more of them (ecosystem approach).</li> </ul>
Environmental Assessment	An environmental assessment, commonly known as an individual EA, is a study that is completed by the proponent to assess the potential environmental effects (positive or negative) of an individual project.
Environmental Compliance Approval	An approval issued by the Ministry of the Environment and Climate Change for the establishment and operation of a waste management site/facility.
Environmental Components	Environmental components are different aspects of the physical, biological and human environments.

Term	Definition
Greenfield Site	A parcel of land that has not been previously developed for urban use, i.e., rural or agricultural land or green space.
Groundwater	Water below the ground surface contained in the pore spaces in soil or in openings within the bedrock.
Haul Route	Public roadways used by vehicles transporting waste to a landfill site.
Hazardous Waste	Waste generated from any source that is defined as hazardous by the regulations of Ontario.
Indicators	Specific characteristics of the environmental components that can be measured, qualified, quantified or determined in some way.
IC& I Waste	Waste generated by the Industrial, Commercial & Institutional sector of the economy.
Landfill	An approved site used for the long-term disposal of residual waste.
Landfill Capacity	The volume approved for disposal of residual wastes and cover materials, described in cubic metres. Also referred to as the approved airspace.
Landfill Expansion	An increase in the approved landfill capacity.
Landfill Gas	Gases generated from the anaerobic decomposition of organic waste materials; mainly consisting of methane and carbon dioxide and traces of other gases
Landfill Gas Collection System	The system used to collect the gases generated by decomposition of the waste in the landfill, typically consisting of a network of gas wells and/or horizontal piping attached to vacuum to extract the gas and convey it to a location where the gas can be combusted in a gas flare or processed for subsequent use.
Leachate	The liquid produced when water (typically rainwater or snowmelt) passes through a landfill and contains contaminants as a result of coming in contact with the waste.
Leachate Collection System	The system used to collect leachate generated by a landfill, usually consisting of a network of piping and drainage stone beneath or around the perimeter of the disposal area.
Mitigation Measures	Design features and/or operational approaches used to control the potential effects of the landfill on the environment.
Monitoring Well	An installation at a selected depth in a borehole in which the groundwater level can be measured and groundwater samples obtained for chemical analysis to determine its quality. At a landfill, this information is typically monitored at some frequency over time and is referred to as a groundwater monitoring program.

Term	Definition
Non-hazardous Solid Waste	Waste generated from any source that is defined as non-hazardous and solid by the regulations of Ontario.
Ontario Regulation 232/98	The regulation that governs the design, operation, closure and post-closure of new or expanding waste disposal sites in the province of Ontario.
Proponent	<p>A person, corporation, government agency or other legal entity who:</p> <ul style="list-style-type: none"> <li>a) Proposes to carry out an undertaking, or</li> <li>b) Is the owner or person having charge, management or control of an undertaking.</li> </ul> <p>For this undertaking (project), the proponent is the City of London.</p>
Reasonable Use Guideline (or Concept)	The Ministry of Environment and Climate Change guideline used to determine the acceptable level of impact from landfill leachate on off-site groundwater quality, and used to assess compliance of landfill sites in terms of effects on groundwater resources.
Receptor	A specific location where the effect(s) from a waste management facility may be received. Also referred to as Points of Reception (PORs).
Residential Waste	Waste generated by residences (ranging from single to multi-residential units).
Residual Waste	The waste material that cannot be diverted through recycling or other processes and requires disposal.
Service Area	The geographic area from which generated waste can be received at a recycling or disposal site, in accordance with the approval for the recycling or disposal site.
(the) Site	(the) W12A Landfill.
Site Life	The period of time during which the W12A Landfill can continue to accept wastes.
Stormwater Management System	An engineered system to manage/control the quantity and/or quality of stormwater runoff from the site, typically consisting of ditches and ponds that discharge to the natural environment.
Surface Water	Water on top of or flowing across the ground surface, i.e., lakes, rivers, ditches.

Term	Definition
Terms of Reference	A document prepared by the proponent and submitted to the Ministry of the Environment and Climate Change for approval. The Terms of Reference (ToR) document sets out the framework for the planning and decision-making process to be followed by the proponent during the preparation of an EA. In other words, it is the City of London's (the proponent's) work plan for what is going to be studied. If approved, the EA must be prepared according to this ToR. The ToR also provides the framework for evaluating the EA.
(the) Undertaking	The activities associated with the EA for the proposed expansion of the W12A Landfill, as described in this ToR. Also referred to as the 'project'.
Waste Generation Rate	The quantity of waste generated by an individual(s) on a daily or annual basis, typically described in tonnes (or kilograms) per person per year.

## 1.0 Introduction

This is the Terms of Reference (ToR) document (i.e., the work plan or framework for work) for the proposed expansion of the W12A Landfill (the site) by the City of London (the proponent). This section provides an introduction to the project; including the proponent, the purpose of the project, the project location and a general description of the site.

### 1.1 Identification of the Proponent

The City of London (the City) is the proponent for the proposed project. The City is located in southern Ontario and has a total area of approximately 421 square kilometres (km<sup>2</sup>) with a 2016 population of 383,822. The contacts for this project are as follows:

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Wesley Abbott, P. Eng.  
Project Manager, Solid Waste Management  
Phone: (519) 661-2489 ext. 1812  
Fax: (519) 661-2354  
E-mail: wabbott@london.ca

Mailing Address for the above staff is:  
Corporation of the City of London  
Solid Waste Management Division, 8<sup>th</sup> Floor  
300 Dufferin Avenue, P.O. Box 5035  
London, ON N6A 4L9

### 1.2 Purpose of the Undertaking

In the City more than one tonne of waste is produced per person each year. This includes both waste generated in residences as well as waste generated by businesses and institutions. Waste is diverted from disposal through numerous waste reduction, reuse, recycling, composting and recovery initiatives that have been implemented by the City and by private and institutional sectors; however, there is still a quantity of waste produced that is not diverted and requires disposal. Waste that cannot be reduced, reused, recycled or composted is considered residual waste.

The residual waste created in London from residences and some businesses is currently disposed of at the City's W12A Landfill. Some of the City's business waste is taken to landfills located outside the City for disposal. At the current disposal rates, this landfill is expected to reach its currently approved capacity at the beginning of 2025.

To plan for the future, the City has commenced the development of two long-term waste management strategies: the Resource Recovery Strategy, and the Residual Waste Disposal Strategy. The Resource Recovery Strategy will include a plan to maximize waste reduction, reuse, recycling, resource recovery, energy recovery and/or waste conversion in an economically viable and environmentally responsible manner. The current residential diversion rate is 45% with the latest comprehensive assessment of existing diversion programs and proposed diversion program enhancements provided in *The Road to Increased*

*Resource Recovery and Zero Waste (Road Map 2.0)*. The only significant diversion component that remains undecided and unimplemented is residential organics management program. The Resource Recovery Strategy is scheduled to be completed in early 2019. An interim step includes the completion of the 60% Diversion Action Plan in 2018 and will include development of programs and an implementation schedule for specific activities to increase the City's diversion rate to 60% for residential waste.

The Residual Waste Disposal Strategy will involve the development of a long-term plan to manage residual waste, which will require obtaining additional residual disposal capacity. Several ways of satisfying this need were assessed (referred to as 'Alternatives To' the undertaking). The assessment of these 'Alternatives To' is described in Section 4 of this document. The preferred 'Alternative To' included the expansion of the W12A Landfill.

The expansion of the W12A Landfill requires an Environmental Assessment (EA) and approval from the Minister of the Environment and Climate Change for Ontario, pursuant to the Ontario *Environmental Assessment Act* (EAA). The purpose of the EA is to obtain approval for expansion of the W12A Landfill.

One of the City of London's responsibilities as an Ontario municipality is to provide residual waste disposal service to its ratepayers. If the W12A Landfill is allowed to reach its currently approved capacity and other possible means of providing disposal service are not pursued by the City, then they will not be able to fulfill this obligation. Because the W12A Landfill is expected to reach its approved capacity early in 2025, the City of London is commencing this EA process at this point in time to allow adequate time for completion of both the required approvals and the implementation of the landfill expansion to be available to receive waste prior to the current remaining disposal capacity being consumed.

This ToR is being submitted to the Ministry of the Environment and Climate Change (MOECC) for approval to carry out an individual EA under the EAA. Through completion of this EA, the City will be able to achieve its primary objective of providing the long-term preferred solution for residual waste disposal for the City.

The City of London will consider the stated purpose of this EA during the EA process and will refine the purpose if required. The final purpose statement will be provided in the EA study report.

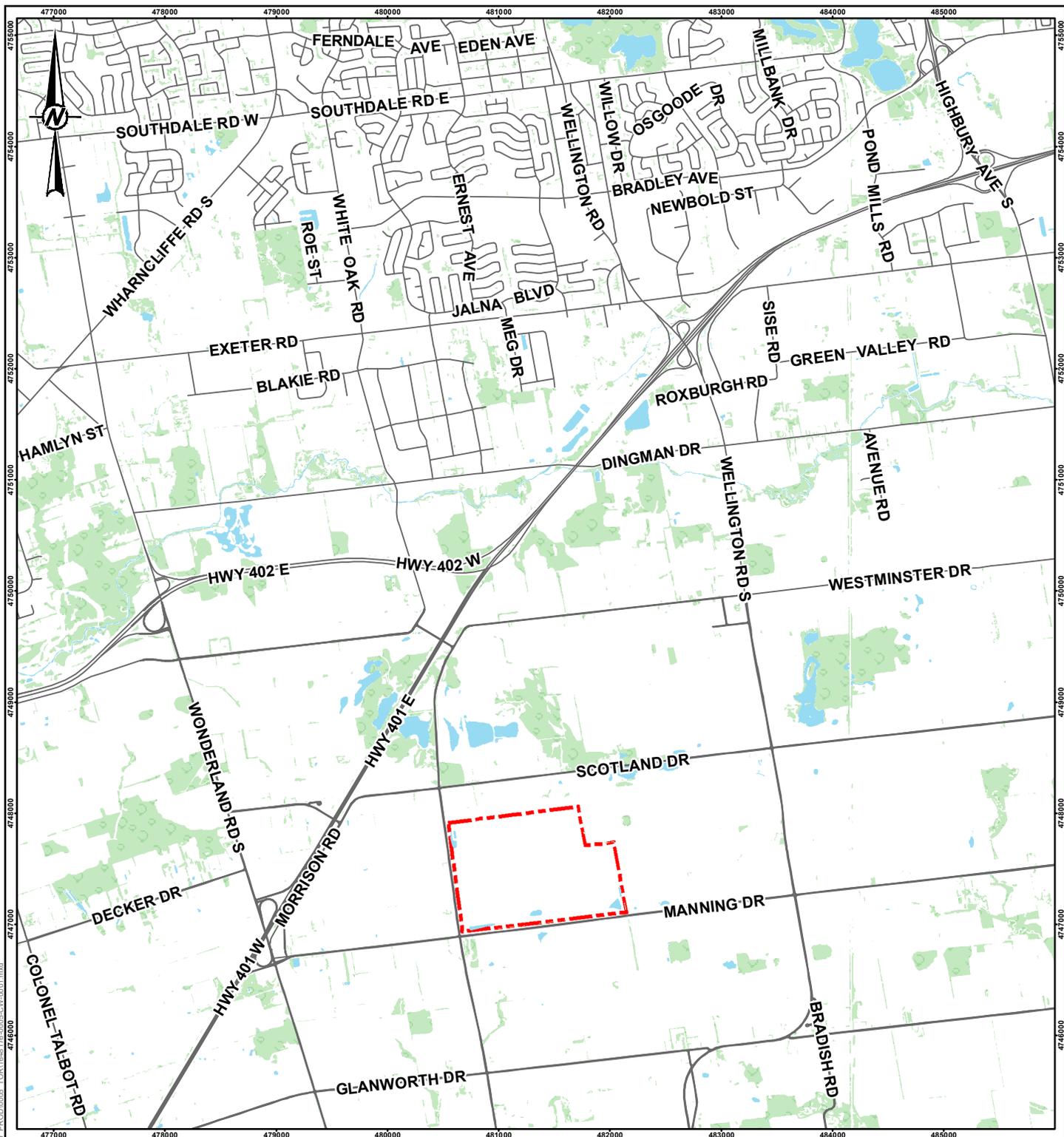
### 1.3 W12A Landfill Site Description

The W12A Landfill is located at 3502 Manning Drive in the south end of the City of London, Ontario, as shown in Figure 1.3-1. The site is currently approved to accept waste as follows:

- Solid non-hazardous waste, generated from only the following areas:
  - The geographic boundaries of **the City of London**;
  - The geographic boundaries of **the Municipality of Thames Centre**;
  - **Lake Huron Water Treatment Plant** located at 71155 Bluewater Highway, Municipality of South Huron;
  - **Elgin Area Water Treatment Plant** located at 43665 Dexter Line, Municipality of Central Elgin; and
  - **TRY Recycling Plants** located at 21462 and 21463 Clarke Road, Municipality of Middlesex Centre.
- Municipal Hazardous or Special Waste (MHSW) from residents and small quantity generators (businesses with limited amounts of MHSW) from the following areas:
  - The geographic boundaries of **the City of London**;
  - The geographic boundaries of **the County of Middlesex**; and
  - The geographic boundaries of **the County of Elgin**.

Solid, non-hazardous waste is disposed at the site while the MHSW is accepted for transfer to appropriate recycling/processing facilities.

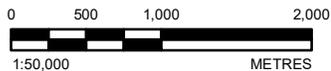
The City owns a number of properties adjacent to and near the W12A Landfill as depicted in Figure 1.3.2. This figure also shows the boundary of the Waste Management Resource Recovery Area, which is an area identified in the City's Official Plan for future waste management facilities and activities including landfilling.



**LEGEND**

 EXISTING W12A LANDFILL SITE BOUNDARY

**DRAFT**



**REFERENCE(S)**

1. SERVICE LAYER CREDITS:
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83  
COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
CORPORATION OF THE CITY OF LONDON

PROJECT  
TERMS OF REFERENCE FOR THE ENVIRONMENTAL  
ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION

TITLE  
**KEY PLAN**

CONSULTANT



YYYY-MM-DD 2018-01-04

DESIGNED ---

PREPARED JEM

REVIEWED ---

APPROVED ---

PROJECT NO.  
1731648176

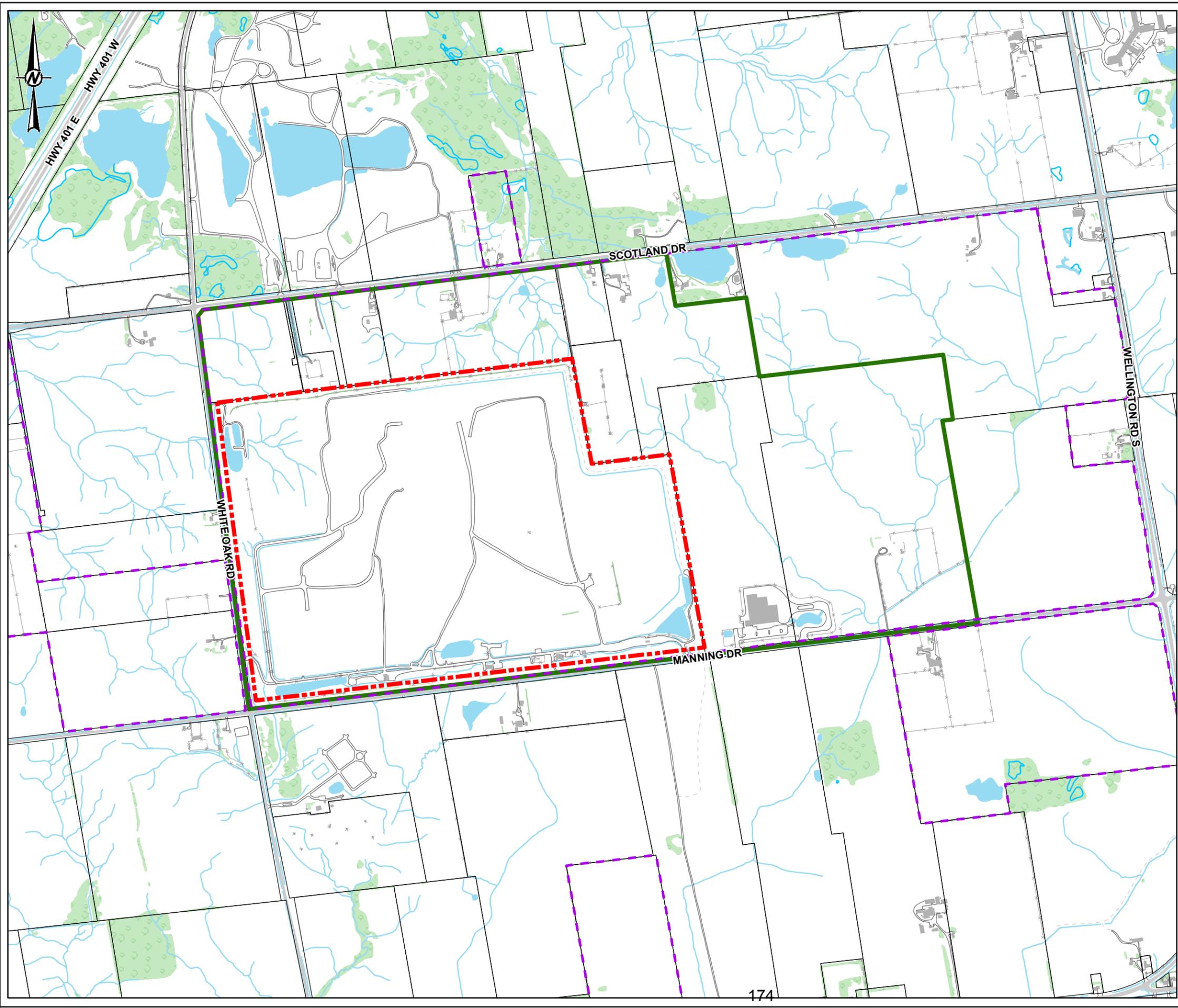
CONTROL  
0005

REV.  
A

FIGURE  
1.3-1

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



- LEGEND**
- WATERCOURSE
  - DRIVEWAY
  - FENCELINE
  - TRAIL
  - BUILDING FOOTPRINT
  - WOODED AREA
  - WATERBODY
  - CITY OWNED PROPERTY
  - WASTE MANAGEMENT RESOURCE RECOVERY AREA BOUNDARY
  - EXISTING W12A LANDFILL SITE BOUNDARY

**REFERENCE(S)**  
 1. DATA PROVIDED BY THE CITY OF LONDON.  
 2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83  
 COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

**DRAFT**



CLIENT  
 CORPORATION OF THE CITY OF LONDON

PROJECT  
 TERMS OF REFERENCE FOR THE ENVIRONMENTAL  
 ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION  
 TITLE  
**SITE PLAN**

CONSULTANT	YYYY-MM-DD	2018-01-04
	DESIGNED	---
	PREPARED	JEM
	REVIEWED	---
	APPROVED	---

PROJECT NO. 1648176 CONTROL 0005 REV. A FIGURE 1.3-2

Path: \\golder-ar\gis\CityofLondon\Spatial\_Maps\cityoflondon\Sites\_W12A\09\_PROJECT\0005\_TOR\1648176\0005-CH-0002.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 297mm

### 1.3.1 Site Development History

In 1969, the City commissioned James F. MacLaren Limited to develop a long-term solid waste disposal plan. The results of the study are contained in the report entitled *Report on Solid Waste Disposal for the City of London* (October 1970). The report recommended that the City proceed with the necessary approvals, detailed design and land acquisition for the development of a new landfill (referred to as W12) to be located on part of Lots 18, 19 and 20 of Concession 5 in the former Township of Westminster.

During site investigations, it was determined that the geological setting of W12 was not suitable for a landfill because a spillway containing granular soils traversed the surficial silty clay soils that are generally predominant in the area. It was also determined that the area south of W12 had thick surficial deposits of silty clay. As a result, the location of the proposed landfill was changed to the area referred to as W12A located on part of Lots 18, 19 and 20 of Concession 6 in the former Township of Westminster.

In April 1973, the City filed an application for a Certificate of Approval (C of A), (now referred to as an Environmental Compliance Approval (ECA)), for a Waste Disposal Site to the MOE for the W12A Landfill. Subsequently, the Environmental Hearing Board held a public hearing in the former Township of Westminster from July 30, 1973 to August 3, 1973 to review the application for the W12A Landfill. The Environmental Hearing approved the application.

On November 13, 1973, the MOE issued a Provisional C of A (#A042102) for the W12A Landfill. The C of A did not permit the disposal of waste until final design plans and specifications were submitted and approved by the MOE.

In 1974, the Ontario Municipal Board (OMB) held a public hearing to address planning issues related to the establishment of a new landfill. As a result of the hearing, the OMB issued an order in January 1975 authorizing the City to acquire the necessary lands to create the W12A Landfill and spend the necessary funds to construct the new landfill. The OMB also directed the former Township of Westminster to amend its zoning by-law and any other necessary by-laws to permit landfilling in the lands referred to as the W12A Landfill.

In 1976, the final design plans and specifications for the W12A Landfill were submitted to the MOE. The original site design consisted of 14 cells covering 107 hectares (ha), five stormwater management ponds, the use of berms and trees to provide screening, a perimeter leachate collection system and a surface water and groundwater monitoring program. On August 16, 1976 the MOE re-issued C of A #A042102 for the W12A Landfill to permit the disposal of waste in accordance with the submitted plans.

Since 1976, the C of A or ECA has been re-issued or amended sixteen times to permit changes in the operation of the landfill. These changes have included refinement of the environmental monitoring programs, requirement for an annual report, approval of a household special waste (HSW) facility, various design changes and infrastructure upgrades and an expansion of the service area from which waste can be received.

Waste was first disposed of in the landfill during the summer of 1977. At this time, the landfill accepted non-hazardous waste generated from within the boundaries of London.

In 1999, the City received approval to establish a HSW depot at the landfill to accept MHSW from residents and small quantity generators from within the geographic boundaries of London and the County of Middlesex for transfer to appropriate recycling/processing facilities.

In 2015, an Environmental Screening was completed as per *Ontario Regulation (O. Reg.) 101/07* (under the EAA) to expand the service area of the site to include the following locations and types of waste:

- Lake Huron Water Treatment Plant (water treatment plant residuals);
- Elgin Area Water Treatment Plant (water treatment plant residuals);
- TRY Recycling's Clarke Road facility (construction, renovation and demolition (CR&D) recycling process residuals and residential garbage);
- Thames Centre (municipal non-hazardous waste); and
- Elgin County (MHSW).

An Environmental Screening Report was submitted to the MOECC and an amendment to the ECA for the landfill was obtained on May 16, 2016. The expanded service area did not change the approved fill rate (amount of waste the landfill can receive in a year) or the types of waste that can be accepted.

### 1.3.2 Landfill Site and Landfill Components

The W12A Landfill site has a 107 ha fill area and is located on a 142 ha property.

As described in Section 1.3.1, waste disposal at the W12A Landfill commenced in 1977. Over the first 25 years of operation, approximately 5 million tonnes of waste were deposited at the W12A Landfill in the first six cells that comprise Phase 1. These Phase 1 cells cover 59.3 ha and occupy the eastern portion of the landfill footprint (see Figure 1.3-3). The Phase 1 cells are labelled Cells 1, 2, 3, 4, 5 East and 5 West on Figure 1.3-3. Landfilling in Phase 1 is complete.

The remainder of the landfill covers 47.7 ha and has been designed to accommodate approximately another 5.5 million tonnes. The area is referred to as Phase 2 as shown on Figure 1.3-3. Phase 2 is divided into eight cells labelled on Figure 1.3-3 as Cells 6 South South Half, South North Half, North South Half and North North Half, and Cells 7 through 10. Cell 7 has been filled and landfilling is currently ongoing in Cell 8; construction of Cell 9 is scheduled for 2018. Phase 2 of the landfill includes a full underdrain leachate collection system that was approved in 2002. Several other engineering upgrades were also approved in 2002 including a landfill gas (LFG) collection system and stormwater management pond upgrades.

The current waste disposal ECA for the site (#A042102) permits annual disposal of 650,000 tonnes of waste, noting that over the past 10 years the site typically receives between 200,000 and 280,000 tonnes of waste per year. The site is operated Monday through Friday from 8 a.m. to 4 p.m. and Saturday from 8 a.m. to 3 p.m.

The total approved airspace of the W12A Landfill (i.e., to hold garbage, daily cover and final cover) for the current site is 12,500,000 cubic metres (m<sup>3</sup>). As of January 2018, the remaining approved airspace in Phase 2 is approximately 2.5 million m<sup>3</sup>.

The landfill consists of the following major components (shown in Figure 1.3-3):

- **Fourteen landfill cells** divided into two waste disposal fill areas known as Phase 1 and Phase 2.
- **Four stormwater management ponds** that provide flow control (to prevent flooding) and quality control (sediment removal) of drainage from the landfill received by a series of ditches located along the perimeter of the landfill as well as along the access road.
- A **perimeter leachate collection system** for Phase 1 of the landfill and an **underdrain leachate collection system** for Phase 2 of the landfill. Collected leachate is directed through more than 10 kilometres (km) of piping to the on-site leachate pumping station, which sends the leachate off-site via a leachate forcemain connected to the municipal sanitary sewer system for treatment at the Greenway Wastewater Treatment Plant.



- A **LFG collection system and flare** consisting of 46 active LFG extraction wells and more than 5 km of piping that collect the LFG and carry it to the flare for combustion. This system reduces greenhouse gas (GHG) and odour emissions from the landfill.
- **HSW Depot** that accepts hazardous and special wastes from residents and small businesses for off-site recycling/disposal.
- **Public Drop-off Depot** that accepts household garbage, appliances, Blue Box recyclables (e.g., paper products, plastics, aluminum and steel containers, glass bottles and jars), yard waste, oversized cardboard, electronics, scrap metal, tires and wood for recycling.

### 1.3.3 Current Landfill Performance

The W12A Landfill has had groundwater, surface water, leachate, water well and LFG monitoring programs since it opened in 1977. The following outlines the results from these monitoring programs for 2017.

#### ***Groundwater Monitoring***

There are two aquifers below the W12A Landfill - the Upper Aquifer and the White Oak Aquifer. The groundwater monitoring program includes sampling 25 monitoring wells both downgradient and upgradient of the landfill in the Upper Aquifer and the White Oak Aquifer for a wide range of parameters. The test results from 2017 indicate no impacts on the Upper Aquifer or White Oak Aquifer from the W12A Landfill.

Chloride has been identified as the “critical” contaminant (i.e., the parameter that engineering controls and monitoring programs are based on) because it is the only parameter expected to be detected in the downgradient monitoring wells at elevated levels based on the contaminant transport modelling. For this reason, the trigger mechanism for implementation of contingency measures to prevent off-site groundwater impacts is based on chloride concentration levels. There has been no increase in downgradient chloride concentrations as a result of operation of the landfill.

#### ***Surface Water Monitoring***

Surface water is monitored at six surface water sampling stations (located within the ditches surrounding the landfill). There are four critical contaminants with respect to surface water: un-ionized ammonia, biological oxygen demand, chloride and sulphate. In 2017, there were no exceedances of the trigger concentrations for the critical contaminants.

The City also undertakes sampling directly from the stormwater management ponds that receive runoff from areas that have been landfilled (Ponds 2/3, 4 and 5). In 2017, none of the samples collected from the stormwater management ponds exceeded trigger concentrations for the critical contaminants.

### ***Water Well Monitoring***

The two aquifers below the landfill (the Upper Aquifer and the White Oak Aquifer) are both used as sources of drinking water in the surrounding area. Sampling for the purpose of monitoring the off-site water wells is conducted at 3 water wells in the Upper Aquifer and 11 water wells in the White Oak Aquifer (all wells are down-gradient or cross-gradient from the landfill). Indicator parameters are tested annually. Heavy metals are analyzed on a 3-year cycle with the most recent testing occurring in 2017.

The results from 2017 indicated all wells had indicator parameter concentrations below the Reasonable Use Criteria (MOE, 1994). All wells continue to have high iron levels, which have been encountered in private water wells since monitoring began in 1977. Recent iron levels are similar to historical levels. The monitoring results show that the W12A Landfill is not affecting off-site water wells.

### ***LFG Monitoring***

The LFG monitoring program consists of:

- continuous air quality monitoring for methane, oxygen and hydrogen sulphate in all on-site buildings;
- periodic “bartests” to determine the methane gas concentrations in the surficial soils in the area adjacent to the fill area;
- periodic testing of LFG to determine its composition; and
- five monitoring events of two LFG monitoring wells installed in the buffer area of the landfill. These monitoring wells were installed at the property boundary opposite the two closest off-site buildings to the waste footprint.

Monitoring of the buildings has never encountered elevated levels of methane or hydrogen sulphate or low levels of oxygen. No bartests were performed in 2017. Historically, the bartests have found that detectable levels of methane do not migrate beyond 10 m from the waste footprint in the areas tested.

No testing of the LFG composition was completed in 2016. Historical testing of the LFG quality has found the LFG to be typical of other landfills with methane ranging from 55% to 60% and carbon dioxide between 40% and 45%, with trace amounts of a few non-methane organic compounds.

Testing of the LFG monitoring wells in 2017 found methane levels were always less than 250 parts per million in both monitoring wells for all sampling events, indicating that LFG is not migrating off-site through the subsurface.

In summary, the landfill monitoring programs indicate that the landfill is performing acceptably and in accordance with provincial requirements in terms of potential effects of leachate on groundwater and surface water, as well as in terms of LFG migration in the subsurface.

### **Leachate Collection**

The amount of leachate that is captured has generally increased over the years as the size of the waste footprint has increased. Approximately 175,000 m<sup>3</sup> of leachate was captured and pumped for off-site treatment in 2017.

Leachate generation is estimated to be approximately 170,000 m<sup>3</sup> per year when the entire landfill footprint has been developed and capped as per the *Hydraulic Evaluation of Landfill Performance (HELP) Modeling* (London, November 2002).

### **LFG Collection**

The amount of LFG that is captured has generally increased over the years as new LFG wells are installed as the waste footprint increases. In 2017, an average of 2,400 m<sup>3</sup> per hour of LFG was captured and flared. This is estimated to be approximately 50% of the gas produced by the landfill.

## 2.0 The EA Process

This section describes the EA process that applies to the project.

### 2.1 Ontario EAA

The EAA is a provincial statute that sets out a planning and decision-making process to evaluate the potential environmental effects of a proposed undertaking or project (MOECC, 2010). *O. Reg. 101/07* for Waste Management Projects, which was made under the EAA, states (in part) that some waste management projects, regardless of whether the proponent is public or private, are designated under the EAA. Various projects are then exempted. According to Section 4 of *O. Reg. 101/07*, the increased landfill capacity proposed in this ToR is subject to an EA because more than 100,000 m<sup>3</sup> will be added to the total waste disposal volume for the W12A Landfill. Also, according to *O. Reg. 101/07*, the project is not exempt and is not subject to fulfilling the requirements of the environmental screening process. Accordingly, the City's project is subject to an individual EA process.

An EA under the EAA is a planning study that assesses environmental effects and advantages and disadvantages of a proposed project. The environment is considered in broad terms that include the natural, social, cultural and economic aspects of the environment. In an individual EA, the first step in the process is to develop a ToR for the EA studies (this document is the ToR). Two series of public open houses were hosted by the City as part of the consultation process for the development of the ToR. This draft proposed ToR is being submitted to the MOECC, the Government Review Team (GRT) and the public for review. The final proposed ToR will be submitted to the Minister who will decide whether to approve, approve with conditions, or not approve this ToR. If approved, the ToR becomes the framework for preparation and review of the EA. An overview of the entire approval process was presented to the public as part of Open Houses #1 and #2 and is available in Volume III Appendices E and F.

### 2.2 Canadian Environmental Assessment Act

The *Canadian Environmental Assessment Act* is a federal statute that requires federal agencies to conduct an EA for designated projects and activities and projects on federal lands. The expansion of a landfill is not a designated project and the proposed undertaking does not involve any federal lands as further explained in Table 8.1-1; therefore, no federal EA is required.

## 2.3 Organization of the ToR

This submission of documents to the MOECC consists of three volumes: Volume I - Terms of Reference; Volume II – Supporting Documents for the development of this ToR; and Volume III- Consultation Record.

Volume I is organized into the following sections and appendices:

- Section 1.0 provides an introduction to this ToR, identifies the proponent, presents the purpose of the undertaking and describes the existing site;
- Section 2.0 describes the EA process, presents the purpose and organization of this ToR, includes the submission statement (i.e., how this ToR is being submitted for approval), provides justification for focusing the EA, and discusses flexibility in this ToR;
- Section 3.0 provides the rationale and description of the undertaking;
- Section 4.0 presents an assessment of the ‘Alternatives To’ the undertaking;
- Section 5.0 provides a description of and the rationale for the ‘Alternative Methods’ of carrying out the undertaking;
- Section 6.0 provides an overview of the existing environmental conditions;
- Section 7.0 provides an overview of the proposed methods for conducting the EA, including the comparative evaluation of alternatives, as well as the definition of study areas;
- Section 8.0 presents the consultation plan (i.e., community engagement program) for developing this ToR and preparing the EA;
- Section 9.0 provides an overview of other regulatory approvals required for the undertaking to proceed;
- Section 10.0 presents the proposed schedule for preparing the EA;
- Section 11.0 provides statements of commitments and monitoring strategies by the City of London to be completed during the EA; and
- Section 12.0 lists the documents referenced in this ToR.

Volume II contains supporting documents that are referred to within this ToR.

Volume III presents the record of the consultation process for the development of this ToR. This includes a summary of events, stakeholder feedback received, and how stakeholder feedback was incorporated into the development of this ToR or a rationale for why it was not considered appropriate for inclusion.

## 2.4 ToR Submission Statement

The ToR statement indicates how the EA will be prepared. This ToR was prepared in considering the *Code of Practice – Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario* (ToR Code of Practice; MOECC, 2014a).

This ToR is submitted to the MOECC for approval in accordance with *O. Reg. 101/07*, and specifically pursuant to subsection 6(2)(c) of the EAA, which allows the proponent to “...set out in detail the requirements for the preparation of the environmental assessment” (Ontario, 2010). Subsections 6(2)(c) and 6.1(3) of the EAA enable proponents to ‘focus’ the EA and ‘Alternatives To’ to address their specific needs and circumstances.

The City commits to preparing and submitting an EA to the MOECC for review and approval in accordance with the approved ToR as required by subsection 6.1(1) of the EAA, and in accordance with the requirements of subsection 6.1(2) of the EAA.

The subsections that will be addressed by the EA are listed in Table 2.4-1. The exceptions are subsection 6.1(2)(b)(iii) and 6.1(2)(d), which describes and provides the rationale for the ‘Alternatives To’ the undertaking and advantages and disadvantages of the ‘Alternatives To’. The ‘Alternatives To’ requirement is addressed by this ToR (Section 4.0).

**Table 2.4-1: Requirements for the EA**

<b>Subsection of EAA (Ontario, 2010)</b>	<b>EA Requirements</b>
6.1(2)(a)	A description of the purpose of the undertaking.
6.1(2)(b)(i)	A description of and statement of the rationale for the undertaking.
6.1(2)(b)(ii)	A description of and statement of the rationale for the ‘Alternative Methods’ of carrying out the undertaking.
6.1(2)(b)(iii)	A description of and a statement of the rationale for the ‘Alternative To’ the undertaking.
6.1(2)(c)(i)	A description of the environment that will be affected or that might reasonably be expected to be affected, directly or indirectly by the undertaking.
6.1(2)(c)(ii)	A description of the effects that will be caused or that might reasonably be expected to be caused to the environment.
6.1(2)(c)(iii)	The actions or mitigation measures that are necessary or that may reasonably be expected to be necessary to prevent, change, mitigate or remedy the effects upon or the effects that might reasonably be expected upon the environment.

<b>Subsection of EAA (Ontario, 2010)</b>	<b>EA Requirements</b>
6.1(2)(d)	An evaluation of the advantages and disadvantages to the environment of the undertaking, the 'Alternative Methods' of carrying out the undertaking and the 'Alternatives To' the undertaking.
6.1(2)(e)	A description of any consultation about the undertaking by the City and the results of the consultation.

In accordance with the *ToR Code of Practice* (MOECC, 2014a), the City has chosen to consider 'Alternatives To' the undertaking at the ToR stage and conduct a confirmatory screening during the ToR development process. The confirmatory screening identified the proposed project (i.e., expansion of the W12A Landfill) as the preferred 'Alternative To'. Accordingly, the City is proposing no further consideration of the 'Alternatives To' in the EA. The screening assessment of the 'Alternatives To' is presented in Section 4.0 of this ToR.

## 2.5 Justification for Submitting a Focused EA

The City intends to proceed under subsections 6(2)(c) and 6.1(3) of the EAA, which allows the proponent to focus the EA. Specifically, the City intends to exclude the 'Alternatives To' assessment during the EA studies because:

- The City has previously considered both landfilling and non-landfilling options for waste management available to the City in the context of a reasonably long-term planning horizon; and,
- The assessment of the 'Alternatives To', including an assessment of the do nothing scenario, has been further reassessed during the preparation of this ToR and is presented in Section 4.0 of this ToR.

The *ToR Code of Practice* (MOECC, 2014a) outlines considerations for focusing a ToR. It allows a proponent to proceed under subsections 6(2)(c) and 6.1(3) if the proponent is further along in the defined planning process and additional detail is known regarding the proposed project.

A study known as the *W12A Landfill Area Plan* (IBI Group, 2008) commenced in 2005 to study the evolution of the W12A Landfill facility towards an integrated waste management centre, including both the landfill site itself and the land areas adjoining the landfill site. Seven landfill evolution alternatives ('Alternatives To') were developed by the study team and from public input and then evaluated as part of this W12A Landfill Area Plan study. The City proposes to use the conclusion of the *W12A Landfill Area Plan* as the basis to prepare the ToR and focus the 'Alternatives To' within the EA. A copy of the W12A Landfill Area Plan report is provided as Supporting Document #1 to this ToR. A summary of the W12A Landfill Area Plan is provided in Section 4.1 of this ToR.

The development of this 2008 plan was an open, transparent and participatory process. A total of four open houses were held throughout its development to inform the public, provide an opportunity for input and exchange and to solicit feedback. An additional four public meetings and numerous individual meetings took place during the development of the Community Enhancement and Mitigative Measures Program. This program was developed in conjunction with the selection of the preferred alternative (establish an Integrated Resource Recovery Centre that includes the expansion of the W12A Landfill) to reduce and address the potential negative effects of the W12A Landfill on neighbouring properties.

As described in the *ToR Code of Practice*, it is allowable for a proponent to proceed under subsections 6(2)(c) and 6.1(3) of the EAA if the proponent is further along in the defined planning process and additional details are known regarding their proposal. As such, the City intends to exclude the 'Alternatives To' assessment during the EA studies because a comparative assessment of 'Alternatives To' was previously conducted that identified the expansion of the W12A Landfill as the preferred 'Alternative To' and a confirmatory screening assessment of alternatives was completed in this ToR (see Section 4.0 of this ToR). The focusing of the EA in this manner is consistent with the purpose of the EAA (Ontario, 2010), which is defined as:

*“The betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management in Ontario of the environment.”*

The W12A Landfill will continue to be operated in accordance with best management practices (BMP), and will ensure the protection of human health and the environment.

The studies to be carried out for the purposes of the EA are discussed in more detail in Section 7.0.

## **2.6 Flexibility of the ToR to Accommodate New Circumstances**

The ToR Code of Practice (MOECC, 2014a) and subsection 6.1(1) of the EAA states that the EA must be prepared in accordance with the approved ToR; however, circumstances may arise that could necessitate minor revisions to this ToR. Accordingly, the ToR Code of Practice (MOECC, 2014a) states that it is important to incorporate flexibility into the ToR to accommodate new circumstances.

Assuming that the Minister of the Environment and Climate Change approves this ToR, some minor adjustments might be required during the preparation of the EA. Flexibility in this ToR would include minor variations such as a change in EA methodology, consultation methods or environmental characterization study methodologies. In addition, circumstances may arise during the EA that do not allow commitments made during the ToR to be fulfilled; if this were to occur, the commitment may be subject to further refinement and adjustments during the EA.

For example, the work plans in this ToR are described at a general level of detail. During the EA, and in consultation with the MOECC and other GRT members, the work plans may be modified or described in greater detail. Another example would be where it was advisable to change study area boundaries should new information become available. EA studies may show effects that are greater or less than anticipated and might require adjustments to the work plans. New or additional data sources might also become known and it would be beneficial to incorporate these into the EA studies.

As another example, modifications to the proposed public consultation program might include the incorporation of additional workshops or meetings in response to a high level of public interest or concern, or the change in format of consultation events to better suit the public's needs. Such modifications would be considered minor changes to this ToR.

Any proposed minor modifications to this ToR would be documented and discussed in advance with the MOECC and would not require an amendment to the ToR. The modifications described above and other similar modifications would be considered minor changes that could be included within the overall scope of this ToR without seeking approval for a formal amendment to the ToR.

## 3.0 Rationale and Description of the Undertaking

This section describes the City's proposed undertaking and the rationale for the undertaking, including the analysis to estimate the City's disposal requirements.

### 3.1 Overview of the Rationale

In October 2015 Municipal Council directed City of London staff to proceed with the development of a long-term Resource Recovery Strategy and a Residual Waste Disposal Strategy for the City of London. At that time it was anticipated that the existing W12A Landfill would reach capacity at the beginning of 2025.

The Resource Recovery Strategy involves the development of a plan to maximize waste reduction, reuse, recycling, resource recovery, energy recovery and/or waste conversion in an economically viable and environmentally responsible manner. Resource recovery strategies (i.e., often known as waste diversion strategies) are developed and approved at the local government level and do not require provincial government approval. However, these strategies do serve as input into provincial government decision-making as related to approval of the Residual Waste Disposal Strategy component.

The Residual Waste Disposal Strategy involves the development of a long-term plan to manage residual waste (waste after resource recovery) and involves completion of an Individual EA as prescribed by the MOECC. The Individual EA requires approval by the Minister of Environment and Climate Change and by Cabinet.

It is proposed the Residual Waste Disposal Strategy will:

- Consider expanding the W12A Landfill as outlined in further detail in Section 4.0;
- Find solutions that will manage residual waste until 2050 (25 years beyond the current approved capacity of the W12A Landfill);
- Look at the possibility of allowing neighbouring municipalities to use any new/expanded waste disposal facilities developed by the City, approved by the Province and under conditions approved by Municipal Council;
- Place limits on the amount of residual waste that will be accepted at any new/expanded waste disposal facilities; and
- Be based on a commitment by the City to increase the current London residential (household) waste diversion rate to 60% by 2022 from the current rate of 45%.

### 3.2 Guiding Principles

Guiding principles have been developed by the City and approved by City Council to direct the development of the Residual Waste Disposal Strategy.

Over the last ten years, there have been numerous community engagement activities with respect to solid waste management in London including:

- 2006 to 2009 – W12A Landfill Area Plan and W12A Landfill Site Community Enhancement and Mitigative Measures Program
- 2007 – *A Road Map to Maximize Waste Diversion in London*
- 2013 – *Road Map 2.0: The Road to Increased Resource Recovery and Zero Waste (and the Interim Waste Diversion Plan 2014 – 2015)*
- 2014 – Public Feedback on Different Garbage and Recycling Collection Frequency Schedules
- 2015 to 2016 – Streamlined EA (Environmental Screening) for Waste Disposal regarding service area expansion
- 2016 – Garbage Container Limits

It is based on these previous community engagement activities and ongoing input received from Municipal Council, a number of Council Advisory Committees, community and business groups, and the W12A Landfill Public Liaison Committee (PLC), that eleven guiding principles (Table 3.2-1) were identified that reflect community values, concerns and priorities at this point in time.

Community and stakeholder input on the guiding principles was completed as part of the community engagement processes for the two strategies. Various community engagement tools (e.g., traditional media, social media, [getinvolved.london.ca](http://getinvolved.london.ca) website, the City's website, open houses, etc.) were used and the final guiding principles were approved in October 2017. All guiding principles received general support from the public with the following ones receiving the most support:

- Make waste reduction the first priority
- Be socially responsible
- Ensure financial sustainability

**Table 3.2-1: Guiding Principles**

<b>Guiding Principles</b>
<b>Be Socially Responsible</b> – Develop socially acceptable and fair solutions that minimize social impacts, encourage participating and maximize social benefits for residents and businesses and take into account input from residents and businesses.
<b>Ensure Financial Sustainability</b> – Develop financially sustainable solutions that are easy and affordable to maintain by current and future generations and also help to stimulate economic growth within the community.
<b>Ensure Responsibility for Waste Management</b> – Waste management is a fundamental service provided by municipal governments. London should manage residential waste and resources generated within its boundaries. London should ensure that local businesses have access to competitive resource recovery and residual waste disposal options.
<b>Ensure Impacts of Residual Waste Disposal are Minimized</b> – Waste disposal facilities must meet, and if possible, exceed all applicable regulatory standards. London will make all reasonable efforts to reduce and address negative effects of any future residual waste disposal facility through proper design and operation of the facility, as well as providing appropriate mitigation measures to the surrounding community.
<b>Implement more Resource Recovery Solutions</b> – Residual waste needs to be minimized and any waste that is generated needs to be treated as a resource, when practical. Resource recovery includes reuse, recycling, composting, anaerobic digestion and waste conversion to create energy and energy products. Resource recovery will balance environmental, social and financial needs along the road to a waste-free Ontario in the future.
<b>Make the Future System Transparent</b> – Future decisions on the implementation of the Resource Recovery Strategy and Residual Waste Disposal Strategy will continue to be open, accessible, based on best practices and facts, and follow the Corporation of the City of London by-laws, policies and practices to find solutions.
<b>Make Waste Reduction the First Priority</b> – The City’s first goal is to reduce the amount of material being generated by residents and businesses that requires management (e.g., encourage food waste avoidance, composting at home, local policies to encourage waste reduction, supporting producer responsibility and other provincial and federal programs).
<b>Prioritize the Community’s Health and Environment</b> – The health of London’s residents and the environment is a priority in decision-making to minimize negative impacts and to maximize the benefits.
<b>Support Development of Business (contractual) Partnerships</b> – Working together with the private sector will ensure that roles, responsibilities and skills are assigned appropriately such that municipal resources are maximized and the best opportunities for London and potential partners are created.

Guiding Principles
<b>Support Development of Community Partnerships</b> – Working together with local community groups and organizations will help London reach its waste diversion goals and maximize resource recovery more effectively and efficiently.
<b>Work to Mitigate Climate Change Impacts</b> – To reduce the impact on climate change London will identify, assess and implement solutions that reduce GHG emissions associated with its waste management system.

### 3.3 Problem and Opportunity Assessment

This section discusses the need for additional residual waste management capacity and the W12A Landfill expansion, including a general overview of the current status of waste disposal capacity in Ontario and within the area surrounding London, a description of the City’s proposed regional service area, waste management facilities, residual waste generation (after diversion), and disposal requirements.

#### 3.3.1 Current City of London Strategy

The City of London’s Waste Management System is based on a Continuous Improvement Strategy (management philosophy) and Sustainable Waste Management. This strategy, which was approved by Municipal Council in 1997, has been the foundation for going forward. It uses an active framework that recognizes integrated waste management as an important environmental service in the community. An overview of the City’s current waste management systems, strategy and future requirements is summarized in the following sections.

#### 3.3.2 Existing Diversion Programs

Currently, the City is achieving a residential diversion rate of approximately 45% as a result of a number of programs, which are summarized in Table 3.3-1.

**Table 3.3-1: Summary of Existing Waste Diversion Programs**

Program	Comments
Curbside, multi-residential, depot and public space Blue Box recycling	The City collects a wide range of recyclables from all curbside households as part of its Blue Box Recycling program. The materials collected in 2017 were newsprint & flyers; household paper; magazines, catalogues & books; paper egg cartons & boxes; cardboard boxes; glass bottles & jars; aluminum food & beverage cans; steel food & beverage cans; foil containers & foil; empty metal paint cans; empty aerosol cans; plastic bottles, jugs, plant pots/trays, large pails & tubs; milk & juice cartons; drink boxes and cardboard cans.
Home Composting	The City sells composters at cost at its four EnviroDepots. In the 1990s the City also sold composters at “truck load sale events”. Over the years the City has sold over 55,000 composters. The <i>Manual on Generally Accepted Principles (GAP) for Calculating Municipal Solid Waste System Flow</i> (Corporations Supporting Recycling, 2003) recommends that municipalities assume each composter sold diverts 100 kilograms per year.
Grasscycling	The City stopped collecting grass clippings curbside in 1995 and started promoting grasscycling. Grasscycling refers to leaving grass clippings (i.e., mulching) on the lawn when mowing.
Leaf, yard and Christmas tree material curbside and depot collection	Collected materials are composted at contractor’s compost facility (TRY Recycling).
Electronics	Used electronics can be dropped off for recycling at 12 locations within the City including the City’s four EnviroDepots.
Tires	Used tires can be dropped off for recycling at over 100 locations within the City including the City’s four EnviroDepots.
CR&D material recycling	The City stopped collecting CR&D material in 1995. Material can be taken to the City’s four EnviroDepots or at private CR&D recycling facilities.
Scrap metal and appliance recycling	The City stopped collecting scrap metal and appliances in 1995. Scrap metal and appliances can be taken to the City’s four EnviroDepots or a scrap metal yard for recycling.

**Table 3.3-1: Summary of Existing Waste Diversion Programs**

Program	Comments
Textile/small household item reuse/recycling	There are numerous locations throughout London to take textiles and small household items for reuse/recycling including the City's Oxford Street EnviroDepot.
MHSW	<p>The City collects all forms of MHSW at the HSW Depot at the W12A Landfill including paints, solvents, pesticides, oil filters, used oil, antifreeze, batteries, florescent bulbs and tubes, compressed cylinders and empty oil &amp; antifreeze containers. Some of these materials (batteries, florescent bulbs, compressed cylinders and empty oil &amp; antifreeze containers) are also collected at the Oxford Street and Clarke Road EnviroDepots.</p> <p>The materials are shipped to various processing facilities across Ontario licensed to accept this material. The majority of the material is recycled including paint, antifreeze and oil.</p>

### 3.3.3 Resource Recovery Strategy

As previously discussed, to plan for the future the City has started development of a long term Resource Recovery Strategy. The Resource Recovery Strategy involves the development of a plan to maximize waste reduction, reuse, recycling and resource recovery in an economically viable and environmentally responsible manner.

The Resource Recovery Strategy is scheduled to be completed in 2019. The Resource Recovery Strategy will look at opportunities for advanced resource recovery and increased waste diversion through new, emerging and next generation technologies and where these technologies may play a role in London and area.

An interim step includes the completion of the 60% Diversion Action Plan and will include development of programs and an implementation schedule for specific activities to increase the City's residential diversion rate to 60% by 2022.

Based on current analysis and feedback, the initiatives and programs to achieve 60% diversion are summarized in Table 3.3-2.

**Table 3.3-2: Potential 60% Diversion Plan**

Component	Diversion Rate	Comment
Existing Diversion	45%	<ul style="list-style-type: none"> <li>See Programs in Table 3.3-1</li> </ul>
Food Waste Avoidance and more home/community composting	0.5% to 1.5%	<ul style="list-style-type: none"> <li>Driven by education and awareness</li> </ul>
Organics Management Program	8% to 10%	<ul style="list-style-type: none"> <li>Still investigating multi-residential and mixed waste processing options</li> <li>Minimum diversion of 8% to 10% diversion is based on a curbside source separation program using experience from other Ontario municipalities.</li> </ul>
Other Programs	4% to 5%	<ul style="list-style-type: none"> <li>Reduction, more recycling, etc.</li> </ul>
Total Diversion Rate	60%	

An update on the progress, recommendations and actions arising from the Resource Recovery Strategy will be provided in the EA report.

### 3.3.4 City of London Support for Provincial Waste Management Goals

While the province recognizes that additional waste disposal is needed to meet demands over the next several years, the goal of the *Waste-Free Ontario Act* and subsequent *Strategy for a Waste-Free Ontario* is to shift from waste disposal to waste diversion and make waste management a carbon neutral industry (i.e., reducing greenhouse gas generation from the waste sector). The City supports these goals and is taking proactive steps toward these goals including:

- The City has committed to increasing its residential waste diversion rate from 45% to 60% by 2022.
- The City is developing a long-term Resource Recovery Strategy to increase diversion beyond 60% after 2022.
- The City plays a leadership role on Food Waste Avoidance both within London and provincially. The City is active in a number of provincial committees that have formed in the past few years to collaborate on this issue. Within London, a number of pilot projects have been initiated to gain a better understanding of the food waste, including the magnitude of the problem and potential approaches to bringing about positive change.

- The Resource Recovery and other associated programs that have been and will be implemented by the City will enable a reduction in the maximum allowable annual tonnage that can be accepted at the W12A Landfill from 650,000 tonnes to 500,000 tonnes (as described in Section 3.4).
- The City has asked municipalities within the proposed regional service area (refer to Section 3.3.7) if they were interested in developing a regional resource recovery strategy. All municipalities expressed an interest in working together (subject to costs) to reduce the need for landfilling.
- The City continues to pursue projects, relationships and partnerships for the purposes of innovation, creativity, best practices and excellence in solid waste management under a banner known as the London Waste to Resources Innovation Centre (LWRIC). The City has working relationships with a number of waste management organizations through LWRIC including Bio-Tech Far Inc. (pyrolysis technology), a business group previously known as Hawthorne Green Key Group (pyrolysis technology), RediCan (gasification technology), TRY Recycling (CR&D waste recycling), Western University (Institute of Chemicals and Fuels from Alternative Resources) and the Canadian Plastics Industry Association.
- The City is a member of a Mixed Waste Processing Working Group comprised of several Ontario municipalities including the City of Toronto, Region of York, Region of Waterloo, Region of Niagara, County of Oxford, and County of Simcoe. This Working Group shares updates, research results, Committee/ Council reports, site visit experience and related operational experiences related to mixed waste processing.
- The City has begun work on development of a 0.5 MegaWatt power plant at the W12A Landfill to convert LFG to green power.
- The City is exploring opportunities to convert LFG not used by the power plant to renewable natural gas.

### **3.3.5 Disposal Facilities**

The City of London is served by one landfill, the W12A Landfill, located in the southern part of the City (refer to Figure 1.3-1). The total approved airspace for the current site is 12,500,000 m<sup>3</sup> and it is estimated that it will reach its approved capacity in early 2025.

### 3.3.6 Residual Waste Projections – Existing Service Area

The City has completed a detailed assessment of projected residual solid waste generation between 2025 and 2050 taking into consideration Residual Waste Strategy requirements outlined in Section 3.1. This document, titled *Residual Waste Projections and Landfill Capacity Assessment*, is provided as Supporting Document #2 to this ToR and provides this information by developing residual waste quantity projections for the planning period that take into account:

- Population growth;
- Existing and proposed provincial waste diversion targets;
- *Waste-Free Ontario Act*;
- Provincial Strategy for a Waste-Free Ontario Building a Circular Economy (2017c);
- Availability of waste disposal facilities in neighbouring municipalities;
- Waste audit data; and,
- Changing waste technologies.

The key assumptions used in determining the quantity of residual waste to be managed at the expanded W12A Landfill from the existing service area over the 25 year planning period are summarized as follows, the details of which are provided in Supporting Document #2:

- The current residential waste diversion rate in the City of London will increase from its current level of 45% to 60% by 2022.
- The City of London population is projected to grow at a rate of approximately 0.8 to 1% annually, increasing from 394,000 (includes an allowance for post-secondary students) in 2016 to 520,200 in 2050. All residential residual waste generated in the City of London will be disposed at the W12A Landfill.
- The Industrial, Commercial and Institutional (IC&I) diversion rate achieved in the City of London will be 25% by 2025 and 50% by 2050. All IC&I residual waste from London will come to the W12A Landfill by 2025.
- The CR&D diversion rate achieved in the City of London will be 50%. All CR&D residual waste from London will come to the W12A Landfill by 2025.
- The W12A Landfill will continue to dispose of quantities of sewage sludge ash, biosolids, street sweepings, water treatment plant process residuals and contaminated soil.

Based on the above assumptions, the existing service area will generate 9.2 million tonnes of residual waste between 2025 and 2050.

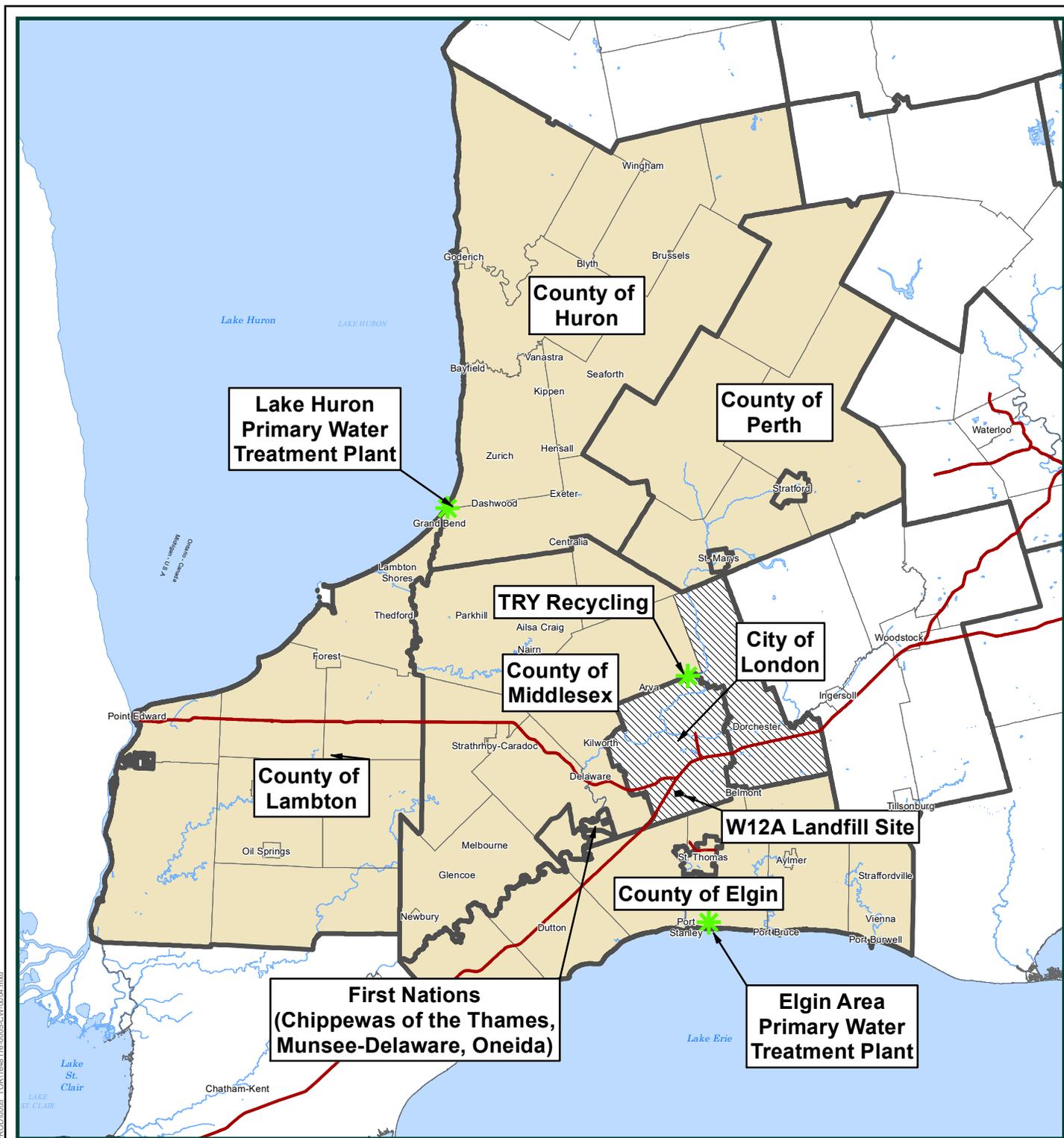
### 3.3.7 Proposed Regional Service Area

The City is proposing to establish a regional service area. The benefits of a regional service area include: consistency with the *Strategy for a Waste-Free Ontario* (discussed below), addressing a portion of the provincial shortfall in disposal capacity, providing a public disposal option for nearby organizations and municipalities, ensuring that competitive waste disposal pricing is available for municipalities and providing a financial benefit to the City.

The City approached nearby lower and upper tier municipalities to determine their interest in being included in the service area of the W12A Landfill. Based on their responses, a regional service area consisting of the City of London plus Elgin County, Middlesex County, Huron County, Lambton County, Perth County and local First Nation Communities is proposed. The population of Elgin, Middlesex, Huron, Lambton and Perth Counties (including separated cities) as well as local First Nations communities is approximately 420,000. The proposed service area is shown on Figure 3.3-1.

The proposed expansion of the service area for the W12A Landfill aligns with the Ontario government's policy goals under the *Strategy for a Waste-Free Ontario* by:

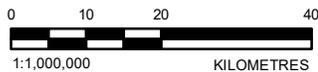
- **Minimizing the need for the development of landfills** – There are over twenty operating landfills in the proposed W12A Landfill regional service area. The majority of these are small landfills. Providing a local, cost effective, well maintained and environmentally sound disposal alternative will encourage municipalities with small landfills not to expand their landfills after they reach capacity. This will reduce the number of landfills in the service area in the long term. It is also noted that municipalities wishing to use the W12A Landfill will be encouraged to achieve similar diversion objectives as the City of London.
- **Ensuring existing landfills are well maintained** – As noted above, the majority of the over twenty landfills in the proposed service area are smaller landfills. Only four landfills, including the W12A Landfill, have landfill gas collection and flaring systems. Most of the landfills do not have engineered controls for leachate management and some do not have regular groundwater or surface water monitoring programs. The W12A Landfill has a landfill gas collection and flaring system, is located in a favourable hydrogeological setting (e.g., thick deposit of clayey till soils), has a leachate collection system and has landfill gas, surface water and groundwater monitoring programs. In general, waste coming to the W12A Landfill from other locations within the service area will come to a landfill that is well maintained and offers a high level of environmental protection.
- **Reducing GHG Emissions** – As noted above, only four landfills in the proposed service area have landfill gas and collection systems. Having more waste go the W12A Landfill, which has a landfill gas collection and flaring system, will reduce GHG emissions.



**LEGEND**

-  CURRENT SERVICE POINT
-  CURRENT SERVICE AREA
-  PROPOSED SERVICE AREA

**DRAFT**



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**  
1. DATA PROVIDED BY THE CITY OF LONDON.  
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83  
COORDINATE SYSTEM: MTM ZONE 9 VERTICAL DATUM: CGVD28

CLIENT  
CORPORATION OF THE CITY OF LONDON

PROJECT  
TERMS OF REFERENCE FOR THE ENVIRONMENTAL ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION

TITLE  
**PROPOSED SERVICE AREA**

CONSULTANT	YYYY-MM-DD	2018-01-04
	DESIGNED	---
	PREPARED	JEM
	REVIEWED	---
	APPROVED	---



Path: \\polder.golder.com\Users\jstuart\_jm\Cadd\London\Site - W12A\918 - PROJ\11648176\40 - PROD\0005 - TOR\1648176\_0005-CW\_0004.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm

Expanding the service area has the potential to reduce GHG emissions by approximately 80,000 tonnes of carbon dioxide equivalents (CO<sub>2e</sub>) over the 25 year planning period based on the following:

- The average tonne of garbage produces approximately 0.46 tonnes CO<sub>2e</sub>. (EPA WARM Model), which is released to the atmosphere at landfills that do not have gas collection and flaring systems;
- It is estimated that the W12A Landfill has a landfill gas capture rate of over 60% (more than 0.28 tonnes CO<sub>2e</sub> of GHG per tonne of garbage buried);
- The GHG emissions to transport a tonne of waste to the W12A Landfill from within the proposed service area is less than 0.01 tonnes CO<sub>2e</sub>;
- The net GHG reduction for waste that comes to the W12A Landfill instead of a landfill without a landfill gas collection flaring system is 0.27 tonnes CO<sub>2e</sub> per tonne of garbage (0.28 CO<sub>2e</sub> - 0.01 tonnes CO<sub>2e</sub>); and,
- It is estimated that approximately 300,000 tonnes of waste could come to the W12A Landfill from landfills without gas collection systems from within the proposed service area over the next 25 years.

### 3.3.8 Residual Waste Projections – Proposed Regional Service Area

Residual waste generation projections for the proposed regional service area are provided in the aforementioned Supporting Document #2 Residual Waste Projections and Landfill Capacity Assessment (Appendix G) and summarized below.

Four waste diversion scenarios were considered for the proposed regional service area ranging from no increase in waste diversion to meeting the interim waste diversion goals in *Strategy for a Waste-Free Ontario*. The waste diversion rates for the four scenarios are presented in Table 3.3-3.

**Table 3.3-3: Waste Diversion Scenarios**

Scenario	2018	2020	2030	2050
<i>Scenario 1</i> - No increase in waste diversion rates	25%	25%	25%	25%
<i>Scenario 2</i> - Increase in diversion rates half way towards interim MOECC diversion goals	25%	28%	38%	53%
<i>Scenario 3</i> - Increase in diversion rates 75% of the way towards interim MOECC diversion goals	25%	29%	44%	66%
<i>Scenario 4</i> - Achieve 100% of interim MOECC diversion goals	25%	30%	50%	80%

For each waste diversion scenario it was assumed:

- There is no increase in population or per capita waste generation rate in the future.
- Green Lane Landfill owned by the City of Toronto will continue to accept waste from local municipalities until it closes.
- Municipalities would continue to use their existing landfill (24 operating landfills within the proposed regional service area) until it closes.
- The City contacted each of the municipalities within the proposed regional service area to determine their interest in using a regional waste disposal facility. Only municipalities that expressed an interest in using the W12A Landfill were included in residual waste calculations.
- No export of waste outside of the proposed service area (see discussion in Section 3.3.9)

The results of the four scenarios are presented in Table 3.3-4 and show residual waste quantities ranging from 1.0 million to 2.4 million tonnes over the 25 year planning period.

**Table 3.3-4: Summary of Residual Waste for Various Waste Diversion Scenarios**

Scenario	Residual Waste (millions)	Diversion Rate in 2050	Percentage of MOECC goal <sup>a</sup>
Scenario 1 - No increase in waste diversion rates	2.4	25%	30%
Scenario 2 - Increase in diversion rates half way towards interim MOECC diversion goals	1.7	53%	66%
Scenario 3 - Increase in diversion rates 75% of the way towards interim MOECC diversion goals	1.4	66%	80%
Scenario 4 - Achieve 100% of interim MOECC diversion goals	1.0	80%	100%

Notes a) Calculated by dividing the diversion rate in 2050 by the interim MOECC diversion goal for 2050 (80%).

There are many unknowns associated with implementation of these interim waste diversion goals that will require major changes to how business is done in Ontario including moving to a Circular Economy. It is also noted that previous waste diversion goals adopted by the Province have not been achieved by the desired date. For example, the 25% waste diversion goal which was to have been attained by 1989 but did not happen until more than two decades later.

Considering the above, it is proposed that the residual waste quantities from the proposed regional service area will be estimated by assuming diversion rates for Scenario 3 (achieve 80% of the interim waste diversion goals in Strategy for a Waste-Free Ontario), resulting in 1.4 million tonnes of residual waste.

### 3.3.9 Waste Export from Proposed Regional Service Area

As noted in the *Strategy for a Waste-Free Ontario* (page 25) - “while Ontario strives for a waste-free future, there will still be a need for landfill space as we work towards this goal”. Currently Ontario has a lack of landfill capacity to meet its needs and there are limited options for municipalities within the proposed service area to manage their residual waste should their current disposal location not be available.

- **Ontario has a Landfill Capacity Deficit** - Ontario has a net deficit of landfill capacity for residual waste with over 3 million tonnes of solid non-hazardous waste from Ontario being exported to the U.S. annually. Waste projections suggest this deficit will continue for the foreseeable future.
- **Disposal Options outside of the Proposed Service Area** - As small landfills in the proposed regional service area close, the municipalities will need a place to take their residual waste. There are only three landfills in the Province outside of the proposed regional service area that are approved to accept their waste.

All these landfills are located some distance away (Eastern Ontario Waste Handling Facility (Lafleche landfill) in eastern Ontario, Niagara Waste Systems in Niagara Region and the Essex-Windsor Landfill in Essex County). Their distant location increases the cost and GHG emissions of managing waste from the area. In addition, the Niagara Waste Systems landfill already receives its maximum annual waste allowed and cannot take on new customers; Lafleche landfill receives close to its maximum annual waste allowed (within 10%) and has limited ability to take on new customers; and the Essex-Windsor landfill can only accept waste from a portion of the proposed service area (Lambton County and Elgin County).

Considering the above, it is assumed that waste from the proposed regional service area will not be exported.

### 3.3.10 Converting Landfill Tonnes to Landfill Volume

The volume of landfill airspace required to accommodate waste is typically calculated by multiplying the number of tonnes of waste to be disposed by the landfill utilization rate. The landfill utilization rate is the amount of space ( $m^3$ ) needed to manage an average tonne of waste, including daily soil cover material.

The W12A Landfill has received 8,240,000 tonnes since it opened and has used 9,640,000  $m^3$  of space (excluding final cover) for a historical landfill utilization rate of 0.8 tonnes/  $m^3$ . This is equivalent to approximately 85% of the landfill volume being consumed by waste (assuming an average compacted waste density of 1 tonne/  $m^3$ ) and 15% of the landfill volume being consumed by cover material (approximately 5 to 1 waste to soil cover ratio).

There is a range of average waste density and waste to cover ratios used in converting tonnage to volume for the purpose of estimating the required airspace for new or expanding landfills. For expanding landfills, where data is available, it is considered appropriate to use information available from the existing site, with an inherent assumption that in future the nature of the materials to be disposed and the method of placement and compaction will not change significantly from current operations. For example, average compacted densities can range from 0.80 to 1.1 tonnes/m<sup>3</sup>, and a 4 to 1 waste to cover ratio is often assumed, with corresponding utilization rates of about 0.64 to 0.9 tonnes/m<sup>3</sup>. New landfills are often designed with a utilization rate of 0.64 tonnes/m<sup>3</sup> based on 80% of the landfill volume being consumed by waste (with an average waste density of 0.8 tonnes/m<sup>3</sup>) and 20% of the landfill volume being consumed by cover material (approximately 4 to 1 waste to soil cover ratio).

The relatively higher utilization rate achieved by the W12A Landfill is directly attributable to the significant quantity of ash, contaminated soils and other denser materials that the landfill has received in the past. It is anticipated that the utilization rate will be lower in the future because the proportion of “denser” materials will decrease (e.g., less ash in the future as the historical ash quantities included Energy from Waste (EFW) ash, less contaminated soil in the future because of the contaminated soil processing facility opened by GFL in Dorchester in 2013, and more residential and IC&I waste because of the proposed expanded service area).

For the 25 year planning period, a landfill utilization rate of 0.72 tonnes/m<sup>3</sup> (which is the midway point between 0.64 tonnes/m<sup>3</sup> and 0.80 tonnes/m<sup>3</sup>) is proposed.

### **3.4 Need for the Proposed Undertaking**

Based on the assessment in Section 3.3, the residual solid waste generated and required to be managed at the W12A Landfill is approximately 9.2 million tonnes from the existing service area and approximately 1.4 million tonnes from the proposed regional service area for a total of 10.6 million tonnes of residual solid waste between 2025 and 2050.

For this amount of projected residual waste to be received at the site there can be a reduction in the maximum allowable annual tonnage that can be accepted at the landfill from 650,000 tonnes to 500,000 tonnes.

For the 25 year planning period, based on a landfill utilization rate of 0.72 tonnes/m<sup>3</sup>, an expansion of the W12A Landfill should consider the need for an additional disposal volume of 14,700,000 m<sup>3</sup>.

### **3.5 Description of the Proposed Undertaking**

The proposed undertaking is the expansion of the W12A Landfill within the current site boundaries and onto an identified area of adjacent land within the Waste Management Resource Recovery Area (as described in Section 1.3) that is owned by the City.

The proposed undertaking, which will be assessed and refined in the EA process, consists of a sequence of construction and operational components, generally described as follows:

- Filling of the expanded landfill to approved capacity post-EA; and,
- Progressive placement of final cover as disposal in areas of the W12A Landfill is sequentially completed.

The site infrastructure, other site activities and currently operating diversion facilities are anticipated to continue to operate through 2050. To achieve 60% residential diversion by 2022, it is anticipated that new diversion operations or facilities will be required and will be implemented as per the developing Resource Recovery Strategy and as outlined in Section 3.3.3.

In summary, the proposed undertaking consists of a sequence of construction activities and landfilling operations that are typical of operations at the existing W12A Landfill.

## 4.0 Assessment of ‘Alternatives To’ to the Project

Section 3.0 provided the rationale for and general description of the undertaking, which is to provide for the disposal of post-diversion residual wastes generated in London and from a number of surrounding municipalities over a 25 year planning period. The City assessed different ways of satisfying this need; in EA terminology, these different ways are referred to as ‘Alternatives To’ the project. The *ToR Code of Practice* (MOECC, 2014a) defines ‘Alternatives To’ as “functionally different ways of approaching and dealing with a problem or opportunity”, and states that consideration should be given to a reasonable range of alternatives. The *ToR Code of Practice* (MOECC, 2014a) also allows proponents to conduct an initial screening of alternatives before or at the ToR phase to determine the range of ‘Alternatives To’ to be examined in the subsequent EA phase. This is the approach used by the City for this ToR.

The assessment of ‘Alternatives To’ was conducted in this assessment in two steps. The first step, as described in Section 4.1, was to describe previous studies completed by the City that led to the identification of the expansion of the W12A Landfill site and development of an integrated resource recovery centre as the preferred ‘Alternative To’. The second step was to confirm the previous conclusion using a screening assessment of ‘Alternatives To’ as described in the *ToR Code of Practice* (MOECC, 2014a), considering the current status of long-term waste disposal alternatives available to the City and surrounding municipalities in the region; this is provided in Section 4.2.

### 4.1 Assessment of ‘Alternatives To’ Prior to this EA

The City took into account the results of previous waste management planning studies that considered alternative approaches to disposal of residual wastes, as well as previous regulatory and City Council decisions in this regard. These led to the identification of the expansion of the W12A Landfill site and continued operation of this facility as the preferred alternative to provide long-term additional disposal capacity. A summary of these previous studies and decisions is provided below, including reference to public processes and consultation, to demonstrate the considerable amount of work that has already been completed in this regard and an understanding of the reasoning and background context for this EA.

In 1991, the Province appointed an Arbitrator to address a request by the City to annex additional lands, which included the Township of Westminster. The Arbitrator’s report references specifically the W12A Landfill as being the most desirable location for such a facility, and describes the adjacent lands as “probably suitable for an additional landfill site”. The lands on which the W12A Landfill are located became part of the City of London in 1993 as part of the *London-Middlesex Act* 1992. The development of a new Official Plan for the annexed lands was undertaken through a public strategic planning process known as ‘Vision 96’, which included an assessment of future land uses including the significance of the W12A Landfill to provide the waste disposal component of the City’s waste management infrastructure.

From 1995 to 1999 the City of London and County of Middlesex were involved in a cooperative long term waste management planning exercise referred to as the London/Middlesex Waste Management plan. This project was 50% funded by the Province. Outcomes of the planning exercise included the approval of the City's long term strategy known as the Waste Management Continuous Improvement System and expansion of the City's Household Special Waste depot to serve the County of Middlesex.

A study known as the *W12A Landfill Area Plan* (IBI Group, 2008) commenced in 2005 to study the evolution of the W12A Landfill facility towards an integrated waste management centre, including both the landfill site itself and the land areas adjoining the landfill site within a core study area bounded by White Oak Road and Wellington Road South on the west and east, respectively, and by Scotland Drive and Manning Drive on the north and south, respectively, covering a total area of 397 ha. The study also considered the potential effects on a buffer area consisting of all lands within 1,500 m around the core area. A planning time horizon of 40 years was considered. A copy of the main study report is provided with this ToR as Supporting Document #1 (See Volume II). An overview of the study and its outcome is provided below.

Seven landfill evolution alternatives ('Alternatives To') were developed by the study team and from public input and then evaluated as part of this W12A Landfill Area Plan study. These seven alternatives represent the range of reasonable alternatives that were available to the City. The alternatives evaluated were as follows:

- 1) Continued use of the existing landfill until its approved capacity is reached in about 2020 to 2025, and then locate a new Greenfield landfill within the municipal boundaries of the City of London;
- 2) Expand the W12A Landfill - addition of land area to increase the life of the W12A Landfill to the 40-year time horizon;
- 3) Develop an Integrated Resource Recovery Centre - support on-site recovery of materials and EFW materials brought to the site to achieve the provincial 60% diversion target and thereby extend the landfill life beyond the 40-year time horizon, by means of an expansion of the W12A Landfill;
- 4) Develop an Industrial Eco-park - capitalize on the use of both garbage and recyclables as raw materials to manufacture new products on-site, to add value to the outputs from the site operations and complete the recycling process. This would require an expansion of the W12A Landfill and add lands for resource recovery and the industrial eco-park;
- 5) Close the landfill in August 2006 - premature closure of the W12A Landfill requiring the City to export their waste temporarily, then consider a new Greenfield site within the municipal boundaries of the City of London for the next 40 years;

- 6) Export waste - continue to use the W12A Landfill until its currently approved capacity is reached in 2020 to 2025, and then establish a waste transfer station to export waste for disposal outside of the City; and,
- 7) Accelerate waste diversion to maximize landfill site life - change the City's waste management system to achieve 60% diversion by 2010 by the addition of lands and facilities to provide a full range of waste management activities including landfill, landfill expansion and resource recovery facilities including mechanical, biological and thermal waste processing. This would involve a large investment in waste and diversion activities and extend the use of the W12A Landfill beyond the 40-year time horizon by means of an expansion of the W12A Landfill.

The basic objectives to be achieved by the W12A Land Area Plan, as reflected by the seven alternatives described above, was to evolve the W12A Landfill and adjoining land area for long-term waste management for the City of London, and by doing so continue to provide waste management services (both diversion and residuals disposal) for the City's residents and businesses. In EAs it is common to consider a Do-Nothing alternative as a basis for comparison of alternatives. However, for the City of London, the Do-Nothing alternative would be to allow the W12A Landfill to reach its approved capacity and not pursue any other solution for waste management for the City. One of the City's basic requirements as a municipality is to provide municipal services and infrastructure for its ratepayers. As such, the true Do-Nothing alternative was not, and is not an alternative that could even be considered by the City, so it was not considered as a separate alternative in the previous *W12A Landfill Area Plan* study. However, in keeping, with the Code of Practice, the Do-Nothing alternative as described above was added and considered in the confirmatory screening assessment of the same alternatives assessed in the W12A Land Area Plan, which is provided in Section 4.2.

Option 7) from the W12A Landfill Area Plan included accelerated waste diversion to maximize landfill site life by facilities including, but not limited to, resource recovery facilities such as mechanical, biological and thermal waste processing. Through the *W12A Landfill Area Plan* study, these options were evaluated and identified as not preferred for the City of London based on prohibitively high costs and in some cases the continued need for a substantial landfill expansion with the technology. The City of London has continued to review mechanical, biological and thermal waste processing options outside of this EA. More recently, it would appear that these options do not align with the Strategy for a Waste-Free Ontario and the thermal waste processing option is not in alignment with the Province's energy needs. As such, because an alternative utilizing such technologies still does not provide a viable solution for the City of London, this alternative was not revisited in the confirmatory screening assessment provided in Section 4.2.

Technical background studies that evaluated agricultural and archaeological potential, as well as existing natural heritage; hydrology; hydrogeology; land use; built natural heritage; and transportation in the core and surrounding areas were completed as part of the *W12A Land Area Plan* study. The alternatives were evaluated and compared qualitatively using four

categories (natural environment, social/cultural, technical/economic and regulatory/administrative) with a number of sub-criteria used within each category. Each of the criteria were weighted equally and there was no ranking of relative importance in the criteria within in each category or between categories. The rating system used a numeric measure on a one to five scale, and five qualitative measures, as follows:

Rating	Numeric Measure	Qualitative Measure
Strong Positive	5	Indicator shows a significant positive effect for this criterion
Positive	4	Indicator shows some positive effect for this criterion
Neutral	3	Indicator shows no positive or negative effect for this criterion
Negative	2	Indicator shows some negative effect for this criterion
Strong Negative	1	Indicator shows a significant negative effect for this criterion

The comparative evaluation of the seven landfill evolution alternatives also considered sound solid waste management practices, the *City of London Official Plan*, the *Provincial Policy Statement 2005* (which was the version in effect at the time this work was done, and which has not changed significantly in the current 2014 version in terms of waste management as it relates to the W12A Land Area Plan study) and sound land use planning principles. In addition, the City developed a set of Guiding Principles for their solid waste management planning.

The development of the *W12A Landfill Area Plan* was an open, transparent and participatory process. A total of four open houses were held throughout its development between 2005 and 2008 to inform the public, provide an opportunity for input and exchange and to solicit feedback from both the public stakeholders and government agencies.

The evaluation was based on both an assigned numeric measure and a qualitative measure for each alternative. The evaluation considered two perspectives: 1) the City’s obligation to and desire to provide sound municipal planning and waste management programs, which included providing landfill disposal within its municipal boundaries; and 2) impact of a specific alternative on the study area.

The results of the comparative analysis of alternatives was as follows:

<b>W12A Landfill Evolution Alternative</b>	<b>Numeric Rating</b>	<b>Qualitative Rating</b>
Continued Use	2.32	Negative
Expand W12A Landfill	3.10	Neutral
Develop an Integrated Resource Recovery Centre	3.71	Positive
Develop an Industrial Eco-Park	3.70	Positive
Close the W12A Landfill in August 2006	2.01	Negative
Export waste	2.64	Neutral/Negative
Accelerate waste diversion to maximize W12A landfill site life	3.67	Positive/Neutral

The evaluation of alternatives in 2006 identified alternatives 3 and 4 as having an overall positive qualitative rating, alternative 7 as having an overall positive/neutral qualitative rating, and alternatives 3, 4 and 7 as scoring closely when a numeric rating approach was applied. Through additional public consultation and consideration by the City, the overall preferred alternative identified and approved by City Council was:

Develop an Integrated Resource Recovery Centre that includes the expansion of the W12A Landfill for a 40-year time horizon and the development of facilities to promote the diversion/recovery of materials and energy on the adjoining land within the core area. The conclusions of the Plan recognized the need for approvals under the EAA and EPA to expand the W12A Landfill site.

As a result of the *W12A Landfill Area Plan*, a Special Policy Area to be used for both the expanded landfill and the integrated resource recovery centre covering some 288 ha of land was identified and subsequently incorporated into the City’s updated Official Plan. This recognized the Special Policy Area as the preferred location within the City for these long-term waste management activities. The land comprising the Special Policy Area is shown on Figure 1.3-2. A Materials Recovery Facility (MRF) was planned, and subsequently implemented, on these lands just east of the landfill site.

An additional four public meetings and numerous individual meetings took place during the development of the Community Enhancement and Mitigative Measures Program associated with the W12A Landfill site and establishment of the Special Policy Area. This Program was developed to reduce and address the potential negative effects of the W12A Landfill and its planned expansion on neighbouring properties and includes the following components: a property value protection and acquisition plan; a community enhancement fund for initiatives within the broader community; and the establishment of a PLC involved in ongoing review and exchange of information related to the operations and performance of the landfill site.

## 4.2 Confirmation Screening Assessment of ‘Alternatives To’

The seven alternatives considered previously in the *W12A Landfill Area Plan* study that concluded in 2008 are still considered to cover the reasonable range of alternatives currently available to the City at the time of preparation of this ToR. The second step in this current assessment was to confirm the conclusion of the previous study by completing a further screening assessment of the same seven alternatives examined in the previous study using the screening questions provided in the *ToR Code of Practice* (MOECC, 2014a).

The description of the seven alternatives remains as described in Section 4.1, noting that the time horizon for this EA is 25 years beyond when the current approved capacity of the W12A Landfill is reached, or a planning period from 2025 to 2050. This planning period is quite similar to the 40 year planning horizon beyond 2005 considered in the previous *W12A Landfill Area Plan*. The assessment of ‘Alternatives To’ was confirmed and documented during the preparation of this ToR, and was presented to the public, the PLC, the Waste Management Community Liaison Committee (CLC), the Waste Management Working Group (WMWG), Civic Works Committee and City Council.

The CLC and the WMWG are further explained in Sections 8.1 and 8.1.4 of this ToR.

As previously described in the *W12A Landfill Area Plan* study, and as it relates to long-term disposal of residual waste, alternatives 1 and 5 involve closure of the W12A Landfill and establishing a new Greenfield landfill site within the City; alternatives 2, 3, 4 and 7 involve various levels of waste diversion and an expansion of the W12A Landfill; and alternative 6 involves exporting waste for disposal outside the City. Because this EA process only considers alternatives related to long-term waste disposal, in the screening assessment the 7 alternatives were combined into three groups (as described above) based on their common approach to waste disposal.

As discussed in Section 4.1, in EAs it is common to consider a Do-Nothing alternative as a basis for comparison of alternatives. For the City of London, the Do-Nothing alternative would be to allow the W12A Landfill to reach its approved capacity and not pursue any other solution for waste management for the City. One of the City’s basic requirements as a municipality is to provide municipal services and infrastructure for its ratepayers. As such, the true Do-Nothing alternative was not, and is not an alternative that could even be considered by the City, so it was not considered as a separate alternative in the previous *W12A Landfill Area Plan* study. However, in keeping, with the Code of Practice, the Do-Nothing alternative as described above was added and considered in the confirmatory screening assessment as shown in Table 4.2-1.

The confirmatory screening assessment consisted of answering the series of screening questions/criteria provided in the *ToR Code of Practice* (MOECC, 2014a), as shown in Table 4.2-1. For each of the questions, a single answer (yes, maybe, no) was reached; the rationale by which the answer was reached for each group of alternatives is provided in Table 4.2-1.

**Table 4.2-1: Confirmatory Screening Assessment of ‘Alternatives To’ the Undertaking**

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
<p><b>1- Does the alternative provide a viable solution to the need? (as defined in Section 3.4 of the ToR)</b></p>	<p>Yes. Continuing to use W12A Landfill until it reaches its current approved capacity or closing W12A Landfill and short-term exporting of waste and then locating a new Greenfield site within the City would provide long-term waste management.</p>	<p>Yes. Expansion of the W12A Landfill site would provide the City with long-term waste management.</p>	<p>Yes. Noting that this alternative is not consistent with the City’s guiding principles to provide a waste management solution within the City, and is dependent on the availability of facilities owned by others to provide waste disposal for the planning period.</p>	<p>No. Allowing the W12A Landfill to be filled to its approved capacity and not having pursued an alternative solution to dispose of residual waste would not provide the City with long-term waste management.</p>
<p><b>2- Does the alternative use proven technologies?</b></p>	<p>Yes. Landfilling, whether at W12A Landfill or at other disposal site or at a new Greenfield site location uses proven technologies.</p>	<p>Yes. Landfilling, at W12A Landfill uses proven technologies, which are used in current operations.</p>	<p>Yes. Landfilling at other disposal sites uses proven technologies.</p>	<p>Yes. Landfilling, at W12A Landfill uses proven technologies, which are used in current operations.</p>

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
3- Is the alternative technically feasible?	No. Preliminary constraints mapping suggests that there is not a large enough parcel of suitable land within the City boundaries for a new Greenfield landfill.	Yes. All aspects are technically feasible.	Yes. All aspects are technically feasible.	Yes. Continuing to operate the W12A Landfill is technically feasible
4- Is the alternative consistent with provincial government priority objectives (i.e., waste diversion, energy efficiency, source water protection, GHG reduction)?	Yes. The alternative would be designed to satisfy these objectives.	Yes. The alternative would be designed to satisfy these objectives.	No. The increased truck travel distance to export the City's waste in the long-term would increase greenhouse gas production.	No. A municipality not providing residual waste disposal services is not consistent with provincial objectives to responsibly manage wastes, nor with its responsibility as an Ontario municipality to provide waste disposal services.

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
<b>5- Is the alternative consistent with the applicable Official Plans?</b>	No. A new Greenfield landfill would require approvals under the Planning Act and Official Plan/Zoning amendments.	Yes.	Yes.	Yes.
<b>6- Will the alternative protect sensitive environmental features?</b>	Yes. Both the existing landfill and approval of a new Greenfield landfill at a site yet to be determined would require these features to be protected during operations and post-closure.	Yes. Approval of an expansion of the W12A Landfill would require these features to be protected during operations and post-closure.	Yes. It is assumed that the approval of the sites where the City waste would be exported for disposal would require these features to be protected during operations and post-closure.	Maybe. Allowing the W12A Landfill to reach capacity and close would protect these features, but not having an alternative available for disposal of residual wastes could result in environmental damage as a result of illegal uncontrolled disposal.

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
<p><b>7- Is the alternative practical, financially realistic and economically viable?</b></p>	<p>No. Preliminary constraints mapping suggests that there is not a large enough parcel of suitable land within the City boundaries. The siting of a new landfill is expected to be technically and socially challenging, and the approvals, construction and operation of a new landfill would be very costly to the City compared to other alternatives involving expansion of W12A Landfill. Also, for Alternative 1 it may not be possible to have a new site available when the current landfill capacity is reached.</p>	<p>Yes. The expansion of the W12A Landfill would be less costly than other alternatives and could be achieved prior to utilizing the current site capacity.</p>	<p>No. The export of waste to other facilities for disposal represents a significant increase of costs to the City compared to alternatives involving the continued use of W12A Landfill.</p>	<p>No. Allowing the W12A Landfill to be filled to capacity without having an alternative to provide residual waste disposal is not a realistic alternative for the City of London.</p>

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
<b>8- Is the alternative within the ability of the proponent to implement?</b>	Yes.	Yes.	Yes.	No. The City of London cannot abdicate its responsibility to provide waste management services to its ratepayers.
<b>9- Can the alternative be implemented within the municipal boundaries of the City of London?</b>	No. Preliminary constraints mapping suggests that there is not a large enough parcel of suitable land within the City boundaries. In addition, the siting of a new landfill within the City of London is expected to be technically and socially challenging.	Yes.	No. Waste would be exported to licensed disposal facilities outside the City.	Yes.
<b>10- Can the alternative be implemented within the City's time frame for additional disposal capacity?</b>	Maybe. It may not be possible to have a new site available when the current landfill capacity is reached.	Yes.	Yes.	No. This alternative would not provide additional disposal capacity.

Screening Criteria	Group 1: Establish new Greenfield landfill site within the City (Alternatives 1 and 5)	Group 2: Expand the W12A Landfill (Alternatives 2, 3, 4 and 7)	Group 3: Export Waste (Alternative 6)	Do- Nothing Alternative
<b>11- Is the alternative appropriate for the City?</b>	Yes.	Yes.	No. This alternative is not consistent with the City's guiding principles or Official Plan to provide a waste management solution within the City.	No. Allowing the W12A Landfill to be filled to its approved capacity and not having pursued an alternative solution to dispose of residual waste generated in the City of London is not an appropriate alternative for the City.
<b>12- Is the alternative able to meet the purpose of the EAA?</b>	Yes.	Yes.	Yes.	Not applicable. This alternative would not require approval under the EAA, since there would be no undertaking.

**Notes:**

1. No shading indicates a 'Yes' answer to the screening question.
2. Orange shading indicates a 'Maybe' answer to the screening question.
3. Red shading indicates a 'No' answer to the screening question.

### 4.3 Discussion

The City has undertaken a number of waste planning studies since 1969 with the objective of providing secure, long-term waste management infrastructure for the City. Through these studies, as well as other regulatory processes that involved consultation with the public, the W12A Landfill site was established, its location within the city was recognized as suitable from a planning perspective, and expansion of the landfill beyond its currently licensed capacity was identified. In the most recent study, the *W12A Landfill Area Plan* that was completed in 2008, application of a combination of environmental, technical, and socio-economic factors as well as solid waste planning and land use planning factors identified expansion of the W12A Landfill within the context of a resource recovery centre on adjoining lands as the preferred long-term waste management solution. It is noted that based on ongoing monitoring programs, the W12A Landfill is performing acceptably as expected and in accordance with its ECA; this supports the pursuit of its expansion in accordance with provincial requirements. The City has also advanced their waste diversion practices and is developing new plans to reach 60% residential diversion by 2022 (prior to the W12A Landfill reaching its approved capacity).

The Do-Nothing alternative (allow the W12A Landfill to reach its approved capacity and not pursue any other solution for waste management for the City) an alternative that could be neither considered by the City nor provide a long-term waste management solution, is confirmed as such through the screening assessment. The answer to screening questions 1, 4, 7, 8, 10 and 11 were 'no', including the key question "Does the alternative provide a viable solution to the need?"

From the above confirmatory screening assessment of the three groups that are comprised of the same seven 'Alternatives To' considered in the *W12A Landfill Area Plan* study, the answer to screening questions 1, 2, 6, 8 and 12 is 'yes' and so these questions do not differentiate among the groups. Each of the three groups would satisfy these criteria.

The remaining screening questions differentiate among the groups as follows:

- Group 1 (establish new Greenfield landfill site within the City – Alternatives 1 and 5) does not or may not satisfy screening questions 3, 7, 9 and 10, and there is therefore uncertainty in proceeding with this approach to long-term waste disposal. The uncertainties are because a preliminary constraint mapping exercise suggests that there is not a large enough parcel of land suitable for a new landfill within the City limits; siting of a new landfill is expected to be technically and socially challenging; and the costs of a new landfill would be very costly compared to Group 2 that involves expansion of the W12A Landfill. This group does not satisfy screening question 5 since if a new Greenfield landfill site is located, there would be approvals under the *Planning Act* and Official Plan/Zoning amendments required.

- Group 3 (export waste outside the City – Alternative 6) does not satisfy screening questions 4, 7, 9 and 11. Exporting of waste is inconsistent with the City’s guiding principles and Official Plan to provide waste management solutions within the City; would represent a significant increased cost to the City compared to Group 2 that involves expansion of the W12A Landfill; and the increased truck travel distance from the City to whatever site the waste is exported would increase GHG emissions.
- Group 2 (expand the W12A Landfill – Alternatives 2, 3, 4 and 7) satisfies all screening questions.

Of the four alternatives that comprise Group 2, the City has already implemented much of the Alternative 3 approach by construction of a MRF adjacent to the landfill, and re-zoned a large area of land adjacent to the landfill (the Special Policy Area) to permit resource recovery and other waste management functions.

Based on both the conclusions of the previous waste management studies and this confirmatory screening assessment of alternatives available to the City, the expansion of the W12A Landfill is confirmed as the overall preferred ‘Alternative To’ to meet the City’s long-term residual waste disposal needs. It is proposed that this EA be focused on the development and comparative assessment of ‘Alternative Methods’ of implementing this preferred ‘Alternatives To’.

## 5.0 Description and Rationale for ‘Alternative Methods’

In EA terminology, ‘Alternative Methods’ are the different ways that the project can be implemented.

The *ToR Code of Practice* (MOECC, 2014a) states that a range of alternatives should be considered, which address the need and are within the proponent’s ability to implement. The alternatives should be determined by the significance of potential environmental effects of the project and the circumstances specific to the proposal, such as the proponent’s situation, timing and financing.

At the ToR stage, the City has chosen to identify the categories or types of ‘Alternative Methods’.

The individual alternatives will be identified, refined and confirmed during the EA. Since the City has already conducted a screening of ‘Alternatives To’ and identified expansion of the W12A Landfill as the preferred alternative for residual waste management, only ‘Alternative Methods’ associated with this alternative are presented in this ToR.

‘Alternative Methods’ are the different ways that the expansion of the W12A Landfill could be implemented. The City will determine ‘Alternative Methods’ of achieving the purpose of the undertaking, which is to expand the W12A Landfill to gain an additional 25 years of disposal capacity involving 14,700,00 m<sup>3</sup> of additional airspace, thereby allowing the site to operate through the year 2050.

During the initial stage of the EA, three or four different landfill expansion alternatives, within the existing W12A Landfill property and a portion of the adjacent Special Policy Area, will be identified and described at a sufficient level of detail (i.e., conceptual designs) so that potential effects of the expanded landfill on each environmental component can be assessed and compared. The expansion alternatives will consist of variations in and combinations of landfill height, landfill area, and configuration.

It is noted that alternatives are limited to vertical expansion and/or lateral expansion to the north and/or east within the Special Policy Area. The development of the alternative expansion configurations (height and slope angles) will include consideration of the geotechnical aspects (i.e., stability and settlement). The characteristics of the existing and proposed site design and engineering system requirements, including conceptual design mitigation measures (i.e., mitigation measures at the conceptual design stage), can affect the environment and site activities such as operational and maintenance requirements. These potential effects will be assessed in the EA.

Preliminary design concepts for the ‘Alternative Methods’ were presented to the public as part of the development of this ToR, as discussed in Section 8.1.3, to illustrate possible ways that 14,700,000 m<sup>3</sup> of airspace could be configured as an expansion to the W12A Landfill site.

There are a number of factors that will govern the configuration and number of different 'Alternative Methods' of landfill expansion. The lateral expansion of the W12A Landfill, both on-site and beyond the existing W12A Landfill property boundary, is limited by the following (refer to Figures 1.3-2 and 1.3-3):

- The currently approved landfill has a low height above ground (approximately 9 metres (m)), a large footprint (107 ha), and a top configuration with its peak near the north side of the landfill and a flat (1%) top slope from north to south. It is expected that this large, low, flat topped landfill will create challenges for developing practical expansion geometries in accordance with *O. Reg. 232/98* requirements for the target airspace of 14,700,000 m<sup>3</sup>.
- The potential area for horizontal expansion extends beyond the current landfill property as follows: northward approximately 300 m to Scotland Drive and eastward approximately 420 m. Although there is additional City-owned land further to the east within the Special Policy Area, it will be left available for other waste management uses.
- The geometrical factors need to comply with the requirements of *O. Reg. 232/98*, i.e., landfill sideslopes of 4 horizontal (H):1 vertical (V) or flatter, landfill top slopes not flatter than 20H:1V, below grade sideslopes not steeper than 3H:1V.
- Preliminary geotechnical assessment indicates that the underlying soils do not present a practical design constraint to the height of landfill sideslopes in terms of stability or in terms of subgrade settlement.
- Based on hydrogeological assessment of potential leachate impacts on groundwater quality, it is not anticipated that a geomembrane liner will be required beneath the possible horizontal expansion limits to demonstrate and achieve compliance with the *MOECC Reasonable Use Guideline* (MOE, 1994).
- In view of the above, horizontal expansion areas will continue to utilize the natural low permeability clay till deposit as a natural liner, above which will be constructed a leachate collection piping system with a continuous drainage blanket as set out in *O. Reg. 232/98* (similar to the approach in the current Phase 2 area).
- *O. Reg. 232/98* recommends a buffer width of at least 100 m between the disposal area and the property boundary, and with justification can be reduced to a minimum buffer width of 30 m.
- Visibility of the landfill from off-site vantage points is also an important consideration in developing expansion concepts, since it will be part of the comparative evaluation of expansion alternatives in the EA.
- A perimeter leachate collection system is present around the north and east sides of the Phase 1 area. It will be necessary to ensure that the function of this system, i.e., collection and conveyance of leachate that seeps along the base of the Phase 1 landfill area to the perimeter, continues when the site is expanded.

## 6.0 Description of Existing Environmental Conditions

The EAA defines the environment in a broad, general sense. The environmental component includes: air quality, noise, geology, hydrogeology and surface water, aquatic and terrestrial ecology. The social component includes: socio-economic, land use and cultural. The technical component includes: financial and built aspects of the environment.

This section presents an overview of existing environmental conditions on and in the area of the W12A Landfill. As described in the *MOECC Code of Practice* (MOECC, 2014a), the City of London will present a more detailed description of the environmental conditions in the EA Report.

The methods and data sources that will be used to characterize the existing conditions during the EA are described in Table 7.6-1. The following is an overview of existing conditions.

### 6.1 Atmosphere

The atmosphere component comprises air quality, odour, GHG, and noise. Within the site-vicinity, the atmospheric environment is typical of southwestern Ontario with transportation and agricultural activities contributing to baseline air quality/odour and noise levels. Due to the proximity to Highway 401, Highway 401 activities are expected to be the dominant source of the existing atmospheric environment for air quality, GHG and noise. The ambient conditions also include current landfill operations, which is an existing source of air, odour, GHG, and noise emissions.

In the general area, other sources of odour emissions include farming operations, waste management facilities (e.g., Orgaworld Canada composting facility, StormFisher Environmental anaerobic digester) and industrial operations.

Ambient air quality data is available from an air monitoring station located in London, but there is minimal documentation of existing noise levels.

In terms of odour, landfills can emit two types of odours: garbage odour and LFG odour. Garbage odour is generated by recently disposed waste, and LFG odour is generated during the anaerobic decomposition of organic material in the waste.

### 6.2 Geology and Hydrogeology

In terms of geological setting, the landfill is located on part of the Westminster moraine, which consists of low permeability till soils identified as the Port Stanley Till. Immediately north of the landfill site, gravel and gravelly sand were formed from the older Catfish Creek drift (located under the Port Stanley Till), or were deposited underneath the Port Stanley Till by subglacial streams.

Major hydrostratigraphic units are divided into aquitards and aquifers. An aquitard consists of low permeability soils that inhibit groundwater flow. An aquifer consists of permeable soils that can transmit large enough quantities of water such that when water wells are installed they produce usable quantities of water.

In terms of the hydrogeological setting, the site is underlain by an aquitard, consisting of low permeability Port Stanley Till, referred to as the Surficial Aquitard. The thickness of the Surficial Aquitard varies from as much as 20 m in the northwest corner of the existing W12A Landfill site, to 15 m or greater below much of the existing landfill, and to about 8 m at the southeast corner of the site along Manning Drive. Groundwater moves downward at an estimated velocity of 1 to 2 centimetres (cm) per year in the Surficial Aquitard.

The next major hydrogeological feature in the region is an aquifer found beneath the Port Stanley Till, consisting of stratified sand and gravel soils, most likely part of the Catfish Creek Drift. These soil deposits comprise the White Oak Aquifer. The aquifer has an irregular vertical distribution with a maximum thickness of approximately 45 m just north of the landfill along Scotland Drive. Groundwater flow in the White Oak Aquifer is in a general north to south/southeast direction.

Some local aquifers consisting of sand and gravel soil layers within the low permeability till soils were probably formed by subglacial processes at the time that the till soils were deposited. One such local aquifer is present underneath the landfill (referred to as the Upper Aquifer) and separates the Port Stanley Till into the Surficial Aquitard and a Lower Aquitard, both of which are above the White Oak Aquifer. The Upper Aquifer is indicated not to be present north of Scotland Drive, but extends south of Manning Drive; groundwater flow in the Upper Aquifer is towards the southeast. These aquifers are not regionally extensive and generally thinner than the White Oak Aquifer.

Limestone bedrock is found approximately 80 to 90 m below the landfill and slopes downwards from north-northeast.

### **6.3 Surface Water**

W12A Landfill is situated on the boundary between two subwatershed areas, Dingman Creek and Dodd Creek. Dingman Creek is a tributary of the Thames River (Lake St. Clair Basin) watershed and Dodd Creek is part of the Kettle Creek (Lake Erie Basin) watershed.

The majority of the landfill property falls within the Dodd Creek watershed and a small northerly portion of the landfill falls within the Dingman Creek watershed. Figures 1.3-3 and 6.3-1 shows an overview of the existing environmental conditions. Three surface water features crossing Manning Drive convey runoff from the W12A Landfill property to downstream receiving water systems within the Dodd Creek watershed and one additional surface water feature crossing White Oak Road conveys runoff from the site to a tributary of Dingman Creek. All four tributaries are documented as being seasonally dry, intermittent watercourses with a majority of flow generated as a result of direct runoff during precipitation events.

The on-site drainage network is divided into four general areas with a system of berms, slopes and perimeter drainage ditches directing runoff generated within the W12A Landfill property envelope to four separate stormwater management ponds. Stormwater management ponds 2/3, 4 and 5 are located along the south side of the site and service approximately 130 ha of drainage area within the site. Stormwater management pond 1 is located at the northwest corner of the site and services approximately 15 ha of drainage area that falls

within the Dingman Creek watershed area. All stormwater management ponds have been designed to provide stormwater quality and quantity control of surface water runoff leaving the W12A Landfill property, as per the requirements outlined by MOECC and design criteria published in relevant Subwatershed Studies. The ponds have been designed, or have been retrofitted, to function as standard extended detention wet ponds with over-control of frequent rainfall events to protect downstream features from ongoing erosion and degradation. Three ponds (1, 2/3 and 5) also incorporate sediment forebay areas to aide in settling of suspended solids and improve ease of regularly scheduled maintenance.

Surface water quality is regularly monitored as part of an existing leachate collection system and stormwater management discharge monitoring program. Sampling from all stormwater management ponds is undertaken three times per year after significant rainfall events. Water quality monitoring samples are regularly compared to baseline samples, MOECC water quality targets and the specific Provincial Water Quality Objectives included in the Dingman and Dodd Creek Subwatershed Reports or Conservation Authority Subwatershed report cards.

### **6.3.1 Biology**

The biology component of this study is comprised of terrestrial, wetland and aquatic ecosystems.

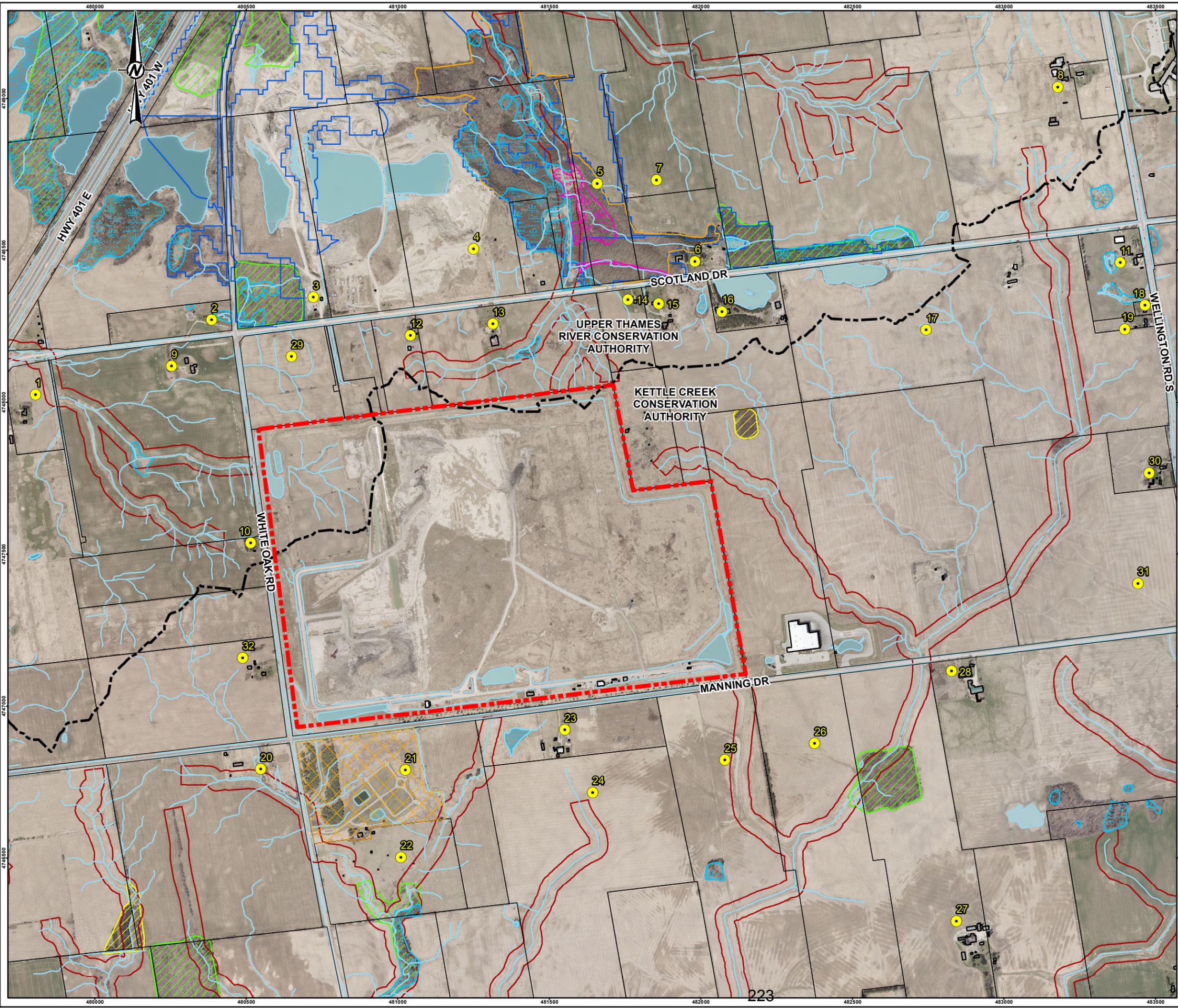
Natural vegetation in the Middlesex region consists primarily of deciduous forest communities (Middlesex County, 2014) including Dry-fresh Deciduous Forest, Fresh-moist Sugar Maple Deciduous Forest and Fresh-moist Poplar-sassafras Deciduous Forest (North-South Environmental Inc., 2009).

Clay to silt textured soils are the predominant type in the Dingman Creek Subwatershed (Delcan, 2005) and areas of imperfect to poor drainage may contribute to the presence of wetlands in the general area. Several man-made or managed drains are also present. Unevaluated woodlands, unevaluated wetlands and a potential Environmentally Significant Area (ESA) are located in the area of the landfill, as well as some successional meadows and thickets.

Previous investigations identified several vegetation community types within the area, including cultural, forest, marsh, open aquatic and swamp communities.

The primary terrestrial features found within the area of the W12A Landfill as shown on Map 5 of the London Plan and Figure 6.3-1 of this ToR include:

- A potential ESA on the north side of Scotland Drive (vegetation patch #10121)
- Significant Woodlands north of Scotland Drive (vegetation patches #10120 and #10122)
- Significant woodland south of Manning Drive (vegetation patch #11068)
- Unevaluated wetlands north of Scotland Drive
- Locally Significant Wetland north of Scotland Drive (Silver Swamp)



**LEGEND**

- POTENTIAL HERITAGE PROPERTY
- WATERCOURSE
- CONSERVATION AUTHORITY BOUNDARY (WATERSHED DIVIDE)
- PROPERTY FABRIC
- BUILDING FOOTPRINT
- WATERBODY
- LOCALLY SIGNIFICANT WETLAND
- UNEVALUATED WETLAND
- POTENTIAL ENVIRONMENTALLY SIGNIFICANT AREA
- UNEVALUATED VALLEY LAND
- UNEVALUATED VEGETATION PATCH
- SIGNIFICANT GROUND WATER RECHARGE AREA
- SIGNIFICANT WOODLAND
- CEMETERY
- EXISTING W12A LANDFILL SITE BOUNDARY

**REFERENCE(S)**  
 1. DATA PROVIDED BY THE CITY OF LONDON.  
 2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83  
 COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

DRAFT



CLIENT  
 CORPORATION OF THE CITY OF LONDON

PROJECT  
 TERMS OF REFERENCE FOR THE ENVIRONMENTAL  
 ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION  
 TITLE  
**OVERVIEW OF EXISTING ENVIRONMENTAL CONDITIONS**

CONSULTANT	DATE
	YYYY-MM-DD 2018-01-04
	DESIGNED ---
	PREPARED JEM
	REVIEWED ---
	APPROVED ---

PROJECT NO. 1648176 CONTROL 0005 REV. 0 FIGURE **6.3-1**

Path: \\golder-ar\gis\Chimney\Active\Spatial\_Maps\chlm\mxd\Site\_Maps\chlm\mxd\TOR1648176\TOR1648176\_0005\_CW\_0005.mxd

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The primary aquatic features identified in the area include the Shore Drain, Sterling Drain, Bannister Johnson Drain and C.B. Smith Drain. Most of these watercourses have been altered (e.g., channelized) to facilitate drainage for surrounding land use.

Fish habitat has been identified as either Type 2 (generally important but not critical) or Type 3 (marginal/severely degraded). Fish species previously observed were ranked globally as G5 and provincially as S5 (in each case meaning very common and abundant). The benthic macroinvertebrate community is considered of poor quality and is indicative of shallow, eutrophic aquatic habitat.

Previous studies have identified several species of mammals, birds, amphibians and reptiles in the region. The background review has identified known records of several plant, bird, snake, and mammal Species at Risk (SAR) and Species of Conservation Concern (SOCC), and potential Significant Wildlife Habitat (SWH) including features supporting bat maternity colonies, amphibian breeding, and habitat for SOCC. In order to determine the presence/absence of any significant species or features within the study area site-specific field investigations need to be completed.

## 6.4 Land Use

The area around the W12A Landfill has historically been used for agriculture and the majority of properties remain in active agriculture. The landfill is located approximately 3 km south of the City's Urban Growth Boundary along Highway 401 and within close proximity to the Highway 401 and Highway 402 split. The Westcliff Pit, operated by AAROC Aggregates, and the Gough Pit operated by Brekemens Holdings are located directly to the north of the site.

The W12A Landfill is designated "Agricultural" in the City of London Official Plan (1989). The area surrounding the Landfill is designated "Agricultural" with some areas identified as "Environmental Review".

A new Official Plan, called *The London Plan*, was approved by the Ministry of Municipal Affairs with modifications on December 28, 2016. *The London Plan* is under appeal and is therefore not in full force and effect. *The London Plan* will be reviewed to assess the City's future direction with regards to land use to the year 2035 as part of the land use assessment. *The London Plan* proposes to designate the W12A Landfill and approximately 150 ha to the north and east of the landfill as "Waste Management Resource Recovery Area". Land surrounding the "Waste Management Resource Recovery Area" will be designated "Farmland", "Green Space" and "Environmental Review".

The W12A Landfill is zoned “Waste Management and Resource (WRM) Zone 1”. This permits the waste management facility which currently operates on the site. Neighbouring properties (within 1 km) are zoned as follows:

- Agricultural (AG) 2 Zone, which permits a variety of agricultural uses including livestock facilities, forestry uses, farm market, greenhouse farm, nursery, conservation lands, aquaculture, manure storage facility, mushroom farm, compost facility, among others;
- Environmental Review (ER) Zone, which permits conservation lands and works, passive recreational uses, managed woodlot, and agricultural uses;
- Open Space (OS) 3, which permits cemeteries;
- Resource Extraction (EX) Zone, which permits resource extraction operations, farms, wayside pits and forestry uses; and
- Waste Management and Resource (WRM) Zone 1, which permits various waste management uses in addition to landfilling including operation of a MRF.

## 6.5 Agriculture

As per historical soils mapping of Middlesex County (Hagarty and Kingston, 1992), the soils on and around the W12A Landfill site are identified as Muriel soils (MU4), which contain silty clay loam, silty clay, and occasionally clay loam glacial till deposited by glaciation from the Lake Erie basin. The MU4 soils have moderately well to imperfect soil drainage.

A rectangular area of land on the landfill property is identified as “dump” and labelled as “soils that have not been mapped” (NM) due to the fact that the soils have been disturbed, modified or permanently withdrawn from agricultural use. Adjacent to the area identified as NM is an area identified as Eroded Channel, which continues south of the site to a Valley Complex. Eroded Channel is described as being narrow, shallow channels cut by small streams or creeks.

## 6.6 Archaeology

The City of London has an archaeological master plan that covers the area on and around the landfill site. Completed in 1996, it indicates that a significant portion of this area has archaeological potential. The City’s master plan is currently undergoing a review to be updated as a new Archaeological Management Plan, but a final updated version is not yet publicly available.

Previous archaeological work completed within the area includes a Stage 1 assessment conducted in 2005 for the *W12A Landfill Area Plan* study (Archaeologix Inc. 2006). It compiled available information about the known and potential cultural resources within the area and provided specific direction for the protection, management and/or recovery of these resources. Other archaeological assessments were completed in the vicinity over the last five years, including a Stage 1-3 assessment of the Highway 401 and Wonderland Road

Interchange in 2015 (New Directions Archaeology Ltd. 2015), a Stage 1-2 assessment of 43 ha at 3242 Manning Drive in 2015 (Golder, 2016b), and a Stage 1-2 assessment of 20.33 ha at 3137 Scotland Drive in 2016 (Golder, 2016a). These assessments resulted in the identification of numerous isolated finds and nine registered archaeological sites, which includes four pre-contact Indigenous sites and five historical Euro-Canadian sites. The registered archaeological sites are located greater than 500 m from the boundary of the W12A Landfill site and the adjacent area proposed for possible expansion.

## 6.7 Cultural Heritage

The cultural heritage existing conditions review identified the following cultural heritage resources within the W12A Landfill site and adjacent areas, which are listed in Table 6.8-1, shown on Figure 6.3-1 and summarized below:

- Six (6) properties inventoried on the Inventory of Heritage Resources 2006 and/or the City’s Heritage Parcels Geographic Information System (GIS) layer;
- Twenty (20) properties adjacent to properties inventoried on the Inventory of Heritage Resources 2006 and/or the City’s Heritage Parcels GIS layer;
- Seven (7) properties with structures that are more than 40 years of age, and may require evaluation for cultural heritage value or interest; and
- Seven (7) properties that contain structures with unknown cultural heritage value or interest.

Each identified resource and associated recommendation for further action is summarized in Table 6.8-1.

**Table 6.8-1: Heritage Properties within the W12A Landfill site and adjacent areas**

Reference # on Figure 6.3-1	Civic Address or Assessment Roll #	Description
1	4166 Scotland Drive	• Adjacent to 5435 White Oak Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer
2	5435 White Oak Road	• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City’s Heritage Parcels GIS layer
3	3900 Scotland Drive	• Adjacent to 5435 White Oak Road and 4067 Scotland Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer

Reference # on Figure 6.3-1	Civic Address or Assessment Roll #	Description
4	3696 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
5	3583 Westminster Drive	<ul style="list-style-type: none"> <li>• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
6	3502 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house with unknown date of construction.</li> </ul>
7	3513 Westminster Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house and barn with unknown date of construction.</li> </ul>
8	5371 Wellington Road South	<ul style="list-style-type: none"> <li>• Property includes house and barn that may have been constructed more than 40 years ago.</li> </ul>
9	4067 Scotland Drive	<ul style="list-style-type: none"> <li>• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
10	5725 White Oak Road	<ul style="list-style-type: none"> <li>• Adjacent to 4067 Scotland Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house with unknown date of construction.</li> </ul>
29	Assessment Roll # 080020170000000	<ul style="list-style-type: none"> <li>• Adjacent to 4067 Scotland Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
12	3801 Scotland Drive	<ul style="list-style-type: none"> <li>• Property includes house with unknown date of construction.</li> </ul>

Reference # on Figure 6.3-1	Civic Address or Assessment Roll #	Description
13	3713 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house that may have been constructed more than 40 years ago.</li> </ul>
14	3561 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house that may have been constructed more than 40 years ago.</li> </ul>
15	3465 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 3583 Westminster Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes barn that may have been constructed more than 40 years ago.</li> </ul>
16	3405 Scotland Drive	<ul style="list-style-type: none"> <li>• Property includes house and barn with unknown date of construction.</li> </ul>
17	3137 Scotland Drive	<ul style="list-style-type: none"> <li>• Adjacent to 5751 Wellington Road South, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
11	5529 Wellington Road South	<ul style="list-style-type: none"> <li>• Property includes house that may have been constructed more than 40 years ago.</li> <li>• Appears at the same location as 3137 Scotland Drive</li> </ul>
18	5595 Wellington Road South	<ul style="list-style-type: none"> <li>• Property includes house with unknown date of construction.</li> </ul>
19	5615 Wellington Road South	<ul style="list-style-type: none"> <li>• Property no longer includes a house.</li> </ul>
	3502 Manning Drive	<ul style="list-style-type: none"> <li>• Adjacent to 4067 Scotland Drive, 6100 White Oak Road, and 3691 Manning Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer.</li> <li>• This is the landfill.</li> </ul>

Reference # on Figure 6.3-1	Civic Address or Assessment Roll #	Description
31	Assessment Roll # 080020139000000	<ul style="list-style-type: none"> <li>• Adjacent to 5751 Wellington Road South, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
30	5751 Wellington Road South	<ul style="list-style-type: none"> <li>• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
20	4069 Manning Drive / 4025 Manning Drive	<ul style="list-style-type: none"> <li>• Adjacent to 6100 White Oak Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property possibly includes a barn that may have been constructed more than 40 years ago.</li> </ul>
21	6100 White Oak Road	<ul style="list-style-type: none"> <li>• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
22	6150 White Oak Road	<ul style="list-style-type: none"> <li>• Adjacent to 6100 White Oak Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
23	3691 Manning Drive	<ul style="list-style-type: none"> <li>• Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
24	Assessment Roll # 080020121000000	<ul style="list-style-type: none"> <li>• Adjacent to 6100 White Oak Road and 3691 Manning Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
25	Assessment Roll # 080020075000000	<ul style="list-style-type: none"> <li>• Adjacent to 3691 Manning Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>
26	Assessment Roll # 080020076000000	<ul style="list-style-type: none"> <li>• Adjacent to 3424 Glanworth Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> </ul>

Reference # on Figure 6.3-1	Civic Address or Assessment Roll #	Description
27	6601 Wellington Road South / 6603 Wellington Road South	<ul style="list-style-type: none"> <li>• Adjacent to 3424 Glanworth Drive and 3402 Glanworth Drive, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer</li> <li>• Property includes house and barn with unknown date of construction.</li> </ul>
28	3243 Manning Drive	<ul style="list-style-type: none"> <li>• Property includes house that may have been constructed more than 40 years ago.</li> </ul>
32	5861 White Oak Road	<ul style="list-style-type: none"> <li>• Adjacent to 6100 White Oak Road, listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer.</li> </ul>

## 6.8 Socio-economic

The socio-economic component considers the impact of the landfill expansion on the local economy in terms of employment and municipal finances as well as the effects on residents and communities. The current site is located in a largely rural setting with a small number of residential properties (many of these properties to the north and east are owned by the City of London) and farms located within the adjacent areas. The closest communities are the hamlet of Glanworth located approximately 1.9 km southeast of the site and Shaver Subdivision located approximately 2.0 km to the northeast.

There are no schools, hospitals or religious buildings within the site-vicinity study area. The Islamic Cemetery of London is located to the south of the site.

In terms of business operations, the most notable feature is the Westcliff Pit, operated by AAROC Aggregates, and the Gough Pit operated by Brekelmens Holdings located on the north side of Scotland Drive, just north of the landfill.

The City of London's W12A Landfill received approximately 280,000 tonnes of waste in 2017 and collects waste generated within the City of London, the Municipality of Thames Centre, Lake Huron and Elgin Area Water Treatment Plants and the TRY Recycling Construction and Demolition Recycling Facility located just north of the City. There is also a Household Special Waste (HSW) facility and a public drop off depot for household garbage, appliances, Blue Box recyclables, yard waste, cardboard, electronics, scrap metal, tires and wood. The HSW Depot accepts MHSW waste from the City of London, the County of Middlesex and Oneida Nation of the Thames First Nations.

The landfill currently employs 14 full time and 2.6 full time equivalent seasonal staff working for the City directly and about 4 to 5 full time equivalent staff working for the contractor at the landfill. In 2017, a total of 34 odour complaints were made by local residents; this is higher than in recent years (19 in 2014, 21 in 2015 and 17 in 2016). The landfill's operating costs in 2017 were approximately \$3.5 million and revenues were approximately \$3.4 million.

## 6.9 Visual

In comparison to many other large municipal landfills the W12A Landfill is a relatively flat (covers a larger area and is not as high). Nevertheless, the existing W12A Landfill is an anomaly rising approximately 9 to 12 m above an otherwise generally flat landscape. The landfill can be seen from a distance up to 5 km from the south and east, 3 km from the west and 1 km from the north. Close views of the site are mainly seen by local residents and truck drivers on the landfill haul routes. Most people who see the site do so from a distance (at least 1 km) from main traffic routes (e.g., Highway 401 and Wellington Road South).

Depending on the location from which W12A Landfill is visible, features in the immediate landscape such as landscaping and buildings can take visual precedence over the landfill, drawing the viewer's attention away and thereby reducing the visual impact of the landfill. Factors such as seasonal changes to foliage and the type of agricultural crops present can affect visibility.

## 6.10 Transportation

The Transportation component comprises traffic effects expected along the haul route in the vicinity of the W12A Landfill site. The current designated haul route consists of two options: Manning Drive via Wonderland Road to the west and Manning Drive via Wellington Road South to the east. Until the opening of the Highway 401 and Wonderland Road interchange in late-2015, the Wellington Road South option was the sole haul route. Available existing traffic data reflects a condition prior to the addition of the new interchange. The estimated Average Annual Daily Traffic (AADT) volumes are approximately 500 vehicles per day on Manning Drive, 6,400 vehicles per day on Wonderland Road, and 12,000 vehicles per day on Wellington Road South (north of Manning Drive) within the vicinity of the site. Manning Drive serves as the Emergency Detour Route (EDR) for Highway 401, along which the access to the landfill is also located.

The types of typical road users include regular automobile vehicles, heavy landfill-related vehicles, heavy material recovery (recycling) vehicles, and slow moving / farm vehicles. Based on past studies (2009), it was assessed that under 2016 conditions the roadway network, and the intersections of Manning Drive at Wellington Road South (signalized) and at the W12A Landfill site accesses were expected to operate at acceptable levels of service (LOS).

## 6.11 Design and Operations

The Design and Operations component comprises the design and operation of the landfill and the site. The design of the W12A Landfill and the operations at the site are approved under ECA No. 042102. The W12A Landfill has been operational since 1977 and currently accepts solid non-hazardous waste generated within the City of London, the Municipality of Thames Centre, Lake Huron and Elgin Area Water Treatment Plants and the TRY Recycling Construction and Demolition Recycling Facility located just north of the City. In addition to the landfill, facilities at the site are inbound and outbound weigh scales, a scalehouse, a small vehicle drop off area, maintenance buildings, an administration building, a HSW facility and a LFG blower and flare compound. The following material is diverted from the landfill: MHSW, appliances, Blue Box recyclables, yard waste, cardboard, electronics, scrap metal, tires and wood.

The landfill is approved to accept 650,000 tonnes of waste per year, but over the past 10 years typically received between 200,000 and 280,000 tonnes of waste per year.

The W12A Landfill has been designed in two phases on a 107 ha footprint to accommodate 12,500,000 m<sup>3</sup> of airspace for waste, daily cover and interim cover. The landfill has buffers beyond the limit of the waste footprint area of 92 m to the south and west and 46 m to the north and east. Phase 1 of the landfill occupies the eastern portion of the footprint and was filled between 1977 and 2002. Phase 1 has six cells that were excavated to an average depth of 3 m below grade. The landfill design approach considered the low-permeability nature of the natural clay till soils below the landfill that hinder the potential downward migration of landfill leachate. The native clay till deposit provides a natural liner.

There are two approaches to leachate collection. Leachate within Phase 1 is collected by a perimeter leachate collection system consisting of 200 millimetre (mm) diameter perforated pipe placed in gravel around the perimeter of the waste footprint. There is a leachate mound within the Phase 1 landfill area. Phase 2 of the landfill has eight cells, of which six have been constructed. Phase 2 was designed with a full underdrain leachate collection system consisting of 200 mm diameter perforated pipes spaced 90 m apart within a clear stone blanket and covered with a geotextile filter and 0.2 m thick protective sand layer. The base of Phase 2 is graded to convey leachate into the perforated pipes and with an overall fall from north to south to a low point at an elevation of 270 m above sea level (masl). The collected leachate from both phases is stored in holding tanks before it is pumped via a pumping station located near the scalehouse through a forcemain along Manning Drive to the Dingman Creek Pumping Station and eventually to the Greenway Wastewater Treatment Plant for treatment.

LFG is collected via buried pipes connecting LFG extraction wells and an extraction blower. The collected gas is sent to an enclosed LFG flare for combustion.

The overall final designed shape of the landfill is generally rectangular. The design of the side slopes ranges from 4H:1V to 6H:1V and the top is sloped at approximately 1% from the south to a peak elevation of the final cover of 293 masl near the north end of the landfill. The final cover design consists of 0.85 m of compacted clay soil and 0.15 m of topsoil. The average height of the landfill above ground surface is about 9 m. In summary, the currently approved W12A Landfill can be described as having a large footprint area and a low height above grade.

## 7.0 EA Methodology

This section presents the proposed methodology for the completion of the EA and the associated technical studies.

### 7.1 EA Approach

It is proposed that the EA work will be undertaken in a series of seven steps (further details are provided in Section 7.6) as follows:

- Step 1 – Identify the ‘Alternative Methods’ of landfill expansion (and incorporate conceptual design mitigation measures);
- Step 2 – Characterize the existing environmental conditions;
- Step 3 – Qualitative evaluation of ‘Alternative Methods’;
- Step 4 – Compare the ‘Alternative Methods’ for landfill expansion and identify the preferred alternative;
- Step 5 – Refine the mitigation measures and determine the net effects of the preferred alternative;
- Step 6 – Describe the preferred ‘Alternative Method’ for landfill expansion;
- Step 7 – Consideration of climate change;
- Step 8 – Cumulative impact assessment; and
- Step 9 – Preparation of the EA Study Report.

Consultation with the public, Indigenous Communities, GRT members, City of London Advisory Committees, and other stakeholders will be ongoing throughout the EA process.

### 7.2 Study Areas

The proposed methodology that will be used to conduct the EA is provided in the following sections. The EA, which will be carried out in accordance with the approved ToR, will involve the identification of the preferred ‘Alternative Method’ for the project and the assessment of the effects of the project.

The study area is the area within which activities associated with the proposed project will occur and where potential environmental effects will be studied. Three preliminary generic study areas for the assessment have been identified as follows:

- **Site Study Area** – The existing W12A Landfill Site and adjacent area of land within which landfill expansion may occur.
- **Site-vicinity Study Area** – The lands in the area immediately adjacent to the Site Study Area that have the potential to be directly or indirectly affected by the landfill expansion and activities within the Site Study Area. As described below, the extent of the Site-vicinity Study Area will be determined for each of the environmental components described in Section 7.3.
- **Wider Study Area** – lands generally beyond the Site-vicinity Study Area, which could extend to include the area of the City of London.

The rationale for the definition of these preliminary generic study areas is as follows:

- **Site Study Area** – The area of land within which ‘Alternative Methods’ of landfill expansion may occur has been defined, and will be limited to the existing W12A Landfill property and a specific portion of the adjacent Special Policy Area to the immediate north and east.
- **Site-vicinity Study Area** – The MOECC Guideline D-4 Land Use on or Near Dumps describes that the most significant potential impacts typically occur within 500 m of the perimeter of the waste disposal area on a landfill site. For this reason, this Guideline distance is often used by Ontario municipalities in their Official Plans to establish a holding zone around landfills; development within these zones requires proponents to demonstrate that their proposed development will not be adversely affected by the landfill site and its operations. For most environmental components, a Site-vicinity Study Area of 500 m from the Site Study Area limits is appropriate. For specific environmental components, the appropriate Site-vicinity Study Area is greater than 500 m from the existing or potential expanded disposal area. It should also be recognized that the W12A Landfill has been in operation for over 40 years, and monitoring and operational data demonstrates compliance with the requirements of its ECA and the limited extent for potential adverse environmental impacts to occur off-Site.
- **Wider Study Area** – An area that takes in the broader community generally beyond the immediate site-vicinity and for specific environmental components may include the entire municipality.

The preliminary extent of the study area proposed for each of the environmental components to be studied during the EA, together with a rationale, is provided in Table 7.2-1 below.

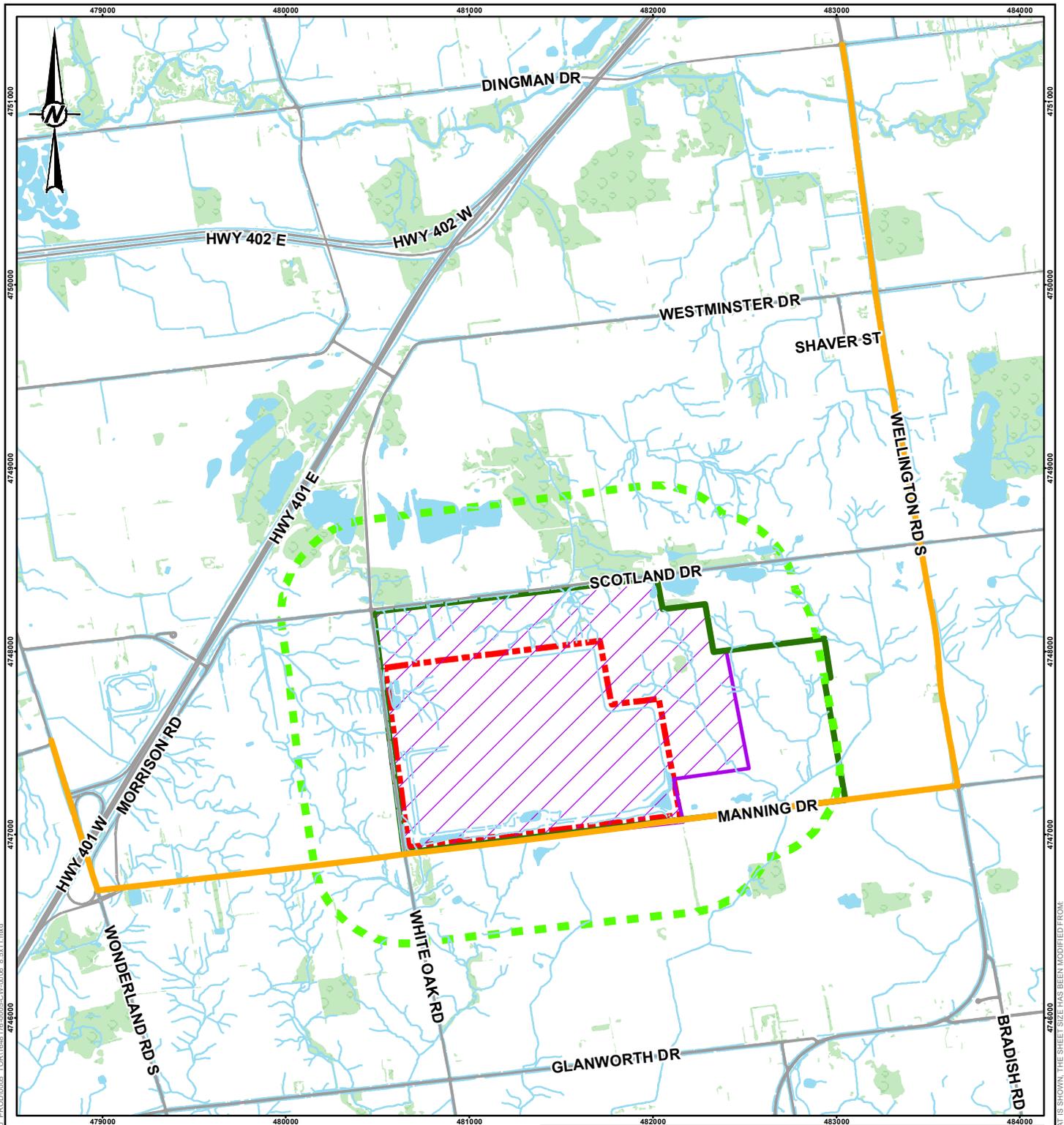
**Table 7.2-1: Proposed Preliminary Study Areas**

<b>Environmental Component</b>	<b>Preliminary Area(s) to be Studied</b>	<b>Rationale</b>
Atmosphere	Site and Site-vicinity	Air and noise emissions are required to meet provincial requirements at the landfill site boundary or closest sensitive receptors (which are within 500 m of the landfill).
	Site and Site-vicinity	Odour emissions may travel further than 500 m but any effects are expected to be within 1.5 km of the Site Study Area.
	Site-vicinity	To assess haul route noise. See discussion under Transportation for a description on the Site-vicinity Study Area for the haul routes.
Geology and Hydrogeology	Site	Potential effects on groundwater quality have to comply with the MOECC Reasonable Use Guideline at the landfill site boundary.
Surface Water	Site and Site-vicinity	Necessary to include the drainage boundaries of the subwatersheds within which the site is located.
Biology	Site and Site-vicinity	Potential effects on biological resources are expected to be limited to 500 m from the Site Study Area.
Land Use	Site and Site-vicinity	Since there are provincial requirements that govern the potential emissions or discharges from the landfill site, potential effects on land use are expected to be limited to 500 m from the Site Study Area.
Agriculture	Site and Site-vicinity	Since there are provincial requirements that govern the potential emissions or discharges from the landfill site, potential effects on agriculture are expected to be limited to 500 m from the Site Study Area.
Archaeology	Site	Potential disturbance of archaeological resources will be limited to areas associated with the landfill expansion.
Culture	Site and Site-vicinity	In accordance with MTCS requirements for cultural studies, the area of study will extend to approximately 1.5 km from the Site Study Area as shown on Figure 6.3-1.

<b>Environmental Component</b>	<b>Preliminary Area(s) to be Studied</b>	<b>Rationale</b>
Socio-economic	Site, Site-vicinity and Wider	To consider the potential effects of the landfill expansion within 500 m of the Site Study Area and on the broader community.
Visual	Site-vicinity	Off-site vantage points from where the landfill expansion may be visible from as far as 5 kilometres.
Transportation	Site-vicinity	To consist of the haul routes associated with the landfill, specifically Manning Drive between Wellington Road South and Highway 401 and Wellington Road South between Dingman Drive and Manning Drive. Also Wonderland Road South between Decker Drive and Manning Drive (as suggested by public feedback received during Open House #2). As shown on Figure 7.2-1.
Design and Operations	Site	This component relates only to activities associated with the landfill expansion itself

The Site Study Area and the area extending 500 m beyond the Site Study Area are illustrated on Figure 7.2-1. The Wider Study Area is not depicted on this figure.

These preliminary study areas are subject to refinement and will be confirmed during the EA.



**LEGEND**

-  EXISTING W12A LANDFILL SITE BOUNDARY
-  SITE STUDY AREA
-  500 m BEYOND SITE STUDY AREA
-  HAUL ROUTES TO BE ASSESSED
-  WASTE MANAGEMENT RESOURCE RECOVERY AREA BOUNDARY

**DRAFT**



**REFERENCE(S)**

1. DATA PROVIDED BY THE CITY OF LONDON.
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83

CLIENT  
CORPORATION OF THE CITY OF LONDON

PROJECT  
TERMS OF REFERENCE FOR THE ENVIRONMENTAL ASSESSMENT OF THE PROPOSED W12A LANDFILL EXPANSION

TITLE  
**STUDY AREAS**

CONSULTANT



YYYY-MM-DD 2018-04-04

DESIGNED ---

PREPARED JEM

REVIEWED ---

APPROVED ---

PROJECT NO. 2381648176

CONTROL 0005

REV. A

FIGURE 7.2-1

Path: \\pserver.golder.com\GIS\CityofLondon\Projects\W12A\W12A\MapServer\img\CityofLondonSite\_W12A\1648176.dwg PROJ:0005 TOR:1648176-2018-CW-0008 8.5x11.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm

### 7.3 Environmental Components

As noted in Section 6.0, the environment is defined as those environmental components that may be affected by the project.

The environmental components and sub-components that will be evaluated during the EA are presented in Table 7.3-1.

The environmental components, including socio-economic and technical components, for this EA cover the broad definition of the environment and are:

- atmosphere;
- geology and hydrogeology;
- surface water;
- biology;
- land use;
- agriculture;
- archaeology;
- culture;
- socio-economic;
- visual;
- transportation; and
- design and operations.

Table 7.3-1 outlines each environmental component, including a statement rationalizing why each was included in the EA and the indicators that will be used for determination of potential impacts in the assessment. The data sources that will be used for assessing each of these environmental components are provided in Table 7.6-1. These components and indicators were proposed by the City's EA study team during the development of the ToR and presented to the public at Open House #2 for comment. The feedback received from the public is provided in Table 8.1-4 of this ToR.

These criteria and indicators are preliminary and subject to refinement, and will be confirmed during the EA .

**Table 7.3-1: Proposed Environmental Components, Rationale and Indicators for the EA**

Component	Sub-component	Rationale	Indicator(s)
<b>Environmental Components</b>			
Atmosphere	Air quality (including dust, odour, GHG)	Landfill expansion and associated operations can produce gases containing contaminants that degrade air quality if they are emitted to the atmosphere. Construction activities associated with landfill expansion and continued landfill operation can lead to levels of particulates (dust) in the air. Landfill operation can also result in odour effects.	<ul style="list-style-type: none"> <li>• Expected concentrations of air quality indicator compounds (selected regulated air contaminants to represent this type of project) at the property boundary.</li> <li>• Expected site-related odour at sensitive receptors.</li> <li>• Expected GHG emissions.</li> </ul>
	Noise	Landfill expansion and associated operations will generate noise that will be emitted into the atmosphere and could affect off-site points of reception (PORs).	<ul style="list-style-type: none"> <li>• Noise Levels at off-site PORs, or vacant lots that accommodate the future construction of PORs.</li> </ul>
Geology and Hydrogeology	Groundwater quality	Contaminants associated with the landfill expansion and associated operations could enter the groundwater and impact off-site groundwater or surface water.	<ul style="list-style-type: none"> <li>• Expected effect on groundwater quality at the property boundary.</li> </ul>

Component	Sub-component	Rationale	Indicator(s)
Surface Water	Surface water quality	Contaminants associated with the landfill expansion and associated operations could seep or runoff into surface water and adversely affect water quality and aquatic life.	<ul style="list-style-type: none"> <li>• Expected effect on surface water quality in the stormwater management system (SWMS) and within the site-vicinity.</li> </ul>
	Surface water quantity	Operations associated with the landfill expansion could alter runoff and peak flows.	<ul style="list-style-type: none"> <li>• Expected change in peak flows (within the on-site SWMS and at the property boundary).</li> <li>• Expected degree of off-site effects on surface water within the site-vicinity.</li> </ul>
Biology	Aquatic ecosystems	Landfill expansion could remove or disturb the functioning of natural aquatic habitats and species, including rare, threatened or endangered species.	<ul style="list-style-type: none"> <li>• Expected change in surface water quality on-site and within the site-vicinity.</li> <li>• Expected impact on aquatic habitat and biota, including rare, threatened or endangered species within on-site and within the site-vicinity.</li> </ul>
	Terrestrial ecosystems	Landfill expansion could remove or disturb the functioning of natural terrestrial habitats and vegetation, including rare, threatened or endangered species.	<ul style="list-style-type: none"> <li>• Expected impact on terrestrial vegetation communities, wildlife habitat, and wildlife, including rare, threatened or endangered species on-site and within the site-vicinity.</li> </ul>

Component	Sub-component	Rationale	Indicator(s)
<b>Socio-Economic Components</b>			
Land Use	Current and planned future land uses	Waste disposal facilities could potentially affect the use and enjoyment of sensitive uses in the vicinity of the Site.	<ul style="list-style-type: none"> <li>• Expected impact on sensitive land uses (i.e., dwellings, churches, and parks within the site-vicinity).</li> </ul>
Agriculture	Agriculture	The agricultural land base or agricultural operations may be impacted by the landfill expansion and associated operations.	<ul style="list-style-type: none"> <li>• Expected effect on agricultural land base and agricultural operations within the site and site-vicinity.</li> </ul>
Archaeology	Archaeology	A horizontal landfill expansion has the potential to affect archaeological resources.	<ul style="list-style-type: none"> <li>• Expected archaeological resources potentially affected on-site.</li> </ul>
Culture	Cultural Heritage Landscapes	Identified cultural heritage landscapes can be altered by the landfill expansion. Depending on the nature of identified cultural heritage landscapes, there could be an impact by the ongoing operation of the landfill.	<ul style="list-style-type: none"> <li>• Expected impact on identified cultural heritage landscapes on-site and within the site-vicinity.</li> </ul>
	Cultural Heritage Resources (including built heritage)	Heritage attributes of identified cultural heritage resources could be impacted by the landfill expansion and associated operations.	<ul style="list-style-type: none"> <li>• Expected impact on the heritage attributes of identified cultural heritage resources on-site and within the site-vicinity.</li> </ul>

Component	Sub-component	Rationale	Indicator(s)
Socio-economic	Local Economic	The continued operation of the landfill can influence employment and business in the wider regional area.	<ul style="list-style-type: none"> <li>• Expected effect on local employment.</li> <li>• Expected effects on local businesses and commercial activity.</li> <li>• Expected effects on municipal finances.</li> </ul>
	Residents and Community	Waste disposal facilities can potentially affect the use and enjoyment of their properties by residents in the vicinity of the site.	<ul style="list-style-type: none"> <li>• Displacement of residents.</li> <li>• Expected interference with use and enjoyment of residential properties (nuisance effects).</li> </ul>
Visual	Visual	The landfill expansion can affect the local community by changes in the visual appearance of the site.	<ul style="list-style-type: none"> <li>• Expected changes in landscape views from off-site.</li> </ul>
<b>Technical Component</b>			
Design and Operations	Engineered Containment	Sites that require less engineering to provide protection of off-site groundwater or air quality are typically preferred from a public and regulatory perspective.	<ul style="list-style-type: none"> <li>• Expected degree of engineered containment and/or controls required.</li> </ul>
	Financial	Different methods of landfill expansion can have different costs based on the type and amount of engineering required.	<ul style="list-style-type: none"> <li>• Estimated costs associated with implementation of expansion alternatives.</li> </ul>
Transportation	Traffic	The operations at the landfill can impact the traffic in the surrounding area through changes in truck traffic to/from the landfill.	<ul style="list-style-type: none"> <li>• Expected effect on traffic along the haul routes in the vicinity of the site.</li> </ul>

The nearest airports to the W12A Landfill are the St. Thomas Municipal Airport and the Greater London International Airport. The St. Thomas Airport is located approximately 15 km to the southeast of the landfill, while the Greater London Airport is located approximately 17 km to the northeast of the landfill. In view of these separation distances and given that the landfill already exists; that the proposed project will only extend the use of the site (while maintaining a similar rate of fill); and that there are no known concerns from airport operators, an assessment of the potential effects of the landfill expansion in terms of aviation is not proposed.

If circumstances arise during the EA studies that require modifications to the criteria and/or indicators presented in the ToR, the reason for the modifications would be explained in the EA study report. If additional aspects of the environment that require evaluation are identified during the EA studies, additional criteria and indicators will be developed during the EA, as appropriate and included in the EA consultation process.

## 7.4 Time Frame

As noted previously, the W12A Landfill is expected to reach capacity early in 2025. Assuming that the necessary approvals will be in place by that time and that the expected life of the expanded landfill is approximately 25 years, then the following time frames are proposed for the assessment:

- operations (2025 to 2050); and
- post-closure (beyond 2050).

Landfilling operation activities will occur throughout the expanded life of the W12A Landfill (i.e., about 25 more years from 2025 to 2050). Leachate collection and treatment, LFG system operation, and site performance monitoring and maintenance activities, will also be ongoing throughout this time frame. During the post-closure period (i.e., beyond 2050), the only activities anticipated are leachate collection and management, LFG system operations, and site performance monitoring and maintenance.

## 7.5 EA Scope of Work

As noted previously, the City is proposing to undertake the EA in seven steps as described in the following sections.

### 7.5.1 Step 1 – Identify ‘Alternative Methods’ of Landfill Expansion

As noted previously, the ‘Alternative Methods’ are the different ways the project can be implemented.

The City will determine ‘Alternative Methods’ of achieving the purpose of the undertaking, which is to expand the W12A Landfill to gain an additional 25 years of disposal capacity, thereby allowing the site to operate through the year 2050. During the initial stage of the EA, a reasonable range of expansion alternatives will be identified and described at a sufficient level

of detail (i.e., conceptual designs) so that potential effects of the expanded landfill on each environmental component can be assessed and compared.

Following identification of a reasonable number of alternatives for expansion, the EA project team will conduct a preliminary assessment of potential effects of each alternative for the proposed project. Those works and activities that could potentially adversely affect the environment will be identified. Potential mitigation measures to avoid or reduce the impact will be identified. These proposed mitigation measures (referred to as conceptual mitigation measures) will be incorporated into the conceptual design of the alternatives. These measures could, for example, include appropriate modifications to the existing leachate collection system and/or new mitigation measures. The description and illustration of the conceptual design alternatives will be provided as a section in the EA and will serve as the common basis for predicting the environmental effects of the 'Alternative Methods'.

LFG management requirements for the current and expanded landfill, which has a total airspace in excess of 1,500,000 m<sup>3</sup>, are mandated by *O. Reg. 232/98* and *O. Reg. 216/08* (i.e., use of an active gas collection system) and will be conceptually designed as such for the W12A Landfill expansion alternatives.

It should also be noted that landfills are included in the list of facilities to which *O. Reg. 419/05* (air pollution and local air quality) applies. As part of the EA, the City will ensure the requirements of this regulation are addressed in the assessment of potential effects.

### **7.5.2 Step 2 – Characterize Existing Environmental Conditions**

An initial overview of existing environmental conditions is provided in Section 6.0. The existing environment that could potentially be affected by the project will be further described for each of the environmental components. The work plans and methodologies that will be used to characterize existing conditions for each component are presented in Table 7.6-1.

### **7.5.3 Step 3 – Qualitative Evaluation of 'Alternative Methods'**

The EA project team will qualitatively predict the effects for each 'Alternative Method' (i.e., including conceptual design mitigation measures) on the environment. The assessment will be done for each component based on the conceptual designs for each alternative, including mitigation (determined in step 1) and the existing environmental conditions (determined in Step 2).

If the assessment indicates that any additional mitigation measures are required to achieve site compliance with provincial standards, they will be developed and the assessment repeated to incorporate these measures. The EA project team will update and revise the conceptual designs to include any additional mitigation measures. The final conceptual designs will be included in the EA.

In this step, each 'Alternative Method' of the W12A Landfill expansion will be examined to determine if it would ultimately be approvable under the EPA. This screening step is included to eliminate any alternative that would not likely be approvable. Should an alternative be found to not be approvable due to unacceptable net effects (i.e., no further

refinement of mitigation is possible) or technical reasons, then the alternative would be eliminated from further consideration. At this point, the EA project team may also consider additional 'Alternatives To' the project that may have been identified by the public or other parties during the EA process.

#### **7.5.4 Step 4 – Compare the 'Alternative Methods' of Landfill Expansion and Identify the Preferred Alternative**

When the alternatives have been finalized, a comparative evaluation of 'Alternative Methods' will be conducted to identify the preferred alternative. The alternatives will be compared using the environmental sub-components and indicators presented in Table 7.3-1. Preliminary feedback on the relative importance of the assessment indicators was received from the City of London Advisory Committees and through public open houses during preparation of this ToR, and further input will be obtained during the initial stages of the EA. This comparative analysis will be undertaken by the EA project team.

As part of this comparison, the advantages and disadvantages of each alternative method will be described.

The outcome of this ranking exercise will then be used in the comparative evaluation to identify the overall preferred expansion alternative.

#### **7.5.5 Step 5 – Refine the Mitigation Measures and Determine the Net Effects of the Preferred Alternative**

The prediction of future environmental effects associated with the preferred 'Alternative Method' (assuming that conceptual design mitigation measures are in place) will be provided by each discipline lead as described in Table 7.6-1. Assessment of potential effects will be done using appropriate objectives, standards, policies and regulations. The remaining effects or net effects, if any, will be documented.

Also, a qualitative comparison will be made between the predicted effects of the preferred alternative and the Do-Nothing alternative as defined in Section 4.2 considering the indicators for the environmental components.

#### **7.5.6 Step 6 – Describe the Preferred 'Alternative Method'**

The outcome of this step will be the description of the preferred landfill expansion alternative.

In addition, the quantity of leachate generation from the preferred landfill expansion alternative will be predicted, the quality of the leachate associated with the expansion and requiring treatment will be assessed, and a high level assessment of the capability of the existing forcemain to continue to convey the collected leachate to the municipal sewer system and the Greenway Wastewater Treatment Plant to continue to treat the leachate will be carried out and the results provided in the EA study report (Step 9).

### **7.5.7 Step 7 – Consideration of Climate Change**

The 2017 Guide- Consideration of Climate Change in EA in Ontario describes two basic aspects to be considered: 1) Project Effects on Climate Change, and 2) Climate Change Effects on the Project. For this EA, climate change will be assessed as follows:

Project Effects on Climate Change: for the preferred landfill expansion alternative, a quantitative assessment of GHG generation potential associated with the landfill expansion (waste decomposition within the landfill, stationary combustion sources, i.e., flare and building heating, and on-site traffic and mobile equipment) and the GHG reductions resulting from design mitigation measures (active gas extraction system) will be prepared.

Climate Change Effects on the Project: The manner in which climate change has the greatest potential to affect this project is in terms of changes (increases) in precipitation events and associated effects on the performance of the site's SWMS. It is proposed to conceptually design the SWMS for each of the landfill expansion alternatives in compliance with *O. Reg. 232/98*, which requires their SWMSs to be designed for the 100 year storm event. For the preferred landfill expansion alternative, it is then proposed to conduct a sensitivity analysis to assess the performance of the SWMS under the 250-year storm event for the preferred alternative. Depending on the findings of the analysis, the preferred landfill expansion alternative's SWM design may then be modified accordingly. Alternatively, if the SWMS design can be easily adapted in future and/or the potential effects of climate change can be acceptably mitigated, then the design may be left as per the *O. Reg. 232/98* requirements.

Consideration will also be given to the potential effects of climate change on other infrastructure associated with the site, as well as ways that the project could reduce GHG emissions or remove GHG from the atmosphere.

The total estimated GHG emissions associated with the expanded landfill will be compared to the Ontario-wide emissions of GHG.

### **7.5.8 Step 8 – Cumulative Impact Assessment**

The net effects of the proposed project, as determined by the analysis conducted in Step 5, will be combined with the predicted effects of other existing and identified certain and probable projects in the area of the site, where the effects would overlap. The evaluation would consider potential effects on the various components to determine if there are any unacceptable predicted cumulative impacts, as measured against applicable regulatory standards. The study area for the cumulative impact assessment of the project will be determined based on the potential for the W12A Landfill expansion effects to interact with those of other projects, as determined by the impact assessment studies for the proposed project.

### **7.5.9 Step 9 – Preparation of EA Study Report**

A Draft Study EA report will be prepared, consisting of the main EA study report, technical supporting documents as appropriate, and a Consultation Record. The EA study report will include a description of the EA planning process; a summary of consultation efforts; the characterization of existing conditions; a description of each Alternative Method of landfill expansion; the qualitative evaluation of Alternative Methods; the identification and description of the preferred Alternative Method; a summary of the methods and results of the technical studies to assess the impacts from the preferred alternative compared to the applicable regulations, standards and guidelines; consideration of climate change; cumulative impact assessment; and the identification of any proposed mitigation measures, monitoring requirements and commitments to be fulfilled by the City. The EA study report will contain an Executive Summary, a list of references consulted, and appropriate maps illustrating various aspects of the overall undertaking and aspects of the technical component studies.

### **7.6 Work Plans for the EA**

This section presents the proposed approach and work plans for the EA. The proposed work plans present the scope of work required to complete the EA, including the general scope of technical studies for each of the environmental components, and how the effects prediction/assessment will be carried out. The EA methodology is described in the preceding Section 7.5 of this ToR.

The EA work plans may be updated and revised throughout the EA process based on continuing discussions with GRT members.

Table 7.6-1 describes the proposed work plans by environmental sub-component for the description of existing conditions, comparison of 'Alternative Methods' and the prediction/assessment of potential effects.

Table 7.6-1: Work Plans

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Environmental	<b>Atmosphere</b>					
	Air quality (dust, odour and GHG)	<ul style="list-style-type: none"> <li>Expected concentrations of air quality indicator compounds (selected regulated air contaminants to represent this type of project) at the property boundary.</li> <li>Expected site-related odour at sensitive receptors.</li> <li>Expected GHG emissions.</li> </ul>	<ul style="list-style-type: none"> <li>Compile and interpret existing Environment Canada or MOECC's air quality monitoring data and meteorological data.</li> <li>Review available air quality data from Ontario locations outside of London in a similar setting with a landfill, and if considered more representative than local data, consider incorporating it as existing air quality for this assessment</li> <li>Review aerial photographic mapping.</li> <li>Review zoning maps.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the differences in potential air and odour concentrations from emission sources based on their distance and direction to nearest receptors, the property boundary, and site characteristics such as height of the landfill that will influence dispersion.</li> <li>Identify difference in the alternatives that will impact GHG generation such as the landfill configuration that may impact LFG collection efficiency.</li> <li>Rank each alternative based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Select air indicator compounds appropriate for the landfill expansion.</li> <li>Complete air and odour emission estimates based on published emission factors and available literature, as well as a site-specific LFG generation model for input into the dispersion model.</li> <li>Execute an air quality dispersion model for the currently approved landfill and for an expanded landfill.</li> <li>Predict worst-case air quality and odour effects for off-site receptors based on an expanded landfill operations scenario.</li> <li>Calculate GHG emissions based on the expanded landfill.</li> </ul>	<ul style="list-style-type: none"> <li>Environment Canada or MOECC's regional air quality data, hourly meteorological data and climate normals.</li> <li>Published emission factors (including odour).</li> <li>Site-specific LFG generation model.</li> <li>Preferred 'Alternative Method' landfill phasing plan.</li> <li>Odour complaints history.</li> <li>Existing site-specific studies.</li> <li>Applicable provincial regulations, standards and guidelines.</li> </ul>
	Noise	<ul style="list-style-type: none"> <li>Noise Levels at off-site PORs, or vacant lots that accommodate the construction of PORs.</li> </ul>	<ul style="list-style-type: none"> <li>Review aerial imagery.</li> <li>Review zoning / land use mapping.</li> <li>Review previously prepared noise studies.</li> <li>Undertake field program to quantify existing noise levels.</li> </ul>	<ul style="list-style-type: none"> <li>Identify existing and potential PORs in the vicinity of the landfill.</li> <li>Identify potential differences in expected noise levels off-site based on the distance and potential line-of-site exposure of the PORs to the landfilling equipment/activities.</li> <li>Review the direct interaction of the proposed alternative method footprints and existing/potential PORs.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Noise emission estimates based on available project-specific information, manufacturer's noise data, and consultant's database of similar noise sources.</li> <li>Establish applicable noise limits in accordance with accepted MOECC practices.</li> <li>Develop a project/site-specific three-dimensional noise prediction model in accordance with MOECC and internationally accepted standards.</li> <li>Using the site-specific noise model described above, model the predictable worst-case noise levels from the preferred landfill expansion at identified off-site PORs, and compare them to MOECC noise guidelines.</li> <li>If required, identify mitigation that can be implemented into the design of the preferred alternative to allow the landfill expansion to achieve compliance with applicable noise limits.</li> </ul>	<ul style="list-style-type: none"> <li>Landfill equipment list and expected utilization.</li> <li>Preferred 'Alternative Method' landfill phasing plan.</li> <li>Existing site-specific noise studies.</li> <li>Existing noise studies for facilities in the vicinity (if available).</li> <li>Manufacturer's noise data.</li> <li>Consultant's database of similar noise studies.</li> <li>Ministry of Transportation Ontario (MTO) traffic count data or newer data collected as part of this EA.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Environmental	<b>Biology</b>					
	Aquatic ecosystems	<ul style="list-style-type: none"> <li>• Expected change in surface water quality on-site and within the site-vicinity.</li> <li>• Expected impact on aquatic habitat and biota, including rare, threatened or endangered species within on-site and within the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>• Habitat assessment of the four (4) watercourses within the site-vicinity study area, to consist of:               <ul style="list-style-type: none"> <li>• Channel Type.</li> <li>• Channel morphology.</li> <li>• Flow characteristics.</li> <li>• Substrates, in-stream cover.</li> <li>• Specialized habitat.</li> <li>• Bank and riparian community characteristics.</li> <li>• Valley form characteristics.</li> <li>• Benthic (macro) Invertebrate Surveys.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Identify differences in potential impacts to watercourses.               <ul style="list-style-type: none"> <li>• Temperature.</li> <li>• Sedimentation.</li> <li>• Fish habitat.</li> </ul> </li> <li>• Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify areas of disturbance including:               <ul style="list-style-type: none"> <li>• Direct habitat loss/disturbance.</li> <li>• Indirect habitat disturbance.</li> <li>• Impacts to aquatic SAR habitat and species.</li> <li>• Evaluation of short term vs. long-term impacts.</li> <li>• Identify appropriate mitigation measures.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>W12A Landfill Area Plan Study – Ecological Background Study and Natural Heritage Study</i> (Earth Tech, 2005).</li> <li>• <i>Middlesex Natural Heritage Systems Study</i> (Middlesex County, 2014).</li> <li>• <i>The London Plan</i> (2016)</li> <li>• <i>City of London Inventory and Evaluation of Woodlands</i> (North-South Environmental Inc. (2009).</li> <li>• <i>Dingman Creek Subwatershed Study</i> (Aquafor Beech et.al., 1995) and <i>Dingman Creek Subwatershed Study Update</i> (Delcan, 2005).</li> <li>• <i>Dingman Creek Watershed Report Card</i> (2012).</li> <li>• <i>Dodd Creek Subwatershed Strategy</i> (Wilcox Betsy, 2005).</li> <li>• <i>Department of Fisheries and Oceans (DFO) Drain Classification and Fish Habitat Data</i> from the Upper Thames River Conservation Authority (UTRCA) and Kettle Creek Conservation Authority (KCCA).</li> <li>• Land Information Ontario (LIO).</li> <li>• Ministry of Natural Resources and Forestry (MNR) SAR List.</li> <li>• Natural Heritage Information Centre.</li> <li>• DFO.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Environmental	Terrestrial ecosystems	<ul style="list-style-type: none"> <li>Expected impact on terrestrial vegetation communities, wildlife habitat, and wildlife, including rare, threatened or endangered species on-site and within the site- vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Herpetofauna Surveys:                             <ul style="list-style-type: none"> <li>Vernal Pool Surveys.</li> <li>Auditory Amphibian Surveys.</li> <li>Visual Amphibian/Salamander Surveys.</li> </ul> </li> <li>Bat Habitat Suitability Assessment.</li> <li>Preliminary review of site and site- vicinity identified five (5) features requiring assessment.</li> <li>Snake Cover Board and Area Searches.</li> <li>Breeding Bird Surveys.</li> <li>Ecological Land Classification Confirmation and Floral Inventory.</li> <li>Wetland Community Boundary Delineation.</li> <li>Lepidoptera and Odonata Surveys.</li> <li>SWH Surveys.</li> </ul>	<ul style="list-style-type: none"> <li>Identify difference in the alternatives that will impact terrestrial features (removal of habitat, harm or harassment of species, sedimentation, dust, spills and contamination).                             <ul style="list-style-type: none"> <li>Woodlands.</li> <li>SWH.</li> <li>SAR and their habitat.</li> <li>Unevaluated Wetlands.</li> <li>Potential ESA north of Scotland Drive.</li> <li>Locally Significant Wetland (Silver Swamp).</li> </ul> </li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Identify potential impacts to SAR, SWH, ESA, wetland and woodlands including:                             <ul style="list-style-type: none"> <li>Direct habitat loss/disturbance.</li> <li>Indirect habitat disturbance.</li> <li>Impacts to terrestrial SAR habitat and species.</li> <li>Evaluation of short term vs long-term impacts.</li> <li>Vegetation removal.</li> <li>Potential impacts to species.</li> </ul> </li> <li>Implementation of mitigation measures including:                             <ul style="list-style-type: none"> <li>Appropriate setbacks as required.</li> <li>Obtain permits as required under applicable acts such as the Endangered Species Act.</li> <li>Siting, installation and monitoring of appropriate erosion and sediment control measures.</li> <li>Follow construction activity timing windows that minimize impacts to species and habitat.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>W12A Landfill Area Plan Study – Ecological Background Study and Natural Heritage Study (Earth Tech, 2005).</li> <li>Middlesex Natural Heritage Systems Study (Middlesex County, 2014).</li> <li>The London Plan (2016).</li> <li>City of London Inventory and Evaluation of Woodlands (North-South Environmental Inc. (2009).</li> <li>Dingman Creek Subwatershed Study (Aquafor Beech et. al., 1995) and Dingman Creek Subwatershed Study Update (Delcan, 2005).</li> <li>Dingman Creek Watershed Report Card (2012).</li> <li>Dodd Creek Subwatershed Strategy (Wilcox Betsy, 2005).</li> <li>DFO Drain Classification and Fish Habitat Data from the UTRCA and KCCA.</li> <li>(LIO).</li> <li>MNRF Ontario SAR List .</li> <li>Natural Heritage Ontario Reptile and Amphibian Atlas.</li> <li>Ontario Breeding Bird Atlas.</li> <li>Ontario Butterfly Atlas.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Environmental	<b>Geology and Hydrogeology</b>					
	Groundwater quality	<ul style="list-style-type: none"> <li>Expected effect on groundwater quality at the property boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive field investigations and hydrogeological assessments have been completed for the existing landfill site.</li> <li>The hydrogeological conceptual site model has been verified and major hydrostratigraphic units defined in three dimensions.</li> <li>Additional field investigations will focus on identified data gaps such as the northern terminus of the Upper Aquifer.</li> <li>Extensive hydraulic conductivity testing has been completed for the major hydrostratigraphic units; additional testing will be focused on any identified differences between results of the additional field work and the conceptual model.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the differences between the alternatives that will affect the potential impact on groundwater quality such as waste footprint configuration, direction of groundwater flow, landfill cover type.</li> <li>Estimate how the differences will affect the groundwater quality.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a predictive model of landfill performance (contaminant transport model) as per <i>O. Reg. 232/98</i>.</li> <li>Predict worst case concentrations in the groundwater of the Upper Aquifer at the property boundary for key leachate indicator parameters with consideration of reasonable mitigation measures.</li> <li>Prepare a groundwater monitoring program.</li> <li>Prepare conceptual trigger mechanism and contingency plan approaches.</li> <li>Predict the contaminating lifespan.</li> </ul>	<ul style="list-style-type: none"> <li>Published regional sources and data on regional geological and hydrogeological conditions such as the Middlesex-Elgin Groundwater Study, Source Protection Assessment Reports.</li> <li>Review MNRF petroleum well records.</li> <li>Provincial Quaternary and Bedrock Mapping.</li> <li>Ontario Water Well Records.</li> <li>Landfill Annual Monitoring Reports.</li> <li>Previous site characterization reports.</li> <li>Borehole Logs.</li> <li>Adjacent property assessment reports.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Environmental	<b>Surface Water</b>					
	Surface water quality	<ul style="list-style-type: none"> <li>Expected effect on surface water quality in the SWMS and within the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Compile and interpret existing annual monitoring reports and supplemental (if required) surface water quality monitoring program data.</li> <li>Update surface water quality stormwater pond design criteria based on published changes to the Dingman and Dodd Creek Subwatershed Study requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the differences that may impact changes in surface water quality such as expansion area and potential impacts on the existing SWMS.</li> <li>Assess any limitations to expand or build new SWM ponds based on landfill expansion designs.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Evaluation of SWM facility expansion/modification or required construction of new on-site facilities and the facilities' ability to mitigate potential changes to water quality.</li> <li>Modeling of proposed SWMS and comparison with MOECC and Subwatershed specific design criteria.</li> </ul>	<ul style="list-style-type: none"> <li>Topographic maps.</li> <li>Air photos.</li> <li><i>Stormwater Management Master Plan</i> (Earth Tech, 2002).</li> <li><i>Surface Water Background Study</i> (Dillon, 2005).</li> <li>Annual water quality Monitoring Reports.</li> </ul>
	Surface water quantity	<ul style="list-style-type: none"> <li>Expected change in peak flows (within the on-site SWMS and at the property boundary).</li> <li>Expected degree of off-site effects on surface water quantity within the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Field review of stormwater management and drainage outlet locations.</li> <li>Update existing conditions assessment of hydraulic capacity, flooding and stream bank erosion.</li> <li>Review current and historic site photos and aerial imagery.</li> <li>Update surface water quantity control design criteria based on published changes to the Dingman and Dodd Creek Subwatershed Study requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the differences that may impact changes in surface water quantity such as expansion area, proposed side slopes of the landfill, proposed landfill cover alternatives, potential changes to watershed divides, and potential impacts on the existing SWMS.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Predict and assess future surface water peak flows and quantity conditions associated with the preferred landfill expansion alternative for a range of storm events (e.g., 2, 5, 10, 25 and 100 year) as required by <i>O. Reg. 232/98</i>, as well as consideration of climate change effects.</li> <li>Evaluate the need for SWM infrastructure to meet <i>O. Reg. 232/98</i>, and prepare EA level design for SWMS.</li> <li>Modeling of proposed SWMS and comparison with MOECC and Subwatershed specific design criteria.</li> </ul>	<ul style="list-style-type: none"> <li>Design and Operations Reports.</li> <li>Surface water drainage mapping.</li> <li>Agricultural farm drain mapping.</li> <li>Watershed/subwatershed reports.</li> <li>Local climate data.</li> <li>Published water quantity and flow information from the MOECC, Environment Canada and local Conservation Authorities.</li> <li>Site reconnaissance.</li> <li>Flow observations during sampling program.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Social	<b>Agriculture</b>					
	Agriculture	<ul style="list-style-type: none"> <li>Expected effect on agricultural land base and agricultural operations within the site and site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>A field survey of the study areas to document types of farms, farm improvements, cropping patterns, buildings, etc.</li> <li>Review aerial photographic mapping.</li> <li>Compile parcel fabric mapping from City.</li> <li>Review Official Plans and Zoning By-law.</li> <li>Review Canada Land Inventory (CLI) mapping.</li> <li>Review Soils of Middlesex County mapping.</li> <li>Interviews with municipal staff and if necessary, property owners.</li> </ul>	<ul style="list-style-type: none"> <li>The potential effect of the proposed project alternatives on the existing and potential agricultural use of on-Site and off-site lands will be assessed.</li> <li>Differences between alternatives will be identified, for example, proximity to livestock, use of prime agricultural areas, etc.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the proposed landfill operational practices and/or results of predictive assessments of potential nuisance effects as carried out by other components; the technical and operational considerations component; and groundwater and surface water considerations, the potential effects of the preferred method on existing and proposed off-site agricultural use will be assessed.</li> </ul>	<ul style="list-style-type: none"> <li>Preferred 'Alternative Method' landfill phasing plan.</li> <li>Existing site-specific studies.</li> <li>Applicable provincial regulations, standards and guidelines.</li> <li><i>Provincial Policy Statement (2014)</i>.</li> <li><i>City of London Official Plan (1989)</i> and <i>The London Plan (2016)</i>.</li> <li>City of London Zoning By-law.</li> <li>Provincial Policy Statement (2014).</li> <li>Aerial photographic and topographic mapping.</li> <li>Available soils mapping (Soils of Middlesex County mapping, CLI), municipal drain mapping, and available ownership information based on municipal assessment information and including farm tax credit information.</li> <li>Field reconnaissance.</li> <li>Statistics Canada agriculture profiles.</li> <li>Interviews with farmers, if necessary.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Social	<b>Archaeology</b>					
	Archaeology	<ul style="list-style-type: none"> <li>Expected archaeological resources potentially affected on-site.</li> </ul>	<ul style="list-style-type: none"> <li>Review and update existing background research including archaeological, historical, and environmental literature.</li> <li>Review updated list of registered archaeological sites within 1 km of the site.</li> <li>Complete Stage 2 Property Assessment (pedestrian and shovel test pit surveys) to identify archaeological sites that may be present within the site.</li> <li>Clean, catalogue, and analyze recovered cultural material to determine cultural heritage value or interest of identified archaeological sites.</li> </ul>	<ul style="list-style-type: none"> <li>Identify archaeological sites that are anticipated to be impacted by expansion alternatives.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological sites that will be impacted by the preferred expansion alternative may require Stage 3 assessment to determine spatial extent, complete a full evaluation of significance, and determine the need for strategies to mitigate impacts and provide future conservation (Stage 4 mitigation).</li> </ul>	<ul style="list-style-type: none"> <li><i>Stage 1 Archaeological and Built Heritage Assessment, W12A Landfill Area Study (2006).</i></li> <li>Other existing site-specific archaeological assessment reports.</li> <li>Ontario Archaeological Sites Database.</li> <li><i>Ministry of Tourism, Culture, and Sport (MTCS) Standards and Guidelines for Consultant Archaeologists.</i></li> <li><i>City of London's Archaeological Master Plan.</i></li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Social	<b>Culture</b>					
	Cultural Heritage Landscapes	<ul style="list-style-type: none"> <li>Expected impact on identified cultural heritage landscapes within the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Background research of archival, published &amp; unpublished sources, municipal heritage policies, and historic maps and aerial imagery.</li> <li>Consultation with municipal heritage planner.</li> <li>Field investigations to document and evaluate existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the risk of potential direct or indirect impacts using guidance and types identified in the <i>MTCS Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process</i>.</li> <li>Rank each 'Alternative Method' based on differences.</li> </ul>	<ul style="list-style-type: none"> <li>Determine the potential magnitude, reversibility, extent, duration, and frequency of each type of impact, if present.</li> <li>Methods to predict potential effects following guidance provided in the <i>MTCS Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process</i>.</li> <li>Methods to consist of identifying key vistas and views, sources of direct and indirect impact resulting from construction and operation, and preferred options and conservation measures to reduce or avoid impact to protected heritage properties or known or newly identified properties of cultural heritage value or interest.</li> </ul>	<ul style="list-style-type: none"> <li>Description of proposed expansion alternatives (including construction operations to determine sources of impacts).</li> <li>Preferred landfill design.</li> <li>Existing site-specific studies.</li> <li>Applicable provincial plans, acts, regulations, standards and guidelines, and policies.</li> <li>Applicable municipal official plans, heritage policies, and guidance.</li> </ul>
	Cultural Heritage Resources (including built heritage)	<ul style="list-style-type: none"> <li>Expected impact on the heritage attributes of identified cultural heritage resources within the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Background research of archival, published &amp; unpublished sources, municipal heritage policies, and historic maps and aerial imagery.</li> <li>Consultation with municipal heritage planner.</li> <li>Field investigations to document and evaluate existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Identify the risk of potential direct or indirect impacts using guidance and types identified in the <i>MTCS Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process</i>.</li> <li>Rank each 'Alternative Method' based on differences.</li> </ul>	<ul style="list-style-type: none"> <li>Determine the potential magnitude, reversibility, extent, duration, and frequency of each type of impact, if present.</li> <li>Methods to predict potential effects will follow guidance provided in the <i>MTCS Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process</i>.</li> <li>Methods will include identifying key vistas and views, sources of direct and indirect impact resulting from construction and operation, and preferred options and conservation measures to reduce or avoid impact to protected heritage properties or known or newly identified properties of cultural heritage value or interest.</li> </ul>	<ul style="list-style-type: none"> <li>Description of proposed expansion alternatives (including construction operations) to determine sources of potential impacts.</li> <li>Preferred landfill design.</li> <li>Existing site-specific studies.</li> <li>Applicable provincial plans, acts, regulations, standards and guidelines, and policies.</li> <li>Applicable municipal official plans, heritage policies, and guidance.</li> </ul>

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Social	<b>Land Use</b>					
	Current and planned future land uses	<ul style="list-style-type: none"> <li>Expected impact on sensitive land uses (i.e., dwellings, churches, and parks within the site-vicinity).</li> </ul>	<ul style="list-style-type: none"> <li>A field survey of the study area to document existing land uses including the number, type and proximity of sensitive land uses.</li> <li>Review aerial photographic mapping.</li> <li>Compile parcel fabric mapping from City.</li> <li>Review Official Plan and Zoning By-law.</li> <li>Review Provincial Guidelines (e.g., Land Use Compatibility, Guideline D-1, Land Use On or Near Landfills and Dumps, Guideline D-4).</li> <li>Review Provincial Policy Statement, 2014.</li> <li>Interviews with municipal staff to confirm development activity planned in the site-vicinity and identify potential planning issues.</li> </ul>	<ul style="list-style-type: none"> <li>Identify differences in the use and enjoyment of sensitive uses in the site-vicinity.</li> <li>Differences between alternatives will be identified, for example, proximity to sensitive land uses.</li> <li>Rank each 'Alternative Method' based on differences.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the proposed operational practices and/or results of predictive assessments of potential nuisance effects as carried out by other components and the technical and operational considerations component, the potential compatibility of the preferred method with existing and proposed surrounding land use will be assessed.</li> </ul>	<ul style="list-style-type: none"> <li>Preferred 'Alternative Method' landfill design and phasing plan.</li> <li>Existing site-specific studies.</li> <li>Applicable provincial regulations, standards and guidelines.</li> <li><i>Provincial Policy Statement (2014).</i></li> <li><i>City of London Official Plan (1989).</i></li> <li>City of London Zoning By-law.</li> <li><i>Land Use Compatibility, Guideline D-1.</i></li> <li><i>Land Use On or Near Landfills and Dumps, Guideline D-4.</i></li> <li>Aerial photographic and topographic mapping.</li> <li>Field reconnaissance.</li> <li>Discussion with City planning department.</li> </ul>

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Social	<b>Socio-economic</b>					
	Local Economy	<ul style="list-style-type: none"> <li>Expected effect on local employment.</li> <li>Expected effects on local businesses and commercial activity.</li> <li>Expected effects on municipal finances.</li> </ul>	<ul style="list-style-type: none"> <li>Review of current and projected employment numbers (during both construction and operation phases).</li> <li>Review of municipal revenues and projected change from site expansion.</li> <li>Review of land use designations and City of London Official Plan.</li> <li>Interviews with municipal staff to understand potential costs and impacts to services from expanded site (e.g., public works, emergency management systems, transportation).</li> <li>Review of local business database.</li> </ul>	<ul style="list-style-type: none"> <li>Identify total increase in employment hours/full time equivalent positions during both construction and operational phases by alternative design.</li> <li>Identify loss of potential land use for commercial purposes or residential purposes as a result of landfill expansion and associated employment and rental income, respectively.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Re-evaluate property taxes or rent paid to the municipality based on larger property parcel and any potential change in land use designation.</li> <li>Qualitative assessment of impacts on local businesses from changes at the site, (e.g., loss of patronage, operational impacts.)</li> <li>Impacts on employment as determined by change in employment numbers and resultant economic impact at the local level.</li> <li>Calculate amount of increased revenue to the City minus any potential increased costs to determine net economic effect.</li> </ul>	<ul style="list-style-type: none"> <li>City of London Official Plan.</li> <li>City of London Financial Returns.</li> <li>Land use designation database.</li> </ul>
	Residents and Community	<ul style="list-style-type: none"> <li>Displacement of residents.</li> <li>Expected interference with use and enjoyment of residential properties (nuisance effects).</li> </ul>	<ul style="list-style-type: none"> <li>Review aerial photography to identify closest residential properties.</li> <li>Windshield survey of study area to identify residences and businesses (including farms) as well as any other community facilities in the site-vicinity.</li> </ul>	<ul style="list-style-type: none"> <li>Establish closest residential receptors to each alternative design.</li> <li>Review of findings from other disciplines – noise, odour, visual, air quality to ascertain any potential nuisance effects on residential receptors.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Evaluate level of nuisance effects once mitigation measures and BMPs have been implemented to determine change from baseline (current) conditions.</li> <li>Evaluate if the preferred alternative could cause displacement of residents from City-owned property.</li> </ul>	<ul style="list-style-type: none"> <li>Site related complaints.</li> <li>Discipline findings – noise, air quality, land use, cultural, visual, agriculture.</li> <li>Existing site related BMPs.</li> </ul>

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Social	Visual	<ul style="list-style-type: none"> <li>Expected changes in landscape views from off-site.</li> </ul>	<ul style="list-style-type: none"> <li>Using Google Earth mapping software, GeoGratis data of the site and surrounding area, and AutoCAD plans of the currently approved final contours, create a 3D model of the study area, including topography, roads, vegetation, buildings, etc.</li> <li>Prepare high-level description of the site and study area using this 3D model and aerial photos as reference.</li> <li>Photograph existing conditions from selected off-site vantage points.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare 3D models of each proposed landfill expansion 'Alternative Method' and render them with appropriate surface material / vegetation cover (turf, meadow, trees, etc.).</li> <li>Merge the expansion models with the existing site conditions model.</li> <li>Merge the site photos with the 3D model to illustrate the impact of each expansion alternative on each of the selected vantage points within the study area.</li> <li>Apply conceptual level mitigation measures to each alternative.</li> <li>Identify the degree of visual impact of each 'Alternative Method'.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Use 3D model to identify critical viewsheds that can be mitigated.</li> <li>Develop a mitigation evaluation matrix to prioritize evaluation criteria (e.g., cost, effectiveness, immediacy, practicality, appearance, long-term maintenance).</li> <li>Refine conceptual level mitigation measures using 3D models and viewshed analysis.</li> <li>Assess each mitigation measure using the matrix developed.</li> <li>Identify and document the potential net effects of the preferred 'Alternative Method' on views from the selected vantage points.</li> </ul>	<ul style="list-style-type: none"> <li>Google Earth / GeoGratis.</li> <li>City of London aerial photos.</li> <li>ACAD drawings of existing landfill and proposed expansion alternatives.</li> <li>Site photos.</li> </ul>

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Technical	<b>Design and Operations</b>					
	Engineered Containment	<ul style="list-style-type: none"> <li>Expected degree of engineered containment and/or controls required.</li> </ul>	<ul style="list-style-type: none"> <li>Develop three to four alternative design configurations (footprint, height, slopes).</li> <li>Calculate landfill footprint areas, excavation volumes, elevations, and airspace for each alternative.</li> </ul>	<ul style="list-style-type: none"> <li>Identify potential impacts of alternatives on the operation of the landfill, considering leachate generation, potential for leachate mounding, slope stability, construction methods, LFG generation and excess soil management.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare landfill phasing plan.</li> <li>Prepare overall materials balance (excavation, cover and fill requirements).</li> <li>Establish a geotechnical model for the site and complete a geotechnical assessment of preferred alternative (the expected settlement performance and stability of the landfill configuration).</li> <li>Assess the effects that short and long-term settlements may have on the operations of the new cells.</li> <li>Prepare estimate of LFG generation.</li> <li>Develop an estimate of the quantity of leachate generated from the expansion.</li> <li>Prepare conceptual design of LFG management system and leachate collection system.</li> </ul>	<ul style="list-style-type: none"> <li>Annual environmental monitoring reports.</li> <li>Results of Hydrologic Evaluation of Landfill Performance model.</li> <li>Currently approved design and operations report.</li> <li>Existing site-specific studies (on-site subsurface investigations, geotechnical reports).</li> <li>Topographic mapping, soils mapping, available water well records.</li> <li>O. Reg. 232/98.</li> <li>Commercial software specifically developed to assess slope stability.</li> </ul>
	Financial	<ul style="list-style-type: none"> <li>Costs associated with implementation of expansion alternatives.</li> </ul>	Estimated cost for alternative designs.	<ul style="list-style-type: none"> <li>Identify potential cost implications of alternatives.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Develop an estimate of probable cost for construction and operation for the preferred alternative.</li> </ul>	<ul style="list-style-type: none"> <li>Existing cost information from the City.</li> </ul>

Category	Component / Sub-component	Indicator(s)	Data Collection and Field Work	Qualitative Evaluation of 'Alternative Methods'	Prediction of Potential Effects for the Preferred 'Alternative Method'*	Data Sources
Technical	Transportation					
	Traffic	<ul style="list-style-type: none"> <li>Expected effect on traffic along the Haul Route.</li> </ul>	<ul style="list-style-type: none"> <li>Obtain available recent traffic data (2016/2017) for selected intersections and corridors within the haul route study area.</li> <li>Collect Turning Movement Count (TMC) data for Manning Drive at White Oak Road, Wonderland Road, Wellington Road South, and primary site access locations, including vehicle classifications for regular automobiles, heavy goods vehicles, and slow moving / farm vehicles.</li> <li>Collect AADT volumes on Wonderland Road, Manning Drive, and Wellington Drive.</li> <li>Obtain signal timing data for Manning Drive at Wellington Road South and Wellington Road South at Dingman Drive.</li> <li>Site visit to confirm geometric conditions and observe operating conditions in context.</li> </ul>	<ul style="list-style-type: none"> <li>Assessing existing traffic conditions based on Haul Route and other common users.</li> <li>Identify the differences in traffic operations (both strategic and operational) by evaluating the alternatives for landfill expansion.</li> <li>Rank each 'Alternative Method' based on the differences.</li> </ul>	<ul style="list-style-type: none"> <li>Assess existing hourly and daily carrying capacity of the Haul Route study area roads.</li> <li>Assess existing intersection LOS and other performance metrics for the haul route study area intersections to confirm overall intersection and critical movement performance (capacity and delay).</li> <li>Assess future traffic operation and safety requirements of defined study area (adjacent roadway and haul route) conditions.</li> <li>Assess potential intersection geometric requirements for mitigation. Undertake warrants to confirm auxiliary lane and/or intersection control requirements, as necessary.</li> <li>Assess sensitivity/impacts of partial haul route closure or activation of Highway 401 emergency detour route (up to 2 alternatives).</li> </ul>	<ul style="list-style-type: none"> <li>TMC, AADT, and signal timing data.</li> <li>Additional tonnage and resulting number of trucks to site due to expansion.</li> <li>Collision history statistics.</li> <li>Existing site-specific and related studies, consultant observations, and available City planning and engineering documents.</li> </ul>

**Notes:** \* Any 'Alternative Method' identified as preferred that is determined to have predicted effect(s) in excess of provincial thresholds, regulations or guidelines will be assessed to determine if the unacceptable effect(s) can be mitigated. If the effect(s) cannot be mitigated to below the provincial thresholds, regulations or guidelines, that 'Alternative Method' will be abandoned as the preferred 'Alternative Method' and the next most favourable 'Alternative Method' will be identified as preferred and evaluated

## 8.0 Consultation

The Consultation Record for the development of this ToR is provided in Volume III of the ToR documentation. This section of the ToR presents an overview of the results of consultation and engagement carried out during the development of this ToR, in consideration of the *MOECC's Code of Practice: Consultation in Ontario's Environmental Assessment Process* (Consultation Code of Practice; MOECC, 2014b). The City has developed a Consultation Plan (referred to by the City as a Community Engagement Program) for the development of this ToR as well as the subsequent EA process. A copy of this Consultation Plan/Community Engagement Program is provided in Volume III Appendix A. A summary of the proposed Plan for conducting the EA is presented in Section 8.2.

A summary of the consultation and engagement activities conducted during the development of the ToR is provided in Section 8.1. For ease of reference, the engagement activities are presented sequentially from the beginning of this ToR process. The first and second open houses were held during the development of this ToR. The third and fourth open houses are proposed to be held during the EA.

### 8.1 Record of Consultation Activities during the ToR

Engagement of and consultation with the public and other stakeholders is a key component of the EA process. It enables stakeholders to participate in the planning process and enhance the quality of the project. The key vehicles in the Community Engagement Program that were used to engage the public and the other stakeholders and elicit feedback were open houses, the establishment of the Waste Management CLC, the existing W12A Landfill PLC, letter/email correspondence, the City's Residual Waste Disposal Strategy website (the EA Website) and newspaper and social media advertisements.

It is noted that the Waste Management CLC is a new liaison committee whose purpose is to ensure that the diverse interests of multiple stakeholders are equally and adequately represented through diversification in membership throughout the EA process by encouraging the participation of key individuals representing specific stakeholder groups.

The objectives of the Community Engagement Program for preparation of this ToR were to:

- engage stakeholders from the beginning of the process through the use of a variety of consultation events and activities including open houses, letters/emails, and the project website, and establishment of the Waste Management CLC;
- to ensure that there are adequate opportunities for stakeholders to learn about the project and to provide input, feedback and comments concerning the project and EA process, and that these comments are considered by the EA project team;
- engage local elected officials to ensure that they are provided with regular and timely information concerning this ToR development process;

- engage stakeholders as early as possible in the development of this ToR for the EA and to facilitate their involvement in the process in ways that meet their needs;
- ensure the engagement process is open, transparent and inclusive;
- document all issues and concerns identified by the public, agencies and other stakeholders and to demonstrate how these concerns and issues have been incorporated into the final ToR (this document); and
- fulfill the EA process public consultation requirements.

Additional information regarding the Waste Management CLC is provided in the Community Engagement Program in Volume III Appendices A and G.

Details of the engagement related to the development of this ToR is documented within the Volume III Consultation Record. The tables in the following sections summarize the primary engagement activities that have occurred throughout the development of this ToR.

### **8.1.1 Notice of Commencement**

The EA process was initiated by publishing a Notice of Commencement (NOC) in The Londoner newspaper on March 30, 2017 and April 6, 2017 (Volume III Appendix D1), as required under the EAA. The NOC provided a brief overview of the proposed undertaking, the location of the undertaking, the EA process, a description of how interested stakeholders can become involved in the project and participate in the CLC, information about the proponent, and how to contact the EA Project Team with comments and questions. The invitation to join the Waste Management CLC was printed in The Londoner separate from the NOC on April 13, 2017.

The NOC was also posted on the project website on April 6, 2017 and can be found at: <https://getinvolved.london.ca/WhyWasteDisposal> (Volume III Appendix D1). Further details of material on the website are also included in Volume III Appendix D2.

During development of the NOC, Frequently Asked Questions (FAQ) were also developed and used with various mailouts as and when appropriate and posted on the project website. A copy of these FAQs, identified as FAQ #1, are provided in Volume III Appendix D1.

Additionally, introduction letters accompanied by the NOC and in some instances the FAQs were emailed or mailed to the following stakeholders between March 29, 2017 and April 3, 2017 (see Volume III Appendices C2 and D3):

- 31 GRT members (see Volume III Appendix B for the initial list and subsequent GRT lists as the ToR has evolved); and
- 9 Indigenous Communities and the Southern First Nations Secretariat.

The NOC and FAQ were also mailed to over 200 properties located within a 2 km radius of the Waste Management and Resource Recovery Area, 32 businesses that use the W12A Landfill, 5 community groups, 49 neighbouring regional municipalities and the PLC members between March 28 and 30, 2017 (see Volume III Appendices D3 and D4). The area selected for the mail out was based on the W12A Landfill Community Enhancement and Mitigative Measures Program (which was developed in conjunction with the local community) that generally provides for mitigative measures to properties located within 1.5 km or less of the W12A Landfill site. The notification zone for the EA was extended an additional 500 m to include the nearby hamlets of Glanworth and Shaver subdivision.

Table 8.1-1 summarizes the GRT responses received following the NOC. Copies of the correspondence are provided in Volume III Appendix D5.

**Table 8.1-1: Stakeholder Responses**

Stakeholder	Stakeholder Comment	City of London's Response	Status and where addressed in ToR
Anjala Puvananathan, Canadian Environmental Assessment Agency	<p>The <i>Canadian Environmental Assessment Act, 2012</i> focuses federal environmental reviews on projects that have the potential to cause significant adverse environmental effects in areas of federal jurisdiction and applies to physical activities described in the <i>Regulations Designating Physical Activities</i>. Based on the information provided, your project does not appear to be described in the Regulations. Kindly review the Regulations to confirm applicability to the proposed project.</p> <p>If you believe the project is not subject to a federal environmental assessment, and do not submit a project description, we kindly request that you remove the Canadian Environmental Assessment Agency from your distribution list.</p>	No response required. The City self-assessed and does not believe this project is described in the Regulations. The Canadian Environmental Assessment Agency was removed from the project contact list.	Updated GRT list available in Volume III Appendix B.
Transport Canada, EA Program	Transport Canada does not require receipt of all individual or Class EA related notifications. Request that project proponents self-assess the need to consult with Transport Canada.	No response required. Transport Canada was removed from the project contact list as the Project will not interact with federal property nor will it require approval or authorization under any Acts administered by Transport Canada.	Updated GRT list available in Volume III Appendix B.
Stephanie Rocca, Ministry of Northern Development and Mines (MNDM)	<p>With respect to the geology and mineral potential, the Resident Geologist Program of the Ontario Geologist Survey has completed the following regarding the proposed Landfill Expansion project area:</p> <ol style="list-style-type: none"> <li>1. the Ministry's Mineral Deposit Inventory for mineral occurrences: There are no known mineral occurrences on or within 1 km of the proposed project area.</li> <li>2. the project area is underlain by Paleozoic rock consisting of Dundee formation limestone. Drift thickness mapping shown in ARIP 78, Aggregate Resources Inventory of the County of Middlesex and the City of London indicates thick drift (greater than 15 m) covers the project area.</li> <li>3. the Ministry's Assessment File Report Inventory database to determine whether past mineral exploration activity has been reported for the proposed area: there are no assessment files for this area.</li> <li>4. the GIS-based "Metallic Mineral Potential Estimation Tool" to get an estimation of the mineral potential of the proposed project area: low metallic mineral potential is estimated for the area (19).</li> <li>5. groundwater Study 5, Karst of Southern Ontario and Manitoulin Island for identified karst hazard: there are inferred karst features in the project area. "Inferred karst" areas represent areas where direct observations could not be made but where rock type is predominantly carbonate and may be susceptible to karst processes.</li> <li>6. reviewed the NOC of ToR for the Proposed Landfill Expansion in the City of London to assess the potential environmental considerations identified.</li> </ol> <p>However, given that there are no conflicts identified with the proposed project and geology or mineral resource potential, MNDM has no concerns.</p>	No response required. The MNDM was removed from the project contact list.	Updated GRT list available in Volume III Appendix B.

Stakeholder	Stakeholder Comment	City of London's Response	Status and where addressed in ToR
Joseph Muller, MTCS	<p>The MTCS's interest in this EA project relates to its mandate of conserving Ontario's cultural heritage, which includes:</p> <ul style="list-style-type: none"> <li>• Archaeological resources, including land-based and marine;</li> <li>• Built heritage resources, including bridges and monuments; and,</li> <li>• Cultural heritage landscapes.</li> </ul> <p>Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources. While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous Communities may have knowledge that can contribute to the identification of cultural heritage resources, and it is suggest that any engagement with Indigenous Communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.</p> <p>Screen the project with the MTCS <i>Criteria for Evaluating Archaeological Potential</i> to determine if an archaeological assessment is needed. If this EA project area exhibits archaeological potential, then an archaeological assessment should be undertaken by an archaeologist licenced under the <i>Ontario Heritage Act</i>, for submittal of the report directly to the MTCS for review.</p> <p>The MTCS <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes</i> should be completed to help determine whether this EA project may impact cultural heritage resources. If potential or known heritage resources exist, MTCS recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Send the HIA to the MTCS for review, and make it available to local organizations or individuals who have expressed interest in review.</p> <p>All technical heritage studies and their recommendations are to be addressed and incorporated into EA projects. Advise the MTCS whether any technical heritage studies will be completed for your EA project, and provide them to the MTCS before issuing a Notice of Completion. If the screening identifies no known or potential cultural heritage resources, or no impacts to these resources, include the completed checklists and supporting documentation in the EA report or file.</p>	Noted. When the ToR is approved, MTCS will be advised of the studies to be completed.	No change to the draft ToR.
Joe Gordon, KCCA	KCCA is interested in engaging in further discussions and providing input for this project throughout the EA process.	No response required, KCCA remains on the GRT list.	No change to the draft ToR.
Dale B. Arndt St. Thomas Municipal Airport	The St. Thomas planning department confirmed the proposed expansion of the landfill is 15,727 m from the St. Thomas airport. The proposed landfill expansion is just outside the 15 km limit.	No response required, the St. Thomas Municipal Airport remains on the GRT list.	No change to the draft ToR.

Stakeholder	Stakeholder Comment	City of London's Response	Status and where addressed in ToR
Steve Faulkner, London International Airport	As we discussed, the London Airport has no objection to the expansion of the existing landfill site located at 3502 Manning Drive. I appreciate you including us in your consultations.	No response required, the London International Airport remains on the GRT list.	No change to the draft ToR.
Jodie Lucente MTO	While MTO has reviewed materials available on the website, we wish to request any/all reports and plans, trucking routes and detour plans, etc. available to date regarding the proposed W12A Landfill Expansion.	No response required at this time as there are no reports or plans on, trucking routes and detour plans, etc.. The MTO remains on the GRT list.	No change to the ToR.
Laura Warner Ministry of Natural Resources and Forestry	<p>Please note that a screening of natural heritage (including SAR) or other resource values for the project has not yet been completed. Please also note that it is the City's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.</p> <p>Please refer to the attached <i>SAR Reference Guides</i> for a list of threatened and endangered species that may occur in your area to further inform an initial background information review for your project. Also attached is Aylmer District's <i>SAR Reference Material Memo</i> intended to introduce and explain the reference guide that is attached.</p> <p>Please refer to Aylmer District's <i>SAR Screening Process Technical Bulletin</i> (attached) for information about the process for seeking Endangered Species Act 2007 advice, including the information required and where to submit a request.</p> <p>There may be petroleum wells within the proposed project area. Please consult the Ontario Oil, Gas and Salt Resources Library website (<a href="http://www.ogsrlibrary.com">www.ogsrlibrary.com</a>) for the best known data on any wells recorded by MNRF. Please reference the 'Definitions and Terminology Guide' listed in the publications on the Library website in order to better understand the well information available. Any oil and gas wells in your project area are regulated by the Oil, Gas and Salt Resource Act, and the supporting regulations and operating standards. If any unanticipated wells are encountered during development of the project, or if the proponent has questions regarding petroleum operations, the proponent should contact the Petroleum Operations Section at 519-873-4634.</p> <p>Some Municipal projects may be subject to the provisions of the Public Lands Act or Lakes and Rivers Improvement Act. Please review the information on MNRF's web pages provided below regarding when an approval is required or not. Please note that many of the authorizations issued under the Lakes and Rivers Improvement Act are administered by the local Conservation Authority.</p> <p>After reviewing the information provided, if you have not identified any of MNRF's interests stated above, there is no need to circulate any subsequent notices to our office.</p>	<p>No response required. The SAR Reference Guides are already included to be reviewed in the EA in Section 7.6.</p> <p>The City is in agreement with the reviewer's request to review this in the EA.</p> <p>The City has reviewed the relevant material and the Public Lands Act and Lakes and Rivers Improvement Act do not apply to this proposed EA.</p>	<p>No change to the ToR.</p> <p>A review of petroleum wells within the site study area has been included in the groundwater work plan in Section 7.6 of the draft ToR.</p> <p>No change to the draft ToR.</p>

### 8.1.2 Open House #1

The first open house series occurred as follows:

#### May 24, 2017

Horton Street Goodwill Industries (3<sup>rd</sup> floor)  
255 Horton Street (at Wellington), London  
2 - 4 p.m. and 5 – 8 p.m.

#### May 25, 2017

Lambeth Community Centre  
7112 Beattie Street, London  
2 - 4 p.m. and 5 – 8 p.m.

The open houses were advertised in the The Londoner newspaper on May 11 and 18, 2017; on the City website between May 11 and 25, 2017; in the London Free Press on May 13 and 20, 2017; on the City's Facebook page and Twitter on multiple dates; on posters at select City facilities; on the City's e-news on May 18, 2017; and on the London Environmental Network website. All material is provided in Volume III Appendix E1.

Letters or emails were sent to the GRT, Indigenous Communities, local businesses that use the existing landfill, neighbours within 2 km of the Waste Management and Resource Recovery Area, community groups, neighbouring regional municipalities and PLC members between May 11 and May 17, 2017 and examples of this correspondence is provided in Volume III Appendices C3 and E2.

This open house provided a general overview of current City of London waste management programs, the EA process, the W12A Landfill site features, assessment of the proposed 'Alternatives To', a description of the preferred 'Alternative To', and how stakeholders can be involved in the EA process.

The purpose of the open house was to inform the public of the project and seek input on the EA Process, the proposed community engagement program, the assessment of 'Alternatives To' residual waste disposal, the preferred "Alternative To", and next steps for the project. A total of 25 display boards (20 related to the EA) were featured at Open House #1. Copies of the information available at the open house, the feedback sheets, FAQs #2, blank sign in sheets, the project website content and photos of the open house are provided in Volume III Appendix E3.

This event was designed to provide opportunities for attendees to speak directly with the City and the EA consulting team. Attendees were asked to sign in and were encouraged to fill out a comment sheet to provide feedback and recommendations.

Key representatives from the City and their EA consultants in attendance at Open House #1 included:

- Jay Stanford, Director – Environmental Programs, Fleet and Solid Waste, City of London;
- Wesley Abbott, Project Manager – Solid Waste Management, City of London;
- Mike Losee, Division Manager – Solid Waste Management, City of London;
- John Whitworth, Manager – Solid Waste Facilities, City of London;
- Anne Boyd – Manager – Waste Diversion Programs;
- Andre Joseph, Manager – Solid Waste Management;
- Jane Kittmer – Solid Waste Planning Coordinator;
- Jessica Favalaro – Solid Waste Planning Coordinator;
- Trish Edmond, EA Project Manager, Golder Associates Ltd.;
- Paul Smolkin, EA Project Director, Golder Associates Ltd; and
- Paul van der Werf, Waste Planning and Diversion Specialist, 2cg Inc.

A total of 21 and 44 people attended Open House #1 on May 24 and 25, 2017, respectively. The overall atmosphere of the open house was professional, courteous and respectful.

MTCS requested a copy of the open house material after the event (Volume III Appendix E4). Comments were received through completion of the formal feedback sheet from five people. In addition, two email exchanges and a phone call were received where the public provided feedback. The public also provided thoughts on the City's facebook page. Overall, meeting attendees were satisfied with the information presented and provided positive feedback on the quality of the information materials and answers provided. A summary of the formal feedback comments is provided in Table 8.1-2 and a copy of the completed comment sheets, emails, phone record and facebook posts are included in Volume III Appendix E5.

**Table 8.1-2: Summary of Comments on Comment Sheets from Open House #1**

Comment Received	City of London Response	Status and where addressed in ToR
<p>1. General comments regarding the project:</p> <ul style="list-style-type: none"> <li>• The landfill expansion is needed to keep London waste in London instead of trucking waste out to other municipalities.</li> <li>• The open house was very informative and detailed.</li> <li>• Blue box is too small.</li> <li>• Concerned about the management of runoff and leachate that flows onto neighbouring property through the Shore Municipal Drain. How will it be engineered? Can the existing stormwater management ponds handle a 1 in 100 year storm?</li> <li>• Believe the expansion is necessary and the land is ready and developed but diversion must be increased.</li> </ul>	<p>Noted.</p>	<p>Stormwater management requirements for the expansion will be evaluated during the EA. [ToR Table 7.6-1 under Surface Water]</p>
<p>1. Do you understand the need for the proposed W12A Landfill expansion? 4 of 5 said yes</p> <ul style="list-style-type: none"> <li>• Need to landfill local and regional wastes at a central location that is properly managed and operated.</li> <li>• Burn the waste.</li> <li>• Needed for years to come and process must be initiated now.</li> </ul>	<p>Noted. Preliminary review as part of the Resource Recovery Strategy determined that EFW alternative is not viable for the City of London (e.g., high cost, requires large amounts of combustible material, still need landfill expansion).</p>	<p>No further action required. [Described in ToR Section 4.1]</p>

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Comment Received	City of London Response	Status and where addressed in ToR
<p>2. Is a solution that will manage Residual Waste (garbage) until 2050 (25 years beyond the current approved capacity of the W12A Landfill) appropriate? 4 of 5 said yes</p> <ul style="list-style-type: none"> <li>• Too expensive to transport waste outside of London.</li> <li>• Burn it if done correctly.</li> <li>• If it stays a local landfill.</li> <li>• Must be coupled with further recycling.</li> </ul>	<p>Noted. Preliminary review as part of the Resource Recovery Strategy determined that EFW alternative is not viable for the City of London (e.g., high cost, requires large amounts of combustible material, still need landfill expansion).</p>	<p>No further action required. [Described in ToR Section 4.1]</p>
<p>3. Do you think it is acceptable to allow neighbouring municipalities to use any new waste disposal facilities developed by the City of London? 2 of 5 said yes</p> <ul style="list-style-type: none"> <li>• Not too many.</li> <li>• There will be increased truck traffic. What is the effect on nearby community of Glanworth? Will make it undesirable to live there due to nuisance effects. Roads will deteriorate and who will pay?</li> <li>• Defeats the purpose of a landfill expansion for the community.</li> </ul>	<p>Other neighbouring municipalities could only use the expanded landfill under conditions approved by Municipal Council.</p>	<p>Potential for increase in traffic and nuisance effects will be considered in the EA. [ToR Section 3.3.2, Table 7.6-1]</p>
<p>4. Should there be limits on the amount of Residual Waste that will be accepted at any new waste disposal facility? 3 of 5 said yes</p> <ul style="list-style-type: none"> <li>• It goes somewhere and don't want to encourage illegal dumping.</li> <li>• Recycling should be optimized so little garbage is left to be landfilled.</li> </ul>	<p>Noted.</p>	<p>No further action required. [ToR Section 3.3.2]</p>

Draft Proposed Terms of Reference for the Environmental Assessment of the Proposed W12A Landfill Expansion, City of London

Comment Received	City of London Response	Status and where addressed in ToR
<p>5. Should the City commit to increasing the current household waste diversion rate to 60% by 2022 from the current rate of 45%?</p> <p>5 of 5 said yes</p> <ul style="list-style-type: none"> <li>• But how?</li> <li>• Make this a priority.</li> </ul>	Noted.	No further action required. [ToR Section 3.3.3]
<p>6. Do you have any suggestions, comments or concerns for consideration regarding the proposed expansion of the W12A Landfill?</p> <ul style="list-style-type: none"> <li>• A landfill is always going to be needed and we would pay more for trucking out of town.</li> <li>• Have more than just a landfill by adding in appropriate complementary businesses.</li> <li>• Look into burning; lesser of two evils.</li> <li>• Make producers (particularly packaging producers) be financially responsible to promote better/less packaging.</li> <li>• The landfill expansion must be coupled with a requirement that diversion be increased, including multi residential buildings. Education will be a key component.</li> </ul>	Noted. Preliminary review as part of the Resource Recovery Strategy determined that EFW alternative is not viable for the City of London (e.g., high cost, requires large amounts of combustible material, still need landfill expansion).	No further action required. [Described in ToR Section 4.1]
<p>7. Do you have any suggestions, comments or concerns for consideration in the development of the draft Terms of Reference?</p> <ul style="list-style-type: none"> <li>• Focus on reducing waste not increasing land area to bury it.</li> </ul>	Noted. See the City's progress on the Resource Recovery Strategy.	No further action required. [ToR Section 3.3.3]
<p>8. Do you understand how the Environmental Assessment process works?</p> <p>4 of 5 said yes</p>	Noted.	No further action required.

### 8.1.3 Open House #2

The second open house series occurred as follows:

#### **November 29, 2017**

Horton Street Goodwill Industries (3<sup>rd</sup> floor)  
255 Horton Street (at Wellington), London  
2 - 4 p.m. and 5 – 8 p.m.

#### **November 30, 2017**

Lambeth Community Centre  
7112 Beattie Street, London  
2 - 4 p.m. and 5 – 8 p.m.

The Open Houses were advertised in the The Londoner newspaper on November 16 and 23, 2017; on the City's calendar; on the City website; by London.ca public notices November 16 and 23, 2017; in the London's City Green publication; on the City's Facebook page on November 26, 2017; on posters at select City facilities; on the City's e-news on November 13 and 17, 2017; on the London Environmental Network and on the project website. All material is provided in Volume III Appendix F1.

Letters or emails were sent between November 14 – 16 to the GRT, Indigenous Communities, local businesses that use the existing landfill, neighbours within 2 km of the Waste Management and Resource Recovery Area, community groups and PLC members. Individuals who signed up at Open House #1 were sent an email on November 27, 2017. One person was sent a letter on November 27.

At these open house sessions the public learned about the proposed content of the Draft ToR (overall work plan for the project) including existing site conditions, preliminary landfill expansion concepts (known as 'Alternative Methods'), the proposed methodology and technical studies for evaluating and comparing the 'Alternative Methods', and how to be involved in the EA process.

A main focus of the open house was to inform the public and seek input on the preliminary conceptual 'Alternative Methods' for landfill expansion and the criteria to be used to comparatively evaluate the 'Alternative Methods'. A total of 38 (19 related to EA) display boards were featured at Open House #2. Copies of the information available at the open house, the feedback sheets, FAQs #3, blank sign in sheets, the project website content and photos of the open house are included in Volume III Appendix F3.

This event was designed to provide opportunities for attendees to speak directly with the City and the EA consulting team. Attendees were asked to sign in and were encouraged to fill out a comment sheet to provide feedback and recommendations.

Key representatives from the City and their EA consultants in attendance at Open House #2 included:

- Jay Stanford, Director – Environmental Programs, Fleet and Solid Waste, City of London;
- Wesley Abbott, Project Manager – Solid Waste Management, City of London;
- Mike Losee, Division Manager – Solid Waste Management, City of London;
- Jane Kittmer – Solid Waste Planning Coordinator;
- Jessica Favalaro – Solid Waste Planning Coordinator
- Trish Edmond, EA Project Manager, Golder Associates Ltd.;
- Paul Smolkin, EA Project Director, Golder Associates Ltd; and
- Paul van der Werf, Waste Planning and Diversion Specialist, 2cg Inc.

A total of 34 and 43 people attended Open House #2 on November 29 and 30, 2017, respectively. The overall atmosphere of the open house was professional, courteous and respectful.

MTCS requested a copy of the Open House material after the event (Volume III Appendix F4). Comments were received through completion of the formal feedback sheet from 34 people. In addition, one email exchange was received where the public provided feedback. Overall, meeting attendees were satisfied with the information presented and provided positive feedback on the quality of the information materials and answers provided. A summary of the formal feedback comments is provided in Table 8.1-3 and Table 8.1-4 and copies of the completed comment sheet portions related to the ToR and email are provided in Volume III Appendix F5. The formal feedback sheet asked if participants understood the preliminary alternative Design Concepts presented at the open house and all respondents to the question (31) said yes.

**Table 8.1-3: Summary of Comments on Comment Sheets from Open House #2**

<b>Comment Received</b>	<b>City of London Response</b>	<b>Status and where addressed in ToR</b>
Stop collecting wood furniture as garbage, provide free garbage tags with calendar	Comment noted. No response required.	Will be considered during development of Resource Recovery Strategy.
Suggest asking for maximum capacity	Comment noted. No response required.	No further action required.
Prefer Design Concept 3, individuals should get more involved with their own garbage	Comment noted. No response required.	No further action required.
Inquiring about berms or screening with increased height, reduction methods for odour control, impact on neighbouring cemetery property, would like to see cross sections of all design concepts, show human scale, visual impact across the street	Comments noted. No response required.	Mitigation measures for visual and odour will be considered in the EA as and where required [ToR Table 7.6-1]. It is anticipated that cross-sections will be prepared through the 'Alternative Methods' that are developed during the EA phase for comparative evaluation. [ToR Section 5.0].
Prefer Design Concept 3 1C, plant a 5:1 ratio for every tree removed, allow other municipalities to use landfill as long as they follow the standards, recommended resource recovery strategies include clear bags, textile recovery, organic diversion and food waste education	Comments noted. No response required.	No further action required. [ToR Section 3.3.2].

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<b>Comment Received</b>	<b>City of London Response</b>	<b>Status and where addressed in ToR</b>
Green bins recommended with incentives and enforcement before building a mixed waste processing plant, strongly support thermal conversion of waste incineration	Comments noted. Preliminary review as part of the Resource Recovery Strategy determined that EFW alternative is not viable for the City of London (e.g., high cost, requires large amounts of combustible material, still need landfill expansion).	Will be considered during development of Resource Recovery Strategy. [Thermal technologies discussed in ToR Section 4.1].
Prefer landfill to expand vertically (go up) than horizontally (go sideways) in the future, encourage community to get involved with their waste, alternative collection methods-private contractors or homeowners	Comments noted. No response required.	No further action required. [ToR Section 5.0].
Learn from other cities and countries for RRS (ban plastic bags, zero waste stores, packaging bans, more bulk facilities), restaurant food wastes go to homeless, more recyclable products, ban straws, disposable napkins etc. Public should be more informed about recycling rules and composting options	Comments noted. No response required.	Will be considered during development of Resource Recovery Strategy.
Concerned about the impact of high winds on landfill, impact on wildlife habitat	Comments noted. No response required.	Potential impacts to air quality and biology will be studied during the EA. [ToR Table 7.6-1].

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<b>Comment Received</b>	<b>City of London Response</b>	<b>Status and where addressed in ToR</b>
Inquiring about the application of gas purifying when more LFG generated, allow ALL plastics and metals to be recovered, only allow containers and no bags at curb	Comments noted. No response required.	No further action required. [Regarding possible use of LFG, ToR Section 3.3.4].
Landfilling is strongly not recommended, prefer recycling and garbage processing factories to save environment and create jobs, enforcement is suggested	Comments noted. No response required.	No further action required.
Inquiring about the pros & cons of each concept, more open house events, good location and times	Comments noted. No response required.	No further action required. [ToR Section 7.5.4].
Inquiring about the pros & cons of each concept, requesting more information at future open houses to be presented about Resource Recovery Strategy	Comments noted. No response required.	The conceptual 'Alternative Methods' will be refined during the EA [ToR Section 7.5.4]; the Resource Recovery Strategy will be finalized and more information will be provided in subsequent Open Houses.
Encouraging creativity when implementing the Resource Recovery Strategy to create jobs become a leader in waste recovery	Comments noted. No response required.	Will be considered during development of Resource Recovery Strategy.
Prefer user pay to work in conjunction with a reduced container limit, clear bags, and incentives to encourage waste reduction	Comments noted. No response required.	Will be considered during development of Resource Recovery Strategy.

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<b>Comment Received</b>	<b>City of London Response</b>	<b>Status and where addressed in ToR</b>
Include cost information on waste diversion programs from other municipalities	Comments noted. Cost information from other municipalities will be included in Resource Recovery Strategy.	No further action required.
Prefer Design Concept 3, prefer to not expand service area, prefer green bins program with bi-weekly pickup for regular waste	Comments noted. No response required.	No further action required.
Prefer Design Concept 1, traffic study should include Wonderland Rd from Wharnclyffe Rd S. The use of landfill from other municipalities should be strictly limited	Comments noted. No response required.	Haul Route study area as defined at Open House #2 did not include Wonderland Road. Haul Route study area for the EA modified as a result of this comment and verbal comments received at the open house. [ToR Section 7.2].
Add a tree line around perimeter to capture windblowns, reduce wind speed over landfill, added a complaint that there was no tax reduction from using plastic bags to paper bags for leaves	Comments noted. No response required.	Potential nuisance effects will be studied during the EA. [ToR Table 7.6-1].
Inquiring about the coverage of farm loss revenue from land expansion in Design Concepts 1B and 1C	Comments noted. No response required.	Potential agricultural and socio-economic impacts will be

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Comment Received	City of London Response	Status and where addressed in ToR
		evaluated during the EA. [ToR Table 7.6-1].
Too many garbage trucks on Wonderland Rd S - need more lanes and upgrades to road, requesting municipal water	Comments noted. No response required.	Haul route study area as defined at Open House #2 did not include Wonderland Road. Haul route study area for the EA modified as a result of this comment and verbal comments received at the open house. [ToR Section 7.2].
Prefer Design Concept 1C, suggest waste collection on one side of the road only to reduce air pollution	Comments noted. No response required.	No further action required.
Concern about the increased odour level as landfill height raised, inquiring if sludge from Greenway Wastewater Treatment Plant is still taken to landfill	Comments noted. No response required.	Potential air quality impacts will be evaluated during the EA. [ToR Table 7.6-1].
Prefer Design Concept 1, but leave 2 & 3 for distant future	Comments noted. No response required.	No further action required.
No green bins as it is too expensive for taxpayers, expand landfill as required	Comments noted. No response required.	No further action required.
Not in favour of expanding the landfill so high – concerned about odour carrying farther. Opposed to expanding service area	Comments noted. No response required.	Potential air quality impacts will be evaluated during the EA. [ToR Table 7.6-1].

Table 8.1-4 summarizes the ranking of individual environmental components based on the submission of comment sheets and engagement during Open House #2 (see Volume III Appendix F5). A simple ranking of the environmental components based on the feedback received was completed where three points were awarded for each person who ranked an environmental component “more important”, two points for each person who ranked an environmental component “important” and one point for each person who ranked an environmental component “less important”.

**Table 8.1-4: Ranking of Environmental Components**

Environmental Component	Environmental Sub-component	More Important	Important	Less Important	Ranking Order
Atmosphere	Air quality (including dust, odour and GHG)	23	9	0	3
	Noise	5	16	11	15
Geology and Hydrogeology	Groundwater quality	29	3	0	1
Surface Water	Surface water quality	22	10	0	5
	Surface water quantity	15	12	5	7
Biology	Aquatic ecosystems	24	8	0	2
	Terrestrial ecosystems	23	9	0	3
Land Use	Current and planned future land uses	11	17	3	9
Agriculture	Agriculture	10	20	2	10
Archaeology	Archaeology	5	12	15	16
Culture	Cultural heritage landscapes	2	12	18	18
	Cultural heritage resources (including built heritage)	3	14	15	17
Socio-economic	Local economic	11	17	2	8
	Residents and community	18	13	1	6
Visual	Visual	9	10	13	14
Transportation	Traffic	8	15	9	13
Design and Operations	Technical considerations	13	12	7	11
	Financial considerations	12	11	9	12

Based on the input received, groundwater quality, aquatic ecosystems and terrestrial ecosystems were the environmental components identified as most important, while cultural heritage landscapes, cultural heritage resources and archaeology were ranked least important.

#### **8.1.4 Other Engagement**

During this ToR various public and City committees and groups have been advised of on-going activities and their opinions solicited as and when appropriate. As already mentioned in Section 8.1, a new Waste Management CLC was struck for this project. The invitation to join this committee, distribution list, terms of reference, and meeting agendas and summaries are provided in Volume III Appendix G4.

The City Advisory Committee on the Environment (ACE), the Agricultural Advisory Committee (AAC), the Environmental and Ecological Planning Advisory Committee (EEPAC) and W12A Landfill PLC are all regular City committees and groups who have been advised of the status of this project. Details of meetings where the ToR has been discussed are provided in Volume III Appendices G1, G2, G3 and G5 for the ACE, AAC, EEPAC and PLC, respectively.

The WMWG is a new working group of Municipal Council consisting of six councillors and the Mayor with the purpose of monitoring and advising on activities related to the Resource Recovery Strategy and Residual Waste Disposal Strategy and EA. This is intended to provide a more effective and focused structure for members of the Civic Works Committee and Municipal Council to review, provide input and approve the necessary actions for the successful development and implementation of both Strategies. The WMWG list of reports, meeting agendas and meeting minutes are provided in Volume III Appendix G6.

Note that additional details on these groups and committees is provided in the City's Community Engagement Program document in Volume III Appendix A.

During this ToR the City also provided information, advertised and consulted during community events such as Gathering on the Green, Sesquifest, Sunfest, Our City e-news letter, etc. Copies of the various information and feedback are provided in Volume III Appendix G7.

#### **8.1.5 Other Comments**

Outside the engagement events, some comments have been received by City throughout the development of the ToR. These comments were received either through the project website commenting feature or by direct email to the project team and summarized in Table 8.1-5.

**Table 8.1-5: Other Comments**

<b>Commenter</b>	<b>Date Received</b>	<b>Comment Received</b>	<b>City of London Response</b>	<b>Status</b>	<b>Location in ToR</b>
Comments from getinvolved.london.ca What do you think?	March 30, 2017 to September 22, 2017	13 individuals provided written comments. <ul style="list-style-type: none"> <li>• Support organics program 54%</li> <li>• More focus on public space waste diversion 18%</li> <li>• Improve waste collection 62%</li> <li>• Support waste reduction by manufacturers 15%</li> <li>• Pro alternative waste reduction 23%</li> <li>• More focus on multi-res and business recycling 15%</li> </ul>	Comments noted. No response required.	No further action required.	Volume III Appendix D6
Comments from getinvolved.london.ca Comments on Draft Guiding Principles	March 30, 2017 to September 22, 2017	6 individuals provided written comments. <ul style="list-style-type: none"> <li>• Support green bin 17%</li> <li>• Focus on Resource Recovery 33%</li> <li>• More focus on multi-res recycling 17%</li> <li>• Support waste reduction by manufacturers 17%</li> <li>• Unrelated 83%</li> </ul>	Comments noted. No response required.	No further action required.	Volume III Appendix D6

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Commenter	Date Received	Comment Received	City of London Response	Status	Location in ToR
Comments from getinvolved.london.ca What do you think?	September 22, 2017 to January 18, 2018	8 individuals provided written comments. <ul style="list-style-type: none"> <li>• Support organics program 50%</li> <li>• Improve waste collection 38%</li> <li>• Lower container limit 25%</li> <li>• Improve recycling program 50%</li> <li>• Pro alternative waste reduction 13%</li> <li>• Against green bin 13%</li> </ul>	Comments noted. No response required.	No further action required.	N/A
Facebook comments	From November 26, 2017 post	21 individual comments received <ul style="list-style-type: none"> <li>• Support green bin 33%</li> <li>• Improve waste collection 24%</li> <li>• Against green bin 14%</li> <li>• Comments about Open House 9%</li> <li>• Support alternative waste disposal 9%</li> <li>• Waste diversion is producer's responsibility 9%</li> </ul>	Comments noted. No response required.	No further action required.	Volume III Appendix F5
Comments from getinvolved.london.ca Virtual Open House	December 14, 2017 to January 15, 2018	2 individuals provided comments <ul style="list-style-type: none"> <li>• Support landfill closure, build new landfill in the north end of city</li> <li>• Support alternate technology (landfill reclamation)</li> </ul>	Comments noted. No response required.	No further action required.	N/A

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Commenter	Date Received	Comment Received	City of London Response	Status	Location in ToR
Facebook comments	From December 22, 2017 post	6 individual comments received <ul style="list-style-type: none"> <li>• Support organics diversion 17%</li> <li>• Unrelated 83%</li> </ul>	Comments noted. No response required.	No further action required.	Volume III Appendix F5
Aerobic Landfill Technologies Inc.	January 14, 2018	Aerobic Landfill Technologies Inc. is a company that specializes in aerobic degradation of waste to reclaim landfill space and mitigate the long term risks of waste management activities. Our process could be used to reclaim the old landfill site safely and in an environmentally friendly manner to be reused as new landfill space without any need for landfill expansion. Our technology and technologies like it can also be used at the new site to create a mixed waste processing and reuse system that negates the need for any long term storage and therefore no actual landfill to be replaced at the site.	The City discussed with Aerobic Landfill Technologies Inc. this opportunity. This technology has not yet been used in Ontario and further research is require before this technology can be considered “proven”.	No further action required.	Volume III Appendix F5

### **8.1.6 Draft Proposed Terms of Reference**

An initial draft of the Proposed ToR was shared with the MOECC for a high level review in January 2018. Comments and questions were provided by the Environmental Assessment and Permissions Branch (EA, noise and wastewater) and the Southwest Region (planner/EA coordinator, air quality, groundwater and surface water). These comments and questions are provided in disposition tables in Volume III Appendix H1 along with responses from the City and how the comments were included in the updated draft Proposed ToR. In general, the comments received focused on meeting the requirements of the Code of Practice for preparing ToR (MOECC, 2014a), better outlining the project need particularly as it relates to provincial waste policies and better describing the study area and studies to be completed in the EA. A conference call occurred with the EA Branch and the City on March 22, 2018 to review specific comments. The summary of this call is provided in Volume III Appendix H1.

### **8.1.7 Consultation with Indigenous Communities during the ToR Phase**

A list of potentially affected Indigenous Communities was developed in consultation with the MOECC during the development of this ToR (see Volume III Appendix C1). A program to engage and consult with Indigenous Communities was carried out considering their specific needs and specific issues. The Indigenous Communities were consulted on how they would like to be involved in the EA process.

The following Indigenous Communities and groups were contacted as part of the distribution of the NOC:

- Aamjiwnaang First Nation;
- Bkejwanong Territory (Walpole Island);
- Caldwell First Nation;
- Chippewas of the Thames First Nation (COTTFN);
- Oneida Nation of Thames;
- Delaware Nation (Moravian of the Thames);
- Munsee-Delaware Nation; and
- Southern First Nations Secretariat.

Communication tools available to Indigenous Communities include meetings or presentations for individual Indigenous Communities, smaller discussion groups with interested persons/groups by phone and/or in-person on specific topics, site tours, copies of information and email correspondence.

Each of the communities identified were sent a NOC, notices of open houses, and invitations to participate in the EA and discussions about potential benefits and effects of the project on Indigenous Community interests (see Volume III Appendices C2, C3 and C5). City staff were available to meet with interested Indigenous Communities and discuss the proposed project at any time during the development of the ToR.

To date, only the COTTFN have requested additional information and/or meetings with the City.

#### **8.1.7.1 Chippewas of the Thames First Nation**

On September 7, 2017 the City of London met with the COTTFN to discuss the Residual Waste Disposal Strategy and EA and the Resource Recovery Strategy. The current status of each strategy was discussed and the next steps provided. The information discussed is provided in a summary in Volume III Appendix C4.

On February 11, 2018 the City of London met with the COTTFN a second time to provide more up to date details on the Residual Waste Disposal Strategy and EA and the Resource Recovery Strategy. Areas of particular interest to the COTTFN included protection of groundwater, migration of methane gas, the archaeology study and planting of native vegetation and areas that will be disturbed. There were five follow up actions as a result of this meeting as follows:

1. The City (Environmental & Engineering Services - EES) is to provide a link to the annual report for the W12A Landfill (<http://www.london.ca/residents/Garbage-Recycling/Garbage/Pages/W12A-Landfill-Site.aspx>).
2. The City (EES) will follow-up with Golder Associates about using COTTFN staff to assist with field work required for the archaeology study. The field work is likely to take place in fall 2018.
3. The City (EES) will organize a tour of various City facilities including the MRF, W12A Landfill and possibly some other City locations such as Greenway Wastewater Treatment Plant, etc. for COTTFN staff and members of the Antler River Guardians of the Four Directions. The tour is expected to take place in July 2018.
4. The City (EES) should investigate using native trees and grasses when doing plantings at the landfill. Rochelle Smith can be provide further guidance on this matter including project examples if more details are necessary.
5. The City (EES) will make sure that staff in Community and Economic Innovation (Government and External Relations) are aware of the training and awareness opportunities provided by COTTFN for Treaties and Culture.

## 8.2 Proposed Consultation Plan for EA

Following approval of this ToR and during preparation of the EA, a consultation program will be continued to engage the public, businesses, the GRT, Indigenous Communities, as well as the various groups and committees interested during the EA process. Input will be obtained through a number of engagement activities, as proposed below. In addition to the engagement activities described below, consultation specific to individual Indigenous Communities will also be carried out. These additional activities are described in Section 8.3. The results of the engagement program conducted by the City during preparation of the EA will be presented in the EA Report.

The proposed consultation activities for the EA studies are as follows:

- **Open House #3** will present the approved ToR, describe the EA process, inform the public about each of the 'Alternative Methods' for landfill expansion being considered, the criteria for the comparative evaluation of those landfill expansion alternatives and the results of the comparison, and invite participation and comment regarding the 'Alternative Methods' and comparison;
- **Open House #4** will present the proposed EA and inform the public about the identification of the preferred alternative for landfill expansion, as well as inform them of the results of the existing conditions studies and the predicted effects of the preferred alternative, and the commitments London is making to mitigate any adverse effects;
- **Project Website** to inform the public on the EA process, public engagement activities and to solicit comments from the public;
- **Letters and emails** to the GRT members, Indigenous Communities and interested parties to provide information and invite feedback;
- **Group and Committee meetings** to discuss the EA project and provide feedback as applicable; and
- **Circulation of Draft EA** for public comment prior to finalization and submission to the MOECC. There will be a seven week review period provided for the draft EA.

There are a number of key decision-making milestone points when consultation will occur during preparation of the EA. The main milestone is reviewing the developed 'Alternative Methods', the evaluation criteria and indicators to be applied to 'Alternative Methods' and reviewing the recommended 'Alternative Method' identified through the comparative evaluation process at Open House #3. In addition the presentation of the proposed EA at Open House #4 is another key decision-making milestone.

During the EA there may be issues raised or disputes during preparation of the EA that may be difficult to resolve. The City will attempt to resolve all issues or disputes to reach a resolution that is amenable, recognizing that interests of multiple stakeholders and/or regulations may sometimes dictate a resolution that may not be desirable to all parties. In the event that a mutually agreeable resolution is not achieved, the matter will be referred to the MOECC for guidance.

### **8.3 Proposed Indigenous Community Engagement Program for EA**

It is recognized that Indigenous Communities have specific interests and rights with regard to consultation on projects that might potentially affect them. The consultation with Indigenous Communities will provide insight into the potential effects on Indigenous Communities, including the potential effects on use of lands for traditional purposes. It is also recognized that Indigenous Communities may have specific and differing needs with regard to how they would like to be consulted. To address these interests, the City will continue to inform Indigenous Communities about the proposed project and invite their participation in the EA process.

The City will continue to meet with interested Indigenous Communities and discuss the proposed project at any time during the EA study process.

## 9.0 Other Regulatory Approvals

In addition to EA approval, the W12A Landfill expansion will require approval under the EPA and the *Ontario Water Resources Act* (OWRA). The City proposes to seek EA approval prior to proceeding with the EPA approval process. The following sections provide an overview of the approvals that may be required in addition to the EA approval process. The approvals required will be dependent on the preferred 'Alternative Method' of expansion and will be described in the EA Report. It is noted that the following list of other regulatory approvals may be refined as the EA study progresses, and the final description of other regulatory approvals will be described in the EA study report.

### 9.1 Environmental Protection Act

The EPA, Section 27 stipulates that “...no person shall use, operate, establish, alter, enlarge or extend a waste management system or a waste disposal site except under and in accordance with an environmental compliance approval [ECA].” The application for the waste ECA under Part 5 of the EPA must be supported by a detailed report that complies with *O. Reg. 232/98* Landfilling Sites and describes the proposed design and operations of the W12A Landfill site.

Additionally, the site will require an air and noise ECA as per Part 9 of the EPA.

### 9.2 Ontario Water Resources Act

The OWRA, Section 53 states “...no person shall use, operate, establish, alter, extend or replace new or existing sewage works except under and in accordance with an environmental compliance approval.”. Sewage works in this context refer to collecting, transmitting, treating and/or disposing of stormwater. An ECA amendment from the MOECC for 'sewage works' is expected to be required for stormwater works associated with the expanded landfill. The application must be supported by a document assessing potential impacts to the environment and relevant environmental standards that must be met.

### 9.3 Planning Act

Ontario *Planning Act* applications are separate from the EA, but may share impact assessment studies and other common elements. An Official Plan amendment is not anticipated, at this time, to be required. A Zoning By-law amendment will be required for an expansion that extends beyond the current landfill site property limits.

## **9.4 Conservation Authority Approvals**

Conservation Authorities are responsible for issuing permits for any construction in, or alteration of, watercourses under *O. Reg. 163/06*.

The site is located within the jurisdiction of both the UTRCA and the KCCA. If required for the purposes of implementing the preferred alternative, Conservation Authority approval will be obtained.

## **9.5 Federal Approvals**

At this time, it is not expected that any federal approvals will be required as described in Table 8.1-1.

## 10.0 EA Schedule

A draft proposed ToR was made available to the MOECC, Indigenous Communities, GRT, stakeholder committees and the public in late April 2018. A series of open houses about the proposed ToR were conducted on November 29 and 30, 2017.

The submission of this ToR to the Minister occurred in XXXX after comments received on the draft proposed ToR were incorporated.

EA timelines are dependent on the Minister's decision about this ToR and the EA cannot proceed without an approved ToR. A decision about the approval of this ToR is anticipated in late 2018/early 2019. The EA is expected to be completed and the application documents submitted in mid-2020.

It is assumed that the EA application documents in final form will be reviewed by the GRT members, Indigenous Communities, stakeholder committees and the public. It is proposed that any supplementary evaluations, responses and/or clarifications required by this review process will be documented by addendum to the EA or other appropriate method.

As previously mentioned, the proposed project will also require approvals for the W12A Landfill expansion under the EPA and the OWRA. Monitoring requirements for the proposed project will be developed as part of EPA or OWRA approvals processes. The City is proposing to submit applications for EPA/OWRA approval and supporting documents following receipt of EA approval.

## 11.0 Commitments and Monitoring Strategy

The EA Report will include a comprehensive list of commitments made by the City of London during the development of this ToR.

### 11.1 Commitments

A list of commitments made during the development of this ToR and during consultation is contained in Table 11.1-1.

**Table 11.1-1: List of Commitments**

ID	Commitment
1	The City has committed to a target of 60% residential waste diversion by 2022.
2	When requested, the City of London will meet with individuals or groups at their convenience to assist them with understanding the project information and providing input, for example, if they are unable to participate in planned public consultation events or require more information.

The EA Report will also include a comprehensive list of commitments made by the City during the preparation of the EA studies and during consultation throughout the EA process. These commitments include, but are not limited to, the following:

- All commitments relating to impact management measures (such as mitigation measures);
- Additional works and studies to be carried out;
- Monitoring;
- Public consultation;
- Contingency planning; and
- Documentation and correspondence.

## 11.2 Compliance and Effects Monitoring

Mitigation measures are designed to avoid or reduce potential adverse effects from the undertaking.

The City of London commits to developing a monitoring framework during the preparation of the EA. The monitoring framework will consider all phases of the proposed undertaking. The monitoring will include:

- Compliance monitoring; and
- Effects monitoring.

A description of the proposed effects monitoring programs for the expanded landfill will be prepared. It is anticipated that the detailed effects monitoring requirements for the project will ultimately be determined through the conditions of EPA/OWRA approval. Compliance monitoring is an assessment of whether an undertaking has been constructed, implemented and/or operated in accordance with the commitments made during the preparation of the EA and the conditions of the EAA. Compliance monitoring and contingency measures will be designed to detect and immediately respond to potential problems and unanticipated effects. Effects monitoring will involve activities designed to determine and verify the anticipated effects of the undertaking.

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Councillor Virginia Ridley, Ward 10

March 29, 2018

Chair and Members  
Civic Works Committee

**Re: Garbage Cycles and Holidays**

It has been brought to my attention that there are some challenges for residents to meet the current three container garbage limit after an extended holiday period such as Easter and the Holiday period. In some circumstances, the time period between garbage pickup can be more than twelve days. I am aware of some municipalities that increase the container garbage limits during extended holiday periods.

I'm therefore seeking support of the following recommendation:

“That the Civic Administration BE REQUESTED to consider during the preparation of the next garbage and recycling annual calendar, providing for one additional garbage container on collection days when there have been two or more statutory holidays in one cycle period.

Thank you for your consideration of this matter.

Virginia Ridley  
Councillor, Ward 10

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**DEFERRED MATTERS**

**CIVIC WORKS COMMITTEE  
(as of April 9, 2018)**

<b>Item No.</b>	<b>File No.</b>	<b>Subject</b>	<b>Request Date</b>	<b>Requested/ Expected Reply Date</b>	<b>Person Responsible</b>	<b>Status</b>
1.	28	<b><u>Southern Ontario Water Consortium - London Wastewater Facility Update, Operating Agreement and Next Steps</u></b> – Civic Administration to report back with a review of the mandate and business plan of the International Water Centre of Excellence.	Oct 6/14	2nd Quarter 2018	K. Scherr S. Mathers	<b>IN PROGRESS</b> Lead by London Economic Development Corporation with input from Community & Economic Innovation, Environmental and Engineering Services, Western, Southern Ontario Water Consortium and industry.
2.	44	<b><u>Potential Savings in Consulting Costs</u></b> Civic Administration to review and report back on areas that the City of London could realize consulting cost decreases for capital projects through the addition of new staff, rather than contracting out those consulting services, so that the City of London would realize net savings.	June 2/15	2nd Quarter 2018	K. Scherr	<b>IN PROGRESS</b>
3.	75.	<b><u>Options for Increased Recycling in the Downtown Core</u></b> That, on the recommendation of the Director, Environment, Fleet and Solid Waste, the following actions be taken with respect to the options for increased recycling in the Downtown core: b) the Civic Administration BE DIRECTED to report back to the Civic Works Committee in May 2017 with respect to: i) the outcome of the discussions with Downtown London, the London Downtown Business Association and the Old East Village Business Improvement Area; ii) potential funding opportunities as part of upcoming provincial legislation and regulations, service fees, direct business contributions, that could be used to lower recycling program costs in the Downtown core; iii) the future role of municipal governments with respect to recycling services in Downtown and Business Areas; and, iv) the recommended approach for increasing recycling in the Downtown area.	Dec 12/16	2nd Quarter 2018	K. Scherr J. Stanford	
4.	76.	<b><u>Rapid Transit Corridor Traffic Flow</u></b> That the Civic Administration BE DIRECTED to report back on the feasibility of implementing specific pick-up and drop-off times for services, such as deliveries and curbside pick-up of recycling and waste collection to local businesses in the downtown area and in particular, along the proposed rapid transit corridors.	Dec 12/16	2nd Quarter 2018	K. Scherr E. Soldo	

5.	78.	<p><b><u>Garbage and Recycling Collection and Next Steps</u></b>  That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Director, Environment, Fleet and Solid Waste, the following actions be taken with respect to the garbage and recycling collection and next steps:</p> <ul style="list-style-type: none"> <li>a) the Civic Administration BE DIRECTED to report back to Civic Works Committee when additional details are known with respect to the Waste Free Ontario Act including the potential impacts on London residents, businesses and the City's waste management system; and,</li> <li>b) the Civic Administration BE DIRECTED to report back to Civic Works Committee by December 2017 with: <ul style="list-style-type: none"> <li>i) a Business Case including a detailed feasibility study of options and potential next steps to change the City's fleet of garbage packers from diesel to compressed natural gas (CNG); and,</li> <li>ii) an Options Report for the introduction of a semi or fully automated garbage collection system including considerations for customers and operational impacts.</li> </ul> </li> </ul>	Jan 10/17	2nd Quarter 2018	K. Scherr J. Stanford	
6.	79.	<p><b><u>Update and Next Steps - Resource Recovery Strategy and Residual Waste Disposal Strategy as Part of the Environmental Assessment Process</u></b>  That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Waste Management Working Group, the following actions be taken with respect to the development of London's Long-Term Solid Waste Resource Recovery Strategy and Residual Waste Disposal Strategy as part of the Environmental Assessment (EA) process (Phase One - Prepare Terms of Reference and Phase Two – Undertake EA):</p> <ul style="list-style-type: none"> <li>e) the Civic Administration BE DIRECTED to report back to the Civic Works Committee with an Interim Update Report and the Final Draft Terms of Reference, which would incorporate a public participation meeting to conclude Phase One activities.</li> </ul>	Oct 24/17	2nd Quarter 2018	K. Scherr J. Stanford	

7.	89.	<p><b><u>6<sup>th</sup> Report of the Transportation Advisory Committee</u></b>  That the following actions be taken with respect to the 6th Report of the Transportation Advisory Committee, from its meeting held on May 23, 2017:  a) the Transportation Advisory Committee (TAC) Terms of Reference BE REFERRED to the Civic Administration to review and report back to the Civic Works Committee with respect to a review of the overlapping of Advisory Committee mandates of the Cycling Advisory Committee and the Transportation Advisory Committee.</p>	June 7/17	4th Quarter 2018	K. Scherr E. Soldo City Clerk	
8.	91.	<p><b><u>Warranted Sidewalk Program</u></b>  That the following actions be taken with respect to the Warranted Sidewalk Program:  b) the Managing Director, Environmental and Engineering Services and City Engineer, BE REQUESTED to report back to the Civic Works Committee with respect to the potential future provision of additional sidewalk installation options on the east side of Regal Drive in the Hillcrest Public School area; it being noted that currently planned work would not be impeded by the potential additional work; it being further noted that the Civic Works Committee received a delegation and communication dated September 22, 2017 from L. and F. Conley and the attached presentation from the Division Manager, Transportation Planning and Design, with respect to this matter.</p>	Sept 26/17	2nd Quarter 2018	K. Scherr E. Soldo	
9.	92.	<p><b><u>Municipal Greenhouse Gas (GHG) Challenge Fund Proposed Applications</u></b>  That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer with the and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Municipal Greenhouse Gas (GHG) Challenge Fund proposed applications:  c) the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to report back to the Civic Works Committee on the outcome of the Municipal GHG Challenge Fund applications including, where applicable, final business cases or other financial or environmental benefit details prior to final approval of projects.</p>	Oct 24/17		K. Scherr J. Stanford	
10.	93.	<p><b><u>Public Notification Policy for Construction Projects</u></b>  That the Civic Administration BE DIRECTED to amend the “Public Notification Policy for Construction Projects” to provide for a notification process that would ensure that property owners would be given at least one week’s written notice of the City of London’s intent to undertake maintenance activities on the City boulevard adjacent to their property; it being noted that a communication from Councillor V. Ridley was received with respect to this matter.</p>	Nov 21/17	2nd Quarter 2018	E. Soldo	

11.	94.	<p><b><u>Report on Private Works Impacting the Transportation Network</u></b></p> <p>b) report back to the Civic Works Committee, by the end of March 2018, on:</p> <ul style="list-style-type: none"> <li>i) ways to improve communication with affected business, organizations and residents about the timing, duration and impacts of permits for approved works, including unexpected developments;</li> <li>ii) ways to improve the scheduling and coordination of private and public projects affecting roadways and sidewalks that carry significant pedestrian, cyclist, transit and auto traffic;</li> <li>iii) resources required to implement these improvements; and</li> <li>iv) any other improvements identified through the review resources required to implement these improvements; and</li> </ul>	Dec 4/17	March 31/18	K. Scherr	
12.	96.	<p><b><u>Hydro One Grant for Tree Planting</u></b></p> <p>That the following actions be taken with respect to the Hydro One grant for tree planting</p> <ul style="list-style-type: none"> <li>a) the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to investigate and report back on possible options to address the noise impacts being experienced by homes abutting Highbury Avenue resulting from the recent removal of trees by Hydro One, including the costs for implementing such options; it being noted that the Civic Administration would, as part of the investigation, review the City's policy on local improvements, as it related to noise attenuation barriers, as well as past projects;</li> </ul>	Nov. 28/17	3rd Quarter 2018	K. Scherr E. Soldo	

13.	98.	<p><b><u>Private Drain Connection (PDC) Projects</u></b></p> <p>That the Director of Water and Wastewater BE REQUESTED to review the Wastewater and Stormwater By-law WM-28 as it relates to fees and charges for Private Drain Connections (PDC) work undertaken as part of a City of London construction projects and report back with respect to a potential blended fee for mixed use properties that is reflective of a balanced charge between the current residential and commercial fees; it being noted that a communication dated January 16, 2018, from Councillor T. Park was received related to this matter.</p>	Feb. 6, 2018		S. Mathers	
14.	99.	<p><b><u>Pedestrian Sidewalk – Pack Road and Colonel Talbot Road</u></b></p> <p>That the communication from J. Burns related to a request for a pedestrian crosswalk at the intersection of Pack Road and Colonel Talbot Road BE REFERRED to the Division Manager, Transportation Planning and Design for review and consultation with Mr. Burns as well as a report back to the appropriate standing committee related to this matter.</p>	Feb. 6, 2018	2nd Quarter 2018	D. MacRae S. Maguire	
15.	100.	<p><b><u>2nd Report of the Transportation Advisory Committee</u></b></p> <p>That the 2nd Report of the Transportation Advisory Committee (TAC), from its meeting held on February 27, 2018, BE REFERRED to the Civic Administration for review of the 2018 Work Plan, which will allow Civic Administration to identify additional areas where the TAC can be of assistance, in alignment with the Strategic Plan.</p>	March 19, 2018	TBD	K. Scherr	
16.	101.	<p><b><u>2030 Smart Moves Transportation Master Plan</u></b></p> <p>That the Civic Administration BE REQUESTED to provide an update on the 2030 Smart Moves Transportation Master Plan, including an overview of projects that have been completed so far and projects that are planned for future years.</p>	March 19, 2018	TBD	K. Scherr D. MacRae	
17.	102.	<p><b><u>2018 Annual Warranted Sidewalk Program</u></b></p> <p>That, on the recommendation of the Managing Director, Environmental &amp; Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated April 4, 2018 with respect to the 2018 Annual Warranted Sidewalk Program:</p> <p>b) the Civic Administration BE DIRECTED to develop a neighbourhood strategy for the implementation of sidewalks around the Byron Southwood Public School;</p>	April 4, 2018	TBD	K. Scherr E. Soldo	